

H26/025/2nd Read
12-1

**CITY OF ORLANDO
COUNCIL AGENDA ITEM**

Items Types:

Hearings/Ordinances/2nd Read

District: 1

Contract ID:

Exhibits: Yes

Grant Received by City?: No

For Meeting of:

January 23, 2023

From:

Document Number:

On File (City Clerk) : Yes

Draft Only: No

Subject:

Ordinance No. 2022-72 Annexing the Properties at 12525 and 12569 Narcoossee Road, Assigning Urban Village and Conservation as a Future Land Use Designations and to Create Subarea Policy S.40.13 to Provide Development Standards (ANX2022-10007; GMP2022-10021 and GMP2022-10022, Mission Pointe II) (Economic Development)

Summary:

The 16.8 acre site is generally located east of Narcoossee Road, south of Vickrey Place, and west of Lake Whippoorwill. The subject ordinance will annex the properties at 12525 and 12569 Narcoossee Road, assign Urban Village and Conservation as the Future Land Use designations and create a new subarea policy, S.40.13, to provide development standards for the site.

The associated rezoning case, the Pioneers Planned Development Amendment (Ordinance No. 2022-73) is on the same City Council agenda and will allow for 176 additional multifamily units and 29,700 sq. ft. of commercial.

The Municipal Planning Board (MPB) recommended approval of all associated cases, ANX2022-10007, GMP2022-10021, GMP2022-10022 & ZON2022-10017, on September 20, 2022. City Council approved the MPB actions on October 24, 2022.

City Council approved the first reading of the ordinance on January 9, 2023.

Fiscal & Efficiency Data:

Fiscal impact statement is attached.

Recommended Action:

Adopting Ordinance No. 2022-72 and authorizing the Mayor and City Clerk to execute the same, after final 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: Yolanda Ortiz, Planner II, yolanda.ortiz@orlando.gov, (407) 246-3792. Melissa Clarke, Attorney, melissa.clarke@orlando.gov, (407) 246-3477.

Approved By:

Received by: Clerk of BCC - 2/22/23 - np
C: Deputy County Administrator Jon Weiss
Planning Division Manager Alberto Vargas
Planning Administrator Nicolas Thalmueller

City Council Meeting: 1-23-2023
Item: 12-1 Documentary: 2301231201

Department

Budget Outside Routing Approval

City Clerk

Date and Time

1/10/2023 3:24 PM

1/13/2023 11:12 AM

ATTACHMENTS:

Name:	Description:	Type:
<input type="checkbox"/> Mission Pointe II Ordinance 2022-72.pdf	Ordinance 2022-72 Annexation	Backup Material
<input type="checkbox"/> Exhibit A Verified Legal Descriptions.pdf	Exhibit A Verified Legal Descriptions	Backup Material
<input type="checkbox"/> Exhibits B C D Mission Pointe annex ANX2022-10007.pdf	Exhibit B, C, D Location, FLU, Subarea Maps	Backup Material
<input type="checkbox"/> CAI Fiscal Impact Statement Mission Pointe II.pdf	Fiscal Impact Statement Ord2022-72	Backup Material

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

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 VICKREY PLACE, AND WEST OF LAKE WHIPPOORWILL, AND COMPRISED OF 16.8 ACRES OF LAND, MORE OR LESS, AMENDING THE CITY'S ADOPTED GROWTH MANAGEMENT PLAN TO DESIGNATE THE PROPERTY AS URBAN VILLAGE, IN PART, AND CONSERVATION, IN PART, ON THE CITY'S OFFICIAL FUTURE LAND USE MAP, AND TO ESTABLISH A SUBAREA POLICY TO PROVIDE DEVELOPMENT STANDARDS; PROVIDING FOR CONSENT TO THE MUNICIPAL SERVICES TAXING UNIT FOR LAKE WHIPPOORWILL; PROVIDING FOR AMENDMENT OF THE CITY'S GROWTH MANAGEMENT PLAN; PROVIDING FOR SEVERABILITY, CORRECTION OF SCRIVENER'S ERRORS AND AN EFFECTIVE DATE.

WHEREAS, on June 20, 2022, the City Council of the City of Orlando, Florida (the "Orlando City Council"), accepted a petition for voluntary annexation (hereinafter the "petition") bearing the signatures of all owners of property in an area of land generally located east of Narcoossee Road, south of Vickrey Place, and west of Lake Whippoorwill, such land comprised of approximately 16.8 acres and being precisely described by the legal description of the area by metes and bounds attached to this ordinance as **Exhibit "A"** (hereinafter "the property"); and

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

WHEREAS, at its regularly scheduled meeting of September 20, 2022, the Municipal Planning Board (the "MPB") of the City of Orlando, Florida (the "city"), considered the following applications relating to the property:

1. Annexation case number ANX2022-10007 requesting to annex the property into the jurisdictional boundaries of the city; and

2. Growth Management Plan (hereinafter the "GMP") case numbers GMP2022-10021 and GMP2022-10022 requesting an amendment to the city's GMP to designate the property as Urban Village, in part, and Conservation, in part, on the City's official future land use map, and to establish Subarea Policy S.40.13 to provide detailed development criteria for each project within the development; and

3. Zoning case number ZON2022-10017 requesting to designate the property as the Planned Development District on the City's official zoning maps (together, hereinafter referred to as the "applications") and to incorporate the property into the Pioneers planned development zoning district.

