

# CITY OF ORLANDO COUNCIL AGENDA ITEM

12-01

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**Items Types:**

Hearings/Ordinances/2nd Read

**District:** 2

**Contract ID:**

**Exhibits:** Yes

**Grant Received by City?:** No

**For Meeting of:**

June 10, 2024

**From:**

**Document Number:**

**On File (City Clerk) :** Yes

**Draft Only:** No

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**Subject:**

Ordinance No. 2024-3 Annexing the Properties with Parcel ID's: 30-23-29-0000-00-031, 30-23-29-1600-00-001, 30-23-29-1600-01-000, and 30-23-29-1600-02-000 Generally Located South of Monarch Drive, West of Conway Road, and North of McCoy 2 Road, Comprised of ±19.3 Acres, Assigning Future Land Use as: (RES-LOW), (MUC-MED), and (CONSERV), and Initial Zoning as (R-1/AN), (MU-1/AN/SP), (C/AN/SP), (Conway Center North, ANX2020-10003; GMP2020-10009; ZON2020-10006) (Economic Development)

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**Summary:**

Ordinance No. 2024-3 proposes to annex ±19.3 acres generally located south of Monarch Drive, west of Conway Road, and north of McCoy Road. It will amend the City's Growth Management (GMP) Plan to change the Future Land Use map designation from Orange County Medium Density Residential and Commercial to the City's Residential Low Intensity (RES-LOW), Mixed Use Corridor Medium Intensity (MU-1) and Conservation (CONSERV), and assign initial zoning as One Family Residential with the Aircraft Noise overlay district (R-1/AN), Medium Intensity Mixed Use Corridor and Conservation with the Aircraft Noise and Conway Special Plan overlay districts (MU-1/AN/SP & C/AN/SP, respectively). Two hotels addressed as 7986 and 7976 Conroy Road Units A and B exist on the site.

On July 21, 2020, the Municipal Planning Board (MPB) recommended approval of the above-stated requests (ANX2020-10003, GMP2020-10009, and ZON2020-10006), as well as a Master Plan for the construction of a third hotel (MPL2020-10042). The minutes of the MPB meeting were approved by City Council on August 10, 2020. The reading of the ordinance was delayed because the second hotel was under construction using the Orange County permitting process and required completion. Also, the approval of the annexation was conditional upon obtaining a Letter of Map Revision ("LOMR") from the Federal Emergency Management Agency (FEMA), which is now fulfilled.

The first reading of the ordinance was approved by City Council on May 13, 2024.

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**Fiscal & Efficiency Data:**

Fiscal impact statement and business impact estimates are attached.

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**Recommended Action:**

Adopting Ordinance No. 2024-3, and authorizing the Mayor and City Clerk to execute the same, after final review and approval by the City Attorney's Office.

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Agenda Item attachment(s) on file in the City Clerks Office.

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**Note: All agenda items must be in the City Clerk's office by Noon Friday, six(6) business days prior to the regular Monday City Council meeting.**

Received by: Clerk of BCC 6/12/2024 th

c: Deputy County Administrator Director Jon Weiss

Director PEDS Tanya Wilson

Planning Division Manager Alberto Vargas

Planning Administrator Nicolas Thalmueller

County Commissioners County Attorney County Administrator

City Council Meeting: 06-10-2024

Item: 12-01 Document#: 2406101201

**Contact:** Yolanda Ortiz, yolanda.ortiz@orlando.gov; (407) 246-3792; Stacy Fallon, stacy.fallon@orlando.gov.

**Approved By:**

**Department**

Budget Outside Routing Approval  
City Clerk

**Date and Time**

5/28/2024 11:22 AM  
5/29/2024 3:44 PM

**ATTACHMENTS:**

Name:	Description:	Type:
 <a href="#">Ordinance 2024-3 Conway Center.pdf</a>	Ordinance 2024-3	Backup Material
 <a href="#">Exhibit A Verified Legal Description.pdf</a>	Exhibit A Verified Legal Description	Backup Material
 <a href="#">Exhibit B Location Map.pdf</a>	Exhibit B Location Map	Backup Material
 <a href="#">Exhibit C Future Land Use Map.pdf</a>	Exhibit C Future Land Use Map	Backup Material
 <a href="#">Exhibit D Zoning Map.pdf</a>	Exhibit D Zoning Map	Backup Material
 <a href="#">Fiscal Impact Statement-Ord24-03.pdf</a>	Fiscal Impact Statement Ord24-3	Backup Material
 <a href="#">Business Impact Statement ORD24-3.pdf</a>	Business Impact Statement Ord24-3	Backup Material

***"Enhance the quality of life in the City by delivering public services in a knowledgeable, responsive and financially responsible manner."***



ORDINANCE NO. 2024-3

AN ORDINANCE OF THE CITY OF ORLANDO, FLORIDA, ANNEXING TO THE CORPORATE LIMITS OF THE CITY CERTAIN LAND GENERALLY LOCATED SOUTH OF MONARCH DRIVE, WEST OF CONWAY ROAD, AND NORTH OF MCCOY ROAD AND COMPRISED OF 19.03 ACRES OF LAND, MORE OR LESS, AND AMENDING THE CITY'S BOUNDARY DESCRIPTION; AMENDING THE CITY'S ADOPTED GROWTH MANAGEMENT PLAN TO DESIGNATE THE PROPERTY AS RESIDENTIAL LOW INTENSITY IN PART, MIXED USE CORRIDOR MEDIUM INTENSITY IN PART, AND CONSERVATION, IN PART, ON THE CITY'S OFFICIAL FUTURE LAND USE MAPS; DESIGNATING THE PROPERTY AS ONE FAMILY RESIDENTIAL WITH THE AIRCRAFT NOISE OVERLAY DISTRICT, IN PART, MEDIUM INTENSITY MIXED USE CORRIDOR WITH THE AIRCRAFT NOISE OVERLAY DISTRICT AND CONWAY ROAD SPECIAL PLAN OVERLAY DISTRICT, IN PART, AND CONSERVATION WITH THE AIRCRAFT NOISE OVERLAY DISTRICT AND CONWAY ROAD SPECIAL PLAN OVERLAY DISTRICT, IN PART, ON THE CITY'S OFFICIAL ZONING MAPS; PROVIDING FOR AMENDMENT OF THE CITY'S OFFICIAL FUTURE LAND USE AND ZONING MAPS; PROVIDING FOR SEVERABILITY, CORRECTION OF SCRIVENER'S ERRORS, PERMIT DISCLAIMER, AND AN EFFECTIVE DATE.

**WHEREAS**, on May 11, 2020, the City Council of the City of Orlando, Florida (the "Orlando City Council"), accepted a petition for voluntary annexation (hereinafter the "petition") bearing the signatures of all owners of property in an area of land generally located south of Monarch Drive, west of Conway Road, and North of McCoy Road, comprised of approximately 19.03 acres of land and being precisely described by the legal description of the area by metes and bounds attached to this ordinance as **Exhibit A** (hereinafter the "Property"); and

**WHEREAS**, the petition was filed with the Orlando City Council pursuant to section 171.044, Florida Statutes; and

**WHEREAS**, at its regularly scheduled meeting of July 21, 2020, the Municipal Planning Board (the "MPB") of the City of Orlando, Florida (the "city"), considered the following applications relating to the Property:

1. Annexation case number ANX2020-10003 requesting to annex the Property into the jurisdictional boundaries of the city; and
2. Growth Management Plan (hereinafter the "GMP") case number GMP2020-10009 requesting an amendment to the city's GMP to designate the Property as Residential Low Intensity, in part, Mixed Used Corridor Medium Intensity, in part, and Conservation, in part, on the City's official future land use map; and

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- 51 3. Zoning case number ZON2020-10006 requesting to designate the Property as  
52 "One Family Residential" with the Aircraft Noise overlay district, (R-1/AN), in  
53 part, "Medium Intensity Mixed Use Corridor" with the Aircraft Noise and  
54 Conway Special Plan Overlay Districts, (MU-1/AN/SP) in part, and  
55 "Conservation" with the Aircraft Noise and Conway Special Plan Overlay  
56 Districts, (C/AN/SP) in part, on the City's official zoning maps (together,  
57 hereinafter referred to as the "applications"); and  
58

59 **WHEREAS**, based upon the evidence presented to the MPB, including the information  
60 and analysis contained in the "Staff Report to the Municipal Planning Board" for application  
61 case numbers ANX2020-10003, GMP2020-10009, and ZON2020-10006 (entitled "Conway  
62 Center North Annexation"), the MPB recommended that the Orlando City Council approve  
63 said applications and adopt an ordinance or ordinances in accordance therewith; and  
64

65 **WHEREAS**, the MPB found that application GMP2020-10009 is consistent with:  
66

