

AN ORDINANCE AMENDING, PURSUANT TO THE LAND DEVELOPMENT CODE OF SEMINOLE COUNTY, THE ZONING CLASSIFICATIONS ASSIGNED TO CERTAIN PROPERTY LOCATED IN SEMINOLE COUNTY; REZONING CERTAIN PROPERTY CURRENTLY ASSIGNED THE C-2 (RETAIL COMMERCIAL) ZONING CLASSIFICATION TO THE C-3 (GENERAL COMMERCIAL & WHOLESALE) 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 Overland Road Small Scale Future Land Use Amendment and Rezone, dated February 14, 2023.

(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 C-2 (Retail Commercial) to C-3 (General Commercial & Wholesale).

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 the latter of: (i) filing this Ordinance with the Department of State; or (ii) the companion Future Land Use Amendment Ordinance No. 2023-_____ being deemed final in accordance with Florida Statutes Chapter 163, Part II.

ENACTED this 14th day of February, 2023.

BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA

By: _____
Amy Lockhart, Chairman

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL: 17-21-29-5BG-0000-028E

HISTORIC LEGAL

THE NORTH 200 FEET OF THE SOUTH 450 FEET, OF THE FOLLOWING DESCRIBED PROPERTY LYING WEST OF HIGHWAY 441, IN THE WEST 1/2 OF LOTS 25 AND 28, MCNEIL'S ORANGE VILLA, SEMINOLE COUNTY, FLORIDA, LESS: BEGIN AT A POINT 418.5 FEET NORTH OF THE SOUTHWEST CORNER OF SECTION 19, TOWNSHIP 21 SOUTH, RANGE 29 EAST, RUN NORTH 31.5 FEET; THENCE EAST 458.7 FEET; THENCE WESTERLY 460 FEET TO POINT OF BEGINNING.

ALSO DESCRIBED AS:

THE NORTH 200 FEET OF THE SOUTH 450 FEET, OF THE FOLLOWING DESCRIBED PROPERTY LYING WEST OF OVERLAND ROAD (OLD US. HIGHWAY 441); THE WEST 1/2 OF LOT 28, MCNEIL'S ORANGE VILLA, AS RECORDED IN PLAT BOOK 2, PAGES 99, 100 AND 101, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, LESS: BEGIN AT A POINT 418.5 FEET NORTH OF THE SOUTHWEST CORNER OF SECTION 19, TOWNSHIP 21 SOUTH, RANGE 29 EAST, RUN NORTH 31.5 FEET; THENCE EAST 458.7 FEET; THENCE WESTERLY 460 FEET TO POINT OF BEGINNING.

PARCEL: 17-21-29-5BG-0000-028D

HISTORIC LEGAL:

THE NORTH 100 FEET OF THE SOUTH 250 FEET, OF THAT PART OF LOT 28, LYING WEST OF US. HIGHWAY 441, MCNEIL'S ORANGE VILLA

ALSO DESCRIBED AS:

THE NORTH 100 FEET OF THE SOUTH 250 FEET, OF THAT PART OF LOT 28, LYING WEST OF OVERLAND ROAD (OLD US. HIGHWAY 441), MCNEIL'S ORANGE VILLA, AS RECORDED IN PLAT BOOK 2, PAGES 99, 100 AND 101, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.