

12-04

**CITY OF ORLANDO  
COUNCIL AGENDA ITEM**

**Items Types:**

Hearings/Ordinances/2nd Read

**District:** 4

**Contract ID:**

**Exhibits:** Yes

**Grant Received by City?:** No

**For Meeting of:**

April 1, 2024

**From:**

**Document Number:**

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

**Draft Only:** No

**Subject:**

Ordinance No. 2024-15 Annexing to the Corporate Limits of the City Portions of Butler Road Generally Located from the Easterly Right-of-Way Line of South Orange Avenue and to the Westerly Right-of-Way Line of Oak Place, and Comprised of 0.25 Acres of Land, More or Less, and Certain Land Generally Located East of South Orange Avenue, West of Oak Place, and South of Butler Drive, and Comprised of 0.17 Acres of Land, More or Less; Amending the City's Adopted Growth Management Plan and Land Development Code to Designate the Property as Urban Activity Center with the Sodo Special Plan Overlay District on the City's Maps (Bijoux Med Spa, ANX2023-10006) (Economic Development)

**Summary:**

The subject property is situated at 3301 South Orange Avenue and is comprised of 0.17 acres. Adjacent Butler Drive is also included in this annexation request, comprising an additional 0.25 acres.

The applicant has requested voluntary annexation to connect to the City sewer system and develop a medical spa facility. The subject property is contiguous to the City limits, and if annexed, the property will not create an enclave.

The Municipal Planning Board (MPB) recommended approval of the annexation (ANX2023-10006) and the Growth Management Plan (GMP) amendment, assigning the future land use designation of Urban Activity Center (GMP2023-10026), and the initial zoning of AC-2/SP (Urban Activity Center District/SODO Special Plan Overlay) (ZON2022-10023) on January 16, 2024. City Council approved the MPB meeting minutes on February 19, 2024.

The first reading of this ordinance occurred at the March 11, 2024, council meeting.

**Fiscal & Efficiency Data:**

Business impact estimate and fiscal impact statements are attached.

**Recommended Action:**

Adopting Ordinance No. 2024-15 and authorizing the Mayor and City Clerk to execute the same, after final review and approval by the City Attorney's Office.

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

City Council Meeting: 04-01-2024

Item: 12-04 Documentary: 2410401204

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

**Contact:** Jonathan Beltran Torres, jonathan.torres@cityoforlando.gov, 407-242-2120; Stacy Fallon, stacy.fallon@cityoforlando.net.

Received by: Clerk of BCC 4/24/2024 mf  
c: Deputy County Administrator Director Jon Weiss  
Director PEDS Tanya Wilson  
Planning Division Manager Alberto Vargas  
Planning Administrator Nicolas Thalmueller

**Approved By:**

**Department**

Budget Outside Routing Approval  
City Clerk

**Date and Time**

3/15/2024 7:49 AM  
3/18/2024 2:30 PM

**ATTACHMENTS:**

Name:	Description:	Type:
<a href="#">D Exhibit A (ANX VLD).pdf</a>	Exhibit A (ANX VLD)	Exhibit
<a href="#">D Exhibit B (VLD Butler Drive).pdf</a>	Exhibit B (Bulter Dr. VLD)	Exhibit
<a href="#">D Exhibit C (ANX Map).pdf</a>	Exhibit C (ANX MAP)	Exhibit
<a href="#">D Exhibit D (GMP Map).pdf</a>	Exhibit D (GMP Map)	Exhibit
<a href="#">D Exhibit E (ZON Map).pdf</a>	Exhibit E (ZON Map)	Exhibit
<a href="#">D ANX20023-10006 Bijoux Med Spa (FINAL).pdf</a>	Ord 24-15	Ordinance
<a href="#">D Fiscal Impact Statement-3301 S Orange Ave.pdf</a>	Fiscal Impact Statement	Fiscal Impact Statement
<a href="#">D Business Impact Statement (Bijoux Med Spa) (1).pdf</a>	BIE	Backup Material

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

ORDINANCE NO. 2024-15

1 AN ORDINANCE OF THE CITY OF ORLANDO, FLORIDA,  
2 ANNEXING TO THE CORPORATE LIMITS OF THE CITY  
3 PORTIONS OF BUTLER ROAD GENERALLY LOCATED  
4 FROM THE EASTERLY RIGHT-OF-WAY LINE OF  
5 SOUTH ORANGE AVENUE AND TO THE WESTERLY  
6 RIGHT-OF-WAY LINE OF OAK PLACE, AND  
7 COMPRISED OF 0.25 ACRES OF LAND, MORE OR  
8 LESS, AND CERTAIN LAND GENERALLY LOCATED  
9 EAST OF SOUTH ORANGE AVENUE, WEST OF OAK  
10 PLACE, AND SOUTH OF BUTLER DRIVE, AND  
11 COMPRISED OF 0.17 ACRES OF LAND, MORE OR  
12 LESS, AND AMENDING THE CITY'S BOUNDARY  
13 DESCRIPTION; AMENDING THE CITY'S ADOPTED  
14 GROWTH MANAGEMENT PLAN TO DESIGNATE THE  
15 PROPERTY AS URBAN ACTIVITY CENTER, ON THE  
16 CITY'S OFFICIAL FUTURE LAND USE MAPS;  
17 DESIGNATING THE PROPERTY AS URBAN ACTIVITY  
18 CENTER WITH THE SODO SPECIAL PLAN OVERLAY  
19 DISTRICT, ON THE CITY'S OFFICIAL ZONING MAPS;  
20 PROVIDING FOR AMENDMENT OF THE CITY'S  
21 OFFICIAL FUTURE LAND USE AND ZONING MAPS;  
22 PROVIDING FOR SEVERABILITY, CORRECTION OF  
23 SCRIVENER'S ERRORS, PERMIT DISCLAIMER, AND  
24 AN EFFECTIVE DATE.

25  
26 **WHEREAS**, on January 8, 2024, the City Council of the City of Orlando, Florida (the  
27 "Orlando City Council"), accepted a petition for voluntary annexation (hereinafter the "petition")  
28 bearing the signatures of all owners of property in an area of land generally located east of  
29 South Orange Ave., west of Oak Place, and south of Butler Drive, comprised of approximately  
30 0.17 acres of land, more or less, and being precisely described by the legal description of the  
31 area by metes and bounds attached to this ordinance as **Exhibit A** (hereinafter the  
32 "Property"); and

33  
34 **WHEREAS**, the petition was filed with the Orlando City Council pursuant to section  
35 171.044, Florida Statutes; and

36  
37 **WHEREAS**, on June 25, 2018, the Orlando City Council, approved the Interlocal  
38 Agreement between Orange County, Florida and the City of Orlando, Florida (the "city")  
39 regarding Jurisdiction to Operate and Maintain Portions of East Pineloch Street and Butler  
40 Drive, transferring jurisdiction over that portion of Butler Drive from the easterly right-of-way  
41 line of South Orange Avenue to the westerly right-of-way line of Oak Place, comprised of  
42 approximately 0.25 acres of land, more or less, and being precisely described by the legal  
43 description of the area by metes and bounds attached to this ordinance as **Exhibit B**  
44 (hereinafter "Butler Rd.").

