

June 10, 2024

Orange County Chief Administrative Officer 201 S. Rosalind Avenue Orlando, FL 32801

Re: City of Orlando Ordinance No. 2024-93

Dear Sir or Madam:

Pursuant to Florida Statutes section 171.044 (3):

"An ordinance adopted under this section shall be filed with the clerk of the circuit court and the chief administrative officer of the county in which the municipality is located and with the Department of State within 7 days after the adoption of such ordinance."

Enclosed is a copy of the adopted annexation ordinance referenced above that was passed during the City Council meeting on June 10, 2024. This document is being sent to you as required by the above provision and is NOT intended for recording. The City has also sent a copy to the Orange County Comptroller and Orange County Chief Administrative Officer, as required by the current Florida Statutes.

Thank you for your attention to this matter. If you have any questions, please call me at the telephone number below.

Sincerely,

Stephanie Herdocia City Clerk

Enclosure

Received by: Clerk of BCC 7/9/2024 np c: Deputy Director Administrator Jon Weiss Planning, Environmental, & Development Services Director Tanya Wilson Planning Division Manager Alberto Vargas Planning Administrator Nicolas Thalmueller County Commissioners County Mayor County Administrator COTTY OF OPL ANDO 2, 400 SOUTH OF ANGLE AND THE POPLY 4000 A CONTINUES IN

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

Page 1 of 5

City Council Meeting: DL-10-2024

Item: 12-61 Documentary: 240401201

12

ORDINANCE NO. 2024-3

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, hereinafter referred to as the "applications"); and 57 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

ORDINANCE NO. 2024-3

102 103 5. Annexation of the Property will not result in the creation of enclaves within the 104 meaning of subsection 171.031(13), Florida Statutes; and 105 106 6. The Property is located wholly within the boundaries of a single county; and 107 108 7. The petition proposes an annexation that is consistent with the purpose of 109 ensuring sound urban development and accommodation to growth; and 110 111 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 112 113 Florida Municipal Annexation and Contraction Act for the adjustment of 114 municipal boundaries; and 115 116 9. The petition proposes an annexation that is consistent with the purpose of 117 ensuring the efficient provision of urban services to areas that become urban 118 in character within the meaning of section 171.021, Florida Statutes; and 119 120 10. The petition proposes an annexation that is consistent with the purpose of 121 ensuring that areas are not annexed unless municipal services can be provided 122 to those areas; and 123 124 WHEREAS, the Orlando City Council hereby finds that this ordinance is in the best 125 interest of the public health, safety, and welfare, and is consistent with the applicable 126 provisions of Florida Statutes, the State Comprehensive Plan, the Strategic Regional Policy 127 Plan, and the City's GMP and LDC. 128 129 NOW, THEREFORE, BE IT ENACTED BY THE CITY COUNCIL OF THE CITY 130 OF ORLANDO, FLORIDA, AS FOLLOWS: 131 132 SECTION 1. ANNEXATION. Pursuant to the authority granted by Section 171.044, 133 Florida Statutes, and having determined that the owner or owners of the Property have 134 petitioned the Orlando City Council for annexation into the corporate limits of the city, and 135 having determined that the petition bears the signatures of all owners of property in the area 136 proposed to be annexed, and having made the findings set forth in this ordinance, the Property 137 is hereby annexed into the corporate limits of the City of Orlando, Florida, and the boundary 138 lines of the City are hereby redefined to include the Property. In accordance with subsection 139 171.044(3), Florida Statutes, the annexed area is clearly shown on the map attached to this 140 ordinance as Exhibit B. 141 142 SECTION 2. CITY BOUNDARIES. Pursuant to section 171.091, Florida Statutes, the 143 charter boundary article of the city is hereby revised in accordance with this ordinance. The 144 city clerk, or designee, is hereby directed to file this ordinance as a revision of the City Charter 145 with the Florida Department of State. The city planning official, or designee, is hereby directed 146 to amend the city's official maps in accordance with this ordinance. 147 148 SECTION 3. FLUM DESIGNATION. Pursuant to section 163.3187, Florida Statutes, the Citv of Orlando, Florida, adopted Growth Management Plan Future Land Use Map 149 150 designation for the Property is hereby established as "Residential Low Intensity, in part, Mixed 151 Used Corridor Medium Intensity, in part, and Conservation, in part," as depicted in Exhibit C 152 to this ordinance.

154 SECTION 4. AMENDMENT OF FLUM. The city planning official, or designee, is
 155 hereby directed to amend the city's adopted future land use maps in accordance with this
 156 ordinance.
 157

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 "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 30th day after adoption, and sections three, four, five and six, which take effect on the 31st 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 FIR	ST REA	DING,	by the	City Council	of the	City of	Orlando,	Florida,	at
a regular meeting, this _	13	_ day of	F	May		, 2024.	c.		

1	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 day of
	<u> </u>

ORDINANCE NO. 2024-3

204	DONE, THE SECOND PUBLIC NOTICE, in a newspaper of general circulation in
205	the City of Orlando, Florida, by the City Clerk of the City of Orlando, Florida, this 2 day of
206	June , 2024.
207	
208	DONE, THE SECOND READING, A PUBLIC HEARING, AND ENACTED ON FINAL
209	PASSAGE, by an affirmative vote of a majority of a quorum present of the City Council of the
210	City of Orlando, Florida, at a regular meeting, this 16 day of June,
211	2024.
212	
213	BY THE MAYOR OF THE CITY OF
214	ORLANDO, ELORIDA:
215	
216	Children
217	Mayor
218	
219	
220	
221	
222	ATTEST, BY THE CLERK OF THE
223	CITY COUNCIL OF THE CITY
224	OF ORLANDO, FLORIDA:
225	Smil
226	
227	City Clerk
228	Stephanie Herdocia
229	
230	Print Name
231	
232	
233	APPROVED AS TO FORM AND LEGALITY FOR THE USE AND RELIANCE OF THE
234 235	CITY OF ORLANDO, FLORIDA:
235	CITT OF ORLANDO, FLORIDA.
237	Maria
238	Assistant City Attorney
239	Assistant only Anomey
240) Stacytouron
241	Print Name
211	
	City Council Maeilng: 06-10-20 54
	Item: (2-D) Documentary: 2406 (D) 201

