

AN ORDINANCE AMENDING THE VISION 2020
SEMINOLE COUNTY COMPREHENSIVE PLAN;
AMENDING THE FUTURE LAND USE MAP
DESIGNATION OF CERTAIN PROPERTIES BY
VIRTUE OF LARGE SCALE DEVELOPMENT
AMENDMENTS; 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 has 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 properties depicted therein and legally described in Exhibits A and B (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	Lake Forrest Large Scale Land Use Amendment and Rezone	08S-FLU02	Medium Density Residential (MDR) to High Density Residential (HDR) with a maximum of 417 dwelling units containing a maximum density of 16.5 dwelling units per net buildable acre	12/05/07	02/12/08 6/10/08
B	Silverleaf Park Large Scale Land Use Amendment and Rezone	08S-FLU01	Medium Density Residential (MDR) to High Density Residential (HDR) with a maximum of 303 dwelling units containing a maximum density of 16.5 dwelling units per net buildable acre	12/05/07	02/12/08 6/10/08

Section 3. Severability.

(a) The enactment of this Ordinance includes two (2) amendments to the Future Land Use Map.

(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 4. 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 5. 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 is 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 10th day of June 2008.

BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA

By: _____

Brenda Carey
Brenda Carey, Chairman

Exhibit A

LAKE FOREST

DESCRIPTION:

THAT PART OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE EAST 1/2 OF SAID SECTION 20; THENCE RUN N89°38'35"E ALONG THE SOUTH LINE OF SAID EAST 1/2 FOR A DISTANCE OF 25.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF OREGON STREET; THENCE RUN N00°12'27"W ALONG SAID EAST RIGHT-OF-WAY LINE FOR A DISTANCE OF 1764.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N00°12'27"W ALONG SAID EAST RIGHT-OF-WAY LINE FOR A DISTANCE OF 235.41 FEET TO THE SOUTH LINE OF A FLORIDA DEPARTMENT OF TRANSPORTATION POND, AS RECORDED IN OFFICIAL RECORDS BOOK 3520, PAGE 535, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE RUN N89°20'41"E ALONG SAID SOUTH LINE FOR A DISTANCE OF 259.29 FEET TO THE EASTERLY LINE OF SAID POND; THENCE RUN N00°39'19"W ALONG SAID EASTERLY LINE FOR A DISTANCE OF 100.00 FEET TO THE WESTERLY PROLONGATION OF THE SOUTH LINE OF BORROW PIT NO. 2 (RETENTION POND); THENCE RUN N89°20'41"E ALONG SAID SOUTH LINE FOR A DISTANCE OF 1278.52 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY AND THE EASTERLY LINE OF SAID BORROW PIT NO. 2 HAVING A RADIUS OF 6179.65 FEET AND A CHORD BEARING OF N32°35'43"E; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°06'57" FOR A DISTANCE OF 1306.77 FEET TO A POINT ON A LINE LYING 50.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE SOUTH 5/8 OF THE EAST 1/2 OF SAID SECTION 20; THENCE RUN N89°16'23"E ALONG SAID PARALLEL LINE FOR A DISTANCE OF 315.14 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 4 (STATE ROAD 400), AS RECORDED IN OFFICIAL RECORDS BOOK 3520, PAGE 535, OF SAID PUBLIC RECORDS, BEING A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 5939.65 FEET AND A CHORD BEARING OF S32°47'00"W; THENCE RUN SOUTHWESTERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°36'44" FOR A DISTANCE OF 1618.47 FEET TO THE NORTHEASTERLY LINE OF THE 90' WIDE COUNTY M. M. SMITH CANAL EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 3513, PAGE 1546, OF SAID PUBLIC RECORDS; THENCE RUN N37°21'01"W ALONG SAID NORTHEASTERLY LINE AND SAID WESTERLY RIGHT-OF-WAY LINE FOR A DISTANCE OF 22.57 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 5959.65 FEET AND A CHORD BEARING OF S24°30'21"W; THENCE RUN SOUTHWESTERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°08'41" FOR A DISTANCE OF 119.07 FEET TO THE POINT OF TANGENCY; THENCE RUN S24°00'12"W ALONG SAID WESTERLY RIGHT-OF-WAY LINE FOR A DISTANCE OF 830.32 FEET TO THE NORTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6087, PAGE 553, OF SAID PUBLIC RECORDS; THENCE RUN WESTERLY ALONG SAID NORTH LINE THE FOLLOWING SIX (6) COURSES: N65°59'48"W, 52.16 FEET; THENCE N22°33'35"W, 40.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 75.00 FEET AND A CHORD BEARING OF S86°18'13"W; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 37°43'35" FOR A DISTANCE OF 49.38 FEET TO THE POINT OF TANGENCY; THENCE N74°50'00"W, 18.48 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 525.00 FEET AND A CHORD BEARING OF N82°05'46"W; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°31'32" FOR A DISTANCE OF 133.10 FEET TO A POINT ON A NON-TANGENT LINE AND TO THE EAST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6087, PAGE 561, OF SAID PUBLIC RECORDS; THENCE RUN NORTHERLY AND WESTERLY ALONG THE EAST AND NORTH LINES OF SAID LANDS THE FOLLOWING NINE (9) COURSES: N24°00'09"E, 203.97 FEET; THENCE N24°28'59"E, 20.06 FEET; THENCE N23°57'19"E, 199.83 FEET; THENCE N27°29'16"E, 31.73 FEET; THENCE N32°53'50"E, 199.83 FEET; THENCE N67°55'48"W, 40.26 FEET; THENCE S89°50'35"W, 1090.62 FEET; THENCE N00°00'00"E, 76.10 FEET; THENCE N90°00'00"W, 185.95 FEET TO THE POINT OF BEGINNING.

