SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER

On May 23rd, 2023, Seminole County issued this Denial Development Order relating to and touching and concerning the following described property:

See Attached Exhibit A

(The above described legal description has been provided to Seminole County by the owner of the above described property.)

Property Owner: Anna J. Ondick, As Trustee of the Anna J. Ondick Trust,
Dated March 9, 1999
989 Greentree Drive, Winter Park, FL 32789-2787

Project Name: Tuskawilla Storage Planned Development

Requested Development Approval: After fully considering staff analysis of "Tuskawilla Storage PD Rezone" and all evidence submitted at the public hearing on May 23, 2023 regarding this matter, the Board of County Commissioners has found, determined and concluded that the requested rezone from M-1 (Industrial) and A-1 (Agriculture) to PD (Planned Development) is not compatible with the surrounding area and is not consistent with the Seminole County Comprehensive Plan.

ORDER

NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:

The aforementioned application for development approval is **DENIED**.

Done and Ordered on the date first written above.

SEMINOLE COUNTY BOARD OF COUNTY COMMISSIONERS

By:_____
Amy Lockhart, Chairman

EXHIBIT "A"

LEGAL DESCRIPTION

BEING PART OF LOTS 18, 19, 22, 33, 36 AND 37 AND THE VACATED UNNAMED ROADS BETWEEN, D.R. MITCHELL'S S SURVEY OF THE LEVY GRANT ON LAKE JESSUP, AS RECORDED IN PLAT BOOK 1, PAGE 5, LYING EAST OF THE EASTERLY RIGHT-OF-WAY LINE OF TUSKAWILLA ROAD, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF TRACT FD-4, TUSKAWILLA CROSSINGS PHASE 1, AS RECORDED IN PLAT BOOK 83, PAGES 75 THROUGH 89, INCLUSIVE; THENCE RUN ALONG THE SOUTHERLY LINE OF SAID TRACT FD-4 AND TRACT R THE FOLLOWING FOUR (4) COURSES AND DISTANCES: (1) SOUTH 74°47'43" EAST, A DISTANCE OF 244.40 FEET; (2) SOUTH 11°15'12" WEST, A DISTANCE OF 47.95 FEET; (3) SOUTH 81°22'45" EAST, A DISTANCE OF 188.78 FEET; (4) SOUTH 87°17'24" EAST, A DISTANCE OF 15.00 FEET TO AN INSIDE CORNER OF SAID TRACT R; THENCE RUN SOUTH 02°42'36" WEST, ALONG THE WEST LINE OF SAID TRACT R, A DISTANCE OF 372.00 FEET TO A POINT ON THE NORTH LINE OF TRACT A, AFORESAID TUSKAWILLA CROSSING PHASE 1; THENCE RUN NORTH 87°17'24" WEST, ALONG THE NORTH LINE OF SAID TRACT A, A DISTANCE OF 15.00 FEET; THENCE RUN NORTH 87°58'15" WEST, ALONG SAID TRACT A AND TRACT FD-7, A DISTANCE OF 511.71 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF TUSKAWILLA ROAD ACCORDING TO THE SEMINOLE COUNTY RIGHT-OF-WAY MAPS OF TUSKAWILLA ROAD PHASE IV; THENCE RUN ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES AND DISTANCES: (1) NORTH 13°13'34" EAST, A DISTANCE OF 505.99 FEET TO A POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE EAST, HAVING A RADIUS OF 4,040.18 FEET, A CENTRAL ANGLE OF 00°00'17", AND A CHORD LENGTH OF 0.33 FEET WHICH BEARS NORTH 13°13'34" EAST; (2) RUN NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 0.33 FEET; RETURNING TO THE POINT OF BEGINNING.

CONTAINING 209,321 SQUARE FEET SQUARE FEET OR 4.805 ACRES MORE OR LESS.