



July 15, 2024

Alberto Vargas
Planning Manager
Orange County Planning Division
201 S. Rosalind Avenue
P.O. Box 1393
Orlando, Florida 32802-1393

RE: Voluntary Annexation Request – Hourglass Townhomes (ANX2024-10000)

Dear Mr. Vargas,

The City of Orlando has received a petition for the voluntary annexation of several properties located at 1411 & 1415 Clark St., 2601, 2605 & 2615 Raehn St., (please see attached location map). The subject properties are located north of Raehn St., east of Winn Ave., west of Clark St. and south of Vine St. The subject site has the Orange County Low Density Residential Future Land Use (FLU) designation and R-1A zoning. The applicant is requesting the City's Residential Medium Intensity Future Land Use and an initial zoning of R-3B

This voluntary Petition for Annexation has been placed on the Monday, August 12, 2024 City Council consent agenda. The Technical Review Committee (TRC) will review the annexation and related board actions at their Tuesday, August 06, 2024 meeting. The Municipal Planning Board (MPB) will conduct a public hearing on Tuesday, August 20, 2024. The public hearing is held in City Council Chambers and commences 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 questions regarding this matter, please do not hesitate to contact the undersigned at 407.246.2120 or email jonathan.torres@orlando.gov

If you have any questions regarding this matter, please do not hesitate to contact me at 407.246.2120 or email jonathan.torres@orlando.gov

Sincerely,

Jonathan Beltran Torres
Planner II

Enclosure: Location Map, Petition for Annexation, Legal Description

ECONOMIC DEVELOPMENT • CITY PLANNING DIVISION

Orlando City Hall • 400 South Orange Avenue • Sixth Floor

PO Box 4990 • Orlando, FL 32802-4990

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

Planning, Environmental, & Development Services Director Tanya Wilson

Planning Division Manager Alberto Vargas

Planning Administrator Nicolas Thalmueller

County Commissioners County Mayor County Administrator

Received by: Clerk of BCC 7/19/24 np

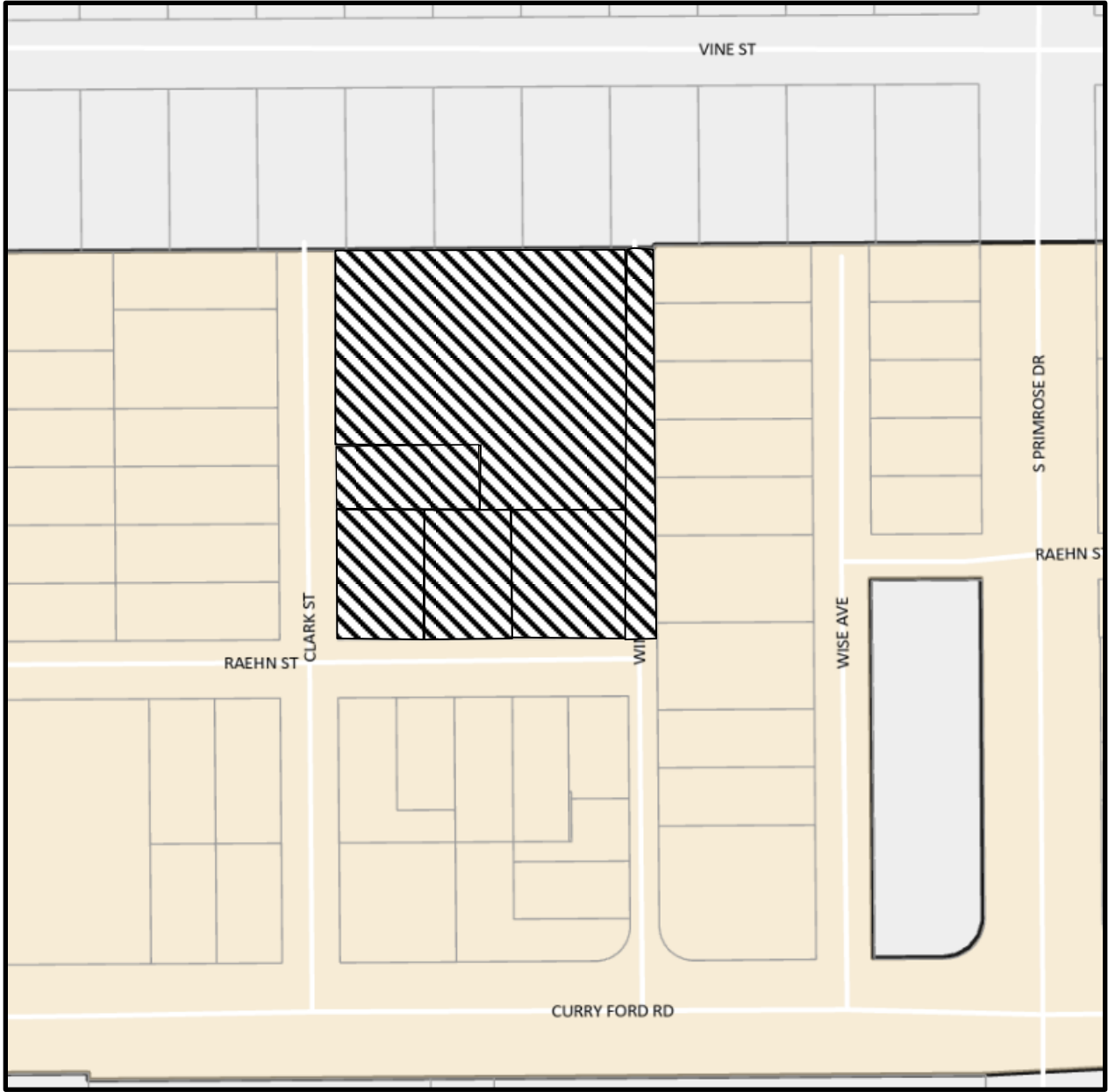
c: Deputy Director Administrator Jon Weis

