



July 11, 2019

Phil Diamond
Orange County Comptroller
P.O. Box 38
Orlando, FL 32802

Re: City of Orlando Ordinance No. 2019-36

Dear Comptroller Diamond:

Pursuant to section 171.044, Florida Statutes, the City Council of the City of Orlando, Florida adopted Ordinance No. 2019-36 annexing certain land into the corporate limits of the City of Orlando. The City is required to furnish a copy of the ordinance to the Orange County Chief Administrative Officer and the Orange County Clerk of Court, which has been done.

The enclosed copy is intended for the files of the Orange County Board of County Commissioners and not for recording in the Official Records.

Sincerely yours,

Denise Aldridge
City Clerk

Enclosure

JUL 22 2019 np

Received by: Clerk of BCC
c. Community Environmental, & Development Services Director Jon Weiss
Planning Division Manager Alberto Vargas
Planner II Steven Thorp

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.CITYOFORLANDO.NET](http://www.cityoforlando.net)

ORDINANCE NO. 2019-36

BCC Mtg. Date: August 20, 2019

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AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ORLANDO, FLORIDA, ANNEXING TO THE CORPORATE LIMITS OF THE CITY CERTAIN LAND GENERALLY LOCATED EAST OF NARCOOSSEE ROAD, NORTH OF WATERLINE ROAD, AND WEST OF LAKE WHIPPOORWILL, AND COMPRISED OF 2.89 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 VILLAGE ON THE CITY'S OFFICIAL FUTURE LAND USE MAPS; AMENDING THE BOUNDARIES AND TEXT OF GROWTH MANAGEMENT PLAN SUBAREA POLICY S.40.9 TO INCLUDE THE PROPERTY IN THE SOUTHEAST ORLANDO SECTOR PLAN; DESIGNATING THE PROPERTY AS THE PLANNED DEVELOPMENT ZONING DISTRICT ON THE CITY'S OFFICIAL ZONING MAPS; PROVIDING A SITE PLAN AND SPECIAL LAND DEVELOPMENT REGULATIONS FOR THE PLANNED DEVELOPMENT; PROVIDING FOR CONSENT TO THE MUNICIPAL SERVICES TAXING UNIT FOR LAKE WHIPPOORWILL; 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 January 14, 2019, 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 east of Narcoossee Road, north of Waterline Road, and west of Lake Whippoorwill, comprised of approximately 2.89 acres 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 April 16, 2019, 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 ANX2018-10018 requesting to annex the property into the jurisdictional boundaries of the city; and
2. Growth Management Plan (hereinafter the "GMP") case number GMP2018-10035 requesting an amendment to the city's GMP to designate the property

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as "Urban Village" on the City's official future land use map, and an amendment to the boundaries and text of GMP Subarea Policy S.40.9 to include the property in the Southeast Orlando Sector Plan; and

3. Zoning case number ZON2018-10032 requesting to designate the property as the "Planned Development District" 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 ANX2018-10018, GMP2018-10035 and ZON2018-10032 (entitled "Item #1 – Lake Whipoorwill Cove Annexation"), 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 GMP2018-10035 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 ZON2018-10032 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, 4 and 5 of this ordinance are adopted pursuant to the "process for adoption of a 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 was located in the unincorporated area of Orange County; and

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2. As of the date of the petition, the property 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 is reasonably compact within the meaning of subsection 171.031(12), Florida Statutes; and
4. The petition bears the signatures of all owners of property in the area to be annexed; and
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 made the findings set forth in this ordinance, the property described in **Exhibit A** 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

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134 property. In accordance with subsection 171.044(3), Florida Statutes, the annexed area
135 is clearly shown on the map attached to this ordinance as Exhibit B.

136
137 **SECTION 2. CITY BOUNDARIES.** Pursuant to section 171.091, Florida Statutes,
138 the charter boundary article of the city is hereby revised in accordance with this
139 ordinance. The city clerk, or designee, is hereby directed to file this ordinance as a
140 revision of the City Charter with the Florida Department of State. The city planning
141 official, or designee, is hereby directed to amend the city's official maps in accordance
142 with this ordinance.

143
144 **SECTION 3. FLUM DESIGNATION.** Pursuant to section 163.3187, Florida
145 Statutes, the City of Orlando, Florida, adopted Growth Management Plan Future Land
146 Use Map designation for the Property is hereby established as "Urban Village" as
147 depicted in Exhibit C to this ordinance.

148
149 **SECTION 4. AMENDMENT OF FLUM.** The city planning official, or designee, is
150 hereby directed to amend the city's adopted future land use maps in accordance with
151 this ordinance.

152
153 **SECTION 5. FUTURE LAND USE SUBAREA POLICY S.40.9.** Pursuant to
154 section 163.3187, Florida Statutes, the City's Growth Management Plan, Future Land
155 Use Element, Subarea Policy S.40.9 is amended to include the property in the subarea
156 boundary as depicted in Exhibit C, and the text of the policy is amended to read as
157 follows (underlined text are additions to the Growth Management Plan):

158
159 The properties within the boundary of this Subarea Policy are located within the
160 Southeast Orlando Sector Plan area and shall be zoned Planned Development (PD).
161 The provisions specified in Future Land Use Policy 2.4.4, Goal 4 and associated
162 objectives and policies shall apply within this area.

163
164 The maximum development capacity of this area shall be as follows:

165
166 1) Narcoossee Cove I-354 dwelling units, 90,000 sq. ft. of commercial/retail and
167 30,000 sq. ft. of office, or an equivalent amount of other non-residential uses allowed by
168 the Village Center designation.

169
170 2) Narcoossee Cove II-30 dwellings units, 11,700 sq. ft. of commercial/retail and
171 2,500 sq. ft of office or an equivalent amount of other non-residential uses allowed by
172 the Village Center designation.

173
174 3) Lake Whippoorwill Cove-9 dwelling units and 12,000 sq. ft. of
175 commercial/retail or an equivalent amount of other non-residential uses allowed by the
176 Village Center designation. Townhomes may be front-loaded.