ORDINANCE NO. 2022-72

49 **WHEREAS**, based upon the evidence presented to the MPB, including the
50 information and analysis contained in the "Staff Report to the Municipal Planning Board"
51 for case numbers ANX2022-10007, GMP2022-10021, GMP2022-10022 and ZON2022-
52 10017 (entitled "Mission Pointe II Annexation" and hereinafter referred to as the "staff
53 report"), and subject to certain conditions contained within the staff report, the MPB
54 recommended that the City Council of the City of Orlando, Florida (the "Orlando City
55 Council"), approve said applications and adopt an ordinance or ordinances in accordance
56 therewith; and
57

58 **WHEREAS**, the MPB found that applications GMP2022-10021 and GMP2022-
59 10022 are consistent with:
60

61 1. The State Comprehensive Plan as provided at Chapter 187, Florida
62 Statutes (the "State Comprehensive Plan"); and
63

64 2. The East Central Florida 2060 Plan adopted by the East Central Florida
65 Regional Planning Council pursuant to sections 186.507 and 186.508, Florida Statutes
66 (the "Strategic Regional Policy Plan"); and
67

68 3. The City of Orlando Growth Management Plan, adopted as the city's
69 "comprehensive plan" for purposes of the Florida Community Planning Act, sections
70 163.3164 through 163.3217, Florida Statutes (the "GMP"); and
71

72 **WHEREAS**, the Orlando City Council hereby finds that:
73

74 1. As of the date of the petition, the property was located in the unincorporated
75 area of Orange County; and
76

77 2. As of the date of the petition, the property is contiguous to the city within
78 the meaning of subsection 171.031(11), Florida Statutes; and
79

80 3. As of the date of the petition, the property is reasonably compact within the
81 meaning of subsection 171.031(12), Florida Statutes; and
82

83 4. The petition bears the signatures of all owners of property in the area to be
84 annexed; and
85

86 5. Annexation of the property will not result in the creation of enclaves within
87 the meaning of subsection 171.031(13), Florida Statutes; and
88

89 6. The property is located wholly within the boundaries of a single county; and
90

91 7. The petition proposes an annexation that is consistent with the purpose of
92 ensuring sound urban development and accommodation to growth; and
93

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, sections 4 through 7 of this ordinance are adopted pursuant to the “process for adoption of small-scale comprehensive plan amendment” as provided by section 163.3187, Florida Statutes; 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 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.

SECTION 3. CONSENT TO MUNICIPAL SERVICES TAXING UNIT (MSTU). Pursuant to section 125.01, Florida Statutes, the Orlando City Council hereby consents to the boundaries of the Lake Whippoorwill MSTU for aquatic weed control, general maintenance, and improvements of the lake including that certain part of the corporate territory of the City of Orlando as annexed by this ordinance. The City’s consent expires on the date on which Orange County discontinues the MSTU levy. This consent applies only with respect to levies lawfully existing as of the effective date of this ordinance.

Additionally, the City's consent is hereby conditioned on the City maintaining its full constitutional authority to levy ad valorem taxes of up to 10 mills for municipal purposes. Therefore, the City's consent provided by this section shall terminate as of the date the Orlando City Council levies an ad valorem millage rate that when added to the existing MSTU levy would, if the City's consent to the MSTU was not terminated, exceed the constitutional 10 mill cap. The purpose of this term and condition is to maintain the City's ability, if ever necessary, to levy its full constitutional allotment of ad valorem taxes without restriction by virtue of the County's MSTU.

SECTION 4. 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 Urban Village, in part, and Conservation, in part, as depicted in **Exhibit "C"** to this ordinance.

SECTION 5. AMENDMENT OF GMP. The city planning official, or designee, is hereby directed to amend the city's growth management plan in accordance with this ordinance.

SECTION 6. SUBAREA POLICY. Pursuant to section 163.3187, Florida Statutes, the text of the City's Growth Management Plan is hereby amended to add subarea policy S.40.13, which shall be inserted after subarea policy S.40.12 in the Future Land Use element of the Growth Management Plan, and shall read as follows (underlined text are additions to the Growth Management Plan):

Subarea Policy S.40.13 The properties within the boundary of this Subarea Policy are located within the Southeast Orlando Sector Plan area and shall be zoned Planned Development (PD). The provisions specified in Future Land Use Policy 2.4.4, Goal 4 and associated objectives and policies shall apply within this area.

