

CERTIFIED COPY  
MARYANNE MORSE  
CLERK OF CIRCUIT COURT  
SEMINOLE COUNTY, FLORIDA

ORDINANCE NO. 2007-28

BY

*Caryn Cohn*  
DEPUTY CLERK

SEMINOLE COUNTY, FLORIDA

AN ORDINANCE AMENDING THE VISION 2020 SEMINOLE COUNTY COMPREHENSIVE PLAN; AMENDING THE FUTURE LAND USE MAP DESIGNATION OF CERTAIN PROPERTY BY VIRTUE OF A LARGE SCALE DEVELOPMENT AMENDMENT; AMENDING THE TEXT OF THE FUTURE LAND USE ELEMENT; PROVIDING FOR LEGISLATIVE FINDINGS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of County Commissioners of Seminole County (hereinafter referred to as the "Board") enacted Ordinance Number 91-13, adopting the 1991 Seminole County Comprehensive Plan, which was subsequently amended in accordance with State law; and

WHEREAS, the Board enacted Ordinance Number 2001-21, which renamed the 1991 Seminole County Comprehensive Plan to the "Vision 2020 Seminole County Comprehensive Plan" (hereinafter referred to as the "Plan"); and

WHEREAS, the Board has followed the procedures set forth in Sections 163.3184 and 163.3187, Florida Statutes, in order to further amend certain provisions of the Plan as set forth herein relating to Large Scale Plan Amendments; and

WHEREAS, the Board has substantially complied with the procedures set forth in the Implementation Element of the Plan regarding public participation; and

WHEREAS, the Seminole County Land Planning Agency held a public hearing with all required public notice for the purpose of providing recommendations to the Board of County Commissioners with regard to the Plan amendments set forth herein; and

WHEREAS, the Board held public hearings with all required public notice for the purposes of hearing and considering the recommendations and comments of the general public, the Land Planning Agency, other public agencies, and other jurisdictions prior to final action on the Plan amendments set forth herein; and

WHEREAS, the Board hereby finds that the Plan, as amended by this ordinance, is internally consistent with and compliant with the provisions of State law including, but not limited to, Part II, Chapter 163, Florida Statutes, and the State Comprehensive Plan, and the Strategic Regional Policy Plan of the East Central Florida Regional Planning Council; and

WHEREAS, the Plan amendments set forth herein have been reviewed by all required State agencies and the Objectives, Recommendations and Comments Report prepared by the Department of Community Affairs has been considered by the Board; and

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF SEMINOLE COUNTY, FLORIDA:

Section 1. Legislative Findings. The above recitals are true and correct in form and include legislative findings which are a material part of this Ordinance.

Section 2. Amendment To Future Land Use Map Designation.

The Future Land Use Map of the Future Land Use Element of the Plan is hereby amended by changing the future land use designation assigned to the property depicted therein and legally described in Exhibit A (attached hereto and incorporated herein by this reference) as noted in the following table:

Ord. Exh.	Name	Amendment Number	Land Use Change From - To	LPA Hearing Date	BCC Hearing Dates
A	James Dicks Development Trepanier West Lake Mary Boulevard Property (A.K.A. L&L Acres)	07S.FLU01	Suburban Estates(SE) to Planned Development PD)with a maximum of 130 single family dwelling units and a maximum density of 1.4 dwelling units per net buildable acre	02/07/07	03/13/07 07/24/07

Section 3. Text Amendments. The text of the Plan is hereby amended as set forth in Exhibit B (attached hereto and incorporated herein by this reference) as noted in the following table:

<u>Ord.</u> <u>Exh.</u>	<u>Name</u>	<u>Amendment</u> <u>Number</u>	<u>Amended</u> <u>Elements</u>	<u>LPA</u> <u>Hearing</u> <u>Date</u>	<u>BCC</u> <u>Hearing</u> <u>Dates</u>
B	Policy FLU 5.20 - Notation of Planned Development Amendments on Future Land Use Map	07S.TXT01	Future Land Use	NA	07/24/07

#### Section 4. Severability

(a) The enactment of this Ordinance includes one (1) amendment to the Future Land Use Map and one (1) amendment to the text of the Future Land Use Element.

(b) 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 shall 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. Exclusion From County Code/Codification.

(a) It is the intent of this Board that the provisions of this Ordinance shall not be codified into the Seminole County Code, but that the Code Codifier shall have liberal authority to codify this Ordinance as a separate document or as part of or as a

volume of the Land Development Code of Seminole County in accordance with prior directions given to the said Code codifier.

(b) The Code Codifier is hereby granted broad and liberal authority to codify and edit the provisions of the Seminole County Comprehensive Plan, as amended.

**Section 6. Effective Date.**

(a) A certified copy of this Ordinance shall be provided to the Florida Department of State by the Clerk of the Board of County Commissioners in accordance with State law.

(b) This Ordinance shall take effect upon filing a copy of this Ordinance with the Florida Department of State by the Clerk of the Board of County Commissioners; provided, however, that the effective date of the Plan amendments set forth herein shall be twenty-two (22) days after the Florida Department of Community Affairs' publication of a notice of intent to find the Plan amendments in compliance, if no affected party challenges the Plan amendments, or, if an affected party challenges the Plan amendments, when a final order is issued by the Florida Department of Community Affairs or the Administration Commission determining that the amendments are in compliance in accordance with Section 163.3184, Florida Statutes, whichever occurs earlier. No development orders or development permits, if dependent upon an amendment, may be issued or commence before an amendment has become effective. If a final order of noncompliance is issued by

the Administration Commission adopting a resolution affirming its effective status, a copy of said resolution shall be provided to the Florida Department of Community Affairs, Bureau of Local Planning, 2555 Shumard Oak Boulevard, Tallahassee, Florida 32399-2100 by the Clerk of the Board of County Commissioners.

