



December 30, 2024

Mr. Alberto Vargas, Planning Division Manager
Orange County Government
201 S. Rosalind Avenue
PO Box 1393
Orlando, FL 32802-1393

RE: Voluntary Annexation Request: 1010 Arthur Avenue (ANX2024-10011)

Dear Mr. Vargas:

The City of Orlando has received a petition for the voluntary annexation of the parcel: 1010 Arthur Avenue (please see attached location map). The subject property is generally located south of Arthur Ave., east of Edgewater dr., and north of Webster St. consisting of ± 0.32 acres, with parcel ID: 29-22-10-8828-04-150.

The Orange County future land use designation for this property is Commercial and the zoning is C-1. The applicant has requested a future land use designation of Medium Use Corridor – Medium Intensity / Resource Protection (MUC-MED/RES-PRO) and an initial zoning of Medium Intensity Mixed-Use Corridor (MU-1) / Wekiva (W) /Resource Protection (RP)/ Appearance Review (AR) (GMP2024-10023 & ZON2024-10019, respectively). The site currently holds one building with an existing office use.

This voluntary Petition for Annexation has been placed on the Monday, January 13, 2025, City Council consent agenda. If approved, the Technical Review Committee (TRC) will review the annexation and related board actions at their Tuesday, January 7th, 2025, meeting. The Municipal Planning Board (MPB) will conduct a public hearing on Tuesday, January 21st, 2025. This public hearing is held in City Council Chambers and begins at 8:30 a.m.

You are invited to provide comments in writing to the Technical Review Committee (TRC) or attend the Municipal Planning Board (MPB) meeting. If you have any questions regarding this matter, please do not hesitate to contact the undersigned at (407) 246-3624 or email: deidre.oge@orlando.gov.

Sincerely,
Deidre Oge, Planner I

ECONOMIC DEVELOPMENT • CITY PLANNING DIVISION

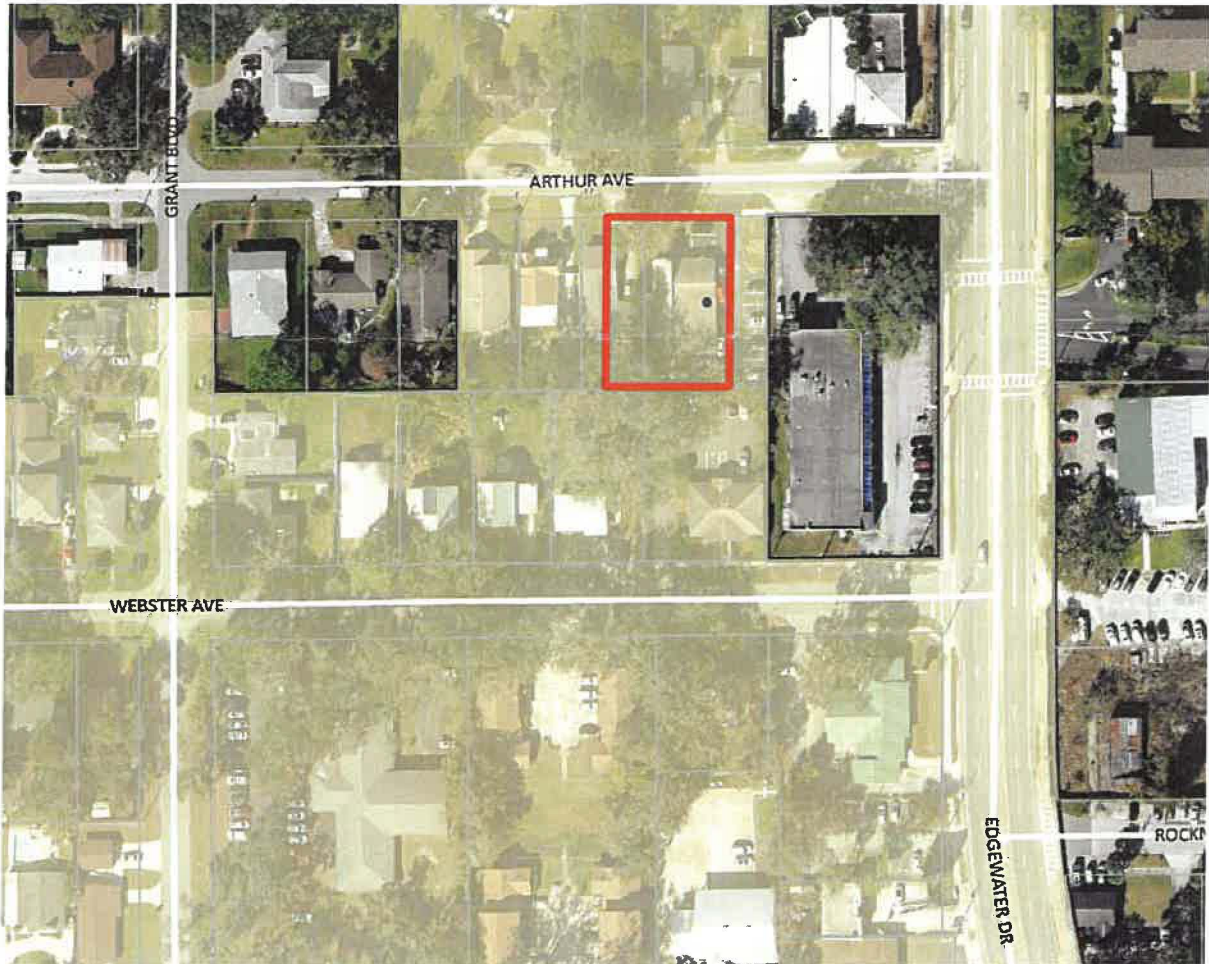
Orlando City Hall • 400 South Orange Avenue • Sixth Floor
PO Box 4990 • Orlando, FL 32802-4990

