

AN ORDINANCE FURTHER AMENDING THE SEMINOLE COUNTY COMPREHENSIVE PLAN; ADJUSTING THE URBAN/RURAL BOUNDARY BY AMENDING THE TEXT AND EXHIBITS OF THE CONSERVATION, TRANSPORTATION, POTABLE WATER, SANITARY SEWER AND FUTURE LAND USE ELEMENTS OF THE SEMINOLE COUNTY COMPREHENSIVE PLAN REGARDING THE URBAN/RURAL BOUNDARY AND RURAL CHARTER BOUNDARY RELATIVE TO THE EAST RURAL AREA OF SEMINOLE COUNTY; AMENDING THE FUTURE LAND USE MAP DESIGNATION OF CERTAIN PROPERTY BY VIRTUE OF A LARGE SCALE FUTURE LAND USE MAP AMENDMENT; CHANGING THE FUTURE LAND USE MAP DESIGNATION ASSIGNED TO CERTAIN PROPERTY FROM RURAL- 5 (RURAL) TO PD (PLANNED DEVELOPMENT); PROVIDING FOR LEGISLATIVE FINDINGS; PROVIDING FOR SEVERABILITY; PROVIDING FOR EXCLUSION FROM CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of County Commissioners of Seminole County enacted Ordinance Number 2008-44 which adopted the Seminole County Comprehensive Plan ("the Plan"), which Plan has been subsequently amended from time-to-time and in accordance with State law; and

WHEREAS, the Board of County Commissioners has followed the procedures set forth in Section 163.3184, Florida Statutes, in order to further amend certain provisions of the Plan as set forth in this Ordinance relating to a Large Scale Future Land Use Map Amendment; and

WHEREAS, the Board of County Commissioners has substantially complied with the procedures set forth in the Implementation Element of the Plan regarding public participation; and

WHEREAS, the Seminole County Local Planning Agency held a public hearing, with all required public notice on July 11, 2018, for the purpose of providing recommendations to the Board of County Commissioners with regard to the Plan amendment set forth in this Ordinance; and

WHEREAS, the Board of County Commissioners held public hearings on _____, 2018, and _____, 2018, with all required public notice for the purpose of hearing and considering the recommendations and comments of the general public, the Local Planning Agency, required State reviewing agencies, other public agencies, and other jurisdictions prior to final action on the Plan amendment set forth herein; and

WHEREAS, the Board of County Commissioners hereby finds that the Plan, as amended by this Ordinance, is consistent and in compliance with the provision of State law, including, but not limited to, Sections 163.3177 and 163.3184, Florida Statutes, and with the Strategic Regional Policy Plan of the East Central Florida Regional Planning Council; and

WHEREAS, the Plan amendment set forth in this Ordinance has been reviewed by the required State reviewing agencies and comments prepared by those agencies have been considered by the Board; and

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

Section 1. Recitals/Legislative findings:

The above recitals are true and correct and form and include legislative findings which are a material part of this Ordinance.

Section 2. Amendment to County Comprehensive Plan Future Land Use Map Designation:

(a) The Future Land Use Element's Future Land Use Map as set forth in Ordinance Number 2008-44, as previously amended, is hereby further amended by amending the Future Land Use Map designation assigned to the following property and which is depicted on the Future Land Use Map and further described in the attached Exhibit "A" to this Ordinance:

Ord Exhibit	Name	Amendment Number	Future Land Use Change From-To	LPA Hearing Date	Board Hearing Dates
A	River Cross	2018-FLUM-LS.01 (Z2018-017)	R-5 (Rural) to PD (Planned Development)*	07/11/2018	08/14/18 TBD
*Maximum permitted development on 669.4 acres as follows: 600 single family residential lots 270 townhome lots 500 multi-family units 1.5 million s.f. of commercial and office use					

(b) The Exhibits and Text of the Future Land Use, Conservation, Transportation, Potable Water, and Sanitary Sewer Elements of the Comprehensive Plan are hereby further amended to reflect the amended with respect to the Urban/Rural Boundary and further described in the attached Exhibit “B” to this Ordinance.

(c) The associated rezoning request was completed by means of Ordinance Number 2018-_____.

Section 3. Severability:

If any provision of this Ordinance or the application 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 4. Exclusion from County Code/Codification:

(a) It is the intent of the Board of County Commissioners that the provisions of this Ordinance will not be codified into the Seminole County Code, but that the Code Codifier will have liberal authority to codify this Ordinance as a separate document or as part of the Land Development Code of Seminole County in accordance with prior directions given to this Code Codifier.

(b) The Code Codifier is hereby granted broad and liberal authority to codify and edit the provisions of the Seminole County Comprehensive Plan to reflect adopted amendments to the Plan.

Section 5. Effective Date:

(a) A certified copy of this Ordinance will be provided to the Florida Department of State and the State Local Planning Agency in accordance with Section 125.66 and 163.3184, Florida Statutes.

(b) This Ordinance will take effect upon filing a copy of this Ordinance with the Department of State by the Clerk of the Board of County Commissioners; provided, however, that the effective date of the plan amendment set forth in this Ordinance, if the amendment is not challenged in a timely manner, will be no earlier than thirty-one (31) days after the date the State Land Planning Agency notifies the County that the plan amendment package is complete. If challenged within the appropriate time period, this amendment will become effective on the date the State Land Planning Agency or the State Administration Commission enters a final order determining the adopted amendment to be in compliance. No development orders, development permits or land uses dependent upon this amendment may be issued or commence before it has become effective.

ENACTED this ____ day of _____, 2018

BOARD OF COUNTY COMMISSIONERS
OF SEMINOLE COUNTY, FLORIDA

By: _____
JOHN HORAN, CHAIRMAN

EXHIBIT A**Amendment 2018-FLUM-LS.01****LEGAL DESCRIPTION:****PARCEL 1:**

The Southwest quarter of the Northeast quarter of the Southwest quarter; and the South half of the Northwest quarter of the Southwest quarter; and the West half of the Southeast quarter of the Southeast quarter; and the Southwest quarter of the Southeast quarter; and the South half of the Southwest quarter; and the South half of the Northeast quarter of the Southeast quarter, less road right of way thereof for S.R. No. 419; and the South half of the Northwest quarter of the Southeast quarter; and the Southeast quarter of the Northeast quarter of the Southwest quarter, of Section 32, Township 21 South, Range 32 East, Seminole County, Florida.

PARCEL 2:

That portion of the following described property Easterly of the Econlockhatchee Creek:
The South half of the North half of the South half; and the South half of the South half, of Section 31, Township 21 South, Range 32 East, Seminole County, Florida.

PARCEL 3:

The Northeast 1/4 of the Northeast 1/4 of the Southeast 1/4 of Section 32, Township 21 South, Range 32 East, Seminole County, Florida, less road right of way for S.R. No. 419.

PARCEL 4:**Parcel Thirty-Three**

The East 1030.00 feet of the Southerly 1/6 of the Southeast 1/4 of the Northeast 1/4 of Section 32, Township 21 South, Range 32 East, Seminole County, Florida, less road right of way over the Easterly portion thereof for S.R. No. 419.

AND**Parcel Thirty-Four**

The East 1030.00 feet of the North 1/2 of the South 1/3 of the Southeast 1/4 of the Northeast 1/4 of Section 32, Township 21 South, Range 32 East, Seminole County, Florida, less road right of way over the Easterly portion thereof for S.R. No. 419.

PARCEL 5:**Parcel Thirty-Five**

The South 2/5 of the North 5/8 of Section 32, Township 21 South, Range 32 East, Seminole County, Florida, less the Northeast 1/4 of the Northeast 1/4 of the Southeast 1/4 of said Section 32; and also less the East 1030.00 feet of the South 1/3 of the Southeast 1/4 of the Northeast 1/4 of said Section 32; and also less road right of way over the Easterly portion thereof for S.R. 419.

PARCEL 6:

That portion of the Southerly 2/5 of the North 5/8 of Section 31, Township 21 South, Range 32 East, Seminole County, Florida, lying Easterly of Econlockhatchee River.

EXHIBIT B
Revised Rural Area Legal Description

Rural Area Legal Description
(per 2004 County Charter amendment)

Legal Description for Rural Area
(Added: Amendment 05S.TXT03.3; Ordinance 2005-17, 05/10/2005)

August 10, 2004

The Rural Area is located in the Eastern portion of Seminole County, Florida. The calls within this description are based on the individual plats and deeds to which the rural boundary line is coincident with and are not part of a uniform basis of bearings throughout.

Being more particularly described as follows:

Begin in **Sec 1, Twp 20S, Rng 31E**, at the intersection of the thread of the St. John's River, also being the Northerly boundary of Seminole County, with the West line of the East one-half of said Section 1; Thence run southerly along said line to its intersection with the Northeasterly shoreline of Lake Jesup; Thence run Southerly and Southwesterly along said Easterly and Southeasterly shoreline of Lake Jesup to the NE Corner of the West 30 acres of Government Lot 3 of **Sec 33, Twp 20S, Rng 31E**. Thence run Southerly along the East line of said West 30 acres to a point 60.00 feet North of the South line of Govt Lot 3, Sec 33, Twp 20S, Rng 31E. Thence run East along the North line of the South 60.00 feet of Govt Lots 3, 2, & 1 to a point 60.00 feet North of the NW Corner of **Sec 3, Twp 21S, Rng 31E**. Thence, South 60.00 feet to said NW Section Corner.

Thence South along the West line of said Section 3 to a point on the Northerly Right of Way of SR 434. Thence run Easterly along said Northerly Right of Way to the East line of Lot 19, Black Hammock, Plat Book 1, Page 31 of the Official Records of Seminole County, Florida. Thence run North along said East lot line to the NE Corner of said Lot 19. Thence continue North along the Northerly extension of the East line of said Lot 19 extended North to the North Right of Way of Florida Avenue. Thence run East along said North Right of Way to the West line of the E ½ of said Section 3. Thence run South along said West line to the SW Corner of the NW ¼ of the SE ¼ of Sec 3, Twp 21S, Rng 31E. Thence run East along the South line of the North ½ of the SE ¼ of said Section 3 to the East line of said Section 3.

