

Certified Mail

October 21, 2024

Orange County Chief Administrative Officer
201 S. Rosalind Avenue
Orlando, FL 32801

Re: City of Orlando Ordinance No. 2024-46

Dear Sir or Madam:

Enclosed for your records please find a courtesy copy of City of Orlando Ordinance No. 2024-46, adopted by City Council on October 21, 2024.

Thank you for your attention to this matter.



Stephanie Herdocia
City Clerk

OFFICE OF CITY CLERK

400 S. Orange Avenue, 2nd Floor – Orlando, Florida 32801-4990

Phone: 407.246.2251 Fax 407.246.3613 orlando.gov/cityclerk

Received by: Clerk of BCC 12/16/2024 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

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2
3 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY
4 OF ORLANDO, FLORIDA, ANNEXING TO THE
5 CORPORATE LIMITS OF THE CITY CERTAIN LAND
6 GENERALLY LOCATED SOUTH OF LEE ROAD, EAST
7 OF NORTH ORANGE BLOSSOM TRAIL, WEST OF
8 EDGEWATER DRIVE AND NORTH OF LAKE FAIRVIEW
9 AND COMPRISED OF 19.4 ACRES OF LAND, MORE OR
10 LESS; PROVIDING FOR SEVERABILITY, CORRECTION
11 OF SCRIVENER'S ERRORS, AND AN EFFECTIVE DATE.

12 WHEREAS, on September 9, 2024, the City Council of the City of Orlando,
13 Florida (the "Orlando City Council"), accepted a petition for voluntary annexation
14 (hereinafter the "petition") bearing the signatures of all owners of property in an area of
15 land generally located south of Lee Road, east of North Orange Blossom Trail, west of
16 Edgewater Drive and north of Lake Fairview, such land comprised of approximately 19.4
17 acres of land and being precisely described by the legal description of the area by metes
18 and bounds attached to this ordinance as **Exhibit A** (hereinafter "the Property"); and
19

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

23 WHEREAS, the Orlando City Council hereby finds that:
24

- 25 1. As of the date of the petition, the Property was located in the unincorporated
26 area of Orange County; and
27
28 2. As of the date of the petition, the Property is contiguous to the City within the
29 meaning of subsection 171.031(3), Florida Statutes; and
30
31 3. As of the date of the petition, the Property is reasonably compact within the
32 meaning of subsection 171.031(2), Florida Statutes; and
33
34 4. The petition bears the signatures of all owners of property in the area to be
35 annexed; and
36
37 5. Annexation of the Property will not result in the creation of enclaves within the
38 meaning of subsection 171.031(5), Florida Statutes; and
39
40 6. The Property is located wholly within the boundaries of a single county; and
41
42 7. The petition proposes an annexation that is consistent with the purpose of
43 ensuring sound urban development and accommodation to growth; and
44
45 8. The petition, this ordinance, and the procedures leading to the adoption of
46 this ordinance are consistent with the uniform legislative standards provided by the
47 Florida Municipal Annexation or Contraction Act for the adjustment of municipal
48 boundaries; and
49

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; 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.

DONE, THE FIRST READING, by the City Council of the City of Orlando, Florida, at a regular meeting, this 23 day of September, 2024.

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 6 day of October, 2024.

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 13 day of October, 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 21 day of October, 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

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



The following legal description has been prepared by
Aaron J. Murphy, PSM
Hamilton Engineering and Surveying, LLC

and submitted to the City Planning Division for verification.

Aaron J Murphy Digitally signed by Aaron J Murphy
Date: 2024.08.22 11:53:42 -04'00'

Aaron Murphy

Signature

08-22-2024

Date



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

PLATS, OLPA WEBSITE
GIS MAPPING

By: *GA* Date: 9-5-24
GUY ADKINS

Application Request (Office Use Only)

File No. ANX2024-10008

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

A PARCEL OF LAND LYING IN SECTIONS 4, TOWNSHIP 22 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA,
AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1:

THE WEST 1/2 OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 (LESS ROAD RIGHT OF WAY OF STATE
ROAD 438), SECTION 4, TOWNSHIP 22 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA.

