

AN ORDINANCE AMENDING, PURSUANT TO THE LAND DEVELOPMENT CODE OF SEMINOLE COUNTY, THE ZONING CLASSIFICATIONS ASSIGNED TO 1160 SANDY LANE AND ADDITIONAL PARCELS LOCATED IN SEMINOLE COUNTY; REZONING THE PROPERTY CURRENTLY ASSIGNED THE R-1AA (SINGLE FAMILY DWELLING) AND A-1 (AGRICULTURE) TO THE MM (MISSING MIDDLE) 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 Sandy Lane Homes Rezone, dated May 12th, 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) and A-1 (Agriculture) to MM (Missing Middle).

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

ENACTED this 12th day of May 2026.

BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA

By: _____
ANDRIA HERR, CHAIRMAN

EXHIBIT A

LEGAL DESCRIPTION

Parcel 1:

The South 1/2 of the Northwest 1/4 of the Southeast 1/4 of the Northeast 1/4 of Section 7, Township 21 South, Range 29 East, lying and being in Seminole County, Florida; LESS the West 16.5 feet and the East 25 feet, thereof; ALSO LESS AND EXCEPT those lands described in Special Warranty Deed recorded November 7, 2006, in Official Records Book 6474, Page 1233, of the Public Records of Seminole County, Florida, being more particularly described as follows: Commence at the Northwest corner of the South 1/2 of the Northwest 1/4 of the Northwest 1/4 of the Northeast 1/4 of Section 7, Township 21 South, Range 29 East, Seminole County, Florida; thence run N89°59'44"E, a distance of 16.50 feet along the North line of said South 1/2 to the POINT OF BEGINNING; thence continue along said North line, N89°59'44"E, a distance of 350.00 feet; thence departing said North line run S00°25'54"E, a distance of 61.00 feet, parallel to the West line of the Southeast 1/4 of the Northeast 1/4 of said Section 7; thence S89°59'44"W, a distance of 55.00 feet; thence S00°25'54"E, a distance of 204.91 feet, parallel to the West line of said Southeast 1/4 of the Northeast 1/4; thence S89°34'06"W, a distance of 4.00 feet; thence S00°25'54"E, a distance of 21.00 feet, parallel to the West line of said Southeast 1/4 of the Northeast 1/4; thence N89°34'06"E, a distance of 4.00 feet; thence S00°25'54"E, a distance of 51.04 feet to a point on the South line of the South 1/2 of the Northwest 1/4 of the Southeast 1/4 of the Northeast 1/4 of said Section 7; thence N89°53'48"W, along said South line, a distance of 295.00 feet; thence N00°25'54"W, parallel to and 16.50 feet Easterly of the West line of the Southeast 1/4 of Northeast 1/4 of said Section 7, a distance of 337.39 feet to the Point of Beginning.

Parcel 2:

The East 25 feet of the South 1/2 of the Northwest 1/4 of the Southeast 1/4 of the Northeast 1/4 of Section 7, Township 21 South, Range 29 East, lying and being in Seminole County, Florida; LESS that part for right of way of Sandy Lane.

Parcel 3:

The South 60 feet of the Northeast 1/4 of the Northwest 1/4 of the Southeast 1/4 of the Northeast 1/4, Section 7, Township 21 South, Range 29 East, lying and being in Seminole County, Florida; LESS that part for Right-of-Way for Sand Lake Road and Sandy Lane.

Parcel 4-A:

THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 21 SOUTH, RANGE 29 EAST, SEMINOLE COUNTY, FLORIDA; LESS AND EXCEPT ROAD RIGHT-OF-WAY ON NORTH AND LESS THE WEST 16.5 FEET THEREOF.

Parcel 4-B:

THAT PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 21 SOUTH, RANGE 29 EAST, SEMINOLE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF

THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 21 SOUTH, RANGE 29 EAST, SEMINOLE COUNTY, FLORIDA; THENCE RUN NORTH 88°55'22"E, A DISTANCE OF 16.50 FEET ALONG THE NORTH LINE OF SAID SOUTH 1/2 TO AND 16.50 FEET EASTERLY OF THE WEST LINE OF SAID NORTHWEST 1/4 OF SOUTHEAST 1/4 OF NORTHEAST 1/4 OF SECTION 7 AND THE POINT OF BEGINNING; THENCE RUN N 00°41'14"E, PARALLEL TO AND 16.50 FEET EASTERLY OF THE WEST LINE OF SAID NORTHWEST 1/4 OF SOUTHEAST 1/4 OF NORTHEAST 1/4 OF SECTION 7, 337.25 FEET TO THE NORTH LINE OF SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 (ALSO BEING THE SOUTH RIGHT OF WAY LINE OF SAND LAKE ROAD); THENCE RUN S 89° 02'15" E, ALONG THE NORTH LINE OF SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4, 314.05 FEET TO THE EAST LINE OF THE NORTHWEST 1/4 OF SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4; THENCE RUN S 00°41'52"W, ALONG SAID EAST LINE, 337.88 FEET TO THE SOUTH LINE OF SAID NORTHWEST 1/4 OF SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4; THENCE RUN S 88° 55'22" E, 36.01 FEET; THENCE RUN S 00°39'00" W, 61.00 FEET; THENCE RUN N 88°55'22"W, 55.00 FEET; THENCE RUN S 00°39'00" W, 204.91 FEET; THENCE RUN N 89°21'00"W, 4.00 FEET; THENCE RUN S 00°39'00" W, 21.00 FEET; THENCE RUN S 89°21'00" E, 4.00 FEET; THENCE RUN S 00°39'00" W, 50.94 FEET TO THE SOUTH LINE OF SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 ; THENCE RUN N 88°48'28"W, ALONG SAID SOUTH LINE, 295.22 FEET TO A POINT 16.50 FEET EASTERLY OF AS MEASURED PERPENDICULAR TO THE WEST LINE OF SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4; THENCE RUN N 00°41'14"E, PARALLEL TO AND 16.50 FEET EASTERLY OF SAID WEST LINE 337.25 FEET TO THE POINT OF BEGINNING.