Thence continue East along the South line of the NW ¼ of the SW ¼ of **Sec 2, Twp 21S, Rng 31E** to the SE Corner of said NW ¼ of the SW ¼ of Section 2. Thence run the following courses through Black Hammock, Plat Book 1, Page 31 of the Official Records of Seminole County, Florida: Easterly across Canal Street Right of Way to the SW Corner of Lot 140; East along the South line of said lot to the SE Corner of Lot 140, Easterly across Elm Street Right of Way to the SW Corner of Lot 153, East along the South line of said lot to the SE Corner of Lot 153; Easterly across Kansas Street Right of Way to the SW Corner of Lot 236; East along the South line of said lot to the SE Corner of Lot 236; Easterly across Oklahoma Street Right of Way to the SW Corner of Lot 245; East along the South line of said lot to the SE Corner of Lot 245; Easterly across Orange Street Right of Way to the SW Corner of Lot 333; East along the South line of said lot to the SE Corner of Lot 333; Easterly across Stone Street Right of Way to the SW Corner of Lot 342; South along the West line of Lots 341, 340, 339 and 338 to the SW Corner of Lot 338; East along the South line of said lot to the SE Corner of Lot 338, Black Hammock, Plat Book 1, Page 31 of the Official Records of Seminole County, Florida, being the end of above referenced courses through said subdivision.

Thence Easterly across Van Arsdale Street Right of Way to the NW Corner of Lot 1, Swope's 2nd Addition to Black Hammock, Plat Book 3, Page 14 of the Official Records of Seminole County, Florida. Thence run Southerly 204.00 feet to the SW Corner of said Lot 1. Thence run Northeasterly along Southerly lot line of said Lot 1 a distance of 741.50 feet to the Easterly most point of said Lot 1. Thence, run Easterly along the North line of **Sec 12, Twp 21S, Rng 31E** to the NE Corner of said Section 12.

Thence run South along the East line of said Section 12 a distance of 667.50 feet to the NW Corner of Lot 25, Lee's Iowa City, Plat Book 7, Page 35 of the Official Records of Seminole County, Florida. Thence continue South along the West line of Lots 25 & 30, said Plat of Lee's Iowa City, a distance of 1,979.90 feet to the SW Corner of said Lot 30. Thence run along the South line of Lot 31, said subdivision, for the following courses: West a distance of 631.50 feet; North a distance of 25.00 feet, and West a distance of 660.00 feet to the SW Corner of said Lot 31. Thence run Westerly across Van Arsdale Street Right of Way to the SE Corner of Lot 18, Swope's 2nd Addition to Black Hammock, Plat Book 3, Page 14 of the Official Records of Seminole County, Florida. Thence run North along the East line of said lot to the NE Corner of said Lot 18. Thence run West along the North line of said Lot 18 a distance of 330.00 feet. Thence run North to the North line of the South $\frac{3}{4}$ of Lot 17, said Swope's 2nd Addition to Black Hammock. Thence run West along said North line of the S $\frac{3}{4}$ a distance of 726.00 feet. Thence run South to the North line of said Lot 18. Thence, West along said North lot line to the NW Corner of said Lot 18. Thence run South along the West lot line to the SW Corner of said lot 18. Thence continue South along the Southerly extension of the West line of said Lot 18, across Cabbage Avenue Right of Way, to the North line of the South $\frac{1}{2}$ of Sec 12, Twp 21S, Rng 31E.

Thence West along the North line of the S $\frac{1}{2}$ of said Section 12 to the NW Corner of the SE $\frac{1}{4}$ of said Section 12. Thence run South along the West line of said SE $\frac{1}{4}$ a distance of 349.50 feet; N76-38-00W a distance of 329.00 feet; S13-07-00E a distance of 530.00 feet; N65-28-00E a distance of 219.20 feet. Thence run South along the West line of said SE $\frac{1}{4}$ a distance of 567.70 feet to the NW Corner of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 12. Thence run East along said North line of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ a distance of 132.00 feet. Thence, South to the South line of the N $\frac{1}{4}$ of said SW $\frac{1}{4}$ of the SE $\frac{1}{4}$. Thence run West along South line of said N $\frac{1}{4}$ a distance of 132.00 feet to the West line of said SW $\frac{1}{4}$ of the SE $\frac{1}{4}$. Thence run South along the West line of said SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ to the **South $\frac{1}{4}$ Corner of Sec 12, Twp 21S, Rng 31E**. Thence run South along the East line of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Sec 13, Twp 21S, Rng 31E a distance of 1,316.16 feet. Thence, West along the South line of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section 13 a distance of 1,310.32 feet to the SE Corner of Lockwood Boulevard Complex, Plat Book 48, Page 17 of the Official Records of Seminole County, Florida.

Thence run the following courses: S89-34-53W along the South line of said subdivision a distance of 820.11 feet to the SW Corner of Lot 2; N00-52-30W along the West line of said lot 2 a distance of 662.32 feet to the NW Corner of said Lot 2; S89-41-03W along the North line of said subdivision a distance of 550.03 feet to the West line of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of **Sec 13, Twp 21S, Rng 31E**. Thence South along the West line of said Section 13 to the Northerly Right of Way of CR 419. Thence run Southeasterly along the Southwesterly boundaries of Riverside Landings First Amendment, Plat Book 63, Pages 64-66, Riverside Landings, Plat Book 55, Pages 1-2, and River Oaks Reserve Commercial, Plat Book 63, Pages 20-21, all recorded in the Official Records of Seminole County, Florida, to the Southerly most point of said River Oaks Reserve Commercial. Thence continue Southeasterly along said Northerly Right of Way of CR 419 to the East line of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of **Sec 24, Twp 21S, Rng 31E**. Thence departing said Right of Way, run Northerly along said East line of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 24 to the NE Corner of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 24. Thence, continue Northerly along the East line of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of **Sec 13, Twp 21S, Rng 31E** a distance of 1320 feet more or

less to the Southeasterly Right of Way of Willingham Road as recorded in Plat Book 6, Page 10 of the Official Records of Seminole County, Florida. Thence, Northeasterly along said Right of Way to the East Line of said Section 13.

Thence, Southerly along the East line of said Section 13 a distance of 660 feet plus or minus to the South line of the North $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of **Sec 18, Twp 21S, Rng 32E**. Thence, run Easterly along said South line to the SE Corner of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 18, said point being on the South line of Willingham Acres (an unrecorded subdivision).

Thence, continue Easterly along the South line of the North $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 18 to the East line of the SW $\frac{1}{4}$ of Section 18. Thence run Northerly along said East line to the Southerly Right of Way of said Willingham Road. Thence, run Easterly along said Southerly Right of Way of Willingham Road to the NW Corner of Sanctuary Phase 1, Village 4, as recorded in Plat Book 58, Pages 85-90 of the Official Records of Seminole County, Florida. Thence, continue Easterly along the Northerly line of the subdivision to the NE Corner of said subdivision, also being the NW Corner of Sanctuary Phase 2, Villages 7 and 8, as recorded in Plat Book 63, Pages 70-83 of the Official Records of Seminole County, Florida.

Thence, continue Easterly along the Northerly line of said Phase 2, Villages 7 and 8, to its NE Corner. Thence, run S00-59-27E along the Easterly boundary of said subdivision and Westerly Right of Way of said Willingham Road 1246.29 feet. Thence, departing said Right of Way, continue along said subdivision boundary the following courses: S89-13-27W a distance of 459.52 feet; S04-03-44E a distance of 500.82 feet; S89-13-27W a distance of 1524.20 feet; S00-58-45E a distance of 855.08 feet to the Southern most Corner of Sanctuary Phase 2, Villages 7 & 8, also being the NE Corner of Sanctuary Phase 2, Village 10 as recorded in Plat Book 63, Page 35-42 of the Official Records of Seminole County, Florida. Thence, continue along said boundary of Phase 2, Village 10 the following courses: S00-26-46E a distance of 1328.77 feet; S89-14-36W a distance of 1324.20 feet; S00-19-28E a distance of 700.89 feet to the southern most Corner of said Phase 2, Village 10.

Thence, departing said subdivision boundary, run Easterly along the North line of the West 165.00 feet of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of **Sec 20, Twp 21S, Rge 32E** a distance of 165.00 feet. Thence, Southerly along the East line of the West 165.00 feet of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Sec 20, Twp 21S, Rge 32E to the Southerly Right of Way of County Road 419. Thence, run Northwesterly along said Right of Way to the East line of the West $\frac{7}{8}$ of the East $\frac{1}{2}$ of Sec 19, Twp 21S, Rng 32E. Thence, departing said Right of Way, run Southerly along said East line to the NE Corner of the West $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 19. Thence, run N85-51-30E along the South line of Lake Eva Estates (an unrecorded subdivision) a distance of 2000.93 feet to the SE Corner of said Lake Eva Estates. Thence, run N12-25-35W along the East boundary of Lake Eva Estates a distance of 595.53 feet. Thence, departing said subdivision boundary, continue N12-25-35W a distance of 1080 feet more or less to the Southerly Right of Way of CR 419. Thence, run Southeasterly along said Right of Way to the West line of the East $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Sec 20, Twp 21S, Rge 32E. Thence, run Southerly on said West line to the South line of the East $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$. Thence run Easterly on said South line to the West boundary of Townsite of North Chuluota as recorded in Plat Book 2, Pages 54-58 of the Official Records of Seminole County, Florida. Thence, run Northerly on said West boundary to the NW Corner of said North Chuluota. Thence, run Easterly along the Northerly boundary of said North Chuluota to its intersection with the Southerly extension of the West line of Lake Lenelle Woods as recorded in Plat Book 37, Pages 67-69 of the Official Records of Seminole County, Florida; Thence run N00°00'21"W to the SW corner of said Lake Lenelle Woods.

