

AN ORDINANCE AMENDING THE VISION 2020 SEMINOLE COUNTY COMPREHENSIVE PLAN; AMENDING THE FUTURE LAND USE MAP DESIGNATIONS OF CERTAIN PROPERTIES BY VIRTUE OF LARGE SCALE DEVELOPMENT AMENDMENTS; AMENDING THE TEXT OF THE FUTURE LAND USE AND TRANSPORTATION ELEMENTS OF THE COMPREHENSIVE PLAN; PROVIDING FOR LEGISLATIVE FINDINGS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR 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 (LPA) held public hearings with all required public notice for the

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

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

WHEREAS, a private property rights analysis has been prepared and made available for public review for each applicable amendment enacted by this Ordinance and in accordance with the requirements of the Seminole County Comprehensive Plan; and

WHEREAS, the Seminole County Home Rule Charter requires that an Economic Impact Statement be prepared to address the potential fiscal impacts and economic costs of each text amendment enacted by this Ordinance upon the public and taxpayers of Seminole County and such Economic Impact Statement has been prepared and has been 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 the Future Land Use 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 property depicted therein and legally described in Exhibit A through E (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	Florence Arbor Planned Development	04F.FLU03	Office to Planned Development with a maximum of 320 dwelling units and 19,500 square feet of office/commercial use.	6/2/04	9/14/04 12/14/04 2/8/05 5/10/05
B	Red Bug Road/Cooper Townhomes	05S.FLU01	Low Density Residential to Medium Density Residential.	12/1/04	2/8/05 5/10/05
C	Hill Top Drive/Longwood Lake Mary Road	05S.FLU03	Low Density Residential to Medium Density Residential.	1/5/05	2/8/05 5/10/05
D	NW 46 . Planned Unit Development	05S.FLU05	Commercial to Medium Density Residential.	1/5/05	2/8/05 5/10/05
E	Cameron Heights Planned Unit Development	05S.FLU06	Suburban Estates, Low Density Residential, Industrial, and Commercial to Planned Development with a maximum of 996 dwelling units and 314,938 square feet of commercial use.	1/5/05	2/8/05 5/10/05

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

Ord. Exh.	Name	Amendment Number	Amended Elements	LPA Hearing Date	BCC Hearing Dates
F	Higher Intensity Planned Development-Airport	05S.TXT01.1 (FLU TXT) 05S.TXT01.2 (FLU TXT) 05S.TXT01.3 (FLU TXT) 05S.TXT01.4 (TRA TXT) 05S.TXT01.5 (FLU EXH)	Future Land Use and Transportation	1/19/05	2/8/05 5/10/05
G	Rural Boundary Amendments	05S.TXT03.1 (FLU TXT) 05S.TXT03.2 (FLU EXH) 05S.TXT03.3 (FLU EXH)	Future Land Use	1/19/05	2/8/05 5/10/05

Section 4. Severability.

(a) The enactment of this Ordinance includes five (5) amendments to the Future Land Use Map and eight (8) text amendments.

(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.

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-one (21) 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 which 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 May 2005.

BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA

By: Carlton D. Henley
CARLTON D. HENLEY, Chairman



Exhibit A

Florence Arbor Planned Development 04F.FLU03

A TRACT OF LAND BEING A PORTION OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 31; THENCE RUN S89°44'51"E ALONG THE SOUTH LINE OF THE SAID SOUTHWEST 1/4 OF SECTION 31 A DISTANCE OF 40.00 FEET; THENCE RUN N00°02'42"W A DISTANCE OF 85.04 FEET TO THE POINT OF INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF PAOLA ROAD (STATE ROAD 46A) AS DESCRIBED IN OFFICIAL RECORDS BOOK 3162, PAGE 893 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, AND THE EAST RIGHT-OF-WAY LINE OF ORANGE BOULEVARD, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE RUN ALONG SAID NORTH RIGHT-OF-WAY LINE OF PAOLA ROAD, S44°55'03"E A DISTANCE OF 35.49; THENCE CONTINUE ALONG SAID NORTH RIGHT-OF-WAY LINE OF PAOLA ROAD, S89°44'51"E A DISTANCE OF 1005.28 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 4523.66 FEET, THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE AND THE SAID NORTH RIGHT-OF-WAY LINE OF PAOLA ROAD, THROUGH A CENTRAL ANGLE OF 00°44'40", AN ARC DISTANCE OF 58.77 FEET; THENCE LEAVING SAID NORTH RIGHT-OF-WAY LINE OF PAOLA ROAD, RUN N00°02'42"W, A DISTANCE OF 1086.70 FEET TO THE NORTH LINE OF THE SOUTH 17.39 CHAINS OF THE AFORESAID SOUTHWEST 1/4 OF SECTION 31; THENCE RUN ALONG SAID NORTH LINE N89°44'51"W A DISTANCE OF 1089.80 FEET TO THE EAST RIGHT-OF-WAY LINE OF ORANGE BOULEVARD, SAID EAST RIGHT-OF-WAY LINE BEING 40.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF THE AFORESAID SOUTHWEST 1/4 OF SECTION 31; THENCE RUN S00°02'42"E ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 1062.06 FEET TO THE POINT OF BEGINNING.

CONTAINING 27.19 ACRES MORE OR LESS.

Exhibit B

Red Bug Road/Cooper Townhomes 05S.FLU01

A parcel of land situated within Section 21, Township 21 South, Range 31 East, Seminole County, Florida. Said parcel being more particularly described as follows:

COMMENCING at a 5" x 5" Concrete monument found and accepted as marking the East ¼ Corner of Section 21, Township 21 South, Range 31 East; Thence North 00 Degrees 36 Minutes 00 Seconds East along the East line of said section a distance of 25.00' to the POINT OF BEGINNING of the parcel herein described; thence along the southerly Right-of-Way line of Red Bug Lake Road, North 89 Degrees 23 Minutes 10 Seconds West, a distance of 963.39'; thence North 00 Degrees 00 Minutes 00 Seconds West, a distance of 478.03'; thence North 64 Degrees 46 Minutes 30 Seconds East, a distance of 397.70'; thence South 90 Degrees 00 Minutes 00 Seconds East, a distance of 191.42' thence North 00 Degrees 36 Minutes 00 Seconds East, a distance of 660.59'; thence South 89 Degrees 25 Minutes, 32 Seconds East, a distance of 419.00'; thence South 00 Degrees 36 Minutes, and 00 Seconds West, a distance of 1,314.26 feet, to the Point of Beginning; said described tract containing 20.12 Acres, (or 876,427 Sq. Ft.), more or less.

