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(s): IOA Property, LLC

Project Name: IOA Properties PD Rezone

Requested Development Approval: Consider a Rezone from C-1 (Retail Commercial) to PD (Planned Development) on approximately 13.66 acres, located on the north side of W SR 434, east of Interstate 4.

Findings: After fully considering staff analysis titled "IOA Properties PD 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 C-1 (Retail Commercial) 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:_____
JAY ZEMBOWER, CHAIRMAN

EXHIBIT "A"
Legal Description

PARCEL I:

From the Southwest corner of Lot 1 Sleepy Hollow according to the plat thereof as recorded in Plat Book 15, Page 64 and 65, of the Public Records of Seminole County, Florida, said Southwest corner of Lot 1 also being on the Northwest right of way of State Road 434; run thence South 56'36' 44" West along the Northwesterly right of way of State Road 434, 100.00 feet to the Point of Beginning; thence continue South 56' 36' 44" West along said

Northwesterly right of way 851 .63 feet; thence run South 64' 12'24" West along the Northwesterly right of way of said State Road 434, 90.59 feet; thence run North 25'47'36" West 150 feet; thence run South 89'34'02" West, 193.36 feet to the Easterly right of way of Interstate Highway No. 4 (State Road No. 400); thence run North 03'56'36" West along said Easterly right of way, 266.43 feet to the most Southerly corner of the Department of Transportation Water Storage Area; thence run North 56' 36' 44" East along the Southeasterly boundary of said Department of Transportation Water Storage Area, 448.51 feet; thence run North 33'23'16" West along the Northeasterly boundary of said Water Storage Area, 320 feet; thence run South 89'54'29" West along the North boundary of said Water Storage Area, 90 feet to the Easterly right of way of said Interstate Highway No. 4; thence run North

20'01 '51" East along said Easterly right of way of Interstate Highway No. 4, 13.69 feet to the Northerly right of way of Irving Street, as shown on the Replat of Tracts 18, 19, 20 and 22, Sanlando Springs, according to the plat thereof as recorded in Plat Book 7, Page 3, of the Public Records of Seminole County, Florida; thence run North 89'53'29" East along said Northerly right of way of Irving Street, 508.76 feet; thence run North 89'41'16" East continuing on the said Northerly right of way of Irving Street 327.55 feet to a point 100 feet West of the West line of said Sleepy Hollow; thence run South 00' 15' 14" East, parallel to said Westerly line of Sleepy Hollow, 109.14 feet to the point of curvature of a curve

concave Northeasterly and having a radius of 440.0 feet; thence run Southeasterly along said curve 254.45 feet through a central angle of 33'08'02" to the point of tangency of said curve; thence run South 33'23'16" East, 85.60 feet to the Point of Beginning, subject to a Drainage Easement to the State of Florida Department of Transportation, 30 feet in width along the Westerly side of said property. LESS and except the portion of the legal description as recited in Order of Taking as recorded in O.R. Book 7659, Page 1899, Public Records of Seminole County, Florida.

PARCEL II:

A non-exclusive easement for ingress and egress over and upon the following described parcel situate in Seminole County, Florida, viz:

Begin at the intersection of the North right of way line of Irving Street and the West line of Sleepy Hollow, according to the plat thereof as recorded in Plat Book 15, Pages 64 and 65 of the Public Records of Seminole County, Florida; run thence Southerly along the West line of said Sleepy Hollow Subdivision to the Southwest corner of Lot 1 of said Sleepy Hollow Subdivision; thence run Southwesterly along the North right of way line of State Road No.

434, a distance of 100 feet; thence Northwesterly and Northerly along a line parallel to and

100 feet West of the West line of said Sleepy Hollow Subdivision to a point on the North right of way line of Irving Street; thence East along the North right of way line of Irving Street to the Point of Beginning, all in Section 2, Township 21 South, Range 29 East.

Property surveyed and shown hereon is the same property as described in title commitment number 361765, dated September 6, 2016, prepared by Old Republic National Title Insurance Company.