Thence, run along the boundary of said Lake Lenelle Woods the following courses: N00-00-21W a distance of 1131.60 feet; S89-50-55E a distance of 143.67 feet; N00-00-21W a distance of 606.40 feet; N89-50-55W a distance of 593.67 feet; N00-00-21W a distance of 399.90 feet; S89-51-06W a distance of 450.00 feet; N00-00-21W a distance of 483.00 feet; N89-51-06E a distance of 450.00 feet; N89-51-06E a distance of 936.41 feet. Thence continue N89-51-06E on an extension of said subdivision boundary, across Jacob's Trail Right of Way, a distance of 100.00 feet to a point on the West boundary of Osprey Lakes Phase 1 as recorded in Plat Book 60, Pages 38-45 of the Official Records of Seminole County, Florida. Thence, run along the boundary of said Osprey Lakes Phase 1 the following courses: N89-54-05E a distance of 25.00 feet; N00-08-38E a distance of 383.95 feet; N54-30-00E a distance of 2524.44 feet to the Northern most Corner of said Osprey Lakes

Phase 1 said corner being the Northwesterly Corner of Osprey Lakes Phase 3 as recorded in Plat Book 62, Pages 4-6 of the Official Records of Seminole County, Florida. Thence, continue along the boundary of said Osprey Lakes Phase 3 the following courses: N54-30-00E a distance of 184.63 feet; N90-00-00E a distance of 721.00 feet; S00-00-00E a distance of 1,988.08 feet to the SE Corner of the SW $\frac{1}{4}$ of **Sec 16, Twp 21S, Rng 32E**. Thence, departing said boundary, run Easterly on the South line of said Section 16 to the Northeasterly Corner of Osprey Lakes Phase 2 as recorded in Plat Book 62, Pages 1-3 of the Official Records of Seminole County, Florida. Thence run S00-00-49W along the Easterly boundary of said Osprey Lakes Phase 2 a distance of 1332.68 feet to the SE Corner of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of **Sec 21, Twp 21S, Rng 32E**. Thence, run S88-58-07E along the South line of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 21 a distance of 1302.25 feet to a point 25.00 feet West of the East line of the NE $\frac{1}{4}$ of Sec 21, Twp 21S, Rng 32E.

Thence run Southerly along a line parallel to and 25.00 feet West of said East line to the Easterly extension of the Northerly Right of Way of Brumley Road (being a 50' Right of Way).

Thence Westerly along said Northerly Right of Way to the Southerly extension of the Easterly Right of Way of Avenue H. Thence, Southerly along said Easterly Right of Way a distance of 500 feet more or less to the Northwesterly Corner of Estates on Lake Mills as recorded in Plat Book 60, Pages 85-92 of the Official Records of Seminole County, Florida. Thence, continue along the westerly Boundary of said Estates of Lake Mills and the Easterly Right of Way of Avenue H the following courses: S03-00-24E a distance of 165.41 feet; S00-55-07E a distance of 314.50 feet; thru a curve concave to the Northwest an arc distance of 70.66 feet. Thence departing said Right of Way and continuing on said Estates on Lake Mills boundary the following courses: S00-46-27E 155.97 feet; S01-06-36E a distance of 727.01 feet; S00-57-02E a distance of 709.22 feet; S01-13-59E a distance of 73.56 feet; S01-02-19E a distance of 1929.43 feet to the South line of the North $\frac{1}{2}$ of **Sec 28, Twp 21S, Rng 32E**.

Thence, run Westerly along said South line to the Easterly Right of Way line of SR 13 (per SRD Right of Way Map; also shown in the Townsite of North Chuluota, Plat Book 2, Pages 54-58). Thence, Southerly along said Easterly Right of Way to the South line of the SW $\frac{1}{4}$ of Sec 28, Twp 21S, Rng 32E. Thence, run Westerly along the South line to the SW Corner of said Section. Thence, run Northerly along the West line of said Section 28 to the South boundary of Townsite of North Chuluota as recorded in Plat Book 2, Pages 54-58 of the Official Records of Seminole County, Florida. Thence, run West along said subdivision to the SW Corner of said Townsite of North Chuluota. Thence, run Northerly along the Westerly boundary of said Townsite of North Chuluota to the SW Corner of Lot 5, Block 54 of said Townsite of North Chuluota. Thence, run West a distance of 50.00 feet. Thence run North to the Southeasterly shoreline of North Horseshoe Lake. Thence, run Easterly along said shoreline to a point on the Westerly boundary

of said Townsite of North Chuluota. Thence, Northerly along said boundary to a point 100.00 feet South of the NE Corner of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of **Sec 29, Twp 21S, Rng 32E**.

Thence, Westerly along a line 100 feet South of and parallel to the North line of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 29 to a point on the Westerly line of said SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$. Thence, Southerly on said Westerly line to the SW Corner of said SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$. Thence, Westerly along the North line of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 29 to the NW Corner of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$. Thence, Southerly along the Westerly line of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ to the NE Corner of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section 29. Thence, Westerly on the North line of said SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ to the NW Corner of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$. Thence, Southerly on the West line of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section 29 to the North line of the SW $\frac{1}{4}$ of said Section 29.

Thence, Westerly on the North line of the SW $\frac{1}{4}$ of said Section 29 to the NE Corner of the Westerly 22 acres of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 29. Thence, Southerly along the Easterly line of the Westerly 22 acres of said NE $\frac{1}{4}$ to the North line of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 29.

Thence, run Westerly along said North line to the NW Corner of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 29. Thence, run Southerly along the West line of said SE $\frac{1}{4}$ to the SW Corner of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 29.

Thence, run Westerly on the South line to the SW Corner of said Section 29. Thence, continue Westerly on the South line of **Sec 30, Twp 21S, Rng 32E** a distance of 3,400 feet plus or minus to the thread of the Econlockhatchee River. Thence, run Southerly along the thread of said river to the North line of the South $\frac{5}{8}$ of **Sec 31, Twp 21S, Rng 32E**. Thence run Easterly along the North line of said South $\frac{5}{8}$ a distance of 8,745 feet plus or minus to the Westerly right-of-way line of County Road 419. Thence run Southerly along said Westerly right-of-way line a distance of 1,992 feet more or less to the North line of the East $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of **Sec 32, Twp 21S, Rng 32E**. Thence Westerly along said North line a distance of 650 feet more or less to the NW corner of said East $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 32. Thence Southerly along the West line of said East $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 32 a distance of 1327 feet more or less to the South line of Sec 32, Twp 21S, Rng 32E, also being the Southern most boundary of Seminole County. Thence run along the boundary of Seminole County (per Florida Statutes Chapter 6511, No. 91, the "Creation of Seminole County") the following courses: Easterly along said Southern most boundary, also being the Southerly line of Twp 21S, Rng 32E and Twp 21S, Rng 33E, to the thread of the St. John's River and the Easterly most point of Seminole County, located within **Sec 35, Twp 21S, Rng 33E**; Northwesterly along the thread of said river, also being the Eastern boundary of Seminole County, to and through Lake Harney, returning to the thread of the St. John's River; continue Northwesterly and then Southwesterly along the thread of said river, being the Eastern and Northern boundary of Seminole County, to the Point of Beginning of the Rural Boundary Description.

LESS the following areas within the Rural Boundary located within the city limits of Winter Springs, further described as:

- SEC 03 TWP 21S RGE 31E NW $\frac{1}{4}$ OF NW $\frac{1}{4}$ (LESS S 340 FT OF E 660 FT)
- SEC 03 TWP 21S RGE 31E W $\frac{1}{2}$ OF SW $\frac{1}{4}$ OF NW $\frac{1}{4}$

- SEC 03 TWP 21S RGE 31E NE 1/4 OF SW 1/4 OF NW 1/4 (LESS N 70 FT OF E 1/2)
- SEC 03 TWP 21S RGE 31E SE 1/4 OF SW 1/4 OF NW 1/4 (LESS S 100 FT OF E 264 FT OF N 1/2)
- LOT 19, BLACK HAMMOCK, PB 1 PG 31 & R/W ADJ ON N & W

Also **LESS** the following areas within the Rural Boundary located within the city limits of Oviedo, further described as:

- PT OF LOTS 25 & 30 DESC AS BEG NW COR LOT 25 RUN E 608.44 FT S 1979.42 FT W 608.15 FT N 1980.3 FT TO BEG, LEES IOWA CITY, PB 7 PG 35
- SEC 13 TWP 21S RGE 31E THAT PART OF N 1/2 OF NE 1/4 LYING W OF A LINE 550 FT W OF SHORE LI ECONLOCKHATCHEE CREEK
- SEC 13 TWP 21S RGE 31E THAT PART OF S 3/4 LYING W OF A LINE 550 FT W OF SHORE LI ECONLOCKHATCHEE CREEK & E OF WLY R/W LINE OF LOCKWOOD RD & NELY OF CR 419 (LESS RIVER OAKS RESERVE COMMERCIAL, PB 63 PGS 20 & 21)
- RIVER OAKS RESERVE COMMERCIAL, PB 63 PGS 20 & 21
- LOT 1, LOCKWOOD BLVD COMPLEX, PB 48 PG 17 & EVANS ST R/W ADJ ON S
- SEC 13 TWP 21S RGE 31E THAT PART OF S 3/4 LYING W OF WLY R/W LINE OF LOCKWOOD RD & NELY OF CR 419

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Seminole County Future Land Use Pattern 2027

