Seminole County Comprehensive Plan

OVERVIEW

The Board of County Commissioners adopted a major update of the Seminole County Comprehensive Plan (the "Plan") on December 9, 2008. The update affected all Plan Elements, deleting five (5) Elements.

Required Elements

- Capital Improvements (CIE)
- Conservation (CON)
- Drainage (DRG)
- Future Land Use (FLU)
- Housing (HSG)
- Intergovernmental Coordination (IGC)
- Potable Water (POT)
- Public School Facilities (PSF)
- Recreation and Open Space (REC)
- Sanitary Sewer (SAN)
- Solid Waste (SOL)
- Transportation (TRA) (including: Mass Transit, Ports, Aviation & Related Facilities, and Traffic Circulation)

Optional Elements

- Implementation (IMP)
- Introduction (INT)

Repealed Elements

- Design
- Economic
- Energy
- Library Services
- Public Safety

In addition to the name change, the Plan reflects a new look and enhanced accessibility. This update is based on the findings of the 2006 Seminole County Evaluation and Appraisal Report, reflecting changes in local circumstances, changes in state law, and other changes in support of important community goals. Included in this Plan update are numerous policies that are intended to implement the themes of the Central Florida Regional Growth Vision (How Shall We Grow?) initiative.

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List Of Element Exhibits
Maps, Tables, Charts And Figures

(Note: Element exhibits, alphabetical by title, are located at the end of the element)

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11-Sep-91	Original Adopting Amendment	91-13
12-May-92	Amendment 91F	92-9
15-Dec-92	Amendment 92F	92-25
8-Jun-93	Amendment 6-93SS	93-8
22-Jun-93	Amendment 93S	93-10
27-Jul-93	One Unnumbered	93-14
26-Oct-93	One Unnumbered	93-21
14-Dec-93	Amendment 93F	93-28
11-Jan-94	Four Unnumbered	94-1
22-Feb-94	Amendment 02-94SS	94-3
8-Mar-94	Amendment 03-94SS	94-4
12-Apr-94	Amendment 04-94SS	94-6
14-Jun-94	Amendment 94S.1 and 94S.3	94-8
13-Dec-94	Amendment 94S.2, 94F.1, 94F.3, 94F.4, 94F.5 and 94F.6 (1)	94-12
24-Jan-95	Amendment 09-94SS, 12-94SS.1 and 12-94SS.2 (2)	95-1
13-Jun-95	Amendment 95S.1 95S.4, 95S.6, 95S.8, 95S.9, 95S.11, 95S.12, 95S.13 (3)	95-3
25-Jul-95	Amendment 06-95SS	95-7
12-Sep-95	Amendment 95S.10	95-12
12-Dec-95	Amendment 95F.FLU1, 95F.FLU2, 95F.FLU3, 95F.FLU5, 95F.FLU6, 95F.FLU7, 95F.FLU8, 95F.FLU9, 95F.FLU10, 95F.FLU11, 95F.FLU16, 95F.FLU17, 95F.TXT1, 95F.TXT4.4, 95F.TXT4.5, 95F.TXT2, 95F.TXT 3.1 through 3.7, 95F.TXT4.7, 95F.TXT6.1, 95F.TXT6.2, 95F.TXT6.4 through 6.8 and 95F.TXT7.1 through 7.4 (4)	95-14
11-Jun-96	Amendment 96S.FLU1, 96S.FLU2, 96S.FLU3, 96S.FLU4, 96S.TXT.2, 96S.TXT3, 96S.TXT4, 96S.TXT7 and 96S.TXT8 (5)	96-4
23-Jul-96	Amendment 06-96SS.2 (6)	96-6
13-Aug-96	Amendment 07-96SS.2	96-8
27-Aug-96	Amendment 08-96SS	96-11
24-Sep-96	Amendment 07-96SS.1	96-13
11-Dec-96	Amendment 95F.FLU13, 96S.FLU5, 96F.FLU1, 96F.FLU 2, 96F.TXT1, 96F.TXT2, 96F.TXT3, 96F.TXT4, 96F.TXT5, 96F.TXT6	96-21

Adoption Date	Amendment	Ordinance No.
13-May-97	Amendment 04-97SS.1	97-16
10-Jun-97	Amendment 97S.FLU1, 95F.FLU14, 95F.FLU15, 95F.TXT 4.1, 95F.TXT 4.2, 95F.TXT 4.3, 95F.TXT 4.6, 97S.TXT 1.0, 97S.TXT 1.1, 97S.TXT 1.2, 97S.TXT 1.3, 97STXT 1.4, 97S.TXT 1.5, 97S.TXT 1.6, 97S.TXT 1.7, 97S.TXT 2.1, 97S.TXT 2.2, 97S.TXT 2.3, 97S.TXT 2.4	97-23
23-Sep-97	Amendment 08-97SS.1	97-41
28-Oct-97	Amendment 10-97SS.1	97-47
16-Dec-97	Amendments (7): 97F.FLU1 through 97F.FLU4, 97F.FLU7, 97F.FLU8, 97F.TXT1 through 97F.TXT10 (8)	97-49
27-Jan-98	Amendment 12-97SS.1	98-8
26-May-98	Amendment 04-98SS.2 (9)	98-28
13-Oct-98	Amendments 98S.FLU5, 98S.FLU6, 98S.TXT1, 98S.TXT2 (10)	98-46
11-May-99	Amendments 98F.FLU2, 98F.FLU3, 98F.FLU4, 98F.FLU5, 98CSAS.FLU1, 98CSAS.TXT1, through 98CSAS.TXT11 (11)	99-13
Apr-99	Amendment 04-99S1 (Denied) (12)	NA
22-Jun-99	Amendment 99S.FLU2	99-22
13-Jul-99	Amendments 99S.FLU4, 99S.FLU5, 99S.FLU6, 99S.TXT1, 99S.TXT2 (13)	99-26
10-Aug-99	Amendment 98F.FLU7	99-31
28-Sep-99	Amendment 08-99SS.1	99-38
26-Oct-99	Amendments 99F.TXT6, 99F.TXT7, 99F.TXT8.1, 99F.TXT8.2, 99F.TXT8.3, 99F.TXT8.4	99-51
14-Dec-99	Amendment 12-99SS.2	99-61
15-Dec-99	Amendment 08-99SS.2	99-65
15-Dec-99	Amendments 99F.AMD1.1, 99F.ADM2, 99F.ADM3, 99F.ADM5.1, 99F.ADM5.2, 99F.ADM5.3, 99F.ADM13, 99F.ADM15.1, 99F.ADM15.2, 08-99SS.3, 99F.FLU1, 99F.FLU2, 99F.WRPA.TXT1 through 99F.WRPA.TXT11, 99F.WRPA.TXT13 through 16, 99F.WRPA.TXT17 through 20, 99F.TXT3.7.	99-68
25-Jan-00	Amendment 12-99SS.5	2000-7
8-Feb-00	Amendment 12-99SS.1	2000-9
22-Feb-00	Amendment 12-99SS.3	2000-11
27-Jun-00	Amendment 06-00SS.1	2000-33
27-Jun-00	Amendment 12-99SS.4	2000-35

