

AN ORDINANCE AMENDING, PURSUANT TO THE LAND DEVELOPMENT CODE OF SEMINOLE COUNTY, THE ZONING CLASSIFICATION ASSIGNED TO CERTAIN PROPERTY LOCATED IN SEMINOLE COUNTY; REZONING PROPERTY CURRENTLY ASSIGNED THE C-2 (GENERAL COMMERCIAL) ZONING CLASSIFICATION TO THE PD (PLANNED DEVELOPMENT) 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 Marsden Building PD Rezone, dated January 13, 2026.

(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 C-2 (General Commercial) to PD (Planned Development) pursuant to the provisions contained in Development Order #25-20500005, attached to this Ordinance as Exhibit A and incorporated in this Ordinance by reference:

SEE ATTACHED EXHIBIT “B” 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. 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 on the recording date of the Development Order #25-20500005 in the Official Land Records of Seminole County or upon filing this Ordinance with the Department of State, whichever is later.

ENACTED this 13th day of January, 2026.

BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA

By: _____
ANDRIA HERR, CHAIRMAN

EXHIBIT A

DEVELOPMENT ORDER

FILE NO.: PZ2025-07

DEVELOPMENT ORDER #

25-20500005

**SEMINOLE COUNTY
DEVELOPMENT ORDER**

On January 13, 2026 Seminole County issued this Development Order relating to and touching and concerning the following described property:

See attached "Exhibit A"

(The above-described legal description has been provided to Seminole County by the applicant on behalf of the owner of the above described property.)

FINDINGS OF FACT

Property Owner: Daniel and Diana Marsden

Project Name: Marsden Building PD Rezone

Requested Development Approval: Consider a Rezone from C-2 (General Commercial) to PD (Planned Development) for a proposed trades office and warehouse building on approximately 0.47 acres, located on southeast corner of Division Street and Wells Avenue.

Conclusion of Law

The Development Approval sought is consistent with the Seminole County Comprehensive Plan and will be developed consistent with and in compliance to applicable land development regulations and all other applicable regulations and ordinances.

The development conditions and commitments stated below will run with, follow and perpetually burden the above-described property.

Prepared by: Kaitlyn Apgar, Senior Planner
1101 East First Street
Sanford, Florida 32771

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Order**NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:**

- (1) The subject application for development approval is **GRANTED**.
- (2) All development must fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits including all impact fee ordinances.
- (3) The conditions upon this development approval and the commitments made as to this development approval, are as follows:

A. Development must comply with the Master Development Plan attached hereto as "Exhibit B".

B. Permitted Uses:

- a. Retail sales and services
- b. Trades office uses
- c. Office uses
- d. Warehouse (for materials accessory to the trades office use)

C. Maximum Floor Area Ratio: 1.0

D. Maximum Allowable Building Height: Twenty-seven (27) feet

E. Maximum Impervious Surface Ratio: Seventy (70) percent

F. Open Space: Twenty-Five (25) percent

G. Building Setbacks from the external property boundaries are as follows:

North (side): zero (0) feet

South (side): zero (0) feet

East (front): ten (10) feet

West (rear): twenty-five (25) feet

H. Required buffers are as follows:

North: Five (5) foot wide landscape buffer, buffer components shall provide an opacity rating of 0.2 with a three (3) foot hedge

South: Five (5) foot wide landscape buffer, buffer components shall provide an opacity rating of 0.1

East: None required against the adjacent FDOT stormwater pond.

West: Five (5) foot wide landscape buffer, buffer components shall provide an opacity rating of 0.2 with a three (3) foot hedge

The perimeter buffer may be widened at Final Development Plan if required per Chapter 30, Part 67 of the Land Development Code of Seminole County. In no case may the building setbacks be less than the required buffer.

Buffer components will be established at Final Development Plan.

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The developer must provide a pedestrian circulation system giving access to all portions of the development as well as connecting to existing sidewalks outside of the development.

- I. The developer must provide a pedestrian circulation system giving access to all portions of the development as well as connecting to existing sidewalks outside of the development.
- J. All project signage must comply with the Seminole County Land Development Code.
- K. The dumpster enclosure must comply with the Seminole County Land Development Code.
- L. Outdoor storage of merchandise and materials is prohibited.
- M. Parking lot landscaping will meet requirements stated within Seminole County Land Development Code Section 30.10.11.5.
- N. In order for the stormwater retention pond to be counted as the required open space, all conditions of Seminole County Land Development Code Sec. 30.14.2.2 (d) must be met.
- O. The stormwater system shall be designed to meet Seminole County and SJRWMD requirements.
- P. The project will be constructed in one (1) phase.
- Q. The proposed development will be required to meet the minimum bicycle parking requirements in accordance with SCLDC 30.11.7.4.
- R. The sidewalks will be constructed to be in compliance with the Seminole County Land Development Code.
- S. The south east side of the building fronting the pond on the adjacent property and US HWY 17-92 shall be designed as a front façade with access into the building.
- T. All development will comply with Seminole County Land Development Code Chapter 30, Part 16 – Performance Standards.
- U. In the case of a conflict between the written conditions A through P in this Development Order and the Master Development Plan attached as Exhibit (B), the terms of the written conditions A through U will apply.

(4) This Development Order touches and concerns the above-described property and the conditions, commitments and provisions of this Development Order will perpetually burden, run with and follow this property and be a servitude upon and binding upon this property unless released in whole or part by action of Seminole County by virtue of a document of equal dignity with this Order.