Exhibit C

Hill Top Drive/Longwood Lake Mary Road 05S.FLU03

LEGAL DESCRIPTION:

Lots 1 and 2 ,block "D", Henson's Acres, as recorded in Plat Book 9, page 99 of the Public Records of Seminole County, Florida.

TOGETHER WITH:

The North 1325.4 feet of the West 1/2 of the NE 1/4 West of the Longwood-Lake Mary Road (LESS the North 165 feet thereof) and the East 165 feet of the South 1160.4 feet of the North 1325.4 feet of the East 1/2 of the NW 1/4, all in Section 29, Township 20 South, Range 30 East, Seminole County, Florida, LESS the following described property:

Commence at the intersection of the Westerly right-of-way line of Longwood Lake Mary Road with the South line of the North 165.0 feet of the Northeast 1/4 of Section 29, Township 20 South, Range 30 East, Seminole County, Florida; thence run S 22°44'17" E along said Westerly right-of-way line 70.32 feet to the P.C. of a curve concave Southeasterly and having a radius of 1507.98 feet; thence run Southwesterly along said curve and right-of-way line through a central angle of 06°04'01" an arc distance of 159.68; thence leaving said right-of-way line, run N 82°01'24" W 200.00 feet; thence run N 14°13'35" E 200.00 feet to said South line of the North 165.0 feet of the NE 1/4; thence run along said South line S 88°22'43" E 230.00 feet to the Point of Beginning.

AND LESS:

Commence at the North 1/4 of Section 29, Township 20 South, Range 30 East, Seminole County, Florida, and run South 01°10'21" West along the North-South center section line 165.00 feet to the point of beginning, thence run North 89°21'42" West 165.00 feet; thence run South 01°10'21" West 200.00 feet, thence run South 89°21'42" East 220.00 feet, thence run North 01°10'21" East 199.06 feet, thence run North 88°22'43" West 55.00 feet to the point of beginning.

AND ALSO LESS:

The South 150 feet of the North 1325.4 feet of the NE 1/4 West of Longwood-Lake Mary Road and the South 150 feet of the North 1325.4 feet of the East 165 feet of the NW 1/4.

ALSO LESS lands conveyed to Seminole County by deed recorded in Official Records Book 3087, page 1153, Public Records of Seminole County, Florida.

Exhibit D

NW 46 Planned Unit Development 05S.FLU05

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 N 89°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 Avenue; thence run N 00°12'27" W along said East Right-of-Way line for a distance of 690.63 feet to the POINT OF BEGINNING; thence continue N 00°12'27" W along said East Right-of-Way line for a distance of 1308.78 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 N 89°20'41" E along said South line for a distance of 259.29 feet to the Easterly line of said Pond; thence run N 00°39'19" W along said Easterly line for a distance of 100.00 feet to the South line of Borrow Pit No. 2 (retention pond); thence run N 89°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 N 32°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 N 89°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 S 32°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 N 37°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 S 24°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; thence run S 24°00'12" W along said Westerly Right-of-Way line for a distance of 1355.40 feet; thence run S 89°38'22" W for a distance of 243.58 feet; thence run N 00°21'38" W for a distance of 157.35 feet; thence run N 90°00'00" W for a distance of 816.93 feet to the POINT OF BEGINNING.

Containing 55.050 acres more or less and being subject to any rights-of-way, restrictions and easements of record.

Exhibit E

Cameron Heights Planned Unit Development 05S.FLU06

PARCEL 1 (AMERICAN LAND DEVELOPMENT)

33-19-31-300-0200-0000

The East 316 feet of the South half of the Southeast Quarter of the Northwest Quarter, Section 33, Township 19 South, Range 31 East, Seminole County, Florida. LESS the South 25 feet and the East 25 feet thereof.

33-19-31-501-0000-00A0

Lots A and 1 through 12, MERRIWETHER TERRACE, according to the Plat thereof, as recorded in Plat Book 9, Page 70, Public Records of Seminole County, Florida.

33-19-31-501-0000-0130

Lots 13 through 24, MERRIWETHER TERRACE, according to the Plat thereof, as recorded in Plat Book 9, Page 70, Public Records of Seminole County, Florida.

33-19-31-300-0210-0000

The South Half of the Southeast Quarter of the Northwest Quarter (LESS the East 600 feet) in Section 33, Township 19 South, Range 31 East, Seminole County, Florida. LESS the South 25 feet thereof.

PARCEL 2 (GEHR)

33-19-31-0550-0000

The Northwest 1/4 of the Northeast 1/4 of the Southwest 1/4 of Section 33, Township 19 South, Range 31 East, Seminole County, Florida, less the North 25 feet for 26th Street.

33-19-31-0560-0000

The Northeast 1/4 of the Northeast 1/4 of the Southwest 1/4 of Section 33, Township 19 South, Range 31 East, Seminole County, Florida, less the North 25 feet for 26th Street and less the East 25 feet for Beardall Avenue.

33-19-31-300-057B-0000

The East 300 feet of the North 1/2 of the South 1/2 of the Southeast 1/4 of the Northeast 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 33, Township 19 South, Range 31 East, Seminole County, Florida.

PARCEL 3 (MANJIKIAN)

33-19-31-300-0150-0000

The North 1/2 of the Southwest 1/4 of the Northeast 1/4 of Section 33, Township 19 South, Range 31 East, less right-of-way for Beardall Avenue, Seminole County, Florida.

PARCEL 4 (STENSTROM LEGACY)

33-19-31-300-0220-0000

The South 605 feet of the Northwest 1/4 of the Southeast 1/4 of the Northwest 1/4 of Section 33, Township 19 South, Range 31 East, Seminole County, Florida.

33-19-31-300-0360-0000

The East 1/2 of the Northeast 1/4 of the Southwest 1/4 of the Northwest 1/4 of Section 33, Township 19 South, Range 31 East, Seminole County, Florida.