Adoption Date	Amendment	Ordinance No.
24-Oct-00	Amendments 00S-ADM1,00S.TXT1, 00S.TXT2, 00S.TXT3, 00S.TXT4, 00S.TXT5, 00S.TXT6, 00S.TXT9, 00S.TXT10, 00S.TXT11, 00S.TXT12, 00S.TXT13, 00S.TXT14, 00S.TXT15 (14)	2000-50
23-Jan-01	Amendment 12-00SS.2	2001-3
13-Feb-01	Amendment 11-00SS.2	2001-5
13-Feb-01	Amendment 12-00SS.1	2001-7
10-Apr-01	Amendment 04-01SS.1	2001-15
8-May-01	Amendment 01S.TXT1 (Vision 2020)	2001-21
22-May-01	Amendment 05.01SS.1	2001-23
25-Sep-01	Amendment 08-01SS.1	2001-39
13-Nov-01	Amendment 09-01SS.1	2001-47
11-Dec-01	Amendment 01S.FLU2	2001-51
26-Feb-02	Amendment 01-02SS.1	2002-08
9-Apr-02	Amendment 03-02SS.1	2002-14
9-Apr-02	Amendment 01-02SS.2	2002-16
23-Apr-02	Amendment 04-02SS.1	2002-18
23-Jul-02	Amendment 05-02SS.1	2002-29
27-Aug-02	Amendment 08-02SS.1	2002-34
10-Sep-02	02S.FLU02, 02S.FLU05, 02S.ADM01, 02S.TXT1, 2, 3, and 4.	2002-37
	(01F.FLU01 and 02S.FLU01 were not adopted)	
24-Sep-02	08-02SS.2	2002-41
10-Dec-02	02S.FLU01, 02F.TXT02, 02F.TXT03, 02F.TXT04	2002-55
12-Aug-03	01F.FLU01 (Lake Jessup Woods)	2003-36
	02S.FLU04 (Banana Lake)	
	03S.TXT01 (Energy Element)	
9-Dec-03	03F.FLU01 - Citrus Road (FLU Map)	2003-63
	03F.TXT01 - 2003/04 CIE Exhibits Update (CIE)	
	03F.TXT03.1 & 03.2 - Conservation Village (FLU)	
	03F.TXT04.1, 04.2, 04.3 & 04.4 - Airport (FLU, TRA)	
8-Jun-04	04S.FLU01 - Savannah Park (FLU Map)	2004-25
	04S.TXT02.1, 02.2, 02.3, 02.4, 02.5 - Gen. Hutchison Parkway (DES, TRA)	
	04S.TXT03 – Updated Economic Element (ECM)	

Adoption Date	Amendment	Ordinance No.
	04S.TXT04.1, 04.2, 04.3 , 04.4 Digital Future Land Use Maps (CON, FLU, IMP)	
	04S.TXT05.1, 05.2 - Myrtle Street Conservation Village (FLU, FLUEX)	
	Withdrawn: 04S.TXT01 - Water Supply Facilities Plan	
14-Dec-04	04F.FLU01 (Celery Estates)	2004-56
	04F.TXT01 (Capital Improvements)	
	04F.TXT02.1 and 04F.TXT02.2 (Conservation and Future Land Use)	
	04F.TXT03 (Potable Water)	
10-May-05	04F.FLU03 (Florence Arbor)	2005-17
	05S.FLU01 (Red Bug/Cooper)	
	05S.FLU03 (Hill Top)	
	05S.FLU05 (NW 46)	
	05S.FLU06 (Cameron Heights)	
	05S.TXT01.1 through 05S.TXT01.5 (Future Land Use and Transportation)	
	0S5.TXT03.1 through 05S.TXT03.3 (Future Land Use)	
20-Dec-05	05EX.TXT01 (Capital Improvements)	2005-53
20-Dec-05	05F.TXT01.01 and 05F.TXT02.08 (Conservation)	2005-54
	05F.TXT01.02; 05F.TXT02.01 through 05F.TXT02.07;	
	05F.TXT02.09 through 05F.TXT02.11 (Future Land Use)	
	05F.TXT01.03 (Recreation and Open Space)	
23-May-06	06S.FLU04 (Cameron Heights Addition)	2006-35
13-Jun-06	06EX.TXT02.01 through 06EX.TXT02.03 (Drainage)	2006-41
	06EX.TXT02.08 and 06EX.TXT02.09 (Transportation)	
12-Dec-06	06F.TXT01.1 (Capital Improvements)	2006-81
	06F.TXT01.1; 01.02; 01.03; 01.04; 01.05 (Implementation)	
	06F.TXT01.3.1 through 06F.TXT01.3.3 (Transportation)	
12-Dec-06	06EX.TXT01 (Capital Improvements)	2006-83
24-Jul-07	07S.FLU01 (L&L Acres)	2007-28
13-Nov-07	06EX.TXT03.1.01 through 06EX.TXT03.1.33 (Potable Water)	2007-45
	06EX.TXT03.2.01 through 06EX,TXT03.04 (Capital Improvements)	

