

**CITY OF ORLANDO  
COUNCIL AGENDA ITEM**

H/O 2nd Bd# 2

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 No. 2022-2 Annexing ±29.288 Acres into the City Limits of Orlando, Generally Located North and South of Hoffner Avenue; East of Conway Road; South of Simmons Road, and West of South Semoran Blvd. Change the Future Land Use Designation to Office Low Intensity (OFFICE-LOW), Residential Low Intensity (RES-LOW) and Industrial (INDUST); and Establishing an Initial Zoning of Low Intensity Office - Residential/Aircraft Noise/Conway Road SP (O-1/AN/SP), Residential Low Development (R-3A/AN), and Industrial Park (IP/AN and IP/AN/SP)(ANX2021-10004; GMP21-10003 and ZON21-10001-Twelve Oaks at Hoffner)(Economic Development)

**Summary:**

The applicant has requested the voluntary annexation of the properties located at 4809, 4829, 4989, 4839, 4985, 4920, 4940, and 4979 Hoffner Avenue. The subject properties are generally located north and south of Hoffner Avenue; east of Conway Road; south of Simmons Road, and west of S. Semoran Blvd., and consisting of ±29.288 acres.

The site currently has several vacant lots, offices, a single family home and a church. The applicant has also requested a Growth Management Plan (GMP) amendment to designate the properties as Office Low Intensity (OFFICE-LOW), Residential Low Intensity (RES-LOW) and Industrial (INDUST); and an Initial Zoning of Low Intensity Office-Residential with the Aircraft Noise and Conway Road Special Plan overlay districts (O-1/AN/SP), Residential Low Development (R-3A/AN), and Industrial Park (I-P/AN and I-P/AN/SP) to allow the residential development of 166 townhomes on 4 of the lots north of Hoffner Ave. No redevelopment is proposed on the remainder of the lots.

The Municipal Planning Board (MPB) recommended approval of the associated cases (ANX2021-10004; GMP21-10003 and ZON21-10001) on September 21, 2021, with Council subsequently approving the meeting minutes on October 25, 2021. The ordinance was approved on first reading by the City Council on December 6, 2021 meeting.

**Fiscal & Efficiency Data:**

Fiscal impact statement is attached.

City Council Meeting: 1-10-22

Item: 12-2 Documentary: 2201101202

**Recommended Action:**

Adopting Ordinance No. 2022-2 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.**

Received 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

**Contact:** Yolanda Ortiz, yolanda.ortiz@orlando.gov, 407-246-3792; Sarah Taitt, sarah.taitt@orlando.gov

**Approved By:**

**Department**

Budget Outside Routing Approval  
City Clerk

**Date and Time**

12/27/2021 9:33 AM  
12/29/2021 1:25 PM

**ATTACHMENTS:**

Name	Description	Type
<input type="checkbox"/> <a href="#">Exhibit A Verified Legal Description 29.288 ac.pdf</a>	Exhibit A Verified Legal Description	Backup Material
<input type="checkbox"/> <a href="#">Exhibit B Location Map.pdf</a>	Exhibit B Location Map	Backup Material
<input type="checkbox"/> <a href="#">Exhibit C Flum Map.pdf</a>	Exhibit C Flum Map	Backup Material
<input type="checkbox"/> <a href="#">Exhibit D Zoning Map.pdf</a>	Exhibit D Zoning Map	Backup Material
<input type="checkbox"/> <a href="#">Fiscal Impact Statement-Hoffner TH ANX.pdf</a>	Fiscal Impact Statement	Backup Material
<input type="checkbox"/> <a href="#">Hoffner Ave. Townhomes ANX GMP ZON ORD22-02.pdf</a>	Ordinance 2022-2 Hoffner Anx Twelve Oaks	Ordinance

