

CITY OF ORLANDO
COUNCIL AGENDA ITEMReceived by: Clerk of BCC 1/12/2022 JK
c: Planning, Environmental, &
Development
Services Director Jon Weiss
Planning Division Manager Alberto
Vargas
Planner II Nicolas Thalmueller

BCC Mtg. Date: February 8, 2022

Items Types:

Hearings/Ordinances/2nd Read

District: 1**Contract ID:****Exhibits:** Yes**Grant Received by City?:** No**For Meeting of:**

January 10, 2022

From:**Document Number:****On File (City Clerk) :** Yes**Draft Only:** No**Subject:**

Ordinance 2022-3 Annexing Property Located East of Narcoossee Road, South of Falcon Parc Boulevard, and North of Central Florida Greenway (SR 417) and is Comprised of 67.28 Acres (AdventHealth Narcoossee Annexation)(Economic Development)

Summary:

This ordinance annexes approximately ±67.28 acres of property located east of Narcoossee Road, south of Falcon Parc Boulevard, north of Central Florida Greenway (SR 417).

City Council accepted a petition for the voluntary annexation of this property on July 19, 2021. On August 17, 2021, the Municipal Planning Board recommended approval of the annexation (ANX2021-10009), GMP amendment to assign the Urban Village and Conservation future land use designations (GMP2021-10016), GMP amendment to create Future Land use Subarea Policy S.35.5 for the subject site to be included in the Southeast Orlando Sector Plan (GMP2021-10017) and initial zoning of PD (ZON2021-10011).

The applicant is requesting annexation in order to develop medical and medically related uses as part of a new AdventHealth campus.

The subject property is contiguous to the City limits. If annexed, the property will not create an enclave. The proposed annexation meets all requirements under Chapter 171, Florida Statutes. Unless appealed, all actions will be effective 31 days after adoption.

The first reading of this annexation ordinance was on December 6, 2021.

Fiscal & Efficiency Data: Fiscal impact statement is attached.**Recommended Action:**

Adopting Ordinance No. 2022-3 and authorizing the Mayor and City Clerk to execute the same, after review and approval by the City Attorney.

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

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:** Colandra Jones (407-246-3415); Melissa Clarke (407-246-3477)**Approved By:****Department****Date and Time**City Council Meeting: 1-10-22Item: 12-3 Documentary: 2201101203

Budget Outside Routing Approval
City Clerk

12/27/2021 9:31 AM
12/29/2021 1:29 PM

ATTACHMENTS:

Name:	Description:	Type:
<input type="checkbox"/> <u>Ordinance Advent Health Narcoossee ANX2021-10009.pdf</u>	AdventHealth Narcoossee ANX Ordinance	Ordinance
<input type="checkbox"/> <u>Exhibit A - Verified Legal Description AdventHealth Narcoossee.pdf</u>	Exhibit A - Verified Legal Description	Exhibit
<input type="checkbox"/> <u>Exhibit B - AdventHealth Narcoossee ANX.pdf</u>	Exhibit B - AdventHealth Narcoossee ANX Map	Exhibit
<input type="checkbox"/> <u>Fiscal Impact Statement for AdventHealth Narcoossee.pdf</u>	FIS - AdventHealth Narcoossee	Fiscal Impact Statement

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

1
2 **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY**
3 **OF ORLANDO, FLORIDA, ANNEXING TO THE**
4 **CORPORATE LIMITS OF THE CITY CERTAIN LAND**
5 **GENERALLY LOCATED EAST OF NARCOOSSEE**
6 **ROAD, SOUTH OF FALCON PARC BOULEVARD, AND**
7 **NORTH OF CENTRAL FLORIDA GREENEWAY (SR 417)**
8 **AND COMPRISED OF 67.28 ACRES OF LAND, MORE**
9 **OR LESS; PROVIDING FOR SEVERABILITY,**
10 **CORRECTION OF SCRIVENER'S ERRORS, AND AN**
11 **EFFECTIVE DATE.**
12