CONTAINING 26.803 ACRES MORE OR LESS AND BEING SUBJECT TO ANY RIGHTS-OF-WAY RESTRICTIONS AND EASEMENTS OF RECORD.

Exhibit B

Silverleaf Park

Legal Description

THAT PART OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE EAST ½ OF SAID SECTION 20; THENCE RUN N89°38'35"E ALONG THE SOUTH LINE OF SAID EAST ½ FOR A DISTANCE OF 25.00 FEET TO THE EAST RIGHT OF WAY LINE OF NORTH OREGON STREET; THENCE RUN N00°12'27"W ALONG SAID EAST RIGHT OF WAY LINE FOR A DISTANCE OF 690.63 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N00°12'27"W ALONG SAID EAST RIGHT OF WAY LINE FOR A DISTANCE OF 402.01 FEET; THENCE RUN N90°00'00"E FOR A DISTANCE OF 1009.97 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 525.00 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°10'00" FOR A DISTANCE OF 138.97 FEET TO THE POINT OF TANGENCY, THENCE RUN S74°50'00"E FOR A DISTANCE OF 18.48 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 75.00 FEET AND A CHORD BEARING OF N86°18'13"E; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 37°43'35" FOR A DISTANCE OF 49.38 FEET TO A RADIAL LINE; THENCE RUN S22°33'35"E ALONG SAID RADIAL LINE FOR A DISTANCE OF 40.00 FEET; THENCE RUN S65°59'48"E FOR A DISTANCE OF 52.16 FEET TO THE WESTERLY RIGHT OF WAY LINE OF INTERSTATE 4 AS DESCRIBED IN OFFICIAL RECORDS BOOK 3520, PAGE 535 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE RUN S24°00'12"W ALONG SAID WESTERLY RIGHT OF WAY LINE FOR A DISTANCE OF 525.08 FEET; THENCE RUN S89°38'22"W FOR A DISTANCE OF 243.58 FEET; THENCE RUN N00°21'38"W FOR A DISTANCE OF 157.35 FEET; THENCE RUN N90°00'00"W FOR A DISTANCE OF 816.93 FEET TO THE POINT OF BEGINNING.

CONTAINING 12.098 ACRES MORE OR LESS AND BEING SUBJECT TO ANY RESTRICTIONS, RIGHTS OF WAY AND EASEMENTS OF RECORDS.

TOGETHER WITH THOSE CERTAIN STORMWATER DRAINAGE EASEMENT RIGHTS INURING TO THE BENEFIT OF THE AFOREDESCRIBED PARCEL PURSUANT TO THAT CERTAIN NW 46 DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS RECORDED OCTOBER 22, 1998 AT OFFICIAL RECORDS BOOK 3520, PAGE 588, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, AS THEREAFTER AMENDED.

AND

THAT PART OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE EAST ½ OF SAID SECTION 20; THENCE RUN N00°12'27"W ALONG SAID WEST LINE OF THE EAST ½ OF SECTION 20 FOR A DISTANCE OF 1092.71 FEET; THENCE N89°47'33"E FOR A DISTANCE OF 25.00 FEET TO THE EAST RIGHT OF WAY LINE OF NORTH OREGON STREET, THE POINT OF BEGINNING; THENCE N00°12'27"W ALONG SAID EAST RIGHT OF WAY LINE FOR A DISTANCE OF 671.36 FEET; THENCE RUN N90°00'00"E FOR A DISTANCE OF 185.95 FEET; THENCE RUN S00°00'00"E FOR A DISTANCE OF 76.10 FEET; THENCE RUN N89°50'35"E FOR A DISTANCE OF 1090.62 FEET; THENCE RUN S67°55'48"E FOR A DISTANCE OF 40.26 FEET; THENCE RUN S32°53'50"W FOR A DISTANCE OF 199.83 FEET; THENCE RUN S27°29'16"W FOR A DISTANCE OF 31.73 FEET; THENCE RUN S23°57'19"W FOR A DISTANCE OF 199.83 FEET; THENCE RUN S24°28'59"W FOR A DISTANCE OF 20.06 FEET; THENCE RUN S24°00'09"W FOR A DISTANCE OF 204.23 FEET; THENCE N89°59'06"W FOR A DISTANCE OF 1015.75 FEET TO THE POINT OF BEGINNING.

CONTAINING 16.15 ACRES, MORE OR LESS