The maximum development capacity of this area shall be as follows:

Mission Pointe II - 176 dwelling units and 29,700 sq. ft. of commercial/retail or an equivalent amount of other non-residential uses allowed by the Village Center designation.

Dwelling units existing at the time of annexation shall be considered legal and conforming.

Any increase in development capacity beyond that allowed by this subarea policy shall require a GMP amendment and shall be supported by data and analysis that demonstrate adequate facilities and services are available to accommodate the proposed density and intensity of development. Prior to development, each development site shall be reviewed by the Development Review Committee (DRC) as part of a specific parcel master plan that addresses building layout, parking, and other site planning issues as identified in the Land Development Code.

SECTION 7. SUBAREA POLICY MAPS. Pursuant to section 163.3187, Florida Statutes, the City's Growth Management Plan subarea policy maps are hereby amended to include the property within the newly created subarea policy S.40.13, as depicted in **Exhibit "D"** to this ordinance.

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. 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 10. EFFECTIVE DATE. This ordinance is effective upon adoption, except for sections one through three, which take effect on the 30th day after adoption, and sections four through seven, 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 four through seven 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 and 163.3187(5)(d) and 163.3184(1)(b), Florida Statutes.

DONE, THE FIRST READING, by the City Council of the City of Orlando, Florida, at a regular meeting, this 9 day of January, 2023.

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 8 day of January, 2023.

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 15 day of January, 2023.

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 23 day of January, 2023.

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

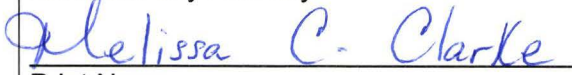
Print Name

ORDINANCE NO. 2022-72

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

242 
243 _____

244 Assistant City Attorney

245 
246 _____

247 Print Name

248

249

** [Remainder of page intentionally left blank.]



VERIFIED LEGAL DESCRIPTION FORM

The following legal description has been prepared by

DAVID M. McDERMOTT, PSM
ASSOCIATED LAND SURVEYING & MAPPING

and submitted to the City Planning Division for verification.

Signature

5-23-22

Date



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

PLATS, GIS MAPPING,
OR BOOK

By: [Signature] Date: 3-29-22
GUY ADAMIS

Application Request (Office Use Only)

File No. ANX 2022-10007

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

(PREPARED BY SURVEYOR)

(BASED ON DEED IN INSTRUMENT #20210113094)

LEGAL DESCRIPTION

A PORTION OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 24 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE WEST 1/4 CORNER OF SECTION 20, TOWNSHIP 24 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA; THENCE RUN S 89°48'57" E ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 OF SECTION 20 A DISTANCE OF 999.37 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTH LINE RUN S 00°12'08" E, A DISTANCE OF 264.68 FEET; THENCE RUN S 89°48'21" E, A DISTANCE OF 330.55 FEET; THENCE RUN N 00°19'18" W, A DISTANCE OF 264.74 FEET TO THE AFOREMENTIONED NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 20; THENCE ALONG SAID NORTH LINE RUN N 89°48'57" W, A DISTANCE OF 330.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.007 ACRES, MORE OR LESS.



VERIFIED LEGAL DESCRIPTION FORM

EXHIBIT

A 2 of 4

The following legal description has been prepared by
DAVID M. McDERMOTT, PSM
ASSOCIATED LAND SURVEYING & MAPPING, INC.
and submitted to the City Planning Division for verification.

Signature

Date



This Description has been
reviewed by the Engineering
Division and is acceptable
based on a comparison with:
PLATS, GIS MAPPING,
OR BOOK

By: GUY ADKINS Date: 8-29-22

Application Request (Office Use Only)

File No. ANX 2022-10007 (GSA)

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

(PREPARED BY SURVEYOR)
(BASED ON DEED IN OFFICIAL
RECORDS BOOK 3214, PAGE 1274)