Planning, Environmental, & Development Services Director Tanya Wilson

Planning Division Manager Alberto Vargas

Planning Administrator Nicolas Thalmueller

County Commissioners County Mayor County Administrator



ANX2024-10000



PETITION FOR ANNEXATION MUNICIPAL PLANNING BOARD

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

DATE: 11/15/23

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):

Bob Ziegenfuss

2. Owner of Record (If Corporation, Names of President & Secretary):

East West Place, LLC

3. Address of Petitioner(s):

210 N. Bumby Ave., Orlando, FL 32803

4. General Location of Area:

Parcels on Clark Street and Winn Avenue addressed 1411 Clark Street

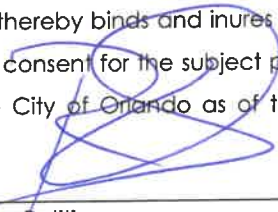
5. Legal Description(s) and Number of Acres (if insufficient space, please place the entire description on an attachment):

See attached and 1.121 acres

6. Orange County Parcel ID Number(s):

31-22-30-3324-01-010

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 - Petitioner

REPRESENTATION

Title (If Corporation)

Sworn to and Subscribed before me this
7th day of ~~November~~ DEC, 2023.



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



EXHIBIT "A"

LEGAL DESCRIPTION

Lot (s) 1, 2, 3 and 4 and Lots 10, 11 and 12, Block A, Handsonhurst, according to the map or plat thereof, as recorded in Plat Book K, Page(s) 17, of the Public Records of Orange County, Florida.



PETITION FOR ANNEXATION

MUNICIPAL PLANNING BOARD

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

DATE: 11/15/12

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):
Bob Ziegenfuss

2. Owner of Record (If Corporation, Names of President & Secretary):
FL Acquisition, LLC

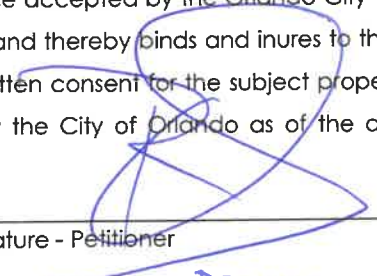
3. Address of Petitioner(s):
210 N. Bumby Ave., Orlando, Florida 32803

4. General Location of Area:
Parcels between Clark Street and Winn Avenue on Raehn Street

5. Legal Description(s) and Number of Acres (if insufficient space, please place the entire description on an attachment):
See attached and 0.8 acres (total-4 lots)

