

AN ORDINANCE AMENDING, PURSUANT TO THE LAND DEVELOPMENT CODE OF SEMINOLE COUNTY, THE ZONING CLASSIFICATIONS ASSIGNED TO 1900 EAGLE PASS ROAD (20-21-31-5CB-0000-006B AND 20-21-31-5CB-0000-005A LOCATED IN SEMINOLE COUNTY; REZONING CERTAIN PROPERTY CURRENTLY ASSIGNED THE A-1 (AGRICULTURE) ZONING CLASSIFICATION TO THE C-3 (HEAVY COMMERCIAL & VERY LIGHT INDUSTRIAL) 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 Eagle Pass Rezone, dated February 11, 2025.

(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 A-1 (Agriculture) to C-3 (Heavy Commercial & Very Light Industrial).

**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 11th day of February, 2025.
BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA

By: _____
JAY ZEMBOWER, CHAIRMAN

**EXHIBIT A
LEGAL DESCRIPTION**

The land referred to herein below is situated in the County of Seminole, State of Florida, and described as follows:

Parcel 1:

The West 406 feet of Lot 5, Slavia Farms, according to the map or plate thereof, as recorded in Plat Book 6, Page 97, of the Public Records of Seminole County, Florida.

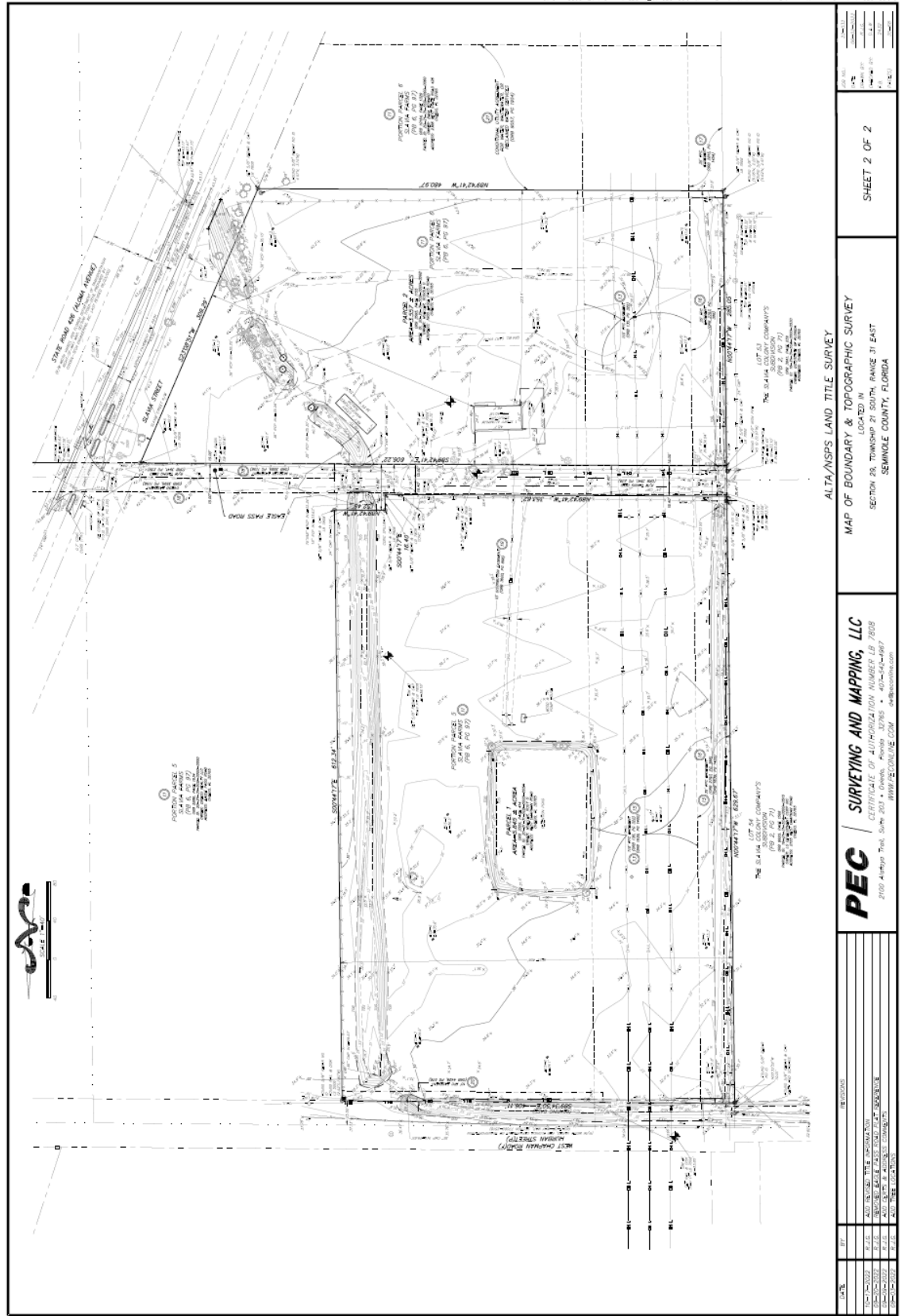
Less and Except Land set forth in Order of Taking recorded on October 18, 2000, in Official Records Book 3941, Page 239, of the Public Records of Seminole County, Florida.

Parcel 2:

The North 300 feet of Lot 6, Slavia Farms, according to the map or plate thereof, as recorded in Plat Book 6, Page 97, of the Public Records of Seminole County, Florida.

Less and Except Land set forth in Order of Taking recorded on October 18, 2000, in Official Records Book 3941, Page 239, of the Public Records of Seminole County, Florida.

EXHIBIT B
BOUNDARY SURVEY



<p>ALTA/NPS LAND TITLE SURVEY MAP OF BOUNDARY & TOPOGRAPHIC SURVEY SECTION 30, TOWNSHIP 21 SOUTH, RANGE 17 EAST SEMINOLE COUNTY, FLORIDA</p>	
<p>PEC SURVEYING AND MAPPING, LLC CERTIFICATE OF AUTHORIZATION NUMBER LB 2628 2100 Airways Trail, Suite 201 • Oviedo, Florida 32765 • 407-564-9887 WWW.PEC-CONLINE.COM • info@pecsurvey.com</p>	
<p>DATE: 07/15/2025</p>	<p>SHEET 2 OF 2</p>