LEGAL DESCRIPTION

A PORTION OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 24 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE WEST 1/4 CORNER OF SECTION 20, TOWNSHIP 24 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA; THENCE RUN S 89°48'57" E ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 OF SECTION 20 A DISTANCE OF 33.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF NARCOOSSEE ROAD ACCORDING TO THAT CERTAIN ORANGE COUNTY RIGHT-OF-WAY MAP, NARCOOSSEE ROAD, C.I.P. No. 5101, SIGNED 11-26-2008, SHEET 15 OF 25, SAID POINT BEING THE POINT OF BEGINNING; THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINE CONTINUE S 89°48'57" E ALONG SAID NORTH LINE OF SECTION 20 A DISTANCE OF 966.37 FEET; THENCE DEPARTING SAID NORTH LINE RUN S 00°12'08" E, A DISTANCE OF 264.68 FEET; THENCE RUN S 89°48'21" E, A DISTANCE OF 330.55 FEET; THENCE RUN N 00°19'18" W, A DISTANCE OF 264.74 FEET TO THE AFOREMENTIONED NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 20; THENCE ALONG SAID NORTH LINE RUN S 89°48'57" E, A DISTANCE OF 920.63 FEET TO A POINT ON THE EAST LINE OF THE WEST 2250 FEET OF THE SOUTHWEST 1/4 OF SAID SECTION 20; THENCE RUN S 00°20'50" W, ALONG SAID EAST LINE A DISTANCE OF 330.00 FEET; THENCE RUN N 89°48'57" W, A DISTANCE OF 2217.00 FEET TO A POINT ON THE AFOREMENTIONED EAST RIGHT-OF-WAY LINE OF NARCOOSSEE ROAD; THENCE RUN N 00°20'50" E ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 330.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 14.788 ACRES, MORE OR LESS.

**EXHIBIT**

A 3 of 4

VERIFIED LEGAL DESCRIPTION FORM

MUNICIPAL PLANNING BOARD

The following legal description has been prepared
by Mike Baerhold, PSM 5575,
Leading Edge Land Services, Inc.
And submitted
to the City Planning Bureau for verification.

Mike Baerhold
Signature

12-14-2022
Date



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

By: Guy Adkins Date: 12-16-22
GUY ADKINS

Application Request (Office Use Only):

File No. GMP2022-10021
GMP2022-10022
ZON2022-10017

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

Prepared by surveyor, based on deed in instrument #20220373315, Public Records of Orange County, Florida.

PARCEL 1

A PARCEL OF LAND LOCATED IN SECTION 20, TOWNSHIP 24 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SW 1/4 OF SAID SECTION 20; THENCE ALONG THE NORTH LINE OF THE SW 1/4 OF SAID SECTION 20, S89°48'56"E, A DISTANCE OF 33.00 FEET TO THE POINT OF BEGINNING, SAID POINT LYING ON THE EAST RIGHT OF WAY OF NARCOOSSEE ROAD (C.R. 15), A VARIABLE WIDTH PUBLIC RIGHT OF WAY PER D.B. 347, PG. 195 AND PG. 196 AND O.R. 9838, PG. 2015 AND O.R. 9838, PG. 5903, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA;

THENCE CONTINUE S89°48'56"E ALONG SAID NORTH LINE OF THE SW 1/4, A DISTANCE OF 966.37 FEET TO THE NORTHWEST CORNER OF THE LANDS OF VASS INC, WELLS NEXT GENERATION FINANCIAL LLC, AND GREYSTONE DEBT ACQUISITIONS LLC, AS RECORDED IN DOCUMENT NUMBER 20220373314, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE DEPARTING SAID NORTH LINE OF THE SW 1/4, RUN THE FOLLOWING 3 COURSES ALONG SAID LANDS OF DOCUMENT NUMBER 20220373314, 1) S00°11'52"E, A DISTANCE OF 264.75 FEET; 2) THENCE S89°48'05"E, A DISTANCE OF 330.55 FEET; 3) THENCE N00°19'02"W, A DISTANCE OF 264.84 FEET TO SAID NORTH LINE OF THE SW 1/4; THENCE ALONG SAID NORTH LINE OF THE SW 1/4, S89°48'56"E, A DISTANCE OF 920.64 FEET; THENCE DEPARTING SAID NORTH LINE OF THE SW 1/4, S00°20'55"W, A DISTANCE OF 330.00 FEET TO A LINE 330.00 FEET SOUTH AND PARALLEL WITH SAID NORTH LINE OF THE SW 1/4; THENCE ALONG SAID PARALLEL LINE, N89°48'56"W, A DISTANCE OF 2217.01 FEET TO THE EAST RIGHT OF WAY OF SAID NARCOOSSEE ROAD; THENCE ALONG SAID EAST RIGHT OF WAY, N00°20'55"E, A DISTANCE OF 330.00 FEET RETURNING TO THE POINT OF BEGINNING.

CONTAINING 14.788 ACRES MORE OR LESS.



EXHIBIT
A 4 of 4

VERIFIED LEGAL DESCRIPTION FORM

MUNICIPAL PLANNING BOARD

The following legal description has been prepared
by Mike Baerhold, PSM 5575
Leading Edge Land Services, Inc.
And submitted
to the City Planning Bureau for verification.

Signature

Date

12-14-2022



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

By: Guy Adams Date: 12-16-22
GUY ADAMS

Application Request (Office Use Only):

File No. GMP2022-10021
GMP2022-10022
ZON2022-10017

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

Prepared by surveyor, based on deed in instrument #20220373314, Public Records of Orange County, Florida.

