



June 10, 2024

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

Re: City of Orlando Ordinance No. 2024-~~9~~3

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

OFFICE OF CITY CLERK

CITY OF ORLANDO • 400 SOUTH ORANGE AVENUE • PO BOX 4990 • ORLANDO, FLORIDA • 32802-4990
PHONE 407.246.2251 • FAX 407.246.3613 • [HTTP://WWW.ORLANDO.GOV](http://www.orlando.gov)

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

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,
57 hereinafter referred to as the "applications"); and
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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
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65 **WHEREAS**, the MPB found that application GMP2020-10009 is consistent with:

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- 67 1. The *State Comprehensive Plan* as provided at Chapter 187, Florida Statutes
68 (the "State Comprehensive Plan"); and
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 - 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
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 - 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
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78 **WHEREAS**, the MPB found that application ZON2020-10006 is consistent with:

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- 80 1. The GMP; and
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 - 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
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89 **WHEREAS**, the Orlando City Council hereby finds that:

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- 91 1. As of the date of the petition, the Property was located in the unincorporated
92 area of Orange County; and
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 - 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
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 - 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
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 - 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 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 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.

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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 Herdocia

Print Name

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



Assistant City Attorney

Stacy Fauon

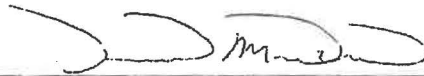
Print Name

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



VERIFIED LEGAL DESCRIPTION FORM

The following legal description has been prepared by
ASSOCIATION LAND SURVEYING & MAPPING
and submitted to the City Planning Division for verification.


Signature DAVID M. McFARRELL 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 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 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:

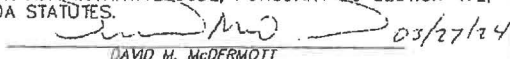
- 1) SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER
- 2) THE BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF THE SE 1/4 OF SECTION 29, TOWNSHIP 23 SOUTH, RANGE 30 EAST, HAVING A BEARING OF S 00°13'56" 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
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.