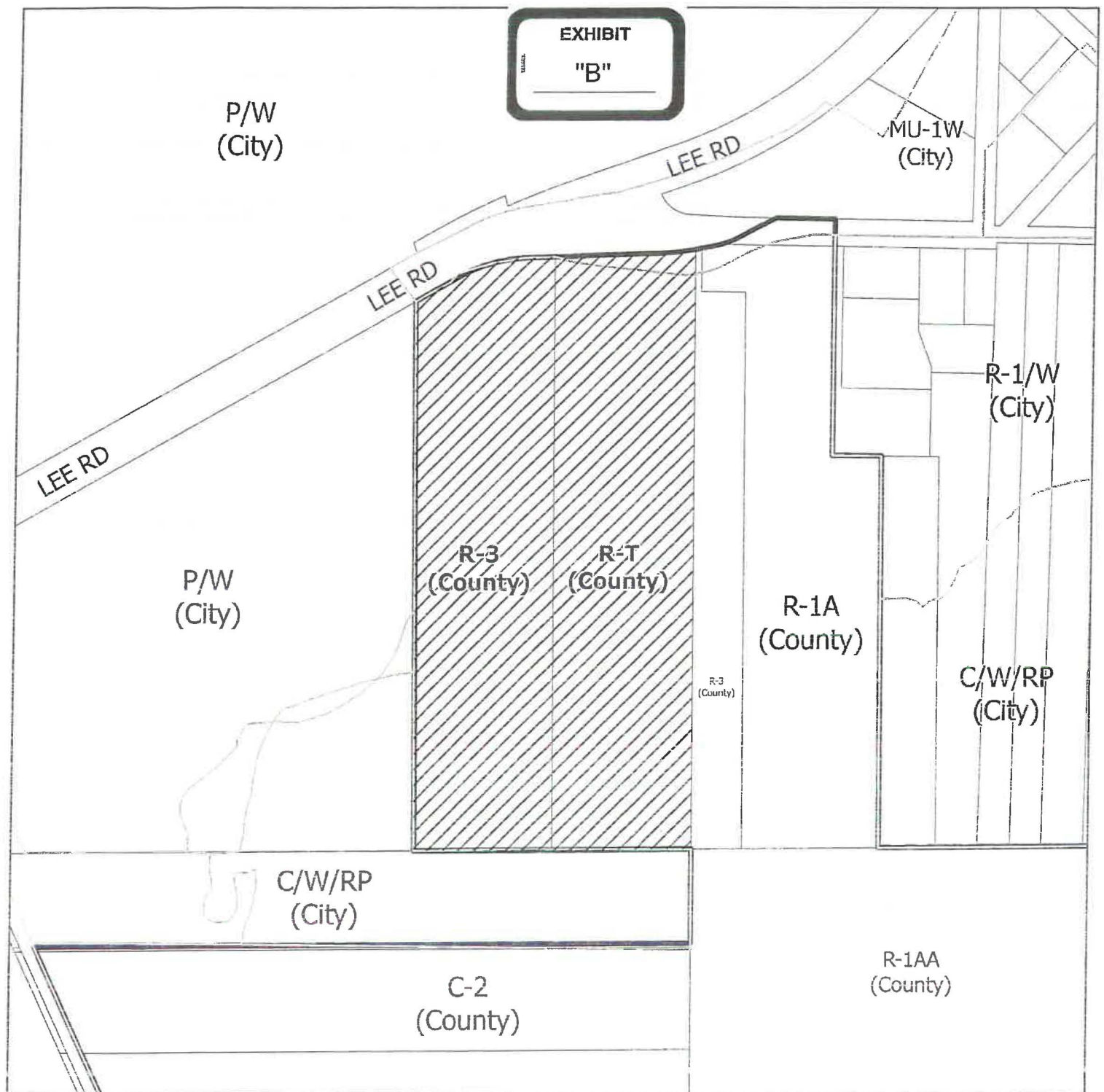
PARCEL 2:

THE EAST 1/2 OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 22 SOUTH,
RANGE 29 EAST, ORANGE COUNTY, FLORIDA. LESS ROAD RIGHT OF WAY.

AND BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCE AT NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 4; THENCE SOUTH 00°18'26" EAST ALONG THE EAST
LINE OF THE SOUTHEAST 1/4, A DISTANCE OF 1,361.36 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE SOUTH
00°18'26" EAST, ALONG SAID LINE, A DISTANCE OF 1,320.00 FEET TO THE SOUTHEAST CORNER OF THE SOUTH EAST 1/4
OF SECTION 4; THENCE WEST ALONG THE SOUTH LINE OF SECTION 4, A DISTANCE OF 658.38 FEET TO THE WEST LINE OF
THE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 4; THENCE NORTH 00°18'26" WEST ALONG THE WEST LINE
OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 4 AND BEING PARALLEL TO THE EAST LINE OF THE SOUTHEAST 1/4
OF SECTION 4, A DISTANCE OF 1,194.89 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF LEE ROAD (STATE ROAD 438);
THENCE ALONG THE SOUTHERLY RIGHT OF WAY OF LEE ROAD AND FAIRVIEW SHORES DRIVE THE FOLLOWING FOUR (4) COURSES:
(1) NORTH 60°30'35" EAST, A DISTANCE OF 117.93 FEET TO A POINT OF CURVATURE OF A NON TANGENT CURVE CONCAVE
SOUTHERLY, HAVING A RADIUS OF 359.26 FEET AND A CHORD WHICH BEARS NORTH 74°20'09" EAST AND A DISTANCE OF 170.78
FEET; (2) ALONG SAID CURVE TO THE RIGHT A DISTANCE OF 172.43 FEET; (3) NORTH 88°05'09" EAST, A DISTANCE OF
305.55 FEET; TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 468.20 FEET AND A CHORD
WHICH BEARS NORTH 82°49'18" EAST, A DISTANCE 85.91 FEET; (4) ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE
OF 86.04 FEET TO THE POINT OF BEGINNING.

CONTAINING 845,160.42 SQUARE FEET OR 19.40 ACRES, MORE OR LESS.



Annexation - ANX2024-10008





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: 4765 Sandy Shores Drive 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 \$20,767.06

Is this recurring revenue? ☒ Yes ☐ No

Comments (optional): According to the Orange County Property Appraiser, the assessed value for the subject site is \$3,122,866, therefore the calculation for property taxes is \$20,767.06.

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	\$20,767.06	\$0	\$0



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.

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:

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