

AN ORDINANCE FURTHER AMENDING THE SEMINOLE COUNTY COMPREHENSIVE PLAN; AMENDING THE FUTURE LAND USE MAP DESIGNATION OF PROPERTY GENERALLY LOCATED (ON THE NORTH SIDE OF STATE ROAD 46 BETWEEN BERINI WAY AND LAKE FOREST BLVD) BY VIRTUE OF A SMALL SCALE FUTURE LAND USE MAP AMENDMENT; CHANGING THE FUTURE LAND USE MAP DESIGNATION ASSIGNED TO CERTAIN PROPERTY FROM PLANNED DEVELOPMENT AND HIGHER INTENSITY PLANNED DEVELOPMENT – TARGET INDUSTRY TO 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 163.3187, Florida Statutes, in order to further amend certain provisions of the Plan as set forth in this Ordinance relating to a Small 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 December 4, 2024, 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 a public hearing on January 28, 2025, with all required public notice for the purpose of hearing and considering the recommendations and comments of the general public, the Local

Planning Agency, other public agencies, and other jurisdictions prior to final action on the Plan amendment set forth in this Ordinance; and

WHEREAS, the Board of County Commissioners hereby finds that the Plan, as amended by this Ordinance, is consistent and in compliance with the provisions of State law, including, but not limited to, Sections 163.3177 and 163.3187, Florida Statutes, and with the Strategic Regional Policy Plan of the East Central Florida Regional Planning Council

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 Date
A	SR 46/Lake Forest (aka Terracina) SSFLUMA and PD Major Amendment	06.22SS.04 (Z2022-16)	Planned Development and Higher Intensity Planned Development – Target Industry to Planned Development	12/4/2024	1/28/2025

			With a maximum F.A.R. of 0.66 – Self-Storage Facility F.A.R. of 0.35 – C-1 Uses		
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(b) The associated rezoning request was completed by means of Ordinance Number 25-_____.

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 shall 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) The County will provide a certified copy of this Ordinance to the Florida Department of State by the Clerk of the Board of County Commissioners in accordance with Section 125.66, 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 adoption date of the amendment. 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 28th day of January, 2025

BOARD OF COUNTY COMMISSIONERS
OF SEMINOLE COUNTY, FLORIDA

By: _____
JAY ZEMBOWER, CHAIRMAN

EXHIBIT A

Amendment 06.22SS.04

LEGAL DESCRIPTION

PARCEL 1 – SEMINOLE COUNTY; FLORIDA PARCEL ID NO.: 30-19-30-516-0000-0C40
LOT C-4, TERRACINA AT LAKE FOREST, ACCORDING TO THE PLAT THEREOF
RECORDED IN PLAT BOOK 74, PAGES 8-16, PUBLIC RECORDS OF SEMINOLE COUNTY,
FLORIDA.

AND

PARCEL 2 – SEMINOLE COUNTY, FLORIDA PARCEL ID NO.: 30-19-30-300-002P-0000
WEST 320.00 FEET OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30,
TOWNSHIP 19 SOUTH, RANGE 30 EAST, LYING NORTH OF NEW STATE ROAD 46,
SEMINOLE COUNTY, FLORIDA, LESS AND EXCEPT THE FOLLOWING:

BEGIN AT THE SOUTHWEST CORNER OF THE AFOREMENTIONED PARCEL, SAID
POINT BEING ON THE NORTH RIGHT OF WAY LINE OF STATE ROAD 46, RUN
S89°50'15"E A DISTANCE OF 39.05 FEET; THENCE LEAVING SAID NORTH RIGHT OF
WAY LINE RUN N00°09'45"E A DISTANCE OF 35.96 FEET; THENCE RUN N89°51'47"W A
DISTANCE OF 39.07 FEET TO THE EAST LINE OF LAKE FOREST SUBDIVISION; THENCE
RUN S00°08'13"W A DISTANCE OF 35.94 FEET TO THE POINT OF BEGINNING