Adoption Date	Amendment	Ordinance No.
	06EX.TXT03.3.01 through 06EX.TXT03.3.07 (Conservation)	
	06EX.TXT03.4.01 through 06EX.TXT03.4.04 (Future Land Use)	
	06EX.TXT03.5.01 (Implementation)	
	06EX.TXT03.6.01 (Intergovernmental Coordination)	
11-Dec-07	07EX2.TXT01 (Capital Improvements)	2007-46
11-Dec-07	0707LS.01 (Celery Avenue/Lake Monroe)	2007-47
22-Jan-08	07EX1.TXT01 (Public School Facilities)	2008-5
	07EX1.TXT02.1 (Capital Improvements)	
	07EX1.TXT03.1 through 03.5 (Implementation)	
	07EX1.TXT04.1 through 04.9 (Intergovernmental Coordination)	
10-Jun-08	08S-FLU01 (Silverleaf Park)	2008-29
	08S-FLU02 (Lake Forrest)	
18-Nov-08	08EX1.TXT01 – Annual Capital Improvements Update	2008-48
9-Dec-08	08EAR.FLUM1 - Commercial to Mixed Development	2008-44*
	08EAR.FLUM2 - Recreation to Preservation/Managed Lands	
	08EAR.FLUM3 - Conservation to Environmentally Sensitive Lands Overlay	
	08EAR.FLUM4 - Replacing the Exiting Seminole County Future Land Use Map	
	08EAR.TXT.CIE01 - Capital Improvements	
	08EAR.TXT.CON02 - Conservation	
	08EAR.TXT.DRG04 - Drainage	
	08EAR.TXT.FLU07 - Future Land Use	
	08EAR.TXT.HSG08 - Housing	
	08EAR.TXT.IMP09 - Implementation (optional)	
	08EAR.TXT.IGC10 - Intergovernmental Coordination	
	08EAR.TXT.INT11 - Introduction (optional)	
	08EAR.TXT.POT13 - Potable Water	
	08EAR.TXT.PSF19 - Public School Facilities	
	08EAR.TXT.REC15 - Recreation and Open Space	
	08EAR.TXT.SAN16 - Sanitary Sewer	
	08EAR.TXT.SOL17 - Solid Waste	

Adoption Date	Amendment	Ordinance No.
	08EAR.TXT.TRA18 – Transportation	
	REPEALED ELEMENTS:	
	08EAR.TXT.DES03 - Design (optional)	
	08EAR.TXT.ECM05 - Economic (optional)	
	08EAR.TXT.ERG06 - Energy (optional)	
	08EAR.TXT.LIB12 - Library Services (optional)	
	08EAR.TXT.PUB14 - Public Safety (optional)	
10-Mar-09	08.08SS.05 – Low Density Residential to Planned Development	2009-07
24-Mar-09	08.08SS.06 – Low Density Residential to Commercial	2009-11
28-Apr-09	11.07SS.01 – Low Density Residential to Planned Development	2009-16
28-Apr-09	08.08SS.07 – Low Density Residential to Industrial	2009-18
9-Jun-09	06.08SS.01 – Low Density Residential to Planned Development	2009-21
22-Sep-09	08.08SS.09 – High Density Residential to Office	2009-29
22-Sep-09	09.08SS.08 – Low Density Residential to Office	2009-31
11-Nov-09	09.09SS.02 – High Density Residential to Public, Quasi-Public	2009-34
8-Dec-09	09S.TXT01 - Conservation	2009-36
	09S.TXT02 – Drainage	
	09S.TXT03 – Future Land Use	
	09S.TXT04 – Implementation	
	09S.TXT05 – Introduction	
	09S.TXT06 – Recreation and Open Space	
	09S.TXT07 - Transportation	
8-Dec-09	09S.FLU02 – Suburban Estates to Low Density Residential (Celery Avenue)	2009-37
8-Dec-09	09S.FLU03 – Suburban Estates to Low Density Residential (Kentucky Square)	2009-38
23-Mar-10	10.09SS.03 – Suburban Estates to Low Density Residential (Eaglewoods Trail)	2010-3
23-Mar-10	10.09SS.4 – Suburban Estates to Industrial (Jorgensen)	2010-4
11-May-10	12.09SS.6 – Public, Quasi-Public to Commercial (SR 436 SSLUA)	2010-7
27-Jul-10	09S.FLU02 – Industrial to Higher Intensity Planned Development-Airport (Richmond Avenue)	2010-12

Adoption Date	Amendment	Ordinance No.
27-Jul-10	09S.FLU01 – Low Density Residential to Planned Development (San Pedro Center)	2010-14
28-Sep-10	12.09SS.05 – Medium Density Residential to Commercial (Orange Boulevard)	2010-19
26-Oct-10	10FLU02 (Higher Intensity Planned Development-Target Industry to Commercial (North Oregon Street)	2010-23
26-Oct-10	10F.ADM.01 - Planned Development, Public, Quasi-Public, Rural-5, Rural-10, Recreation and Suburban Estates (PML Lands)	2010-24
26-Oct-10	10F.TXT01 to 10F.TXT09 (Introduction, Capital Improvements, Conservation, Future Land Use, Housing, Implementation Intergovernmental Coordination, Transportation, Recreation and Open Space Elements)	2010-25
26-Oct-10	09.09SS.01 – Public, Quasi-Public to Recreation (Island & Village of Geneva)	2010-26
26-Oct-10	10EX1.TXTCIE & 10.EX1.TXTPOT (Capital Improvements, Potable Water Elements)	2010-28
26-Oct-10	06.10SS.02 - Low Density and Suburban Estates to Recreation (Wekiva Island)	2010-29
14-Dec-10	08.10SS.03 – Low Density Residential to Medium Density Residential (CR427 Mastrapa SSLUA)	2010-32

