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 OP (OFFICE) AND C-1 (RETAIL COMMERCIAL) ZONING CLASSIFICATIONS TO THE C-1 (RETAIL COMMERCIAL) 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 E. SR 436 (3340) Rezone, dated May 9, 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 OP (Office) and C-1 (Retail Commercial) to C-1 (Retail Commercial).

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 filing with the Department.

ENACTED this 9th, day of MAY 2023.

BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA

By: _____
Amy Lockhart, Chairman

EXHIBIT A

LEGAL DESCRIPTION

THAT PORTION OF LOT 1, FOREST CITY EXECUTIVE CENTER, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 36, PAGES 82 AND 83, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF AFORESAID LOT 1; THENCE SOUTH 89°59'46" EAST ALONG THE NORTH BOUNDARY OF SAID LOT 1 FOR 133.78 FEET; THENCE SOUTH 00°00'14" WEST FOR 25.00 FEET; THENCE SOUTH 89°59'46" EAST FOR 7.53 FEET; THENCE SOUTH 00°20'48" WEST FOR 252.84 FEET; THENCE NORTH 89°39'12" WEST FOR 140.37 FEET TO THE WEST BOUNDARY OF AFORESAID LOT 1; THENCE NORTH 00°07'12" EAST ALONG SAID WEST BOUNDARY FOR 277.00 FEET TO THE POINT OF BEGINNING. CONTAINING 0.893 ACRES MORE OR LESS.