Delete Future Land Use Exhibit

Legend

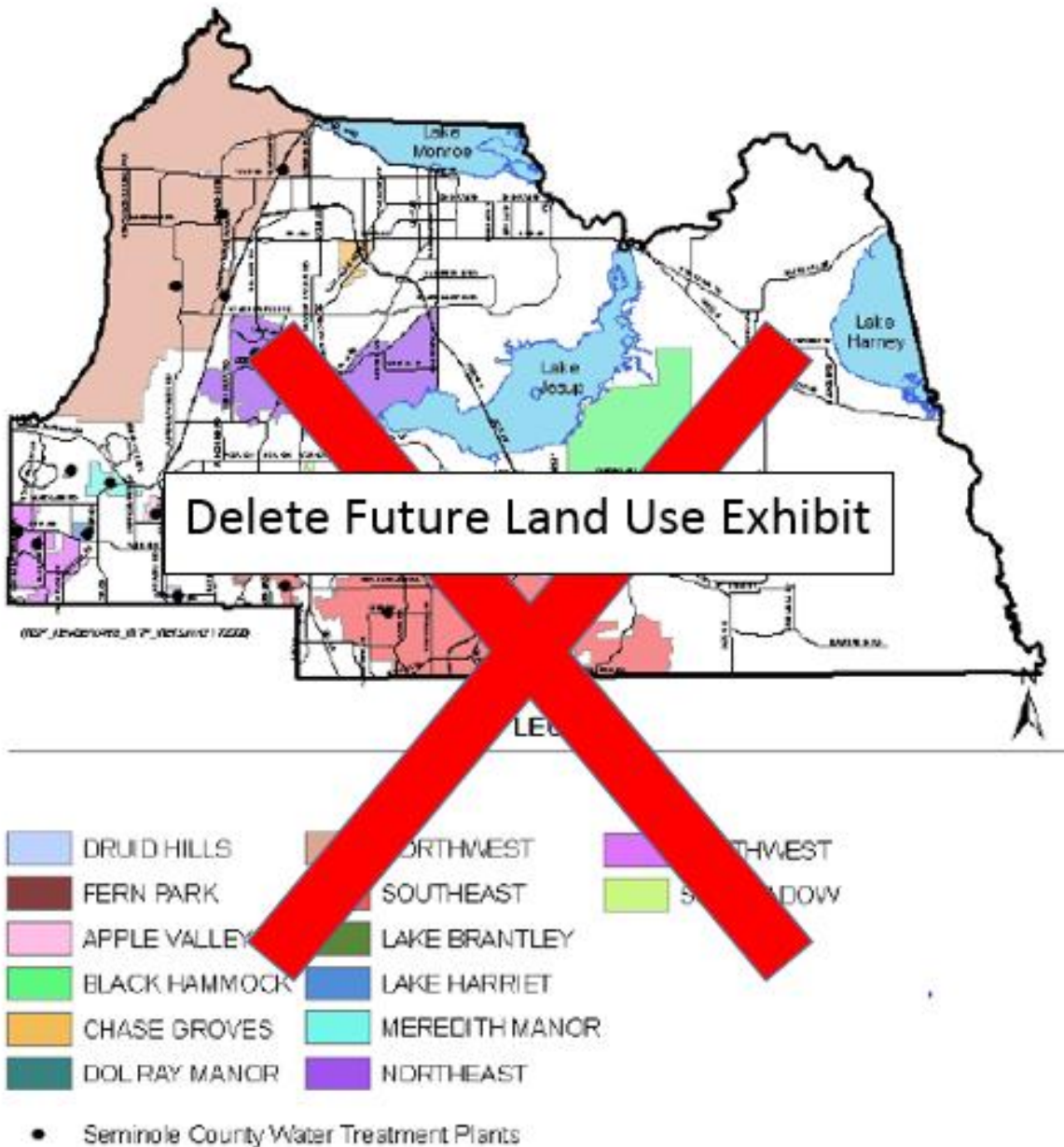
- Urban/Rural Boundary
- Wetlands Study Area
- Wetlands Protection Area
- Ecorestoration Area
- Navigable Water
- Environmentally Sensitive Land Overlay
- Future Land Use:**
 - Preservation/Managed Lands
 - Recreation
 - Public/Quasi-Public
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Scale: 0 to 10 miles

Map Labels: SANFORD, LAKE MARY, LONGWOOD, WINTER SPRINGS, CASSELBERRY, ALTAMONTE SPRINGS, LAKE HENRY, LAKE NONA, LAKE NONA PARK, LAKE NONA RESERVE, LAKE NONA WETLANDS, LAKE NONA WETLANDS PROTECTION AREA, LAKE NONA WETLANDS STUDY AREA, LAKE NONA WETLANDS Ecorestoration AREA, LAKE NONA WETLANDS Navigable Water, LAKE NONA WETLANDS Environmentally Sensitive Land Overlay.

This is not the Official Future Land Use Map. Official Future Land Use Location: <http://gis2.seminolecountyfla.gov/information/>. Official Future Land Use is amended by ordinance as needed. Ordinance number of current version is noted on the Seminole County Comprehensive Plan webpage near link to digital map. Official Future Land Use Map shows does not guarantee future results. Map is for informational purposes only. Copyrights and Patents for the Seminole County Comprehensive Plan.

FLU Series - County Potable Water
Service Areas and Treatment Plants

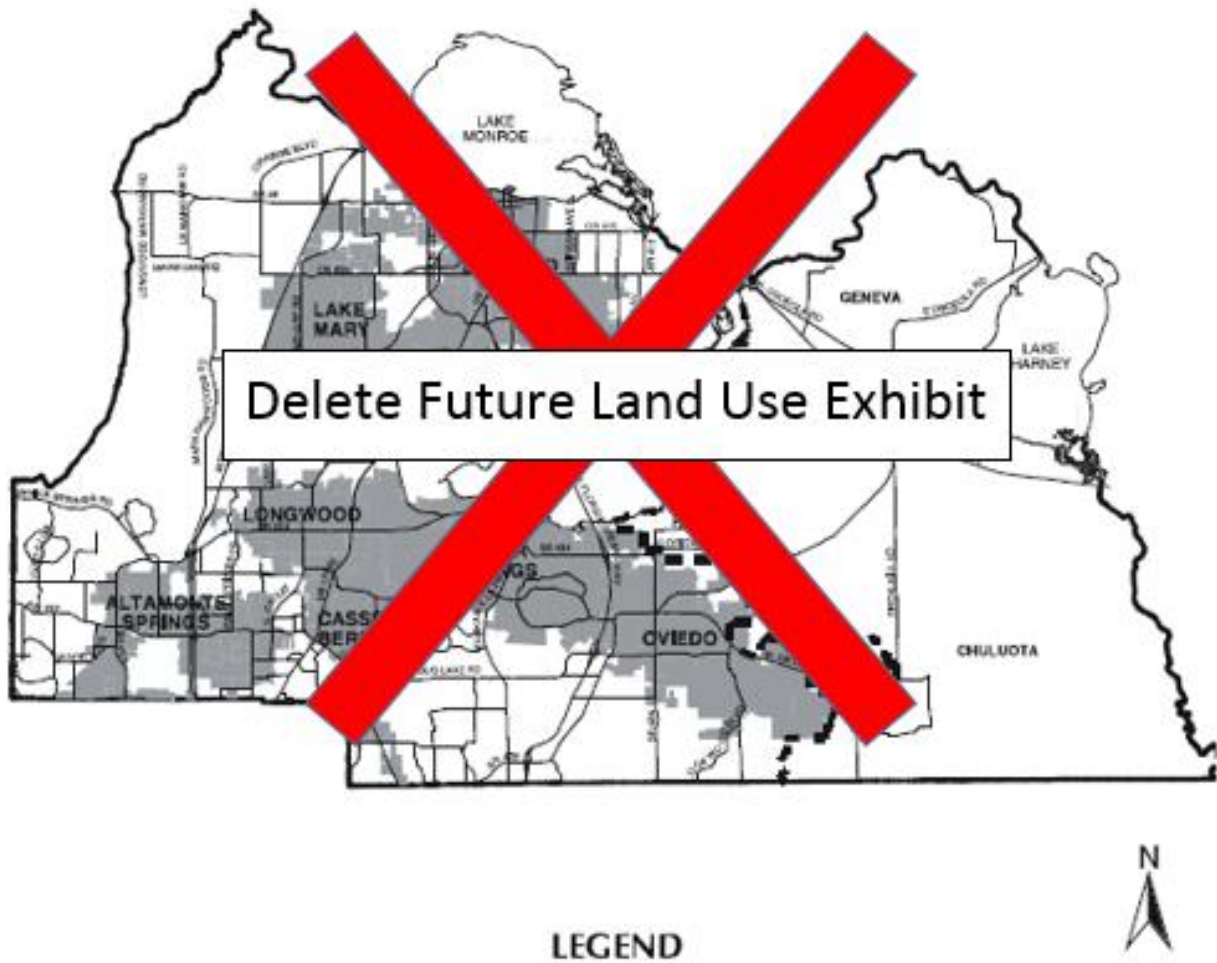


Rural Boundary Map
(per 2004 County Charter Amendment)





Urban/Rural Boundary



**Transportation Concurrence Exception Areas-
Dense Urban Land Area**



NOTE: That portion of the DULA Area within the Wekiva Study Area is NOT exempt from DRI requirements.

