

**AN ORDINANCE AMENDING, PURSUANT TO THE LAND DEVELOPMENT CODE OF SEMINOLE COUNTY, THE ZONING CLASSIFICATIONS ASSIGNED TO CERTAIN PROPERTY LOCATED IN SEMINOLE COUNTY; REZONING CERTAIN PROPERTY CURRENTLY ASSIGNED THE C-2 (RETAIL COMMERCIAL) ZONING CLASSIFICATION TO THE PD (PLANNED DEVELOPMENT) ZONING CLASSIFICATION; REZONING CERTAIN PROPERTY CURRENTLY ASSIGNED THE PD (PLANNED DEVELOPMENT) ZONING CLASSIFICATION TO THE PD (PLANNED DEVELOPMENT) ZONING CLASSIFICATION; PROVIDING FOR LEGISLATIVE FINDINGS; PROVIDING FOR SEVERABILITY; PROVIDING FOR EXCLUSION FROM CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.**

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

**Section 1. LEGISLATIVE FINDINGS.**

(a) The Board of County Commissioners hereby adopts and incorporates into this Ordinance as legislative findings the contents of the documents titled Morning Star Self Storage Rezone and PD Major Amendment, dated June 25, 2019.

(b) The Board hereby determines that the economic impact statement referred to by the Seminole County Home Rule Charter is unnecessary and waived as to this Ordinance.

**Section 2. REZONING.** The zoning classification assigned to the following described property is changed from C-2 (Retail Commercial) to PD (Planned Development), and from PD (Planned Development) to PD (Planned Development), pursuant to the provisions contained in Development Order #19-20500017, attached to this Ordinance as Exhibit "A" and incorporated in this Ordinance by reference:

**SEE ATTACHED EXHIBIT "B" FOR LEGAL DESCRIPTION**

**Section 3. CODIFICATION.** It is the intention of the Board of County Commissioners that the provisions of this Ordinance will not be codified.

**Section 4. SEVERABILITY.** 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 will 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. EFFECTIVE DATE.** 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 Section 125.66, Florida Statutes, and this Ordinance shall be effective on the recording date of the Development Order #19-20500017 in the Official Land Records of Seminole County or upon filing this Ordinance with the Department of State, whichever is later.

ENACTED this 25th day of June 2019.

BOARD OF COUNTY COMMISSIONERS  
SEMINOLE COUNTY, FLORIDA

By: \_\_\_\_\_  
BRENDA CAREY, CHAIRMAN

**EXHIBIT “A”**

**DEVELOPMENT ORDER  
(to be attached)**

**EXHIBIT "B"****LEGAL DESCRIPTION**

C-2 to PD:

19-21-30-300-057C-0000 (new parcel)

The land referred to herein below is situated in the County of Seminole, State of Florida, and is described as follows:

FROM THE NORTHEAST CORNER OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 21 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, RUN S. 89°50'25" W. ALONG THE NORTH LINE OF SAID NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19, A DISTANCE OF 221.48 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 17-92; THENCE RUN S. 35°54'32" W. ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE 301.61 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE S. 39°54'10" W. 100.00 FEET; THENCE LEAVING SAID NORTHWESTERLY RIGHT-OF-WAY LINE, RUN N. 50°05'50" W. 79.98 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF A 100 FEET S.C.L. RAILROAD RIGHT-OF-WAY, SAID POINT BEING ON A CURVE CONCAVE WESTERLY, AND HAVING A RADIUS OF 1935.61 FEET; THENCE FROM A TANGENT BEARING OF N. 21°02'22" E. RUN NORTHERLY ALONG THE ARC OF SAID CURVE 98.15 FEET THROUGH A CENTRAL ANGLE OF 02°54'19" TO A POINT; THENCE RUN S. 54°05'28" E. 114.33 FEET TO THE POINT OF BEGINNING.

PD to PD:

19-21-30-508-0000-0090

LOTS 9, 10 AND 11 of RICHARDSON'S ADDITION TO WOODBRIDGE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 3, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA. LESS RIGHT OF WAY FOR STATE ROAD NO. 15-600 (U. S. HIGHWAY NO. 17-92).

19-21-30-508-0000-0010

LOTS 1, 2, 13 AND 14 AND THE NORTH 1/2 OF VACATED 1ST STREET ADJACENT TO LOTS 1 AND 2 OF RICHARDSON'S ADDITION TO WOODBRIDGE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 3, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

19-21-30-508-0000-0030

LOTS 3 AND 12, AND THAT PART OF LOT 4 LYING WEST OF U.S. 17-92, OF RICHARDSON'S ADDITION TO WOODBRIDGE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 3, OF THE PUBLIC RECORDS

OF SEMINOLE COUNTY, FLORIDA. TOGETHER WITH THE NORTH OF VACATED STREET ADJACENT ON THE SOUTH.