33-19-31-300-0340-0000

The West 1/2 of the Northeast 1/4 of the Southwest 1/4 of the Northwest 1/4 of Section 33, Township 19 South, Range 31 East, Seminole County, Florida.

33-19-31-300-0350-0000

The Northwest 1/4 of the Southwest 1/4 of the Northwest 1/4 of Section 33, Township 19 South, Range 31 East, Seminole County, Florida.

33-19-31-300-0420-0000

The Southeast 1/4 of the Southwest 1/4 of the Northwest 1/4 of Section 33, Township 19 South, Range 31 East, Seminole County, Florida.

PARCEL 5 (STENSTROM)

33-19-31-510-0000-0010

33-19-31-510-0000-0110

Lots 1 through 15, inclusive, and Lots 17 and 19, (less right-of-way for State Road 46) of CAMERON'S SUBDIVISION OF BECK HAMMOCK, a subdivision, according to the plat thereof as recorded in Plat book 1, page 88 of the Public records of Seminole County, Florida

33-19-31-300-129A-0000

The North 3/4 of the West 1/2 of the Southeast 1/4 of the Southeast 1/4 of Section 33, Township 19 South, Range 31 East, Seminole County, Florida.

33-19-31-300-0129-0000

The Southwest 1/4 of the Northeast 1/4 of the Southeast 1/4 of Section 33, Township 19 South, Range 31 East, Seminole County, Florida.

33-19-31-300-004C-0000

The North 3/4 of the East 1/2 of the Northeast 1/4 of the Southeast 1/4 of Section 33, Township 19 South, Range 31 East, Seminole County, Florida.

AND

the South 1/2 of the Southeast 1/4 of the Northeast 1/4 of the Southeast 1/4 of Section 33, Township 19 South, Range 31 East, Seminole County, Florida.

33-19-31-300-004D-0000

The North 1/2 of the Northeast 1/4 of the Southeast 1/4 Southeast 1/4 of Section 33, Township 19 South, Range 31 East, Seminole County, Florida.

33-19-31-300-004B-0000

The East 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 33, Township 19 South, Range 31 East, LESS the North 1/2 thereof, and LESS road right of way on all of the above, Seminole County, Florida

33-19-31-300-004F-0000

The South 330 feet of the Northeast 1/4 of the Southeast 1/4 of the Northeast 1/4 of Section 33, Township 19 South, Range 31 East, Seminole County, Florida, less roads.

33-19-31-300-004A-0000

The Northwest 1/4 of the Northeast 1/4 of the Southeast 1/4 of Section 33, Township 19 South, Range 31 East, Seminole County, Florida.

AND

The Northwest 1/4 of the Southeast 1/4, less the North 134.5 feet of the West 209 feet, and less roads, Section 33, Township 19 South, Range 31 East, Seminole County, Florida.

PARCEL 6 (JETT)

34-19-31-300-003A-0000

The North 552.89 feet of the Southwest 1/4 of the Southwest 1/4 of Section 34, Township 19 South, Range 31 East, Seminole County, Florida, lying West of State Road 415.

PARCEL 7 (RUSSELL)

33-19-31-300-0230-0000

The West half of the Northeast Quarter of the Northwest Quarter. LESS the North 10 acres of the East three quarters of the West half of the Northeast Quarter of the Northwest Quarter, Section 33, Township 19 South, Range 31 East, Seminole County, Florida.

33-19-31-300-0270-0000

The Northwest Quarter of the Northwest Quarter, LESS the West 1016.3 feet thereof, and LESS from a point 30 feet South and 1024.3 feet East of the Northwest corner of Section 33, run South $0^{\circ}18'40''$ West 142 feet, thence North $89^{\circ}47'30''$ East 142 feet, thence North $0^{\circ}18'40''$ East 142 feet, thence South $89^{\circ}47'30''$ West 142 feet to the Point of Beginning.

PARCEL 8 (CULLUM)

33-19-31-300-0290-0000

Begin 215 feet North of the Southwest corner of the Northwest 1/4 of the Northwest 1/4, run North to Northwest corner, East 1016.3 feet, South 1064.88 feet, West 633.69 feet, South 22 feet, West 12 Feet, North to a point East of Beginning, West to Point of Beginning.

Containing 265.74 acres, more or less

Exhibit F

Amendment 05S.TXT01.1 to Future Land Use Element

- Policy FLU 5.8 Higher Intensity Planned Development-Airport (HIP-Airport) Permitted Uses and Locational Standards

A Uses

The HIP-Airport area is designed to provide for higher intensity mixed use development that is compatible with the operation and expansion of the Orlando Sanford International Airport (see *Exhibit FLU: HIP Airport Development Area*). To provide for a variety of residential and nonresidential uses, the HIP-Airport area shall be comprised of the uses specified in the Higher Intensity Planned Development-Airport (HIP) - Definitions.

B Residential Compatibility Standards

1. Existing communities should be protected from the encroachment of airport related uses through the use of design standards to the maximum extent possible.
2. Due to noise and aircraft overflights, residential uses are deemed incompatible with airport operations. Accordingly, no new residential uses shall be authorized or approved within the areas covered by a noise contour of 65 DNL and higher, according to the noise contour map shown as Exhibit FLU Orlando Sanford International Airport Day-Night Noise Level Contour (DNL) and Avigation Easement Boundary. In any new residential development within the Avigation Easement Boundary, recorded notice shall be required to inform potential purchasers of the impact of aircraft overflights. If a new residential use of any kind is applied for and approved within the Avigation Easement Boundary, there shall be a rebuttable presumption that an avigation easement is required and that such an easement bears a rational nexus to the permitting of residential uses and that such an easement is roughly proportionate to the impact of the development. Said easement is to be recorded in the public records of Seminole County.
3. Residential land uses and residential zonings shall be discouraged if within three hundred (300) feet of the centerline of the OSIA's new runway system east to the conservation area adjacent to Lake Jesup.
4. Residential land uses and residential zonings shall be discouraged in areas outside the 65 DNL contour and inside the 60 DNL contour with the exception of multi-family apartments.