P 407.246.2269 • F 407.246.2895 • cityoforlando.net/city-planning

Received by: Clerk of BCC 1/6/2025 th

c: Deputy County Administrator Director Jon Weiss
Planning, Environmental, & Development Services Director Tanya Wilson
Planning Division Manager Alberto Vargas
Planning Administrator Nicolas Thalmueller
County Commissioners County Mayor County Administrator

Location Map of 1010 Arthur Avenue



LEGAL DESCRIPTION

ARTHUR AVE ANNEXATION

LEGAL DESCRIPTION:

A PORTION OF THOSE LANDS IN ARTHUR AVENUE AND LOTS 15 AND 16, BLOCK "D", "UNIVERSITY HEIGHTS", AS RECORDED IN PLAT BOOK "N", PAGE 59 OF THE PUBLIC RECORDS, ORANGE COUNTY, FLORIDA, LYING IN SECTION 10, TOWNSHIP 22 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AND BEGIN AT A NAIL AND DISC (LB 4475) MARKING THE CURRENT NORTHEAST CORNER OF LOT 14, BLOCK D, SITUATE ON THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF ARTHUR AVENUE (60 FOOT RIGHT-OF-WAY PER PLAT BOOK N, PAGE 59) AND THE CURRENT WEST RIGHT-OF-WAY LINE OF EDGEWATER DRIVE (RIGHT-OF-WAY WIDTH VARIES PER FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) SECTION NUMBER 75260-2501); THENCE, ALONG SAID SOUTH RIGHT-OF-WAY, SOUTH 89°19'04" WEST, 139.81 FEET, TO A 5/8" IRON ROD & CAP (LB 6605) MARKING THE NORTHEAST CORNER OF LOT 15, BLOCK "D"; THENCE, DEPARTING SAID SOUTH RIGHT-OF-WAY AND ALONG THE EAST LINE OF SAID LOT 15, SOUTH 00°40'56" EAST, 140.00 FEET, TO A 5/8" IRON ROD & CAP (LB 6605) MARKING THE SOUTHEAST CORNER OF LOT 15, BLOCK "D"; THENCE, DEPARTING SAID EAST LINE AND ALONG THE SOUTH LINE OF LOTS 15 AND 16, SOUTH 89°19'04" WEST, 100.00 FEET, TO A 5/8" IRON ROD & CAP (LB 6605) MARKING THE SOUTHWEST CORNER OF LOT 16, BLOCK "D"; THENCE, DEPARTING SAID SOUTH LINE AND ALONG THE WEST LINE OF LOT 16, BLOCK "D", NORTH 00°40'56" WEST, 140.00 FEET, TO A 5/8" IRON ROD & CAP (LB 6605), MARKING THE NORTHWEST CORNER OF LOT 16, BLOCK "D", SITUATE ON THE SAID SOUTH RIGHT-OF-WAY LINE OF ARTHUR AVENUE; THENCE, DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, NORTH 00°40'56" WEST, 60.00 FEET, TO THE NORTH RIGHT-OF-WAY LINE OF SAID ARTHUR ROAD; THENCE, ALONG SAID NORTH RIGHT-OF-WAY LINE, NORTH 89°19'04" EAST, 239.81 FEET, TO THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF ARTHUR AVENUE AND THE CURRENT WEST RIGHT-OF-WAY LINE OF EDGEWATER DRIVE; THENCE, DEPARTING THE SAID NORTH RIGHT-OF-WAY LINE AND ALONG SAID CURRENT WEST RIGHT-OF-WAY LINE, SOUTH 00°40'56" EAST, 60.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 28,388 SQUARE FEET OR 0.65 ACRES MORE OR LESS.

