

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 A-1 (AGRICULTURE) ZONING CLASSIFICATION TO THE R-3A (MULTIPLE FAMILY DWELLING) 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 Towns at Greenleaf, 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 A-1 (Agriculture) to R-3A (Multiple Family Dwelling).

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

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

Parcel 1:

That part of Lot C described as follows, begin at the SW corner of South 132 of North 396 feet of W 1/2 of SW 1/4 of NE 1/4 of SE 1/4 of Section 20, Township 21 South, Range 31 East, run North on West line of said W 1/2 71.65 feet, thence S 69°02'01" E, 204.7 feet to the South line of said South 132 feet of North 396 feet, thence N 89°30'15" W 190.41 feet to point of beginning.

Parcel 2:

The West half of the SW 1/4 of the NE 1/4 of the SE 1/4 West of the S.A.L. Railway Co., Section 20, Township 21 South, Range 31 East, LESS the North 396 feet thereof, ALSO LESS that portion conveyed in Official Records Book 177, Page 173, AND ALSO LESS that portion conveyed In Official Records Book 1016, Page 988, of the Public Records of Seminole County, Florida.

AND

Begin at SW comer of W1/2 of SW 1/4 of NE 1/4 of SE 1/4, Section 20, Township 21 South, Range 31 East, Seminole County, Florida, Run East 213 feet to S.A.L. Railway right of way, N 23°27' E. 215.17 feet, West 300 feet, South 197.4 feet to beginning.

Parcels 1 and 2 AKA Begin at the Southwest corner of the Northeast 1/4 of the Southeast 1/4 of Section 20, Township 21 South, Range 31 East, Seminole County, Florida; run North 00°35'37" West 335.9 feet; thence South 69°02'01" East 332.46 feet; thence South 23°25'18" West 236.4 feet; thence West 213.0 feet to the Point of Beginning.

Parcel 3

South 1/2 of South 1/2 of East 1/2 of NW 1/4 of SE 1/4, of Section 20, Township 21 South, Range 31 East, Seminole County. Florida.