177
178 Due to the small size of the properties and the City's interest in superior design
179 and development, the Narcoossee Cove II and Lake Whippoorwill Cove properties can

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180 be combined into one site plan application for review by the SETDRC. If approved by the
181 SETDRC, the development programs may be combined and/or clustered within the two
182 sites. No PD amendment is required unless there is an increase in the development
183 program.

184
185 Any increase in development capacity beyond that allowed by this subarea policy
186 shall require a GMP amendment and shall be supported by data and analysis that
187 demonstrate adequate facilities and services are available to accommodate the
188 proposed density and intensity of development. Prior to development, each
189 development site shall be reviewed by the Southeast Town Design Review Committee
190 (SETDRC) as part of a specific parcel master plan that addresses building layout,
191 parking, and other site planning issues as identified in the Land Development Code.

192
193 Transportation

194
195 The proposed roadway network within the project shall conform to the City of
196 Orlando's Major Thoroughfare Plan, as may be amended from time to time. Each
197 specific parcel master plan shall include typical street cross sections if new streets are
198 proposed.

199
200 **SECTION 6. ZONING DESIGNATION.** Pursuant to the LDC, the zoning
201 designation for the property is hereby established as the "Planned Development" district
202 (denoted on the city's official zoning maps as the "PD" district), as depicted in Exhibit D
203 to this ordinance. This planned development zoning district shall be known as the "Lake
204 Whippoorwill Cove PD."

205
206 **SECTION 7. AMENDMENT OF OFFICIAL ZONING MAP.** The city zoning
207 official, or designee, is hereby directed to amend the city's official zoning maps in
208 accordance with this ordinance.

209
210 **SECTION 8. SPECIAL LAND DEVELOPMENT REGULATIONS.** The Planned
211 Development zoning district for the property is subject to the following special land
212 development regulations:

213
214 **A. General**

- 215 1. Framework Map. Subject to any modifications expressly contained in the text of
216 this ordinance, development and maintenance of the property must be consistent
217 with the framework map attached to this ordinance as Exhibit E (the "Framework
218 Map"). In the event of a conflict between the text of this ordinance the Framework
219 Map, the text of this ordinance controls.
- 220
221 2. Minor Modifications. Minor modifications and design changes including but not
222 limited to signs, landscaping, driveway locations, and other minor changes, that
223 are required beyond those previously reviewed by the Municipal Planning Board
224 or City Council, may be approved by the Planning Official without further review

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225 by the Municipal Planning Board. Major changes require additional review by the
226 Municipal Planning Board.

227
228 3. Expiration. Upon approval of the PD by City Council, the planned development
229 zoning designation is contingent on a building permit for the project being issued
230 by the City of Orlando within five (5) years of the PD approval. If a building permit
231 is not issued within five years, or if the building permits issued for the project
232 expire before a Certificate of Occupancy or Certificate of Completion is issued,
233 then the PD is no longer valid and the applicant must apply to City Council to
234 rezone the property or amend the PD if the applicant wishes to proceed with a
235 development requiring said PD.

236

237 **B. Growth Management**

238 1. CONFORMANCE WITH PD REQUIRED Construction and development shall
239 conform to approved site plans, elevations, and landscaping plans on file with the
240 City Planning Division and all conditions contained herein, or as modified by the
241 Municipal Planning Board and City Council.

242

243 2. ZONING For any requirements not specifically addressed in this ordinance,
244 Chapter 68 of the Land Development Code (the Southeast Sector Plan) shall
245 apply. For any requirements not specifically addressed in the Southeast Sector
246 Plan, the AC-1 zoning district shall apply.

247

248 3. SPECIFIC PARCEL MASTER PLANS The properties within this subject area
249 shall be required to submit Specific Parcel Master Plans (SPMPs) to the
250 Southeast Town Design Review Committee (SETDRC) prior to the issuance of
251 building permits. The SETDRC may approve minor modifications to the design
252 standards, as described in 68.609(e).

253

254 4. VILLAGE CENTER STANDARDS To provide flexibility of development and
255 based on site-specific constraints, the standard for Village Center composition of
256 mix can be determined at the time of SPMP review. The public/civic and public
257 park/greenspace area within the 100' buffer adjacent to Lake Whippoorwill (as
258 defined by S.40.6) may count toward the Village Center mix of uses, provided
259 there is public access to the area.

260

261 5. EXISTING USES Uses existing as of the effective date of this ordinance shall be
262 considered legally conforming uses. Minor alterations that meet the AC-1
263 standards are allowed. Any substantial improvements or enlargements shall
264 meet the PD standards.

265

266 6. ALLOWED USES: VILLAGE CENTER The proposed development is for
267 multifamily residential, commercial/retail and office use. Other allowed uses in

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268 Village Centers are: services, grocery, restaurants, cinema, gas stations,
269 hospitals, hotels, single family, civic including schools and colleges, park/plaza,
270 and/or other uses consistent with the City's AC-1 district.
271

272 7. **ALLOWED USES: RESIDENTIAL DISTRICT** The proposed development is
273 residential. The allowed uses in Residential District are: single family and multi-
274 family residential up to fourplexes; accessory dwelling units; parks; golf courses;
275 residential center.
276