PARCEL 2

A PARCEL OF LAND LOCATED IN SECTION 20, TOWNSHIP 24 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SW 1/4 OF SAID SECTION 20; THENCE ALONG THE NORTH LINE OF THE SW 1/4 OF SAID SECTION 20, S89°48'56"E, A DISTANCE OF 33.00 FEET TO A POINT LYING ON THE EAST RIGHT OF WAY OF NARCOOSSEE ROAD (C.R. 15), A VARIABLE WIDTH PUBLIC RIGHT OF WAY PER D.B. 347, PG. 195 AND PG. 196 AND O.R. 9838, PG. 2015 AND O.R. 9838, PG. 5903, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE CONTINUE S89°48'56"E, ALONG SAID NORTH LINE OF THE SW 1/4, A DISTANCE OF 966.37 FEET TO THE NORTHWEST CORNER OF THE LANDS OF VASS INC, WELLS NEXT GENERATION FINANCIAL LLC, AND GREYSTONE DEBT ACQUISITIONS LLC, AS RECORDED IN DOCUMENT NUMBER 20220373314, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, ALSO BEING THE POINT OF BEGINNING;

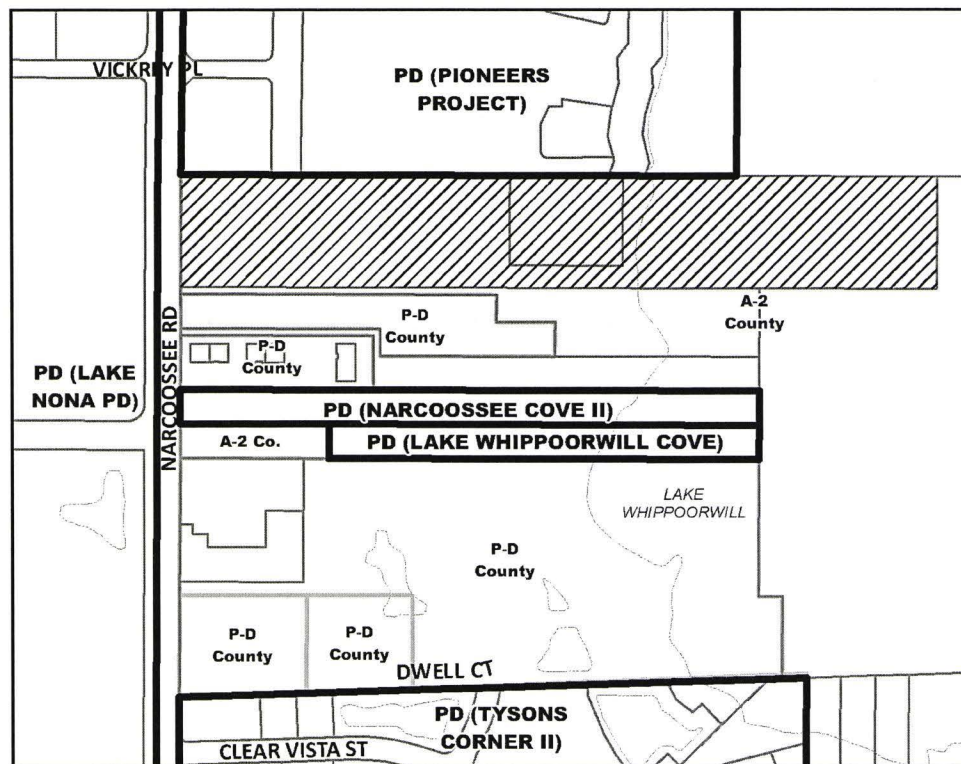
THENCE RUN THE FOLLOWING 4 COURSES ALONG SAID LANDS OF DOCUMENT NUMBER 20220373314, 1) S89°48'56"E, A DISTANCE OF 330.00 FEET ALONG SAID NORTH LINE OF THE SW 1/4; 2) THENCE DEPARTING SAID NORTH LINE OF THE SW 1/4, S00°19'02"E, A DISTANCE OF 264.84 FEET; 3) THENCE, N89°48'05"W, A DISTANCE OF 330.55 FEET; 4) THENCE, N00°11'52"W, A DISTANCE OF 264.75 FEET RETURNING TO THE POINT OF BEGINNING.

CONTAINING 2.008 ACRES MORE OR LESS.