5. Nothing in this Section shall apply to existing single-family residential units.

C Environmentally Sensitive Lands

1. Transitional land use zones and buffers must occur within HIP-Airport areas adjacent to preservation lands where applicable.
2. The County's Natural Lands Program will continue to pursue acquisition of environmentally sensitive lands along the Lake Jesup shoreline.

D Development Phasing

1. Services and Facilities

- a. HIP-Airport land use requires a full range of urban services and facilities (see *Exhibit FLU: Future Land Use Designations and Allowable Zoning Classifications*).
- b. Development must be timed concurrent with the extension of central water and sewer to ensure the provision of adequate public services according to adopted standards and facility plans.
- c. Development must be timed concurrent with the construction of East Lake Mary Boulevard to ensure adequate transportation access.
- d. Development must be timed concurrent with the necessary drainage facility improvements prior to urban development within the HIP- Airport Area.
- e. In addition to development phasing concurrent with major public roadway improvements, the following provisions are required to maintain roadway capacity and minimize traffic congestion for area residents and through traffic:
 - 1) Internal access coordinated between and among individual parcels of land;
 - 2) Limited access points through cross access easements and joint use driveways;
 - 3) Dedication of necessary rights-of-way;
 - 4) Substantial private investment for the extension of water and sewer lines, intersection improvements,

signalization, deficit correction, and feeder road improvements; and

- 5) Use of pedestrian and mass transit facilities to reduce vehicle trips within interchange areas and trips along feeder routes.

2. Special Services - High intensity development may require special services such as aerial fire equipment, transit facilities and effluent re-use to meet public safety needs and to offset facility capacity impacts.

Amendment 05S.TXT01.3 to Future Land Use Element

- Policy FLU 9.1 Orlando Sanford International Airport
The County shall ensure airport compatible land uses adjacent to the Orlando Sanford International Airport (OSIA) as follows:
 - A Allow the conversion of existing neighborhoods to airport compatible uses and minimize nonresidential impacts during the conversion process;
 - B Amend the 1991 Joint Planning Agreement, or its successor agreement, between the County and City of Sanford to ensure appropriate land use designations adjacent to the Airport and the availability of urban services to support higher intensity uses;
 - C Implement SCCP Policy FLU 5.8;
 - D Amend the Land Development Code to include the land uses specified in the Higher Intensity Planned Development-Airport (HIP)-Definitions as land uses compatible with airport operations. Also amend the LDC to implement SCCP Policy FLU 5.8;
 - E Require avigation easements and recorded notice of aircraft noise and overflights in accordance with SCCP Policy FLU 5.8;
 - F Provide notice to the Sanford Airport Authority (SAA) of proposed County planning and zoning modifications, site plans, subdivision plans, meetings, hearings, changes to land development regulations, etc., that relate to unincorporated properties within the HIP-Airport Development Areas;
 - G Advise property owners/developers/purchasers of property, by means of OSIA property acquisition map(s)/photo(s), that residential development, public educational facilities and/or other uses may be incompatible with OSIA expansion;

- H Direct inquiries from property owners, the development community and general public to the SAA regarding future airport acquisitions; and
- I Consider adoption of the Federal Aviation Administration FAR Part 150 Compatible Land Use Guidelines, as a guide for reviewing land use development activities adjacent to the OSIA.

(Added: Amendment 03F.TXT04.1; Ordinance 2003-63, 12/09/2003)

Amendment 05S.TXT01.2 to Future Land Use

● HIGHER INTENSITY PLANNED DEVELOPMENT (HIP) – AIRPORT (DEFINITION)
This land use is designated along major expressway, collector, and arterial roadway corridors, and interchange areas where location factors and higher land values tend to attract higher intensity development and services and facilities are programmed to accommodate a variety of residential and nonresidential uses. Medium to high density residential, office, commercial and industrial land uses are encouraged to:

- A. Expand industrial land use and zoning in areas where airport noise impacts are expected to prohibit residential development;
- B. Provide additional areas for mixed use development that would be compatible with airport operations;
- C. Develop overall residential area boundaries for a community that will be heavily impacted by airport expansion; and
- D. Eliminate random commercial development by confining to predetermined areas to preserve the existing residential areas by reducing encroachment of commercial activity and traffic in residential neighborhoods.

The ultimate land uses within these areas are subject to economic cycles and the timing of individual property owner(s) proposals and therefore should not be specifically designated on the *Exhibit FLU: Future Land Use Map*. Rather, these areas should remain flexible in terms of future land use while ensuring that the uses developed can meet particular standards for facility capacity and land use compatibility.

Uses

1. Industrial parks, corporate business parks, office complexes, commercial developments and attendant retail, service, and hotel uses;

2. Medium to high density residential;
3. Residential land uses and residential zonings shall be discouraged if within three hundred (300) feet of the centerline of the OSIA's new runway system east to the conservation area adjacent to Lake Jesup; and
4. Public elementary schools, public middle schools and public high schools; however, new public educational facilities shall be prohibited if within three hundred (300) feet of the centerline of the OSIA's new runway system east to the conservation area adjacent to Lake Jesup.

The HIP-Airport Area will be developed to accommodate an area wide composite land use mix as described below:

General Use	Minimum	Maximum
Medium – High Density Residential Uses	0%	0.50%*
Industrial Uses	50%	75.5%
Commercial Uses	25%	50%

*The 0.5% is for night watchman's quarters or similar living quarters in support of and accessory to a non-residential use.

This distribution range represents the mix of uses within the entirety of the HIP-Airport Area which would be accommodated over the planning horizon.

Zoning:

Zoning classifications allowed in this land use designation are presented in *Exhibit FLU: Future Land Use Designations and Allowable Zoning Classifications*.

Services and Facilities:

- A. This land use requires a full range of urban services and facilities (see *Exhibit FLU: Services and Facilities By Classification*).
- B. In addition to development phasing concurrent with major public roadway improvements, the following provisions are required to maintain roadway capacity and minimize traffic congestion for area residents and through travelers:
 1. Dedication of necessary right-of-way and substantial private investment for interchange ramps, intersection improvements, signalization deficit correction, and feeder road improvements.

2. Use of pedestrian and mass transit facilities to reduce vehicle trips within interchange areas and trips along feeder roads.