277 8. **PROHIBITED USES** The following uses are prohibited:
278 a. Labor pools and labor halls as defined by Chapter 448, Florida Statutes;
279 b. Any business in which a material part of its service includes loaning money
280 secured by vehicle titles (often known as "car-title loans"), but not including
281 financial institutions such as banks, credit unions, trust companies, consumer
282 finance, and retail installment lenders;
283 c. Any business commonly known as "check cashing" establishment, or any
284 business in which a material part of its service includes offering loans
285 secured by future employment wages or other compensation (often known as
286 "payday loans," or "pay day advances"), but not including retail businesses
287 which provide a check cashing service as an incidental part of their business
288 and financial institutions such as banks, credit unions, and trust companies;
289 d. Tattoo, body art, and body piercing establishments;
290 e. Pawnshops, as defined by the Florida Pawnbroking Act;
291 f. Bail bond agencies, as defined by Chapter 648, Florida Statutes;
292 g. Flea markets;
293 h. Automobile sales and rentals;
294 i. Fortune tellers, tarot card readers, palm readers, psychics, and like
295 establishments;
296 j. Mobile food vending;
297 k. Bottle clubs, as defined by the Florida Beverage Law;
298 l. Parking, principal use;
299 m. Personal storage;
300 n. Retail, intensive;
301 o. Service, intensive;
302 p. Service, automotive; and
303 q. Service, major vehicle.
304

305 9. **MAXIMUM INTENSITY** The maximum development intensity shall not exceed
306 12,000 sq. ft. of commercial/retail, and 9 dwelling units or an equivalent amount
307 of other uses allowed by the Village Center designation.
308

309 10. **MAXIMUM IMPERVIOUS SURFACE RATIO (ISR)** The maximum ISR is 0.85 for
310 the Village Center area and 0.60 for the Residential Neighborhood area.

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11. **SITE PLAN** The site plan shall indicate FEMA flood zone boundaries and types.
12. **STREET CONNECTION** A street connection to Waterline Road is required.
13. **LIGHTING**
- a. All utilities, including street light poles, shall be kept out of the pedestrian path.
 - b. Site lighting must comply with the City outdoor lighting code, section 63.400 of the Land Development Code.
 - c. Light-emitting diode (LED) lamps are encouraged.
14. **SIGNAGE** A Master Sign package for each phase or parcel is subject to review and approval by the City Planning Official, or designee, prior to the issuance of any building permit for the respective phase or parcel. The Property must be developed and maintained in accordance with the final approved sign package. Signs on the Property must comply with the City's generally applicable sign code, and the following:
- a. Offsite signs are prohibited.
 - b. Pole signs are prohibited.
 - c. Monument signs are encouraged.
15. **SETBACKS** The required setbacks are as follows:
- a. The Narcoossee Road setback is 32.5', which includes the 15' utility easement, 7.5' street tree area and a 10' landscaped area.
 - b. A 100' buffer and an additional 20' setback is required from the mean high water line of Lake Whippoorwill.
 - c. Proposed setbacks will be reviewed as part of the SPMP.
16. **BUFFERYARDS** The development must be consistent with the bufferyard requirements in Chapter 60. While the bufferyards adjacent to existing uses shall be established at the SPMP, the bufferyard from Orange County properties located within the rural settlement shall be 25' per S.40.6. If the adjacent property is annexed or removed from the rural settlement, the buffer may be eliminated, but may be subject to further site plan review or a PD amendment.
17. **BUILDING HEIGHT** The building height shall be between one and four stories. The maximum building height within 400' of Lake Whippoorwill is two stories. Only residential uses are allowed within 400' of Lake Whippoorwill.
18. **PEDESTRIAN CONNECTIONS** Minimum 5' wide pedestrian connections shall be provided from the public street to the principal building.

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- 354 19. LAKEFRONT TRAIL DEVELOPMENT An ADA accessible trail shall be
355 developed within the required conservation buffer adjacent to Lake Whippoorwill.
356 The trail must be privately maintained and shall be located in such a manner as
357 to facilitate reasonable, pedestrian-friendly connections with future segments. If it
358 is publicly accessible, a portion may be used to meet park requirements
359 consistent with LDC Chapter 68, Sec. 68.500 and Fig. 68-M.
360
- 361 20. URBAN DESIGN Urban design shall meet the requirements of LDC Ch. 68.
362
- 363 21. DOCK RESTRICTIONS No additional docks shall be built within the PD, nor shall
364 the existing dock be expanded beyond its existing footprint. Maintenance of the
365 existing dock is allowed, subject to the same limitations as a nonconforming
366 building, structure, or vehicular use area (LDC Ch. 58 Part 7C).
367
- 368 22. TOWNHOME DESIGN The site must meet the townhome design standards
369 (LDC Ch. 58 Part 3B); however, front-loaded townhomes may be allowed
370 because of the small number of units and site constraints. Appearance Review is
371 required to ensure appropriate pedestrian access and transparency and to
372 reduce the visual impact of garage doors.
373
- 374 23. LAKE WHIPPOORWILL DISTRICT The property is within the Orange County
375 Lake Whippoorwill MSTU, which has a millage assessment for lake clearing
376 maintenance. The 2018 millage rate was 0.0000.
377
- 378 24. OCPS CAPACITY ENHANCEMENT AGREEMENT The nine (9) dwelling units
379 allowed by the proposed future land use change are considered de minimis and
380 are not subject to the Capacity Enhancement Process. Concurrency
381 requirements may apply; a determination will be made at time of SPMP
382 application.
383

384 **SECTION 9. CONSENT TO MUNICIPAL SERVICES TAXING UNIT (MSTU).**

385 Pursuant to section 125.01(1)(q), Florida Statutes, the Orlando City Council hereby
386 consents to the boundaries of the Lake Whippoorwill MSTU for aquatic weed control,
387 general maintenance, and improvements of the lake including that certain part of the
388 corporate territory of the City of Orlando as annexed by this ordinance. The City's
389 consent expires on the date on which Orange County discontinues the MSTU levy. This
390 consent applies only with respect to levies lawfully existing as of the effective date of this
391 ordinance. Additionally, the City's consent is hereby conditioned on the City maintaining
392 its full constitutional authority to levy ad valorem taxes of up to 10 mills for municipal
393 purposes. Therefore, the City's consent provided by this section shall terminate as of the
394 date the Orlando City Council levies an ad valorem millage rate that when added to the
395 existing MSTU levy would, if the City's consent to the MSTU was not terminated, exceed
396 the constitutional 10 mill cap. The purpose of this term and condition is to maintain the

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397 City's ability, if ever necessary, to levy its full constitutional allotment of ad valorem taxes
398 without restriction by virtue of the County's MSTU.