- 67 1. The *State Comprehensive Plan* as provided at Chapter 187, Florida Statutes  
68 (the "State Comprehensive Plan"); and  
69  
70 2. The *East Central Florida 2060 Plan* adopted by the East Central Florida  
71 Regional Planning Council pursuant to sections 186.507 and 186.508, Florida  
72 Statutes (the "Strategic Regional Policy Plan"); and  
73  
74 3. The *City of Orlando Growth Management Plan*, adopted as the city's  
75 "comprehensive plan" for purposes of the Florida Community Planning Act,  
76 sections 163.3164 through 163.3217, Florida Statutes (the "GMP"); and  
77

78 **WHEREAS**, the MPB found that application ZON2020-10006 is consistent with:  
79

- 80 1. The GMP; and  
81  
82 2. The *City of Orlando Land Development Code*, Chapters 58 through 68, Code  
83 of the City of Orlando, Florida (the "LDC"); and  
84

85 **WHEREAS**, sections 3 and 4 of this ordinance are adopted pursuant to the "process  
86 for adoption of small-scale comprehensive plan amendment" as provided by section  
87 163.3187, Florida Statutes; and  
88

89 **WHEREAS**, the Orlando City Council hereby finds that:  
90

- 91 1. As of the date of the petition, the Property was located in the unincorporated  
92 area of Orange County; and  
93  
94 2. As of the date of the petition, the Property is contiguous to the city within the  
95 meaning of subsection 171.031(11), Florida Statutes; and  
96  
97 3. As of the date of the petition, the Property is reasonably compact within the  
98 meaning of subsection 171.031(12), Florida Statutes; and  
99  
100 4. The petition bears the signatures of all owners of property in the area to be  
101 annexed; and



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5. Annexation of the Property will not result in the creation of enclaves within the meaning of subsection 171.031(13), Florida Statutes; and
6. The Property is located wholly within the boundaries of a single county; and
7. The petition proposes an annexation that is consistent with the purpose of ensuring sound urban development and accommodation to growth; and
8. The petition, this ordinance, and the procedures leading to the adoption of this ordinance are consistent with the uniform legislative standards provided by the Florida Municipal Annexation and Contraction Act for the adjustment of municipal boundaries; and
9. The petition proposes an annexation that is consistent with the purpose of ensuring the efficient provision of urban services to areas that become urban in character within the meaning of section 171.021, Florida Statutes; and
10. The petition proposes an annexation that is consistent with the purpose of ensuring that areas are not annexed unless municipal services can be provided to those areas; and

**WHEREAS**, the Orlando City Council hereby finds that this ordinance is in the best interest of the public health, safety, and welfare, and is consistent with the applicable provisions of Florida Statutes, the State Comprehensive Plan, the Strategic Regional Policy Plan, and the City's GMP and LDC.

**NOW, THEREFORE, BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF ORLANDO, FLORIDA, AS FOLLOWS:**

**SECTION 1. ANNEXATION.** Pursuant to the authority granted by Section 171.044, Florida Statutes, and having determined that the owner or owners of the Property have petitioned the Orlando City Council for annexation into the corporate limits of the city, and having determined that the petition bears the signatures of all owners of property in the area proposed to be annexed, and having made the findings set forth in this ordinance, the Property is hereby annexed into the corporate limits of the City of Orlando, Florida, and the boundary lines of the City are hereby redefined to include the Property. In accordance with subsection 171.044(3), Florida Statutes, the annexed area is clearly shown on the map attached to this ordinance as **Exhibit B**.

**SECTION 2. CITY BOUNDARIES.** Pursuant to section 171.091, Florida Statutes, the charter boundary article of the city is hereby revised in accordance with this ordinance. The city clerk, or designee, is hereby directed to file this ordinance as a revision of the City Charter with the Florida Department of State. The city planning official, or designee, is hereby directed to amend the city's official maps in accordance with this ordinance.

**SECTION 3. FLUM DESIGNATION.** Pursuant to section 163.3187, Florida Statutes, the City of Orlando, Florida, adopted Growth Management Plan Future Land Use Map designation for the Property is hereby established as "Residential Low Intensity, in part, Mixed Used Corridor Medium Intensity, in part, and Conservation, in part," as depicted in **Exhibit C** to this ordinance.



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**SECTION 4. AMENDMENT OF FLUM.** The city planning official, or designee, is hereby directed to amend the city's adopted future land use maps in accordance with this ordinance.

**SECTION 5. ZONING DESIGNATION.** Pursuant to the LDC, the zoning designation for the Property is hereby established as "One Family Residential" with the Aircraft Noise overlay district, (denoted on the city's official zoning maps as the "R-1/AN"), in part, "Medium Intensity Mixed Use Corridor" with the Aircraft Noise and Conway Special Plan Overlay Districts, (denoted on the city's official zoning maps as "MU-1/AN/SP") in part, and "Conservation" with the Aircraft Noise and Conway Special Plan Overlay Districts, (denoted on the city's official zoning maps as "C/AN/SP"), in part, as depicted in **Exhibit D** to this ordinance.

**SECTION 6. AMENDMENT OF OFFICIAL ZONING MAP.** The city zoning official, or designee, is hereby directed to amend the city's official zoning maps in accordance with this ordinance.

**SECTION 7. SEVERABILITY.** If any provision of this ordinance or its application to any person or circumstance is held invalid, the invalidity does 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 severable.

**SECTION 8. SCRIVENER'S ERROR.** The city attorney may correct scrivener's errors found in this ordinance by filing a corrected copy of this ordinance with the city clerk.

**SECTION 9. DISCLAIMER.** As provided by subsection 166.033(6), Florida Statutes, issuance of a development permit by a municipality does not in any way create any right on the part of an applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the municipality for issuance of the permit if the applicant 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. In accordance with subsection 166.033(5), Florida Statutes, it is hereby made a condition of this ordinance that all other applicable state or federal permits be obtained before commencement of the development.

**SECTION 10. EFFECTIVE DATE.** This ordinance is effective upon adoption, except for sections one and two, which take effect on the 30<sup>th</sup> day after adoption, and sections three, four, five and six, which take effect on the 31<sup>st</sup> day after adoption unless this ordinance is lawfully challenged pursuant to subsection 163.3187(5), Florida Statutes, in which case sections three, four, five and six shall not be effective until the state land planning agency or the Administration Commission issues a final order declaring this ordinance "in compliance" as defined at sections 163.3184(1)(b) and 163.3187(5)(d), Florida Statutes.

**DONE, THE FIRST READING,** by the City Council of the City of Orlando, Florida, at a regular meeting, this 13 day of May, 2024.

**DONE, THE FIRST PUBLIC NOTICE,** in a newspaper of general circulation in the City of Orlando, Florida, by the City Clerk of the City of Orlando, Florida, this 26 day of May, 2024.



ORDINANCE NO. 2024-3

**DONE, THE SECOND PUBLIC NOTICE**, in a newspaper of general circulation in the City of Orlando, Florida, by the City Clerk of the City of Orlando, Florida, this 2 day of June, 2024.

**DONE, THE SECOND READING, A PUBLIC HEARING, AND ENACTED ON FINAL PASSAGE**, by an affirmative vote of a majority of a quorum present of the City Council of the City of Orlando, Florida, at a regular meeting, this 10 day of June, 2024.

BY THE MAYOR OF THE CITY OF  
ORLANDO, FLORIDA:

  
Mayor

ATTEST, BY THE CLERK OF THE  
CITY COUNCIL OF THE CITY  
OF ORLANDO, FLORIDA:

  
City Clerk

Stephanie Herdacia  
Print Name

APPROVED AS TO FORM AND LEGALITY  
FOR THE USE AND RELIANCE OF THE  
CITY OF ORLANDO, FLORIDA:

  
Assistant City Attorney

Stacy Faxon  
Print Name


City Council Meeting: 06-10-2024  
Item: 12-01 Documentary: 2406101201



# VERIFIED LEGAL DESCRIPTION FORM

The following legal description has been prepared by

ASSOCIATED LAND SURVEYING & MAPPING  
and submitted to the City Planning Division for verification.