Special Provisions:

- A. Future Land Use Designation Requires Rezoning: Plan amendments to Higher Intensity Planned Development must be accompanied by a rezoning request and preliminary master plan/site plan.
- B. Requirements for Parcels Approved Before December 8, 1987: For parcels of land which were developed or had site plan approval prior to December 8, 1987, under zoning classifications other than the permitted zonings shown in *Exhibit FLU: Future Land Use Designations and Allowable Zoning Classifications*, additions to existing structures shall be permitted without undergoing a rezoning. However, to adequately address impacts of development, the following procedures will be used:
 1. Development applications shall be forwarded to the appropriate staff for review and to propose conditions for infrastructure improvements (e.g., road, drainage, water and sewer plans) to adequately serve the project and conditions for Comprehensive Plan compliance.
 2. Conditions may be imposed as part of the permit approval. The Land Development Code shall include appeal procedures.
- C. Development Phasing: Development of the phases of a mixed use development must be timed concurrent with facility capacity to ensure the provision of adequate public services according to adopted standards (see *Exhibit FLU: Services and Facilities By Classification*) and facility plans. Each phase must be self-sufficient on a cumulative basis in case subsequent phases are delayed or abandoned.
- D. Access Within the Development: High intensity planned developments shall be designed to have safe and plentiful ways for vehicles, bicycles and pedestrians to travel between and among the several uses and activities if developed as a mixed use development. Sidewalks, cross access easements, connected parking lots, and other similar means of providing full internal access are typical components.
- E. Access to Adjacent Developments: If developed as a mixed use development, high intensity planned developments shall provide access for vehicles, bicycles and pedestrians from the mixed use development to adjacent activities and uses for ease of travel and reduction of trips on main thoroughfares. Access to residential neighborhoods shall be designed to prevent cut-through traffic and intrusion of adverse impacts. Design concepts shall include a roadway design for mixed-use areas that does not adversely impact established residential areas.

- F. Shared Facilities: High intensity planned developments developed as mixed use developments are intended to offer advantages of integrated infrastructure (e.g., shared parking, stormwater facilities and signage, etc.) to reduce costs, reduce the provision of excess facilities and improve visual appearance.
- G. Special Services: Higher intensity development may require special services such as aerial fire equipment, transit facilities and effluent re-use to meet public safety needs and to offset facility capacity impacts.

Amendment 05S.TXT01.4 to Transportation Element

Policy TRA 5.17 Purchase of Noise Impacted Land

In order to minimize land use/noise conflicts, the County shall recommend that the Sanford Airport Authority purchase lands where noise contours are 65 and greater DNL consistent with the FAA Part 150 OSIA Noise and Land Use Compatibility Program approved by the Federal Aviation Administration. *(Revised: Amendment 03F.TXT04.4; Ordinance 2003-63; 12/09/2003).*

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Exhibit G

Rural Boundary Amendments

Future Land Use Element Issues and Concern Section

Amendment 05S.TXT03.1

Text addition to Issue FLU 11 "Protection of Rural Areas":

In 2004, Seminole County voters approved a County referendum that established a Rural Area and a Rural Boundary in the Home Rule Charter through a map and a legal description. The Charter Amendment also required the County to add a map and legal description to the Seminole County Comprehensive Plan, which are herein added to the FLU Exhibits as *Exhibit FLU: Rural Boundary Map* and *Exhibit FLU: Legal Description for Rural Area*. The Charter Amendment provided direction that, for the legally described Rural Area as shown in the "Rural Boundary Map", the Future Land Use designations contained in the Seminole County Comprehensive Plan shall control the density and intensity of development. Additionally, the Board of County Commissioners must approve all changes to the Future Land Use designations regardless of whether any lands in the Rural Area are located within a municipality.



Vision 2020 Comprehensive Plan Seminole County, Florida

Legal Description for Rural Area

(Added: Amendment 05S.TXT03.3; Ordinance 2005-17, 05/10/2005)

August 10, 2004

The Rural Area is located in the Eastern portion of Seminole County, Florida. The calls within this description are based on the individual plats and deeds to which the rural boundary line is coincident with and are not part of a uniform basis of bearings throughout.

Being more particularly described as follows:

Begin in Sec 1, Twp 20S, Rng 31E, at the intersection of the thread of the St. John's River, also being the Northerly boundary of Seminole County, with the West line of the East one-half of said Section 1; Thence run southerly along said line to its intersection with the Northeasterly shoreline of Lake Jesup; Thence run Southerly and Southwesterly along said Easterly and Southeasterly shoreline of Lake Jesup to the NE Corner of the West 30 acres of Government Lot 3 of Sec 33, Twp 20S, Rng 31E. Thence run Southerly along the East line of said West 30 acres to a point 60.00 feet North of the South line of Govt Lot 3, Sec 33, Twp 20S, Rng 31E. Thence run East along the North line of the South 60.00 feet of Govt Lots 3, 2, & 1 to a point 60.00 feet North of the NW Corner of Sec 3, Twp 21S, Rng 31E. Thence, South 60.00 feet to said NW Section Corner.

Thence South along the West line of said Section 3 to a point on the Northerly Right of Way of SR 434. Thence run Easterly along said Northerly Right of Way to the East line of Lot 19, Black Hammock, Plat Book 1, Page 31 of the Official Records of Seminole County, Florida. Thence run North along said East lot line to the NE Corner of said Lot 19. Thence continue North along the Northerly extension of the East line of said Lot 19 extended North to the North Right of Way of Florida Avenue. Thence run East along said North Right of Way to the West line of the E 1/2 of said Section 3. Thence run South along said West line to the SW Corner of the NW 1/4 of the SE 1/4 of Sec 3, Twp 21S, Rng 31E. Thence run East along the South line of the North 1/2 of the SE 1/4 of said Section 3 to the East line of said Section 3.