ENACTED this 24th day of July 2007.

BOARD OF COUNTY COMMISSIONERS  
SEMINOLE COUNTY, FLORIDA

By:

  
Carlton D. Henley, Chairman

## Exhibit A

### SE (Suburban Estates) to PD (Planned Development) (07S.FLU01)

#### SUBJECT PROPERTY ALSO DESCRIBED AS:

A tract of land being a portion of Sections 11, 12, 13 and 14, Township 20 South, Range 29 East, Seminole County, Florida being more particularly described as follows:

Commence at the Northwest corner of Section 13, Township 20 South, Range 29 East; thence North 89°36' 50" East along the North line of Section 13 for a distance of 194.68 feet; thence North 00° 23' 10" West for a distance of 187.67 feet to a point on the South Right-of-Way of Lake Mary Boulevard and the POINT OF BEGINNING; thence South 84° 05'23" East, along the South Right-of-Way of Lake Mary Boulevard a distance of 1677.21 feet to a point on the West boundary of Oakmonte Park, Plat Book 53, Page 75, Public Records of Seminole County, Florida; thence along said boundary South 04°45'41" West, a distance of 841.14 feet; thence South 42°22'34" East, a distance of 302.61 feet; thence South 54°17'27" East, a distance of 285.07 feet; thence South 14°33'59" West, a distance of 120.94 feet; thence South 11°05'27" East, a distance of 834.68 feet; thence South 00°18'48" East, a distance of 409.04 feet to a point on the Northwestern Right-of-Way of the S.C.L. Railroad (Tribly Branch) and a point on a curve concave northwesterly having a tangent bearing of South 29°41'21" West and a radius of 1,884.80 feet; thence run southwesterly along the arc of said curve through a central angle of 22°31'39" for a distance of 741.07 feet to the Point of tangency; thence South 52°13'55" West, a distance of 676.10 feet; thence South 52°12' 07" West a distance of 695.77 feet; thence South 89°07'19" West, a distance of 133.05 feet; thence North 52°14'22" East, along the Southeasterly boundary of Ravensbrook First Addition, Plat Book 16, Page 30, Public Records of Seminole County, Florida a distance of 861.34 feet; thence continuing along said plat boundary North 00°10'31" West, a distance of 529.80 feet to the Northeast corner of said Plat; thence North 00°26'21" West along the East line of Ravensbrook Second Addition, Plat Book 25, Page 55, Public Records of Seminole County, Florida a distance of 258.15 feet to a point on the North line of the Northwest 1/4 of the Southwest 1/4 of Section 13, Township 20 South, Range 29 East; thence North 00°13'47" West, a distance of 1,325.05 feet; to the Northeast corner of the aforesaid plat thence South 89°56'58" West, a distance of 1,322.70 feet to the Northwest corner of the Southwest 1/4 of the Northwest 1/4 of Section 13, Township 20, Range 29 East; thence North 89°36'19" West, a distance of 124.70 feet to the Southeast corner of Isle of Windsor, Plat Book 15, Page 91, Public Records of Seminole County, Florida; thence along the East line of said plat North 00°25'55" West, a distance of 528.96 feet; thence North 07°11'07" East, a distance of 129.27 feet to the centerline of an existing canal; thence along the centerline of said canal the following eight (8) meandered courses: North 20°43'58" East, a distance of 83.73 feet; thence North 11°35'00" East, a distance of 126.59 feet; thence North 11°03'53" West, a distance of 126.16 feet; thence North 18°07'51" West, a distance of 104.80 feet; thence North 37°06'49" West, a distance of 100.50 feet; thence North 54°21'37" West, a distance of 65.61 feet; thence North 71°53'38" West, a distance of 65.61 feet; thence North 89°46'38" West, a distance of 150.00 feet; thence departing said canal North 00°18'47" West, a distance of 95.00 feet to a point on the North line of Section 11, Township 20 South, Range 29 East; thence North 89°46'38" West along said Section line to the East Right-of-Way of Markham Road a distance of 1,419.10 feet; thence North 17°46'24" East along said Right-of-Way a distance of 208.67 feet to the South Right-of- Way of Lake Mary Boulevard; thence North 89°53'23" East along said Right-of- Way a distance of 1,586.53 feet to a Point of Curvature of a curve concave Southerly having a radius of 3,758.33 feet; thence run Easterly along the arc of said curve through a central angle of 06°01'14" for a distance of 394.92 feet to the POINT OF BEGINNING

Containing 116.74 acres, more or less.



# Vision 2020 Comprehensive Plan Seminole County, Florida

Policy FLU 5.20 Notation of Planned Development Amendments on Future Land Use Map

Effective July 24, 2007, the density and/or intensity of all new sites designated as "Planned Development" future land use shall be notated on the Future Land Use Map.

Added: Amendment 07S.TXT01; Ordinance: 2007-28, 7/24/07