NOTES:

**Ordinance 2008-44 represents a major update of the Seminole County Comprehensive Plan (the "Plan") on December 9, 2008. The update affected all Plan Elements, deleting five (5) Elements. This history does not include all small scale amendments prior to 2009.*

[1] Amendment 94F.2 was not adopted.

[2] Amendment 12-94SS.3 was not adopted.

[3] Amendments 95S.2, 95S.3, 95S.5 and 95S.7 were withdrawn.

[4] Amendment 95F.TXT 6.3 was withdrawn; numbers 95F.FLU4, 95F.FLU12, 95F.TXT5 were not used.

[5] Amendment 96S.TXT1, 96S.TXT5 and 96S.TXT6 were not adopted.

[6] Amendment 06-96SS.1 was not adopted.

[7] Amendment 97F.FLU5 and 97F.FLU6 were not adopted. The December 16th hearing was a continuation of the Fall adoption hearing originally begun on November 25, 1997.

[8] Amendments 97F.FLU4, 97F.TXT2, 97F. TXT3, and 97F.TXT4 were rescinded by Ordinance 99-13.

[9] Amendment 04-98SS.1 was withdrawn.

[10] Amendments 98S.FLU3 and 98S.FLU4 were withdrawn. 98S.FLU1 and 98S.FLU2 were repealed and revised to 99F.FLU1 and 99F.FLU2 by Ordinance 99-68.

[11] These amendments are related to the Chuluota Small Area Study.

[12] Amendment 04-99S1 was denied.

[13] Amendment 99S.FLU1 and 99S.FLU3 were not adopted.

[14] There is not an amendment 00S.TXT7 or TXT8.

(15) There is not an amendment 09S.FLU01.

Acknowledgements

The following elected officials, appointed officials, and staff prepared and adopted the 2006 Evaluation and Appraisal-Based Amendments to the Seminole County Comprehensive Plan

SEMINOLE COUNTY BOARD OF COUNTY COMMISSIONERS

Bob Dallari, Chairman

Michael McLean, Vice-Chairman

Brenda Carey

Carlton D. Henley

Dick Van Der Weide

LOCAL LAND PLANNING AGENCY/PLANNING AND ZONING COMMISSION

Matthew Brown, Chairman

Dudley Bates

Melanie Chase

Kim Day

Walt Eismann

Ben Tucker

Rob Wolf

COUNTY ADMINISTRATIVE AND PLANNING STAFF

Cynthia A. Coto, County Manager

Joseph A. Forte, Deputy County Manager

Sabrina O'Bryan, Assistant County Manager

Dori L. DeBord, AICP, Planning and Development Director

Alison Stettner, AICP, Planning Manager

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Ordinance No. 2008-44

SEMINOLE COUNTY
FLORIDA'S NATURAL CHOICE

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ORDINANCE NO. 2008-44 SEMINOLE COUNTY, FLORIDA

AN ORDINANCE AMENDING ORDINANCE NUMBER 2001-21, AS PREVIOUSLY AMENDED; CHANGING THE TITLE OF THE SEMINOLE COUNTY COMPREHENSIVE PLAN FROM THE "VISION 2020 SEMINOLE COUNTY COMPREHENSIVE PLAN" TO THE "SEMINOLE COUNTY COMPREHENSIVE PLAN"; AMENDING THE TEXT AND EXHIBITS OF THE CAPITAL IMPROVEMENTS, CONSERVATION, DRAINAGE, FUTURE LAND USE, HOUSING, IMPLEMENTATION, INTERGOVERNMENTAL COORDINATION, INTRODUCTION, POTABLE WATER, PUBLIC SCHOOL FACILITIES, RECREATION AND OPEN SPACE, SANITARY SEWER, SOLID WASTE, AND TRANSPORTATION ELEMENTS OF THE VISION 2020 SEMINOLE COUNTY COMPREHENSIVE PLAN; REPEALING THE DESIGN, ECONOMIC, ENERGY, LIBRARY SERVICES, AND PUBLIC SAFETY ELEMENTS OF 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, Florida (herein referred to as the "Board") has consistently demonstrated its commitment to comprehensive planning as witnessed by initiation of a comprehensive planning program in the 1970s, well in advance of any Statewide legislation relating to comprehensive planning by local governments in the State of Florida, and as witnessed by enactment of the "Seminole County Comprehensive Planning Act of 1974" by the Florida Legislature, as set forth in Chapter 74-612, Laws of Florida, and as otherwise demonstrated by this Ordinance; and

CERTIFIED COPY
MARYANNE MORSE
CLERK OF CIRCUIT COURT
SEMINOLE COUNTY, FLORIDA
BY Eva Board
DEPUTY CLERK

WHEREAS, the Florida Legislature enacted the "Local Government Comprehensive Planning Act of 1975" as set forth in Chapter 75-257, Laws of Florida; and

WHEREAS, the Board adopted the County's first comprehensive plan in 1977 by Seminole County Ordinance Number 77-25, consistent with the "Local Government Comprehensive Planning Act of 1975"; and