SURVEYOR'S NOTES:

1. BEARINGS ARE BASED ON THE ESTABLISHED SOUTH RIGHT-OF-WAY LINE OF ARTHUR AVENUE, AS RECORDED IN PLAT BOOK "N", PAGE 59 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA: SOUTH 89°19'04" WEST.
2. THIS IS A SKETCH AND DESCRIPTION AND IS NOT A SURVEY AS SUCH.
3. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS, RIGHT-OF-WAYS, OR ENCUMBRANCES OF RECORD, NOR WAS TITLE WORK PROVIDED TO THIS SURVEYOR. THERE MAY BE OTHER EASEMENTS AND/OR ENCUMBRANCES OF RECORDS WHICH AFFECT OR OVERLAP INTO THE PARCEL BEING DESCRIBED HEREIN.
4. THIS MAP IS INTENDED TO BE VIEWED AT THE DEPICTED SCALE AS SHOWN. REPRODUCTIONS OF THIS MAP ARE SUBJECT TO REDUCTIONS OR ENLARGEMENTS IN SIZE AND MAY NOT ACCURATELY REPRESENT THIS SURVEY MAP.
5. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE STRICTLY PROHIBITED WITHOUT EXPRESSED WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
6. THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY JOHN MILLER PULICE, P.S.M. 6811 ON 10/28/24. THE ELECTRONIC SIGNATURE HEREON IS IN COMPLIANCE WITH THE FLORIDA ADMINISTRATIVE CODE (FAC) 5J-17-062.

THIS IS NOT A BOUNDARY SURVEY

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE SKETCH AND DESCRIPTION SHOWN HEREON IS IN ACCORDANCE WITH CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027 OF FLORIDA STATUTES.

JOHN MILLER PULICE
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER: LS6811

NOT VALID WITHOUT THE ORIGINAL SIGNATURE & RAISED SEAL OF A LICENSED FLORIDA PROFESSIONAL SURVEYOR AND MAPPER. PDF FORMAT COPIES DIGITALLY SIGNED BY THE LICENSED FLORIDA PROFESSIONAL SURVEYOR AND MAPPER USING A THIRD PARTY DIGITAL SIGNATURE SERVICE ARE ACCEPTABLE. PAPER COPIES WITHOUT ORIGINAL SIGNATURE AND SEAL ARE NOT VALID.