399
400 **SECTION 10. OTHER DEVELOPMENT LAWS.** In accordance with section
401 58.367, Orlando City Code, except as expressly provided in this ordinance, the Lake
402 Whippoorwill Cove Planned Development zoning district remains subject to all applicable
403 federal, state, and local laws, and nothing in this ordinance shall be construed to exempt
404 the property from the lawful authority or jurisdiction of any federal, state, or local agency.

405
406 **SECTION 11. SEVERABILITY.** If any provision of this ordinance or its
407 application to any person or circumstance is held invalid, the invalidity does not affect
408 other provisions or applications of this ordinance which can be given effect without the
409 invalid provision or application, and to this end the provisions of this ordinance are
410 severable.

411
412 **SECTION 12. SCRIVENER'S ERROR.** The city attorney may correct scrivener's
413 errors found in this ordinance by filing a corrected copy of this ordinance with the city
414 clerk.

415
416 **SECTION 13. DISCLAIMER.** As provided by subsection 166.033(5), Florida
417 Statutes, issuance of a development permit by a municipality does not in any way create
418 any right on the part of an applicant to obtain a permit from a state or federal agency and
419 does not create any liability on the part of the municipality for issuance of the permit if
420 the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a
421 state or federal agency or undertakes actions that result in a violation of state or federal
422 law. In accordance with subsection 166.033(5), Florida Statutes, it is hereby made a
423 condition of this ordinance that all other applicable state or federal permits be obtained
424 before commencement of the development.

425
426 **SECTION 14. EFFECTIVE DATE.** This ordinance is effective upon adoption,
427 except for sections one, two and nine, which take effect on the 30th day after adoption,
428 and sections three through eight, which take effect on the 31st day after adoption unless
429 this ordinance is lawfully challenged pursuant to subsection 163.3187(5), Florida
430 Statutes, in which case sections three through eight shall not be effective until the state
431 land planning agency or the Administration Commission issues a final order declaring
432 this ordinance "in compliance" as defined at sections 163.3184(1)(b) and 163.3187(5)(d),
433 Florida Statutes.

434
435 **DONE, THE FIRST PUBLIC NOTICE,** in a newspaper of general circulation in
436 the City of Orlando, Florida, by the City Clerk of the City of Orlando, Florida, this
437 23 day of JUNE, 2019.

438

ORDINANCE NO. 2019-36

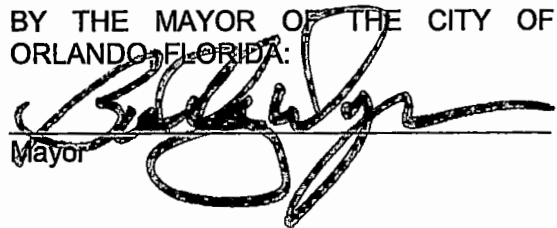
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DONE, THE FIRST READING, by the City Council of the City of Orlando, Florida, at a regular meeting, this 17 day of JUNE, 2019.

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 30 day of JUNE, 2019.

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 8 day of JULY, 2019.

BY THE MAYOR OF THE CITY OF ORLANDO, FLORIDA:


Mayor

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

Denise Aldridge
City Clerk

Denise Aldridge
Print Name

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

Sarah Taitt
Assistant City Attorney

Sarah Taitt
Print Name

[Remainder of page intentionally left blank.]

Council Meeting: 7-8-19
Documentary: 12-1 1907081201

EXHIBIT

A



VERIFIED LEGAL DESCRIPTION FORM

The following legal description has been prepared by

JONES WOOD & GENTRY, INC.
and submitted to the City Planning Division for verification.

Signature

4-24-19
Date

"This description has been reviewed by the Bureau of Engineering and is acceptable based on a comparison with:

RECORD PLAT

By 5/14/19

Application Request (Office Use Only)

Lake Whipoorwill Cove Annexation

File No. ANV 2018-10018
GMP 2018-10035
ZON 2018-10032

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

The South 100 feet of the North 830 feet of the West 1,730 feet of the Southwest Quarter of Section 20, Township 24 South, Range 31 East, Orange County, Florida.

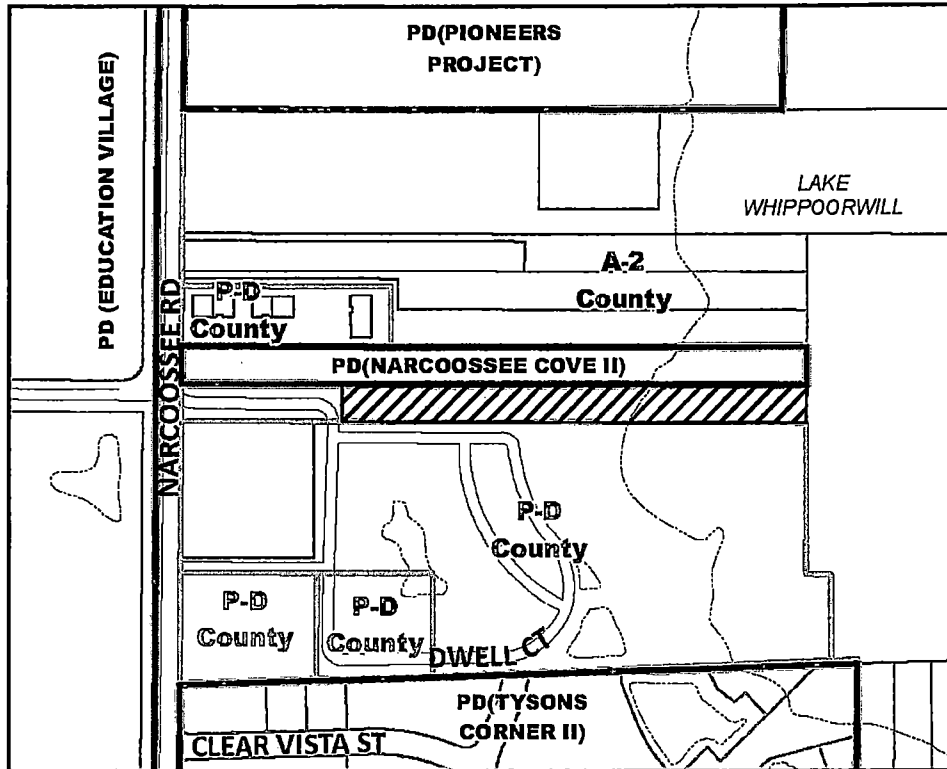
LESS

That part of the South 100 feet of the North 830 feet of the West 1,730 feet of the Southwest 1/4 of Section 20, Township 24 South, Range 31 East, Orange County, Florida, described as follows:

COMMENCE at the Northwest corner of the Southwest 1/4 of Section 20, Township 24 South, Range 31 East, Orange County, Florida, thence South 00 degrees 20 minutes 50 seconds West 730.00 feet along the West boundary of said Southwest 1/4 to a point on the North boundary of the South 100.00 feet of the North 830.00 feet of the West 1730.00 feet of said Southwest 1/4; thence South 89 degrees 48 minutes 40 seconds East 33.00 feet along said North boundary to a point on the East right of way line of State Road 15 (Narcoossee Road) per Orange County Right of Way Map prepared by Bowyer Singleton & Associates, Inc. dated May 31, 2007 for the POINT OF BEGINNING; thence continue along said North boundary South 89 degrees 48 minutes 40 seconds East 435.60 feet along said North boundary; thence South 00 degrees 20 minutes 50 seconds West 100.00 feet to a point on the North boundary of the South 400.00 feet of the North 1230.00 feet of the West 1730.00 feet of said Southwest 1/4; thence North 89 degrees 48 minutes 40 seconds West 435.60 feet along said North boundary to a point on the aforesaid East right of way line of State Road 15; thence North 00 degrees 20 minutes 50 seconds East 100.00 feet along said East right of way line to the POINT OF BEGINNING.

CONTAINING: 2.896 acres, more or less.