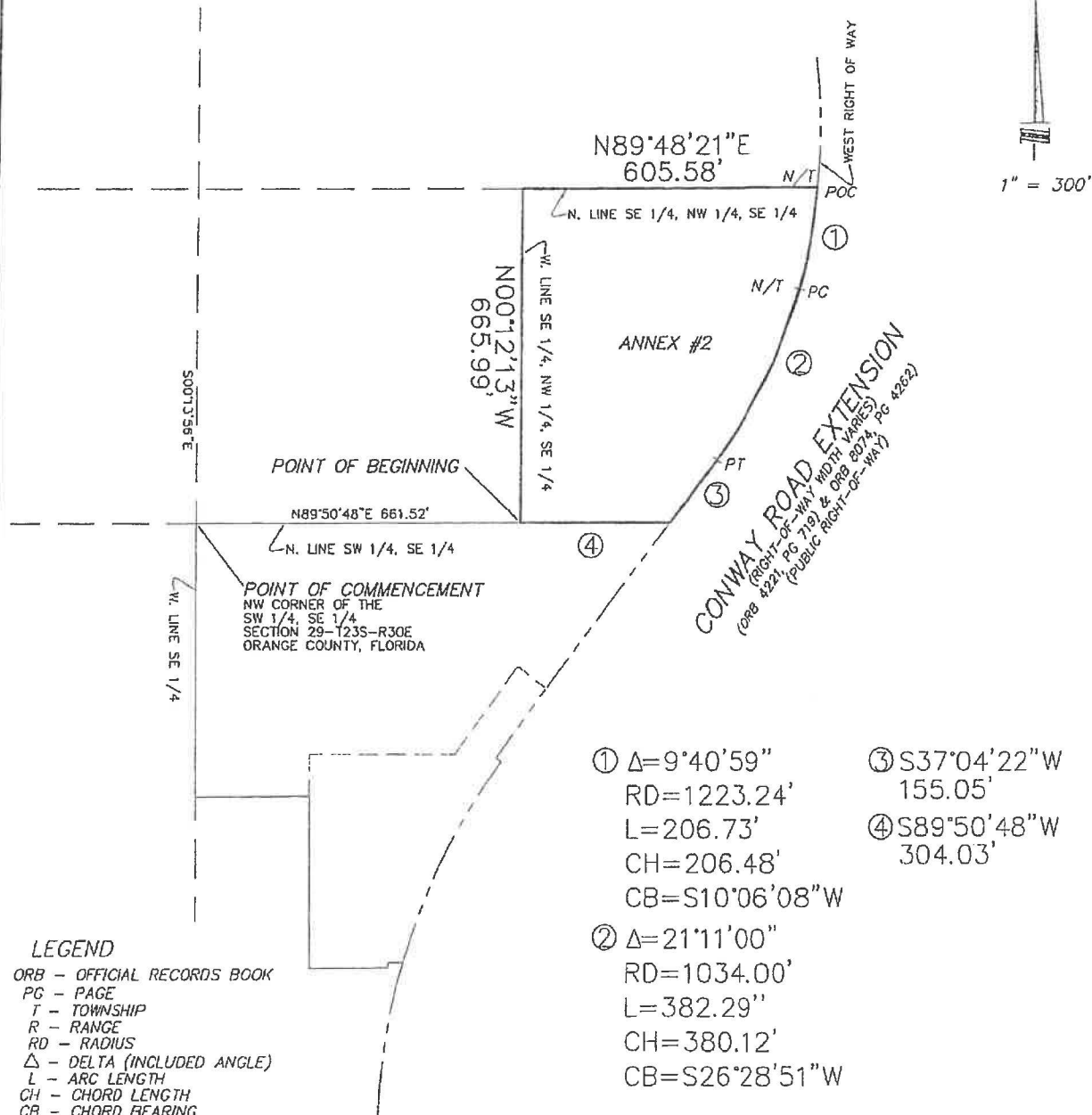

DAVID M. McDERMOTT 03/27/24

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)



- LEGEND**
- ORB - OFFICIAL RECORDS BOOK
 - PG - PAGE
 - T - TOWNSHIP
 - R - RANGE
 - RD - RADIUS
 - Δ - DELTA (INCLUDED ANGLE)
 - L - ARC LENGTH
 - CH - CHORD LENGTH
 - CB - CHORD BEARING
 - PT - POINT OF TANGENCY
 - POC - POINT ON CURVE
 - PC - POINT OF CURVATURE
 - N/T - NON-TANGENT

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

**Associated Land Surveying
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1681 POWELL STREET LONGWOOD, FLORIDA 32750
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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 SHEET 1 OF 2
DATE: 4-17-2020 SEE SHEET 2 FOR SKETCH

PREPARED BY:

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DAVID M. McDERMOTT

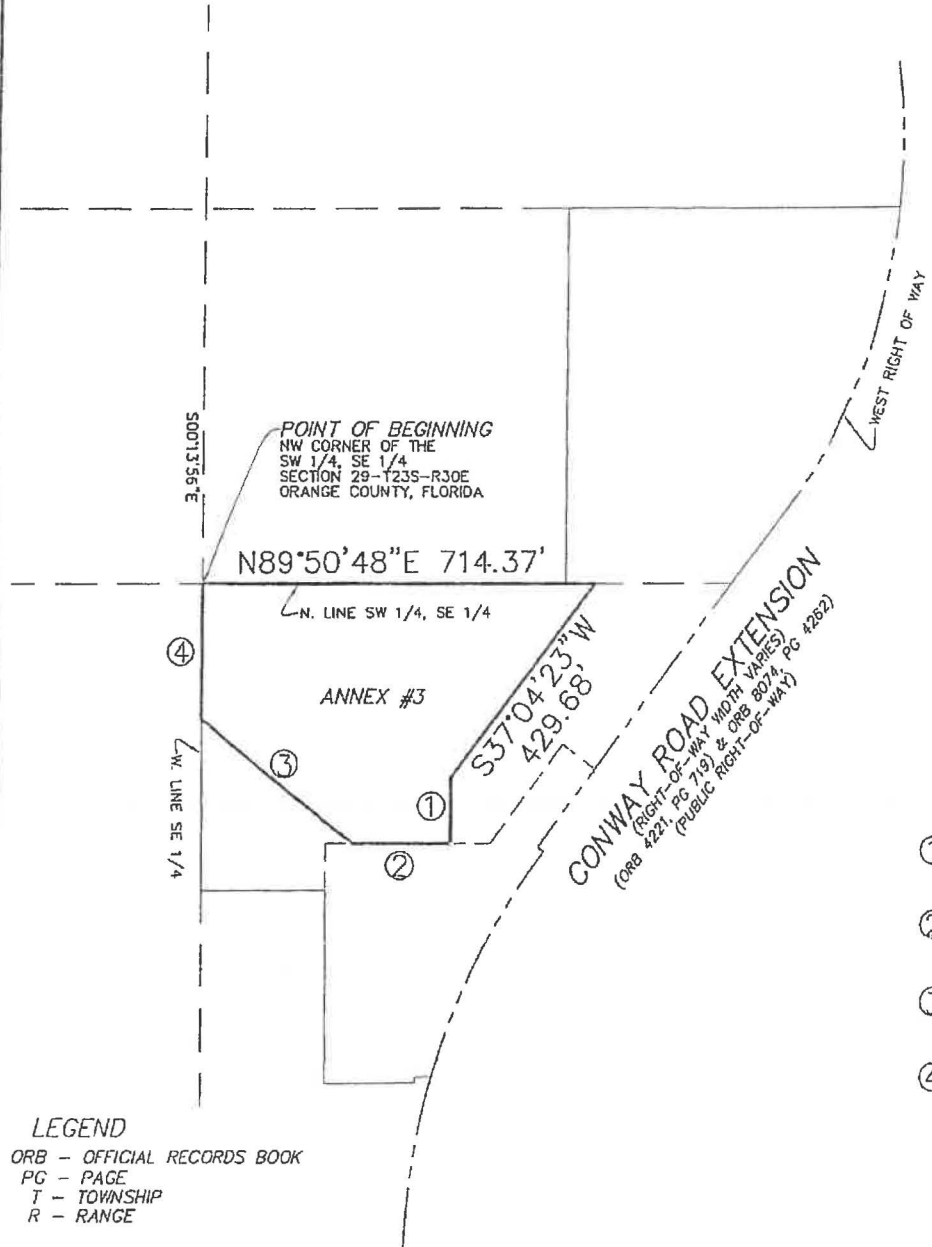
FLORIDA REGISTERED SURVEYOR AND MAPPER CERTIFICATE No. 4779

*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)



- 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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 & Mapping, Inc.*

1681 POWELL STREET LONGWOOD, FLORIDA 32750
 PH (407) 869-5002, FAX (407) 869-8393
 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)

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 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

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:

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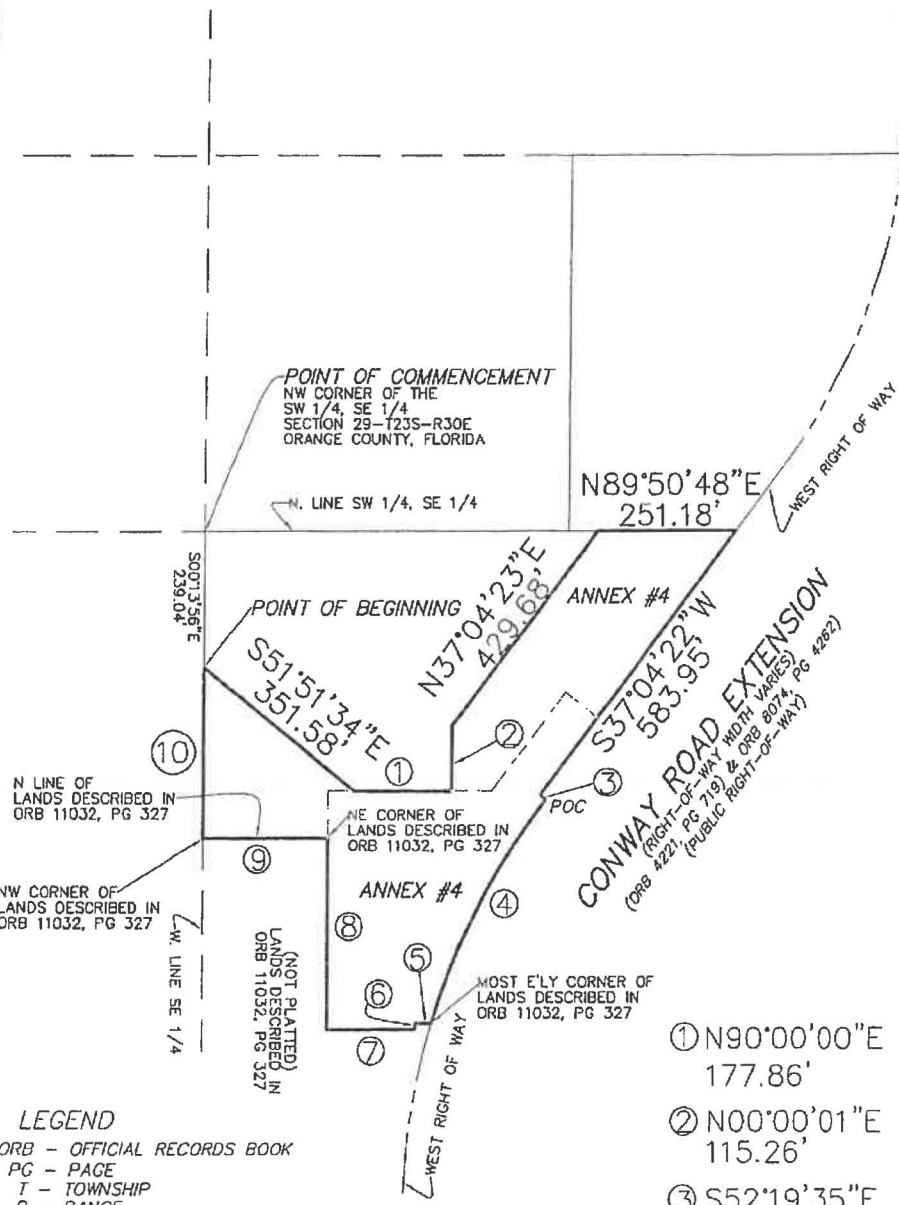

DAVID M. McDERMOTT 12-11-23

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



- ④ Δ=21°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'

- ① N90°00'00"E
177.86'
- ② N00°00'01"E
115.26'
- ③ S52°19'35"E
13.16'

LEGEND
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 L - ARC LENGTH
 CH - CHORD LENGTH
 CB - CHORD BEARING
 POC - POINT ON CURVE

PROJECT: 97083/97083-2017

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

**Associated Land Surveying
 & Mapping, Inc.**
 1681 POWELL STREET LONGWOOD, FLORIDA 32750
 PH (407) 869-5002, FAX (407) 869-8393
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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:

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

SURVEYORS NOTES:

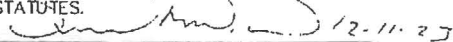
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PROJECT: 97083/97083-2017

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

PREPARED BY:

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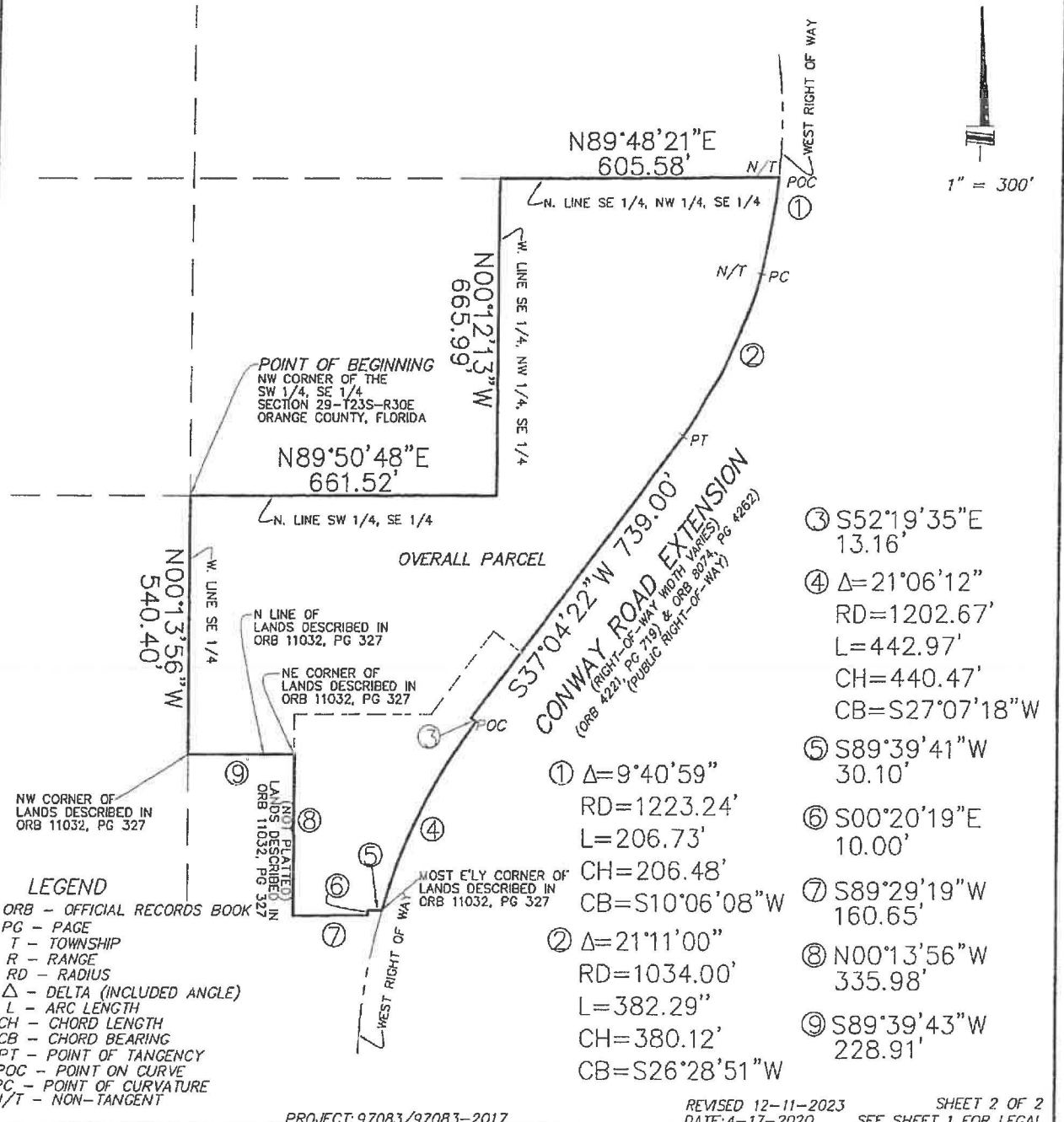

DAVID M. MCDERMOTT

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

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



- ③ S52°19'35"E
13.16'
- ④ Δ=21°06'12"
RD=1202.67'
L=442.97'
CH=440.47'
CB=S27°07'18"W
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160.65'
- ⑧ N00°13'56"W
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- ⑨ S89°39'43"W
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PROJECT: 97083/97083-2017