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

ORDINANCE NO. 2022-2

1 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY  
2 OF ORLANDO, FLORIDA, ANNEXING TO THE  
3 CORPORATE LIMITS OF THE CITY CERTAIN LAND  
4 GENERALLY LOCATED NORTH AND SOUTH OF  
5 HOFFNER AVENUE, EAST OF CONWAY ROAD, SOUTH  
6 OF SIMMONS ROAD, AND WEST OF SOUTH SEMORAN  
7 BOULEVARD, AND COMPRISED OF 29.288 ACRES OF  
8 LAND, MORE OR LESS, AND AMENDING THE CITY'S  
9 BOUNDARY DESCRIPTION; AMENDING THE CITY'S  
10 ADOPTED GROWTH MANAGEMENT PLAN TO  
11 DESIGNATE THE PROPERTY AS OFFICE LOW  
12 INTENSITY, RESIDENTIAL LOW INTENSITY, AND  
13 INDUSTRIAL ON THE CITY'S OFFICIAL FUTURE LAND  
14 USE MAPS; DESIGNATING THE PROPERTY AS THE  
15 LOW INTENSITY OFFICE-RESIDENTIAL, RESIDENTIAL  
16 LOW DEVELOPMENT AND INDUSTRIAL PARK ZONING  
17 DISTRICTS, WITH THE AIRCRAFT NOISE AND  
18 CONWAY ROAD SPECIAL PLAN OVERLAY DISTRICTS,  
19 IN PART, ON THE CITY'S OFFICIAL ZONING MAPS;  
20 PROVIDING FOR AMENDMENT OF THE CITY'S  
21 OFFICIAL FUTURE LAND USE AND ZONING MAPS;  
22 PROVIDING FOR SEVERABILITY, CORRECTION OF  
23 SCRIVENER'S ERRORS, PERMIT DISCLAIMER, AND  
24 AN EFFECTIVE DATE.  
25

26 **WHEREAS**, on August 23, 2021, the City Council of the City of Orlando, Florida  
27 (the "Orlando City Council"), accepted a petition for voluntary annexation (hereinafter the  
28 "petition") bearing the signatures of all owners of property in an area of land generally  
29 located north and south of Hoffner Avenue, east of Conway Road, south of Simmons  
30 Road, and west of South Semoran Boulevard, comprised of approximately 29.288 acres  
31 and being precisely described by the legal description of the area by metes and bounds  
32 attached to this ordinance as **Exhibit A** (hereinafter the "property"); and  
33

34 **WHEREAS**, the petition was filed with the Orlando City Council pursuant to  
35 section 171.044, Florida Statutes; and  
36

37 **WHEREAS**, at its regularly scheduled meeting of September 21, 2021, the  
38 Municipal Planning Board (the "MPB") of the City of Orlando, Florida (the "city"),  
39 considered the following applications relating to the property:  
40

- 41 1. Annexation case number ANX2021-10004 requesting to annex the property  
42 into the jurisdictional boundaries of the city; and  
43
- 44 2. Growth Management Plan (hereinafter the "GMP") case number GMP2021-  
45 10003 requesting an amendment to the city's GMP to designate the property  
46 as "Office Low Intensity," "Residential Low Intensity" and "Industrial" on the  
47 City's official future land use map; and

City Council Meeting: 1-10-22  
Item: 12-2 Documentary: 2201101202

ORDINANCE NO. 2022-2

- 48  
49 3. Zoning case number ZON2021-10001 requesting to designate the property  
50 as the "Low Intensity Office-Residential," "Residential Low Development"  
51 and "Industrial Park" zoning districts with the "Aircraft Noise" and the  
52 "Conway Drive Special Plan" overlay districts, in part, on the City's official  
53 zoning map (together, hereinafter referred to as the "applications"); and  
54

55 **WHEREAS**, based upon the evidence presented to the MPB, including the  
56 information and analysis contained in the "Staff Report to the Municipal Planning Board"  
57 for application case numbers ANX2021-10004, GMP2021-10003, and ZON2021-10001  
58 (entitled "Hoffner Avenue Townhomes Annexation"), the MPB recommended that the  
59 Orlando City Council approve said applications and adopt an ordinance or ordinances in  
60 accordance therewith; and  
61

62 **WHEREAS**, the MPB found that application GMP2021-10003 is consistent with:  
63

- 64 1. The *State Comprehensive Plan* as provided at Chapter 187, Florida Statutes  
65 (the "State Comprehensive Plan"); and  
66  
67 2. The *East Central Florida 2060 Plan* adopted by the East Central Florida  
68 Regional Planning Council pursuant to sections 186.507 and 186.508, Florida  
69 Statutes (the "Strategic Regional Policy Plan"); and  
70  
71 3. The *City of Orlando Growth Management Plan*, adopted as the city's  
72 "comprehensive plan" for purposes of the Florida Community Planning Act,  
73 sections 163.3164 through 163.3217, Florida Statutes (the "GMP"); and  
74

75 **WHEREAS**, the MPB found that application ZON2021-10001 is consistent with:  
76

- 77 1. The GMP; and  
78  
79 2. The *City of Orlando Land Development Code*, Chapters 58 through 68,  
80 Code of the City of Orlando, Florida (the "LDC"); and  
81

82 **WHEREAS**, sections 3 and 4 of this ordinance are adopted pursuant to the  
83 process for adoption of small scale comprehensive plan amendment as provided by  
84 section 163.3187, Florida Statutes; and  
85