45  
46 **WHEREAS**, at its regularly scheduled meeting of January 16, 2024, the Municipal  
47 Planning Board (the "MPB") of the City of Orlando, Florida (the "city"), considered the following  
48 relating to the Property and Butler Rd.:

- 49  
50 1. Annexation case number ANX2023-10006 requesting to annex the Property  
51 and Butler Rd. into the jurisdictional boundaries of the city; and

**ORDINANCE NO. 2024-15**

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- 2. Growth Management Plan (hereinafter the "GMP") case number GMP2023-10026 requesting an amendment to the city's GMP to designate the Property and Butler Rd. as Urban Activity Center on the City's official future land use map; and
- 3. Zoning case number ZON2023-10023 requesting to designate the Property as "Urban Activity Center" with the SODO Special Plan overlay district, (AC-2/SP) on the City's official zoning maps (together, hereinafter referred to as the "applications"); and

**WHEREAS**, based upon the evidence presented to the MPB, including the information and analysis contained in the "Staff Report to the Municipal Planning Board" for application case numbers ANX2023-10006, GMP2023-10026, and ZON2023-10023 (entitled "3301 S. Orange Ave – Bijoux Med Spa"), the MPB recommended that the Orlando City Council approve said applications and adopt an ordinance or ordinances in accordance therewith; and

**WHEREAS**, the MPB found that application GMP2023-10026 is consistent with:

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

**WHEREAS**, the MPB found that application ZON2023-10023 is consistent with:

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

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

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

- 1. As of the date of the petition, the Property and Butler Rd. was located in the unincorporated area of Orange County; and
- 2. As of the date of the petition, the Property and Butler Rd. is contiguous to the city within the meaning of subsection 171.031(11), Florida Statutes; and
- 3. As of the date of the petition, the Property and Butler Rd. is reasonably compact within the meaning of subsection 171.031(12), Florida Statutes; and

**ORDINANCE NO. 2024-15**

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4. The petition bears the signatures of all owners of property in the area to be annexed; and
5. Annexation of the Property and Butler Rd. will not result in the creation of enclaves within the meaning of subsection 171.031(13), Florida Statutes; and
6. The Property and Butler Rd. 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 and Butler Rd. 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 and Butler Rd. 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 and Butler Rd. In accordance with subsection 171.044(3), Florida Statutes, the annexed area is clearly shown on the map attached to this ordinance as **Exhibit C**.

**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.

**ORDINANCE NO. 2024-15**

153        **SECTION 3. FLUM DESIGNATION.** Pursuant to section 163.3187, Florida Statutes,  
154 the City of Orlando, Florida, adopted Growth Management Plan Future Land Use Map  
155 designation for the Property and Butler Rd. is hereby established as “Urban Activity Center”  
156 as depicted in **Exhibit D** to this ordinance.  
157

158        **SECTION 4. AMENDMENT OF FLUM.** The city planning official, or designee, is  
159 hereby directed to amend the city’s adopted future land use maps in accordance with this  
160 ordinance.  
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162        **SECTION 5. ZONING DESIGNATION.** Pursuant to the LDC, the zoning designation  
163 for the Property is hereby established as “Urban Activity Center” with the SODO Special Plan  
164 overlay district (denoted on the city’s official zoning maps as the “AC-2/SP”), as depicted in  
165 **Exhibit E** to this ordinance.  
166

167        **SECTION 6. AMENDMENT OF OFFICIAL ZONING MAP.** The city zoning official, or  
168 designee, is hereby directed to amend the city’s official zoning maps in accordance with this  
169 ordinance.  
170

171        **SECTION 7. SEVERABILITY.** If any provision of this ordinance or its application to  
172 any person or circumstance is held invalid, the invalidity does not affect other provisions or  
173 applications of this ordinance which can be given effect without the invalid provision or  
174 application, and to this end the provisions of this ordinance are severable.  
175

176        **SECTION 8. SCRIVENER’S ERROR.** The city attorney may correct scrivener’s errors  
177 found in this ordinance by filing a corrected copy of this ordinance with the city clerk.  
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179        **SECTION 9. DISCLAIMER.** As provided by subsection 166.033(6), Florida Statutes,  
180 issuance of a development permit by a municipality does not in any way create any right on  
181 the part of an applicant to obtain a permit from a state or federal agency and does not create  
182 any liability on the part of the municipality for issuance of the permit if the applicant fails to  
183 obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or  
184 undertakes actions that result in a violation of state or federal law. In accordance with  
185 subsection 166.033(5), Florida Statutes, it is hereby made a condition of this ordinance that  
186 all other applicable state or federal permits be obtained before commencement of the  
187 development.  
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189        **SECTION 10. EFFECTIVE DATE.** This ordinance is effective upon adoption, except  
190 for sections one and two, which take effect on the 30<sup>th</sup> day after adoption, and sections three,  
191 four, five and six, which take effect on the 31<sup>st</sup> day after adoption unless this ordinance is  
192 lawfully challenged pursuant to subsection 163.3187(5), Florida Statutes, in which case  
193 sections three, four, five and six shall not be effective until the state land planning agency or  
194 the Administration Commission issues a final order declaring this ordinance “in compliance”  
195 as defined at sections 163.3184(1)(b) and 163.3187(5)(d), Florida Statutes.  
196

197        **DONE, THE FIRST READING,** by the City Council of the City of Orlando, Florida, at  
198 a regular meeting, this 11 day of March, 2024.  
199

200        **DONE, THE FIRST PUBLIC NOTICE,** in a newspaper of general circulation in the City  
201 of Orlando, Florida, by the City Clerk of the City of Orlando, Florida, this 17 day of  
202 March, 2024.  
203

ORDINANCE NO. 2024-15

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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 24 day of March, 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 1 day of April, 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 Herdova  
\_\_\_\_\_  
Print Name

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

  
\_\_\_\_\_  
Assistant City Attorney


Stacy Fallon  
\_\_\_\_\_  
Print Name



# VERIFIED LEGAL DESCRIPTION FORM

The following legal description has been prepared by  
KYLA HARGRAVES

and submitted to the City Planning Division for verification.

  
Kyla Hargraves (Feb 16, 2024 15:22 EST)

Signature

02/16/2024

Date



"This Description has been reviewed by the Engineering Division and is acceptable based on a comparison with

*PLAT, GIS MAPPING*  
*REV MAP*

By:  Date: *2-21-24*  
GUY ADKINS

Application Request (Office Use Only)

File No. ANX2023-10006

Legal Description Including Acreage (To be typed by Applicant):

METES AND BOUNDS LEGAL DESCRIPTION SURVEYOR PREPARED

COMMENCING AT THE NW CORNER OF SAID LOT 21; THENCE RUN N 89° 57' 58" E, ALONG THE NORTH LINE OF SAID LOT 21 A DISTANCE OF 26.41 FEET TO THE CURRENT EAST RIGHT-OF-WAY LINE OF STATE ROAD 527, SOUTH ORANGE AVENUE TO THE POINT OF BEGINNING; THENCE RUN S 02° 03' 02" E, ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 5.23 FEET TO A CURVE CONCAVE TO THE WEST, HAVING A RADIUS DISTANCE OF 2904.93 FEET; THENCE RUN SOUTHERLY TO THE RIGHT THROUGH A CENTRAL ANGLE OF 01° 04' 51" AN ARC DISTANCE OF 54.79 FEET TO A POINT AND THE SOUTH LINE OF SAID LOT 21; THENCE RUN N 89° 57' 58" E ALONG SAID SOUTH LINE A DISTANCE OF 121.90 FEET TO A POINT; THENCE RUN N 00° 02' 58" E ALONG THE EAST LINE OF THE WEST 150 FEET OF SAID LOT 21 A DISTANCE OF 60.00 FEET TO THE NORTH LINE OF SAID LOT 21; THENCE RUN S 89° 57' 58" W ALONG SAID NORTH LINE A DISTANCE OF 123.59 FEET TO THE POINT OF BEGINNING. SAID LANDS LYING AND BEING IN ORANGE COUNTY, FLORIDA AND CONTAINING 7,359 SQUARE FEET, MORE OR LESS.