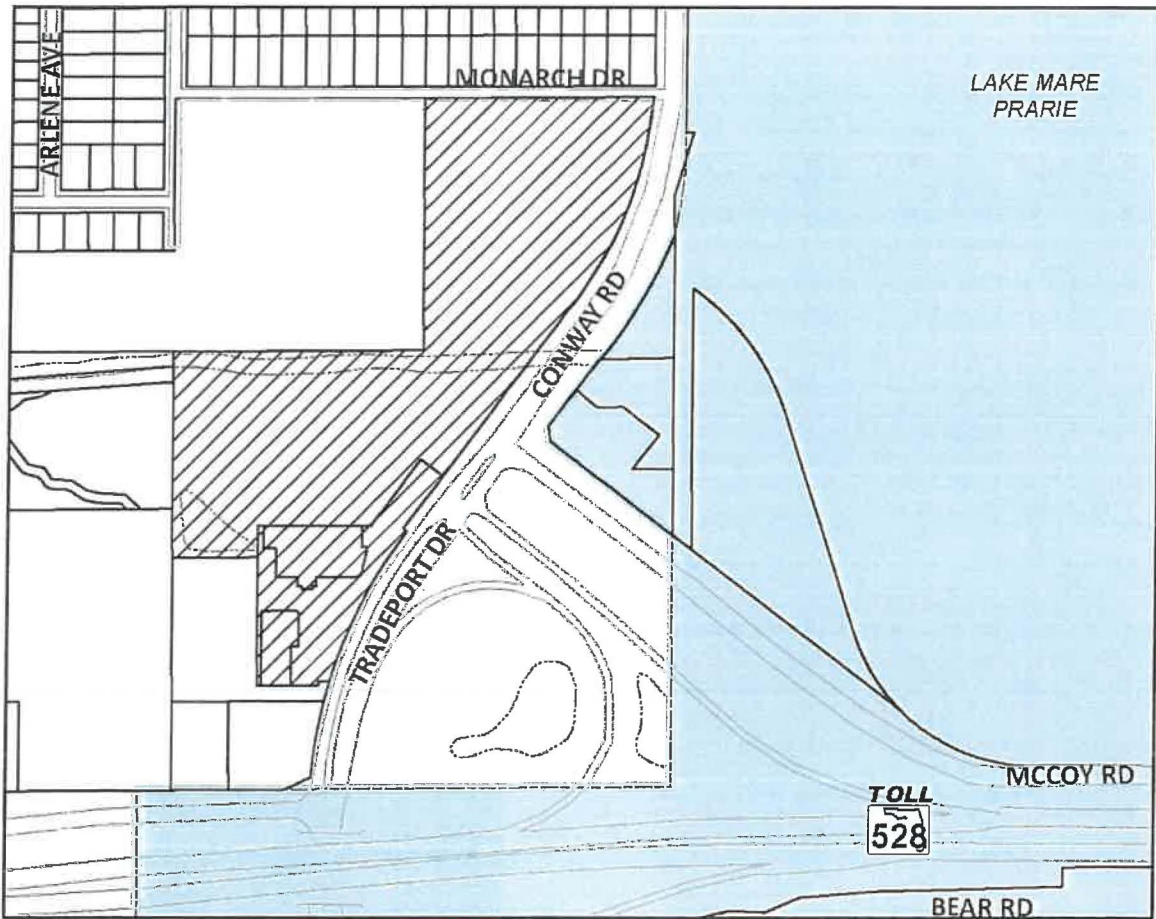
REVISED 12-11-2023 SHEET 2 OF 2
 DATE: 4-17-2020 SEE SHEET 1 FOR LEGAL

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 CERTIFICATE OF AUTHORIZATION # LB 6767

