

SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER

On June 25, 2019, Seminole County issued this Development Order relating to and touching and concerning the following described property:

See Attached Exhibit A

(The above described legal description has been provided to Seminole County by the owner of the above described property.)

FINDINGS OF FACT

Property Owner: MSC Maitland LLC

Project Name: Morning Star Self Storage Rezone and PD Major Amendment

Requested Development Approval: PD Major Amendment on 2.15 acres, and Rezone from C-2 (Retail Commercial) to PD (Planned Development), on 0.21 acres, located on the west side of US 17-92, between 2nd Street and Orange County line.

Findings: After fully considering staff analysis titled "Morning Star Self Storage Rezone and PD Major Amendment" and all evidence submitted at the public hearing on June 25, 2019 regarding this matter, the Board of County Commissioners has found, determined and concluded that the requested PD Major Amendment and Rezone from C-2 (Retail Commercial) to PD (Planned Development) is not compatible with the surrounding area and is not consistent with the Seminole County Comprehensive Plan.

ORDER**NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:**

The aforementioned application for development approval is **DENIED**.

Done and Ordered on the date first written above.

SEMINOLE COUNTY BOARD OF COUNTY COMMISSIONERS

By: _____
Brenda Carey, Chairman

EXHIBIT A
Legal Description

REZONE ONLY: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 MAJOR AMENDMENT: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.