Thence continue East along the South line of the NW 1/4 of the SW 1/4 of Sec 2, Twp 21S, Rng 31E to the SE Corner of said NW 1/4 of the SW 1/4 of Section 2. Thence run the following courses through Black Hammock, Plat Book 1, Page 31 of the Official Records of Seminole County, Florida: Easterly across Canal Street Right of Way to the SW Corner of Lot 140; East along the South line of said lot to the SE Corner of Lot 140, Easterly across Elm Street Right of Way to the SW Corner of Lot 153, East along the South line of said lot to the SE Corner of Lot 153; Easterly across Kansas Street Right of Way to the SW Corner of Lot 236; East along the South line of said lot to the SE Corner of Lot 236; Easterly across Oklahoma Street Right of Way to the SW Corner of Lot 245; East along the South line of said lot to the SE Corner of Lot 245; Easterly across Orange Street Right of Way to the SW Corner of Lot 333; East along the South line of said lot to the SE Corner of Lot 333; Easterly across Stone Street Right of Way to the SW Corner of Lot 342; South along the West line of Lots 341, 340, 339 and 338 to the SW Corner of Lot 338; East along the South line of said lot to the SE Corner of Lot 338, Black Hammock, Plat Book 1, Page 31 of the Official Records of Seminole County, Florida, being the end of above referenced courses through said subdivision.

Thence Easterly across Van Arsdale Street Right of Way to the NW Corner of Lot 1, Swope's 2nd Addition to Black Hammock, Plat Book 3, Page 14 of the Official Records of Seminole County, Florida. Thence run Southerly 204.00 feet to the SW Corner of said Lot 1. Thence run Northeasterly along Southerly lot line of said Lot 1 a distance of 741.50 feet to the Easterly most point of said Lot 1. Thence, run Easterly along the North line of Sec 12, Twp 21S, Rng 31E to the NE Corner of said Section 12.

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Vision 2020 Comprehensive Plan Seminole County, Florida

Thence run South along the East line of said Section 12 a distance of 667.50 feet to the NW Corner of Lot 25, Lee's Iowa City, Plat Book 7, Page 35 of the Official Records of Seminole County, Florida. Thence continue South along the West line of Lots 25 & 30, said Plat of Lee's Iowa City, a distance of 1,979.90 feet to the SW Corner of said Lot 30. Thence run along the South line of Lot 31, said subdivision, for the following courses: West a distance of 631.50 feet; North a distance of 25.00 feet, and West a distance of 660.00 feet to the SW Corner of said Lot 31. Thence run Westerly across Van Arsdale Street Right of Way to the SE Corner of Lot 18, Swope's 2nd Addition to Black Hammock, Plat Book 3, Page 14 of the Official Records of Seminole County, Florida. Thence run North along the East line of said lot to the NE Corner of said Lot 18. Thence run West along the North line of said Lot 18 a distance of 330.00 feet. Thence run North to the North line of the South $\frac{1}{4}$ of Lot 17, said Swope's 2nd Addition to Black Hammock. Thence run West along said North line of the S $\frac{1}{4}$ a distance of 726.00 feet. Thence run South to the North line of said Lot 18. Thence, West along said North lot line to the NW Corner of said Lot 18. Thence run South along the West lot line to the SW Corner of said lot 18. Thence continue South along the Southerly extension of the West line of said Lot 18, across Cabbage Avenue Right of Way, to the North line of the South $\frac{1}{2}$ of Sec 12, Twp 21S, Rng 31E.

Thence West along the North line of the S $\frac{1}{2}$ of said Section 12 to the NW Corner of the SE $\frac{1}{4}$ of said Section 12. Thence run South along the West line of said SE $\frac{1}{4}$ a distance of 349.50 feet; N76-38-00W a distance of 329.00 feet; S13-07-00E a distance of 530.00 feet; N65-28-00E a distance of 219.20 feet. Thence run South along the West line of said SE $\frac{1}{4}$ a distance of 567.70 feet to the NW Corner of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 12. Thence run East along said North line of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ a distance of 132.00 feet. Thence, South to the South line of the N $\frac{1}{4}$ of said SW $\frac{1}{4}$ of the SE $\frac{1}{4}$. Thence run West along South line of said N $\frac{1}{4}$ a distance of 132.00 feet to the West line of said SW $\frac{1}{4}$ of the SE $\frac{1}{4}$. Thence run South along the West line of said SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ to the **South $\frac{1}{4}$ Corner of Sec 12, Twp 21S, Rng 31E.** Thence run South along the East line of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Sec 13, Twp 21S, Rng 31E a distance of 1,316.16 feet. Thence, West along the South line of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section 13 a distance of 1,310.32 feet to the SE Corner of Lockwood Boulevard Complex, Plat Book 48, Page 17 of the Official Records of Seminole County, Florida. Thence run the following courses: S89-34-53W along the South line of said subdivision a distance of 820.11 feet to the SW Corner of Lot 2; N00-52-30W along the West line of said lot 2 a distance of 662.32 feet to the NW Corner of said Lot 2; S89-41-03W along the North line of said subdivision a distance of 550.03 feet to the West line of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of **Sec 13, Twp 21S, Rng 31E.** Thence South along the West line of said Section 13 to the Northerly Right of Way of CR 419. Thence run Southeasterly along the Southwesterly boundaries of Riverside Landings First Amendment, Plat Book 63, Pages 64-66, Riverside Landings, Plat Book 55, Pages 1-2, and River Oaks Reserve Commercial, Plat Book 63, Pages 20-21, all recorded in the Official Records of Seminole County, Florida, to the Southerly most point of said River Oaks Reserve Commercial. Thence continue Southeasterly along said Northerly Right of Way of CR 419 to the East line of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of **Sec 24, Twp 21S, Rng 31E.** Thence departing said Right of Way, run Northerly along said East line of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 24 to the NE Corner of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 24. Thence, continue Northerly along the East line of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of **Sec 13, Twp 21S, Rng 31E** a distance of 1320 feet more or less to the Southeasterly Right of Way of Willingham Road as recorded in Plat Book 6, Page 10 of the Official Records of Seminole County, Florida. Thence, Northeasterly along said Right of Way to the East Line of said Section 13.

Thence, Southerly along the East line of said Section 13 a distance of 660 feet plus or minus to the South line of the North $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of **Sec 18, Twp 21S, Rng 32E.** Thence, run Easterly along said South line to the SE Corner of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 18, said point being on the South line of Willingham Acres (an unrecorded subdivision).





