

AN ORDINANCE FURTHER AMENDING THE SEMINOLE COUNTY COMPREHENSIVE PLAN; AMENDING THE FUTURE LAND USE MAP DESIGNATION OF CERTAIN PROPERTY BY VIRTUE OF A LARGE SCALE FUTURE LAND USE MAP AMENDMENT; CHANGING THE FUTURE LAND USE MAP DESIGNATION ASSIGNED TO CERTAIN PROPERTY FROM PD (PLANNED DEVELOPMENT), OFF (OFFICE) AND LDR (LOW DENSITY RESIDENTIAL) TO PD (PLANNED DEVELOPMENT); PROVIDING FOR LEGISLATIVE FINDINGS; PROVIDING FOR SEVERABILITY; PROVIDING FOR EXCLUSION FROM CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of County Commissioners of Seminole County enacted Ordinance Number 2008-44 which adopted the Seminole County Comprehensive Plan ("the Plan"), which Plan has been subsequently amended from time-to-time and in accordance with State law; and

WHEREAS, the Board of County Commissioners has followed the procedures set forth in Section 163.3184, Florida Statutes, in order to further amend certain provisions of the Plan as set forth herein relating to a Large Scale Future Land Use Map Amendment; and

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

WHEREAS, the Seminole County Local Planning Agency held a public hearing, with all required public notice on March 4, 2015, for the purpose of providing recommendations to the Board of County Commissioners with regard to the Plan amendment set forth herein; and

WHEREAS, the Board of County Commissioners held public hearings on March 24, 2015, and May 12, 2015, with all required public notice for the purpose of hearing and considering the recommendations and comments of the general public, the Local Planning Agency, required State reviewing agencies, other public agencies, and other jurisdictions prior to final action on the Plan amendment set forth herein; and

WHEREAS, the Board of County Commissioners hereby finds that the Plan, as amended by this Ordinance, is consistent and in compliance with the provision of State law, including, but not limited to, Sections 163.3177 and 163.3184, Florida Statutes, and with the Strategic Regional Policy Plan of the East Central Florida Regional Planning Council; and

WHEREAS, the Plan amendment set forth herein has been reviewed by the required State reviewing agencies and comments prepared by those agencies have been considered by the Board; and

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

Section 1. Recitals/Legislative findings:

The above recitals are true and correct and form and include legislative findings which are a material part of this Ordinance.

Section 2. AMENDMENT TO COUNTY COMPREHENSIVE PLAN FUTURE LAND USE MAP DESIGNATION:

(a) The Future Land Use Element's Future Land Use Map as set forth in Ordinance Number 2008-44, as previously amended, is hereby further amended by amending the Future Land Use Map designation assigned to the following property and which is depicted on the Future Land Use Map and further described in the attached Exhibit "A" to this Ordinance:

Ord Exhibit	Name	Amendment Number	Future Land Use Change From-To	LPA Hearing Date	Board Hearing Dates
A	Reagan Center	2014-FLUM-LS.03 (Z2014-038)	PD (Planned Development), OFF (Office) and LDR (Low Density Residential) to PD (Planned Development)*	03/04/2015	3/24/15 5/12/15
<p>*The project shall have the following maximum allowable densities and intensities:</p> <ul style="list-style-type: none"> • Retail / Commercial – Maximum FAR of 0.80 not to exceed a maximum square footage of 236,858 • General Office – Maximum FAR of 0.80 not to exceed a maximum square footage of 216,537 • Multi-family – Maximum of 25 dwelling units per net buildable acre not to exceed a maximum of 827 dwelling units • Townhomes – Maximum of 8 dwelling units per net buildable acre not to exceed a maximum of 66 dwelling units 					

(b) The associated rezoning request was completed by means of Ordinance Number 2015-10.

Section 3. Severability:

If any provision of this Ordinance or the application 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 the Board of County Commissioners 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 the Land Development Code of Seminole County in accordance with prior directions given to 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 to reflect adopted amendments to the Plan.

Section 5. Effective Date:

(a) A certified copy of this Ordinance shall be provided to the Florida Department of State and the State Local Planning Agency in accordance with Section 125.66 and 163.3184, Florida Statutes.

(b) This Ordinance shall take effect upon filing a copy of this Ordinance with the Department of State by the Clerk of the Board of County Commissioners; provided, however, that the effective date of the plan amendment set forth herein, if the amendment is not challenged in a timely manner, shall be no earlier than thirty-one (31) days after the date the State Land Planning Agency notifies the County that the plan amendment package is complete. If challenged within the appropriate time period, this amendment shall become effective on the date the State Land Planning Agency or the State Administration Commission enters a final order determining the adopted amendment to be in compliance. No development orders, development permits or land uses dependent upon this amendment may be issued or commence before it has become effective.

