AN ORDINANCE AMENDING, PURSUANT TO THE LAND DEVELOPMENT CODE OF SEMINOLE COUNTY, THE ZONING CLASSIFICATION ASSIGNED TO A CERTAIN PROPERTY LOCATED IN SEMINOLE COUNTY; REZONING CERTAIN PROPERTY CURRENTLY ASSIGNED THE M-1 (INDUSTRIAL) 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, Atlantic Drive Self Storage, dated May 9, 2023.

(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 M-1(Industrial) to PD (Planned Development) pursuant to the provisions contained in Development Order #22- 20500019, 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. A certified copy of this Ordinance will be provided to the Florida Department of State by the Clerk of the Board of County Commissioners in accordance with Section 125.66, Florida Statutes, and this Ordinance will be effective upon the latter of: (i) the recording date of the Development Order #22-20500019 in the Official Land Records of Seminole County; (ii) filing this Ordinance with the Department of State; or (iii) the companion Future Land Use Amendment Ordinance No. 2023-__ being deemed final in accordance with Florida Statutes Chapter 163, Part II.

ENACTED this 9th day of May, 2023.

BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA

By: _____
Amy Lockhart, Chairman

EXHIBIT "A"

DEVELOPMENT ORDER

FILE NO.: PZ2022-27 DEVELOPMENT ORDER # 22-20500019

SEMINOLE COUNTY DEVELOPMENT ORDER

On May 9, 2023, 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: Ronald E. Kline Trust

Project Name: Atlantic Drive Self Storage

Requested Development Approval: Consider a Small Scale Future Land Use Map Amendment from Industrial to Planned Development and a Rezone from M-1 (Industrial) to PD (Planned Development) for a proposed self storage development on approximately 1.42 acres, located on the southwest corner of Atlantic Drive and U.S. Hwy 17-92.

The Development Approval sought is consistent with the Seminole County Comprehensive Plan and will be developed consistent with and in compliance to applicable land development regulations and all other applicable regulations and ordinances.

The development conditions and commitments stated below will run with, follow and perpetually burden the above described property.

Prepared by: Annie Sillaway, Senior Planner
1101 East First Street
Sanford, Florida 32771

FILE NO.: PZ2022-27 DEVELOPMENT ORDER # 22-20500019

Order

NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:

(1) The subject application for development approval is **GRANTED.**

(2) All development must fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits including all impact fee ordinances.

(3) The conditions upon this development approval and the commitments made as to this development approval, are as follows:

A. Development must comply with the Master Development Plan attached as Exhibit (B).

B. Permitted Uses: Mini-Warehouse/Self Storage

C. Maximum Floor Area Ratio: 1.45

D. Maximum Building Height: Three (3) story, Forty-five (45) feet

E. Minimum Open Space: Twenty-Five (25) percent

F. Hours of Operation: Monday – Friday 9:00 a.m. – 6:00 p.m.
Saturday 9:00 a.m. to 5:00 p.m.

G. Building Setbacks:
Front (North): Fifty-seven (57) feet
Side (East): Thirty-one (31) feet
Side (West): Fifteen (15) feet
Rear (South): Thirteen (13) feet

H. Landscape Buffers:
North (facing Atlantic Avenue): Twelve (12) foot landscape buffer; 0.7 opacity and 3.65 plant units per 100 linear feet; and a five (5) foot tall decorative metal fence.
South: No buffer required
East (adjacent to US Hwy 17-92): Twenty-five (25) foot landscape buffer; 0.5 opacity and 2.70 plant units per 100 linear feet; and a five (5) foot tall decorative metal fence.
West: No buffer required
Buffer components will be established at Final Development Plan.