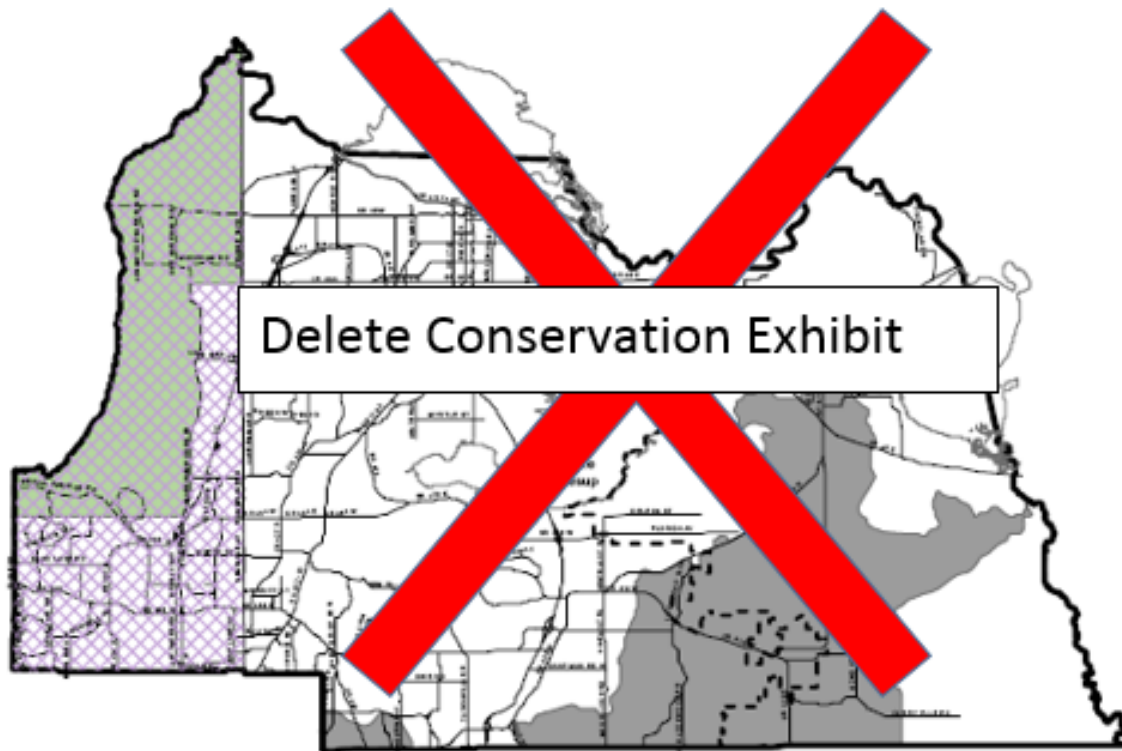
County Potable Water
Service Areas and Treatment Plants



Sewer Service Areas



Econlockhatchee and Wekiva River Protection Areas and
Wekiva Study Area

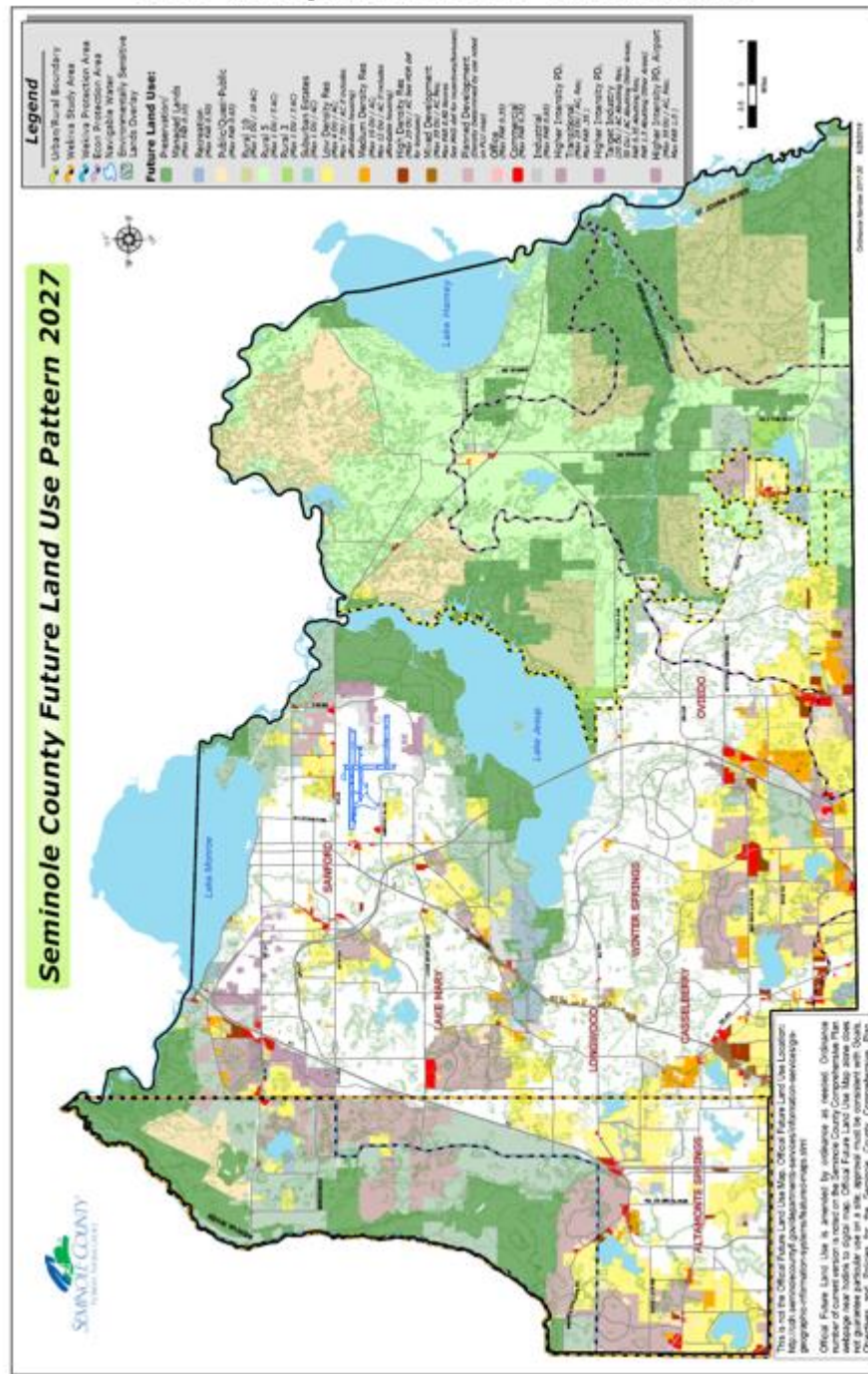


LEGEND

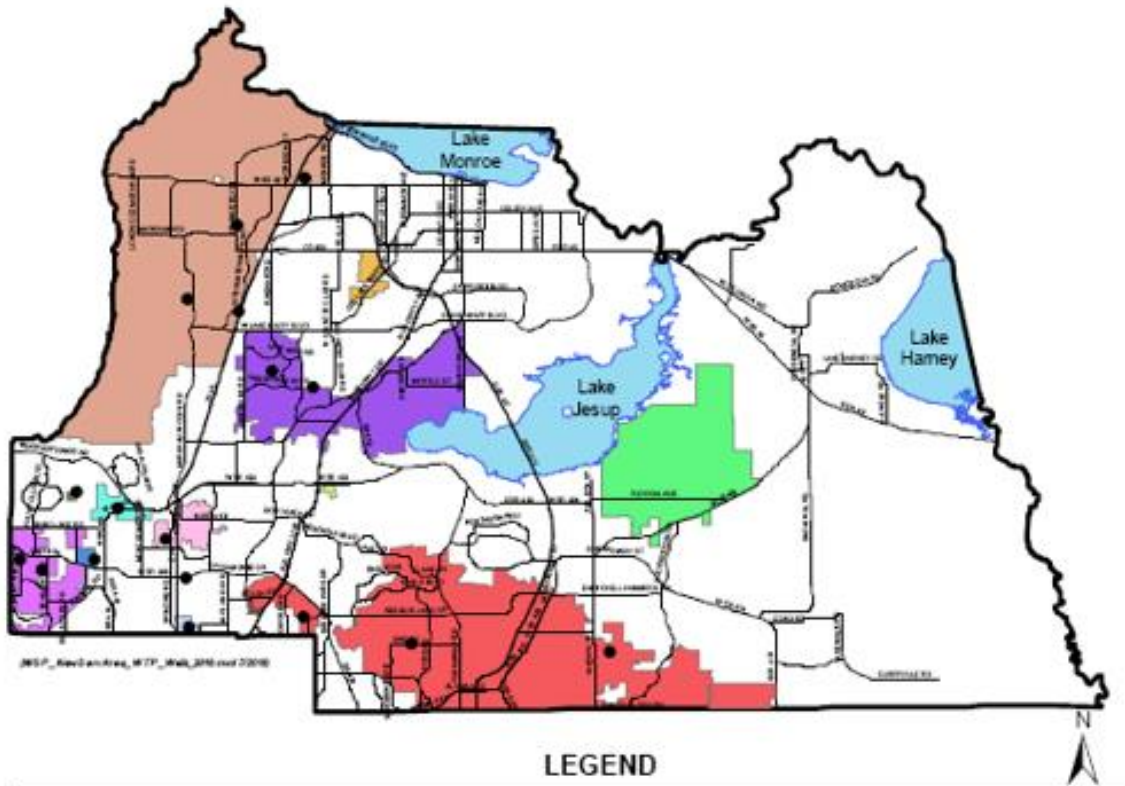
- Urban/Rural Boundary
- Wekiva River Protection Area
- Econlockhatchee River Protection Area
- Wekiva Study Area Boundary



