

AN ORDINANCE AMENDING, PURSUANT TO THE LAND DEVELOPMENT CODE OF SEMINOLE COUNTY, THE ZONING CLASSIFICATIONS ASSIGNED TO CERTAIN PROPERTY LOCATED IN SEMINOLE COUNTY; REZONING CERTAIN PROPERTY CURRENTLY ASSIGNED THE A-1 (AGRICULTURE) ZONING CLASSIFICATION TO THE PD (PLANNED DEVELOPMENT) ZONING CLASSIFICATION; PROVIDING FOR LEGISLATIVE FINDINGS; PROVIDING FOR SEVERABILITY; PROVIDING FOR EXCLUSION FROM CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF SEMINOLE COUNTY, FLORIDA:

Section 1. LEGISLATIVE FINDINGS.

(a) The Board of County Commissioners hereby adopts and incorporates into this Ordinance as legislative findings the contents of the documents titled River Run Preserve LSFLUA and PD Rezone, dated March 24, 2020.

(b) The Board hereby determines that the economic impact statement referred to by the Seminole County Home Rule Charter is unnecessary and waived as to this Ordinance.

Section 2. REZONING. The zoning classification assigned to the following described property is changed from A-1 (Agriculture) to PD (Planned Development) pursuant to the provisions contained in Development Order #19-20500031, attached to this Ordinance as Exhibit "A" and incorporated in this Ordinance by reference:

SEE ATTACHED EXHIBIT "B" FOR LEGAL DESCRIPTION

Section 3. CODIFICATION. It is the intention of the Board of County Commissioners that the provisions of this Ordinance will not be codified.

Section 4. SEVERABILITY. If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, it is the intent of the Board of

County Commissioners that the invalidity will not affect other provisions or applications of this Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared severable.

Section 5. EFFECTIVE DATE. A certified copy of this Ordinance will be provided to the Florida Department of State by the Clerk of the Board of County Commissioners in accordance with Section 125.66, Florida Statutes, and this Ordinance will be effective upon the latter of: (i) the recording date of the Development Order #19-20500031 in the Official Land Records of Seminole County; (ii) filing this Ordinance with the Department of State; or (iii) the companion Future Land Use Amendment Ordinance No. 2020-___ being deemed final in accordance with Florida Statutes Chapter 163, Part II.

ENACTED this 24th day of March, 2020.

BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA

By: _____
JAY ZEMBOWER, CHAIRMAN

EXHIBIT "A"

DEVELOPMENT ORDER

(TO BE INSERTED)

EXHIBIT "B"

LEGAL DESCRIPTION

LEGAL DESCRIPTION:

A portion of Section 16, Township 20 South, Range 31 East, Seminole County, Florida, being more particularly described as follows:

PARCEL 1:

Lots 7 and 8 in Block 1 of Cameron, according to the plat thereof recorded in Plat Book 1, Page 90, together with the west half of vacated alley adjoining on the east and the north half of vacated street adjoining on the south;

PARCEL 2:

Lot 6 in Block 1 of Cameron, according to the plat thereof recorded in Plat Book 1, Page 90. LESS the North 36 feet thereof;

PARCEL 3:

Lots 1, 2, 3, 4, 5, and 6 in Block 3 of Cameron, according to the plat thereof recorded in Plat Book 1, Page 90, together with the south half of vacated street adjoining on the north and together with the platted right of way on the south;

PARCEL 4:

Lots 9 and 10 in Block 1 of Cameron, according to the plat thereof recorded in Plat Book 1, Page 90, together with the east half of vacated alley adjoining on the west and the north half of vacated street adjoining on the south;

AND:

All of Lot 82 of Sanford Celery Delta, according to the plat thereof recorded in Plat Book 1, Pages 75 and 76 together with the east half of platted right of way adjoining on the west;

All of Lot 91 of Sanford Celery Delta, according to the plat thereof recorded in Plat Book 1, Pages 75 and 76 together with the east half of platted right of way adjoining on the west. LESS the north half of platted right of way adjoining on the south;

All of Lot 90 of Sanford Celery Delta, according to the plat thereof recorded in Plat Book 1, Pages 75 and 76 together with the west half of platted right of way adjoining on the east and the north half of platted right of way adjoining on the south;