

AN ORDINANCE AMENDING, PURSUANT TO THE LAND DEVELOPMENT CODE OF SEMINOLE COUNTY, THE ZONING CLASSIFICATIONS ASSIGNED TO PARCEL 21-19-30-513-0000-0020 LOCATED IN SEMINOLE COUNTY; REZONING CERTAIN PROPERTY CURRENTLY ASSIGNED 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 Sanford Commerce Center PD Major Amendment Rezone, dated August 11, 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 PD (Planned Development) to PD (Planned Development) pursuant to the provisions contained in Development Order #26-20500003, 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 #26-20500003 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. 2026-____ being deemed final in accordance with Florida Statutes Chapter 163, Part II; or (iv) simultaneous and concurrent with the County's approval of a Final Development Plan for the Sanford Commerce Center PD per Development Order #26-20500003.

ENACTED this 11th day of August, 2026.

BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA

By: _____
ANDRIA HERR, CHAIRMAN

EXHIBIT "A"
DEVELOPMENT ORDER

FILE NO.: PZ2026-06

DEVELOPMENT ORDER #

26-20500003

SANFORD COMMERCE CENTER PD
SEMINOLE COUNTY DEVELOPMENT ORDER

On August 11, 2026, Seminole County issued this Development Order which shall replace in its entirety the Second Revised and Restated Orange Boulevard Property PD #25-20500006, issued June 23, 2025, as recorded in Seminole County Official Records Book 10847 Pages 1673-1678, relating to and touching concerning the following described property:

Legal Description

Lot 2, CBK DEVELOPMENT, according to the plat thereof, as recorded in Plat Book 91, Pages 21-24, of the Public Records of Seminole County, Florida

(The above-described legal description has been provided to Seminole County by the owner of the above-described property)

FINDINGS OF FACT

Property Owner: KBC Development, Inc.

Project Name: Sanford Commerce Center SSFLUMA & PD Major Amendment Rezone

Requested Development Approval: Consider a Small Scale Future Land Use Map Amendment from Commercial to Industrial and a Rezone from PD (Planned Development) to PD (Planned Development) for a proposed 144,000 square-foot commercial and industrial flex space warehouse development on approximately 17.23 acres, located on the south side of Orange Blvd, approximately ½ mile east of Oregon St.

The Development Approval sought is consistent with the Seminole County Comprehensive Plan and will be developed consistent with and in compliance to applicable land development regulations and all other applicable regulations and ordinances.

The development conditions and commitments stated below will run with, follow and perpetually burden the above-described property.

Prepared by: Anne Marie (Annie) Sillaway, AICP
Principal Planner
1101 East First Street
Sanford, Florida 32771

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Order**NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:**

- (1) The subject application for development approval is **GRANTED**.
 - (2) All development must fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits including all impact fee ordinances.
 - (3) The conditions upon this Development Order approval and the commitments made as to this development approval, all of which have been accepted by and agreed to by the owners of the property; replace in its entirety, the Second Revised and Restated Orange Boulevard Property PD Development Order #25-20500006, issued June 23, 2025, as recorded in Seminole County Official Records Book 10847 Pages 1673-1678:
 - A. Development must comply with the Master Development Plan attached hereto as "Exhibit A".
 - B. Maximum Intensity Floor Area Ratio: 0.65
 - C. Maximum Building Height: Thirty-five (35) feet
 - D. Perimeter building setbacks:
 - North: Twenty-five (25) feet
 - South: Ten (10) feet
 - East: Ten (10) feet
 - West: Sixty (60) feet – one (1) story building
 - 100' – two (2) story building
 - 150' – three (3) story building
 - E. Perimeter Landscape Buffers*:
 - North: None
 - South: None
 - East: None
 - West: Twenty-five (25) foot wide landscape buffer with a three (3) foot high berm; landscape components shall provide an opacity rating of 0.5 opacity with 2.7 plant units per 100 linear feet using Plant Group B. Plantings shall be installed on top of the three (3) foot high berm to provide a buffer.
- *Additional criteria may be required at the time of the Final Development Plan.

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F. Permitted Uses:

- Those uses permitted under C-1 (Retail Commercial), C-2 (General Commercial), C-3 (Heavy Commercial & Very Light Industrial), and M-1A (Very Light Industrial) districts; Excluding Retail Sales (Light and General Retail Uses) which shall be ancillary to the primary operational use.
- All Special Exception uses under the C-1, C-2, C-3, and M-1A zoning districts (as approved by the Board of County Commissioners).
- Additional uses that require Special Exception Approval: Indoor Recreation; Physical Fitness Studios including dance and martial arts; Day Care Centers.