  
Signature DAVID M. McDEVITT PSM

05/27/2024  
Date



"This Description has been  
reviewed by the Engineering  
Division and is acceptable  
based on a comparison with:  
PLATS, GIS MAPPING

By:  Date: 4-22-24  
Guy ADKINS

Application Request (Office Use Only)

File No. ANK 2020-10003

Legal Description Including Acreage (To be typed by Applicant): prepared by surveyor  
see attached pages 2-5



(OVERALL)

A PORTION OF SECTION 29, TOWNSHIP 23 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 23 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, THENCE RUN N 89°50'48" E ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 29 A DISTANCE OF 661.52 FEET; THENCE DEPARTING SAID NORTH LINE RUN N 00°12'13" W ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 29 A DISTANCE OF 665.99 FEET; THENCE RUN N 89°48'21" E ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 29 A DISTANCE OF 605.58 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF CONWAY ROAD EXTENSION AS RECORDED IN OFFICIAL RECORDS BOOK 4221, PAGE 719 AND OFFICIAL RECORDS BOOK 8074, PAGE 4262, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, THENCE RUN THE FOLLOWING FIVE (5) COURSES AND DISTANCES ALONG SAID WEST RIGHT-OF-WAY LINE; (1) SAID POINT ALSO BEING A POINT ON A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 1223.24 FEET, AN INCLUDED ANGLE OF 09°40'59", A CHORD BEARING OF S 10°06'08" W AND A CHORD DISTANCE OF 206.48 FEET, RUN 206.73 FEET ALONG THE ARC OF SAID CURVE TO (2) A POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 1034.00 FEET, AN INCLUDED ANGLE OF 21°11'00", A CHORD BEARING S 26°28'51" W AND A CHORD DISTANCE OF 380.12 FEET, RUN 382.29 FEET ALONG THE ARC OF SAID CURVE TO THE POINT OF TANGENCY THEREOF; (3) THENCE RUN S 37°04'22" W, A DISTANCE OF 739.00 FEET; (4) THENCE RUN S 52°19'35" E, A DISTANCE OF 13.16 FEET; (5) TO A POINT ON A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 1,202.67 FEET, AN INCLUDED ANGLE OF 21°06'12", A CHORD BEARING OF S 27°07'18" W AND A CHORD DISTANCE OF 440.47 FEET, RUN 442.97 FEET ALONG THE ARC OF SAID CURVE TO THE MOST EASTERLY CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 11032, PAGE 327, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN THE FOLLOWING FIVE (5) COURSES AND DISTANCES ALONG SAID LANDS; (1) RUN S 89°39'41" W, A DISTANCE OF 30.10 FEET; (2) THENCE RUN S 00°20'19" E, A DISTANCE OF 10.00 FEET; (3) THENCE RUN S 89°29'19" W, A DISTANCE OF 160.65 FEET; (4) THENCE RUN N 00°13'56" W, A DISTANCE OF 335.98 FEET TO THE NORTHEASTERLY CORNER OF SAID LANDS; (5) THENCE ALONG THE NORTHERLY LINE OF SAID LANDS RUN S 89°39'43" W, A DISTANCE OF 228.91 FEET TO THE NORTHWEST CORNER THEREOF AND A POINT ON THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 29; THENCE RUN N 00°13'56" W ALONG SAID WEST LINE A DISTANCE OF 540.40 FEET TO THE POINT OF BEGINNING.

CONTAINING 828,770 SQUARE FEET OR 19.03 ACRES MORE OR LESS

(ANNEX 3)

A PORTION OF SECTION 29, TOWNSHIP 23 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 23 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, THENCE RUN N 89°50'48" E ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 29 A DISTANCE OF 714.37 FEET; THENCE DEPARTING SAID NORTH LINE RUN S 37°04'23" W, A DISTANCE OF 429.68 FEET; THENCE RUN S 00°00'01" W, A DISTANCE OF 115.26 FEET; THENCE RUN S 90°00'00" W, A DISTANCE OF 177.86 FEET; THENCE RUN N 51°51'34" W, A DISTANCE OF 351.58 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 29; THENCE RUN N 00°13'56" W ALONG SAID WEST LINE A DISTANCE OF 239.04 FEET TO THE POINT OF BEGINNING.

CONTAINING 221,958 SQUARE FEET OR 5.10 ACRES MORE OR LESS



(ANNEX 2)

A PORTION OF SECTION 29, TOWNSHIP 23 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 23 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, THENCE RUN N 89°50'48" E ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 29 A DISTANCE OF 661.52 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTH LINE RUN N 00°12'13" W ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 29 A DISTANCE OF 665.99 FEET; THENCE RUN N 89°48'21" E ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 29 A DISTANCE OF 605.58 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF CONWAY ROAD EXTENSION AS RECORDED IN OFFICIAL RECORDS BOOK 4221, PAGE 719 AND OFFICIAL RECORDS BOOK 8074, PAGE 4262, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, THENCE RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES ALONG SAID WEST RIGHT-OF-WAY LINE; (1) SAID POINT ALSO BEING A POINT ON A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 1223.24 FEET, AN INCLUDED ANGLE OF 09°40'59", A CHORD BEARING OF S 10°06'08" W AND A CHORD DISTANCE OF 206.48 FEET, RUN 206.73 FEET ALONG THE ARC OF SAID CURVE TO (2) A POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 1034.00 FEET, AN INCLUDED ANGLE OF 21°11'00", A CHORD BEARING S 26°28'51" W AND A CHORD DISTANCE OF 380.12 FEET, RUN 382.29 FEET ALONG THE ARC OF SAID CURVE TO THE POINT OF TANGENCY THEREOF; (3) THENCE RUN S 37°04'22" W, A DISTANCE OF 155.05 FEET; THENCE DEPARTING SAID RIGHT OF WAY LINE AND ALONG SAID NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 29 RUN S 89°50'48" W, A DISTANCE OF 304.03 FEET TO THE POINT OF BEGINNING.

CONTAINING 331,775 SQUARE FEET OR 7.62 ACRES MORE OR LESS

(ANNEX 4)

A PORTION OF SECTION 29, TOWNSHIP 23 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 23 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, THENCE ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 29 RUN S 00°13'56" E, A DISTANCE OF 239.04 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID WEST LINE RUN S 51°51'34" E, A DISTANCE OF 351.58 FEET; THENCE RUN N 90°00'00" E, A DISTANCE OF 177.86 FEET; THENCE RUN N 00°00'01" E, A DISTANCE OF 115.26 FEET; THENCE RUN N 37°04'23" E, A DISTANCE OF 429.68 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 29; THENCE ALONG SAID NORTH LINE RUN N 89°50'48" E A DISTANCE OF 251.18 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF CONWAY ROAD EXTENSION AS RECORDED IN OFFICIAL RECORDS BOOK 4221, PAGE 719 AND OFFICIAL RECORDS BOOK 8074, PAGE 4262, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, THENCE RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES ALONG SAID WEST RIGHT-OF-WAY LINE; (1) THENCE RUN S 37°04'22" W, A DISTANCE OF 583.95 FEET; (2) THENCE RUN S 52°19'35" E, A DISTANCE OF 13.16 FEET; (3) TO A POINT ON A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 1,202.67 FEET, AN INCLUDED ANGLE OF 21°06'12", A CHORD BEARING OF S 27°07'18" W AND A CHORD DISTANCE OF 440.47 FEET, RUN 442.97 FEET ALONG THE ARC OF SAID CURVE TO THE MOST EASTERLY CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 11032, PAGE 327, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN THE FOLLOWING FIVE (5) COURSES AND DISTANCE ALONG SAID LANDS; (1) RUN S 89°39'41" W, A DISTANCE OF 30.10 FEET; (2) THENCE RUN S 00°20'19" E, A DISTANCE OF 10.00 FEET; (3) THENCE RUN S 89°29'19" W, A DISTANCE OF 160.65 FEET; (4) THENCE RUN N 00°13'56" W, A DISTANCE OF 335.98 FEET TO THE NORTHEASTERLY CORNER OF SAID LANDS; (5) THENCE ALONG THE NORTHERLY LINE OF SAID LANDS RUN S 89°39'43" W, A DISTANCE OF 228.91 FEET TO THE NORTHWEST CORNER THEREOF AND A POINT ON THE AFOREMENTIONED WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 29; THENCE RUN N 00°13'56" W ALONG SAID WEST LINE A DISTANCE OF 301.36 FEET TO THE POINT OF BEGINNING.

CONTAINING 275,036 SQUARE FEET OR 6.31 ACRES MORE OR LESS



ANNEX #2  
A PORTION OF  
SECTION 29, TOWNSHIP 23 SOUTH, RANGE 30 EAST  
ORANGE COUNTY, FLORIDA  
**SKETCH AND DESCRIPTION**  
(THIS IS NOT A SURVEY)

LEGAL DESCRIPTION:

A PORTION OF SECTION 29, TOWNSHIP 23 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 23 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, THENCE RUN N 89°50'48" E ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 29 A DISTANCE OF 661.52 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTH LINE RUN N 00°12'13" W ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 29 A DISTANCE OF 665.99 FEET; THENCE RUN N 89°48'21" E ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 29 A DISTANCE OF 605.58 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF CONWAY ROAD EXTENSION AS RECORDED IN OFFICIAL RECORDS BOOK 4221, PAGE 719 AND OFFICIAL RECORDS BOOK 8074, PAGE 4262, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, THENCE RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES ALONG SAID WEST RIGHT-OF-WAY LINE; (1) SAID POINT ALSO BEING A POINT ON A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 1223.24 FEET, AN INCLUDED ANGLE OF 09°40'59", A CHORD BEARING OF S 10°06'08" W AND A CHORD DISTANCE OF 206.48 FEET, RUN 206.73 FEET ALONG THE ARC OF SAID CURVE TO (2) A POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 1034.00 FEET, AN INCLUDED ANGLE OF 21°11'00", A CHORD BEARING S 26°28'51" W AND A CHORD DISTANCE OF 380.12 FEET, RUN 382.29 FEET ALONG THE ARC OF SAID CURVE TO THE POINT OF TANGENCY THEREOF; (3) THENCE RUN S 37°04'22" W, A DISTANCE OF 155.05 FEET; THENCE DEPARTING SAID RIGHT OF WAY LINE AND ALONG SAID NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 29 RUN S 89°50'48" W, A DISTANCE OF 304.03 FEET TO THE POINT OF BEGINNING.