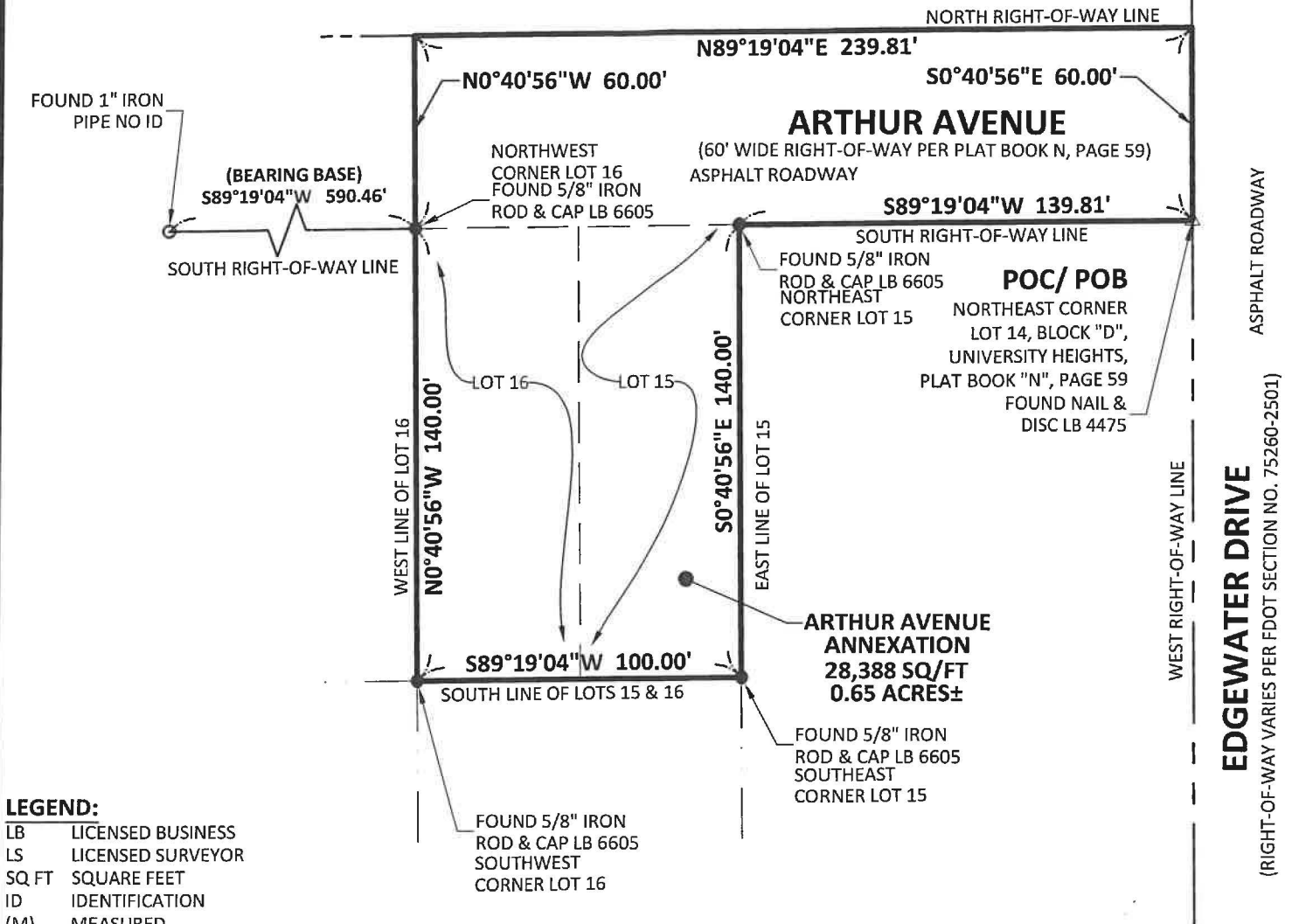
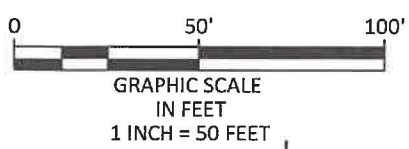
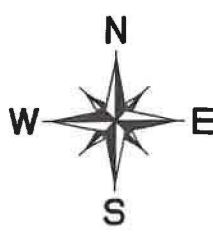
THIS SHEET IS PART OF A 2-SHEET SET AND IS NOT VALID WITHOUT ALL OTHER SHEETS OF THIS SET.

DESCRIPTION	DATE	PROJECT INFORMATION	
PREPARED	10/28/2024	JOB #	24-0365.000
		DRAWN BY	SAF
		REVIEWED BY	JMP
		SHEET 1 OF 2	



KPMFranklin
ENGINEERS • PLANNERS • SURVEYORS
222 CHURCH STREET,
KISSIMMEE, FL 34741 | PHONE (407) 846-1216
CERTIFICATE OF AUTHORIZATION: 32059
EB NO. 8336 | LB NO. 6605

SKETCH OF DESCRIPTION
ARTHUR AVE ANNEXATION



LEGEND:

- LB LICENSED BUSINESS
- LS LICENSED SURVEYOR
- SQ FT SQUARE FEET
- ID IDENTIFICATION
- (M) MEASURED
- NO. NUMBER
- PB PLAT BOOK
- PG PAGE(S)
- FDOT FLORIDA DEPARTMENT OF TRANSPORTATION

THIS IS NOT A SURVEY
THIS SHEET IS PART OF A 2-SHEET SET AND IS NOT VALID WITHOUT ALL OTHER SHEETS OF THIS SET.