New Comprehensive Plan Exhibits

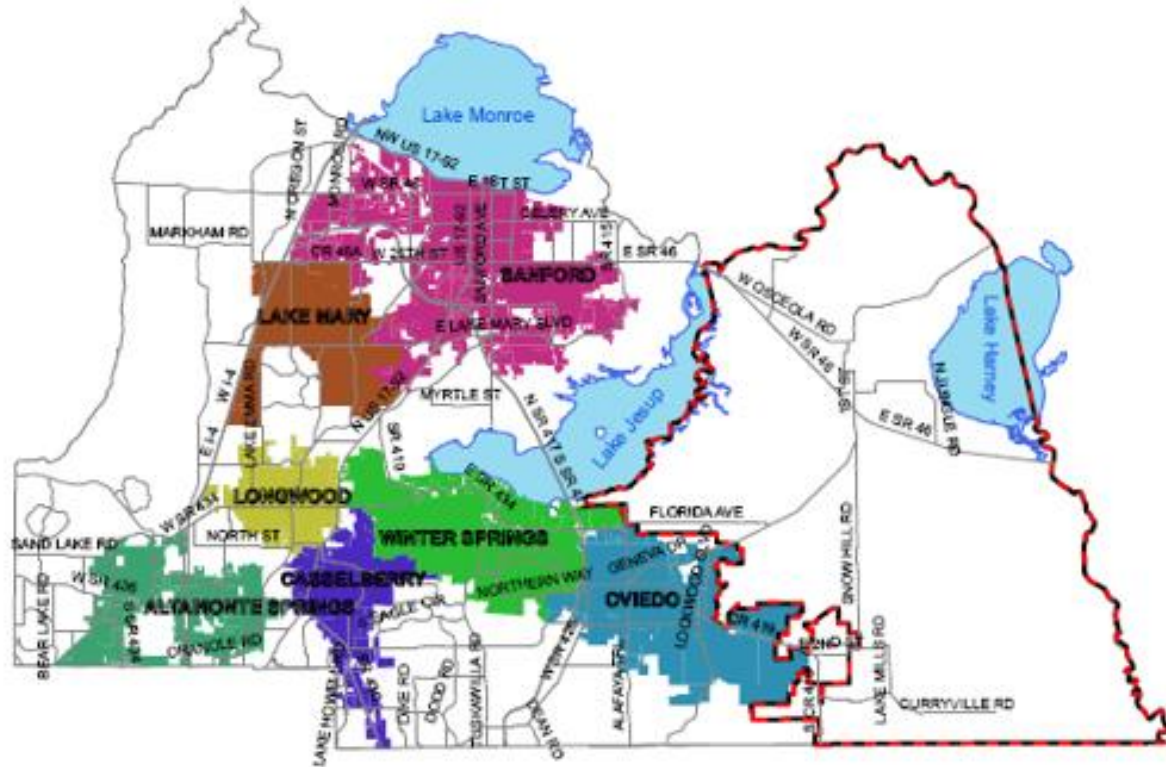


**FLU-Series – County Potable Water
Service Areas and Treatment Plants**



Future Land Use Element

**Rural Boundary Map
(2018 County Charter Amendment)**



5
Miles

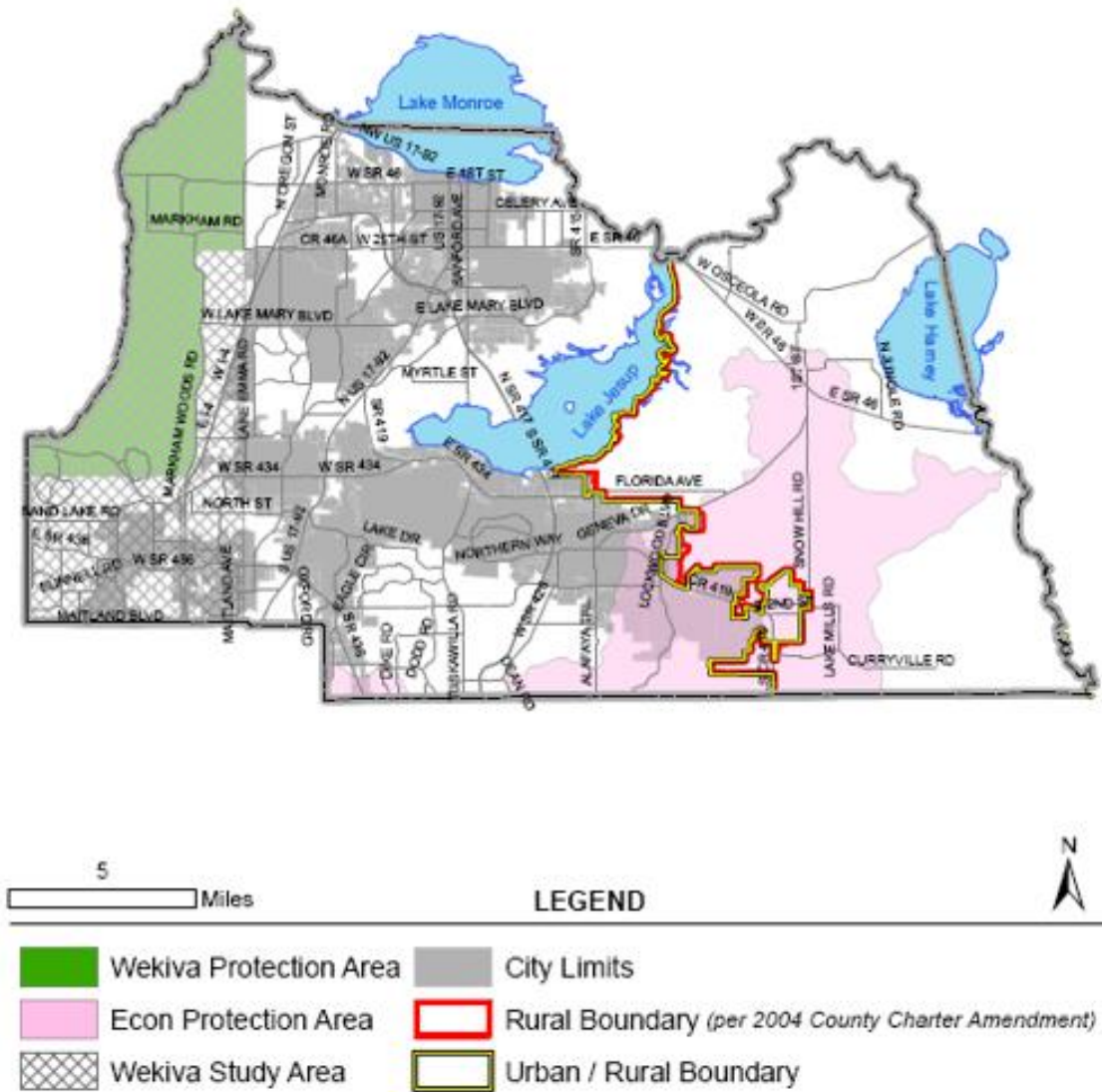
LEGEND

	Rural Area		ALTAMONTE SPRINGS		OVIEDO
	CASSELBERRY		SANFORD		WINTER SPRINGS
	LAKE MARY				
	LONGWOOD				

Future Land Use Element



Special Area Boundaries

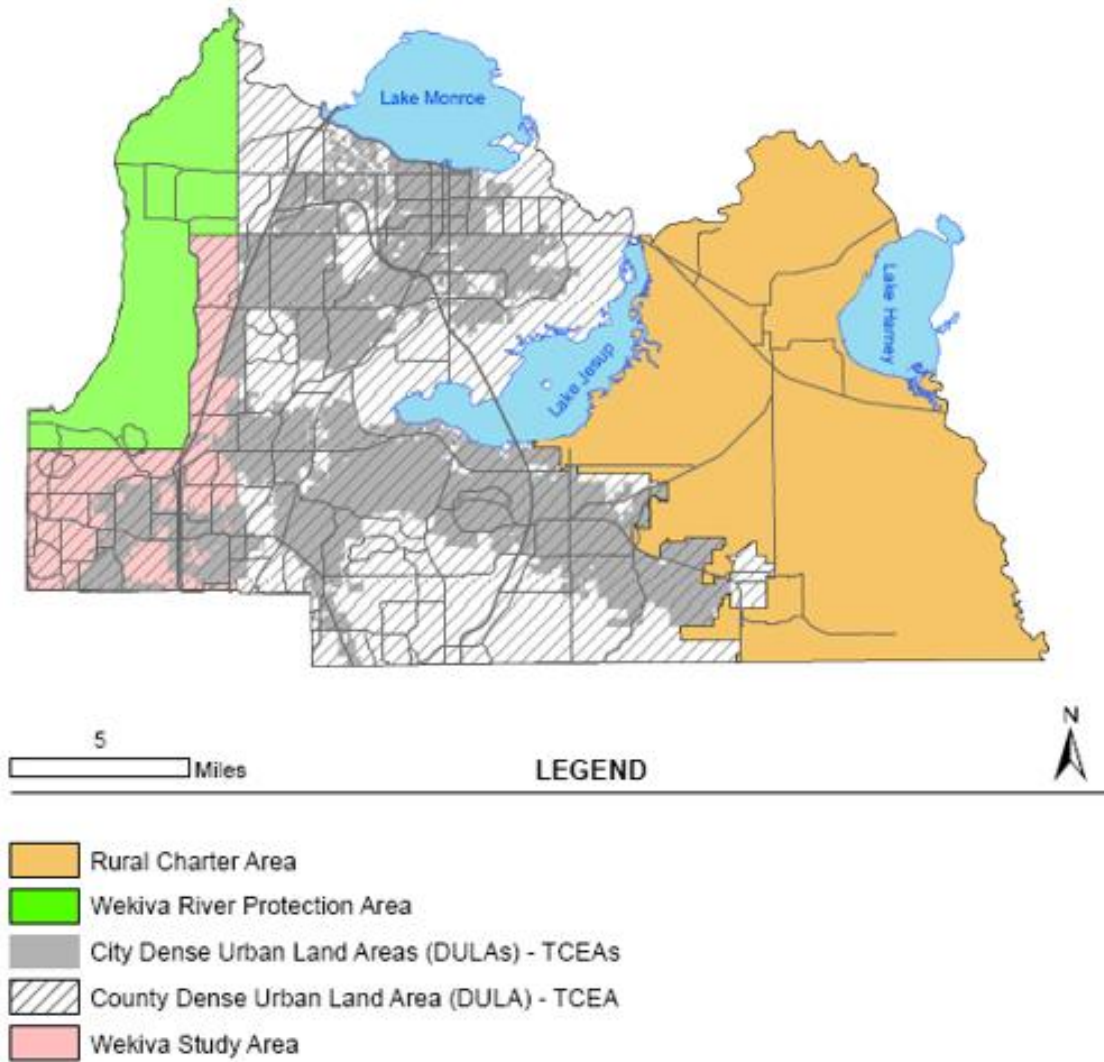


Future Land Use Element

A detailed map of the Orlando, Florida area, showing major roads and lakes. The map includes labels for cities such as Sanford, Lake Mary, Longwood, Winter Springs, Altamonte Springs, Casselberry, Oviedo, and Chuluota. Major roads like SR 408, SR 404, SR 406, SR 407, SR 409, SR 410, SR 411, SR 412, SR 413, SR 414, SR 415, SR 416, SR 417, SR 418, SR 419, SR 420, SR 421, SR 422, SR 423, SR 424, SR 425, SR 426, SR 427, SR 428, SR 429, SR 430, SR 431, SR 432, SR 433, SR 434, SR 435, SR 436, SR 437, SR 438, SR 439, SR 440, SR 441, SR 442, SR 443, SR 444, SR 445, SR 446, SR 447, SR 448, SR 449, SR 450, SR 451, SR 452, SR 453, SR 454, SR 455, SR 456, SR 457, SR 458, SR 459, SR 460, SR 461, SR 462, SR 463, SR 464, SR 465, SR 466, SR 467, SR 468, SR 469, SR 470, SR 471, SR 472, SR 473, SR 474, SR 475, SR 476, SR 477, SR 478, SR 479, SR 480, SR 481, SR 482, SR 483, SR 484, SR 485, SR 486, SR 487, SR 488, SR 489, SR 490, SR 491, SR 492, SR 493, SR 494, SR 495, SR 496, SR 497, SR 498, SR 499, SR 500, SR 501, SR 502, SR 503, SR 504, SR 505, SR 506, SR 507, SR 508, SR 509, SR 510, SR 511, SR 512, SR 513, SR 514, SR 515, SR 516, SR 517, SR 518, SR 519, SR 520, SR 521, SR 522, SR 523, SR 524, SR 525, SR 526, SR 527, SR 528, SR 529, SR 530, SR 531, SR 532, SR 533, SR 534, SR 535, SR 536, SR 537, SR 538, SR 539, SR 540, SR 541, SR 542, SR 543, SR 544, SR 545, SR 546, SR 547, SR 548, SR 549, SR 550, SR 551, SR 552, SR 553, SR 554, SR 555, SR 556, SR 557, SR 558, SR 559, SR 560, SR 561, SR 562, SR 563, SR 564, SR 565, SR 566, SR 567, SR 568, SR 569, SR 570, SR 571, SR 572, SR 573, SR 574, SR 575, SR 576, SR 577, SR 578, SR 579, SR 580, SR 581, SR 582, SR 583, SR 584, SR 585, SR 586, SR 587, SR 588, SR 589, SR 590, SR 591, SR 592, SR 593, SR 594, SR 595, SR 596, SR 597, SR 598, SR 599, SR 600, SR 601, SR 602, SR 603, SR 604, SR 605, SR 606, SR 607, SR 608, SR 609, SR 610, SR 611, SR 612, SR 613, SR 614, SR 615, SR 616, SR 617, SR 618, SR 619, SR 620, SR 621, SR 622, SR 623, SR 624, SR 625, SR 626, SR 627, SR 628, SR 629, SR 630, SR 631, SR 632, SR 633, SR 634, SR 635, SR 636, SR 637, SR 638, SR 639, SR 640, SR 641, SR 642, SR 643, SR 644, SR 645, SR 646, SR 647, SR 648, SR 649, SR 650, SR 651, SR 652, SR 653, SR 654, SR 655, SR 656, SR 657, SR 658, SR 659, SR 660, SR 661, SR 662, SR 663, SR 664, SR 665, SR 666, SR 667, SR 668, SR 669, SR 670, SR 671, SR 672, SR 673, SR 674, SR 675, SR 676, SR 677, SR 678, SR 679, SR 680, SR 681, SR 682, SR 683, SR 684, SR 685, SR 686, SR 687, SR 688, SR 689, SR 690, SR 691, SR 692, SR 693, SR 694, SR 695, SR 696, SR 697, SR 698, SR 699, SR 