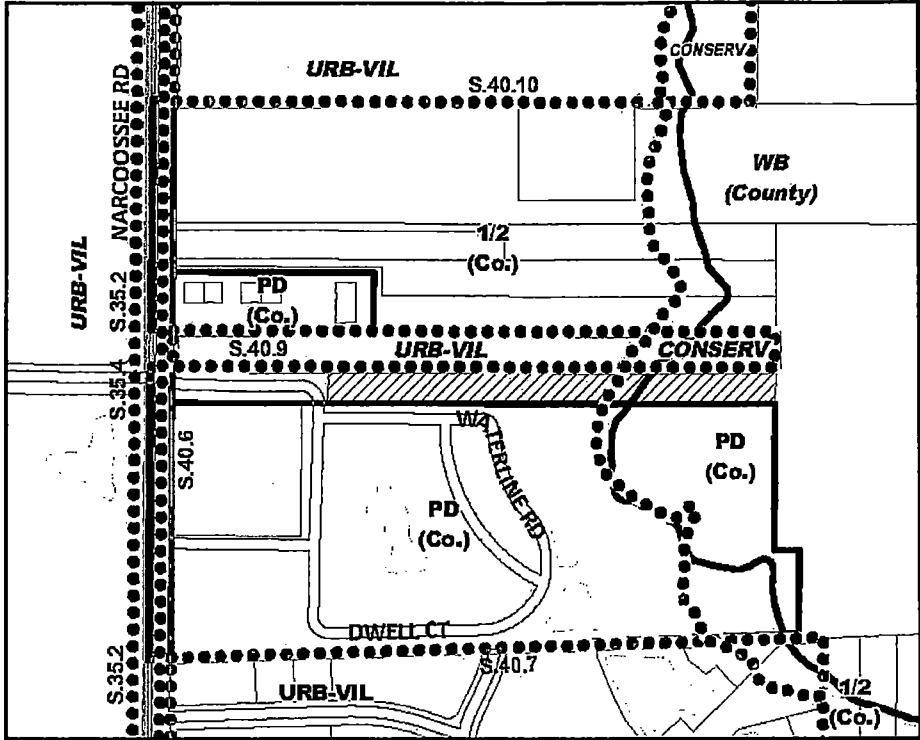
**EXHIBIT
B**



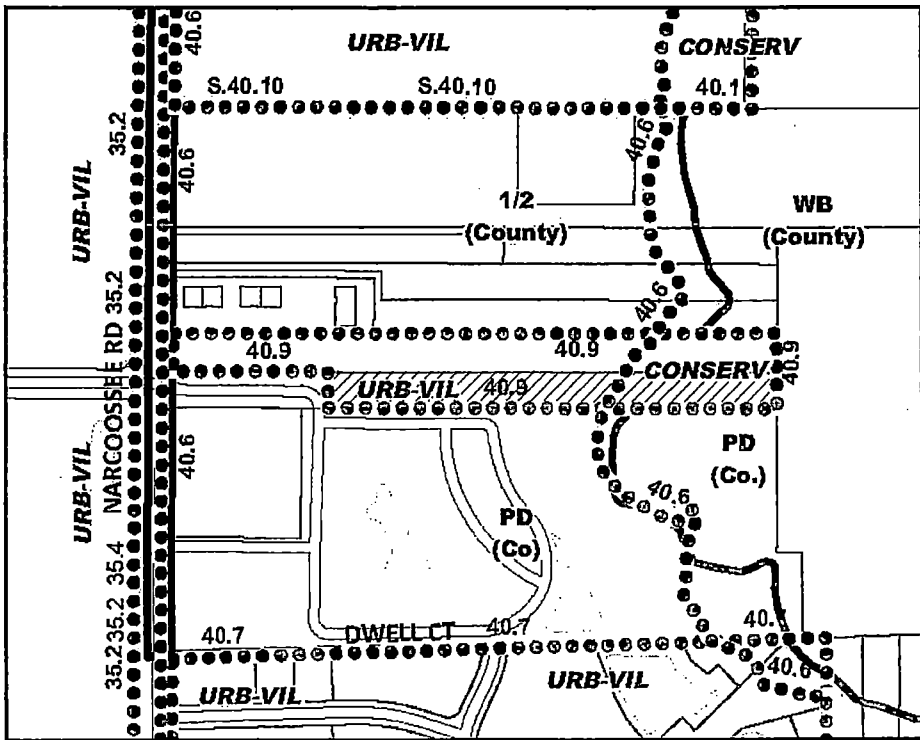
ANX2018-10018



EXHIBIT
C



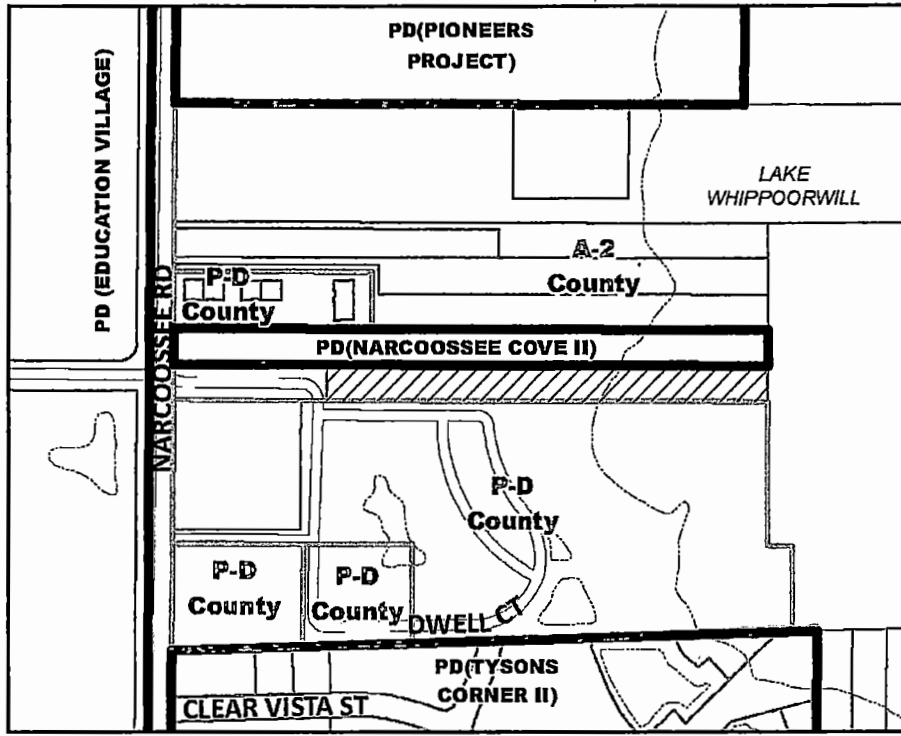
Future Land Use - Existing GMP2018-10035



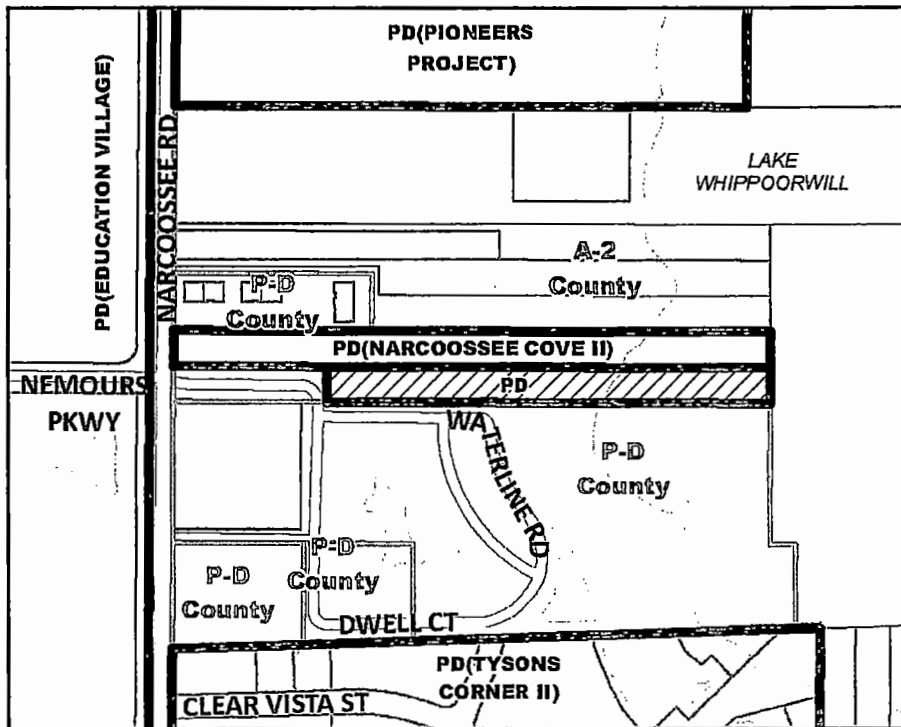
Future Land Use - Proposed GMP2018-10035