G. Prohibited Uses:

1. Adult Entertainment Establishments
2. Alcoholic Beverage Establishments
3. Animal Processing
4. Automobile Wrecking Lots
5. Bottle and Distribution Plants
6. Car Wash
7. Civic Assembly Uses (Neighborhood, Community, Regional)
8. Commercial Kennels
9. Communication Towers
10. Concrete Block Plants
11. Convenience Store
12. Drive-in Theatres
13. Elementary School, Public or Private
14. Feed Mill Manufacturing
15. Flea Market
16. Greenhouses
17. Grocery Store
18. High School, Public or Private
19. Incineration of Organic Materials
20. Junk and Receiving Yards
21. Laundry and Dry-Cleaning Plants
22. Middle School, Public or Private
23. Multi-Family Housing
24. Outdoor Recreation and Amusement Uses
25. Plant Nursery (Wholesale, Retail, On-site produce)
26. Redi-Mix Concrete Plants
27. Retail Plant Nursery

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- 28. Sanitary Landfill
 - 29. Sawmill
 - 30. Self Service Laundry
 - 31. Soap Manufacturing
 - 32. Solid Waste transfer
 - 33. Storage and Recovery Stations
 - 34. Temporary Sales of Agricultural products
 - 35. Theaters and Cinemas
 - 36. Truck Terminal
 - 37. Wholesale Storage of Flammable Liquids or Gases
- H. Hours of Operation: Outdoor loading/unloading and outdoor work activities shall be limited to 7am – 9pm Monday – Friday.
- I. At the time of the Final Development Plan, additional conditions may be imposed to provide sound attenuation for the benefit of the residential development to the west. Noise mitigation measures may include, but are not limited to, the placement of loading docks and bay doors to face away from the western perimeter.
- J. At the time of Final Development Plan the Developer may be required to provide a letter of approval from the utility power provider if buildings or infrastructure are proposed to be located within the existing utility transmission easements.
- K. Outdoor storage areas shall be screened from view from any road or adjoining parcel outside of the development. Screening shall consist of walls or fences and shall be opaque to a height of at least eight (8) feet. Such areas shall be located a minimum of 150 feet from the west boundary of the subject property.
- L. The development shall provide a minimum of twenty-five (25) percent open space in accordance with the Seminole County Land Development Code.
- M. Dumpsters shall be screened so they are not visible from Orange Boulevard or nearby single-family properties.
- N. Retention ponds shall be designed such that they are not required to be fenced.
- O. The developer must provide a pedestrian circulation system giving access to all portions of the development as well as connecting to existing sidewalks outside of the development.
- P. All project signage must comply with the Land Development Code of Seminole County.
- Q. All mechanical equipment, ground or roof mounted, shall be screened from off-site view.

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- R. Parking of mobile CT-scan trucks or semi-tractor trailers shall be prohibited within 120 feet of the west property line. Where permitted, such vehicles shall be screened from off-site view.
- S. All parking spaces shall be a minimum of 10 feet x 20 feet as required by the Land Development Code.
- T. Parking shall be provided at a ratio of 1.25 parking spaces per 1,000 square feet of building for all development.
- U. The western buffer is required to be maintained by the property owner(s).
- V. Any development on the subject property shall be held to the Performance Standards of the SCLDC.
- W. The owner will be required to maintain the portion of the existing pre-cast wall located along the western boundary of Lot 2.
- X. The seventy (70) foot utility and access easement will be required to be vacated at the time of the Final Development Plan.
- Y. In the case of a conflict between the written conditions A through X in this Development Order and the Master Development Plan attached as Exhibit (B), the terms of the written conditions A through X will apply.

(4) This Development Order touches and concerns the above-described property and the conditions, commitments and provisions of this Development Order will perpetually burden, run with and follow this property and be a servitude upon and binding upon this property unless released in whole or part by action of Seminole County by virtue of a document of equal dignity with this Order.

(5) The terms and provisions of this Order are not severable and in the event any portion of this Order is found to be invalid or illegal then the entire order will be null and void.

(6) In the case of a conflict between the written conditions in this Development Order and the attached Master Development Plan, the terms of the written conditions shall apply.

(7) All applicable state or federal permits must be obtained before commencement of the development authorized by this Development Order.

(8) Issuance of this Development Order does not in any way create any rights on the part of the Applicant or Property Owner to receive a permit from a state or federal agency, and does not create any liability on the part of Seminole County for issuance of the Development Order if the Applicant or Property Owner fails to obtain requisite

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approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

(9) In approval of this Development Order by Seminole County, the property owner(s) understands that the County must receive a Final Development Plan within five (5) years of approval of the Master Development Plan, unless this time period is extended by the Seminole County Local Planning Agency / Planning and Zoning Commission. If substantial development has not begun within eight (8) years after approval of the Master Development Plan, the planned development will be subject to review by the Local Planning Agency / Planning and Zoning Commission and the Board of County Commissioners may move to rezone the subject property to a more appropriate zoning or extend the deadline for start of construction (see Sections 30.446 and 449, LDC).