EXHIBIT

B

Location Map



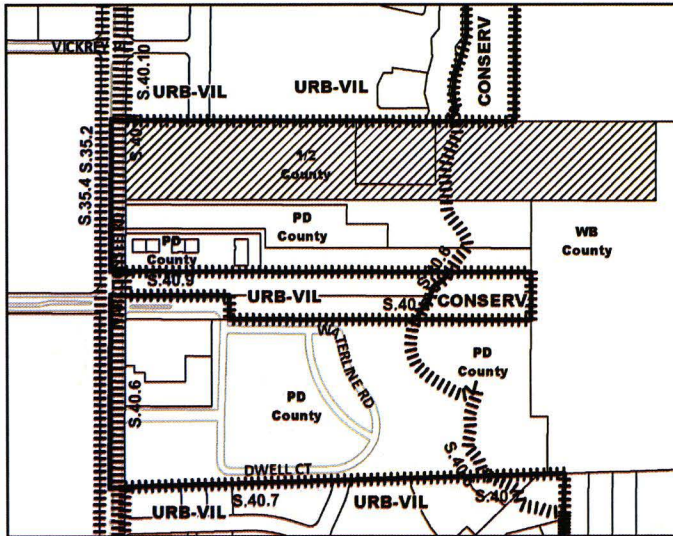
ANX2022-10007



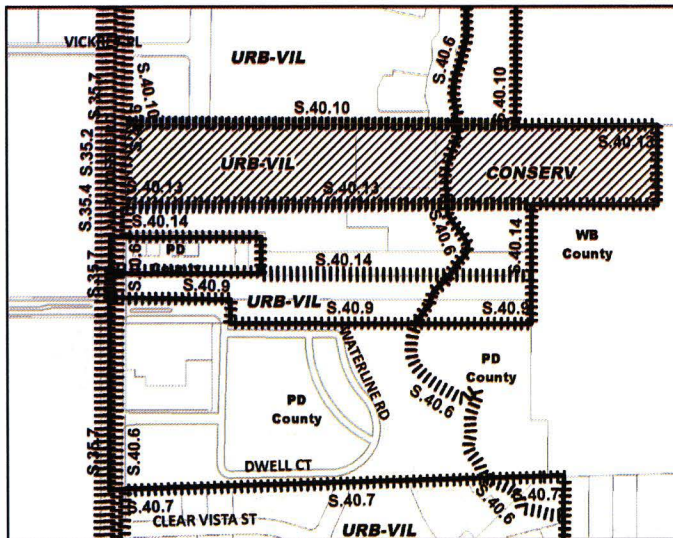
Future Land Use Map

EXHIBIT

C



Future Land Use - Existing GMP2022-10021

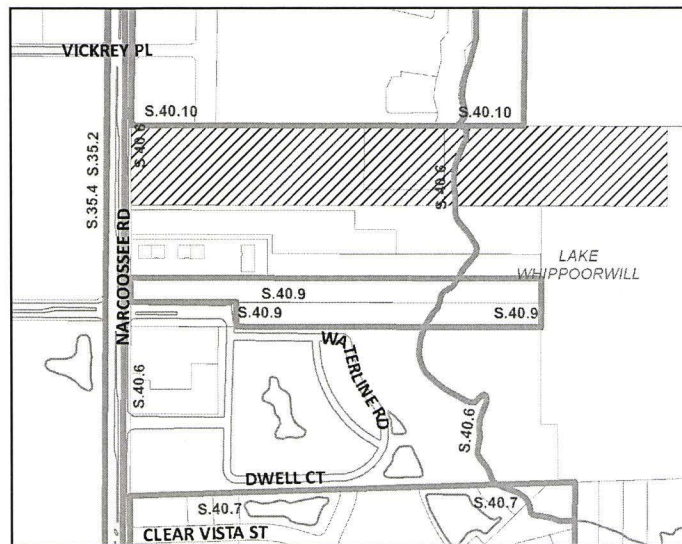


Future Land Use - Proposed GMP2022-10021

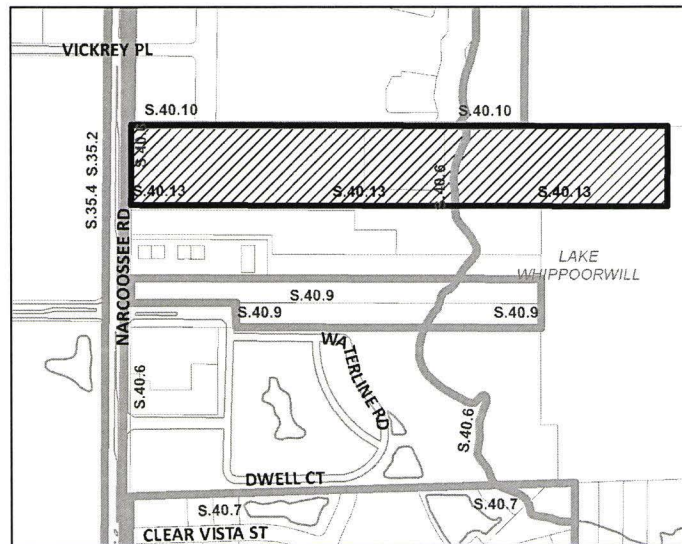


Subarea Policy line 40.13

EXHIBIT
D



Existing GMP2022-10022 Policy Line 40.13



Proposed GMP2022-10022 Policy Line 40.13





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 12569 and 12525 Narcoossee Road