DESCRIPTION	DATE
PREPARED	10/28/2024



KPMFranklin
ENGINEERS • PLANNERS • SURVEYORS

222 CHURCH STREET,
KISSIMMEE, FL 34741 | PHONE (407) 846-1216
CERTIFICATE OF AUTHORIZATION: 32059
EB NO. 8336 | LB NO. 6605

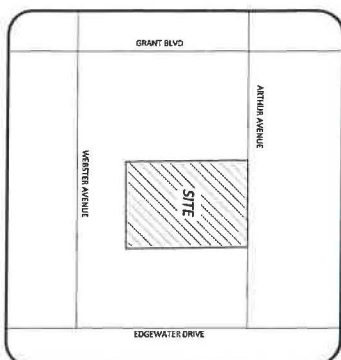
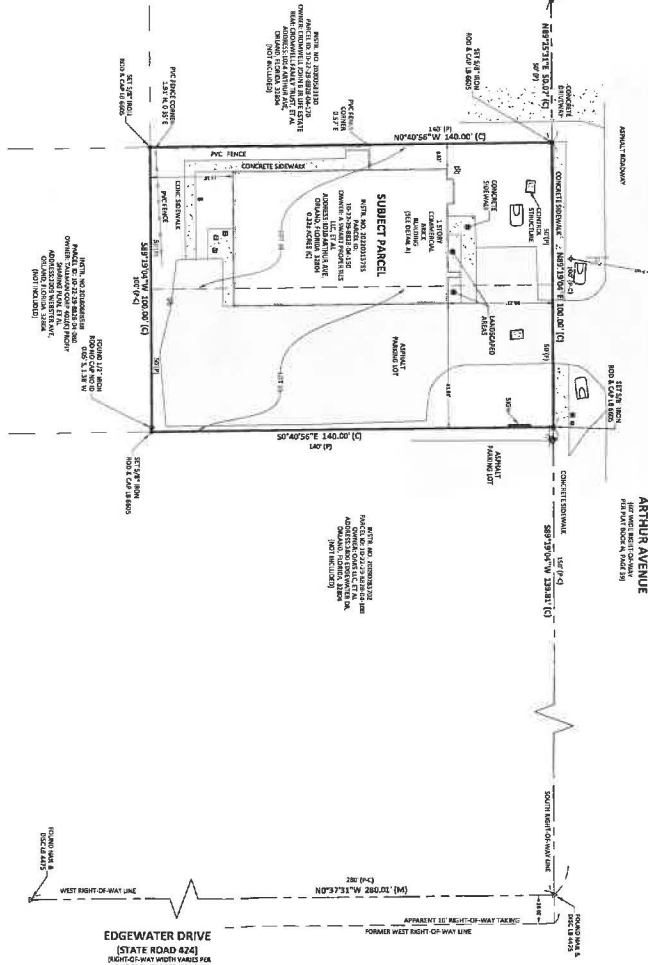
PROJECT INFORMATION	
JOB #	24-0365.000
DRAWN BY	SAF
REVIEWED BY	JMP
SHEET 2 OF 2	

CONVEYANCE TO THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA
 LYING WITHIN SECTION 30, TOWNSHIP 22 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA
 SHEET 1 OF 1



(45 RECORDED IN INSTRUMENT NO. 20220313753)
 LOTS 15 AND 26, BLOCK D, UNIVERSITY HEIGHTS,
 ACCORDING TO THE MAP ON PLAT THIRDF, AS
 RECORDED IN PLAT BOOK N, PAGE 59, OF THE PUBLIC
 RECORDS OF OSWALD COUNTY, FLORIDA.