Page 5 of 5

	EXHIBIT	
tabbles'	A	
-		_



VERIFIED LEGAL Description Form

The following legal description has been prepared by

ASSOCIATION (AND SURVEYING E MARCINS and submitted to the City Planning División for verification.

m Signature DALID M. MCD ERMON PSM

Date

Application Request (Office Use Only)

02/27/2024

File No. ANX 2020-10003

Date: 4-22-24

"This Description has been reviewed by the Engineering Division and is acceptable

By:

GUY ADKINS

based on a comparison with: PLATS GIS MAPPING

Legal Description Including Acreage (To be typed by Applicant): prepartil Sy Surveyor See A HACKED pages 2-5

PASE 10F5

(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 FOLLOWS¹

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

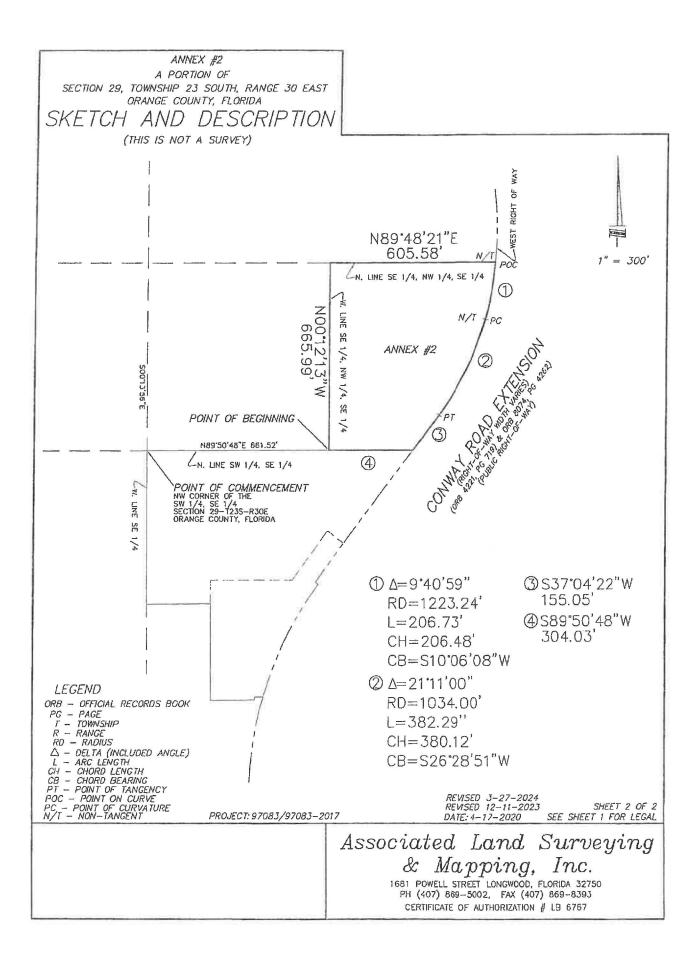
(ANNEX 4)

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

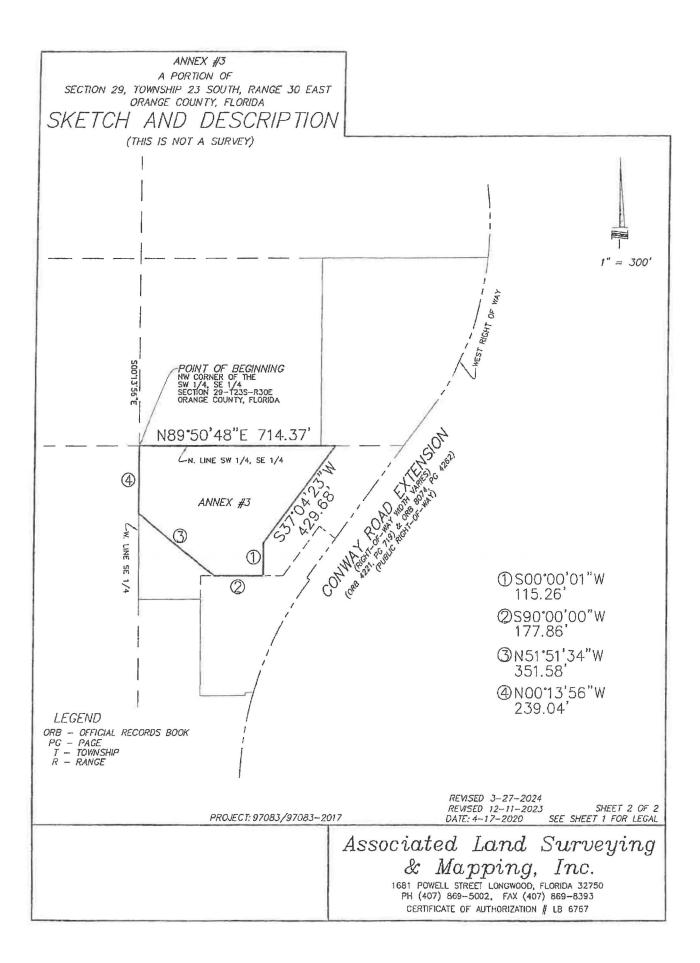
COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 23 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, THENCE ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 29 RUN S 00°13'56" E, A DISTANCE OF 239.04 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING 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 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