CONTAINING 331,775 SQUARE FEET OR 7.62 ACRES MORE OR LESS

SURVEYORS NOTES:

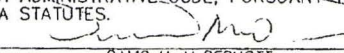
- 1) SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER
- 2) THE BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF THE SE 1/4 OF SECTION 29, TOWNSHIP 23 SOUTH, RANGE 30 EAST, HAVING A BEARING OF S 00°13'56" E BASED ON THE DEED RECORDED IN OFFICIAL RECORDS BOOK 4221, PAGE 0719.
- 3) THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS, RIGHTS OF WAY, RESTRICTIONS, OWNERSHIP OR OTHER MATTERS OF RECORD.

PROJECT: 97083/97083-2017

REVISED 3-27-2024  
REVISED 12-11-2023 SHEET 1 OF 2  
DATE: 4-17-2020 SEE SHEET 2 FOR SKETCH

PREPARED BY:

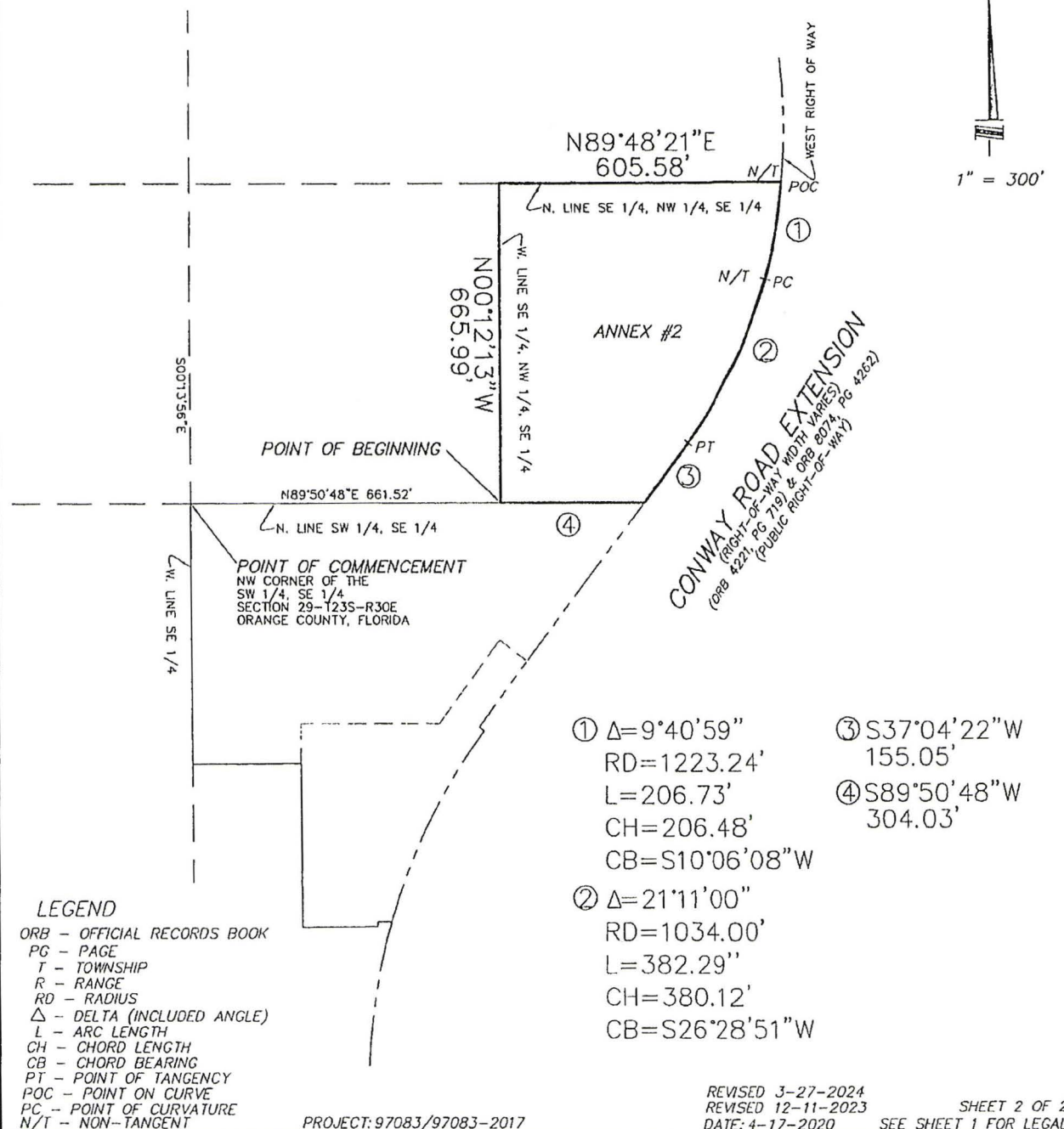
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DAVID H. McDERMOTT  
FLORIDA REGISTERED SURVEYOR AND MAPPER CERTIFICATE No. 4779

**Associated Land Surveying  
& Mapping, Inc.**

1681 POWELL STREET LONGWOOD, FLORIDA 32750  
PH (407) 869-5002, FAX (407) 869-8393  
CERTIFICATE OF AUTHORIZATION # LB 6767

ANNEX #2  
A PORTION OF  
SECTION 29, TOWNSHIP 23 SOUTH, RANGE 30 EAST  
ORANGE COUNTY, FLORIDA  
**SKETCH AND DESCRIPTION**  
(THIS IS NOT A SURVEY)



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ANNEX #3  
A PORTION OF  
SECTION 29, TOWNSHIP 23 SOUTH, RANGE 30 EAST  
ORANGE COUNTY, FLORIDA  
**SKETCH AND DESCRIPTION**  
(THIS IS NOT A SURVEY)

LEGAL DESCRIPTION:

A PORTION OF SECTION 29, TOWNSHIP 23 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 23 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, THENCE RUN N 89°50'48" E ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 29 A DISTANCE OF 714.37 FEET; THENCE DEPARTING SAID NORTH LINE RUN S 37°04'23" W, A DISTANCE OF 429.68 FEET; THENCE RUN S 00°00'01" W, A DISTANCE OF 115.26 FEET; THENCE RUN S 90°00'00" W, A DISTANCE OF 177.86 FEET; THENCE RUN N 51°51'34" W, A DISTANCE OF 351.58 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 29; THENCE RUN N 00°13'56" W ALONG SAID WEST LINE A DISTANCE OF 239.04 FEET TO THE POINT OF BEGINNING.

CONTAINING 221,958 SQUARE FEET OR 5.10 ACRES MORE OR LESS

SURVEYORS NOTES:

- 1) SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER
- 2) THE BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF THE SE 1/4 OF SECTION 29, TOWNSHIP 23 SOUTH, RANGE 30 EAST, HAVING A BEARING OF S 00°13'56" E BASED ON THE DEED RECORDED IN OFFICIAL RECORDS BOOK 4221, PAGE 0719.
- 3) THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS, RIGHTS OF WAY, RESTRICTIONS, OWNERSHIP OR OTHER MATTERS OF RECORD.

PROJECT: 97083/97083-2017

REVISED 3-27-2024  
REVISED 12-11-2023  
DATE: 4-17-2020 SHEET 1 OF 2  
SEE SHEET 2 FOR SKETCH

PREPARED BY:

I CERTIFY THAT THIS MEETS OR EXCEEDS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472, FLORIDA STATUTES.