2010 CARTER AVE.,
CHILMICK, FLORIDA 32804
PARCEL ID: 10-23-19-8128-04-150
OWNER: A SWIFT PROPERTIES LLC, ET AL



THIS IS A BENCHMARK SURVEY AS DEFINED IN CHAPTER 50-17 (CXXII) OF THE FLORIDA ADMINISTRATIVE CODE (FAC). MORE SPECIFICALLY, THE PURPOSE OF THIS SURVEY, WAS TO CONDUCT THE DUTIES OF A BENCHMARK SURVEY AND NOT ADVANCEMENT TOWARD THE SPECIFIED DUTIES OF THE SUBJECT FACILITY.

- [illegible]

FILED DATE: 09/12/2024
PARTY CHIEF: RO
DRAWN BY: SGP
CHECKED BY: MWH
APPROVED BY: JAP
JOB NUMBER: 24-0265-000
DRAWING: 24-0265-000 10-20 Arthur Drive Boundary Line
DRAWING DATE: 09/12/2024

I HEREBY CERTIFY THAT THIS DOCUMENTARY SURVEY OF THE DESCRIBED PROPERTY, IS TRUE AND CORRECT, THE BEST OF MY KNOWLEDGE AND THAT THIS BOUNDARY SURVEY CONFORMS WITH THE STANDARD PRACTICE AS SET FORTH BY THE FLOIDA BOARD OF PROFESSIONAL SURVEYORS WITH THE STANDARD CHAPTER 561.12, FLOIDA ADAM'S NATIVE CODE, PURSUANT TO SECTION 432.027, FLOIDA STATUTE

PROFESSIONAL SIGNATURE AND CHAPTER
FLORIDA REGISTRATION NUMBER (10/01/13)
NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND FEE/ISSUE SEAL OF A LICENSED RECORDS MANAGER
SUBJECT AND SURVEYOR FOR FORMAL CASES DIGITALLY SIGNED BY THE LICENSED FLORIDA
PROFESSIONAL SURVEYOR AND A CHAPTER USING A QUALITY DIGITAL SIGNATURE SERVICE ARE
ACCEPTABLE. PAPER COPIES WITHOUT ORIGINAL SIGNATURE AND SEAL ARE NOT VALID.

24-03886.000
-154 W
SAF
JIMP
1 OF 1

1010 ARTHUR AVENUE,
ORLANDO, FLORIDA 32804

CAUTION

INCUMMENT IS NO
SCALE

1

24-0385,000
SAF

1 OF 1



PETITION FOR ANNEXATION

MUNICIPAL PLANNING BOARD

THE HONORABLE MAYOR
MEMBERS OF THE CITY COUNCIL
CITY OF ORLANDO, FLORIDA

DATE: 09/26/2024

I (We) do hereby petition your Honorable Body for the annexation of all the property herein described to the corporate limits of the City of Orlando, Orange County, Florida:

1. Name of Petitioner(s) (If different than Owner(s) of Record, the Petitioner must also sign the attached Affidavit):
Natasia Lunceford
2. Owner of Record (If Corporation, Names of President & Secretary):
A SWART PROPERTIES LLC, Andrew Swart
3. Address of Petitioner(s):
1010 Arthur Avenue, Orlando, FL 32804
4. General Location of Area:
Generally on the corner of Arthur Avenue and Edgewater Drive
5. Legal Description(s) and Number of Acres (if insufficient space, please place the entire description on an attachment):

6. Orange County Parcel ID Number(s):
10-22-29-8828-04-150
7. By signing below I am agreeing that this petition is irrevocable once accepted by the Orlando City Council and that it runs with and burdens the land that is the subject of this petition, and thereby binds and inures to the benefit of all my successors in interest. By signing below I am also providing my written consent for the subject property to be assessed for any and all City-wide non-ad valorem assessments levied by the City of Orlando as of the day the property is annexed into the City's boundaries.

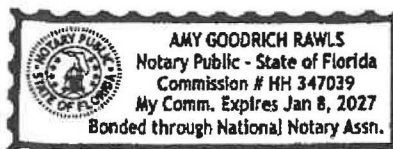
[Signature]
Signature - Petitioner

Owner
Title (If Corporation)

Sworn to and Subscribed before me this
30 day of September, 2024

Notary Public,
State of Florida at Large
My Commission Expires:

1/8/2027





CONSENT FORM

MUNICIPAL PLANNING BOARD

STATE OF FLORIDA
COUNTY OF ORANGE

Before me, the undersigned authority, this day personally appeared _____ hereinafter
"Owner", who, being by me first duly sworn, upon oath, depose and says:

- That all Owners have given their full and complete permission and consent to the CITY to annex, in accordance with Section 171.0413, Florida Statutes, the real property described by the Orange County Parcel ID number listed below.