TOTAL AREA TO BE ANNEXED INCLUDES .17 ACRES, MORE OR LESS







# VERIFIED LEGAL DESCRIPTION FORM

## MUNICIPAL PLANNING BOARD

The following legal description has been prepared by Richard D. Allen, PSM and submitted to the City Planning Bureau for verification.

*Richard D. Allen*  
Signature City Surveyor

January 22, 2024  
Date



"This Description has been reviewed by the Engineering Division and is acceptable based on a comparison with: GIS, PLAT, R/W MAP

By: *Guy Adkins* Date: 1-26-24  
GUY ADKINS

Application Request (Office Use Only):

File No. ANX2023-10006

Legal Description Including Acreage (To be Typed By Applicant): Prepared by Orange County Survey SECTION for the right-of-way transfer to the City of Orlando

A PORTION OF RIGHT-OF-WAY OF **BUTLER DRIVE**, PLATTED AS BUTLER'S DRIVE, SOUTH SIDE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK G, PAGE 121 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; AND LYING WITHIN SECTION 12, TOWNSHIP 23 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGIN** AT THE SOUTHEAST CORNER OF LOT 2 OF SOUTHSIDE SHOPPES AS RECORDED IN PLAT BOOK 93, PAGES 139-140 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; SAID POINT ALSO LYING ON THE WEST RIGHT-OF-WAY LINE OF OAK PLACE; THENCE RUN **SOUTH 00°09'38" EAST** ALONG THE WEST RIGHT-OF-WAY LINE OF OAK PLACE A DISTANCE OF **18.00 FEET** MORE OR LESS TO A POINT LYING AT THE NORTHEAST CORNER OF LOT 21 OF SOUTH SIDE AS RECORDED IN PLAT BOOK G, PAGE 121 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN **SOUTH 89°18'04" WEST** ALONG THE NORTH LINE OF LOT 21 OF SAID PLAT, ALSO BEING ON THE SOUTH RIGHT-OF-WAY LINE OF BUTLER'S DRIVE A DISTANCE OF **593.39 FEET** MORE OR LESS TO A POINT LYING ON THE EAST

**EXHIBIT**  
**B**  
**1 of 2**

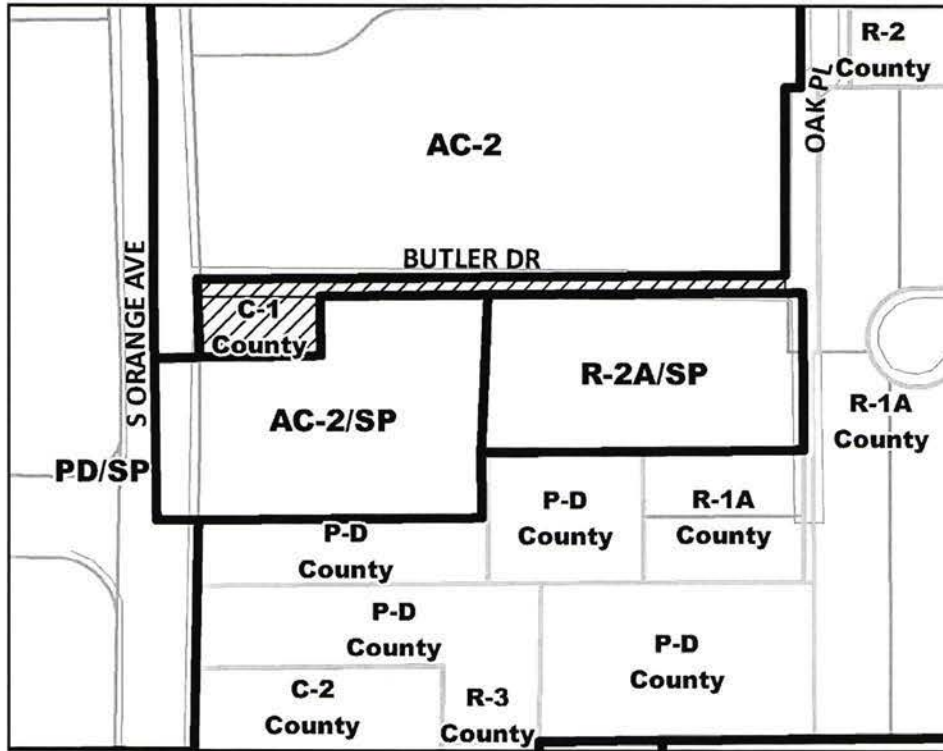
RIGHT-OF-WAY LINE OF SOUTH ORANGE AVENUE, STATE ROAD 527 AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 7504-109; THENCE RUN **NORTH 02°03'02" WEST** A DISTANCE OF **18.00 FEET** MORE OR LESS TO A POINT LYING AT THE SOUTHWEST CORNER OF LOT 2 OF SOUTHSIDE SHOPPES AS RECORDED IN PLAT BOOK 93, PAGES 139-140 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, SAID POINT ALSO LYING ON THE SAID EAST RIGHT-OF-WAY LINE OF SOUTH ORANGE AVENUE, STATE ROAD 527 AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 7504-109; THENCE RUN **NORTH 89°18'04" EAST** ALONG THE SOUTH LINE OF LOT 2 OF SAID PLAT, ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF BUTLER'S DRIVE A DISTANCE OF **593.98 FEET** MORE OR LESS TO A POINT LYING AT THE SOUTHEAST CORNER OF LOT 2 OF SAID PLAT, SAID POINT ALSO BEING THE **POINT OF BEGINNING**;

*(PREPARED BY MARK DAYNES, PLS, AS PART OF THE RIGHT-OF-WAY TRANSFER TO THE CITY OF ORLANDO FROM ORANGE COUNTY DATED 11/13/2018)City Document #180904103*

SAID PARCEL OF LAND COMPRISING OF 10,685.89 SQUARE FEET OR 0.25 ACRES, MORE OR LESS.