6. Orange County Parcel ID Number(s):
31-22-30-3324-01-090, 31-22-30-3324-01-071, 31-22-30-3324-01-052, 31-22-30-3324-01-060

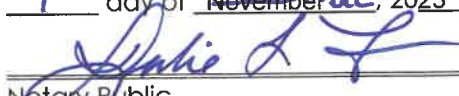
7. By signing below I am agreeing that this petition is irrevocable once accepted by the Orlando City Council and that it runs with and burdens the land that is the subject of this petition, and thereby binds and inures to the benefit of all my successors in interest. By signing below I am also providing 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 - Petitioner
REPRESENTATIVE

Title (If Corporation)

Sworn to and Subscribed before me this
7th day of November Dec, 2023.



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



LEGAL DESCRIPTIONS
FL Acquisitions, LLC Parcels

Parcel ID: 31-22-30-3324-01-060
Address: 2615 Raehn Street, Orlando

The East 100 feet of Lot 5 and the East 100 feet of Lot 6, Block A, HANDSONHURST, according to the Plat thereof, as recorded in Plat Book K, Page 17, of the Public Records of Orange County, Florida.

Parcel ID: 31-22-30-3324-01-052
Address: 2605 Raehn Street, Orlando

The West 25 Feet of Lots 5 and 6 and the East 50 Feet of Lots 7 and 8, Block A, Handsonhurst, according to the map or plat thereof as recorded in Plat Book K, Page 17, Public Records of Orange County, Florida.

Parcel ID: 31-22-30-3324-01-071
Address: 2601 Raehn Street, Orlando

The West 75' of Lots 7 and 8, Block A, Handsonhurst, according to the plat thereof as recorded in Plat Book K, Page 17, Public Records of Orange County, Florida.

Parcel ID: 31-22-30-3324-01-090
Address: 1415 Clark Street, Orlando

Lot 9, Block A, HANDSONHURST, according to the Plat thereof as recorded in Plat Book K, Page 17, of the Public Records of Orange County, Florida.



VERIFIED LEGAL DESCRIPTION FORM

The following legal description has been prepared by
Patrick K. Ireland, PSM,
Ireland & Associates Surveying, Inc.

and submitted to the City Planning Division for
verification.

Signature

11/15/2023

Date

Application Request (Office Use Only)

File No. _____

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

Beginning at the Northwest corner of Block A, of the Plat of Handsonhurst, as recorded in Plat Book K, Page 17, of the Public Records of Orange County, Florida, thence with the North line of said Block A, of said Handsonhurst, and being the South Line of the Plat of Bel Air Terrace, as recorded in Plat Book 1, Page 10, of the Public Records of Orange County, Florida, North 89°39'43" East, 250.02 feet, to the Northeast corner of said Block A, of said Handsonhurst, being a point on the West Right-of-Way line of Winn Avenue; Continue with the Easterly extension of the North line of said Block A, of said Handsonhurst, and being the South Line of said Plat of Bel Air Terrace, North 89°39'43" East, 25.00 feet, to the East Right-of-Way line of said Winn Avenue, also being on the West line of Block A, Conway Homesites, as recorded in Plat Book L, Page 129, of the Public Records of Orange County, Florida; thence departing the Easterly extension of the North line of said Block A, of said Handsonhurst, and with the West line of Block A, Conway Homesites, South 00°24'42" East, 335.25 feet, to the Northerly Right-of-Way line of Raehn Street; thence departing the West line of Block A, Conway Homesites, and with the Northerly Right-of-Way line of Raehn Street, South 89°43'04" West, 25.00 feet, to the Southeast corner of Block A, of said Handsonhurst; continue with the Northerly Right-of-Way line of Raehn Street, South 89°43'04" West, 250.26 feet, to the Southwest corner of Block A, of said Handsonhurst, and being on the East Right-of-Way line of Clark Street; thence departing the Northerly Right-of-Way line of Raehn Street, and with the East Right-of-Way line of said Clark Street, North 00°22'13" West, 334.99 feet, to the Point of Beginning. Containing 92,204.24 Square Feet or 2.12 Acres, more or less.