WHEREAS, the Florida Legislature enacted the "Local Government Comprehensive Planning and Land Development Regulation Act of 1985", which, in addition to subsequent amendments thereto, is codified in Part II, Chapter 163, Florida Statutes;

WHEREAS, the Board enacted Seminole County Ordinance 87-14, adopting the "Seminole County Comprehensive Plan: 1987 Interim Update", pursuant to the "Seminole County Comprehensive Planning Act of 1974", and Part II, Chapter 163, Florida Statutes; and

WHEREAS, the Board enacted Seminole County Ordinance 91-13, adopting the "1991 Seminole County Comprehensive Plan", pursuant to Part II, Chapter 163, Florida Statutes; and

WHEREAS, the Board enacted Seminole County Ordinance Number 2001-21, adopting the "Vision 2020 Seminole County Comprehensive Plan", which has been subsequently amended in accordance with State law; and

WHEREAS, the Board wishes to amend the Plan to comply with the findings and recommendations of the "Seminole County Evaluation and Appraisal Report 2006", pursuant to Part II, Section 163.3191, Florida Statutes, and further wishes to rename the "Vision 2020 Seminole County Comprehensive Plan" (referred to herein as the "Plan") to the "Seminole County Comprehensive Plan"; and

WHEREAS, the County held several community workshops as witnessed in the "Evaluation and Appraisal Report-Based Amendments Report to the Vision 2020 Seminole County Comprehensive Plan"; to receive public comments on proposed Evaluation and Appraisal Report-Based amendments to the Plan; and

WHEREAS, the Board has followed the procedures set forth in Part II, Sections 163.3184, 163.3187, and 163.3191, Florida Statutes, in order to further amend certain provisions of the Plan as set forth herein relating to Evaluation and Appraisal Report 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 on May 7, 2008, with all required public notice for the purpose of receiving public input and providing

recommendations to the Board with regard to the Plan amendments set forth herein; and

WHEREAS, the Board held public hearings on July 22 and December 9, 2008, with all required public notice for the purposes of hearing and considering the recommendations and comments of the general public, the Seminole County 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, the State Comprehensive Plan, Chapter 187, Florida Statutes, and the Strategic Regional Policy Plan of the East Central Florida Regional Planning Council; and

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

WHEREAS, the Seminole County Home Rule Charter requires preparation of an Economic Impact Statement that addresses the potential fiscal impacts and economic costs of each text amendment enacted by this Ordinance upon the public and

taxpayers of Seminole County, and the County has prepared such Economic Impact Statement which was made available for public review and copying prior to the enactment of this Ordinance in accordance with the provisions of the Seminole County Home Rule Charter.

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. Amendments to Future Land Use Designations. The Future Land Use Map of the Future Land Use Element of the Plan is hereby amended by changing the future land use designation of the properties depicted there and legally described in Exhibits and A and B (attached hereto and incorporated here by this reference) as noted on the following table:

Exhibit	Name	Amendment	Amendment Number
A	Seminole County EAR-Based Administrative Amendment	Commercial to Mixed Development	08EAR.FLUM1
B	Seminole County EAR-Based Administrative Amendment	Recreation to Preservation/Managed Lands	08EAR.FLUM2
C	Seminole County EAR-Based Administrative Amendment	Conservation to Environmentally Sensitive Lands Overlay	08EAR.FLUM3
D	Seminole County EAR-Based Administrative Amendment	Replacing the Exiting Seminole County Future Land Use Map	08EAR.FLUM4

Section 3. Text Amendments.

(a) This Ordinance amends the text of the Elements of the Plan and repeals certain Elements of the Plan as set forth in Exhibit E (attached hereto and incorporated herein by this reference) as listed in the following table:

Element Type and Name	**Element Amendment Number**
Amended Elements	
• Capital Improvements	08EAR.TXT.CIE01
• Conservation	08EAR.TXT.CON02
• Drainage	08EAR.TXT.DRG04
• Future Land Use	08EAR.TXT.FLU07
• Housing	08EAR.TXT.HSG08
• Implementation (optional)	08EAR.TXT.IMP09
• Intergovernmental Coordination	08EAR.TXT.IGC10
• Introduction (optional)	08EAR.TXT.INT11
• Potable Water	08EAR.TXT.POT13
• Public School Facilities	08EAR.TXT.PSF19
• Recreation and Open Space	08EAR.TXT.REC15
• Sanitary Sewer	08EAR.TXT.SAN16
• Solid Waste	08EAR.TXT.SOL17
• Transportation	08EAR.TXT.TRA18
Repealed Elements	
• Design (optional)	08EAR.TXT.DES03
• Economic (optional)	08EAR.TXT.ECM05
• Energy (optional)	08EAR.TXT.ERG06
• Library Services (optional)	08EAR.TXT.LIB12
• Public Safety (optional)	08EAR.TXT.PUB14

(b) The text of the Elements listed above, including associated exhibits, maps, tables, figures, charts, and graphs, set forth in this Ordinance as Exhibit E, shall be deemed to be an integral part of this Ordinance as if fully set forth verbatim herein, and shall be deemed internally consistent.

Section 4. Legal Status of the Seminole County Comprehensive Plan

(a) Except as modified herein, all provisions of Ordinance 2001-21, as amended, remain in full force and effect.

(b) Pursuant to State law, all development undertaken by and all actions taken in regard to development orders by the Board with regard to the unincorporated areas of Seminole County, shall be consistent with the Seminole County Comprehensive Plan, and all land development regulations enacted or amended shall be consistent with the Seminole County Comprehensive Plan.

Section 5. Severability.

(a) The enactment of this Ordinance includes four (4) Future Land Use map amendments and 19 text amendments.

(b) If any provision of this Ordinance, including the exhibits or the application thereof to any person or circumstance is held invalid by law, rule, or regulation, or by determination of the local government upon consideration of public hearings, or upon findings, objections, or recommendations from the Florida Department of Community Affairs, or other State or federal agency, it is the intent of the Board 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 6. Exclusion from County Code/Codification.