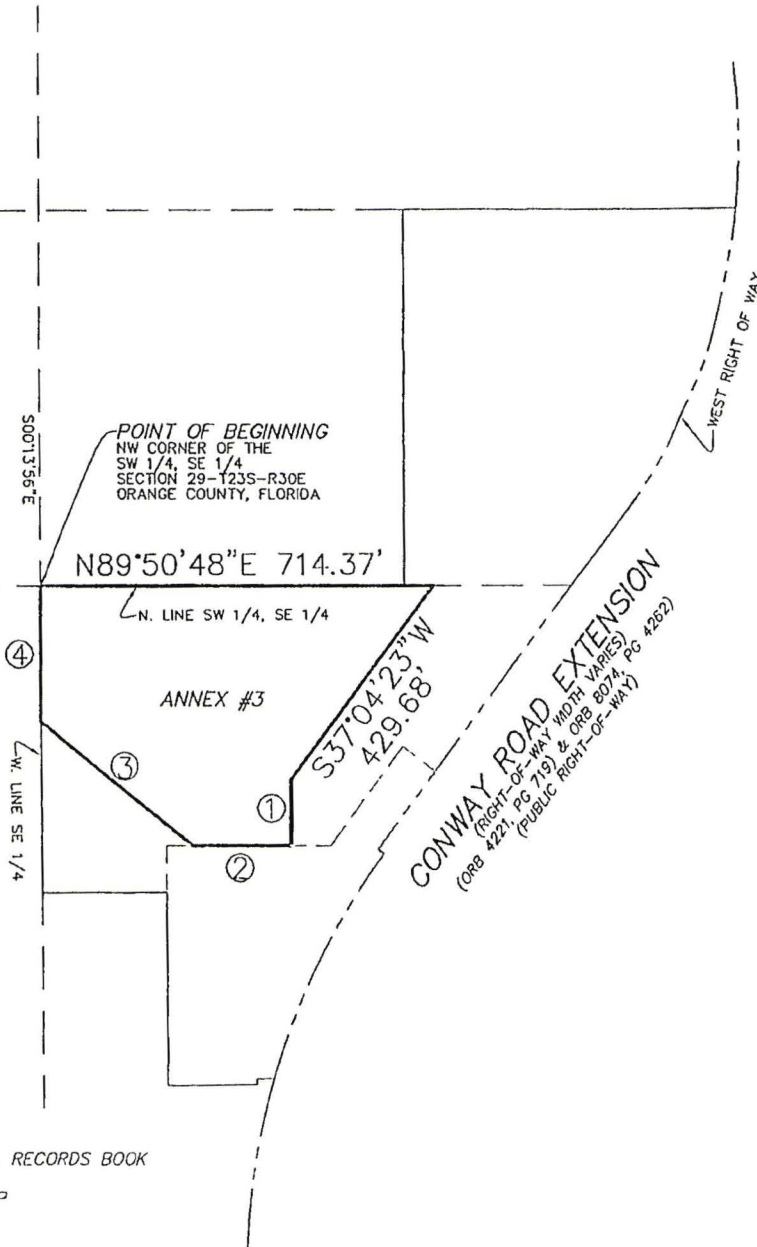
DAVID M. McDERMOTT

FLORIDA REGISTERED SURVEYOR AND MAPPER CERTIFICATE No. 4779

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CERTIFICATE OF AUTHORIZATION # LB 6767

ANNEX #3  
A PORTION OF  
SECTION 29, TOWNSHIP 23 SOUTH, RANGE 30 EAST  
ORANGE COUNTY, FLORIDA  
**SKETCH AND DESCRIPTION**  
(THIS IS NOT A SURVEY)



- ① S00°00'01"W  
115.26'
- ② S90°00'00"W  
177.86'
- ③ N51°51'34"W  
351.58'
- ④ N00°13'56"W  
239.04'

**LEGEND**  
ORB - OFFICIAL RECORDS BOOK  
PG - PAGE  
T - TOWNSHIP  
R - RANGE

PROJECT: 97083/97083-2017

REVISED 3-27-2024  
REVISED 12-11-2023  
DATE: 4-17-2020  
SHEET 2 OF 2  
SEE SHEET 1 FOR LEGAL

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ANNEX #4  
A PORTION OF  
SECTION 29, TOWNSHIP 23 SOUTH, RANGE 30 EAST  
ORANGE COUNTY, FLORIDA  
**SKETCH AND DESCRIPTION**  
(THIS IS NOT A SURVEY)

**LEGAL DESCRIPTION:**

A PORTION OF SECTION 29, TOWNSHIP 23 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 23 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, THENCE ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 29 RUN S 00°13'56" E, A DISTANCE OF 239.04 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID WEST LINE RUN S 51°51'34" E, A DISTANCE OF 351.58 FEET; THENCE RUN N 90°00'00" E, A DISTANCE OF 177.86 FEET; THENCE RUN N 00°00'01" E, A DISTANCE OF 115.26 FEET; THENCE RUN N 37°04'23" E, A DISTANCE OF 429.68 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 29; THENCE ALONG SAID NORTH LINE RUN N 89°50'48" E A DISTANCE OF 251.18 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF CONWAY ROAD EXTENSION AS RECORDED IN OFFICIAL RECORDS BOOK 4221, PAGE 719 AND OFFICIAL RECORDS BOOK 8074, PAGE 4262, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, THENCE RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES ALONG SAID WEST RIGHT-OF-WAY LINE; (1) THENCE RUN S 37°04'22" W, A DISTANCE OF 583.95 FEET; (2) THENCE RUN S 52°19'35" E, A DISTANCE OF 13.16 FEET; (3) TO A POINT ON A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 1,202.67 FEET, AN INCLUDED ANGLE OF 21°06'12", A CHORD BEARING OF S 27°07'18" W AND A CHORD DISTANCE OF 440.47 FEET, RUN 442.97 FEET ALONG THE ARC OF SAID CURVE TO THE MOST EASTERLY CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 11032, PAGE 327, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN THE FOLLOWING FIVE (5) COURSES AND DISTANCES ALONG SAID LANDS; (1) RUN S 89°39'41" W, A DISTANCE OF 30.10 FEET; (2) THENCE RUN S 00°20'19" E, A DISTANCE OF 10.00 FEET; (3) THENCE RUN S 89°29'19" W, A DISTANCE OF 160.65 FEET; (4) THENCE RUN N 00°13'56" W, A DISTANCE OF 335.98 FEET TO THE NORTHEASTERLY CORNER OF SAID LANDS; (5) THENCE ALONG THE NORTHERLY LINE OF SAID LANDS RUN S 89°39'43" W, A DISTANCE OF 228.91 FEET TO THE NORTHWEST CORNER THEREOF AND A POINT ON THE AFOREMENTIONED WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 29; THENCE RUN N 00°13'56" W ALONG SAID WEST LINE A DISTANCE OF 301.36 FEET TO THE POINT OF BEGINNING.

CONTAINING 275,036 SQUARE FEET OR 6.31 ACRES MORE OR LESS

**SURVEYORS NOTES:**

- 1) SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER
- 2) THE BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF THE SE 1/4 OF SECTION 29, TOWNSHIP 23 SOUTH, RANGE 30 EAST, HAVING A BEARING OF S 00°13'56" E BASED ON THE DEED RECORDED IN OFFICIAL RECORDS BOOK 4221, PAGE 0719.
- 3) THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS, RIGHTS OF WAY, RESTRICTIONS, OWNERSHIP OR OTHER MATTERS OF RECORD.

PROJECT: 97083/97083-2017

REVISED 12-11-2023 SHEET 1 OF 2  
DATE: 4-17-2020 SEE SHEET 2 FOR SKETCH

**PREPARED BY:**

I CERTIFY THAT THIS MEETS OR EXCEEDS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472, FLORIDA STATUTES.