86 **WHEREAS**, the Orlando City Council hereby finds that:  
87

- 88 1. As of the date of the petition, the property was located in the unincorporated  
89 area of Orange County; and  
90

ORDINANCE NO. 2022-2

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

## ORDINANCE NO. 2022-2

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. FLUM DESIGNATION.** Pursuant to section 163.3187, Florida Statutes, the City of Orlando, Florida, adopted Growth Management Plan Future Land Use Map designation for the Property is hereby established as "Office Low Intensity," "Residential Low Intensity" and "Industrial" (denoted as "OFFICE-LOW," "RES-LOW" and "INDUST" on the City's Future Land Use Maps), as depicted in **Exhibit C** to this ordinance.

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

**SECTION 5. ZONING DESIGNATION.** Pursuant to the LDC, the zoning designation for the property is hereby established as the "Low Intensity Office-Residential," "Residential Low Development" and "Industrial Park" zoning districts with the "Aircraft Noise" and the "Conway Drive Special Plan" overlay districts, in part (denoted on the city's official zoning maps as "O-1/AN/SP," "R-3A/AN," "IP/AN" and "IP/AN/SP"), as depicted in **Exhibit D** to this ordinance.

**SECTION 6. AMENDMENT OF OFFICIAL ZONING MAP.** The city zoning official, or designee, is hereby directed to amend the city's official zoning maps in accordance with this ordinance.

**SECTION 7. 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 8. 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 9. DISCLAIMER.** As provided by subsection 166.033(6), Florida Statutes, issuance of a development permit by a municipality does not in any way create

ORDINANCE NO. 2022-2

any right on the part of an applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the municipality for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. In accordance with subsection 166.033(6), Florida Statutes, it is hereby made a condition of this ordinance that all other applicable state or federal permits be obtained before commencement of the development.

**SECTION 10. EFFECTIVE DATE.** This ordinance is effective upon adoption, except for sections one and two, which take effect on the 30th day after adoption, and sections three through six, which take effect on the 31st day after adoption unless this ordinance is lawfully challenged pursuant to subsection 163.3187(5), Florida Statutes, in which case sections three through six shall not be effective until the state land planning agency or the Administration Commission issues a final order declaring this ordinance "in compliance" as defined at sections 163.3184(1)(b) and 163.3187(5)(d), Florida Statutes.

**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 FIRST READING AND HEARING**, by the City Council of the City of Orlando, Florida, at a regular meeting, this 6th 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 2nd day of January, 2021. 2022

**DONE, THE SECOND READING AND 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.

\*\*[Signatures on the following page]\*\*

City Council Meeting: 1-10-22  
Item: 12-2 Documentary: 2201101202

ORDINANCE NO. 2022-2

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

\*\*[Remainder of page intentionally left blank.]\*\*

City Council Meeting: 1-10-22  
Item: 12-2 Documentary: 2201101202





# VERIFIED LEGAL DESCRIPTION FORM

## MUNICIPAL PLANNING BOARD

The following legal description has been prepared  
by Steven Blankenship, PSM, and submitted  
Atlantic Surveying, LLC  
to the City Planning Bureau for verification

Steven Blankenship  
Signature

11/19/22  
Date



"This Description has been  
reviewed by the Engineering  
Division and is acceptable  
based on a comparison with:  
Survey, GIS Mapping, Deeds  
and Right-of-Way Map

By: R. Allen Date: 11-24-2021

Application Request (Office Use Only):

File No. ANX#2021-10004

GMP2021-10003  
ZON2021-10001

Legal Description Including Acreage (To be Typed By Applicant): (Surveyor prepared legal)

ADDRESS: 4809, 4829, 4839, 4979, 4985 AND 4989 HOFFNER AVENUE

PARCELS: 16-23-30-0000-00-039; 040; 41; 084; 085; 093

DESCRIPTION:

THE EAST 1/2 OF THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 23 SOUTH, RANGE 30 EAST, ORANGE COUNTY, AND THE WEST 1/4 OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 23 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, AND THE EAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 23 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, AND THE EAST 1/4 OF THE WEST 1/2 OF THE EAST 1/2 SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 23 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, LESS RIGHT-OF-WAY FOR HOFFNER AVENUE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 16, TOWNSHIP 23 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA; THENCE RUN NORTH 89°41'46" EAST ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 16, A DISTANCE OF 833.34 FEET TO THE SOUTHWEST CORNER OF THE EAST 1/2 OF THE WEST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 16; THENCE DEPARTING SAID SOUTH LINE RUN NORTH 00°05'56" EAST ALONG THE WEST LINE OF SAID EAST 1/2 OF THE WEST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, A DISTANCE OF 111.00 FEET TO THE NORTH RIGHT OF WAY LINE OF HOFFNER AVENUE FOR

THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID WEST LINE NORTH 00°05'56" EAST, 1220.14 FEET TO THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 16; THENCE NORTH 89°47'13" EAST ALONG SAID NORTH LINE, 498.86 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4; THENCE NORTH 89°47'13" EAST ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 16, A DISTANCE OF 332.57 FEET TO THE EAST LINE OF THE EAST 1/2 OF THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 16; THENCE SOUTH 00°01'02" WEST ALONG SAID EAST LINE, 1248.81 FEET TO THE NORTH RIGHT OF WAY LINE OF HOFFNER AVENUE; THENCE RUN ALONG SAID NORTH RIGHT OF WAY THE FOLLOWING FIVE (5) COURSES AND DISTANCES; (1) SOUTH 89°41'46" WEST, 20.00 FEET; (2) NORTH 00°01'02" EAST, 26.21 FEET; (3) NORTH 89°30'58" WEST, 146.64 FEET; (4) NORTH 89°30'04" WEST, 124.53 FEET; (5) SOUTH 89°41'55" WEST, 542.01 FEET TO THE POINT OF BEGINNING.

CONTAINING 23.326 ACRES, MORE OR LESS.



# VERIFIED LEGAL DESCRIPTION FORM

## MUNICIPAL PLANNING BOARD

L

The following legal description has been prepared  
by Steven Blankenship, PSM, and submitted  
Atlantic Surveying, LLC  
to the City Planning Bureau for verification

Steven Blankenship  
Signature

11/19/21

Date



"This Description has been  
reviewed by the Engineering  
Division and is acceptable  
based on a comparison with:  
Surveys, Deeds, GIS Mapping,  
Right-of-Way Map

By: R. Allen Date: 11/24/2021

Application Request (Office Use Only):

File No. ANX#2021-10004

GMP2021-10003  
ZON2021-10001

Legal Description Including Acreage (To be Typed By Applicant): (Surveyor prepared legal)

ADDRESS: 4920 AND 4940 HOFFNER AVENUE

PARCELS: 21-23-30-0000-00-025; 026

DESCRIPTION:

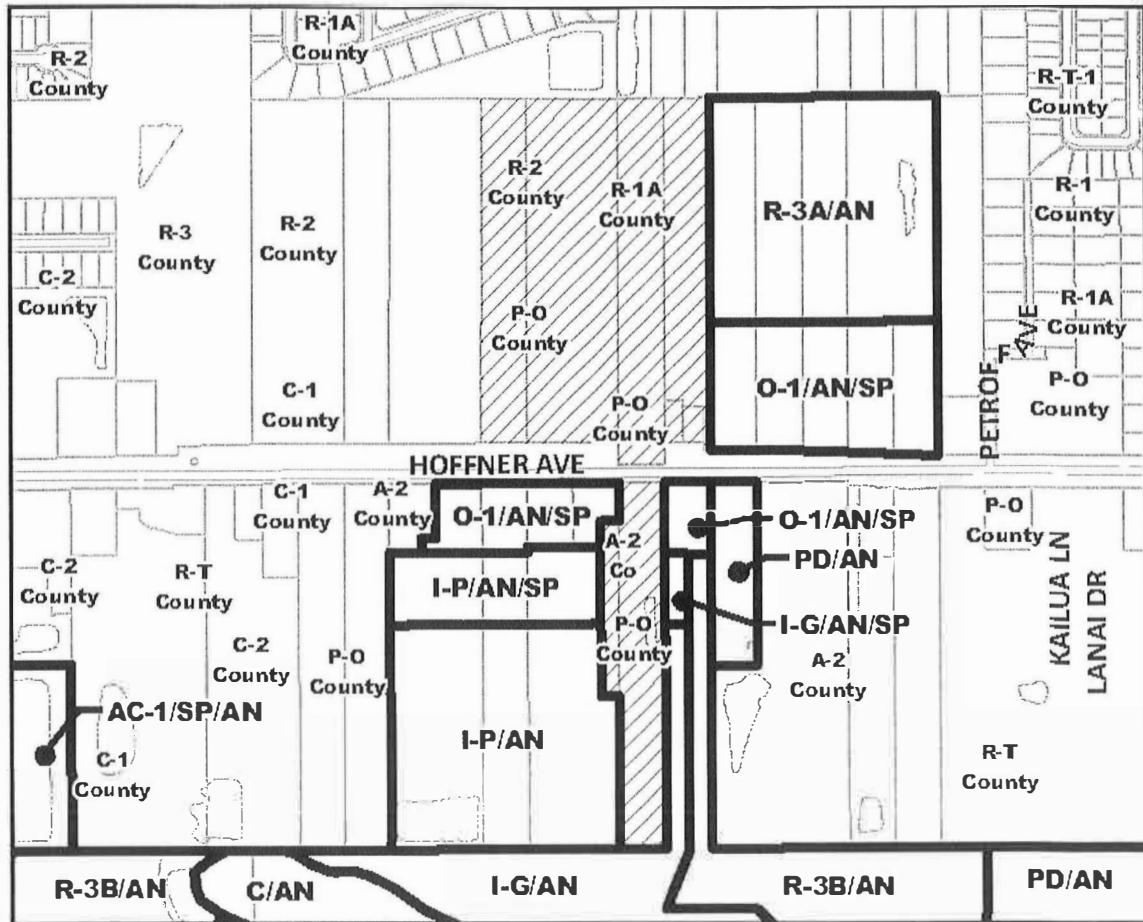
THE SOUTH 622.3 FEET OF THE NORTH 789.3 FEET OF THE EAST 70.0 FEET OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 23 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA AND THE WEST 1/8 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 23 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, LESS RIGHT-OF-WAY FOR HOFFNER AVENUE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 21, TOWNSHIP 23 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA; THENCE RUN NORTH 89°41'46" EAST ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 21, A DISTANCE OF 1333.34 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 21; THENCE DEPARTING SAID NORTH LINE RUN SOUTH 00°07'37" EAST, 33.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF HOFFNER AVENUE FOR THE POINT OF BEGINNING; THENCE RUN NORTH 89°41'46" EAST ALONG SAID SOUTH RIGHT OF WAY LINE, 166.66 FEET TO THE EAST LINE OF THE WEST 1/8 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 21; THENCE SOUTH 00°06'43" EAST ALONG SAID EAST LINE, 1298.45 FEET TO THE SOUTH LINE OF SAID WEST 1/8 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4; THENCE SOUTH 89°46'39" WEST ALONG SAID SOUTH LINE, 166.32 FEET TO THE WEST LINE OF SAID WEST 1/8 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4; THENCE NORTH 00°07'37" WEST ALONG SAID WEST LINE, 541.91 FEET TO A POINT LYING 789.30 FEET SOUTH OF THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 21; THENCE DEPARTING SAID WEST LINE RUN

SOUTH 89°41'46" WEST PARALLEL TO SAID NORTH LINE OF THE NORTHWEST 1/4, 70.00 FEET; THENCE NORTH 00°07'37" WEST, 622.30 FEET; THENCE NORTH 89°41'46" EAST, 70.00 FEET TO AFORSAID WEST LINE OF THE WEST 1/8 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4; THENCE NORTH 00°07'37" WEST ALONG SAID WEST LINE, 134.00 FEET TO THE POINT OF BEGINNING.

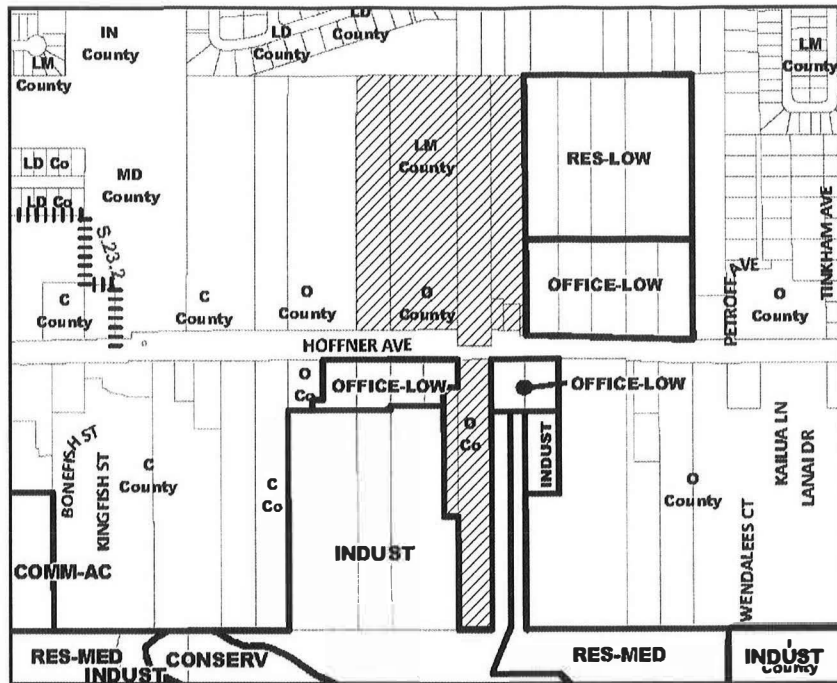
CONTAINING 5.962 ACRES, MORE OR LESS.