(10) This Order becomes effective upon the effective date of the associated comprehensive plan amendment enacted in association with Sanford Commerce Center PD (as referenced in Exhibit A), on August 11, 2026, or simultaneous and concurrent with the County's approval of a Final Development Plan hereunder for the Sanford Commerce Center PD, whichever occurs later.

Done and Ordered on the date first written above.

**SEMINOLE COUNTY BOARD
OF COUNTY COMMISSIONERS**

By: _____
ANDRIA HERR, CHAIRMAN

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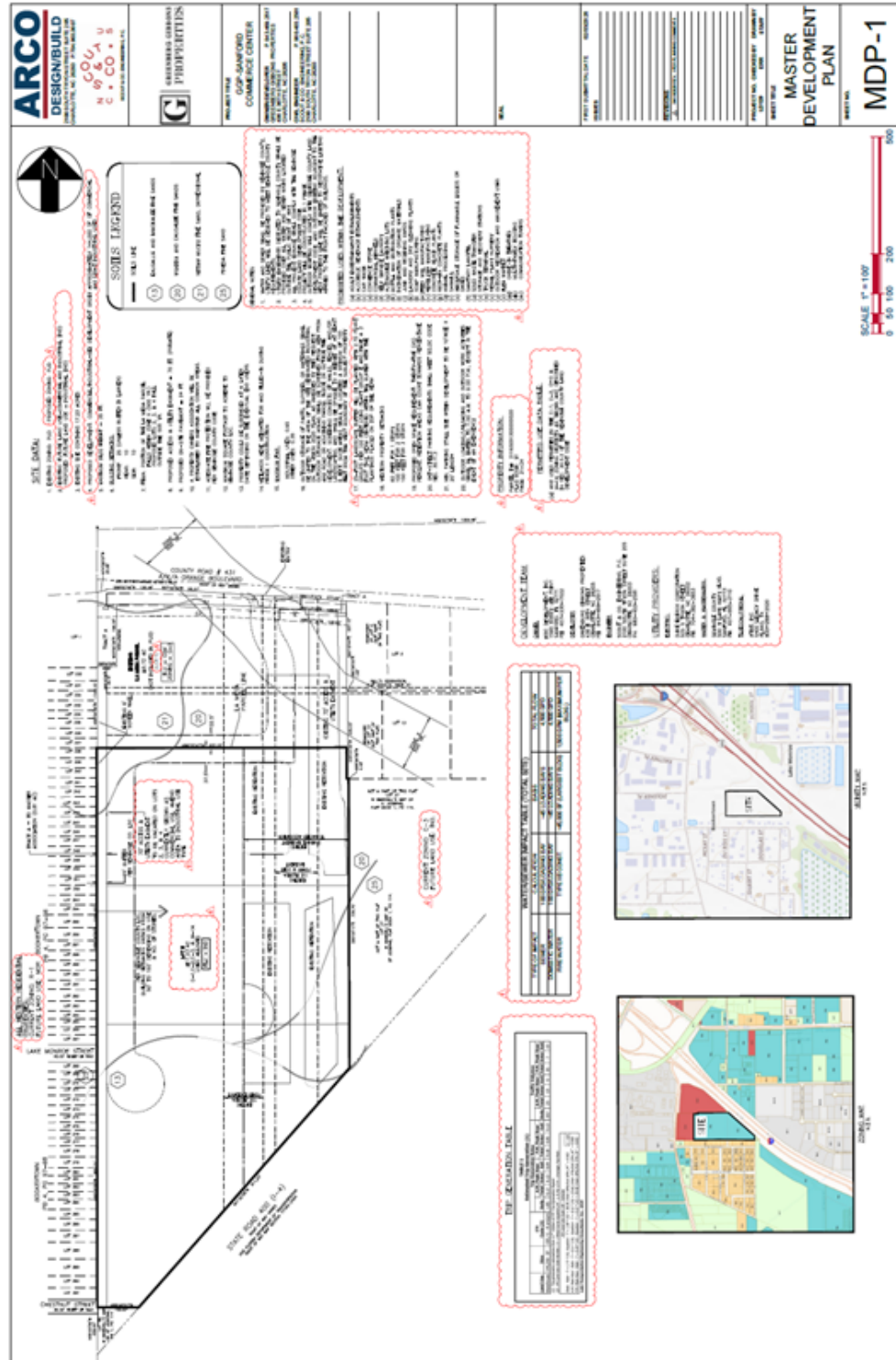
EXHIBIT A
Master Development Plan

EXHIBIT "B"
LEGAL DESCRIPTION

Lot 2, CBK DEVELOPMENT, according to the plat thereof, as recorded in Plat Book 91,
Pages 21-24, of the Public Records of Seminole County, Florida