PAGE 2 OF 2

**EXHIBIT  
B  
2 of 2**



ANX2023-10006

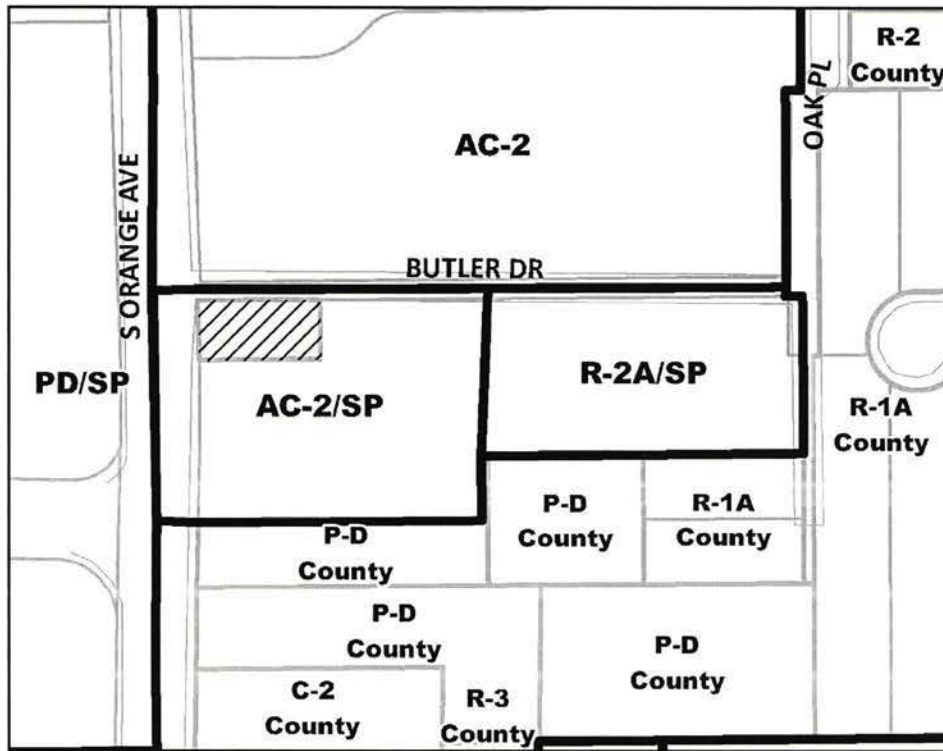
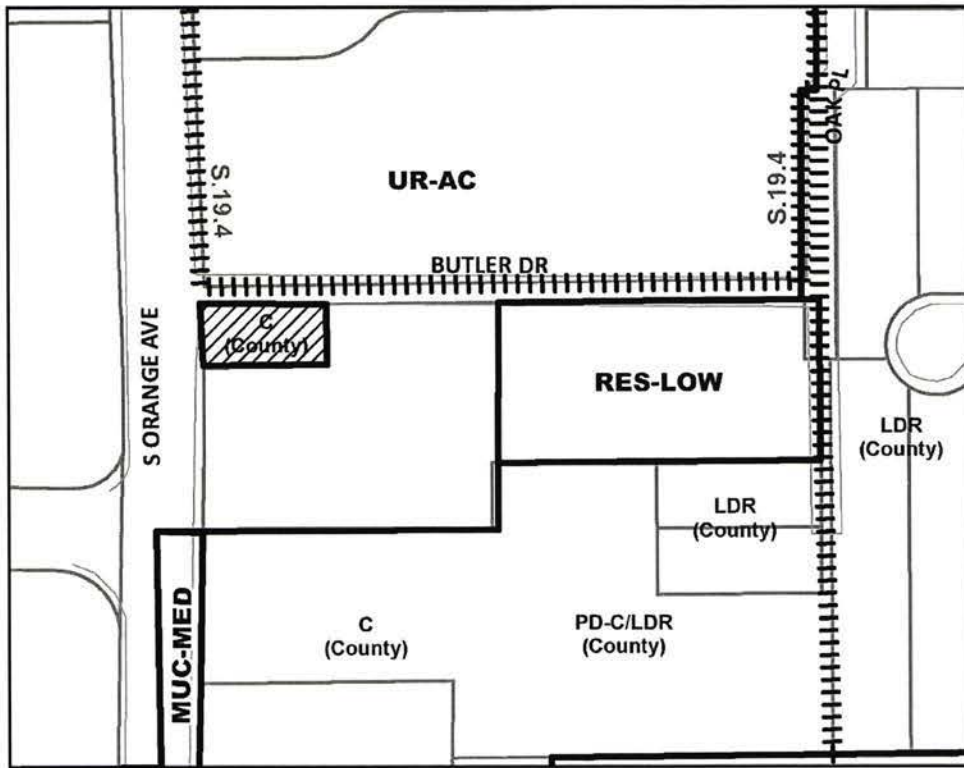
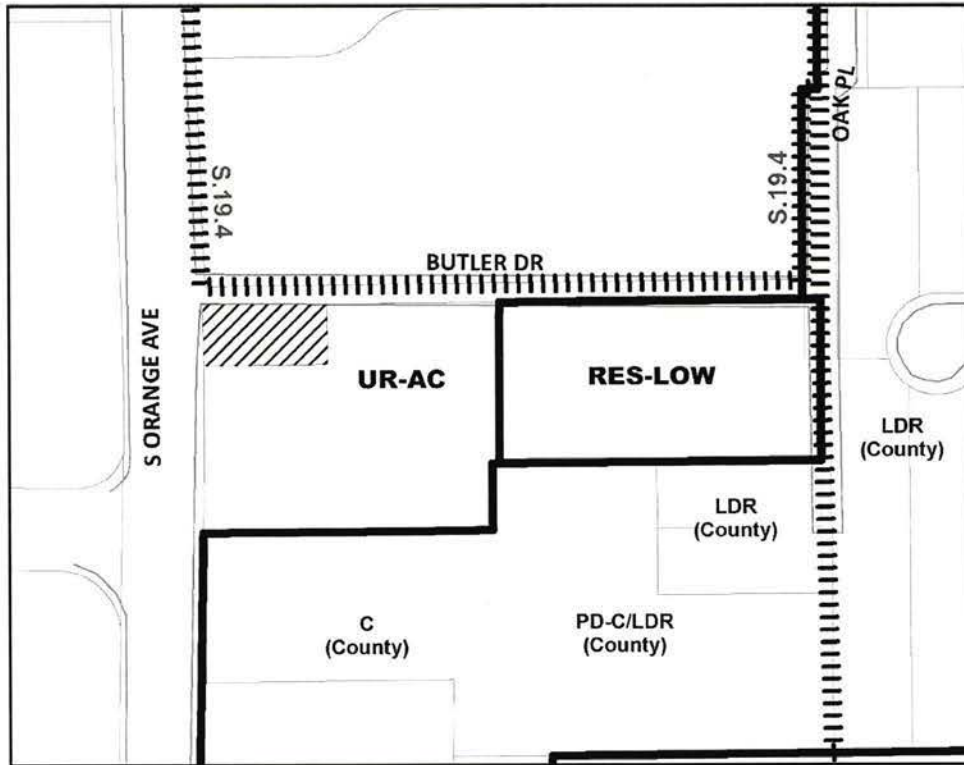