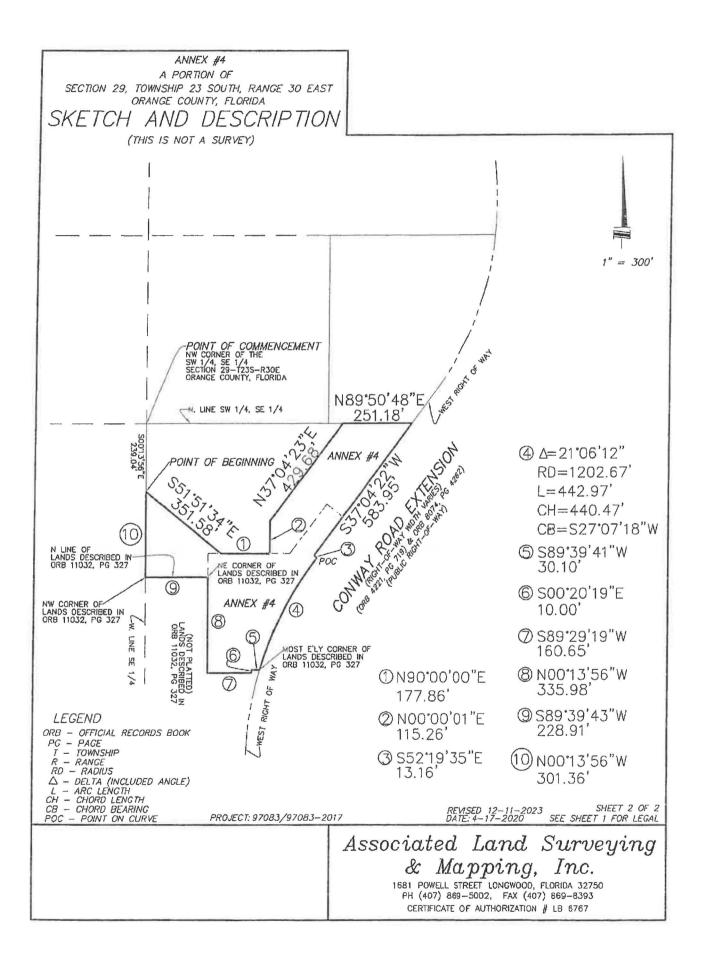
ANNEX #2 A PORTION OF SECTION 29, TOWNSHIP 23 SOUTH, RANGE 30 EAST ORANGE COUNTY, FLORIDA SKETCH AND DESCRIPTION (THIS IS NOT A SURVEY)	
LEGAL DESCRIPTION:	
A PORTION OF SECTION 29, TOWNSHIP 23 SOUT MORE PARTICULARLY DESCRIBED AS FOLLOWS:	H, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, BEING
TOWNSHIP 23 SOUTH, RANGE 30 EAST, ORANGE NORTH LINE OF THE SOUTHWEST 1/4 OF THE S FEET TO THE POINT OF BEGINNING; THENCE DEF WEST LINE OF THE SOUTHEAST 1/4 OF THE NOI A DISTANCE OF 665.99 FEET; THENCE RUN N 8 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAS TO A POINT ON THE WEST RIGHT-OF-WAY LINE RECORDS BOOK 4221, PAGE 719 AND OFFICIAL ORANGE COUNTY, FLORIDA, THENCE RUN THE FO WEST RIGHT-OF-WAY LINE; (1) SAID POINT ALS NORTHWESTERLY HAVING A RADIUS OF 1223.24 BEARING OF S 10'06'08" W AND A CHORD DISTA OF SAID CURVE TO (2) A POINT OF CURVATURE HAVING A RADIUS OF 1034.00 FEET, AN INCLUD AND A CHORD DISTANCE OF 380.12 FEET, RUN POINT OF TANGENCY THEREOF; (3) THENCE RUN DEPARTING SAID RIGHT OF WAY LINE AND ALOND	E SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 29, COUNTY, FLORIDA, THENCE RUN N 89'50'48" E ALONG THE OUTHEAST 1/4 OF SAID SECTION 29 A DISTANCE OF 661.52 PARTING SAID NORTH LINE RUN N 00'12'13" W ALONG THE RTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 29 9'4'8'21" E ALONG THE NORTH LINE OF THE SOUTHEAST ST 1/4 OF SAID SECTION 29 A DISTANCE OF 605.58 FEET OF CONWAY ROAD EXTENSION AS RECORDED IN OFFICIAL RECORDS BOOK 8074, PAGE 4262, PUBLIC RECORDS OF DULOWING THREE (3) COURSES AND DISTANCES ALONG SAID O BEING A POINT ON A NON-TANGENT CURVE CONCAVE FEET, AN INCLUDED ANGLE OF 09'40'59", A CHORD ANCE OF 206.48 FEET, RUN 206.73 FEET ALONG THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY ED ANGLE OF 21'11'00", A CHORD BEARING S 26'28'51" W 382.29 FEET ALONG THE ARC OF SAID CURVE TO THE I S 37'04'22" W, A DISTANCE OF 155.05 FEET; THENCE G SAID NORTH LINE OF THE SOUTHWEST 1/4 OF THE D'50'48" W, A DISTANCE OF 304.03 FEET TO THE POINT OF
CONTAINING 331,775 SQUARE FEET OR 7.62 ACF	RES MORE OR LESS
SURVEYORS NOTES:	
1) SURVEY MAP AND REPORT OR THE COPIES T ORIGINAL RAISED SEAL OF A FLORIDA LICENS	HEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND SED SURVEYOR AND MAPPER
	ON THE WEST LINE OF THE SE 1/4 OF SECTION 29, /ING A BEARING OF S 00°13'56" E BASED ON THE DEED 1, PAGE 0719.
 THE LANDS SHOWN HEREON WERE NOT ABST OWNERSHIP OR OTHER MATTERS OF RECORD. 	RACTED FOR EASEMENTS, RIGHTS OF WAY, RESTRICTIONS,
PROJECT: 97083/97083-201	REVISED 3-27-2024 REVISED 12-11-2023 SHEET 1 OF 2 7 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 TADMINISTRATIVE_CODE, PURSUANT_IO SECTION 472, FLORIDA STATUTES. DAVID M. 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



