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 PLI (PUBLIC LANDS AND INSTITUTIONS) 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 Midway Loop Trail Rezone, dated August 12, 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 PLI (Public Lands and Institutions) as refenced below:

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. The Clerk of the Board of County Commissioners shall provide a certified copy of this Ordinance to the Florida Department of State in accordance with Section 125.66, Florida Statutes, and this Ordinance shall be effective upon filing this Ordinance with the Department of State, whichever is later.

ENACTED this 12th day of August 2025.

BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA

By: _____
JAY ZEMBOWER, CHAIRMAN

EXHIBIT A

LEGAL DESCRIPTION

The East ½ of the Southwest ¼, LESS the North 850.00 feet of the East 850.00 feet thereof, and the South 7/8 of the West ½ of the Southwest 1/4 , and the East ½ of the North 1/8 of the West ½ of the Southwest ¼ of Section 32, Township 19 South, Range 31 East, Less that part lying in ROSELAND PARK'S 1st ADDITION as recorded in Plat Book 7, Page 66, of the Public Records of Seminole County, Florida, and LESS right-of-way for Brisson Avenue and ALSO LESS a parcel of land being more particularly described as follows: Begin at the South ¼ corner of Section 32, Township 19 South, Range 31 East and run N 89 degrees 36'24" W along the South line of the Southwest ¼ of said Section 32, 2656.16 feet to the Southwest corner of said Section 32, thence run N 00 degrees 09'32" E along the West line of said Southwest 1/4, 1574.80 feet, thence run S 89 degrees 48'59" East 2651.74 feet to a point on the East line of said Southwest 1/4 , thence run South along said East line, 1584.53 feet to the Point of Beginning;

TOGETHER WITH, the West 5/8 of the South ½ of the Northwest ¼ of Section 32, Township 19 South, Range 31 East, LESS that part plotted in ROSELAND PARK as recorded in Plat Book 7, Page 51 and ROSELAND PARK'S 1st ADDITION as recorded in Plat Book 7, Page 66 of the Public Records of Seminole County, Florida, AND ALSO LESS right-of-way for Railroad on North;

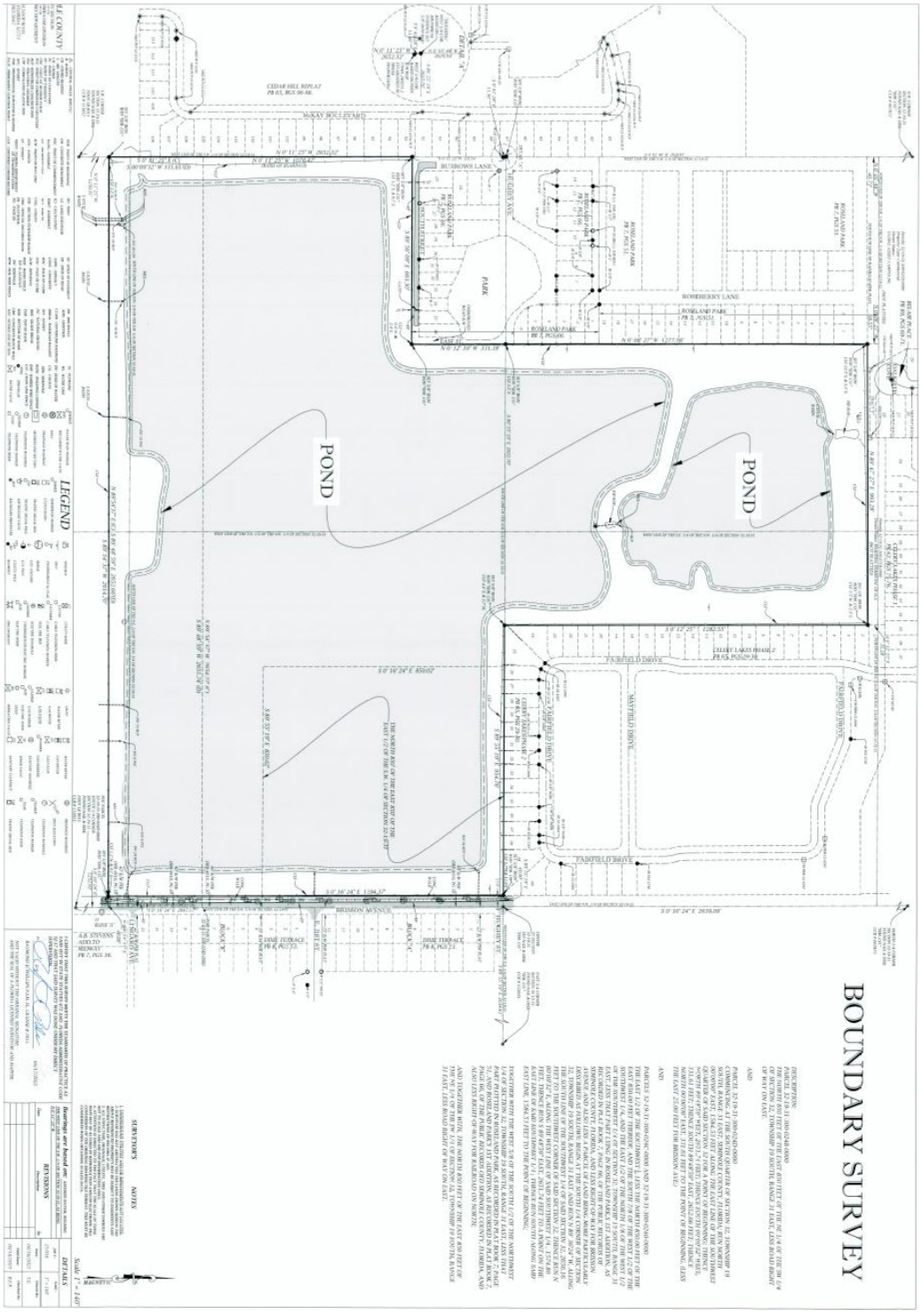
AND TOGETHER WITH, the North 850 feet of the East 850 feet of the NE ¼ of the SW ¼ of Section 32, Township 19 South, Range 31 East, less road right-of-way on East.

ALL OF:

The South ½ of the Southwest ¼ of Section 32, Township 19 South, Range 31 East, Seminole County, Florida, lying South of the South line of the lands descried in Official Records Book 3896, Page 1599 and North of the North line of the lands described in Official Records Book 6661, Page 515, both of the Public Records of Seminole County, Florida. Less and except any portion lying within the right of way of Brisson Avenue.
Being a portion of the lands described in Official Records Book 1814, Page 955 of the Public Records of Seminole County, Florida.
Containing 0.612 acres, more or less.

AND

ALL OF:
"Commencing at the South Quarter corner of Section 32, Township 19 South, Range 31 East, Seminole County, Florida; run North 00˚00'00" East, 1584.53 feet along the East line of the Southwest Quarter of said Section 32 for a Point of Beginning; thence North 89˚48'59" West, 2651.74 feet; thence South 00˚09'32" West, 331.61 feet; thence South 89˚48'59" East, 2652.66 feet; thence North 00˚00'00" East, 331.61 feet to the Point of Beginning. (Less the East 25.00 feet for Brisson Ave.)"

EXHIBIT B

BOUNDARY SURVEY