ENACTED this 12th day of May, 2015

BOARD OF COUNTY COMMISSIONERS
OF SEMINOLE COUNTY, FLORIDA

By: Brenda Carey
BRENDA CAREY, CHAIRMAN

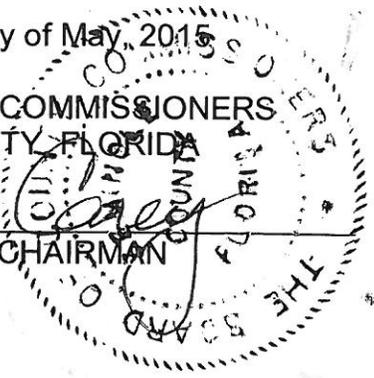


EXHIBIT A**Amendment 2014-FLUM-LS.03****LEGAL DESCRIPTION:**

A portion of the South one-half (S 1/2) of Section 14, Township 20 South, Range 30 East, Seminole County, Florida, together with a portion of the Northwest one-quarter (NW 1/4) of Section 23, Township 20 South, Range 30 East, Seminole County, Florida, being more particularly described as follows:

BEGINNING at the Southwest corner of said Section 14; Thence North 00°02'52" West along the West line of the Southwest one-quarter (SW 1/4) of said Section 14, a distance of 491.02 feet to a point on the Southeasterly right-of-way line of State Road No. 15 & 600, as shown on State of Florida Department of Transportation Right-of-Way Map Section Number 77010, F.P. ID 240196 1, dated October 29th, 2010; Thence North 40°43'14" East along said Southeasterly right-of-way line, a distance of 1,101.76 feet; Thence departing from said Southeasterly right-of-way line, run North 89°40'43" East along the Southerly boundary of TROPIC PARK, according to the plat thereof as recorded in Plat Book 38, Page 40, of the Public Records of Seminole County, Florida, a distance of 1,917.67 feet; Thence North 89°52'43" East along a Southerly boundary of SUNLAND ESTATES, according to the plat thereof as recorded in Plat Book 11, Pages 16 through 22, inclusive, of said Public Records, a distance of 800.24 feet; Thence South 00°12'06" East along the Westerly boundary of SUNLAND ESTATES AMENDED PLAT, according to the plat thereof as recorded in Plat Book 12, Pages 1 and 2, of said Public Records, a distance of 756.14 feet to a point on the Northerly right-of-way line of County Road 427, as shown on Seminole County Public Works Department Right-of-Way Map for County Road 427-VI (Hester Road to Lake Mary Boulevard) last revision date of March 3rd, 1998, said point lying at the beginning of a non-tangent curve concave to the Northwest, and from said point a radial line bears North 34°45'39" West, the following nine (9) courses being along the Northerly right-of-way line of said County Road 427; Thence Southwesterly along said curve having, a radius of 1,096.28 feet, a central angle of 02°35'42", and an arc distance of 49.65 feet to a point of tangency; Thence South 57°50'03" West, a distance of 21.15 feet; Thence North 32°10'02" West, a distance of 5.00 feet; Thence South 57°50'03" West, a distance of 548.20 feet; Thence South 32°09'57" East, a distance of 5.00 feet; Thence South 57°50'03" West, a distance of 305.03 feet; Thence North 32°09'51" West, a distance of 5.00 feet; Thence South 57°50'03" West, a distance of 205.75 feet; Thence South 32°09'57" East, a distance of 5.00 feet, the following nineteen (19) courses being along the Northerly right-of-way line of County Road 427, as shown on Seminole County Public Works Department Right-of-Way Map for County Road 427-V (U.S. 17-92 to Hester Avenue) last revision date of September 20th, 1996; Thence South 57°50'03" West, a distance of 269.45 feet to a point of curvature with a curve concave to the Northwest; Thence Southwesterly along said curve, having a radius of 1,096.28 feet, a central angle of 15°22'06", and an arc distance of 294.05 feet; Thence North 16°47'51" West, a distance of 5.00 feet to a point at the beginning of a non-tangent curve concave to the North, and from said point a radial line bears North 16°47'51" West; Thence Westerly along said curve, having a radius of 1,091.28