EXHIBIT

B

LOCATION MAP

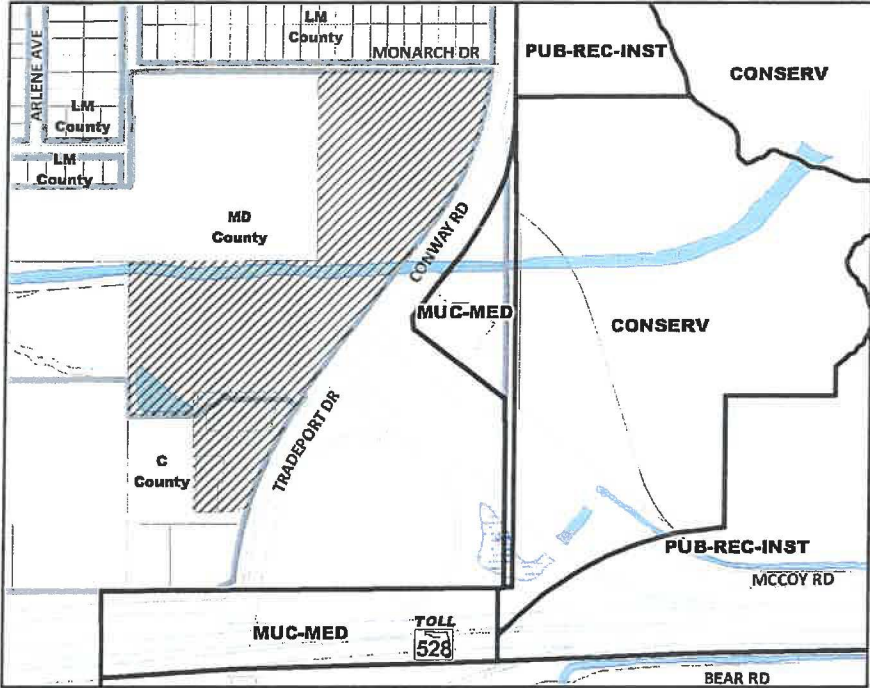


ANX2020-10003

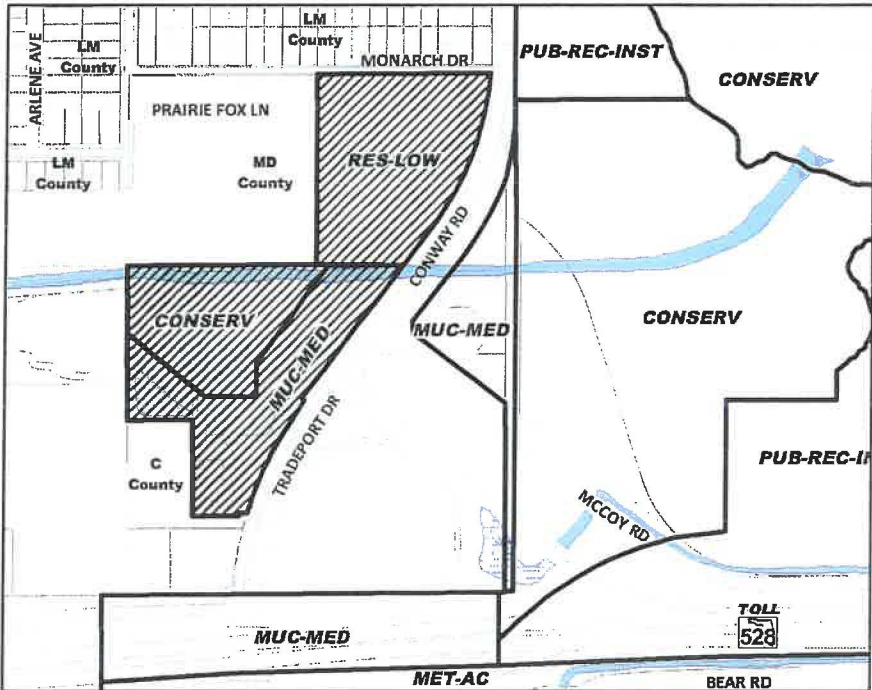


FUTURE LAND USE MAP

EXHIBIT
C



Future Land Use - Existing GMP2020-10009

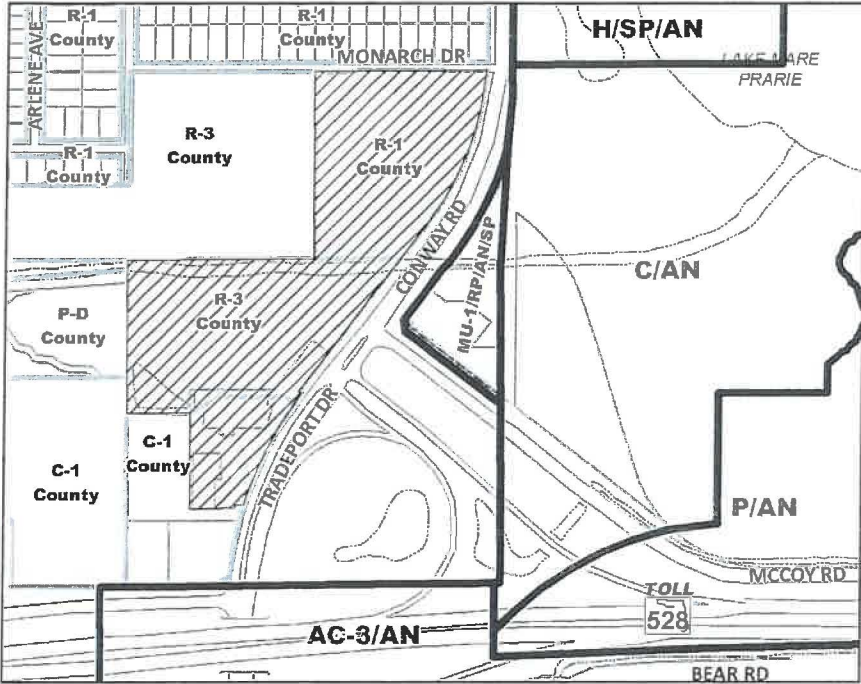


Future Land Use - Proposed GMP2020-10009

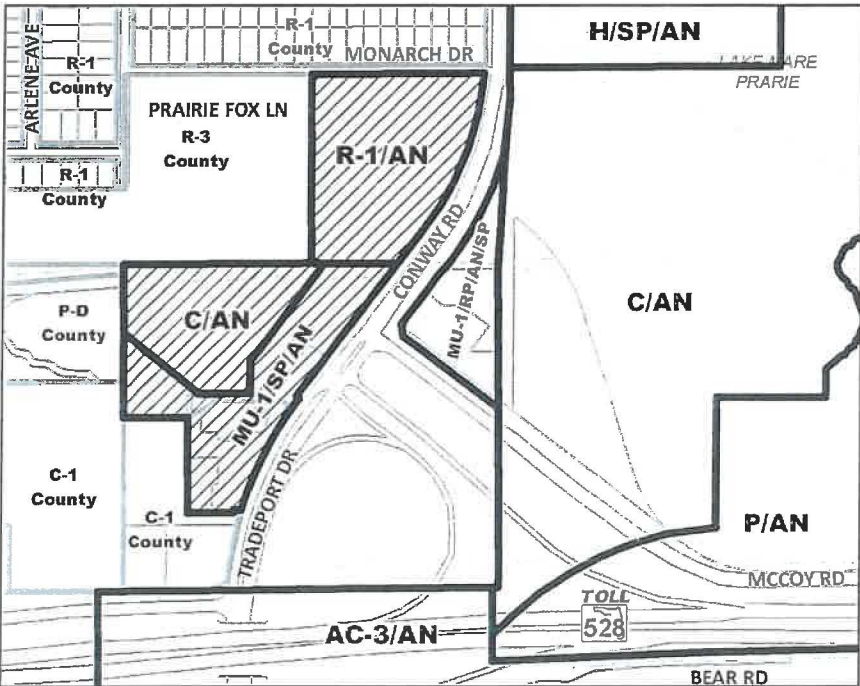


ZONING MAP

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)

	Current Fiscal Year Cost Estimate	Estimated Annualized Cost Thereafter
Personnel	\$0	\$0
Operating/Capital	\$0	\$0
Total Amount	\$0	\$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? Yes No

Comments (optional): (enter text here)

Funding

Expenses/Revenues will be recorded to:

	Source #1	Source #2	Source #3
Fund	General Fund	<u>(enter text here)</u>	<u>(enter text here)</u>
Department /Division	Citywide	<u>(enter text here)</u>	<u>(enter text here)</u>
Cost Center/Project/Grant	Citywide	<u>(enter text here)</u>	<u>(enter text here)</u>
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, 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.