13 **WHEREAS**, on July 19, 2021, the City Council of the City of Orlando, Florida (the
14 "Orlando City Council"), accepted a petition for voluntary annexation (hereinafter the
15 "petition") bearing the signatures of all owners of property in an area of land generally
16 located east of Narcoossee Road, south of Falcon Parc Boulevard, and north of Central
17 Florida Greenway (SR 417) such land comprised of approximately 67.28 acres of land
18 and being precisely described by the legal description of the area by metes and bounds
19 attached to this ordinance as **Exhibit A** (hereinafter the "Property"); and
20

21 **WHEREAS**, the petition was filed with the Orlando City Council pursuant to
22 section 171.044, Florida Statutes; and
23

24 **WHEREAS**, at its regularly scheduled meeting of August 17, 2021, the Municipal
25 Planning Board (the "MPB") of the City of Orlando, Florida (the "city"), considered
26 annexation application case number ANX2021-10009, requesting to annex the Property
27 into the jurisdictional boundaries of the city; and
28

29 **WHEREAS**, based upon the evidence presented to the MPB, including the
30 information and analysis contained in the "Staff Report to the Municipal Planning Board"
31 for application case numbers ANX2021-10009, GMP2021-10016, GMP2021-10017, and
32 ZON2021-10011 (entitled "AdventHealth Narcoossee"), the MPB recommended that the
33 Orlando City Council approve said application and adopt an ordinance in accordance
34 therewith; and
35

36 **WHEREAS**, the Orlando City Council hereby finds that:
37

38 1. As of the date of the petition, the Property was located in the unincorporated
39 area of Orange County; and
40

41 2. As of the date of the petition, the Property is contiguous to the city within the
42 meaning of subsection 171.031(11), Florida Statutes; and
43

44 3. As of the date of the petition, the Property is reasonably compact within the
45 meaning of subsection 171.031(12), Florida Statutes; and
46

47 4. The petition bears the signatures of all owners of property in the area to be
48 annexed; and
49

50 5. Annexation of the Property will not result in the creation of enclaves within the
51 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 subsection 171.031(8), 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 and the city's GMP and LDC; and

NOW, THEREFORE, BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF ORLANDO, FLORIDA, AS FOLLOWS:

SECTION 1. ANNEXATION. Pursuant to the authority granted by section 171.044, Florida Statutes, and having determined that the owner or owners of the Property have petitioned the Orlando City Council for annexation into the corporate limits of the city, and having determined that the petition bears the signatures of all owners of property in the area proposed to be annexed, and having made the findings set forth in this ordinance, the Property is hereby annexed into the corporate limits of the City of Orlando, Florida, and the boundary lines of the city are hereby redefined to include the Property. In accordance with subsection 171.044(3), Florida Statutes, the annexed area is clearly shown on the map attached to this ordinance as **Exhibit B**.

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

SECTION 3. SCRIVENER'S ERROR. The city attorney may correct scrivener's errors found in this ordinance by filing a corrected copy of this ordinance with the city clerk.

SECTION 4. SEVERABILITY. If any provision of this ordinance or its application to any person or circumstance is held invalid, the invalidity does not affect other provisions or applications of this ordinance which can be given effect without the

invalid provision or application, and to this end the provisions of this ordinance are severable.

SECTION 5. EFFECTIVE DATE. This ordinance is effective upon adoption, except for sections one and two, which take effect on the 30th day after adoption.

DONE, THE FIRST PUBLIC NOTICE, in a newspaper of general circulation in the City of Orlando, Florida, by the City Clerk of the City of Orlando, Florida, this 26th day of December, 2021.

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 22nd day of January, 2022.

DONE, THE FIRST READING, by the City Council of the City of Orlando, Florida, at a regular meeting, this 6 day of December, 2021.

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 10th day of January, 2022.

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

Print Name

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

Assistant City Attorney

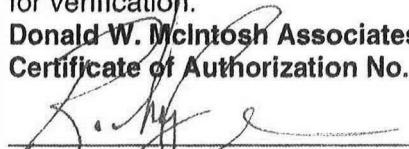
Print Name



VERIFIED LEGAL DESCRIPTION FORM MUNICIPAL PLANNING BOARD

The following legal description has been
Prepared by Donald W. McIntosh Associates, Inc.
and submitted to the City Planning Bureau
for verification.

