

**AN ORDINANCE AMENDING, PURSUANT TO THE LAND DEVELOPMENT CODE OF SEMINOLE COUNTY, THE ZONING CLASSIFICATION ASSIGNED TO CERTAIN PROPERTY LOCATED IN SEMINOLE COUNTY; REZONING CERTAIN PROPERTY CURRENTLY ASSIGNED THE A-1 (AGRICULTURE) ZONING CLASSIFICATION TO THE R-1AA (SINGLE FAMILY DWELLING) 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 Mustang Way Rezone, dated June 13, 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 A-1 (Agriculture) to R-1AA (Single Family Dwelling).

**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 13<sup>th</sup> day of June 2023.

BOARD OF COUNTY COMMISSIONERS  
SEMINOLE COUNTY, FLORIDA

By: \_\_\_\_\_  
Amy Lockhart, Chairman

**EXHIBIT A  
LEGAL DESCRIPTION**

PID: 23-21-30-300-0230-0000

LUCY S. GRIFFIN (OFFICIAL RECORDS BOOK 5000, PAGE 896)

THE NORTH 500 FEET OF THE WEST 1/2 OF THE SW 1/4 OF THE SE 1/4 OF THE SE 1/4 OF SECTION 23, TOWNSHIP 21 SOUTH, RANGE 30 EAST, LESS ROAD RIGHT OF WAY;

AND

PID: 23-21-30-300-0220-0000

THE WEST 1/2 OF THE NW 1/4 OF THE SE 1/4 OF THE SE 1/4; LESS THE NORTH 264 FEET OF THE WEST 165 FEET, SECTION 23, TOWNSHIP 21 SOUTH, RANGE 30 EAST;

AND

PID: 23-21-30-300-022A-0000

THE SOUTH 132 FEET OF THE NORTH 264 FEET OF THE WEST 165 FEET OF THE WEST 1/2 OF THE NW 1/4 OF THE SE 1/4 OF THE SE 1/4 OF SECTION 23, TOWNSHIP 21 SOUTH, RANGE 30 EAST;

AND

PID: 23-21-30-300-0210-0000

THE NORTH 132 FEET OF THE WEST 165 FEET OF THE SE 1/4 OF THE SE 1/4 OF SECTION 23, TOWNSHIP 21 SOUTH, RANGE 30 EAST, ALL LYING AND BEING IN SEMINOLE COUNTY, FLORIDA.

LARRY W. AND PATRICIA E. SIKES (OFFICIAL RECORDS BOOK 1889, PAGE 862)

PID: 23-21-30-300-0250-0000

West 5 acres of the East 3/4 of SE 1/4 of the SE 1/4 of Section 23, Township 21 South, Range 30 East, except 15 feet on the North side reserved for the right of way for private road and less the South 265 feet.

LARRY W. AND PATRICIA E. SIKES (OFFICIAL RECORDS BOOK 1107, PAGE 327)

PID: 23-21-30-300-0270-0000

The East 1/4 of the West 1/2 of the SE 1/4 of the SE 1/4 of Section 23, Township 21 South, Range 30 East, LESS the North 15 feet thereof reserved for Right-of-way for private road.