2

I. Outdoor storage of equipment and/or materials shall be prohibited.
J. The Developer is required to build the proposed building to the architectural renderings shown in Exhibit (C).
K. Exterior walls of the building shall be finished with natural materials such as wood, stone, and/or manufactured products such as brick, stucco, and architecturally decorative concrete block.
L. Parking shall be provided at the minimum rate of one (1) parking space per 10,000 square feet of self-storage area plus 1 space per two (2) employees.
M. The windows shown on the design renderings shall be either faux or mirrored windows above the first floor.
N. No structure shall have bays, canopies, or doors large enough for vehicles on any side facing a public road outside the development.
O. Foundation landscaping is to be provided along the front of the building outside the areas provided for loading and unloading.
P. The existing billboards will remain on site and the proposed ~~self storage~~ building will not block the view of the existing billboards.
Q. Parking lot landscaping shall comply with Sec. 30.1292 of the Seminole County Land Development Code.
R. Site lighting shall be fully shielded.
S. The property owner is required to maintain the landscape buffers around the north and east. If buffers are disturbed or destroyed supplemental landscaping will be planted to maintain consistency with the required buffers per the Development Order.
T. A minimum of eight (8) parking spaces shall be constructed using a permeable paver system.
U. The Property Owner will be required to clear natural vegetation and maintain the retention pond on site.
V. Tree planting in the pond shall be provided in addition to other landscape requirements as part of the Seminole County Buffer requirements.
W. One (1) electric vehicle charging station shall be placed on site to allow for two (2) parking spaces to charge.
X. The Applicant will be required to obtain a permit from the Florida Department of Health for the removal of the existing onsite sewage treatment system per ORB:10021 PG:1285 and will be required to obtained at the time of Final Engineering.
Y. The fourteen (14) foot utility easement that is existing will be vacated and relocated to the western portion of the subject site. The applicant is required to have the utility easement vacated through Seminole County before approval at Final Engineering.
Z. The Applicant will be providing amenities around the sodded dry pond, which will consist of a picnic table, gazebo, or other features acceptable to Seminole County.

AA. The Applicant will be required to provide landscape hedges to meet the screening requirement around the air conditioning units in accordance with Sec. 30.1294 of the Seminole County Land Development Code (SCLDC).

BB. The hedge material shall be a minimum of twenty-four (24) inches tall and spaced a maximum of thirty (30) inches on center. A minimum of 100 hedges planted shall be provided to shield the equipment.

CC. The off-street parking space shall be ten (10) by twenty (20) feet in size.

DD. The existing building and impervious coverage will require a building permit to demolish before construction.

EE. All project signage must comply with the Seminole County Land Development Code.

FF. The Developer shall provide a pedestrian circulation system giving access to all portions of the development as well as connecting to existing sidewalks outside of the development.

In the case of a conflict between the written conditions A through FF in this Development Order and the Master Development Plan attached as Exhibit (B), the terms of the written conditions A through FF will apply.

(4) This Development Order touches and concerns the above described property and the conditions, commitments and provisions of this Development Order will perpetually burden, run with and follow this property and be a servitude upon and binding upon this property unless released in whole or part by action of Seminole County by virtue of a document of equal dignity with this Order.

(5) The terms and provisions of this Order are not severable and in the event any portion of this Order is found to be invalid or illegal then the entire order will be null and void.

(6) In the case of a conflict between the written conditions in this Development Order and the attached Master Development Plan, the terms of the written conditions shall apply.

(7) All applicable state or federal permits must be obtained before commencement of the development authorized by this Development Order.

(8) Issuance of this Development Order does not in any way create any rights on the part of the Applicant or Property Owner to receive a permit from a state or federal agency, and does not create any liability on the part of Seminole County for issuance of the Development Order if the Applicant or Property Owner fails to obtain requisite

approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

(9) In approval of this Development Order by Seminole County, the property owner(s) understands that the County must receive a Final Development Plan within five (5) years of approval of the Master Development Plan, unless this time period is extended by the Seminole County Local Planning Agency / Planning and Zoning Commission. If substantial development has not begun within eight (8) years after approval of the Master Development Plan, the planned development will be subject to review by the Local Planning Agency / Planning and Zoning Commission and the Board of County Commissioners may move to rezone the subject property to a more appropriate zoning or extend the deadline for start of construction (see Sections 30.446 and 449, LDC).

(10) This Order becomes effective upon recording with the Seminole County Clerk of the Court. However, in no case will this Order be effective prior to the effective date of the associated comprehensive plan amendment enacted in association with Atlantic Drive Self-Storage (as referenced in Exhibit A), on May 9, 2023.

Done and Ordered on the date first written above.

