

**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) AND PD (PLANNED DEVELOPMENT) ZONING CLASSIFICATIONS 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 Orange Blvd Rezone, dated April 23, 2024.

(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 classifications assigned to the following described property is changed from A-1 (Agriculture) and PD (Planned Development) to C-3 (General Commercial & Wholesale):

**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 23rd day of April, 2024.

BOARD OF COUNTY COMMISSIONERS  
SEMINOLE COUNTY, FLORIDA

By: \_\_\_\_\_  
JAY ZEMBOWER, CHAIRMAN

**EXHIBIT A  
LEGAL DESCRIPTION**

DESCRIPTION: A PORTION OF LOTS 4, 5, 6, 7, 8, 9, 10, 11, 12 AND THE VACATED ADJACENT UNNAMED ROAD RIGHT OF WAY, BELL'S SUBDIVISION, AS RECORDED IN PLAT BOOK 6, PAGE 47, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; COMMENCE AT THE NORTHWEST CORNER OF SAID LOT 8 BELL'S SUBDIVISION; THENCE S 0°05'07" W ALONG THE WEST LINE OF SAID LOT 8, A DISTANCE OF 194.60 FEET, TO THE POINT OF BEGINNING; THENCE DEPARTING SAID WEST LINE N 90°00'00" E, A DISTANCE OF 23.90 FEET; THENCE N 0°04'41" W, A DISTANCE OF 156.30 FEET TO THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD #431, AS SHOWN ON THE SEMINOLE COUNTY RIGHT OF WAY MAP C.I.P. # 01785303, DATED 9/8/2020, SAID POINT BEING ON A NON-TANGENT CURVE CONCAVE SOUTHERLY, FROM A TANGENT BEARING OF S 88°24'11" W, HAVING A RADIUS OF 4202.25 FEET; THENCE FROM A CHORD BEARING OF S 88°29'18" E, RUN EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 6°13'02", A DISTANCE OF 455.98 FEET TO THE POINT OF TERMINUS; THENCE CONTINUE ALONG SAID SOUTH RIGHT OF WAY LINE S 85°22'16" E, A DISTANCE OF 139.25 FEET; THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE S 0°15'09" W, A DISTANCE OF 195.65 FEET; THENCE S 89°57'11" E, A DISTANCE OF 1.57 FEET; THENCE S 0°15'09" W, A DISTANCE OF 146.09 FEET; THENCE N

89°55'47" W, A DISTANCE OF 643.46 FEET TO THE EAST LINE OF THE PLAT OF BOOKERTOWN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGES 97 AND 98, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE N 0°05'07" E ALONG SAID EAST LINE, A DISTANCE OF 208.75 FEET; THENCE DEPARTING SAID EAST LINE N 90°00'00" E. A DISTANCE OF 25.00 FEET, TO THE POINT OF BEGINNING.

CONTAINING 224,061.95 SQUARE FEET OR 5.14 ACRES MORE OR LESS.

**EXHIBIT B**  
**BOUNDARY SURVEY**