## LOCATION MAP - Hoffner Annexation

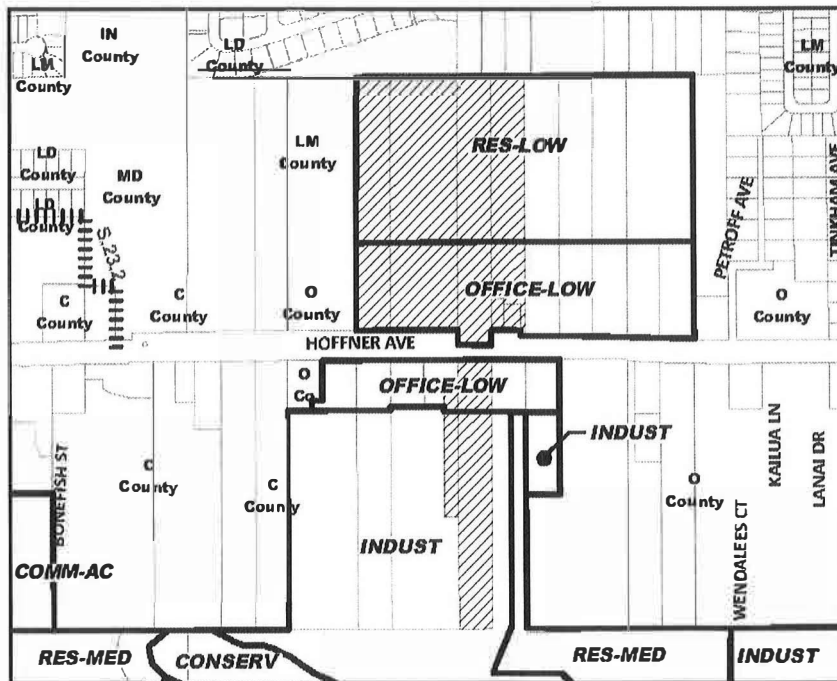


ANX2021-10004





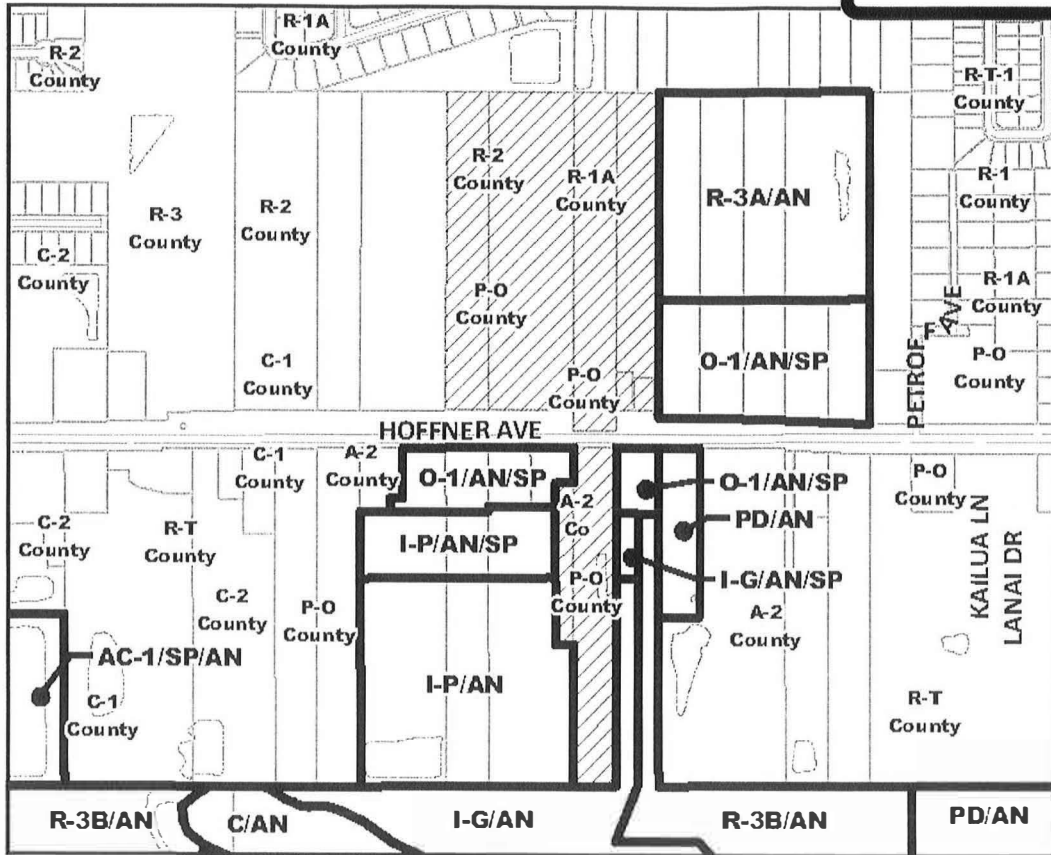
Future Land Use - Existing GMP2021-10003