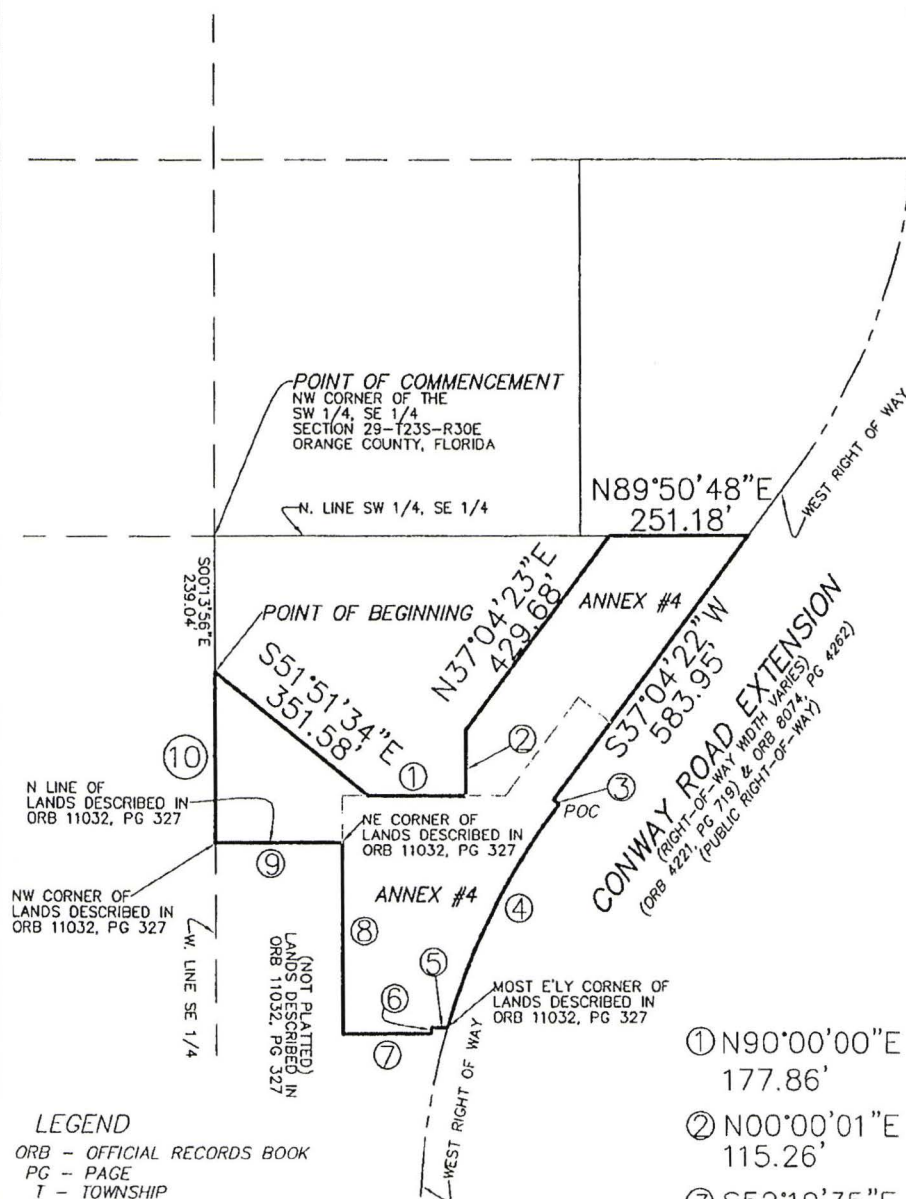
 12.11.23  
DAVID M. McDERMOTT

FLORIDA REGISTERED SURVEYOR AND MAPPER CERTIFICATE No. 4779

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1681 POWELL STREET LONGWOOD, FLORIDA 32750  
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CERTIFICATE OF AUTHORIZATION # LB 6767

ANNEX #4  
A PORTION OF  
SECTION 29, TOWNSHIP 23 SOUTH, RANGE 30 EAST  
ORANGE COUNTY, FLORIDA  
**SKETCH AND DESCRIPTION**  
(THIS IS NOT A SURVEY)



- ④  $\Delta = 21^{\circ}06'12''$   
RD = 1202.67'  
L = 442.97'  
CH = 440.47'  
CB = S27°07'18"W
- ⑤ S89°39'41"W  
30.10'
- ⑥ S00°20'19"E  
10.00'
- ⑦ S89°29'19"W  
160.65'
- ⑧ N00°13'56"W  
335.98'
- ⑨ S89°39'43"W  
228.91'
- ⑩ N00°13'56"W  
301.36'

**LEGEND**  
ORB - OFFICIAL RECORDS BOOK  
PG - PAGE  
T - TOWNSHIP  
R - RANGE  
RD - RADIUS  
 $\Delta$  - DELTA (INCLUDED ANGLE)  
L - ARC LENGTH  
CH - CHORD LENGTH  
CB - CHORD BEARING  
POC - POINT ON CURVE

PROJECT: 97083/97083-2017

REVISED 12-11-2023  
DATE: 4-17-2020

SHEET 2 OF 2  
SEE SHEET 1 FOR LEGAL

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OVERALL PARCEL  
A PORTION OF  
SECTION 29, TOWNSHIP 23 SOUTH, RANGE 30 EAST  
ORANGE COUNTY, FLORIDA  
**SKETCH AND DESCRIPTION**  
(THIS IS NOT A SURVEY)

LEGAL DESCRIPTION:

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CONTAINING 828,770 SQUARE FEET OR 19.03 ACRES MORE OR LESS

SURVEYORS NOTES:

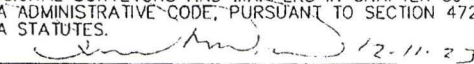
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- 3) THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS, RIGHTS OF WAY, RESTRICTIONS, OWNERSHIP OR OTHER MATTERS OF RECORD.

PROJECT: 97083/97083-2017

REVISED 12-11-2023 SHEET 1 OF 2  
DATE: 4-17-2020 SEE SHEET 2 FOR SKETCH

PREPARED BY:

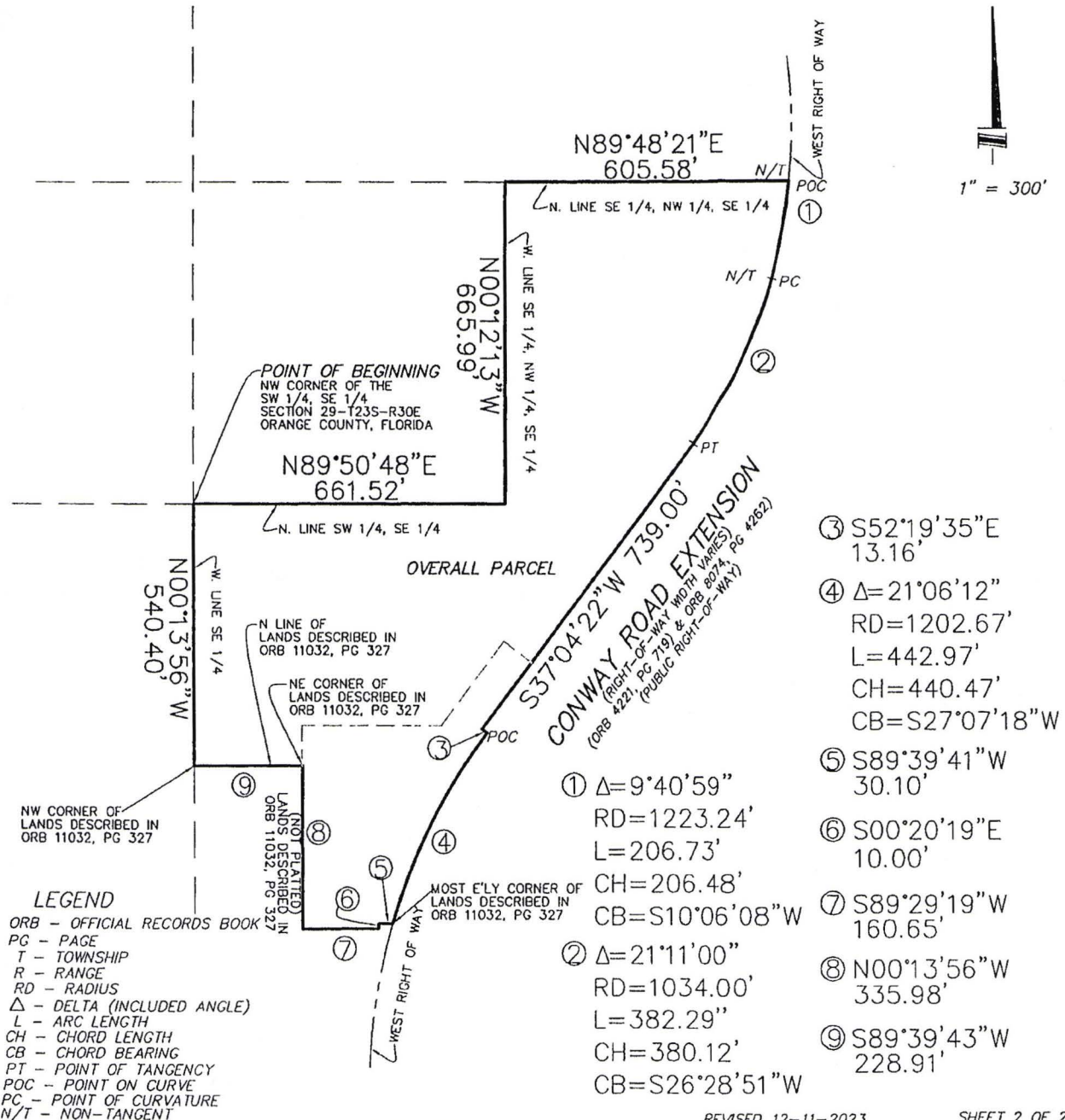
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OVERALL PARCEL  
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**SKETCH AND DESCRIPTION**  
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PROJECT: 97083/97083-2017