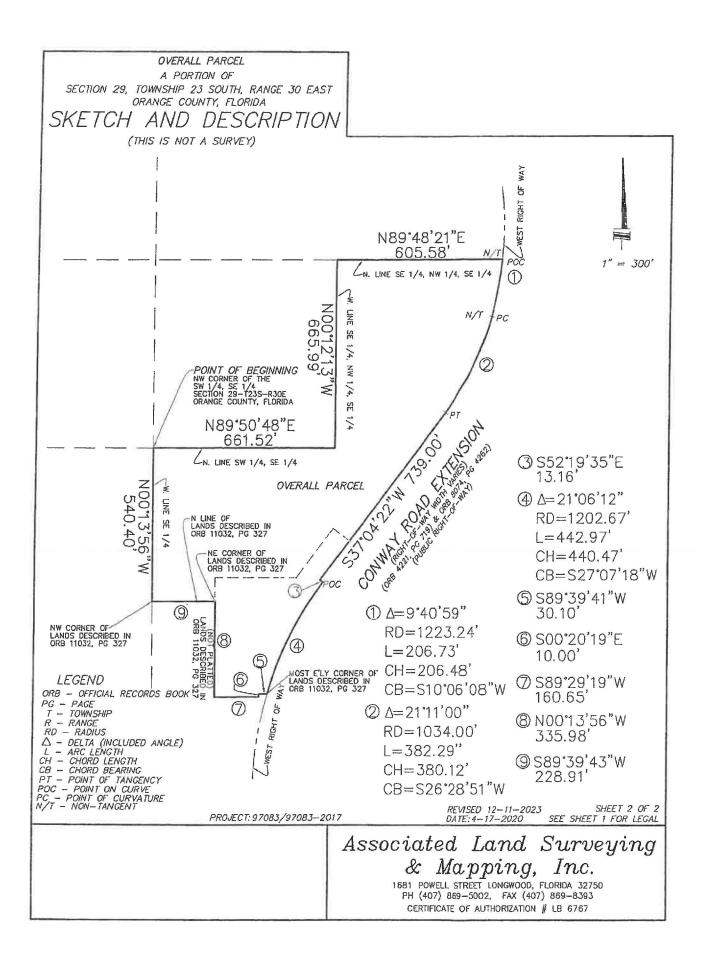
ANNEX #3 A PORTION OF SECTION 29, TOWNSHIP 23 SOUTH, RANGE 30 EAST ORANGE COUNTY, FLORIDA SKETCH AND DESCRIPTION (THIS IS NOT A SURVEY)	/
LEGAL DESCRIPTION:	
A PORTION OF SECTION 29, TOWNSHIP 23 SOUT MORE PARTICULARLY DESCRIBED AS FOLLOWS:	H, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, BEING
TOWNSHIP 23 SOUTH, RANGE 30 EAST, ORANGE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SO FEET; THENCE DEPARTING SAID NORTH LINE RUN RUN S 00'00'01" W, A DISTANCE OF 115.26 FEE FEET; THENCE RUN N 51'51'34" W, A DISTANCE	THWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 29, COUNTY, FLORIDA, THENCE RUN N 89'50'48" E ALONG THE DUTHEAST 1/4 OF SAID SECTION 29 A DISTANCE OF 714.37 N S 37'04'23" W, A DISTANCE OF 429.68 FEET; THENCE T; THENCE RUN S 90'00'00" W, A DISTANCE OF 177.86 OF 351.58 FEET TO A POINT ON THE WEST LINE OF THE RUN N 00'13'56" W ALONG SAID WEST LINE A DISTANCE OF
CONTAINING 221,958 SQUARE FEET OR 5.10 ACR	ES MORE OR LESS
SURVEYORS NOTES:	
1) SURVEY MAP AND REPORT OR THE COPIES T ORIGINAL RAISED SEAL OF A FLORIDA LICENS	HEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND SED SURVEYOR AND MAPPER
	ON THE WEST LINE OF THE SE 1/4 OF SECTION 29, /ING A BEARING OF S 00°13'56" E BASED ON THE DEED 1, PAGE 0719.
3) THE LANDS SHOWN HEREON WERE NOT ABST OWNERSHIP OR OTHER MATTERS OF RECORD.	RACTED FOR EASEMENTS, RIGHTS OF WAY, RESTRICTIONS,
PROJECT: 97083/97083–201	REVISED 3–27–2024 REVISED 12–11–2023 SHEET 1 OF 2 7 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. DAVID M. MCDERMOIT FLORIDA REGISTERED SURVEYOR AND MAPPER CERTIFICATE No. 4779	Associated Land Surveying & Mapping, Inc. 15B1 POWELL STREET LONGWOOD, FLORIDA 32750 PH (407) 869-5002. FAX (407) 869-B393 CERTIFICATE OF AUTHORIZATION # LB 6767



