

**AN ORDINANCE AMENDING, PURSUANT TO THE LAND DEVELOPMENT CODE OF SEMINOLE COUNTY, THE ZONING CLASSIFICATION ASSIGNED TO 1096 MERRITT STREET LOCATED IN SEMINOLE COUNTY; REZONING CERTAIN PROPERTY CURRENTLY ASSIGNED THE R-1 (SINGLE-FAMILY DWELLING) AND R-2 (ONE- AND TWO-DWELLING) ZONING CLASSIFICATION TO THE PLI (PUBLIC LANDS AND INSTITUTION) 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 Rosenwald Community Center Rezone, dated June 23, 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-1 (Single-Family Dwelling) and R-2 (ONE- AND TWO-DWELLING) to PLI (Public Lands and Institutions).

**SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION  
SEE ATTACHED EXHIBIT "B" FOR BOUNDARY SURVEY**

**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 23rd day of June, 2026.

BOARD OF COUNTY COMMISSIONERS  
SEMINOLE COUNTY, FLORIDA

By: \_\_\_\_\_  
ANDRIA HERR, CHAIRMAN

EXHIBIT A  
**LEGAL DESCRIPTION**

LEGAL DESCRIPTION (VESTING DEED - ORB 9465, PG. 1105):

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BEGINNING 25 FEET NORTH OF THE SOUTH 1/2 MILE POST OF SECTION 7, TOWNSHIP 21 SOUTH, RANGE 30 EAST, SAID POINT BEING ON THE NORTH LINE OF A PUBLIC HIGHWAY; RUN THENCE EAST 79.15 FEET TO A POINT 85 FEET MEASURED AT RIGHT ANGLES FROM THE CENTER LINE OF THE MAIN LINE TRACT OF THE A. C. L. RAILROAD; THENCE N 45°15' E PARALLEL WITH SAID RAILROAD TRACT, 305.1 FEET; THENCE NORTH TO THE NORTH LINE OF THE SW 1/4 OF THE SE 1/4 OF SAID SECTION 7; THENCE WEST 297 FEET TO THE NORTHWEST CORNER OF SAID SW 1/4 OF THE SE 1/4 OF SAID SECTION; THENCE SOUTH 368.2 FEET; THENCE S 58°43' W, 502 FEET ON A LINE WHICH WHEN PRODUCED WILL INTERSECT THE WEST LINE OF THE EAST 1/2 OF THE SE 1/4 OF THE SW 1/4 OF SAID SECTION AT A POINT 774 FEET SOUTH OF THE NORTHWEST CORNER OF SAID EAST 1/2 OF THE SE 1/4 OF SW 1/4 OF SAID SECTION; THENCE SOUTH 356.1 FEET, THENCE EAST 423.65 FEET; THENCE SOUTH 310 FEET TO BEGINNING; SEMINOLE COUNTY, FLORIDA.

LESS: PER O.R. BOOK 813, PAGE 312, SEMINOLE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A POINT 25 FEET NORTH AND 79.15 FEET EAST OF SOUTH 1/4 POST OF SECTION 7, TOWNSHIP 21 SOUTH, RANGE 30 EAST; RUN THENCE 45°15' E, 305.1 FEET; THENCE NORTH 106.74 FEET TO THE EASTERLY RIGHT-OF-WAY LINE SCL RAILROAD; THENCE SOUTHWESTERLY ALONG EASTERLY RIGHT-OF-WAY LINE SCL RAILROAD TO ITS INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF NORTH STREET; THENCE EAST ALONG NORTH RIGHT-OF-WAY LINE OF NORTH STREET TO POINT OF BEGINNING, SEMINOLE COUNTY, FLORIDA.

TOGETHER WITH:

BEGINNING 25 FEET NORTH OF THE SOUTH 1/2 MILE POST OF SECTION 7, TOWNSHIP 21 SOUTH, RANGE 30 EAST, SAID POINT BEING ON THE NORTH LINE OF A PUBLIC HIGHWAY; RUN THENCE NORTH 310 FEET; THENCE WEST 40.8 FEET; THENCE SOUTH 310 FEET; THENCE EAST 40.8 FEET TO PLACE OF

BEGINNING. TOGETHER

WITH:

BEGIN 40.8 FEET WEST OF THE BURIED IRON SITUATED A GOVERNMENT 1/4 SECTION POST ON SOUTH LINE OF SECTION 7, TOWNSHIP 21 SOUTH, RANGE 30 EAST; SAID 1/4 SECTION POST BEING SITUATED 2,587 1/2 FEET WEST OF THE SOUTHEAST CORNER OF SECTION 7; RUN FROM SAID

BEGINNING TO POINT WEST 130 FEET: THENCE NORTH 335 FEET;  
THENCE EAST 130 FEET; THENCE SOUTH 335 FEET TO BEGINNING.

ALL THE ABOVE LYING IN SEMINOLE

COUNTY, FLORIDA. SAID PARCEL CONTAINS

12.969 ACRES, MORE OR LESS