REVISED 12-11-2023  
DATE: 4-17-2020

SHEET 2 OF 2  
SEE SHEET 1 FOR LEGAL

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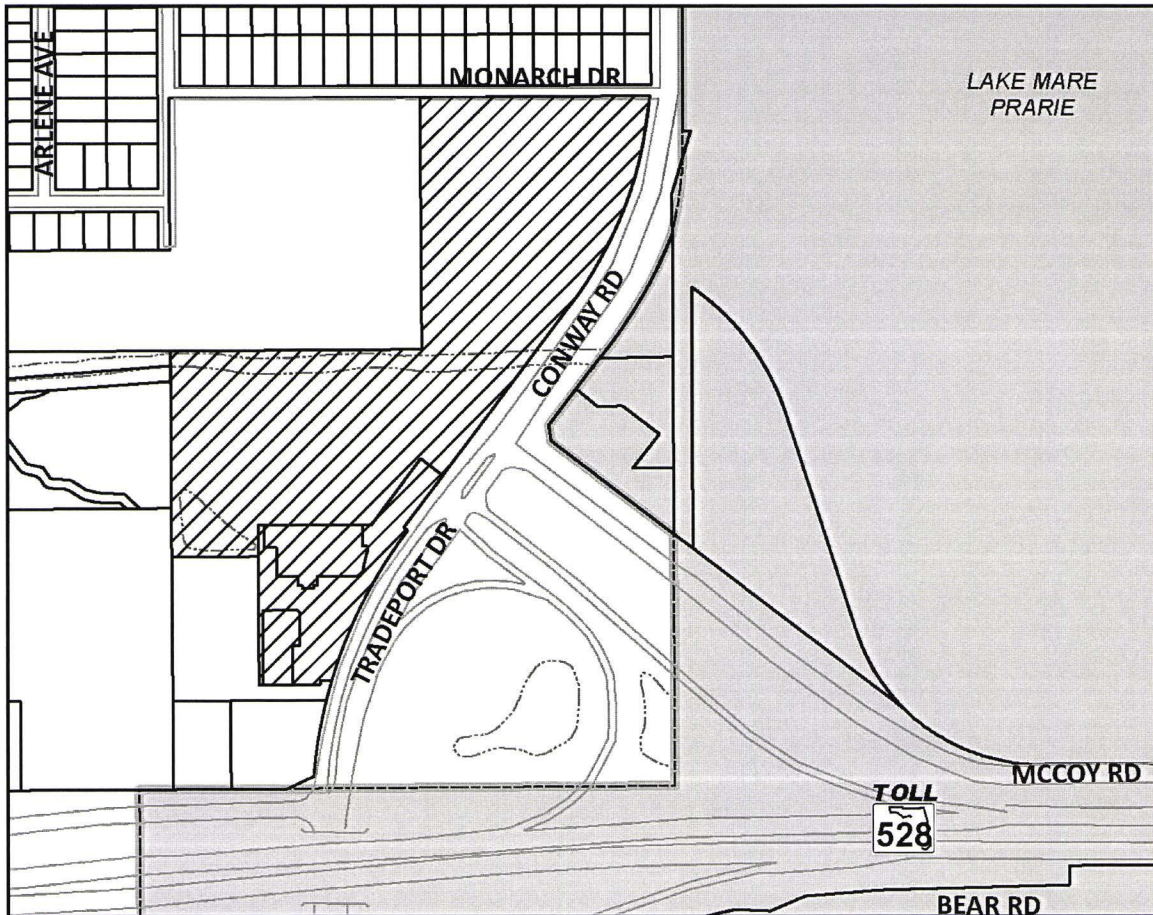
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CERTIFICATE OF AUTHORIZATION # LB 6767