700, SR 701, SR 702, SR 703, SR 704, SR 705, SR 706, SR 707, SR 708, SR 709, SR 710, SR 711, SR 712, SR 713, SR 714, SR 715, SR 716, SR 717, SR 718, SR 719, SR 720, SR 721, SR 722, SR 723, SR 724, SR 725, SR 726, SR 727, SR 728, SR 729, SR 730, SR 731, SR 732, SR 733, SR 734, SR 735, SR 736, SR 737, SR 738, SR 739, SR 740, SR 741, SR 742, SR 743, SR 744, SR 745, SR 746, SR 747, SR 748, SR 749, SR 750, SR 751, SR 752, SR 753, SR 754, SR 755, SR 756, SR 757, SR 758, SR 759, SR 760, SR 761, SR 762, SR 763, SR 764, SR 765, SR 766, SR 767, SR 768, SR 769, SR 770, SR 771, SR 772, SR 773, SR 774, SR 775, SR 776, SR 777, SR 778, SR 779, SR 780, SR 781, SR 782, SR 783, SR 784, SR 785, SR 786, SR 787, SR 788, SR 789, SR 790, SR 791, SR 792, SR 793, SR 794, SR 795, SR 796, SR 797, SR 798, SR 799, SR 800, SR 801, SR 802, SR 803, SR 804, SR 805, SR 806, SR 807, SR 808, SR 809, SR 810, SR 811, SR 812, SR 813, SR 814, SR 815, SR 816, SR 817, SR 818, SR 819, SR 820, SR 821, SR 822, SR 823, SR 824, SR 825, SR 826, SR 827, SR 828, SR 829, SR 830, SR 831, SR 832, SR 833, SR 834, SR 835, SR 836, SR 837, SR 838, SR 839, SR 840, SR 841, SR 842, SR 843, SR 844, SR 845, SR 846, SR 847, SR 848, SR 849, SR 850, SR 851, SR 852, SR 853, SR 854, SR 855, SR 856, SR 857, SR 858, SR 859, SR 860, SR 861, SR 862, SR 863, SR 864, SR 865, SR 866, SR 867, SR 868, SR 869, SR 870, SR 871, SR 872, SR 873, SR 874, SR 875, SR 876, SR 877, SR 878, SR 879, SR 880, SR 881, SR 882, SR 883, SR 884, SR 885, SR 886, SR 887, SR 888, SR 889, SR 890, SR 891, SR 892, SR 893, SR 894, SR 895, SR 896, SR 897, SR 898, SR 899, SR 900, SR 901, SR 902, SR 903, SR 904, SR 905, SR 906, SR 907, SR 908, SR 909, SR 910, SR 911, SR 912, SR 913, SR 914, SR 915, SR 916, SR 917, SR 918, SR 919, SR 920, SR 921, SR 922, SR 923, SR 924, SR 925, SR 926, SR 927, SR 928, SR 929, SR 930, SR 931, SR 932, SR 933, SR 934, SR 935, SR 936, SR 937, SR 938, SR 939, SR 940, SR 941, SR 942, SR 943, SR 944, SR 945, SR 946, SR 947, SR 948, SR 949, SR 950, SR 951, SR 952, SR 953, SR 954, SR 955, SR 956, SR 957, SR 958, SR 959, SR 960, SR 961, SR 962, SR 963, SR 964, SR 965, SR 966, SR 967, SR 968, SR 969, SR 970, SR 971, SR 972, SR 973, SR 974, SR 975, SR 976, SR 977, SR 978, SR 979, SR 980, SR 981, SR 982, SR 983, SR 984, SR 985, SR 986, SR 987, SR 988, SR 989, SR 990, SR 991, SR 992, SR 993, SR 994, SR 995, SR 996, SR 997, SR 998, SR 999, SR 1000. The map also shows several lakes, including Lake Monroe, Lake Mary, Lake Jesup, Lake Harney, and Lake Weir. Major roads are labeled with their respective numbers, such as SR 408, SR 404, SR 406, SR 407, SR 409, SR 410, SR 411, SR 412, SR 413, SR 414, SR 415, SR 416, SR 417, SR 418, SR 419, SR 420, SR 421, SR 422, SR 423, SR 424, SR 425, SR 426, SR 427, SR 428, SR 429, SR 430, SR 431, SR 432, SR 433, SR 434, SR 435, SR 436, SR 437, SR 438, SR 439, SR 440, SR 441, SR 442, SR 443, SR 444, SR 445, SR 446, SR 447, SR 448, SR 449, SR 450, SR 451, SR 452, SR 453, SR 454, SR 455, SR 456, SR 457, SR 458, SR 459, SR 460, SR 461, SR 462, SR 463, SR 464, SR 465, SR 466, SR 467, SR 468, SR 469, SR 470, SR 471, SR 472



