FILE # Z2023-26 **DEVELOPMENT ORDER # 23-20000015**

SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER

On May 14, 2024, 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: Bruce Hage

Project Name: Connection Point Commercial Center Rezone

Requested Development Approval: Consider a Rezone from A-1 (Agriculture) to C-3 (General Commercial & Wholesale) on approximately 3.75 acres, located on the north side of Connection Point, approximately 0.25 mile west of SR 426.

Findings: After fully considering staff analysis titled "Connection Point Commercial Center Rezone" and all evidence submitted at the public hearing on May 14, 2024, regarding this matter, the Board of County Commissioners has found, determined and concluded that the requested rezone from A-1 (Agriculture) to C-3 (General Commercial & Wholesale) 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:_____
JAY ZEMBOWER, CHAIRMAN

EXHIBIT “A”
Legal Description

BEGIN AT A POINT 30 NORTH OF AND 300 FEET WEST OF THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 21 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA, RUN THENCE NORTH 00°18'35" WEST, PARALLEL TO THE EAST LINE OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4, 1300.69 FEET TO THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4 , RUN THENCE NORTH 89°59'03" WEST ALONG SAID NORTH LINE 150.00 FEET, RUN THENCE SOUTH 00°18'35" EAST PARALLEL TO SAID EAST LINE 940.73 FEET, RUN THENCE SOUTH 22°48'25" EAST 172.48 FEET, RUN THENCE SOUTH 00°18'35" EAST PARALLEL TO SAID EAST LINE 201.00 FEET TO THE NORTH RIGHT OF WAY LINE OF MIKLER ROAD, RUN THENCE EAST ALONG SAID NORTH RIGHT OF WAY LINE 84.00 FEET TO THE POINT OF BEGINNING, LESS THAT PORTION TAKEN FOR SEMINOLE COUNTY EXPRESSWAY.