A PORTION OF SECTION 29, TOWNSHP 23 SOUTH, RANGE 30 EAST DRANGE COUNTY, FLORIDA SKETCH AND DESCRIPTION LEGAL DESCRIPTION: A PORTION OF SECTION 28, TOWNSHP 23 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIPED AS FOLLOWSHP 23 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIPED AS FOLLOWSHE COMMENCE AT THE NORTHWEST CORRER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 29, TOWNSHP 23 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, THENCE ALONG THE WEST UNE OF THE SOUTHWEST 1/4 OF SAD SECTION 29, TOWNSHP 27 SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 29, TOWNSHP 23 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, THENCE ALONG THE WEST UNE OF THE SOUTHWEST 1/4 OF SAD SECTION 29, TOWNSHP 27 SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SOUTHEAST RNN N BODOD'E A DISTANCE OF JOINT SOUTHAST 1/4 OF ALL DISTANCE OF 330.4 FEET TO THE PORT RNN N BODOD'E A DISTANCE OF JOINT SOUTHEAST END NOTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAD SECTION 29, TOWNSHP 23 SOUTH, RANGE OF SILT OF A PORT ON THE WEST HOUSE OF 330.0 FEET NA NO OFFICIAL RECORDS BOOK 8074, PARE 4282, PUBLIC RECORDS OF GRANGE COUNTY, FLORIDA, THENCE RUN N BESTORE OF THE SOUTHEAST 1/4 OF SAD SECTION 29, THENCE ALONG SAD NORTH LINE OF CONWAY ROAD EXTENSION AS RECORDED IN OFFICIAL RECORDS DO RAVEL (1) THENCE RUN N S 370122 W, A OBTANCE OF SAD CURVE TO THE MOST EASTERYL CORNEL OF COLLOWING THREE (3) COURSES AND DISTANCES ALONG SAD WEST INFORMATION FEET, AN IN CONTICLE AND OFFICIAL RECORDS BOOK (4) COURSES AND DISTANCES ALONG SAD NORTH LINE OF CLUDWING THREE (5) COURSES AND DISTANCE OF SAD CURVE TO THE MOST EASTERYL CORNEL CONTY, FLORIDA, THENCE RUN N B BS794'Y, WA A DISTANCE OF SAD CURVE TO THE MOST EASTERYL CORNEL CONTY, FLORIDA, THENCE RUN N HERE (5) COURSES AND DISTANCE ALONG SAD LANDS (1) THE VEST LINE OF THE MOST AND OFFICIAL RECORDS BOOK 2000 FEET, (0) THENCE (FINIS SOUTH CONTY, FLORIDA THENCE RUN N OOT356'' W ALONG SAD WEST LINE OF THE COPIESS THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AN	ANNEX #4	
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 DESCRIPTION: A PORTION OF SECTION 29, TOWNSHIP 23 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIPTION: CONTRASH 23 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, THENG CALONG SOUTHAST 1/4 OF SECTION 29, TOWNSHIP 23 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, THENGE ALONG THE WEST IN THE OFT THE SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 23 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, THENGE ALONG THE WEST IN THE OFT OF THE SOUTHEAST 1/4 OF SAD SECTION 29, TOWNSHIP 23 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, THENGE CHUN NO THE MORTH LINE OF THE SOUTHHAST 1/4 OF SAD SECTION 29, TAYS BEET, THENCE RUN NO TOUTO'G' EAST DESTANCE OF 35138 FEET. THE SOUTHEAST NO BOYOO'G' EA DISTANCE OF 423.68, FEET TO A PONT ON THE MORTH LINE OF THE SOUTHWEST 1/4 OF SAD SECTION 29, TAYS BE EAST TO A PONT ON THE MORTH LINE OF THE SOUTHWEST 1/4 OF SAD SECTION 29, TAYS BE EAST TO A PONT ON THE MORTH LINE OF THE SOUTHWEST 1/4 OF SAD SECTION 29, TAYS BE EAST TO A PONT ON THE MORTH LINE OF THE SOUTHWEST 1/4 OF SAD SECTION 29, THENCE RUN NOTO'G' EAST BEET, CHUNC CHUN SUTHWEST ON A SECONDED IN OFFICIAL RECORDS BOOK 4221, PAGE 129, AND DEFICIAL ECORDS BOOK 8077, PAGE 4322, PUBLIC RECORDS FOOK 4221, PAGE 129, AND CHECK RUN NY ROAD EXTENSION AS RECORDED IN OFFICIAL RECORDS BOOK 4221, PAGE 129, AND SECONDE OF TAXA CONTAINING CONSENT OF LINE OF THE MORTHER THANG A MADILS OF 1202.67 FEET, AN INCLUEDE AND MEET CHUN NY ROAD EXTENSION AS RECORDED IN OFFICIAL RECORDS FOOK A221, PAGE 129, AND MADEL DECORDES OF ORANGE COUNTY, LORIDA, THEORE RUN THE OUTMON FIXE (3), COURSES AND DISTANCE ALONG SAD LANDS, (1) RUN S 893914'' W, A DISTANCE OF SAD LANDS, (1) RUN S 893914'' W, A DISTANCE OF SAD LANDS, (2) THENCE RUN NO CLUESES SURVEYORS NOTES: SURVEYORS NOTES: SURVEYORS NOTES: SURVEYORS NOTES: SURVEYORS NOTES: SURVEYORS NOTES: SURVEY WAP AND REPORT OF THE COPL		
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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 SOUTHWEAST 1/4 OF SECTION 29, TOWNSHIP 23 SOUTH, RANGE 30 EAST, ORANGE COUNTY, RANDA, THENCE ALONG THE WEST LINE OF THE SOUTHWEST 2, A DISTANCE OF 1726 B FEET; THENCE RUN N 9000007 (2, A) DISTANCE OF 1726 B FEET; THENCE RUN N 9000007 (2, A) DISTANCE 0, C) TOTS THE NORTHWEST 1/4 OF 300 DISTANCE ACTION SUB OSCITANCE 37, THENCE ALONG SUB ORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF 300 DISTANCE ACTIONS AND DISTANCE ACTIONS AND CONTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF 300 DISTANCE ACTIONS SUB ONES THENCE AND SUBCIDIN 29, THENCE ALONG SUB ORTH LINE OF THE SOUTHWEST 1/4 OF SUBTANCE ACTIONS SUB OSCITANCE 37, PARCE 19A AND OFFICIAL RECORDS SOOR ACTIONS THE SOUTHWEST 1/4 OF SUBTANCE ALONGS SUB OSCITANCE 37, PARCE 19A DANO OFFICIAL RECORDS SOOR ACTION THE NEEST RUCH-OF-WAY LINE (1) THERE RUN N S 37047 (2, A) DISTANCE ACTIONS SUB OSCITANCE 37, PARCE 19A DANO OFFICIAL RECORDS SOOR