**EXHIBIT
D**



Zoning - Existing ZON2018-10032



Zoning - Proposed ZON2018-10032



EXHIBIT E

12621 NARCOOSSEE ROAD (PARCEL ID 20-24-31-0000-00-017)

NARCOOSSEE ROAD

LAKE NONA COVENANT GROUP, LLC
20-24-31-1890-01-000
ZONING: P-D COUNTY
FLU: PD COUNTY

ORANGE COUNTY BCC
20-24-31-0000-00-101
ZONING: A-2 COUNTY
FLU: RURAL 1/2 COUNTY

LAKE NONA DENTAL SPECIALISTS, LLC 3 INT
WILLIAM T ANDERSON TR
20-24-31-9302-00-010
ZONING: P-D COUNTY
FLU: PD COUNTY

NARCOOSSEE COVE II
20-24-31-0000-00-068
PARCEL A
VILLAGE CENTER DISTRICT

DWELL NONA PLACE LLC
20-24-31-1890-02-000
ZONING: P-D COUNTY
FLU: PD COUNTY

PARCEL A VILLAGE CENTER DISTRICT
12,000 SF RETAIL/ COMMERCIAL 1.00 ACRE
PUBLIC/CIVIC 0.11 ACRE

BRIAN PHILIP ROLLS &
SABACHIA MARIA ROLLS
20-24-31-9302-00-012
ZONING: A-2 COUNTY
FLU: RURAL 1/2 COUNTY

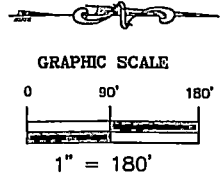
PARCEL B RESIDENTIAL DISTRICT
6 DU RESIDENTIAL (TOWNHOMES) 0.47 ACRE

NARCOOSSEE COVE II
20-24-31-0000-00-068
PARCEL B
RESIDENTIAL DISTRICT

CONSERVATION
PARKS/GREENSPACE 0.24 ACRE

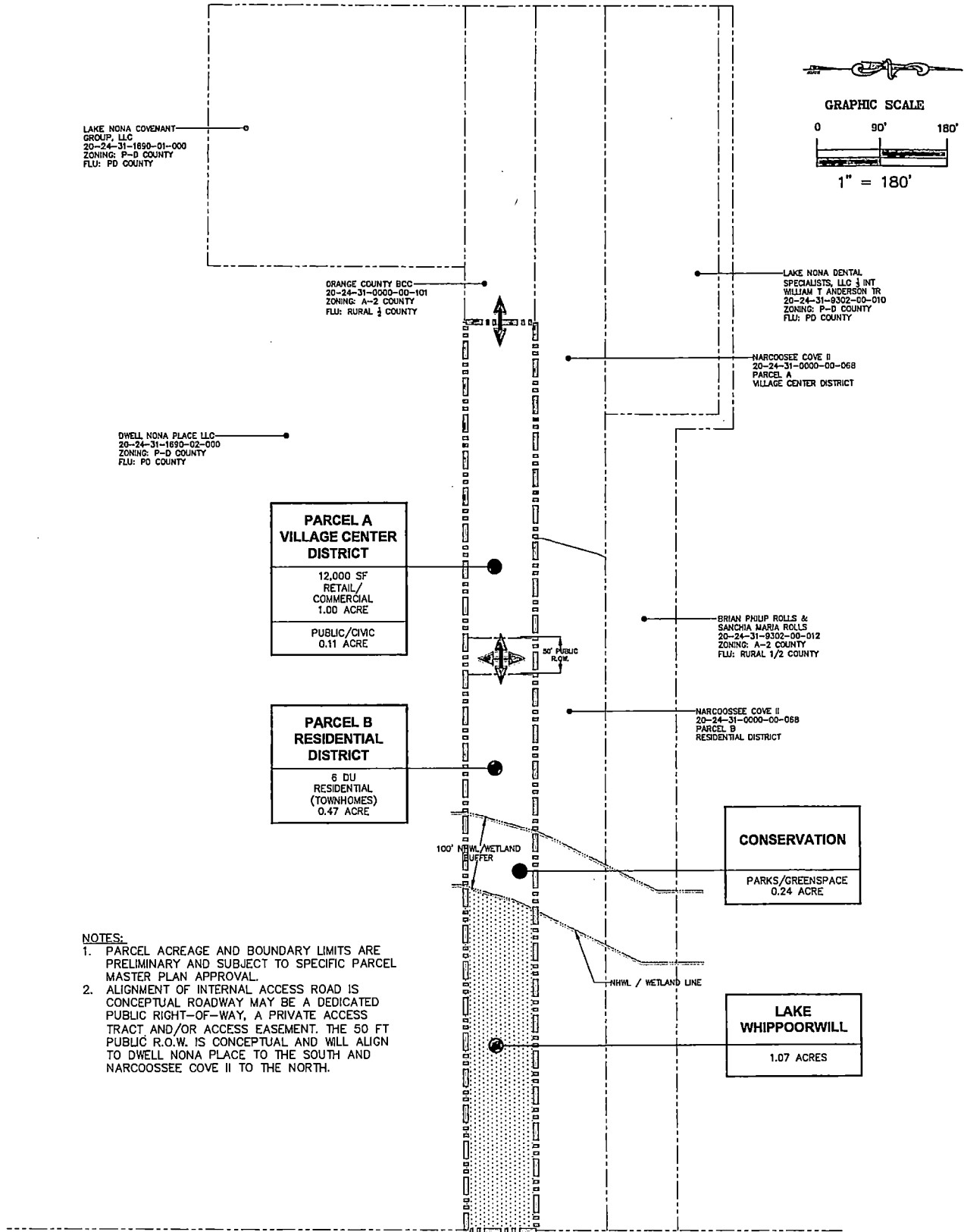
100' NHWL WETLAND BUFFER

LAKE WHIPPOORWILL
1.07 ACRES



NOTES:

1. PARCEL ACREAGE AND BOUNDARY LIMITS ARE PRELIMINARY AND SUBJECT TO SPECIFIC PARCEL MASTER PLAN APPROVAL.
2. ALIGNMENT OF INTERNAL ACCESS ROAD IS CONCEPTUAL ROADWAY MAY BE A DEDICATED PUBLIC RIGHT-OF-WAY, A PRIVATE ACCESS TRACT AND/OR ACCESS EASEMENT. THE 50 FT PUBLIC R.O.W. IS CONCEPTUAL AND WILL ALIGN TO DWELL NONA PLACE TO THE SOUTH AND NARCOOSSEE COVE II TO THE NORTH.