EXHIBIT  
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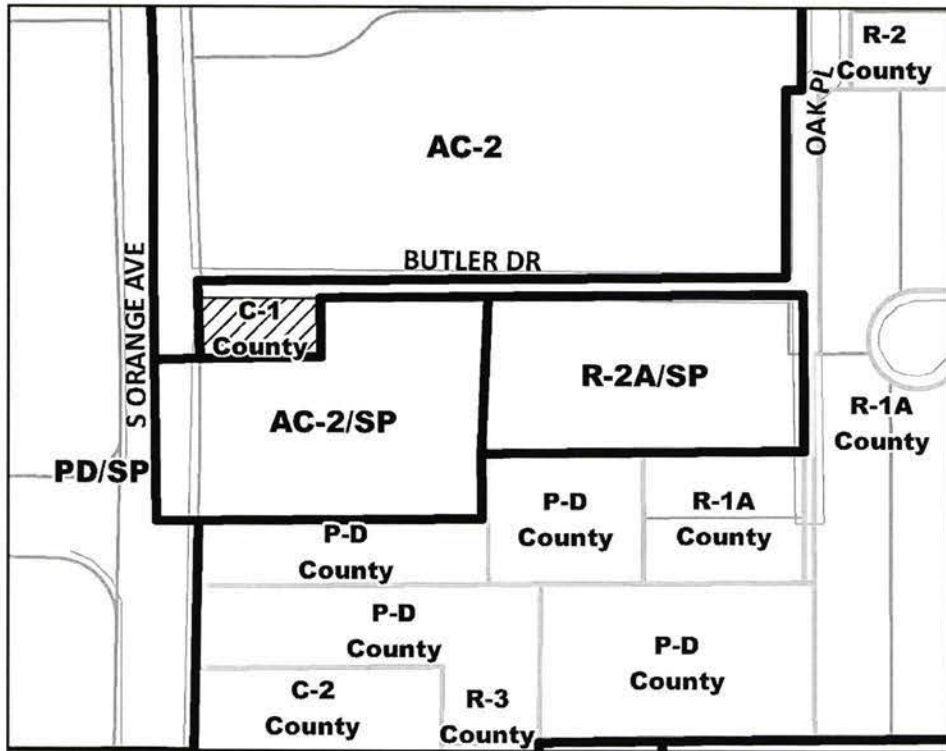
Future Land Use - Existing GMP2023-10026



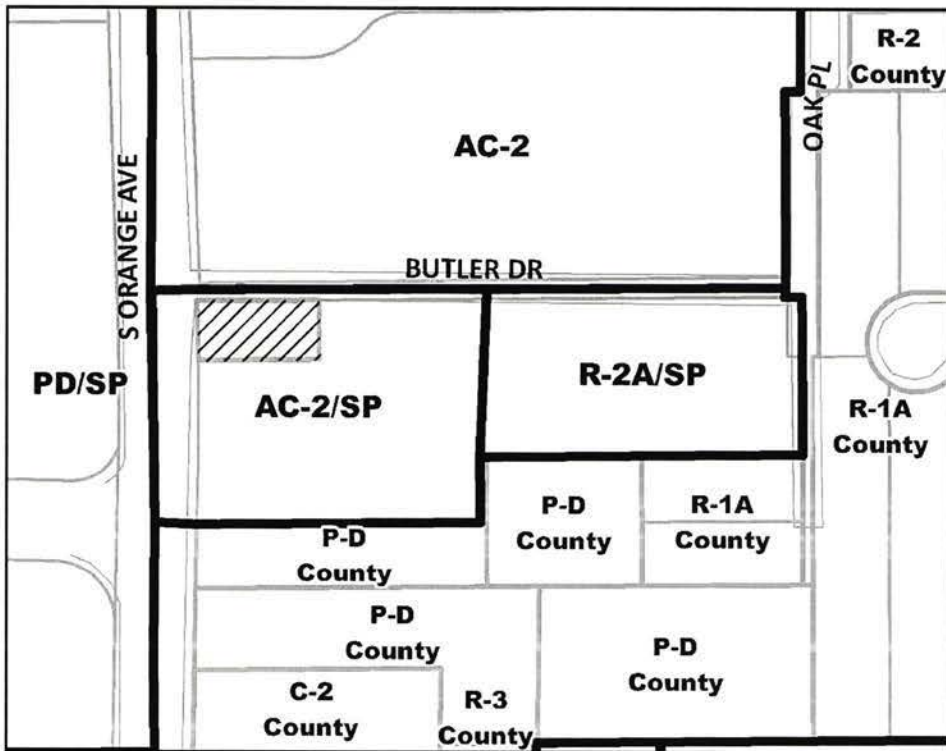
Future Land Use - Proposed GMP2023-10026



EXHIBIT  
D



Zoning - Existing ZON2023-10023



Zoning - Proposed ZON2023-10023



**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 3301 S. Orange Ave

**Expenses**

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

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

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

Comments (optional): (enter text here)

**Revenues**

What is the source of any revenue and the estimated amount? Property taxes Amount \$749.36

Is this recurring revenue?  Yes  No

Comments (optional): (enter text here)

**Funding**

Expenses/Revenues will be recorded to:

	<b>Source #1</b>	<b>Source #2</b>	<b>Source #3</b>
Fund	<u>General Fund</u>	<u>(enter text here)</u>	<u>(enter text here)</u>
Department /Division	<u>Citywide</u>	<u>(enter text here)</u>	<u>(enter text here)</u>
Cost Center/Project/Grant	<u>Citywide</u>	<u>(enter text here)</u>	<u>(enter text here)</u>
<b>Total Amount</b>	\$749.36	\$0	\$0

## **Business Impact Estimate**

*This form should be included in the agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the City's website by the time notice of the proposed ordinance is published.*

Proposed ordinance's title/reference: Ordinance No. 2024-15

AN ORDINANCE OF THE CITY OF ORLANDO, FLORIDA, ANNEXING TO THE CORPORATE LIMITS OF THE CITY CERTAIN LAND GENERALLY LOCATED EAST OF SOUTH ORANGE AVENUE, WEST OF OAK PLACE, AND SOUTH OF BUTLER DRIVE, AND COMPRISED OF 0.17 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 URBAN ACTIVITY CENTER, ON THE CITY'S OFFICIAL FUTURE LAND USE MAPS; DESIGNATING THE PROPERTY AS URBAN ACTIVITY CENTER WITH THE SODO SPECIAL PLAN OVERLAY DISTRICT, ON THE CITY'S OFFICIAL ZONING MAPS; PROVIDING FOR AMENDMENT OF THE CITY'S OFFICIAL FUTURE LAND USE AND ZONING MAPS; PROVIDING FOR SEVERABILITY, CORRECTION OF SCRIVENER'S ERRORS, PERMIT DISCLAIMER, AND AN EFFECTIVE DATE.

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

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

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



- 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 to connect to the City sewer system and develop a two-story medical spa facility. It also includes a Growth Management Plan (GMP) amendment to assign future land use designation of Urban Activity Center (UR-AC) as well as the initial zoning of AC-2/SP (SODO) to the development site.

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 already-established municipal regulatory costs, including but not limited 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:

One (1); The entity which owns the property subject to the voluntary annexation.