SEMINOLE COUNTY BOARD
OF COUNTY COMMISSIONERS

By: _____
Amy Lockhart, Chairman

FILE NO.: PZ2022-27 DEVELOPMENT ORDER # 22-20500019

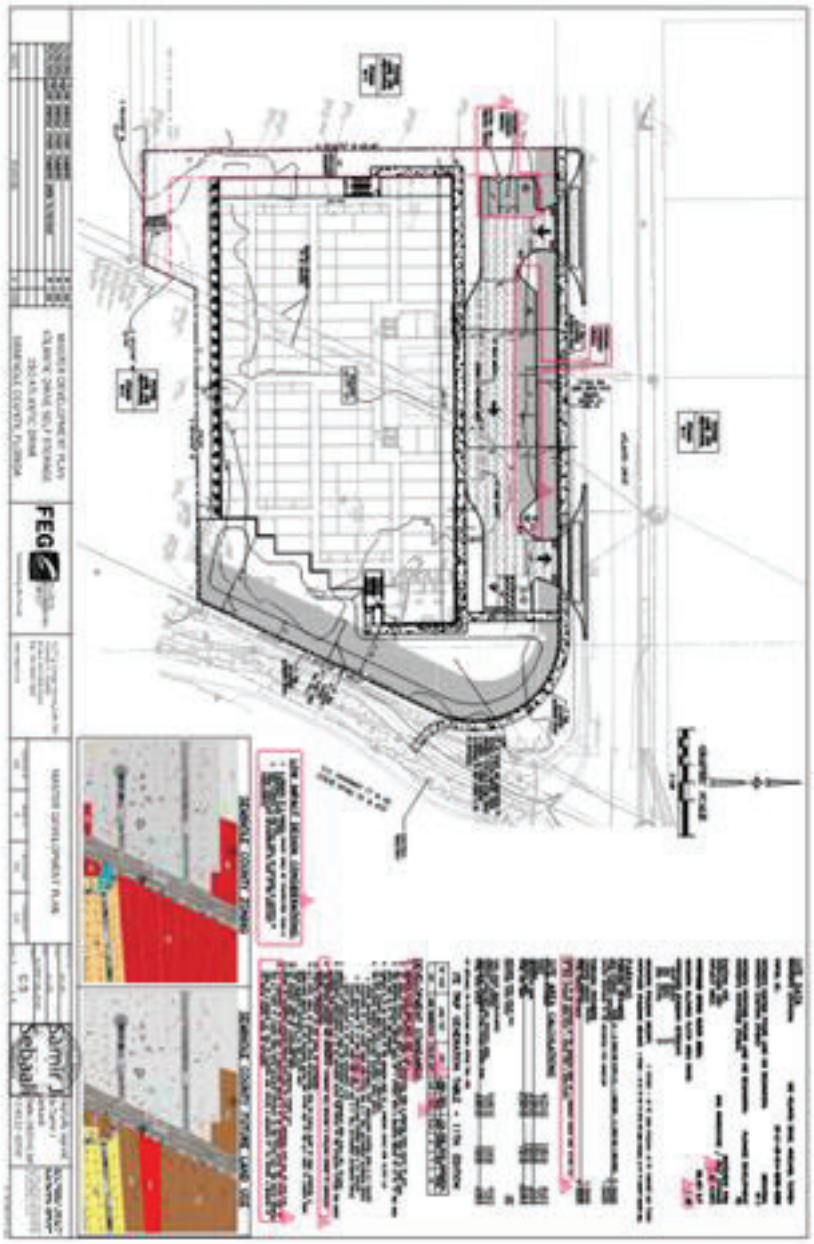
Exhibit A
Legal Description

LOTS 8, 9, AND 10, BLOCK B, SEMINOLE INDUSTRIAL PARK, FIRST ADDITION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 14, PAGE 30, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

FILE NO.: PZ2022-27 DEVELOPMENT ORDER # 22-20500019

EXHIBIT B

Master Development Plan



7

FILE NO.: PZ2022-27 DEVELOPMENT ORDER #: 22-20500019

EXHIBIT C
Building Renderings

8

FILE NO.: PZ2022-27 DEVELOPMENT ORDER # 22-20500019

9

FILE NO.: PZ2022-27 DEVELOPMENT ORDER # 22-20500019

10

Exhibit B
Legal Description

LOTS 8, 9, AND 10, BLOCK B, SEMINOLE INDUSTRIAL PARK, FIRST ADDITION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 14, PAGE 30, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.