feet, a central angle of $02^{\circ}42'52''$, and an arc distance of 51.70 feet; Thence North $14^{\circ}04'59''$ West, a distance of 15.00 feet to a point at the beginning of a non-tangent curve concave to the North, and from said point a radial line bears North $14^{\circ}04'59''$ West; Thence Westerly along said curve, having a radius of 1,076.28 feet, a central angle of $18^{\circ}47'53''$, and an arc distance of 353.11 feet; Thence South $04^{\circ}30'16''$ West, a distance of 15.00 feet; Thence North $85^{\circ}29'44''$ West, a distance of 204.85 feet to a point of curvature with a curve concave to the South; Thence Westerly along said curve, having a radius of 2,934.79 feet, a central angle of $01^{\circ}07'08''$, and an arc distance of 57.31 feet; Thence North $00^{\circ}17'31''$ West, a distance of 5.01 feet to a point at the beginning of a non-tangent curve concave to the South, and from said point a radial line bears South $03^{\circ}22'45''$ West; Thence Westerly along said curve, having a radius of 2,939.79 feet, a central angle of $03^{\circ}30'20''$, and an arc distance of 179.87 feet to a point of tangency; Thence South $89^{\circ}52'25''$ West, a distance of 177.20 feet to a point of curvature with a curve concave to the South; Thence Westerly along said curve, having a radius of 1,236.28 feet, a central angle of $06^{\circ}14'12''$, and an arc distance of 134.57 feet; Thence South $06^{\circ}21'47''$ East, a distance of 5.00 feet to a point at the beginning of a non-tangent curve concave to the South, and from said point a radial line bears South $06^{\circ}21'47''$ East; Thence Westerly along said curve, having a radius of 1,231.28 feet, a central angle of $25^{\circ}32'34''$, and an arc distance of 548.91 feet to a point of tangency; Thence South $58^{\circ}05'39''$ West, a distance of 82.29 feet; Thence North $31^{\circ}54'21''$ West, a distance of 5.00 feet; Thence South $58^{\circ}05'39''$ West, a distance of 127.90 feet; Thence North $78^{\circ}12'46''$ West, a distance of 21.68 feet, the following two (2) courses being along the Northeastly right-of-way line of County Home Road, as shown on Seminole County Public Works Department Right-of-Way Map for County Road 427-V (U.S. 17-92 to Hester Avenue) last revision date of September 20th, 1996; Thence North $34^{\circ}31'12''$ West, a distance of 145.89 feet; Thence North $38^{\circ}20'02''$ West, a distance of 46.54 feet to a point on the West line of the Northwest one-quarter (NW 1/4) of said Section 23; Thence North $00^{\circ}11'51''$ West, a distance of 430.05 feet to the POINT OF BEGINNING.

TOGETHER WITH a portion of the West one-half (W 1/2) of the Northeast one-quarter (NE 1/4) of the Northwest one-quarter (NW 1/4) of Section 23, Township 20 South, Range 30 East, Seminole County, Florida, being more particularly described as follows:

COMMENCE at the North one-quarter (N 1/4) corner of said Section 23; Thence South $00^{\circ}20'34''$ East, a distance of 1014.40 feet, the following two courses being along a line lying 315 feet North from and parallel with, as measured at right angles to the South line of the Northeast one-quarter (NE 1/4) of the Northwest one-quarter (NW 1/4) of said Section 23; Thence South $89^{\circ}42'50''$ West, a distance of 660.59 feet to the POINT OF BEGINNING; Thence continue South $89^{\circ}42'50''$ West, a distance of 660.59 feet; Thence North $00^{\circ}16'13''$ West along the West line of the Northeast one-quarter (NE 1/4) of the Northwest one-quarter (NW 1/4) of said Section 23, a distance of 559.71 feet to point on the Southerly right-of-way line of County Road 427, as shown on Seminole County Public Works Department Right-of-Way Map for County Road 427-V (U.S. 17-92 to Hester Avenue) last revision date of September 20th, 1996, said point lying at the beginning of a non-tangent curve concave to the South, and from said point a radial line bears South $03^{\circ}35'21''$ West, the following nine (9) courses being along the Southerly right-of-way line of said County Road 427; Thence Easterly along said curve, having a radius of 2,794.79 feet, a central angle of $00^{\circ}54'55''$, and an arc distance of 44.65 feet to a point of tangency; Thence South $85^{\circ}29'44''$ East, a distance of 208.81 feet to a point of curvature with

a curve concave to the North; Thence Easterly along said curve, having a radius of 1,231.28 feet, a central angle of $06^{\circ}13'08''$, and an arc distance of 133.64 feet; Thence South $01^{\circ}42'52''$ East, a distance of 5.00 feet to a point at the beginning of a non-tangent curve concave to the North, and from said point a radial line bears North $01^{\circ}42'52''$ West; Thence Easterly along said curve, having a radius of 1,236.28 feet, a central angle of $04^{\circ}26'25''$, and an arc distance of 95.81 feet; Thence North $06^{\circ}09'17''$ West, a distance of 10.00 feet to a point at the beginning of a non-tangent curve concave to the North, and from said point a radial line bears North $06^{\circ}09'17''$ West; Thence Easterly along said curve, having a radius of 1,226.28 feet, a central angle of $01^{\circ}58'25''$, and an arc distance of 42.24 feet; Thence South $08^{\circ}07'42''$ East, a distance of 5.00 feet to a point at the beginning of a non-tangent curve concave to the North, and from said point a radial line bears North $08^{\circ}07'42''$ West; Thence Easterly along said curve, having a radius of 1,231.28 feet, a central angle of $06^{\circ}29'24''$, and an arc distance of 139.47 feet; Thence departing from said Southerly right-of-way line, run South $00^{\circ}18'24''$ East along the East line of the West one-half (W 1/2) of the Northeast one-quarter (NE 1/4) of the Northwest one-quarter (NW 1/4) of said Section 23, a distance of 572.91 feet to the POINT OF BEGINNING.

Said lands lying and situate in Seminole County, Florida.