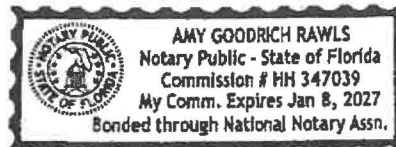
Orange County Parcel ID Number: 10-22-29-8828-04-150

FURTHER Affiant(s) sayeth not.

Sworn to and Subscribed before me this
30 day of September, 2021.

Notary Public,
State of Florida at Large
My Commission Expires: 1/8/2027

Owner



Sworn to and Subscribed before me this
____ day of _____, 20____.

Notary Public,
State of Florida at Large
My Commission Expires:

Owner

***NOTE: One consent form must be completed for each parcel included within an annexation request.**



VERIFIED LEGAL DESCRIPTION FORM

The following legal description has been prepared by

John Pulice PSM LS6811

and submitted to the City Planning Division for verification.

Signature

10/28/2024

Date

Application Request (Office Use Only)

File No. _____

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

A PORTION OF THOSE LANDS IN ARTHUR AVENUE AND LOTS 15 AND 16, BLOCK "D", "UNIVERSITY HEIGHTS", AS RECORDED IN PLAT BOOK "N", PAGE 59 OF THE PUBLIC RECORDS, ORANGE COUNTY, FLORIDA, LYING IN SECTION 10, TOWNSHIP 22 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AND BEGIN AT A NAIL AND DISC (LB 4475) MARKING THE CURRENT NORTHEAST CORNER OF LOT 14, BLOCK D, SITUATE ON THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF ARTHUR AVENUE (60 FOOT RIGHT-OF-WAY PER PLAT BOOK N, PAGE 59) AND THE CURRENT WEST RIGHT-OF-WAY LINE OF EDGEWATER DRIVE (RIGHT-OF-WAY WIDTH VARIES PER FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) SECTION NUMBER 75260-2501); THENCE, ALONG SAID SOUTH RIGHT-OF-WAY, SOUTH 89°19'04" WEST, 139.81 FEET, TO A 5/8" IRON ROD & CAP (LB 6605) MARKING THE NORTHEAST CORNER OF LOT 15, BLOCK "D", OF SAID PLAT; THENCE, DEPARTING SAID SOUTH RIGHT-OF-WAY AND ALONG THE EAST LINE OF SAID LOT 15, SOUTH 00°40'56" EAST, 140.00 FEET, TO A 5/8" IRON ROD & CAP (LB 6605) MARKING THE SOUTHEAST CORNER OF LOT 15, BLOCK "D"; THENCE, DEPARTING SAID EAST LINE AND ALONG THE SOUTH LINE OF LOTS 15 AND 16, SOUTH 89°19'04" WEST, 100.00 FEET, TO A 5/8" IRON ROD & CAP (LB 6605) MARKING THE SOUTHWEST CORNER OF LOT 16, BLOCK "D"; THENCE, DEPARTING SAID SOUTH LINE AND ALONG THE WEST LINE OF LOT 16, BLOCK "D", NORTH 00°40'56" WEST, 140.00 FEET, TO A 5/8" IRON ROD & CAP (LB 6605), MARKING THE NORTHWEST CORNER OF LOT 16, BLOCK "D", SITUATE ON THE SAID SOUTH RIGHT-OF-WAY LINE OF ARTHUR AVENUE; THENCE, DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, NORTH 00°40'56" WEST, 60.00 FEET, TO THE NORTH RIGHT-OF-WAY LINE OF SAID ARTHUR ROAD; THENCE, ALONG SAID NORTH RIGHT-OF-WAY LINE, NORTH 89°19'04" EAST, 239.81 FEET, TO THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF ARTHUR AVENUE AND THE CURRENT WEST RIGHT-OF-WAY LINE OF EDGEWATER DRIVE; THENCE, DEPARTING THE SAID NORTH RIGHT-OF-WAY LINE AND ALONG SAID CURRENT WEST RIGHT-OF-WAY LINE, SOUTH 00°40'56" EAST, 60.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 28,388 SQUARE FEET OR 0.65 ACRES MORE OR LESS.