(5) The terms and provisions of this Order are not severable and in the event any portion of this Order is found to be invalid or illegal then the entire order will be null and void.

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(6) In the case of a conflict between the written conditions in this Development Order and the attached Master Development Plan, the terms of the written conditions shall apply.

(7) All applicable state or federal permits must be obtained before commencement of the development authorized by this Development Order.

(8) Issuance of this Development Order does not in any way create any rights on the part of the Applicant or Property Owner to receive a permit from a state or federal agency, and does not create any liability on the part of Seminole County for issuance of the Development Order if the Applicant or Property Owner fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

(9) In approval of this Development Order by Seminole County, the property owner(s) understands that the County must receive a Final Development Plan within five (5) years of approval of the Master Development Plan, unless this time period is extended by the Seminole County Local Planning Agency / Planning and Zoning Commission. If substantial development has not begun within eight (8) years after approval of the Master Development Plan, the planned development will be subject to review by the Local Planning Agency / Planning and Zoning Commission and the Board of County Commissioners may move to rezone the subject property to a more appropriate zoning or extend the deadline for start of construction (see Sections 30.446 and 449, LDC).

(10) This Order becomes effective upon recording with the Seminole County Clerk of the Court.

Done and Ordered on the date first written above.

**SEMINOLE COUNTY BOARD
OF COUNTY COMMISSIONERS**

By: _____
Jay Zembower, Chairman

DEVELOPMENT ORDER #

25-20500005

EXHIBIT A

Legal Description

LOT 6, BLOCK B, PRAIRIE LAKE PARK, ACCORDING TO THE PLAT THEREOF, AS
RECORDED IN PLAT BOOK 7, PAGE 64, OF THE PUBLIC RECORDS OF SEMINOLE
COUNTY, FLORIDA

DEVELOPMENT ORDER #

25-20500005

EXHIBIT B

Master Development Plan

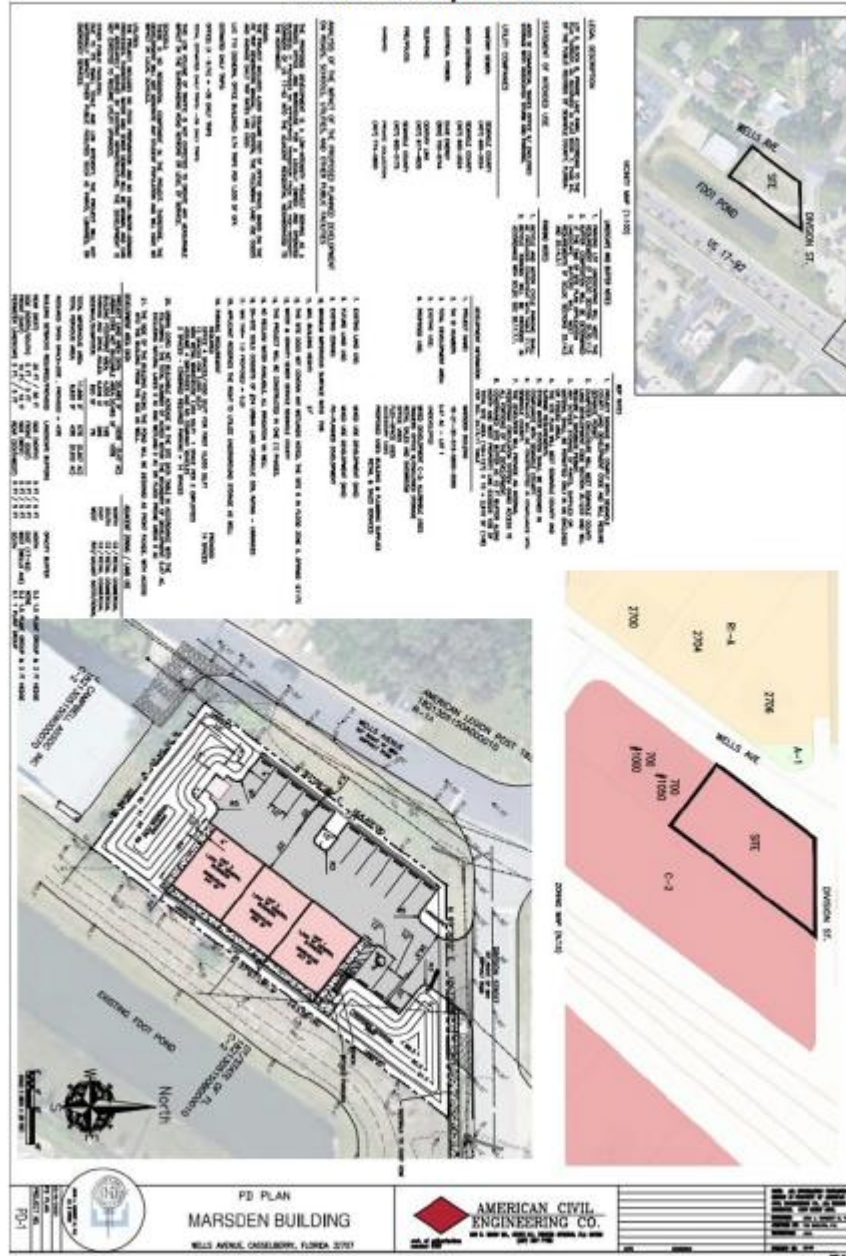


EXHIBIT B

LEGAL DESCRIPTION

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