19-21-30-300-0550-0000

FROM THE NORTHEAST CORNER OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 21 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, RUN SOUTH 89 DEGREES 50 MINUTES 25 SECONDS WEST ALONG THE NORTH LINE OF SAID NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19, A DISTANCE OF 221.48 FEET TO A POINT ON THE NORTHWESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 17-92, THENCE RUN SOUTH 35 DEGREES 54 MINUTES 32 SECONDS WEST ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE 301.61 FEET; THENCE SOUTH 39 DEGREES 54 MINUTES 10 SECONDS WEST 100.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 39 DEGREES 54 MINUTES 10 SECONDS WEST 314.59 FEET TO A POINT ON THE WEST LINE OF THE AFORESAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19; THENCE RUN NORTH 00 DEGREES 37 MINUTES 23 SECONDS WEST ALONG SAID WEST LINE 2.30 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF A 100 FOOT S.C.L. RAILROAD RIGHT OF WAY, SAID POINT BEING ON A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 1935.61 FEET; THENCE FROM A TANGENT BEARING OF NORTH 30 DEGREES 35 MINUTES 53 SECONDS EAST RUN NORTHERLY ALONG THE ARC OF SAID CURVE 322.91 FEET THROUGH A CENTRAL ANGLE OF 09 DEGREES 33 MINUTES 31 SECONDS TO A POINT; THENCE RUN SOUTH 50 DEGREES 05 MINUTES 50 SECONDS EAST 79.98 FEET TO THE POINT OF BEGINNING.

19-21-30-300-057C-0000

The land referred to herein below is situated in the County of Seminole, State of Florida, and is described as follows:

FROM THE NORTHEAST CORNER OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 21 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, RUN S. 89°50'25" W. ALONG THE NORTH LINE OF SAID NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19, A DISTANCE OF 221.48 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 17-92; THENCE RUN S. 35°54'32" W. ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE 301.61 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE S. 39°54'10" W. 100.00 FEET; THENCE LEAVING SAID NORTHWESTERLY RIGHT-OF-WAY LINE, RUN N. 50°05'50" W. 79.98 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF A 100 FEET S.C.L. RAILROAD RIGHT-OF-WAY, SAID POINT BEING ON A CURVE CONCAVE WESTERLY, AND HAVING A RADIUS OF 1935.61 FEET; THENCE FROM A TANGENT BEARING OF N. 21°02'22" E. RUN NORTHERLY ALONG THE ARC OF SAID CURVE 98.15 FEET

THROUGH A CENTRAL ANGLE OF 02°54'19" TO A POINT; THENCE RUN S. 54°05'28" E. 114.33 FEET TO THE POINT OF BEGINNING.

19-21-30-300-057B-0000

FROM THE NORTHEAST CORNER OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 21 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, RUN SOUTH 89°50'25" WEST ALONG THE NORTH LINE OF SAID NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19, A DISTANCE OF 221.48 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 17-92; THENCE RUN SOUTH 35°54'32" WEST ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE 236.61 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 35°54'32" WEST 65.00 FEET; THENCE LEAVING SAID NORTHWESTERLY RIGHT-OF-WAY LINE, RUN NORTH 54°05'28" WEST 114.33 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF A 100 FOOT S.C.L. RAILROAD RIGHT-OF-WAY, SAID POINT BEING ON A CURVE CONCAVE WESTERLY, AND HAVING A RADIUS 1935.61 FEET; THENCE FROM A TANGENT BEARING OF NORTH 18°08'03" EAST RUN NORTHERLY ALONG THE ARC OF SAID CURVE 68.66 FEET THROUGH A CENTRAL ANGLE OF 02°01'57" TO A POINT; THENCE RUN SOUTH 54°05'28" EAST 136.45 FEET TO THE POINT OF BEGINNING.

19-21-30-300-0570-0000

FROM THE NORTHEAST CORNER OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 21 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, RUN S.89°50'25"W. ALONG THE NORTH LINE OF SAID NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19, A DISTANCE OF 221.48 FEET TO THE POINT OF BEGINNING ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 17- 92; THENCE RUN S.35°54'32"W. ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE 171.61 FEET; THENCE N.54°05'28"W. 161.19 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF A 100 FOOT S.C.L. RAILROAD RIGHT-OF-WAY, SAID POINT BEING ON A CURVE CONCAVE WESTERLY, AND HAVING A RADIUS OF 1935.61 FEET; THENCE FROM A TANGENT BEARING OF N.14°02'34"E. RUN NORTHERLY ALONG THE ARC OF SAID CURVE 45.07 FEET THROUGH A CENTRAL ANGLE OF 01°20'02" TO A POINT ON THE AFORESAID NORTH LINE OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19; THENCE RUN N.89°50'25"E. 220.78 FEET TO THE POINT OF BEGINNING.

19-21-30-300-057A-0000

FROM THE NORTHEAST CORNER OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 21 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, RUN S.89°50'25"W. ALONG THE NORTH LINE OF SAID NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE

SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19, A DISTANCE OF 221.48 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 17-92; THENCE RUN S.35°54'32"W. ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE 171.61 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S.35°54'32"W. 65.00 FEET; THENCE LEAVING SAID NORTHWESTERLY RIGHT-OF-WAY LINE, RUN N.54°05'28"W. 136.45 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF A 100 FOOT S.C.L. RAILROAD RIGHT-OF-WAY, SAID POINT BEING ON A CURVE CONCAVE WESTERLY, AND HAVING A RADIUS OF 1935.61 FEET; THENCE FROM A TANGENT BEARING OF N.16°06'06"E. RUN NORTHERLY ALONG THE ARC OF SAID CURVE 69.55 FEET THROUGH A CENTRAL ANGLE OF 02°03'32" TO A POINT; THENCE RUN S.54°05'28"E. 161.19 FEET TO THE POINT OF BEGINNING.