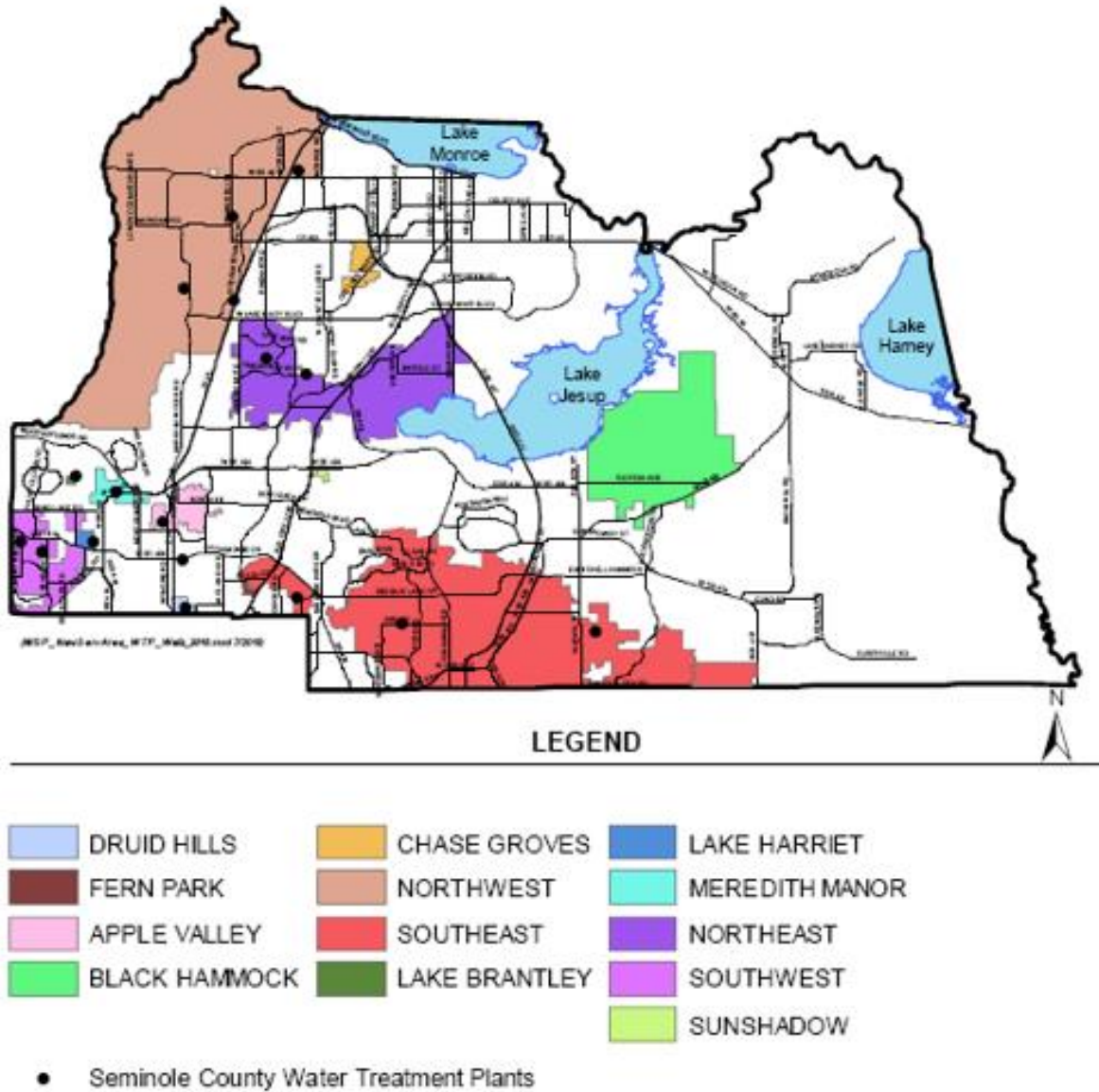
**Transportation Concurrency Exception Area –
Dense Urban Land Area**



NOTE: That portion of the DULA Area within the Wekiva Study Area is NOT exempt from DRI requirements.

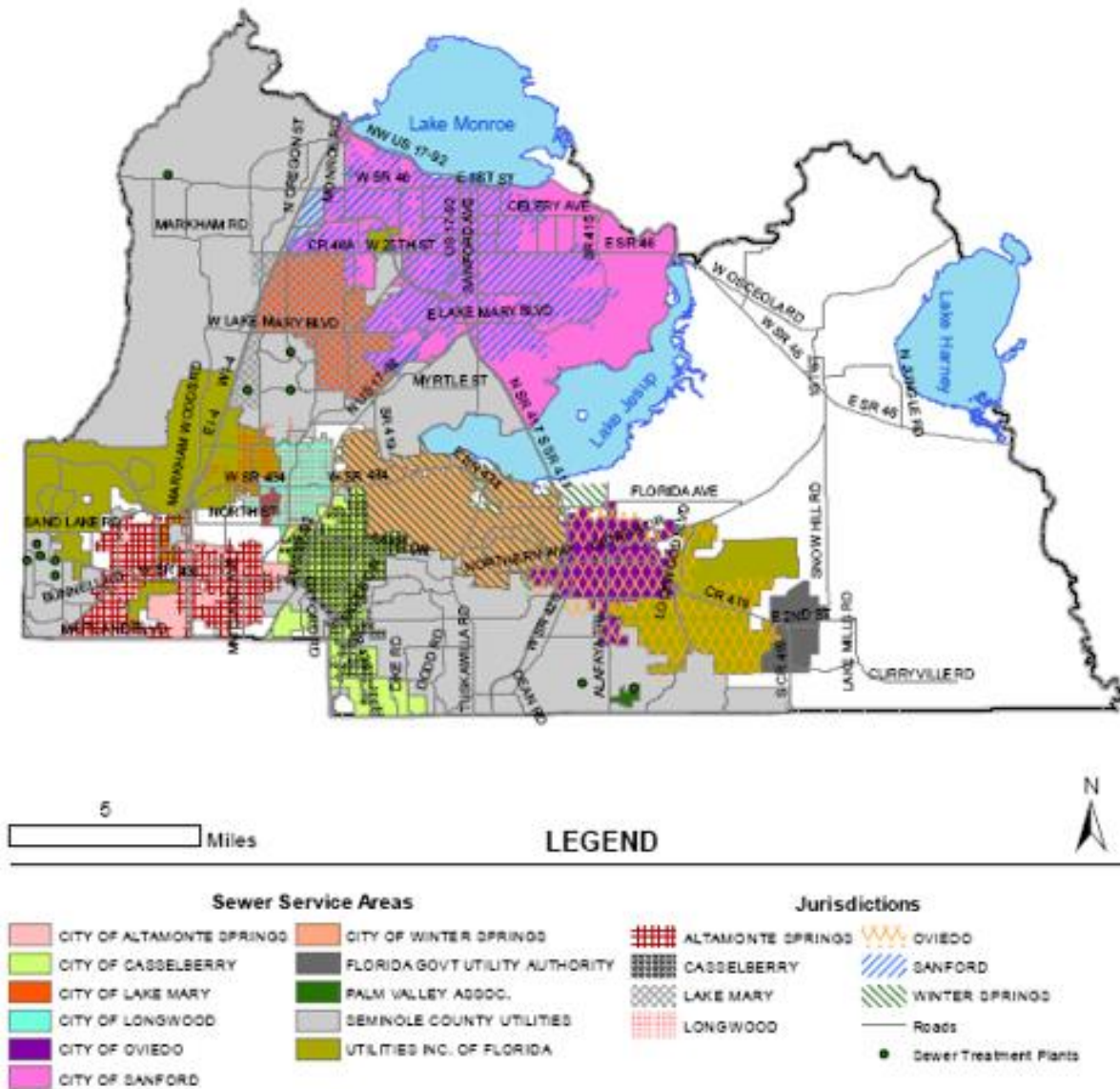
Transportation Element

**County Potable Water
Service Areas and Treatment Plants**



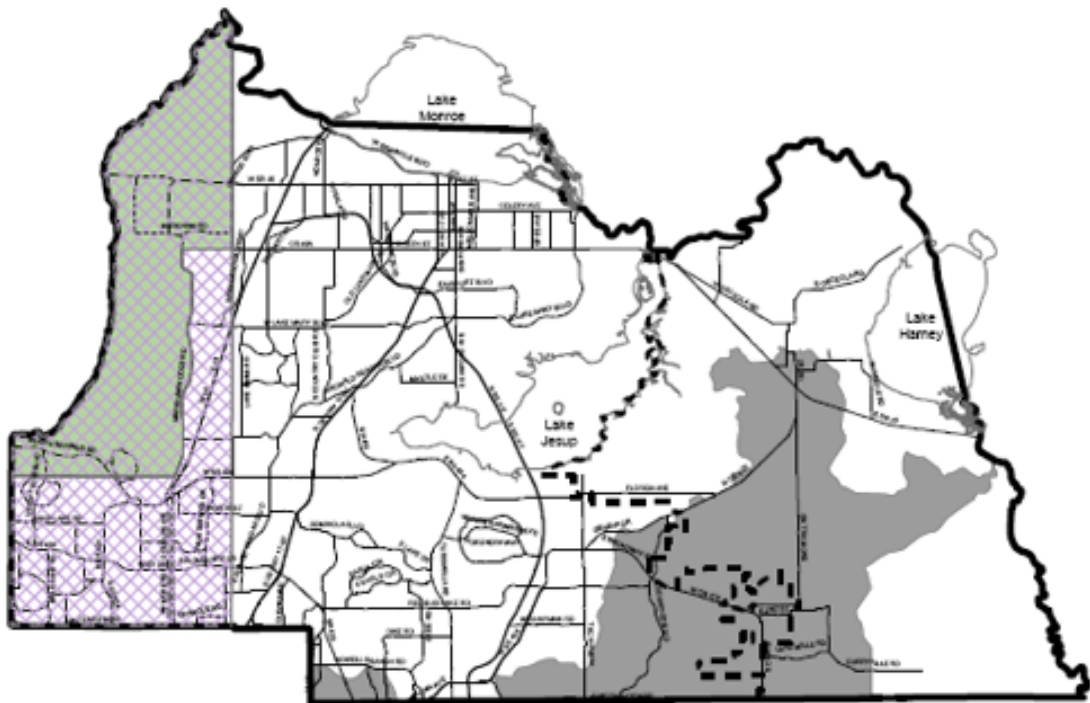
Potable Water Element

Sewer Service Area







Sanitary Sewer Element

**Econlockhatchee River and Wekiva River Protection Areas
and Wekiva Study Area**



LEGEND

-  Urban/Rural Boundary
-  Wekiva River Protection Area
-  Econlockhatchee River Protection Area
-  Wekiva Study Area Boundary



Conservation Element