**EXHIBIT**

**B**

**LOCATION MAP**



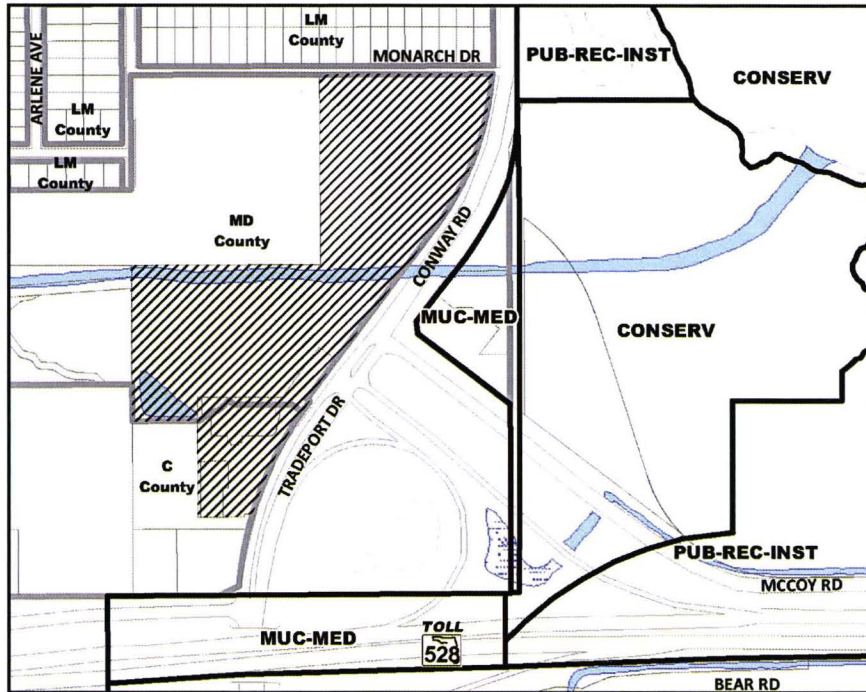
**ANX2020-10003**



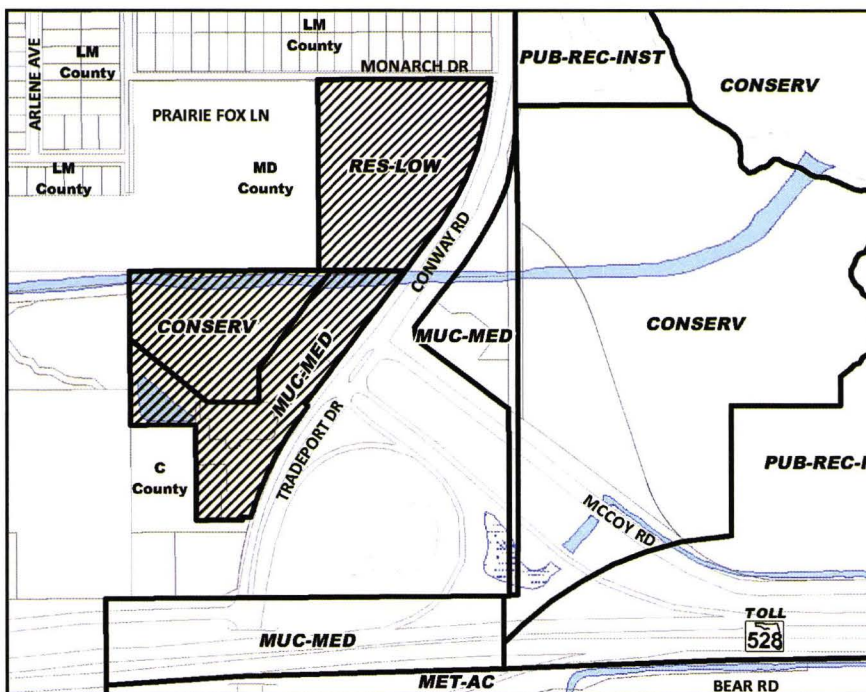
# FUTURE LAND USE MAP

EXHIBIT

C



Future Land Use - Existing GMP2020-10009



Future Land Use - Proposed GMP2020-10009

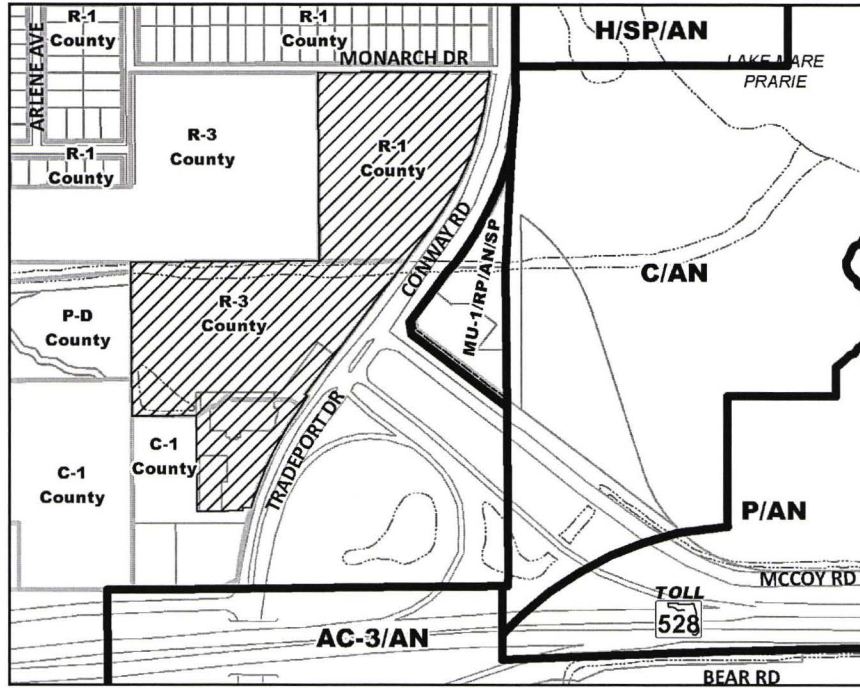




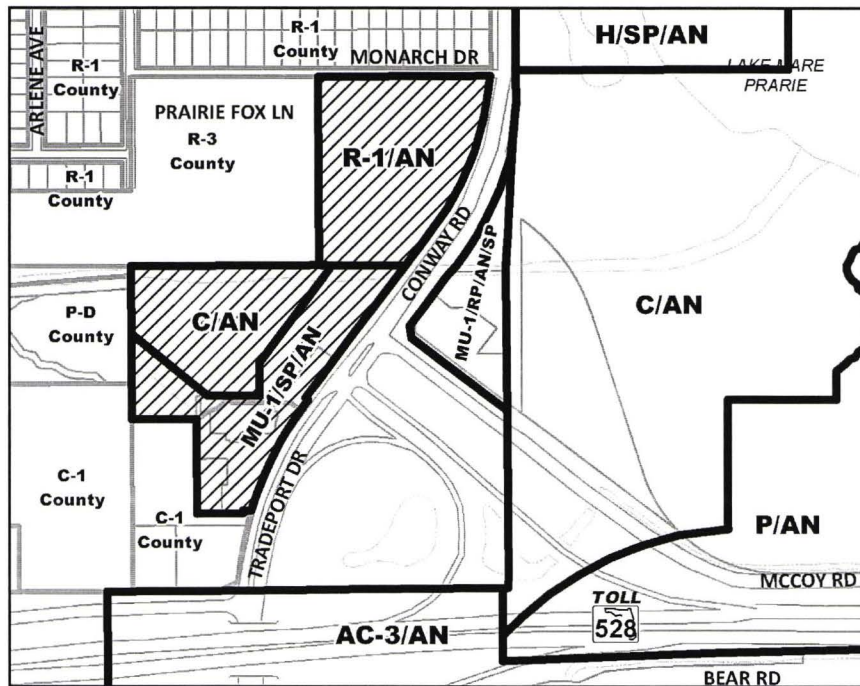
# ZONING MAP

EXHIBIT

D



Zoning - Existing ZON2020-10006



Zoning - Proposed ZON2020-10006

### **Fiscal Impact Statement**

Indicate the **Total Fiscal Impact** of the action requested, including personnel, operating, and capital costs. Indicate costs for the current fiscal year and annualized costs. Include all related costs necessary to place the asset in service.

**Description:** Annexation of Conway Center (ref.7986 Conway Rd.)

### **Expenses**

Will the action be funded from the Department's current year budget? ☐ Yes ☐ No

If No, please identify how this action will be funded, including any proposed Budget Resolution Committee (BRC) action(s). (enter text here)

	<b>Current Fiscal Year Cost Estimate</b>	<b>Estimated Annualized Cost Thereafter</b>
Personnel	<u>\$0</u>	<u>\$0</u>
Operating/Capital	<u>\$0</u>	<u>\$0</u>
<b>Total Amount</b>	<u>\$0</u>	<u>\$0</u>

Comments (optional): (enter text here)

### **Revenues**

What is the source of any revenue and the estimated amount? Property taxes Amount \$125,367.50

Is this recurring revenue? ☒ Yes ☐ No

Comments (optional): (enter text here)

### **Funding**

Expenses/Revenues will be recorded to:

	<b>Source #1</b>	<b>Source #2</b>	<b>Source #3</b>
Fund	<u>General Fund</u>	<u>(enter text here)</u>	<u>(enter text here)</u>
Department /Division	<u>Citywide</u>	<u>(enter text here)</u>	<u>(enter text here)</u>
Cost Center/Project/Grant	<u>Citywide</u>	<u>(enter text here)</u>	<u>(enter text here)</u>
Total Amount	<u>\$125,367.50</u>	<u>\$</u>	<u>\$0</u>



## **Business Impact Estimate**

Proposed ordinance's title/reference: **Ordinance 2024-3**

**AN ORDINANCE OF THE CITY OF ORLANDO, FLORIDA, ANNEXING TO THE CORPORATE LIMITS OF THE CITY CERTAIN LAND GENERALLY LOCATED SOUTH OF MONARCH DRIVE, WEST OF CONWAY ROAD, AND NORTH OF MCCOY ROAD AND COMPRISED OF 19.03 ACRES OF LAND, MORE OR LESS, AND AMENDING THE CITY'S BOUNDARY DESCRIPTION; AMENDING THE CITY'S ADOPTED GROWTH MANAGEMENT PLAN TO DESIGNATE THE PROPERTY AS RESIDENTIAL LOW INTENSITY IN PART, MIXED USE CORRIDOR MEDIUM INTENSITY IN PART, AND CONSERVATION, IN PART, ON THE CITY'S OFFICIAL FUTURE LAND USE MAPS; DESIGNATING THE PROPERTY AS ONE FAMILY RESIDENTIAL WITH THE AIRCRAFT NOISE OVERLAY DISTRICT, IN PART, MEDIUM INTENSITY MIXED USE CORRIDOR WITH THE AIRCRAFT NOISE OVERLAY DISTRICT AND CONWAY ROAD SPECIAL PLAN OVERLAY DISTRICT, IN PART, AND CONSERVATION WITH THE AIRCRAFT NOISE OVERLAY DISTRICT AND CONWAY ROAD SPECIAL PLAN OVERLAY DISTRICT, IN PART, ON THE CITY'S OFFICIAL ZONING MAPS; PROVIDING FOR AMENDMENT OF THE CITY'S OFFICIAL FUTURE LAND USE AND ZONING MAPS; PROVIDING FOR SEVERABILITY, CORRECTION OF SCRIVENER'S ERRORS, PERMIT DISCLAIMER, AND AN EFFECTIVE DATE.**

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, a business impact estimate is not required by state law<sup>1</sup> for the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;

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<sup>1</sup> See Section 166.041(4)(c), Florida Statutes.

- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☐ The proposed ordinance is enacted to implement the following:
  - a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
  - b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
  - c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
  - d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

In accordance with the provisions of controlling law, the City of Orlando hereby publishes the following information:

1. Summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals and welfare):

The proposed ordinance is for a voluntary annexation of approximately 19.3 acres of land generally located south of Monarch Drive, west of Conway Road, and North of McCoy Road.

The proposed ordinance furthers the public health, safety and welfare by helping ensure smart, strategic, growth to meet the needs of community.

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City of Orlando, if any:

- (a) An estimate of direct compliance costs that businesses may reasonably incur;
- (b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible; and
- (c) An estimate of the City of Orlando's regulatory costs, including estimated revenues from any new charges or fees to cover such costs.

The proposed ordinance is for voluntary annexation. Compliance costs would include the applicable property taxes as assessed by the Orange County Property Appraiser at the appropriate time. The ordinance itself imposes no new charges or fees, but once annexed into the city, the newly-annexed property will be subject to those costs assessed to cover the cost of growth's effect on vital infrastructure and services such as roads, sewers, schools and parks.



3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:

There are 4 parcels (PID) in the proposed annexation area, owned by an LLC.

4. Additional information the governing body deems useful (if any):

The owners of record have submitted a form consenting to the annexation.

# Orlando Sentinel

MEDIA GROUP

1

Published Daily  
ORANGE County, Florida

**Sold To:**

City of Orlando - CU00118969  
400 S Orange Ave, Fl 2  
Orlando, FL 32801-3360

**Bill To:**

City of Orlando - CU00118969  
400 S Orange Ave, Fl 2  
Orlando, FL 32801-3360

**State Of Florida  
County Of Orange**

Before the undersigned authority personally appeared  
Rose Williams, who on oath says that he or she is a duly authorized representative of the ORLANDO SENTINEL, a DAILY newspaper published in ORANGE County, Florida; that the attached copy of advertisement, being a Legal Notice in:

The matter of 11200-Misc. Legal  
Was published in said newspaper by print in the issues of, or by publication on the newspaper's website, if authorized on May 26, 2024.

Affiant further says that the newspaper complies with all legal requirements for publication in Chapter 50, Florida Statutes.



Signature of Affiant

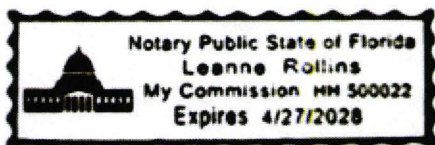
Rose Williams

Name of Affiant

Sworn to and subscribed before me on this 27 day of May, 2024,  
by above Affiant, who is personally known to me (X) or who has produced identification ( ).



Signature of Notary Public



Name of Notary, Typed, Printed, or Stamped

7634580



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Affiant further says that the newspaper complies with all legal requirements for publication in Chapter 50, Florida Statutes.



**Rose Williams**

Signature of Affiant

Name of Affiant

Sworn to and subscribed before me on this 3 day of June, 2024,  
by above Affiant, who is personally known to me (X) or who has produced identification ( ).



Signature of Notary Public



Name of Notary, Typed, Printed, or Stamped