(a) It is the intent of the 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 Board hereby grants the Code Codifier broad and liberal authority to codify and edit the provisions of the Seminole County Comprehensive Plan, as amended.

Section 7. Effective Date.

(a) 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 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 publishes 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 the Florida Department of Community Affairs issues, or the Administration Commission issues a determination that the amendments are in compliance in accordance with Part II, Section 163.3184, Florida Statutes, whichever occurs earlier. The County shall not issue development orders or development permits, if dependent upon an amendment, or commence before an amendment has become effective. If the Administration Commission issues a final order of noncompliance adopting a resolution affirming its effective status, the Clerk of the Board of County Commissioners shall provide a copy of said resolution to the Florida Department of Community Affairs, Bureau of Local Planning, 2555 Shumard Oak Boulevard, Tallahassee, Florida 32399-2100.

ENACTED this 9th day of December 2008.

BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA

By: _____
BOB DALLARI, CHAIRMAN

Ordinance No. 2001-21

SEMINOLE COUNTY
FLORIDA'S NATURAL CHOICE

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ORDINANCE NO. 2001-21 SEMINOLE COUNTY, FLORIDA

AN ORDINANCE FURTHER AMENDING ORDINANCE NUMBER 91-13, AS PREVIOUSLY AMENDED; CHANGING THE ORDINANCE TITLE TO "VISION 2020 SEMINOLE COUNTY COMPREHENSIVE PLAN"; AMENDING THE TEXT, EXHIBITS, MAPS, FIGURES, TABLES, CHARTS AND GRAPHS OF THE CAPITAL IMPROVEMENTS, FUTURE LAND USE, CONSERVATION, DESIGN, HOUSING, LIBRARY SERVICES, RECREATION AND OPEN SPACE, MASS TRANSIT, PORTS, AVIATION AND RELATED FACILITIES AND TRAFFIC CIRCULATION ELEMENTS AND AMENDING THE INTRODUCTION SECTION OF THE SEMINOLE COUNTY COMPREHENSIVE PLAN; PROVIDING FOR LEGISLATIVE FINDINGS; PROVIDING FOR STATUS OF THE COMPREHENSIVE PLAN; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Board of County Commissioners of Seminole County (the Board) enacted Ordinance Number 91-13 which adopted the 1991 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 wishes to amend the Plan in accordance with requirements of the County's 1998 Evaluation and Appraisal Report and, in the process, update and reformat the entire Plan over the course of the Spring 2001 and Fall 2001 large scale amendment cycles; and

WHEREAS, the Board has followed the procedures set forth in Sections 163.3184 and 163.3187, Florida Statutes, and other applicable laws and regulations in order to amend and consolidate certain elements of the Plan, all as set forth in the appendices to this Ordinance; and

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

CERTIFIED COPY
MARYANNE MORSE
CLERK OF CIRCUIT COURT
SEMINOLE COUNTY, FLORIDA
BY Carylon Cole
DEPUTY CLERK

WHEREAS, the Seminole County Local Planning Agency has held all public hearings required by law, and has provided all required public notice, for the purpose of providing recommendations to the Board with regard to the Plan amendments set forth herein; and

WHEREAS, the Board has held all public hearings required by law and provided all required public notice for the purpose of hearing and considering the recommendations and comments of the general public, the Local 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, is consistent and compliant with the provisions of State law including, but not limited to, Part II, Chapters 163 and 369, Florida Statutes, the State Comprehensive Plan, the Strategic Regional Policy Plan of the East Central Florida Regional Planning Council and other applicable law; and

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

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

SECTION 1. RECITALS, LEGISLATIVE FINDINGS,.PURPOSE AND INTENT.

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

(8) Recreation and Open Space Element;

(d) The text of the elements listed above, including associated exhibits, maps, tables, figures, charts and graphs, and the Introduction section are attached to this Ordinance as Appendix A (Amendment 01S.TXT1), but shall be deemed to be an integral part of this Ordinance as if fully set forth herein verbatim.

SECTION 3. STATUS OF THE SEMINOLE COUNTY COMPREHENSIVE PLAN.

Except as herein modified, all provisions of Ordinance 91-13, as amended, remain in full force and effect.

SECTION 4. 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 5. 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 Vision 2020 Seminole County Comprehensive Plan, as amended.

SECTION 6. EFFECTIVE DATE.

A certified copy of this Ordinance shall be provided to the Florida Department of State and the Florida Department of Community Affairs by the Clerk of the Board of County Commissioners in accordance with Section 125.66 and 163.3187, Florida Statutes and this Ordinance shall take effect in accordance with law.

ENACTED this 8th day of May, 2001.