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 \$21,648.00

Is this recurring revenue? X ☐ Yes ☐ No

Comments (optional): (enter text here)

Funding

Expenses/Revenues will be recorded to:

	Source #1	Source #2	Source #3
Fund	\$21,648	(enter text here)	(enter text here)
Department /Division	(enter text here)	(enter text here)	(enter text here)
Cost Center/Project/Grant	(enter text here)	(enter text here)	(enter text here)
Total Amount	\$21,648	\$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 11200-Misc. Legal
Was published in said newspaper by print in the issues of, or by publication
on the newspaper's website, if authorized on Jan 08, 2023.

Affiant further says that the newspaper complies with all legal requirements
for publication in Chapter 50, Florida Statutes.



Rose Williams

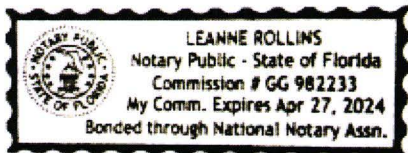
Signature of Affiant

Name of Affiant

Sworn to and subscribed before me on this 9 day of January, 2023,
by above Affiant, who is personally known to me (X) or who has produced identification ().



Signature of Notary Public

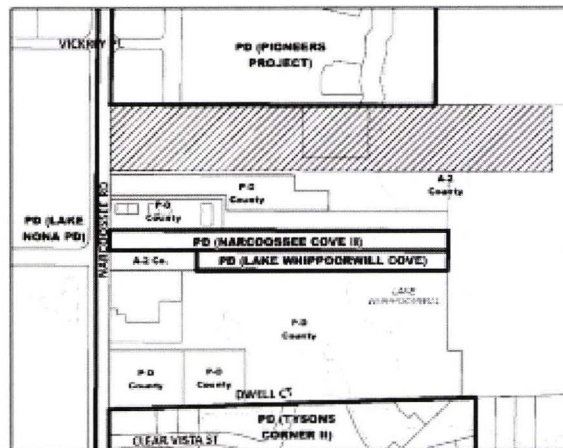


Name of Notary, Typed, Printed, or Stamped

7349252

Notice of Proposed Enactment

On Monday, January 23, 2023, the Orlando City Council will consider proposed Ordinance **#2022-72**, 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 VICKREY PLACE, AND WEST OF LAKE WHIPPOORWILL, AND COMPRISED OF 16.8 ACRES OF LAND, MORE OR LESS, AMENDING THE CITY'S ADOPTED GROWTH MANAGEMENT PLAN TO DESIGNATE THE PROPERTY AS URBAN VILLAGE, IN PART, AND CONSERVATION, IN PART, ON THE CITY'S OFFICIAL FUTURE LAND USE MAP, AND TO ESTABLISH A SUBAREA POLICY TO PROVIDE DEVELOPMENT STANDARDS; PROVIDING FOR CONSENT TO THE MUNICIPAL SERVICES TAXING UNIT FOR LAKE WHIPPOORWILL; PROVIDING FOR AMENDMENT OF THE CITY'S GROWTH MANAGEMENT PLAN; PROVIDING FOR SEVERABILITY, CORRECTION OF SCRIVENER'S ERRORS AND AN EFFECTIVE DATE.



ANX2022-10007

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 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. 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.

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:

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Affiant further says that the newspaper complies with all legal requirements
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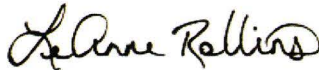


Signature of Affiant

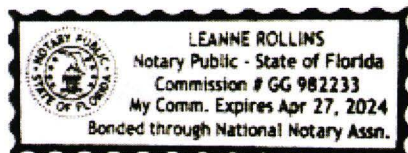
Rose Williams

Name of Affiant

Sworn to and subscribed before me on this 16 day of January, 2023,
by above Affiant, who is personally known to me (X) or who has produced identification ().