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





*[You may wish to include in this section the methodology or data used to prepare the Business Impact Estimate. For example: City of Orlando staff solicited comments from businesses in the city as to the potential impact of the proposed ordinance by contacting the chamber of commerce, social media posting, direct mail or direct email, posting on city website, public workshop, etc. You may also wish to include efforts made to reduce the potential fiscal impact on businesses. You may also wish to state here that the proposed ordinance is a generally applicable ordinance that applies to all persons similarly situated (individuals as well as businesses) and, therefore, the proposed ordinance does not affect only businesses].*

N/A

# Orlando Sentinel

MEDIA GROUP

Published Daily  
ORANGE County, Florida

**Sold To:**

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

**Bill To:**

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

**State Of Florida  
County Of Orange**

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

The matter of 11200-Misc. Legal  
Was published in said newspaper by print in the issues of, or by publication  
on the newspaper's website, if authorized on Mar 17, 2024.

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



**Rose Williams**

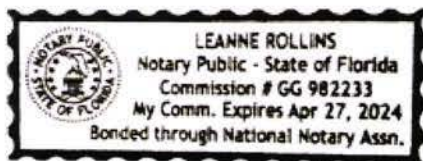
Signature of Affiant

Name of Affiant

Sworn to and subscribed before me on this 18 day of March, 2024,  
by above Affiant, who is personally known to me (X) or who has produced identification ( ).



Signature of Notary Public



Name of Notary, Typed, Printed, or Stamped

### Notice of Proposed Enactment

On Monday April 1, 2024, the Orlando City Council will consider proposed Ordinance No. 2024-15 Annexing to the Corporate Limits of the City Portions of Butler Road Generally Located from the Eastern Right-of-Way Line of South Orange Avenue and to the Western Right-of-Way Line of Oak Place, and Composed of 0.25 Acres of Land, More or Less, and Certain Land Generally Located East of South Orange Avenue, West of Oak Place, and South of Butler Drive, and Comprised of 0.17 Acres of Land, More or Less; Amending the City's Adopted Growth Management Plan and Land Development Code to Designate the Property as Urban Activity Center with the Sodo Special Plan Overlay District on the City's Maps.



A public hearing on this ordinance will be held during the Council's regular meeting beginning at 2:00 p.m., in Council Chamber, 2nd floor, Orlando City Hall, 400 S. Orange Ave., Orlando, Florida. Interested parties may appear at the meeting and be heard with respect to the proposed ordinance. All pertinent information about meeting access and participation instructions will be available on orlando.gov/councilmeeting at least 3 days prior to the meeting. Additionally, interested parties are invited to watch the meeting live and may participate by providing public comment during the meeting or submitting written public comment in advance regarding the proposed ordinance. The opportunity to provide public comment is available until the designated public comment portion of the item is closed. All items received are public record. The proposed ordinance may be inspected at the Office of the City Clerk located on the 2nd floor, Orlando City Hall, 400 S. Orange Ave., Orlando, Florida or online at orlando.gov. Anyone who desires to appeal an official decision made at this meeting, if a verbalist permitted by law, may need to obtain a verbatim record of the proceedings that includes the testimony and evidence upon which the appeal is based. The City of Orlando is committed to reasonably accommodating the communication needs of persons with disabilities. Persons with disabilities who need reasonable accommodations to participate in this meeting, contact no later than 24 hours in advance of the meeting, the Office of the City Clerk at 407.246.2251 or cityclerk@orlando.gov.

### PUBLIC HEARING NOTICE

Public Hearing for: Lot Clearing One Time Only Assessments Purpose of Public Hearing: To approve a resolution to assess parcels in unincorporated Orange County for one-time only lot clearing assessments. Public Hearing Date and Time: April 8, 2024 at 2 p.m. Location of Public Hearing: Orange County Administration Center, 201 South Heald Avenue, Orlando, Florida. Florida Statute requires that this public hearing notice be mailed to affected property owners. Property owners are invited to attend the public hearing and are invited to attend the public hearing. The property parcel ID numbers on this public hearing notice are to be assessed for the amount indicated and are to be assessed a one-time only assessment on the November 2024 real estate tax bill. Please note that the amount of the assessment for the lot clearing property parcel ID numbers below are based on actual incurred expenses per parcel for lot clearing necessary to reconfigure Orange County for expenditures that were expended by Orange County.

IF YOU HAVE QUESTIONS REGARDING THIS PUBLIC HEARING NOTICE, CONTACT ORANGE COUNTY COMPTROLLER SPECIAL ASSISTANT - 407-438-6779, E-mail: Special.Assistant@ocfl.net OR YOU HAVE QUESTIONS CONCERNING A LOT CLEARING CASE, CONTACT ORANGE COUNTY CODE ENFORCEMENT - 407-438-6274

### NOTICE BY ORANGE COUNTY BOARD OF COUNTY COMMISSIONERS OF INTENT TO USE THE UNIFORM METHOD OF COLLECTION OF A NON-AD VALOREM ASSESSMENT

You are invited to attend and be heard regarding a request to consider the adoption of a Resolution authorizing the Orange County Board of County Commissioners to use the uniform method of collecting non-ad valorem assessments levied on the Orange County Board of County Commissioners as provided in Section 197.3632, Florida Statutes. Notice is hereby given to all owners of lands located within the boundaries of Orange County, Florida that the Orange County Board of County Commissioners intend to use the uniform method for collecting the non-ad valorem assessments levied by the Orange County Board of County Commissioners as set forth in Section 197.3632, Florida Statutes. These non-ad valorem assessments will be levied for one-time only and collected by the Tax Collector on the November 2024 real estate tax bill. Failure to pay the assessment will cause a tax certificate to be issued against the property which may result in a loss of title. All affected property owners have the right to be present at the public hearing and the right to file written objections with the Orange County Board of County Commissioners within twenty (20) days of the publication of this notice. Lot Clearing specifications and costs of the described properties are on file in the Office of the Orange County Code Enforcement Division, 2450 West 33rd Street, Orlando, Florida which are open to the public for inspection. Assessments are due and payable the same as property taxes and bear the same penalties for delinquency as property taxes, including potential loss of property title through tax certificates and tax deed sale. The Uniform Method for the levy, collection and enforcement of non-ad valorem assessments, Section 197.3632, Florida Statutes, will be used for collecting the assessments. Assessments are due and payable the same as property taxes and bear the same penalties for delinquency as property taxes, including potential loss of property title through tax certificates and tax deed sale. The Uniform Method for the levy, collection and enforcement of non-ad valorem assessments, Section 197.3632, Florida Statutes, will be used for collecting the assessments. The following are the property parcel ID numbers that are to be assessed and the amount of assessment for each parcel that is to be assessed a one-time only lot clearing assessment. Please note that the assessment for the lot clearing property parcel ID numbers below is based on actual incurred expenses per parcel for lot clearing necessary to reconfigure Orange County for expenditures that were expended by Orange County.

Table with columns: Parcel ID #, Amount, and Parcel Identification numbers. Lists various parcels and their corresponding assessment amounts.

