

**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) AND PD (PLANNED DEVELOPMENT) ZONING CLASSIFICATIONS 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 Alro Metals PD Rezone, dated December 14, 2021.

(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) and PD (Planned Development) to PD (Planned Development) pursuant to the provisions contained in Development Order #21-20500016, 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.** The Clerk of the Board of County Commissioners shall provide a certified copy of this Ordinance to the Florida Department of State in accordance with Section 125.66, Florida Statutes, and this Ordinance shall be effective on the recording date of the Development Order #21-20500016 in the Official Land Records of Seminole County or upon filing this Ordinance with the Department of State, whichever is later.

ENACTED this 14<sup>TH</sup> day of December 2021.

BOARD OF COUNTY COMMISSIONERS  
SEMINOLE COUNTY, FLORIDA

By: \_\_\_\_\_  
BOB DALLARI, CHAIRMAN

**EXHIBIT "A"  
DEVELOPMENT ORDER  
TO BE ADDED**

## EXHIBIT "B"

## LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF LOT 51, ALL OF LOTS 52 AND 54 AND THE RIGHT-OF-WAY LYING BETWEEN LOTS 51 AND 54, THE SLAVIA COLONY COMPANY'S SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 71, PUBLIC RECORDS SEMINOLE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID LOT 54 FOR A POINT OF BEGINNING; THENCE RUN SOUTH 00°44'08" EAST, ALONG THE EAST LINE OF SAID LOT 54, A DISTANCE OF 656.08' FEET TO THE SOUTHEAST CORNER OF SAID LOT 54; THENCE RUN SOUTH 89°19'57" WEST, ALONG THE SOUTH LINE SAID LOT 54 AND SAID SOUTH LINE EXTENDED, 679.52 FEET TO THE NORTHEAST CORNER OF AFORESAID LOT 52, THENCE RUN SOUTH 00°50'31" EAST ALONG THE EAST LINE OF SAID LOT 52, A DISTANCE OF 688.87 FEET TO THE SOUTHEAST CORNER OF SAID LOT 52; THENCE RUN SOUTH 89°31'12" WEST, ALONG THE SOUTH LINE OF SAID LOT 52 AND SAID SOUTH LINE EXTENDED, A DISTANCE OF 979.96 FEET; THENCE DEPARTING SAID SOUTH LINE EXTENDED, RUN NORTH 00°59'57" WEST, 45.45 FEET TO THE EASTERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF STATE ROAD 417, PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 97770-2300, PREPARED BY DYER, RIDDLE, MILLS & PRECOURT, LAST REVISED 6-16-98, THENCE RUN NORTH 20°00'13" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 862.35 FEET; THENCE CONTINUE ALONG SAID LIMITED ACCESS EASTERLY RIGHT-OF-WAY LINE, RUN SOUTH 69°59'47" EAST, 25.00 TO THE EASTERLY LIMITED ACCESS RIGHT-OF-WAY LINE PER OFFICIAL RECORDS BOOK 2290, PAGE 1619 AND OFFICIAL RECORDS BOOK 2555, PAGE 571 OF SAID PUBLIC RECORDS, SAID POINT ALSO LIES ON THE WESTERLY LINE OF THAT CERTAIN INGRESS AND EGRESS EASEMENT, RECORDED IN OFFICIAL RECORDS BOOK 2290, PAGE 1619 OF SAID PUBLIC RECORDS; THENCE RUN SOUTH 00°56'48" EAST, 69.92 FEET TO THE EAST LINE OF SAID INGRESS AND EGRESS EASEMENT; THENCE RUN THE FOLLOWING 3 COURSES ALONG SAID EASTERLY LINE, NORTH 20°00'13" EAST, 94.78 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY; THENCE RUN NORTHEASTERLY ALONG SAID CURVE HAVING A RADIUS LENGTH OF 5529.58 FEET, A CENTRAL ANGLE OF 04°40'59", AN ARC LENGTH OF 451.95 FEET, A CHORD LENGTH OF 451.83 FEET AND A CHORD BEARING OF NORTH 22°20'42" EAST, THENCE RUN NON-TANGENT TO SAID CURVE, NORTH 44°08'13" EAST, 56.57 FEET TO THE NORTH LINE OF AFORESAID LOT 51, THENCE RUN NORTH 89°08'46" EAST, ALONG THE NORTH LINE OF SAID LOT 51 AND THE NORTH LINE OF SAID LOT 51 EXTEND AND THE NORTH LINE OF AFORESAID LOT 54, A DISTANCE OF 1078.83 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL LIES IN SEMINOLE COUNTY, FLORIDA  
ANDCONTAINS 32.162 ACRES, MORE OR LESS.