ACTION THE CONSTANCE OF 400.47 FEET RUN N 42.23 FEET ALINA CULO SOUTH CONSTANCE OF ADAR 27 FEET RUN AT 22.20 M, A DISTANCE ALONG SUB OSTANCE ACTIONS DISTANCE OF ADAR 27 FEET RUN AT 42.23 FEET ALINA CULO SOUTH CONSTANCE ALONG SOUTH CONSTANCE OF ADAR 27 FEET RUN AT 42.23 FEET ALINA CULO X3, PAGE 327, PUBLIC RECORDS SOF GRANGE COUNTY, FLORIDAL THEOR RUN N 3 23747 W, A DISTANCE OF SOUTH CONSTANCE ALONG SUB ONTAIN THE FOLLOWING THE PORTION THE PORTION THE ADAR 2000 THE RUCE RUN N DISTANCE OF ADAR 27 FEET RUN AT 42.23 FEET TO THE MOST HASTERLY CORNER OF LINE SUBJECT AND RUCE TO THE MOST HASTERLY CORNER OF LINE SUBJECT AND RUCE THE RUCE RUN N DISTANCE OF ADAR 27 FEET RUN H 42.23 FEET TO THE MOST HASTERLY CORNER OF LINE SUBJECT AND RUCE RUN N BOTOSTANCE OF ADAR 270 M A DISTANCE OF ADAR 270 M A DISTANCE OF ADAR 270 M A DISTANCE	SKETCH AND DESCRIPTION	
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TOWNSHP 23 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, THENCE ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 29 RUN S 0013356" E, A DISTANCE OF 239.04 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID WEST LINE RUN S 515'3'4" E, A DISTANCE OF 351.58 FEET, THENCE RUN N 9000'00" E, A DISTANCE OF 172.68 FEET; THENCE RUN N 9000'0" E, A DISTANCE OF 15.26 FEET; THENCE RUN N 3704'23" 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 (CONS BOOK 8074, PAGE 4282, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, THENCE RUN N STO4'22" W, A DISTANCE OF 583.95 FEET; (2) THENCE RUN S 2219'35 E, A DISTANCE OF 130.26 THEF 2106'12", A CHORD BEARING OF S 2707'16" W AND A CHORD DISTANCE OF 4047 FEET, RUN 442.97 FEET ALONG THE ARC OF SAID CLIVEY TO THE MOST EASTRU'Y CONREP C LANDS OF SORTHER 2106'12", A CHORD BEARING OF S 2707'16" W AND A CHORD DISTANCE OF 4007 FEET, AN INCLUDED ANGE OF 2106'12", A CHORD BEARING OF S 2707'16" W AND A CHORD DISTANCE OF 4047 FEET, RUN 442.97 FEET ALONG THE ARC OF SAID DISTANCE ALONG S FORANCE COUNTY, FLORIDA, THENCE RUN THE FOLLOWING FIVE (S) COURSES AND DISTANCE ALONG S OF ORANGE COUNTY, FLORIDA, THENCE RUN THE FOLLOWING FIVE (S) COURSES AND DISTANCE ALONG S OF ORANGE COUNTY, FLORIDA, THENCE RUN THE SUBTANCE OF 106.55 FEET; (4) THENCE RUN N S035941" W, A DISTANCE OF 335.99 FEET TO THE NORTHEASTERLY CORRER OF SAID LANDS, (5) THENCE ALONG FILE AND SO DISTANCE OF A35.99 AUGNOS ALBREST LINE OF THE SOUTHEAST TAY OF SAID SECTION 29; THENCE RUN N 0013'55" W ALDONG SAID WEST LINE OF THE SOUTHEAST CONRE THEREOF AND NOTIONS RUN S 89'394'', W, A DISTANCE OF A FLORIDA LICENSED SURVEYOR AND MAPPER 2) THE BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF THE SET ALONG THE ASTANCE OF 350.58' W ALDONG SAID WEST LINE AD THE SOUTHEAST THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGNAL RAISED SEAL OF A FLORIDA LICENSED SU		
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, HAWNG 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 PROJECT: 9	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 00'3'56" 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 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 29; THENCE ALONG SAID NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 29; THENCE ALONG SAID NORTH 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 5AID LANDS; (5) THENCE ALONG THE NORTHERE V CORNER THEREOF AND A POINT ON THE NORTHEASTERLY CORNER OF SAID LANDS; (5) THENCE RUN N 00'13'56" W A DISTANCE OF SAID LANDS; (5) THENCE ALONG THE NORTHERE V LINE OF SAID LANDS RUN S 89'39'43" W, A DISTANCE OF FILE NO THE NORTHWEST CORNER THEREOF AND A POINT ON THE NORTHEASTERLY CORNER OF SAID LANDS; (5) THENCE ALONG THE	
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PROJECT: 97083/97083-2017 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, PLORIDA-ADMINISTRATIVE CODE, PURSUANT TO SECTION 472, PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, PLORIDA-ADMINISTRATIVE CODE, PURSUANT TO SECTION 472, PLORIDA-ADMINISTRATIVE CODE, PURSUANT TO SECTION 472, PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, PLORIDA-ADMINISTRATIVE CODE, PURSUANT TO SECTION 472, PLORIDA-ADMINISTRATIVE CODE, PURSUANT TO SECTION 472, PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, PLORIDA-ADMINISTRATIVE CODE, PURSUANT TO SECTION 472, PLORIDA-ADMINISTRATIVE CODE, PURSUANT ADMINISTRATIVE ADMINISTRATIVE ADMINISTRATIVE ADMINISTRATIVE ADMINISTRATIVE ADMINISTRATIVE ADMINISTRATIVE ADMINIS	 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 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. THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS, RIGHTS OF WAY, RESTRICTIONS, 	
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PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17. FLORIDA-ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.		7
PH (407) 869-5002, FAX (407) 869-8393	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. 1681 POWELL STREET LONGWOOD, FLORIDA 32750 PH (407) 869-5002, FAX (407) 869-8393	
DAVID M. MCDERMOTT C. CERTIFICATE OF AUTHORIZATION # LB 5767	DAVID M. MCDERMOTT	