All of the Parcel Identification numbers are Public Records of Orange County, Florida. If you wish to appeal any decision made by the Board of County Commissioners at this meeting, you will need a record of proceedings. You should ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. If you require special accommodations under the Americans with Disabilities Act of 1990, please call 407-438-2111 no later than two (2) business days prior to the hearing for assistance. An appeal requires specific appealable steps to be taken. An American can incorporate the 1990, per lower laws at 407-438-2111. Phil Diamond, County Comptroller, is the Clerk of the Board of County Commissioners, Orange County, Florida. Public Hearing: March 17, 2024, Orlando Sentinel Public Record (Orange 5196)

### ORANGE COUNTY NOTICE OF PUBLIC HEARING

NOTICE BY ORANGE COUNTY BOARD OF COUNTY COMMISSIONERS OF INTENT TO USE THE UNIFORM METHOD OF COLLECTION OF A NON-AD VALOREM ASSESSMENT. Public Hearing for: Lot Clearing One Time Only Assessments. Purpose of Public Hearing: To approve a resolution to assess parcels in unincorporated Orange County for one-time only lot clearing assessments. Public Hearing Date and Time: April 8, 2024 at 2 p.m. Location of Public Hearing: Orange County Administration Center, 201 South Heald Avenue, Orlando, Florida. Florida Statute requires that this public hearing notice be mailed to affected property owners. Property owners are invited to attend the public hearing and are invited to attend the public hearing. The property parcel ID numbers on this public hearing notice are to be assessed for the amount indicated and are to be assessed a one-time only assessment on the November 2024 real estate tax bill. Please note that the amount of the assessment for the lot clearing property parcel ID numbers below are based on actual incurred expenses per parcel for lot clearing necessary to reconfigure Orange County for expenditures that were expended by Orange County.

Parcel Identification number: 20-24-29-0000-000, Parcel Size: Parters 1.1. The parcel is located in District 1. The following is the property to be assessed and the type and amount of assessment estimated for the first year; please note that the assessments for these properties are all based on a flat rate per lot, per year basis. Public Hearing: March 17, 2024, Orlando Sentinel Public Record (Orange 5196)

Advertisement for 'FR PUZZLES & GAMES' featuring Solitaire, Mahjong, Cookie Crush, Daily Jumble, Daily Sudoku, and Bubble Shooter Pro. Includes PlayJumble.com logo and Tribune Publishing logo.

# Orlando Sentinel

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Published Daily  
ORANGE County, Florida

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

**Bill To:**

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

**State Of Florida  
County Of Orange**

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

The matter of 11200-Misc. Legal  
Was published in said newspaper by print in the issues of, or by publication  
on the newspaper's website, if authorized on Mar 24, 2024.

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



Signature of Affiant

Rose Williams

Name of Affiant

Sworn to and subscribed before me on this 25 day of March, 2024,  
by above Affiant, who is personally known to me (X) or who has produced identification ( ).



Signature of Notary Public



Name of Notary, Typed, Printed, or Stamped



7596177

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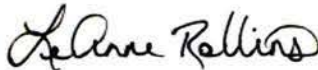


Signature of Affiant

Rose Williams

Name of Affiant

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



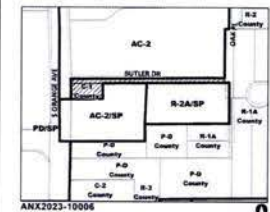
Signature of Notary Public



Name of Notary, Typed, Printed, or Stamped

## Notice of Proposed Enactment

On Monday April 1, 2024, the Orlando City Council will consider proposed Ordinance No. 2024-15 Amending the Corporate Limits of the City Portions of Butler Road Generally Located from the Easterly Right-of-Way Line of South Orange Avenue and to the Westerly Right-of-Way Line of Oak Place, and Comprised of 0.25 Acres of Land, More or Less, and Certain Land Generally Located East of South Orange Avenue, West of Oak Place, and South of Butler Drive, and Comprised of 0.17 Acres of Land, More or Less; Amending the City's Adopted Growth Management Plan and Land Development Code to Designate the Property as Urban Activity Center with the Sodo Special Plan Overlay District on the City's Maps.



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## Savage

from Page 1

**Home equity loan or line of credit: Grade C**  
Now you've put your home on the line because the interest on these loans is so much lower than on your credit card. Beware. You may be making affordable, lower monthly payments because you're paying only the interest! And at the end of five years, there could be a balloon payment due.

## Balance-transfer cards:

## Boundaries

from Page 1

"no," Grizant says. "You're saying, 'Give me some time.' In that time, you can make a conscious choice instead of an automatic one. The other person will usually say, 'Sure, no big deal.' Then your nervous system can start to get biofeedback that says, 'Oh, I'm safe. This is OK to do.'"

Another way to micro-dose boundaries is to ask questions. For example, you can ask, "Tell me about this project. What's driving this timing? Why do you think I'm a good match for this committee? Who else have you thought to ask to join this group?" "This is another way to

## Grade B

Here's your chance, likely your one chance, to really make a dent in your debt — if you handle the process wisely. Search for a balance-transfer card at CreditCards.com or Bankrate.com. You'll find one that offers as much as 21 months of zero interest on the balance. Of course, there are fees rolled into the balance. Make sure you close the new paid-off card. It's best not to leave temptation in your wallet. And if you're overwhelmed with debt of

## Double-the-minimum strategy: Grade A

If you make double the current minimum payment due, and pay the same amount every month (not double the new minimum) without charging another penny, you'll pay off that balance in less than three years.

There is one critical caveat to all of these strategies: You should immediately close the new paid-off card. It's best not to leave temptation in your wallet. And if you're overwhelmed with debt of

all kinds, contact the one trusted source of help — the National Foundation for Credit Counseling. Call them at 800-388-2227. Fees are minimal and their advice is priceless.

The debt law of holes is, "When you're in a deep hole, stop digging!" And that's the Savage Truth.

Terry Savage is a registered investment adviser and the author of four best-selling books, including "The Savage Truth on Money." Terry responds to questions on her blog at [TerrySavage.com](http://TerrySavage.com).

## Modify your environment

Protecting boundaries can also mean systematizing processes and asking yourself "Is there something I can change to protect my time and energy?" You may need to mark time on your calendar when you're off limits for interruptions. Maybe you need to change your physical environment when doing focused work, such as changing rooms or wearing headphones.

"Scan your list of changes and find the easiest, the one that feels the most safe for you to do," Grizant says. "Then notice how it feels to implement your boundary. Start to gather feedback as you practice." People who aren't good at setting boundaries risk

burnout. "If you consistently go yourself away, you won't be able to show up with the energy you need," she says. "You'll end up disappointing others. And so, in an ironic twist, people-pleasers long term ended up disappointing others and themselves."

Boundaries are more for you than they are for others. Psychologist "Daryl" Bem said that our behaviors tend to follow the conclusions we form about ourselves," Grizant says. "If you remember I'm the kind of person who makes good choices about their wellbeing," it will remind you of who you are. Sometimes the boundary within is about what thoughts we allow ourselves to think."