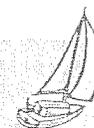
Vision 2020 Comprehensive Plan Seminole County, Florida

Thence, continue Easterly along the South line of the North $\frac{1}{4}$ of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 18 to the East line of the SW $\frac{1}{4}$ of Section 18. Thence run Northerly along said East line to the Southerly Right of Way of said Willingham Road. Thence, run Easterly along said Southerly Right of Way of Willingham Road to the NW Corner of Sanctuary Phase 1, Village 4, as recorded in Plat Book 58, Pages 85-90 of the Official Records of Seminole County, Florida. Thence, continue Easterly along the Northerly line of the subdivision to the NE Corner of said subdivision, also being the NW Corner of Sanctuary Phase 2, Villages 7 and 8, as recorded in Plat Book 63, Pages 70-83 of the Official Records of Seminole County, Florida.

Thence, continue Easterly along the Northerly line of said Phase 2, Villages 7 and 8, to its NE Corner. Thence, run S00-59-27E along the Easterly boundary of said subdivision and Westerly Right of Way of said Willingham Road 1246.29 feet. Thence, departing said Right of Way, continue along said subdivision boundary the following courses: S89-13-27W a distance of 459.52 feet; S04-03-44E a distance of 500.82 feet; S89-13-27W a distance of 1524.20 feet; S00-58-45E a distance of 855.08 feet to the Southern most Corner of Sanctuary Phase 2, Villages 7 & 8, also being the NE Corner of Sanctuary Phase 2, Village 10 as recorded in Plat Book 63, Page 35-42 of the Official Records of Seminole County, Florida. Thence, continue along said boundary of Phase 2, Village 10 the following courses: S00-26-46E a distance of 1328.77 feet; S89-14-36W a distance of 1324.20 feet; S00-19-28E a distance of 700.89 feet to the southern most Corner of said Phase 2, Village 10.

Thence, departing said subdivision boundary, run Easterly along the North line of the West 165.00 feet of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Sec 20, Twp 21S, Rge 32E a distance of 165.00 feet. Thence, Southerly along the East line of the West 165.00 feet of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Sec 20, Twp 21S, Rge 32E to the Southerly Right of Way of County Road 419. Thence, run Northwesterly along said Right of Way to the East line of the West $\frac{7}{8}$ of the East $\frac{1}{2}$ of Sec 19, Twp 21S, Rng 32E. Thence, departing said Right of Way, run Southerly along said East line to the NE Corner of the West $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 19. Thence, run N85-51-30E along the South line of Lake Eva Estates (an unrecorded subdivision) a distance of 2000.93 feet to the SE Corner of said Lake Eva Estates. Thence, run N12-25-35W along the East boundary of Lake Eva Estates a distance of 595.53 feet. Thence, departing said subdivision boundary, continue N12-25-35W a distance of 1080 feet more or less to the Southerly Right of Way of CR 419. Thence, run Southeasterly along said Right of Way to the West line of the East $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Sec 20, Twp 21S, Rge 32E. Thence, run Southerly on said West line to the South line of the East $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$. Thence run Easterly on said South line to the West boundary of Townsite of North Chuluota as recorded in Plat Book 2, Pages 54-58 of the Official Records of Seminole County, Florida. Thence, run Northerly on said West boundary to the NW Corner of said North Chuluota. Thence, run Easterly along the Northerly boundary of said North Chuluota to its intersection with the Southerly extension of the West line of Lake Lenelle Woods as recorded in Plat Book 37, Pages 67-69 of the Official Records of Seminole County, Florida; Thence run N00°00'21"W to the SW corner of said Lake Lenelle Woods.

Thence, run along the boundary of said Lake Lenelle Woods the following courses: N00-00-21W a distance of 1131.60 feet; S89-50-55E a distance of 143.67 feet; N00-00-21W a distance of 606.40 feet; N89-50-55W a distance of 593.67 feet; N00-00-21W a distance of 399.90 feet; S89-51-06W a distance of 450.00 feet; N00-00-21W a distance of 483.00 feet; N89-51-06E a distance of 450.00 feet; N89-51-06E a distance of 936.41 feet. Thence continue N89-51-06E on an extension of said subdivision boundary, across Jacob's Trail Right of Way, a distance of 100.00 feet to a point on the West boundary of Osprey Lakes Phase 1 as recorded in Plat Book 60, Pages 38-45 of the Official Records of Seminole County, Florida. Thence, run along the boundary of said Osprey Lakes Phase 1 the following courses: N89-54-05E a distance of 25.00 feet; N00-08-38E a distance of 383.95 feet; N54-30-00E a distance of 2524.44 feet to the Northern most Corner of said Osprey Lakes





Vision 2020 Comprehensive Plan Seminole County, Florida

Phase 1 said corner being the Northwestern Corner of Osprey Lakes Phase 3 as recorded in Plat Book 62, Pages 4-6 of the Official Records of Seminole County, Florida. Thence, continue along the boundary of said Osprey Lakes Phase 3 the following courses: N54-30-00E a distance of 184.63 feet; N90-00-00E a distance of 721.00 feet; S00-00-00E a distance of 1,988.08 feet to the SE Corner of the SW $\frac{1}{4}$ of Sec 16, Twp 21S, Rng 32E. Thence, departing said boundary, run Easterly on the South line of said Section 16 to the Northeasterly Corner of Osprey Lakes Phase 2 as recorded in Plat Book 62, Pages 1-3 of the Official Records of Seminole County, Florida. Thence run S00-00-49W along the Easterly boundary of said Osprey Lakes Phase 2 a distance of 1332.68 feet to the SE Corner of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Sec 21, Twp 21S, Rng 32E. Thence, run S88-58-07E along the South line of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 21 a distance of 1302.25 feet to a point 25.00 feet West of the East line of the NE $\frac{1}{4}$ of Sec 21, Twp 21S, Rng 32E.

Thence run Southerly along a line parallel to and 25.00 feet West of said East line to the Easterly extension of the Northerly Right of Way of Brumley Road (being a 50' Right of Way).