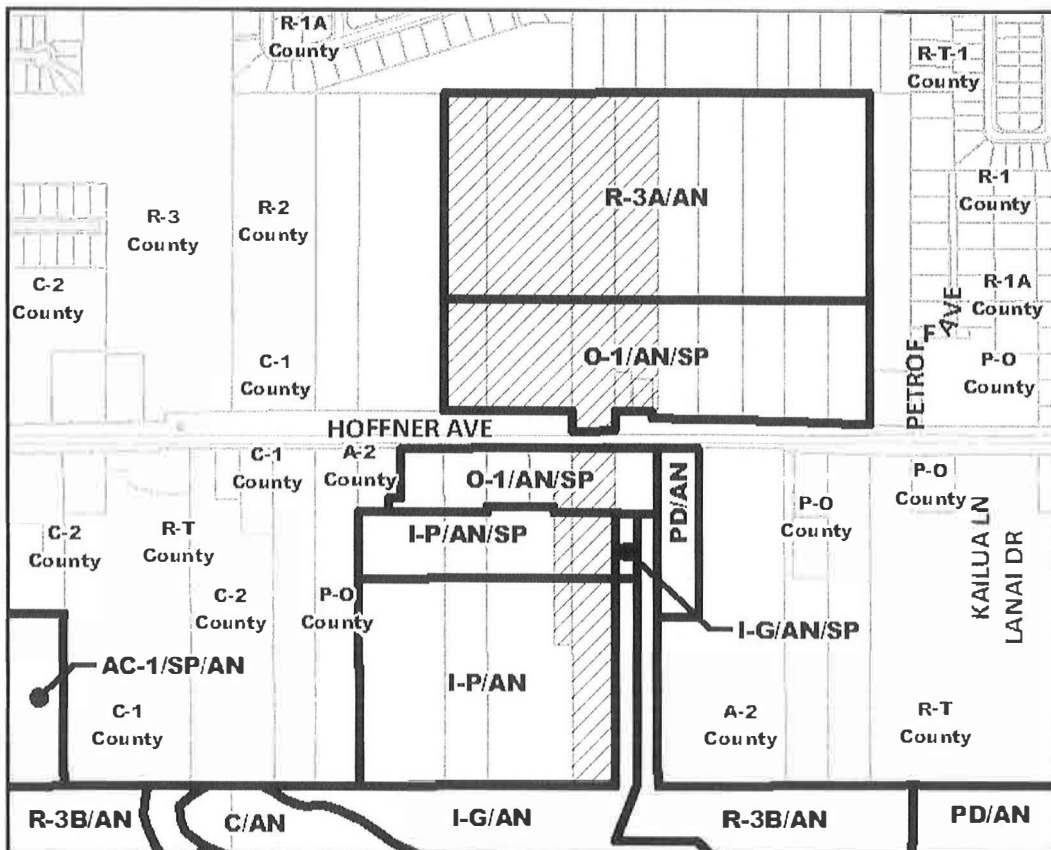
Future Land Use - Proposed GMP2021-10003

# EXHIBIT

D



Zoning - Existing ZON2021-10001



Zoning - Proposed ZON2021-10001





### 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:** Annexation of 4809, 4829, 4989, 4839, 4985, 4920, 4940, and 4979 Hoffner Avenue

### 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
<b>Total Amount</b>	\$0	\$0

Comments (optional): (enter text here)

### Revenues

What is the source of any revenue and the estimated amount? Property taxes Amount \$27,189.00

Is this recurring revenue? ☒ Yes ☐ No

Comments (optional): (enter text here)

### Funding

Expenses/Revenues will be recorded to:

	Source #1	Source #2	Source #3
Fund	General Fund	<u>(enter text here)</u>	<u>(enter text here)</u>
Department /Division	Citywide	<u>(enter text here)</u>	<u>(enter text here)</u>
Cost Center/Project/Grant	Citywide	<u>(enter text here)</u>	<u>(enter text here)</u>
Total Amount	\$27,189.00	\$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 11220-2 Column Legals, January 10, 2022 at 2:00 p.m.,  
Ordinance 2022-2

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

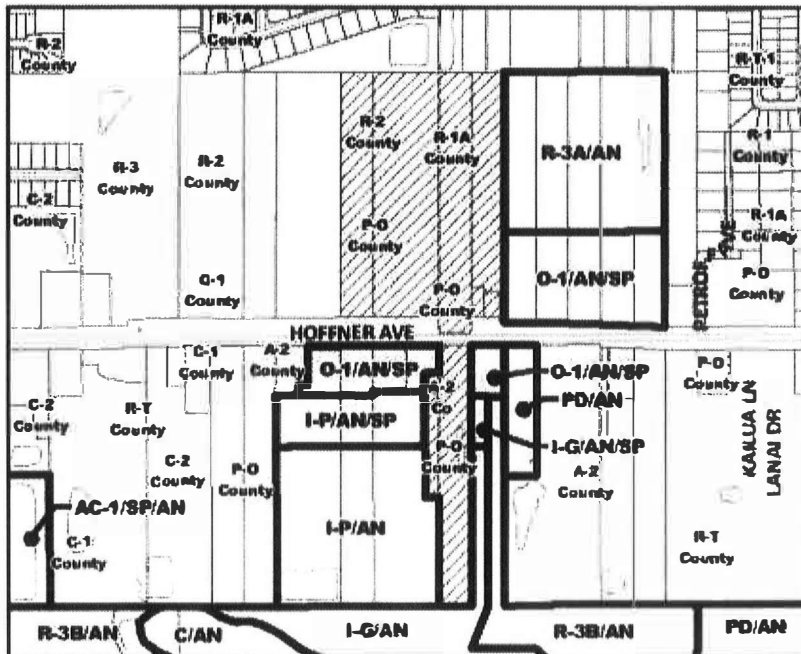


Name of Notary, Typed, Printed, or Stamped

7102190

## Notice of Proposed Enactment

On Monday, January 10, 2022 the Orlando City Council will consider proposed Ordinance 2022-2, 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 NORTH AND SOUTH OF HOFFNER AVENUE, EAST OF CONWAY ROAD, SOUTH OF SIMMONS ROAD, AND WEST OF SOUTH SEMORAN BOULEVARD, AND COMPRISED OF 29.288 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 OFFICE LOW INTENSITY, RESIDENTIAL LOW INTENSITY, AND INDUSTRIAL ON THE CITY'S OFFICIAL FUTURE LAND USE MAPS; DESIGNATING THE PROPERTY AS THE LOW INTENSITY OFFICE-RESIDENTIAL, RESIDENTIAL LOW DEVELOPMENT AND INDUSTRIAL PARK ZONING DISTRICTS, WITH THE AIRCRAFT NOISE AND CONWAY ROAD SPECIAL PLAN OVERLAY DISTRICTS, IN PART, ON THE CITY'S OFFICIAL ZONING MAPS; 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.



ANX2021-10004



A public hearing on this ordinance will be held during Council's regular meeting beginning at 2:00 p.m., in Council Chamber, 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. All pertinent information about meeting access and participation instructions will be available on [orlando.gov/councilmeeting](http://orlando.gov/councilmeeting) at least 3 days prior to the meeting. Additionally, interested parties are invited to watch the meeting live and may participate by providing public comment during the meeting or submitting written public comment in advance regarding the proposed ordinance. The opportunity to provide public comment is available until the designated public comment portion of the item is closed. All items received are public record. The proposed ordinance may be inspected at the Office of the City Clerk located on the 2nd floor, Orlando City Hall, 400 S. Orange Ave., Orlando, Florida, or online at [orlando.gov](http://orlando.gov). Anyone who desires to appeal an official decision made at this meeting, if an appeal is permitted by law, may need to obtain a verbatim record of the proceedings that includes the testimony and evidence upon which the appeal is based. The City of Orlando is committed to reasonably accommodating the communication needs of persons with disabilities. Persons with disabilities who need reasonable accommodations to participate in this meeting, contact no later than 24 hours in advance of the meeting, the Office of the City Clerk at 407.246.2251 or [cityclerk@orlando.gov](mailto:cityclerk@orlando.gov).

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12/26/2021, 1/2/2022

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