BOARD OF COUNTY COMMISSIONERS
OF SEMINOLE COUNTY, FLORIDA

By: _____
DICK VAN DER WEIDE, Chairman

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Ordinance No. 91-13

SEMINOLE COUNTY
FLORIDA'S NATURAL CHOICE

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AN ORDINANCE REPEALING ORDINANCE NUMBER 87-14, WHICH IS THE CURRENT SEMINOLE COUNTY COMPREHENSIVE PLAN, AS AMENDED BY NUMEROUS ORDINANCES; ENACTING THE 1991 SEMINOLE COUNTY COMPREHENSIVE PLAN AS WELL AS THE ASSOCIATED FUTURE LAND USE MAP AND OTHER MAPS AND MAP SERIES ASSOCIATED WITH THE PLAN PURSUANT TO CHAPTER 163, FLORIDA STATUTES, AND RULE 9J-5, FLORIDA ADMINISTRATIVE CODE, AND ALL OTHER APPLICABLE LAWS AND RULES; PROVIDING FOR FINDINGS; PROVIDING FOR AN EXPRESSION OF PURPOSE AND INTENT; PROVIDING FOR THE ADOPTION OF NUMEROUS REQUIRED AND OPTIONAL ELEMENTS OF THE COMPREHENSIVE PLAN RELATING TO PLAN IMPLEMENTATION, FUTURE LAND USE, CAPITAL IMPROVEMENTS, CONSERVATION, DESIGN, DRAINAGE, HOUSING, INTERGOVERNMENTAL COORDINATION, LIBRARY SERVICES, PORTS, AVIATION AND RELATED FACILITIES, POTABLE WATER, PUBLIC SAFETY, RECREATION AND OPEN SPACE, SANITARY SEWER, SOLID WASTE, TRAFFIC CIRCULATION, MASS TRANSIT AND ASSOCIATED MATTERS; PROVIDING FOR THE ADOPTION OF GOALS, OBJECTIVES AND POLICIES; PROVIDING FOR PROCEDURES TO ENCOURAGE AND FACILITATE PUBLIC PARTICIPATION AND FOR AMENDING THE PLAN; PROVIDING FOR A CONCURRENCY MANAGEMENT SYSTEM WHICH MAY IMPACT OR PRECLUDE THE ABILITY OF PROPERTY OWNERS TO DEVELOP PROPERTIES DUE TO DEFICIENT PUBLIC FACILITIES; PROVIDING FOR CONSISTENCY BETWEEN THE COMPREHENSIVE PLAN AND COUNTY DEVELOPMENT ORDERS AND LAND DEVELOPMENT REGULATIONS; PROVIDING FOR THE REFERENCE TO SUPPORT DOCUMENTATION; PROVIDING FOR SEVERABILITY; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR EXCLUSION FROM THE SEMINOLE COUNTY CODE AND INCLUSION, AS A SEPARATE VOLUME, IN THE LAND DEVELOPMENT CODE OF SEMINOLE COUNTY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Seminole County initiated a comprehensive planning program in the early 1970's well in advance of any statewide legislation relating to comprehensive planning by local governments in the State of Florida; and

WHEREAS, the Florida Legislature enacted the Local Government Comprehensive Planning and Land Development Regulation Act of 1985, which, in addition to subsequent amendments thereto, is codified in Chapter 163, Florida Statutes; and

WHEREAS, Chapter 163, Florida Statutes, requires each local government in the State of Florida to prepare a comprehensive plan in compliance with Chapter 163 and other provisions of law; and

WHEREAS, Chapter 91-370, Laws of Florida, repealed Chapters 74-612 and 81-493, Laws of Florida, which were, collectively, known as the "Seminole County Special Planning Act of 1974"; and

WHEREAS, the Board of County Commissioners has complied with the procedures set forth in Sections 163.3184 and 163.3187, Florida Statutes, and other applicable laws and regulations in the process of adopting the Seminole County Comprehensive Plan; and

WHEREAS, the County held numerous community meetings as set forth in the Public Comment Support Document; and

WHEREAS, Part 2, Chapter 200, of the Seminole County Code designates the Seminole County Planning and Zoning Commission as the local land planning agency to be known and referred to as the "Seminole County Land Planning Agency" and the Board of County Commissioners also created and appointed a Program Review Committee which held extensive and detailed hearings relating to the development of the 1991 Seminole County Comprehensive Plan; and

WHEREAS, the Seminole County Local Planning Agency held a public hearing and heard and considered lengthy public input on the proposed draft 1991 Seminole County Comprehensive Plan after due public notice on February 6, 1991 and recommended that the draft 1991 Seminole County Comprehensive Plan be adopted; and

WHEREAS, the Board of County Commissioners transmitted the 1991 Seminole County Comprehensive Plan in its draft form to the Florida Department of Community Affairs (the State Land Planning Agency), to each local government within Seminole County, to each of Seminole County's neighboring counties, and to other entities for written comments as required by law; and

WHEREAS, the Board of County Commissioners held public

hearings on March 5 and 7 and on September 9 and 11, 1991 with public notice for the purpose of hearing and considering the recommendations and comments of the general public, the Local Planning Agency, the Florida Department of Community Affairs, other public agencies and jurisdictions prior to transmittal of the 1991 Seminole County Comprehensive Plan and final action by the enactment of this Ordinance; and

WHEREAS, the Board of County Commissioners has considered the Objections, Recommendations and Comments Report of the Florida Department of Community Affairs and has appropriately addressed all matters set forth therein; and

WHEREAS, in accordance with Section 163.3184(8)(a), Florida Statutes, the Board of County Commissioners requested the Florida Department of Community Affairs to participate in the adoption Public Hearing relating to the 1991 Seminole County Comprehensive Plan and the Department participated only as to certain matters considered at the Public Hearing and did not express any objections to the Plan, but, as to the limited comments expressed by the Department, all matters were considered and appropriately addressed; and

WHEREAS, all provisions of the 1991 Seminole County Comprehensive Plan comply with all requirements of applicable laws and regulations; and

WHEREAS, the Board of County Commissioners has adopted and implemented procedures and policies designed to assure and provide meaningful, full and effective public participation in the comprehensive planning process as a result of which the 1991 Seminole County Comprehensive Plan has derived; has adopted procedures and policies to provide the owners of real property with any notice as may be required by law relating to official actions which may affect the use of their property and has provided for the broadest possible dissemination of proposals and alternatives relating to the Plan; has provided full opportunity for written and/or oral comments from the general public as well as any entities that may desire to provide comments; has held lengthy

public meetings and public hearings after due notice with free and open discussion; has encouranged maximum communication with State, regional and local agencies and the public; has undertaken indepth program analysis and the broad dissemination of information; and has fully considered all public and governmental comments concerning the provisions of this Plan.