## WIKLES



# Legal Notices

Additional Public Notices can be found online at [classifieds.orlandosentinel.com](http://classifieds.orlandosentinel.com) and [floridapublicnotices.com](http://floridapublicnotices.com)

## Fictitious Name

**NOTICE UNDER FICTITIOUS NAME**  
TO WHOM IT MAY CONCERN: Notice is hereby given that the under signed pursuant to the Fictitious Name Statute, Chapter 883.01, Florida Statutes, will register with the Division of Corporations, Department of State, State of Florida upon receipt of this notice. The fictitious name, to-wit:  
**UCB Social Network**  
under which I (we) (we s/n) engaged in business at 114 Pass Ave. that the party(ies) interested in said business enterprise is (are) as follows:  
**Prof. Brandon L.C. 114 Pass Ave. Orlando, Orange County, Florida, 32819**  
374252

## Fictitious Name

**NOTICE UNDER FICTITIOUS NAME**  
TO WHOM IT MAY CONCERN: Notice is hereby given that the under signed pursuant to the Fictitious Name Statute, Chapter 883.01, Florida Statutes, will register with the Division of Corporations, Department of State, State of Florida upon receipt of this notice. The fictitious name, to-wit:  
**Shelby Name Consulting**  
under which I (we) (we s/n) engaged in business at 1263 Young Pine Rd, Orlando, FL 32829 that the party(ies) interested in said business enterprise is (are) as follows:  
**Shelby Long 1263 Young Pine Rd. Orlando, Orange County, Florida, 32829**  
374252

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TO WHOM IT MAY CONCERN: Notice is hereby given that the under signed pursuant to the Fictitious Name Statute, Chapter 883.01, Florida Statutes, will register with the Division of Corporations, Department of State, State of Florida upon receipt of this notice. The fictitious name, to-wit:  
**The Live House**  
under which I (we) (we s/n) engaged in business at 2763 Young Pine Rd, Orlando, FL 32829 that the party(ies) interested in said business enterprise is (are) as follows:  
**3763 Young Pine Rd. Orlando, Orange County, Florida, 32829**  
374252

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374252

## Public Hearing

**NOTICE OF PUBLIC HEARING**  
The Orange County Board of County Commissioners, Board of Planning and Economic Development, will conduct a public hearing on April 1, 2024 at 10:00 a.m. in the Board of Planning and Economic Development Conference Room, 200 South Westwood Avenue, Orlando, Florida 32829. The subject of the hearing is the proposed Ordinance No. 2024-15, which would amend the City's Growth Management Plan and Land Development Code to designate the property as Urban Activity Center with the Sodo Special Plan Overlay District on the City's Maps.

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## Public Hearing

**NOTICE OF PUBLIC HEARING**  
The Orange County Board of County Commissioners, Board of Planning and Economic Development, will conduct a public hearing on April 1, 2024 at 10:00 a.m. in the Board of Planning and Economic Development Conference Room, 200 South Westwood Avenue, Orlando, Florida 32829. The subject of the hearing is the proposed Ordinance No. 2024-15, which would amend the City's Growth Management Plan and Land Development Code to designate the property as Urban Activity Center with the Sodo Special Plan Overlay District on the City's Maps.

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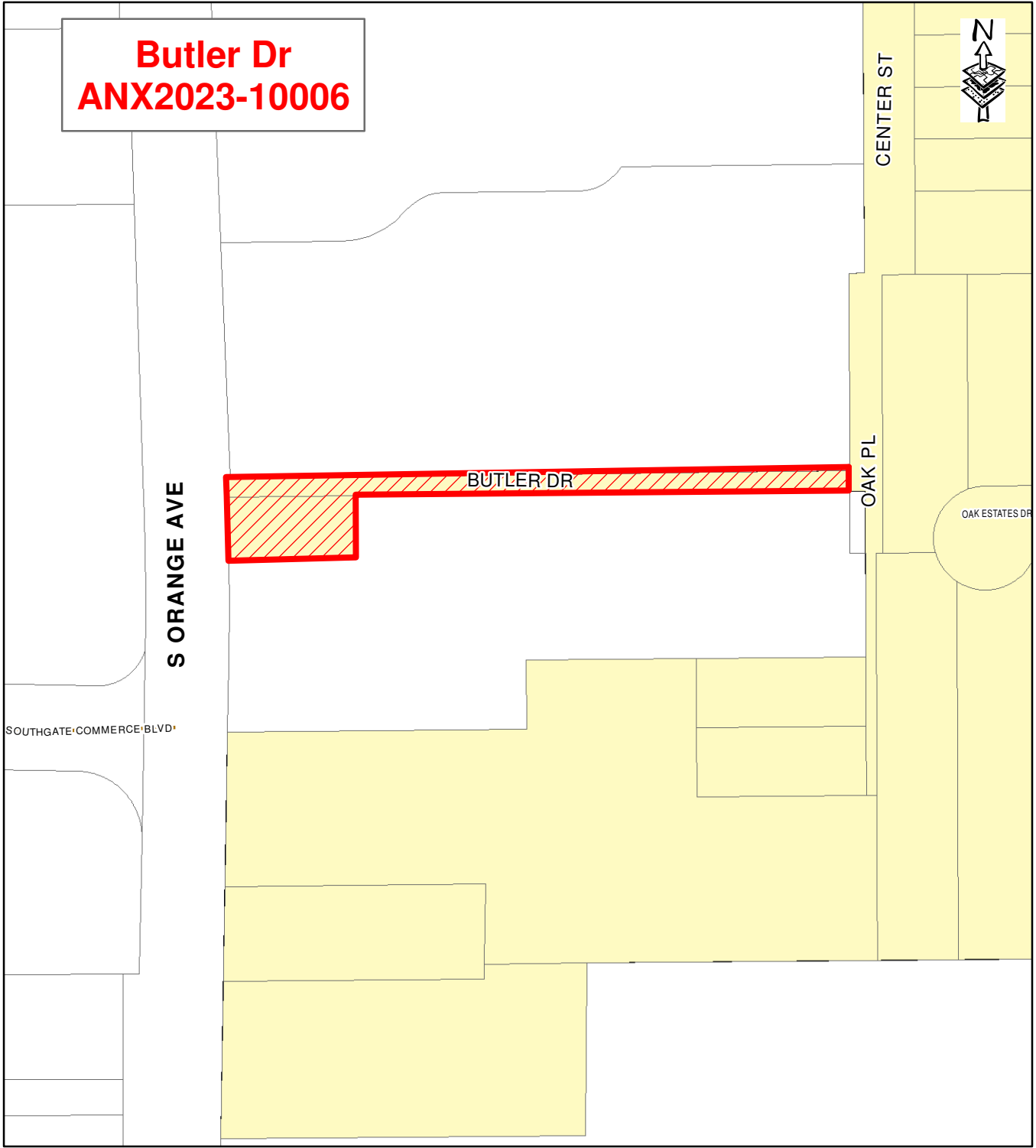
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**Butler Dr  
ANX2023-10006**



1st Reading 03-11-2023  
2nd Reading 04-01-2024  
Effective 30 Days  
Effective Date 05-01-24

**Annexation  
#2404011204**  
Address Range:  
3301 - 3303 S Orange Ave (odd)  
100 - 106 Butler Dr (even)

Comm Dist: 4  
Neighborhood:  
Pineloch  
Legal: 0.42 +/- acres  
Pg 72; S10E02  
Zip Code: 32806