Donald W. McIntosh Associates, Inc.
Certificate of Authorization No. 68


Rocky L. Carson, PSM
Florida Registered Surveyor & Mapper
Certificate No. 4285

November 4, 2021
Date



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

SURVEY, PLATS,
DEEDS and GIS
MAPPING

By: R. Allen Date: 11/5/2021

Fr. Qa

Application Request (Office Use Only):

File No. ANX2021-10009

Legal Description Including Acreage (To be Typed By Applicant): Prepared by Surveyor

Exhibit "A" AdventHealth Narcoossee Road Legal Description

DESCRIPTION: (DOC# 20160652855)

A parcel of land situated in Sections 8 and 17, Township 24 South, Range 31 East, Orange County, Florida, being more particularly described as follows:

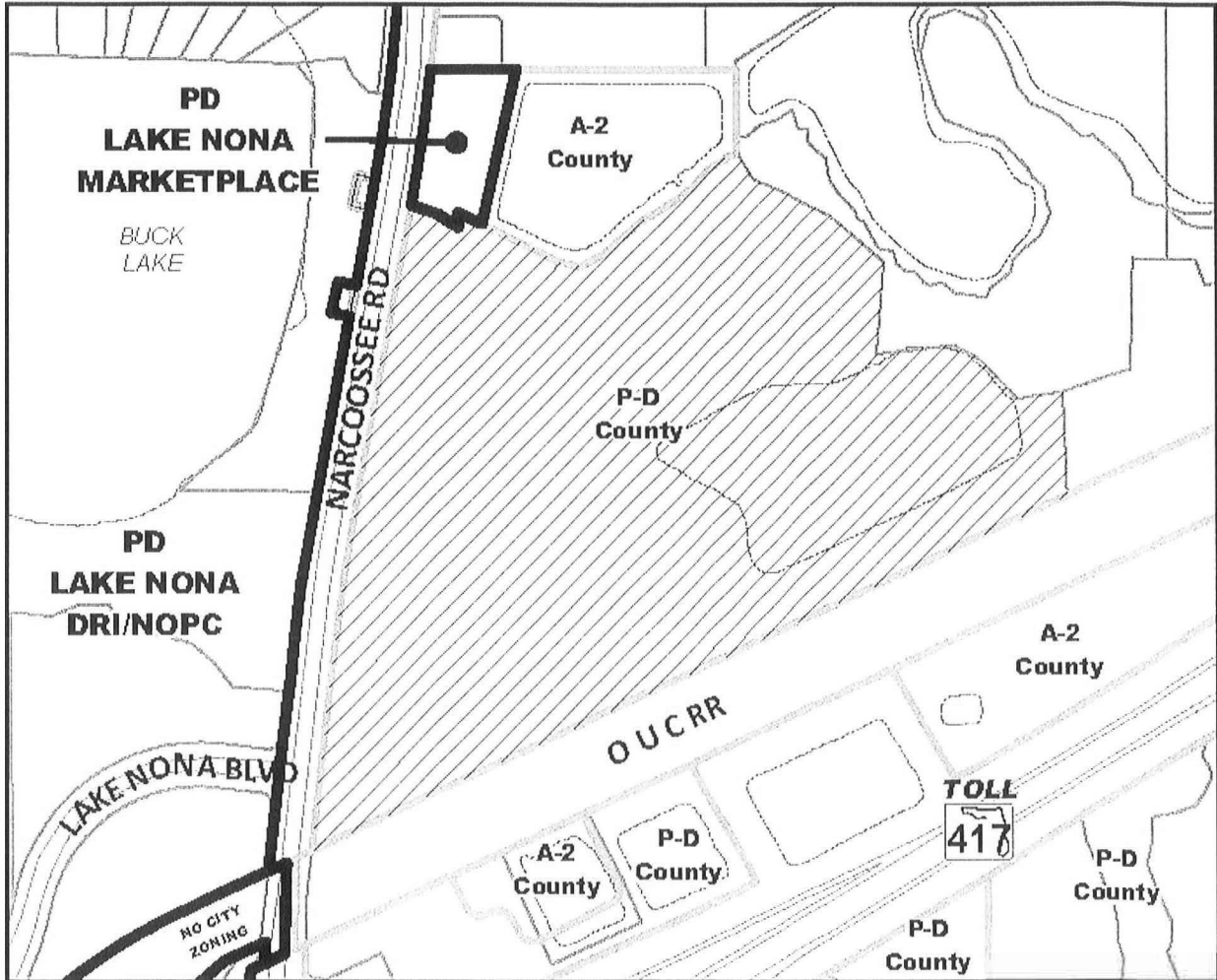
BEGINNING at Southwest corner of Lot 1, NONA MARKET PLACE, as recorded in Plat Book 75, Page 94 and 95 of the Public Records of Orange County, Florida, said point also being a point on the Easterly right of way line of Narcoossee Road, a 130 foot wide right of way; thence departing said East right of way line, run South 71°55'02" East, along the South line of Lot 1, for a distance of 89.13 feet; thence run South 57°16'49" East, along said South line of Lot 1, for a distance of 76.40 feet; thence run North 00°00'18" East, along said South line of Lot 1, for a distance of 45.69 feet; thence run South 64°32'31" East, along said South line and the Easterly projection thereof, also being the Southerly line of those lands described in Official Records Book 5427, Page 142 of the aforesaid Public Records of Orange County, Florida, for a distance of 360.21 feet; thence departing said Easterly projection line, run South 77°44'34" East, along said Southerly line, for a distance of 70.57 feet; thence run North 62°21'55" East, along said Southerly line, for a distance of 85.61 feet; thence run North 49°45'32" East, along said Southerly line, for a distance of 159.09 feet; thence run North 58°38'18" East, along said Southerly line, for a distance of 77.85 feet; thence run North 57°00'08" East, along said Southerly line, for a distance of 66.23 feet; thence run North 50°20'38" East, along said Southerly line, for a distance of 55.42 feet; thence run North 47°18'37" East, along said Southerly line, for a distance of 79.81 feet; thence run North 57°32'29" East, along said Southerly line, for a distance of 98.30 feet to a point on the Southerly line of Tract B, MOSS PARK APARTMENTS, as recorded in Plat Book

