

AN ORDINANCE AMENDING THE SEMINOLE COUNTY COMPREHENSIVE PLAN PURSUANT TO CHAPTER 163, PART II, FLORIDA STATUTES; AMENDING THE PUBLIC SCHOOL FACILITIES, INTERGOVERNMENTAL COORDINATION ELEMENT, AND CAPITAL IMPROVEMENT ELEMENT TO REORGANIZE, UPDATE TEXT AND REVISE THE FACILITY PROGRAM- PUBLIC SCHOOL FACILITIES EXHIBIT OF THE CAPITAL IMPROVEMENTS EXHIBITS: ANNUAL CIE UPDATE TO ENSURE COMPLIANCE WITH THE RECENTLY EXECUTED 2021 INTERLOCAL AGREEMENT FOR PUBLIC SCHOOL FACILITY PLANNING AND SCHOOL CONCURRENCY FOR SEMINOLE COUNTY, FLORIDA; AMENDING THE INTRODUCTION ELEMENT AND TRANSPORTATION ELEMENT TO PROVIDE A DEFINITION FOR MICRO-TRANSIT AND TO IDENTIFY MICRO-TRANSIT AS ELIGIBLE FOR FUNDING THROUGH VARIOUS SOURCES; PROVIDING FOR EXCLUSION FROM CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of County Commissioners of Seminole County enacted Ordinance Number 2008-44 adopting 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 163.3184, Florida Statutes, to further amend certain provisions of the Plan as set forth in this Ordinance relating to Text Amendments to the Plan; 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 Planning and Zoning Commission held a public hearing, with all required public notice, on September 3, 2025, for the purpose of providing recommendations to the Board of County Commissioners on the Plan amendments set forth herein; and

WHEREAS, the Board of County Commissioners held public hearings on September 23, 2025, and November 18, 2025, with all required public notice for the purpose of hearing and considering the recommendations and comments of the general public, the Planning and Zoning Commission, required State reviewing agencies, other public agencies, and other jurisdictions prior to final action on the Plan amendments 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 163.3184, Florida Statutes, and with the Strategic Regional Policy Plan of the East Central Florida Regional Planning Council; and

WHEREAS, the Plan amendments set forth in this Ordinance have been reviewed by the required state reviewing agencies and comments prepared by those reviewing agencies have been considered by the Board of County Commissioners; and

WHEREAS, prior to enactment of a proposed ordinance, Section 2.2.D. of the Seminole County Home Rule Charter requires that an economic impact statement be prepared to address the potential fiscal impacts and economic costs of each Text Amendment enacted by this Ordinance upon the public and taxpayers of Seminole County; and

WHEREAS, similarly, Section 125.66(3)(c), Florida Statutes requires that a business and economic impact estimate be prepared for comprehensive plan amendments initiated by the County; and

WHEREAS, such Business and Economic Impact Statement has been prepared and has been made available for public review and copying prior to the enactment of this Ordinance in accordance with the Seminole County Home Rule Charter and Florida Statutes.

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. The text of the Plan is hereby further amended as set forth in Exhibit “A” (attached to this Ordinance and incorporated in this Ordinance by this reference) as described in the following table. Words that are ~~stricken~~ are deletions; words that are underlined are additions.

Ord Exhibit	Amendment Number	Amended Elements	Planning and Zoning Commission Hearing Date	Board Hearing Dates
A	2025.TXT.01	INTRODUCTION, TRANSPORTATION, PUBLIC SCHOOL FACILITIES, INTERGOVERNMENTAL COORDINATION, AND CAPITAL IMPROVEMENT	09/03/2025	09/23/2025 11/18/2025

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 will 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) A certified copy of this Ordinance will be provided to the Florida Department of State and the State Land Planning Agency in accordance with Section 125.66, and Section 163.3184, Florida Statutes.

(b) This Ordinance shall 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 amendments 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 State Land Planning Agency notifies the County that the Plan amendment package is complete. If challenged within the appropriate time period, the amendments will become effective on the date the State Land Planning Agency or the State Administration Commission enters a final order determining the adopted

amendments to be in compliance. No development orders, development permits or land uses dependent upon the amendments may be issued or commence before it has become effective.

ENACTED this 18th day of November, 2025

BOARD OF COUNTY COMMISSIONERS
OF SEMINOLE COUNTY, FLORIDA

By: _____
JAY ZEMBOWER, CHAIRMAN

Attachment: Exhibit A

ORDINANCE NO. 2025-

SEMINOLE COUNTY, FLORIDA

EXHIBIT A