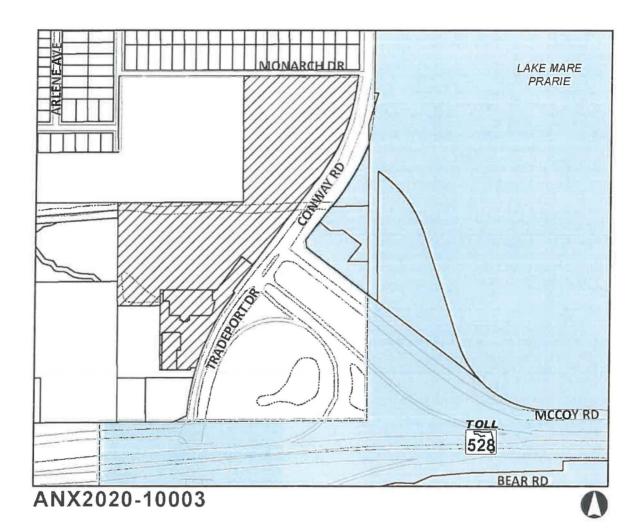
OVERALL PARCEL	
A PORTION OF SECTION 29, TOWNSHIP 23 SOUTH, RANGE 3	0.5457
ORANGE COUNTY, FLORIDA	
SKETCH AND DESCRIP	TION
(THIS IS NOT A SURVEY)	
LEGAL DESCRIPTION:	
A PORTION OF SECTION 29, TOWNSHIP MORE PARTICULARLY DESCRIBED AS FOR	23 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, BEING LOWS:
TOWNSHIP 23 SOUTH, RANGE 30 EAST, NORTH LINE OF THE SOUTHWEST 1/4 O FEET; THENCE DEPARTING SAID NORTH 1/4 OF THE NORTHWEST 1/4 OF THE S THENCE RUN N 89'48'21" E ALONG THE THE SOUTHEAST 1/4 OF SAID SECTION RIGHT-OF-WAY LINE OF CONWAY ROAD 719 AND OFFICIAL RECORDS BOOK 8074 THENCE RUN THE FOLLOWING FIVE (5) O (1) SAID POINT ALSO BEING A POINT ON RADIUS OF 1223.24 FEET, AN INCLUDED CHORD DISTANCE OF 206.48 FEET, RUN CURVATURE OF A NON-TANGENT CURVE AN INCLUDED ANGLE OF 21'11'00", A CH FEET, RUN 382.29 FEET ALONG THE ARI THENCE RUN S 37'04'22" W, A DISTANC 13.16 FEET; (5) TO A POINT ON A CUR' AN INCLUDED ANGLE OF 21'06'12", A CH 440.47 FEET, RUN 442.97 FEET ALONG LANDS DESCRIBED IN OFFICIAL RECORDS FLORIDA; THENCE RUN THE FOLLOWING I 89'39'41" W, A DISTANCE OF 30.10 FEET THENCE RUN S 89'29'19" W, A DISTANCE OF 335.98 FEET TO THE NORTHEASTERL LINE OF SAID LANDS RUN S 89'39'43" V THEREOF AND A POINT ON THE WEST LI	THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 29, ORANGE COUNTY, FLORIDA, THENCE RUN N 89'50'48" E ALONG THE F THE SOUTHEAST 1/4 OF SAID SECTION 29 A DISTANCE OF 661.52 LINE RUN N 00'12'13" W ALONG THE WEST LINE OF THE SOUTHEAST OUTHEAST 1/4 OF SAID SECTION 29 A DISTANCE OF 665.99 FEET; NORTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF 29 A DISTANCE OF 605.58 FEET TO A POINT ON THE WEST EXTENSION AS RECORDED IN OFFICIAL RECORDS BOOK 4221, PAGE , PAGE 4262, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, COURSES AND DISTANCES ALONG SAID WEST RIGHT-OF-WAY LINE; I A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A ANGLE OF 09'40'59", A CHORD BEARING OF S 10'06'08" W AND A 206.73 FEET ALONG THE ARC OF SAID CURVE TO (2) A POINT OF CONCAVE NORTHWESTERLY HAVING A RADIUS OF 1034.00 FEET, ORD BEARING S 26'28'51" W AND A CHORD DISTANCE OF J80.12 C OF SAID CURVE TO THE POINT OF TANGENCY THEREOF; (3) E OF 739.00 FEET; (4) THENCE RUN S 52'19'35 E, A DISTANCE OF //E CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 1,202.67 FEET, IORD BEARING OF S 27'07'18" W AND A CHORD DISTANCE OF THE ARC OF SAID CURVE TO THE MOST EASTERLY CORNER OF BOOK 11032, PAGE 327, PUBLIC RECORDS OF ORANGE COUNTY, TVE (5) COURSES AND DISTANCES ALONG SAID LANDS; (1) RUN S ; (2) THENCE RUN S 00'20'19" E, A DISTANCE OF 10.00 FEET; (3) E OF 160.65 FEET; (4) THENCE RUN N 00'13'56" W, A DISTANCE Y CORNER OF SAID LANDS; (5) THENCE ALONG THE NORTHERLY /, A DISTANCE OF 228.91 FEET TO THE NORTHWEST CORNER WE OF THE SOUTHEAST 1/4 OF SAID SECTION 29; THENCE RUN N ISTANCE OF 540.40 FEET TO THE POINT OF BEGINNING.
CONTAINING 828,770 SQUARE FEET OR 1	9.03 ACRES MURE OR LESS
SURVEYORS NOTES:	
 SURVEY MAP AND REPORT OR THE C ORIGINAL RAISED SEAL OF A FLORID 	OPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND A LICENSED SURVEYOR AND MAPPER
	BASED ON THE WEST LINE OF THE SE 1/4 OF SECTION 29, ST, HAVING A BEARING OF S 00°13'56" E BASED ON THE DEED OK 4221, PAGE 0719.
3) THE LANDS SHOWN HEREON WERE NO OWNERSHIP OR OTHER MATTERS OF	T ABSTRACTED FOR EASEMENTS, RIGHTS OF WAY, RESTRICTIONS, RECORD.
PROJECT: 97083/97	REVISED 12-11-2023 SHEET 1 OF 2 083-2017 DATE: 4-17-2020 SEE SHEET 2 FOR SKETCH
PREPARED BY:	os of Associated Land Surveying
I CERTIFY THAT THIS MEETS OR EXCEEDS THE STANDAR PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL-SURVEYORS AND MARPERS IN CHAPTER	
FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION	1681 POWELL STREET LONGWOOD, FLORIDA 32750
DAVID M. MODERNOTT	CERTIFICATE OF AUTHORIZATION # LB 6767
FLORIDA REGISTERED SURVEYOR AND MAPPER CERTIFICATE No.	1/13