61, Pages 37 and 38 of the aforesaid Public Records of Orange County, Florida; thence run South 33°36'40" East, along said Southerly line, for a distance of 104.21 feet; thence run South 67°48'45" East, along said Southerly line, for a distance of 127.12 feet; thence run South 62°05'14" East, along said Southerly line, for a distance of 150.49 feet; thence run South 49°56'07" East, along said Southerly line, for a distance of 221.45 feet; thence run South 04°44'26" West, along said Southerly line, for a distance of 291.65 feet; thence run North 83°41'49" East, along said Southerly line, for a distance of 250.37 feet; thence run South 63°29'16" East, along said Southerly line, for a distance of 96.02 feet; thence run South 44°21'34" East, along said Southerly line, for a distance of 174.38 feet; thence run North 81°27'03" East, along said Southerly line, for a distance of 143.07 feet to a point on the Westerly line of the mitigation parcel as described in Official Records Book 6478, Page 6218 of the aforesaid Public Records of Orange County, Florida; thence run South 02°19'06" East, along said Westerly line, for a distance of 326.25 feet to a point on the Northerly line of the ORLANDO UTILITIES COMMISSION right of way as recorded in Official Records Book 3491, Page 539, of the aforesaid Public Records of Orange County, Florida; thence departing said Westerly line, run South 65°22'45" West, along said North right of way line, for a distance of 2682.18 feet to a point on the aforesaid East right of way line of Narcoossee Road; thence departing said North right of way line, run North 06°40'14" East, along said East right of way line, for a distance of 588.68 feet to the point of curvature of a curve, concave Easterly having a radius of 8529.42 feet, a chord bearing of North 08°53'13" East, and a chord distance of 659.77 feet, thence run Northerly along the arc of said curve, and said East right of way line, through a central angle of 4°25'59" for an arc distance of 659.93 feet; thence run North 11°06'13" East, along said East right of way line, for a distance of 776.51 feet to the point of curvature of a curve, concave Westerly, having a radius of 5794.65 feet, a chord bearing of North 10°55'58" East and a chord distance of 34.54 feet; thence run Northerly along the arc of said curve, and said East right of way line, through a central angle of 00°20'30" for an arc distance of 34.55 feet to the POINT OF BEGINNING.

Containing 67.28 acres more or less.