Signature of Notary Public

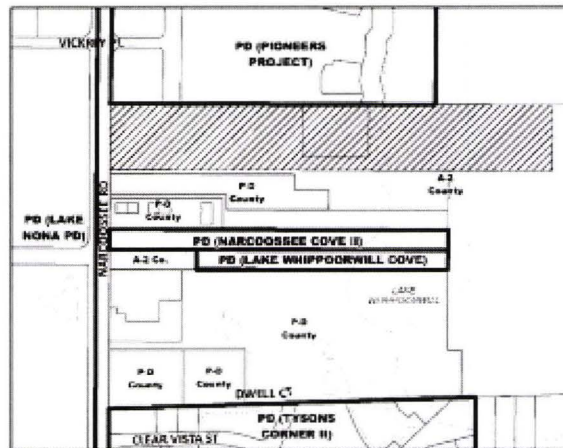


Name of Notary, Typed, Printed, or Stamped

7349309

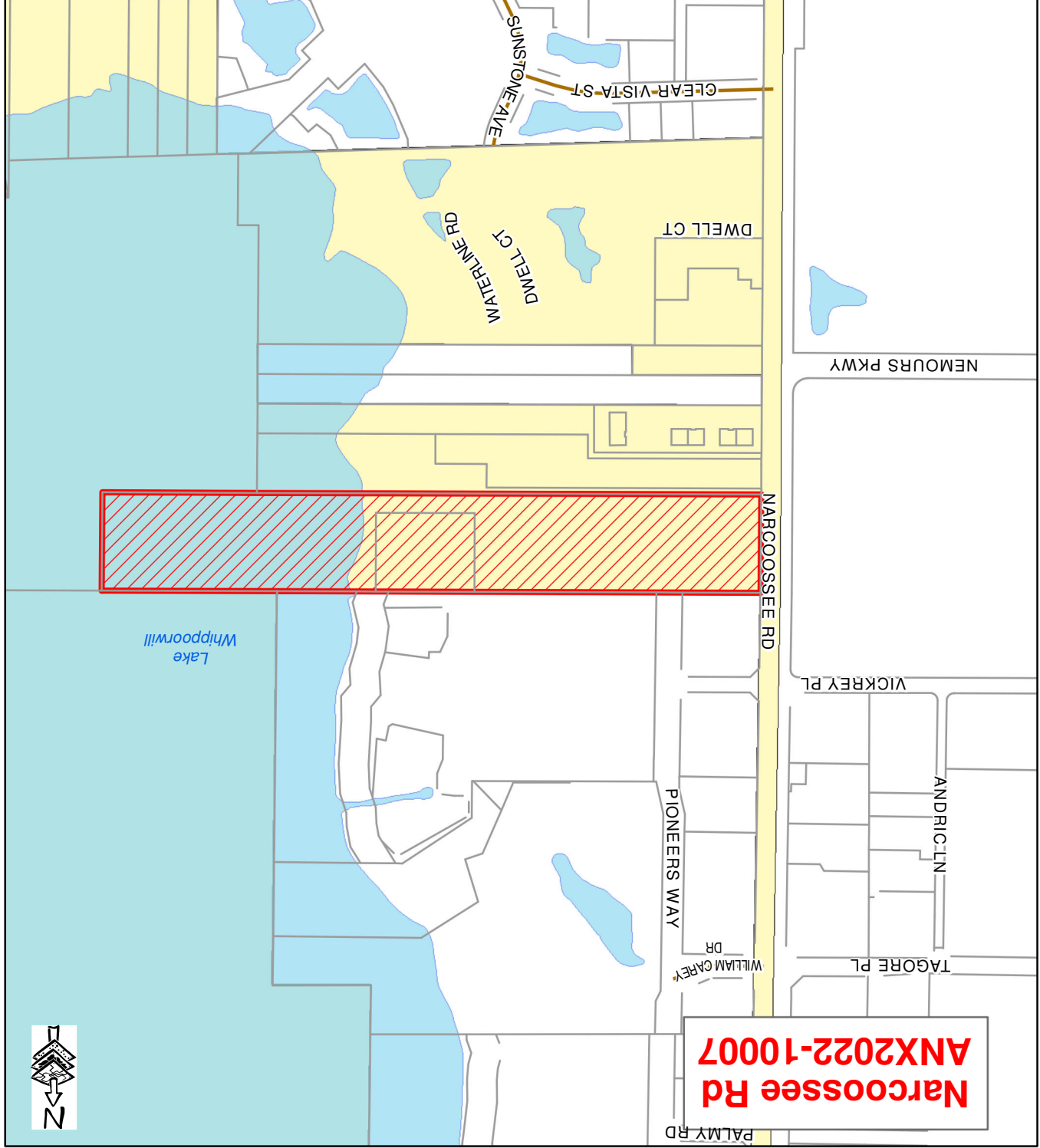
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ANX2022-10007

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Narcossee Rd
ANX2022-10007

1st Reading 01-09-2023
2nd Reading 01-23-2023
Effective 30 Days
Effective Date 02-22-2023

Annexation
#2301231201

Address Range:
Narcossee Rd 12501 - 12575 (odd)

Comm Dist: 1
Neighborhood:
Lake Whippoorwill
Legal: 16.8 +/- acres
Pg 141; S44E34