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

Section 1. **FINDINGS.** This Ordinance is enacted pursuant to Chapter 163, Florida Statutes, and Rule 9J-5, Florida Administrative Code, as well as all other applicable laws and regulations. The Board of County Commissioners of Seminole County hereby specifically finds and determines that the Seminole County Comprehensive Plan enacted and adopted pursuant to the provisions of this Ordinance fully complies with the provisions of Chapter 163, Florida Statutes; Rule 9J-5, Florida Administrative Code; the State Comprehensive Plan enacted pursuant to Chapter 187, Florida Statutes; and the Regional Policy Plan of the East Central Florida Regional Planning Council adopted pursuant to Chapter 186, Florida Statutes. The matters set forth in the preamble to this Ordinance are adopted as further findings and are hereby incorporated herein as if fully set forth herein verbatim. In addition to these findings, the Board of County Commissioners of Seminole County specifically notes that the Support Documents to the 1991 Seminole County Comprehensive Plan may be reviewed, evaluated and used as support for the provisions of the 1991 Seminole County Comprehensive Plan and to determine the legislative intent relating to the 1991 Seminole County Comprehensive Plan.

Section 2. **PURPOSE AND INTENT.** The purpose of the 1991 Seminole County Comprehensive Plan is to benefit the citizens of Seminole County and to preserve and enhance the quality of life of the residents of Seminole County in a manner consistent with State law. The Board of County Commissioners desires to preserve and enhance present advantages; to encourage the most appropriate use of land, water and other natural resources consistent with the

public interest; to discourage the proliferation of urban sprawl; to overcome present handicaps; to deal effectively with future problems that may result from the use and development of land; to preserve, promote, protect and improve the public health, safety, comfort, good order, appearance, convenience, law enforcement, fire prevention and general welfare; to prevent the overcrowding of land and avoid undue concentration of population; to facilitate the adequate and efficient provision of transportation, water, sewerage, libraries, schools, parks, recreational facilities, housing and other requirements and services; and to conserve, develop, utilize and protect natural resources. The Plan shall have the legal status set out in Chapter 163, Florida Statutes, and no public or private development within shall be permitted except in conformity with the 1991 Seminole County Comprehensive Plan. The Plan provides the framework for action by the Government of Seminole County and its residents in the responsible management of valuable natural resources; provides for adequate and cost effective public services; provides for the regulation of land development in order to promote public safety, sound appearance and neighborhood and economic stability; provides for long term goals for future development and the provision of services; establishes objectives or benchmarks to meet in attaining goals; and details specific activities (policies) to be taken to meet the stated benchmarks. The provisions of this Ordinance either have been or will be implemented with various County land development regulations which will be enacted as ordinances and appropriately codified.

Section 3. COMPREHENSIVE PLAN.

(a) This Ordinance shall be known and may be cited as the "1991 Seminole County Comprehensive Plan".

(b) The 1991 Seminole County Comprehensive Plan includes, in addition to all other textual and other material set forth in the appendices hereto, the following required and optional elements which include various maps and map series; which maps, map series and elements are hereby found and determined to be internally

consistent:

(1) Implementation Element;

(2) Future Land Use Element;

(3) Capital Improvements Element;

(4) Conservation Element;

(5) Design Element;

(6) Drainage Element;

(7) Housing Element;

(8) Intergovernmental Coordination Element;

(9) Library Services Element;

(10) Ports, Aviation and Related Facilities Element;

(11) Potable Water Element;

(12) Public Safety Element;

(13) Recreation and Open Space Element;

(14) Sanitary Sewer Element;

(15) Solid Waste Element;

(16) Traffic Circulation Element;

(17) Mass Transit Element

(c) The text of the 1991 Seminole County Comprehensive Plan and the associated Future Land Use Map, and all other maps adopted in the Plan are attached to this Ordinance as appendices, but shall be deemed to be an integral part of this Ordinance as if fully set forth herein verbatim.

Section 4. LEGAL STATUS OF THE COMPREHENSIVE PLAN.

Pursuant to State law, all development undertaken by and all actions taken in regard to development orders issued by the Board of County Commissioners with regard to the unincorporated areas of Seminole County, shall be consistent with the 1991 Seminole County Comprehensive Plan and its subsequent amendments. All County land development regulations enacted or amended shall be consistent with the 1991 Seminole County Comprehensive Plan or as it may be amended in the future.

Section 5. SEVERABILITY/SAVINGS:

(a) If any provision of the 1991 Seminole County Comprehensive Plan or its 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 the Plan which can be given effect without the invalid provision or application and, to this end, the provisions of this Ordinance and the 1991 Seminole County Comprehensive Plan it enacts are declared severable.

(b) Ordinance number 87-14, as amended, is hereby repealed. The repeal of the current Seminole County Comprehensive Plan effectuated by this Ordinance shall not affect the validity of any actions taken as Seminole County pursuant to that Comprehensive Plan in effect prior to the effective date of this Ordinance.

Section 6. **CODIFICATION:** It is the intent of the Board of County Commissioners that the provisions of this Ordinance shall be appropriately published and codified under the direction of the Seminole County Planning Department after consulting with the Office of the County Attorney. The textual provisions of the Plan in the appendices are as transmitted to the Florida Department of Community Affairs for its review. Changes to the Plan since that time are either stricken-through for deletions or shaded for additions.

Section 7. **EFFECTIVE DATE:** This Ordinance shall take effect on 12:01 A.M. on October 14, 1991.

ENACTED this 11th day of September, 1991.

BOARD OF COUNTY COMMISSIONERS
OF SEMINOLE COUNTY, FLORIDA

By: _____
Fred W. Streetman, Jr.
Chairman

(ord891.tm7)

SEMINOLE COUNTY
FLORIDA'S NATURAL CHOICE

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