Thence Westerly along said Northerly Right of Way to the Southerly extension of the Easterly Right of Way of Avenue H. Thence, Southerly along said Easterly Right of Way a distance of 500 feet more or less to the Northwestern Corner of Estates on Lake Mills as recorded in Plat Book 60, Pages 85-92 of the Official Records of Seminole County, Florida. Thence, continue along the westerly Boundary of said Estates of Lake Mills and the Easterly Right of Way of Avenue H the following courses: S03-00-24E a distance of 165.41 feet; S00-55-07E a distance of 314.50 feet; thru a curve concave to the Northwest an arc distance of 70.66 feet. Thence departing said Right of Way and continuing on said Estates on Lake Mills boundary the following courses: S00-46-27E 155.97 feet; S01-06-36E a distance of 727.01 feet; S00-57-02E a distance of 709.22 feet; S01-13-59E a distance of 73.56 feet; S01-02-19E a distance of 1929.43 feet to the South line of the North $\frac{1}{2}$ of Sec 28, Twp 21S, Rng 32E.

Thence, run Westerly along said South line to the Easterly Right of Way line of SR 13 (per SRD Right of Way Map; also shown in the Townsite of North Chuluota, Plat Book 2, Pages 54-58). Thence, Southerly along said Easterly Right of Way to the South line of the SW $\frac{1}{4}$ of Sec 28, Twp 21S, Rng 32E. Thence, run Westerly along the South line to the SW Corner of said Section. Thence, run Northerly along the West line of said Section 28 to the South boundary of Townsite of North Chuluota as recorded in Plat Book 2, Pages 54-58 of the Official Records of Seminole County, Florida. Thence, run West along said subdivision to the SW Corner of said Townsite of North Chuluota. Thence, run Northerly along the Westerly boundary of said Townsite of North Chuluota to the SW Corner of Lot 5, Block 54 of said Townsite of North Chuluota. Thence, run West a distance of 50.00 feet. Thence run North to the Southeasterly shoreline of North Horseshoe Lake. Thence, run Easterly along said shoreline to a point on the Westerly boundary of said Townsite of North Chuluota. Thence, Northerly along said boundary to a point 100.00 feet South of the NE Corner of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Sec 29, Twp 21S, Rng 32E.

Thence, Westerly along a line 100 feet South of and parallel to the North line of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 29 to a point on the Westerly line of said SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$. Thence, Southerly on said Westerly line to the SW Corner of said SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$. Thence, Westerly along the North line of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 29 to the NW Corner of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$. Thence, Southerly along the Westerly line of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ to the NE Corner of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section 29. Thence, Westerly on the North line of said SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ to the NW Corner of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$. Thence, Southerly on the West line of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section 29 to the North line of the SW $\frac{1}{4}$ of said Section 29.





Vision 2020 Comprehensive Plan Seminole County, Florida

Thence, Westerly on the North line of the SW $\frac{1}{4}$ of said Section 29 to the NE Corner of the Westerly 22 acres of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 29. Thence, Southerly along the Easterly line of the Westerly 22 acres of said NE $\frac{1}{4}$ to the North line of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 29.

Thence, run Westerly along said North line to the NW Corner of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 29. Thence, run Southerly along the West line of said SE $\frac{1}{4}$ to the SW Corner of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 29.

Thence, run Westerly on the South line to the SW Corner of said Section 29. Thence, continue Westerly on the South line of Sec 30, Twp 21S, Rng 32E a distance of 3,400 feet plus or minus to the thread of the Econlockhatchee River. Thence, run Southerly along the thread of said river to the South line of Sec 31, Twp 21S, Rng 32E, also being the Southern most boundary of Seminole County. Thence run along the boundary of Seminole County (per Florida Statutes Chapter 6511, No. 91, the "Creation of Seminole County") the following courses: Easterly along said Southern most boundary, also being the Southerly line of Twp 21S, Rng 32E and Twp 21S, Rng 33E, to the thread of the St. John's River and the Easterly most point of Seminole County, located within Sec 35, Twp 21S, Rng 33E; Northwesterly along the thread of said river, also being the Eastern boundary of Seminole County, to and through Lake Harney, returning to the thread of the St. John's River; continue Northwesterly and then Southwesterly along the thread of said river, being the Eastern and Northern boundary of Seminole County, to the Point of Beginning of the Rural Boundary Description.

LESS the following areas within the Rural Boundary located within the city limits of Winter Springs, further described as:

- SEC 03 TWP 21S RGE 31E NW $\frac{1}{4}$ OF NW $\frac{1}{4}$ (LESS S 340 FT OF E 660 FT)
- SEC 03 TWP 21S RGE 31E W $\frac{1}{2}$ OF SW $\frac{1}{4}$ OF NW $\frac{1}{4}$
- SEC 03 TWP 21S RGE 31E N $\frac{2}{3}$ OF S $\frac{3}{4}$ OF E $\frac{1}{2}$ OF SW $\frac{1}{4}$ OF NW $\frac{1}{4}$ (LESS S 100 FT OF E 264 FT)
- LOT 19, BLACK HAMMOCK, PB 1 PG 31 & R/W ADJ ON N & W

Also LESS the following areas within the Rural Boundary located within the city limits of Oviedo, further described as:

- PT OF LOTS 25 & 30 DESC AS BEG NW COR LOT 25 RUN E 608.44 FT S 1979.42 FT W 608.15 FT N 1980.3 FT TO BEG, LEES IOWA CITY, PB 7 PG 35
- SEC 13 TWP 21S RGE 31E THAT PART OF N $\frac{1}{2}$ OF NE $\frac{1}{4}$ LYING W OF A LINE 550 FT W OF SHORE LI ECONLOCKHATCHEE CREEK
- SEC 13 TWP 21S RGE 31E THAT PART OF S $\frac{3}{4}$ LYING W OF A LINE 550 FT W OF SHORE LI ECONLOCKHATCHEE CREEK & E OF WLY R/W LINE OF LOCKWOOD RD & NELY OF CR 419 (LESS RIVER OAKS RESERVE COMMERCIAL, PB 63 PGS 20 & 21)
- RIVER OAKS RESERVE COMMERCIAL, PB 63 PGS 20 & 21
- LOT 1, LOCKWOOD BLVD COMPLEX, PB 48 PG 17 & EVANS ST R/W ADJ ON S
- SEC 13 TWP 21S RGE 31E THAT PART OF S $\frac{3}{4}$ LYING W OF WLY R/W LINE OF LOCKWOOD RD & NELY OF CR 419