Published Daily
ORANGE County, Florida

State Of Florida
County Of Orange

Before the undersigned authority personally appeared Marella Green, who on oath says that he or she is an Advertising Representative of the ORLANDO SENTINEL, a DAILY newspaper published at the ORLANDO SENTINEL in ORANGE County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter of 11150-Public Hearing Notice, July 8, 2019 at 2:00 p.m., Ordinance # 2019-36 was published in said newspaper in the issues of Jun 23, 2019; Jun 30, 2019.

Affiant further says that the said ORLANDO SENTINEL is a newspaper Published in said ORANGE County, Florida, and that the said newspaper has heretofore been continuously published in said ORANGE County, Florida, each day and has been entered as periodicals matter at the post office in ORANGE County, Florida, in said ORANGE County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

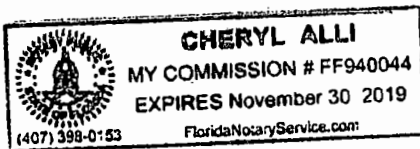
Marella Green
Signature of Affiant

Marella Green

Name of Affiant

Sworn to and subscribed before me on this 1 day of July, 2019,
by above Affiant, who is personally known to me (X) or who has produced identification ().

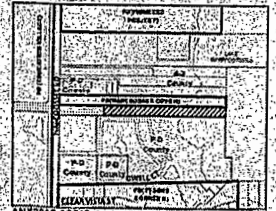
Cheryl Alli
Signature of Notary Public



Name of Notary, Typed, Printed, or Stamped

NOTICE OF PROPOSED ENACTMENT

On July 8, 2019, the Orlando City Council will consider proposed ordinance #2019-36, entitled AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ORLANDO, FLORIDA, ANNEXING TO THE CORPORATE LIMITS OF THE CITY CERTAIN LAND GENERALLY LOCATED EAST OF NARCOOSSEE ROAD, NORTH OF WATERLINE ROAD, AND WEST OF LAKE WHIPPOORWILL, AND COMPRISED OF 2.89 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 VILLAGE ON THE CITY'S OFFICIAL FUTURE LAND USE MAPS; AMENDING THE BOUNDARIES AND TEXT OF GROWTH MANAGEMENT PLAN SUBAREA POLICY S-409; TO INCLUDE THE PROPERTY IN THE SOUTHEAST ORLANDO SECTOR PLAN; DESIGNATING THE PROPERTY AS THE PLANNED DEVELOPMENT ZONING DISTRICT ON THE CITY'S OFFICIAL ZONING MAPS; PROVIDING A SITE PLAN AND SPECIAL LAND DEVELOPMENT REGULATIONS FOR THE PLANNED DEVELOPMENT; PROVIDING FOR CONSENT TO THE MUNICIPAL SERVICES TAXING UNIT FOR LAKE WHIPPOORWILL; PROVIDING FOR AMENDMENT OF THE CITY'S OFFICIAL FUTURE LAND USE AND ZONING MAPS; PROVIDING FOR SEVERABILITY, CORRECTION OF SCRIBENER'S ERRORS, PERMIT DISCLAIMER, AND AN EFFECTIVE DATE.



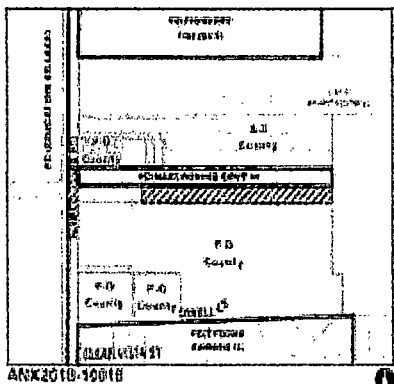
A public hearing on this ordinance will be held during Council's regular meeting beginning at 2:00 p.m. in Council Chambers, 2nd floor, Orlando City Hall, 400 S. Orange Ave., Orlando, Florida. Interested parties may appear at the meeting and be heard with respect to the proposed ordinance. If a person decides to appeal any decision made by Council with respect to any matter considered at the hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to 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. The proposed ordinance may be inspected by the public at the Office of the City Clerk located on the 2nd floor of Orlando City Hall, 400 S. Orange Ave., Orlando, Florida. Qualified persons with disabilities needing auxiliary aid or service, or other assistance, so they can participate equally in this meeting should contact the Office of the City Clerk at (407) 246-2251 as soon as possible but no later than 48 hours before the meeting.

OS6329419

6/23, 6/30/2019

NOTICE OF PROPOSED ENACTMENT

On July 8, 2019, the Orlando City Council will consider proposed ordinance #2019-36, entitled AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ORLANDO, FLORIDA, ANNEXING TO THE CORPORATE LIMITS OF THE CITY CERTAIN LAND GENERALLY LOCATED EAST OF NARCOOSSEE ROAD, NORTH OF WATERLINE ROAD, AND WEST OF LAKE WHIPPOORWILL, AND COMPRISED OF 2.89 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 VILLAGE ON THE CITY'S OFFICIAL FUTURE LAND USE MAPS; AMENDING THE BOUNDARIES AND TEXT OF GROWTH MANAGEMENT PLAN SUBAREA POLICY S.10.9 TO INCLUDE THE PROPERTY IN THE SOUTHEAST ORLANDO SECTOR PLAN; DESIGNATING THE PROPERTY AS THE PLANNED DEVELOPMENT ZONING DISTRICT ON THE CITY'S OFFICIAL ZONING MAPS; PROVIDING A SITE PLAN AND SPECIAL LAND DEVELOPMENT REGULATIONS FOR THE PLANNED DEVELOPMENT; PROVIDING FOR CONSENT TO THE MUNICIPAL SERVICES TAXING UNIT FOR LAKE WHIPPOORWILL; 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.



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Sold To:

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

Bill To:

City of Orlando - CU00118969
Attn: Ridge K. Holdridge
400 S Orange Ave, Fl 2
Orlando, FL, 32801-3360