

AN ORDINANCE AMENDING, PURSUANT TO THE LAND DEVELOPMENT CODE OF SEMINOLE COUNTY, THE ZONING CLASSIFICATIONS ASSIGNED TO 111 BEASLEY ROAD LOCATED IN SEMINOLE COUNTY; REZONING THE PROPERTY CURRENTLY ASSIGNED THE R-1AA (SINGLE FAMILY DWELLING) ZONING CLASSIFICATION TO THE R-1 (SINGLE FAMILY DWELLING) 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 Alafaya Beasley Rezone, dated July 14, 2026.

(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 R-1AA (Single Family Dwelling) to R-1 (Single Family Dwelling).

SEE ATTACHED EXHIBIT “A” 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

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accordance with Section 125.66, Florida Statutes, and this Ordinance will be effective upon filing with the Department.

ENACTED this 14th day of July, 2026.

BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA

By: _____
ANDRIA HERR, CHAIRMAN

EXHIBIT A

LEGAL DESCRIPTION

A PORTION OF ALAFAYA TRAIL SUBDIVISION AS RECORDED IN PLAT BOOK 10, PAGE 96, AND BEING PART OF LOTS 11 AND 19, AND ALL OF LOT 18, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA. LESS THAT PORTION TAKEN FOR ROAD RIGHT OF WAY RECORDED IN OFFICIAL RECORDS BOOK 3497, PAGE 1152, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS THE FOLLOWING:

BEGIN AT THE SOUTHWEST CORNER OF LOT 18, ALAFAYA TRAIL SUBDIVISION, BEING A PLAT RECORDED IN PLAT BOOK 10, PAGE 96 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, ALSO BEING THE NORTHEAST CORNER OF LOT 26, FRANCISCO PARK PLAT, BEING A PLAT RECORDED IN PLAT BOOK 89, PAGES 59 THROUGH 66 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF SAID LOT 26 AND A WESTERLY EXTENSION THEREOF, NORTH 89°58'36" WEST 167.97 FEET TO THE EASTERLY LINE OF SAID FRANCISCO PARK PLAT; THENCE, ALONG SAID EASTERLY LINE, NORTH 16°31'12" WEST 69.58 FEET; THENCE NORTH 01°54'52" WEST 100.00 FEET TO THE SOUTHWEST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4034, PAGE 774; THENCE ALONG SOUTH LINE OF SAID LANDS SOUTH 89°32'08" EAST 169.87 FEET TO THE WEST LINE OF LOT 19, ALAFAYA TRAIL SUBDIVISION; THENCE, ALONG THE NORTH LINE OF THE SOUTH 2/3 OF SAID LOT 19, NORTH 89°41'25" EAST 120.93 FEET TO THE WESTERLY RIGHT OF WAY LINE OF ALAFAYA TRAIL AND A CURVE, CONCAVE EASTERLY, WITH A RADIUS OF 1,986.69 FEET, A DELTA OF 04°48'14", AND A CHORD BEARING & DISTANCE OF SOUTH 09°40'06" EAST 166.53 FEET TO THE SOUTH LINE OF SAID LOT 18; THENCE ALONG SAID SOUTH LINE, SOUTH 89°09'03" WEST 127.55 FEET TO THE POINT OF BEGINNING.