End of Description

EXHIBIT
"B"



ANX2021-10009





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: AdventHealth Narcoossee Annexation

Expenses

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

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

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

Comments (optional): (enter text here)

Revenues

What is the source of any revenue and the estimated amount? Property Taxes Amount \$410.04

Is this recurring revenue? ☒ Yes ☐ No

Comments (optional): According to the Orange County Property Appraiser, the assessed value for the subject site is \$6166.00, therefore the calculation for property taxes are \$410.04

Funding

Expenses/Revenues will be recorded to:

	Source #1	Source #2	Source #3
Fund	General Fund	(enter text here)	(enter text here)
Department /Division	Citywide	(enter text here)	(enter text here)
Cost Center/Project/Grant	Citywide	(enter text here)	(enter text here)
Total Amount	\$410.04	\$0	\$0

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:

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 11150-Public Hearing Notice, November 8, 2021 at 2:00
p.m., Ordinance #~~2021-69~~

Was published in said newspaper by print in the issues of, or by publication
on the newspaper's website, if authorized on Dec 26, 2021; Jan 02, 2022.

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 3 day of January, 2022,
by above Affiant, who is personally known to me (X) or who has produced identification ().



Signature of Notary Public

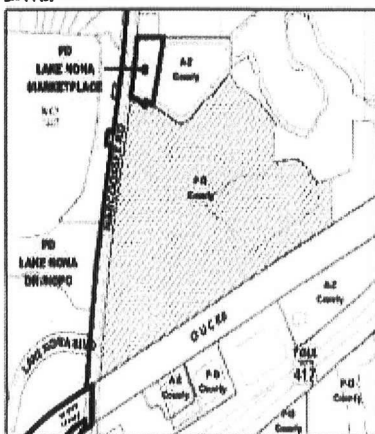


Name of Notary, Typed, Printed, or Stamped

7106608

NOTICE OF PROPOSED ENACTMENT

On Monday, January 10, 2022, the Orlando City Council will consider proposed ordinance #2022-3, 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 NARCOSSEE ROAD, SOUTH OF FALCON PARC BOULEVARD, AND NORTH OF CENTRAL FLORIDA GREENWAY (SR 417) AND COMPRISED OF 67.28 ACRES OF LAND, MORE OR LESS; PROVIDING FOR SEVERABILITY, CORRECTION OF SCRIVENER'S ERRORS, AND AN EFFECTIVE DATE.

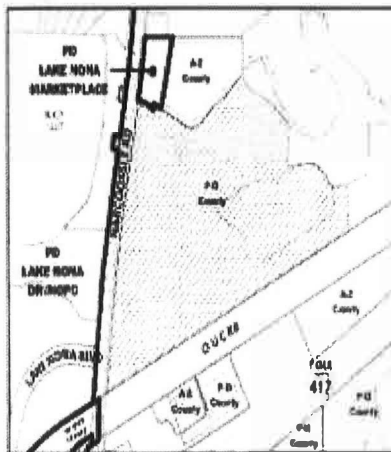


ANX2021-10008

A public hearing on this ordinance will be held during Council's regular meeting beginning at 2:00 p.m., in City 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 included 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 9th 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.

NOTICE OF PROPOSED ENACTMENT

On Monday, January 10, 2022, the Orlando City Council will consider proposed ordinance #2022-3, 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, SOUTH OF FALCON PARC BOULEVARD, AND NORTH OF CENTRAL FLORIDA GREENEWAY (SR 417) AND COMPRISED OF 67.28 ACRES OF LAND, MORE OR LESS; PROVIDING FOR SEVERABILITY, CORRECTION OF SCRIVENER'S ERRORS, AND AN EFFECTIVE DATE.



ANX2021-10008

A public hearing on this ordinance will be held during Council's regular meeting beginning at 2:00 p.m., in City 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 included 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 9th 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.

Published Daily
ORANGE County, Florida

Sold To:

City of Orlando - CU00118969
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 11150-Public Hearing Notice, November 8, 2021 at 2:00
p.m., Ordinance #~~2021-69~~ ²⁰²²⁻³

Was published in said newspaper by print in the issues of, or by publication
on the newspaper's website, if authorized on Dec 26, 2021; Jan 02, 2022. ✓

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 3 day of January, 2022,
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