

AN ORDINANCE FURTHER AMENDING THE SEMINOLE COUNTY COMPREHENSIVE PLAN; AMENDING THE FUTURE LAND USE MAP DESIGNATION OF 500 VILLAGE PLACE AND 140 WEKIVA SPRINGS ROAD BY VIRTUE OF A SMALL SCALE FUTURE LAND USE MAP AMENDMENT; CHANGING THE FUTURE LAND USE MAP DESIGNATION ASSIGNED TO CERTAIN PROPERTY FROM HIGH DENSITY RESIDENTIAL AND PLANNED DEVELOPMENT 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 August 6, 2025, 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 September 9, 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	Village on the Green SSFLUMA and PD Major Amendment	02.25SS.02/ Z2025-03	High Density Residential and Planned Development to Planned Development Maximum F.A.R. 0.60 Maximum Density 7.09 du/ac for a total of 554 units	08/06/2025	9/9/2025

(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 9th day of September, 2025

BOARD OF COUNTY COMMISSIONERS
OF SEMINOLE COUNTY, FLORIDA

By: _____
JAY ZEMBOWER, CHAIRMAN

EXHIBIT A

Amendment 02.25SS.02

LEGAL DESCRIPTION

PARCEL 1 (EXISTING VILLAGE ON THE GREEN DEVELOPMENT):

A PARCEL OF LAND LYING IN SECTIONS 3 AND 4, TOWNSHIP 21 SOUTH, RANGE 29 EAST OF SEMINOLE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF TRACT A, SABAL FAIRWAY VILLAS AT SABAL POINT ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 31 PAGES 72 AND 73 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE RUN THE FOLLOWING COURSES ALONG THE SOUTHERLY RIGHT--OF--WAY LINE OF SABAL PALM DRIVE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 27 PAGES 12 AND 13 OF SAID PUBLIC RECORDS: NORTH 71°02'21" EAST FOR A DISTANCE OF 82.93 FEET; THENCE RUN NORTH 74°51'12" EAST FOR A DISTANCE OF 173.25 FEET TO A POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY HAVING A RADIUS OF 640.00 FEET AND A CENTRAL ANGLE OF 25°54'00" WITH A CHORD BEARING OF NORTH 61°54'12" EAST, AND A CHORD LENGTH OF 286.85 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 289.31 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 51°38'58" EAST FOR A DISTANCE OF 212.59 FEET TO A POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 450.00 FEET AND A CENTRAL ANGLE OF 11°21'04" WITH A CHORD BEARING OF NORTH 54°37'44" EAST, AND A CHORD LENGTH OF 89.01 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 89.15 FEET TO A NON--TANGENT POINT; THENCE DEPARTING SAID SOUTHERLY RIGHT--OF--WAY LINE RUN SOUTH 28°47'00" EAST FOR A DISTANCE OF 62.25 FEET TO A NON--TANGENT POINT OF A CURVE, CONCAVE EASTERLY HAVING A RADIUS OF 33.20 FEET AND A CENTRAL ANGLE OF 70°36'22" WITH A CHORD BEARING OF SOUTH 06°00'53" WEST, AND A CHORD LENGTH OF 38.37 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 40.91 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY HAVING A RADIUS OF 496.12 FEET AND A CENTRAL ANGLE OF 17°04'18" WITH A CHORD BEARING OF SOUTH 37°49'32" EAST, AND A CHORD LENGTH OF 147.28 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 147.82 FEET TO A

POINT OF COMPOUND CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY HAVING A RADIUS OF 911.28 FEET AND A CENTRAL ANGLE OF 02°52'03" WITH A CHORD BEARING OF SOUTH 47°47'43" EAST, AND A CHORD LENGTH OF 45.60 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 45.61 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 51°05'41" EAST FOR A DISTANCE OF 53.03 FEET TO A POINT OF CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY HAVING A RADIUS OF 75.00 FEET AND A CENTRAL ANGLE OF 38°18'42" WITH A CHORD BEARING OF SOUTH 70°15'02" EAST, AND A CHORD LENGTH 49.22 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 50.15 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 89°24'22" EAST FOR A DISTANCE OF 89.86 FEET; THENCE RUN SOUTH 47°21'24" EAST FOR A DISTANCE OF 190.05 FEET; THENCE RUN NORTH 76°59'07" EAST FOR A DISTANCE OF 83.19 FEET; THENCE RUN SOUTH 42°11'56" EAST FOR A DISTANCE OF 96.02 FEET; THENCE RUN NORTH 80°29'59" EAST FOR A DISTANCE OF 131.10 FEET; THENCE RUN SOUTH 40°34'01" EAST FOR A DISTANCE OF 822.84 FEET; THENCE RUN NORTH 89°35'19" EAST FOR A DISTANCE OF 78.32 FEET; THENCE RUN NORTH 89°35'25" EAST FOR A DISTANCE OF 245.00 FEET; THENCE RUN NORTH 00°24'36" WEST FOR A DISTANCE OF 455.74 FEET; THENCE RUN SOUTH 89°59'27" EAST FOR A DISTANCE OF 286.80 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF AFORESAID SECTION 3, ALSO BEING A POINT ON THE WEST LINE OF THE SPRINGS DEERWOOD ESTATES ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 16 PAGES 75 AND 76 OF AFORESAID PUBLIC RECORDS; THENCE RUN SOUTH 00°00'33" WEST ALONG SAID EAST LINE AND THE SOUTHERLY EXTENSION OF SAID WEST LINE FOR A DISTANCE OF 1611.78 FEET TO THE CENTER OF AFORESAID SECTION 3; THENCE RUN SOUTH 00°02'48" WEST ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF AFORESAID SECTION 3 FOR A DISTANCE OF 80.28 FEET; THENCE DEPARTING SAID EAST LINE RUN SOUTH 77°58'18" WEST FOR A DISTANCE OF 411.64 FEET; THENCE RUN NORTH 17°26'02" WEST FOR A DISTANCE OF 108.92 FEET; THENCE RUN NORTH 59°01'57" WEST FOR A DISTANCE OF 214.00 FEET; THENCE RUN NORTH 17°49'57" WEST FOR A DISTANCE OF 143.50 FEET; THENCE RUN NORTH 66°10'58" WEST FOR A DISTANCE OF 98.64 FEET; THENCE RUN SOUTH 84°30'05" WEST FOR A DISTANCE OF 647.40 FEET; THENCE RUN NORTH 47°15'13" WEST FOR A DISTANCE OF 412.78 FEET TO A POINT ON THE SOUTHEASTERLY EXTENSION OF THE EAST LINE OF SAID SABAL FAIRWAY VILLAS AT SABAL POINT ACCORDING

TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 31 PAGES 72 AND 73 OF AFOREMENTIONED PUBLIC RECORDS; THENCE RUN NORTH 22°55'17" WEST ALONG SAID SOUTHEASTERLY EXTENSION AND EASTERN MOST LINE OF SAID PLAT FOR A DISTANCE OF 238.76 FEET; THENCE RUN THE FOLLOWING COURSES ALONG THE EASTERLY LINE OF SAID SABAL FAIRWAY VILLAS AT SABAL POINT: NORTH 42°47'21" WEST FOR A DISTANCE OF 617.66 FEET; THENCE RUN NORTH 44°05'15" WEST FOR A DISTANCE OF 234.87 FEET; THENCE RUN NORTH 23°53'51" WEST FOR A DISTANCE OF 605.67 FEET TO THE POINT OF BEGINNING.

CONTAINING 3,308,483 SQUARE FEET, 75.95 ACRES MORE OR LESS.

PARCEL 2 (NEWLY PROPOSED PARCEL POD E):

A PART OF THE UNPLATTED PART OF SECTION 3, TOWNSHIP 21 SOUTH, RANGE 29 EAST, SEMINOLE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE CENTER OF SECTION 3, TOWNSHIP 21 SOUTH, RANGE 29 EAST; THENCE SOUTH 00 DEGREES 10 MINUTES 45 SECONDS WEST (BEATINGS BASED ON THE PLAT OF SABAL POINT, AS RECORDED IN PLAT BOOK 18, PAGES 70 THROUGH 76, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY), ALONG THE EAST LINE OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 3, FOR 80.28 FEET; THENCE SOUTH 78 DEGREES 06 MINUTES 15 SECONDS WEST, FOR 411.64 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 17 DEGREES 18 MINUTES 05 SECONDS EAST, FOR 145.36 FEET; THENCE SOUTH 49 DEGREES 35 MINUTES 05 SECONDS WEST, FOR 182.54 FEET; THENCE SOUTH 68 DEGREES 12 MINUTES 05 SECONDS WEST, FOR 52.52 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE SOUTHERLY AND LYING ON THE NORTHERLY RIGHT OF WAY LINE OF THE RELOCATED WEKIVA SPRINGS ROAD, ACCORDING TO THAT CERTAIN SPECIAL WARRANTY DEED BETWEEN SABAL POINT PROPERTIES, INC., AND SEMINOLE COUNTY, DATED MAY 31, 1978, AND RECORDED IN OFFICIAL RECORDS BOOK 1185, PAGE 763, OF THE SEMINOLE COUNTY PUBLIC RECORDS, SAID POINT BEARING NORTH 04 DEGREES 41 MINUTES 40 SECONDS EAST FROM THE CENTER OF SAID CURVE; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 582.00 FEET AND CENTRAL ANGLE OF 10 DEGREES 39 MINUTES 47 SECONDS FOR 108.31 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 84 DEGREES 01 MINUTES 53

SECONDS WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, FOR 219.60 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE NORTHERLY AND LYING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1008.00 FEET AND A CENTRAL ANGLE OF 02 DEGREES 43 MINUTES 42 SECONDS, FOR 48.00 FEET; THENCE NORTH 05 DEGREES 58 MINUTES 07 SECONDS WEST, FOR 98.90 FEET; THENCE NORTH 17 DEGREES 54 MINUTES 08 SECONDS EAST, FOR 57.73 FEET; THENCE NORTH 05 DEGREES 58 MINUTES 07 SECONDS WEST, FOR 525.00 FEET; THENCE NORTH 84 DEGREES 38 MINUTES 02 SECONDS EAST, FOR 217.59 FEET; THENCE SOUTH 66 DEGREES 03 MINUTES 01 SECONDS EAST, FOR 98.64 FEET; THENCE SOUTH 17 DEGREES 42 MINUTES 00 SECONDS EAST, FOR 143.50 FEET; THENCE SOUTH 58 DEGREES 54 MINUTES 00 SECONDS EAST, FOR 214.00 FEET; THENCE SOUTH 17 DEGREES 18 MINUTES 05 SECONDS EAST, FOR 108.92 FEET TO THE POINT OF BEGINNING.