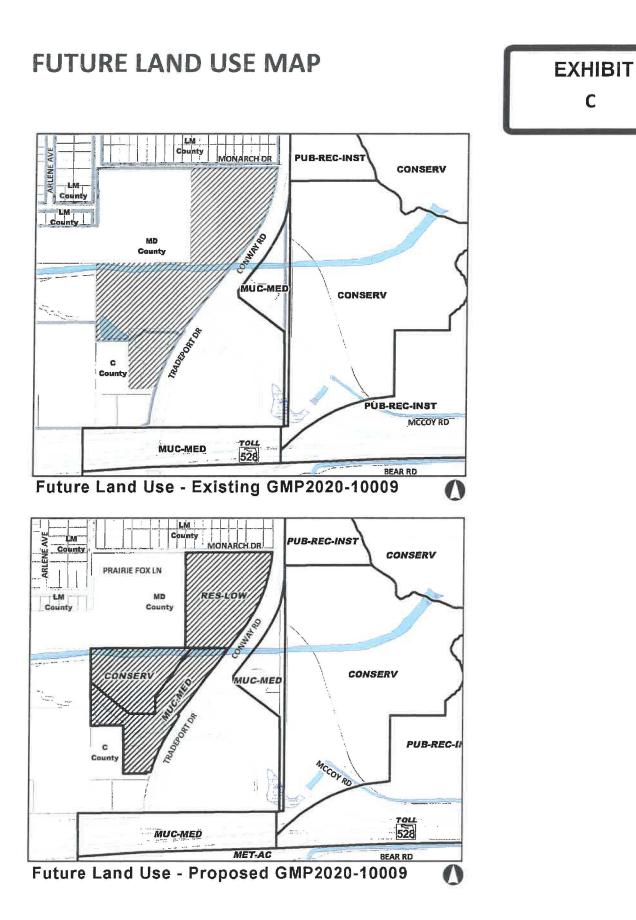


EXHIBIT

В

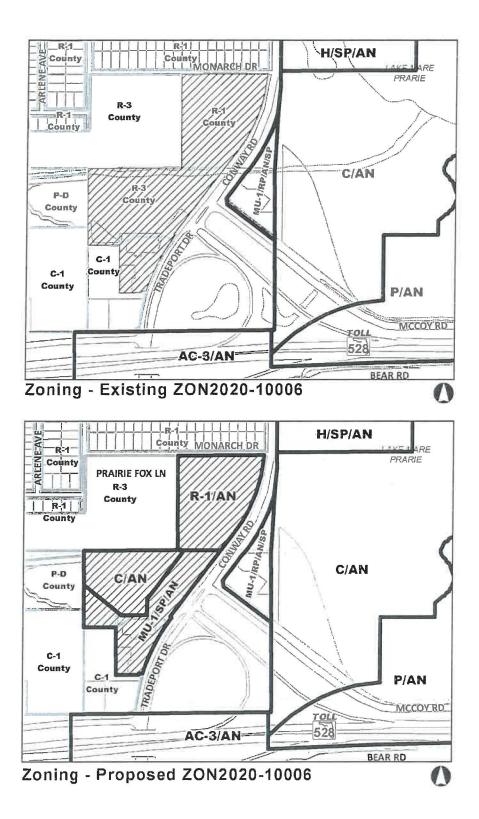
LOCATION MAP





ZONING MAP

EXHIBIT D





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?

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

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

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? X Yes □ No

Comments (optional): (enter text here)

Funding

Expenses/Revenues will be recorded to:

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



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 law¹ 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;

¹ 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, forprofit 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.