

BCC Mtg. Date: July 10, 2018



June 5, 2018

Phil Diamond
Orange County Comptroller
P.O. Box 38
Orlando, FL 32802

Re: City of Orlando Ordinance No. 2018-25

Dear Comptroller Diamond:

Ordinance Number 2018-25, which was sent to you on June 1, 2018, has been updated to include three missing pages of Exhibit "B."

Pursuant to section 171.044, Florida Statutes, the City Council of the City of Orlando, Florida adopted Ordinance Nos. 2018-24, 2018-25 and 2018-26 annexing certain land into the corporate limits of the City of Orlando. The City is required to furnish a copy of the ordinance to the Orange County Chief Administrative Officer and the Orange County Clerk of Court, which has been done.

~~The enclosed copy is intended for the files of the Orange County Board of County Commissioners and not for recording in the Official Records.~~

Sincerely yours,

Denise Aldridge
City Clerk

Enclosure

OFFICE OF CITY CLERK

CITY OF ORLANDO • 400 SOUTH ORANGE AVENUE • PO BOX 4990 • ORLANDO, FLORIDA 32802-4990
PHONE 407-246-2251 • FAX 407-246-3613 • [HTTP://WWW.CITYOFORLANDO.NET](http://www.cityoforlando.net)

ORDINANCE NO. 2018-25

1 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY
2 OF ORLANDO, FLORIDA, ANNEXING TO THE
3 CORPORATE LIMITS OF THE CITY CERTAIN
4 PROPERTY GENERALLY LOCATED WEST OF CENTER
5 STREET, SOUTH OF EAST PINELOCH AVENUE, AND
6 EAST OF SYLVAN AVENUE, AND COMPRISED OF 0.791
7 ACRES OF LAND, MORE OR LESS, AND A PORTION OF
8 THE ADJACENT RIGHT-OF-WAY OF EAST PINELOCH
9 AVENUE GENERALLY LOCATED BETWEEN SOUTH
10 ORANGE AVENUE AND SYLVAN AVENUE, AND
11 COMPRISED OF 1.34 ACRES OF LAND, MORE OR
12 LESS; AMENDING THE CITY'S BOUNDARY
13 DESCRIPTION; AMENDING THE CITY'S ADOPTED
14 GROWTH MANAGEMENT PLAN TO DESIGNATE THE
15 PROPERTY AS OFFICE LOW INTENSITY ON THE
16 CITY'S OFFICIAL FUTURE LAND USE MAPS;
17 DESIGNATING THE PROPERTY AS THE OFFICE AND
18 RESIDENTIAL DISTRICT WITH THE SPECIALLY
19 PLANNED AREA OVERLAY DISTRICT (O-1/SP) ON THE
20 CITY'S OFFICIAL ZONING MAPS; PROVIDING FOR
21 AMENDMENT OF THE CITY'S OFFICIAL FUTURE LAND
22 USE AND ZONING MAPS; PROVIDING FOR
23 SEVERABILITY, CORRECTION OF SCRIVENER'S
24 ERRORS, PERMIT DISCLAIMER, AND AN EFFECTIVE
25 DATE.

26
27 **WHEREAS**, on June 19, 2017, the City Council of the City of Orlando, Florida
28 (the "Orlando City Council"), accepted a petition for voluntary annexation (hereinafter the
29 "petition") bearing the signatures of all owners of property in an area of land generally
30 located west of Center Street, south of East Pineloch Avenue, and east of Sylvan
31 Avenue, comprised of approximately 0.791 acres of land and being precisely described
32 by the legal description of the area by metes and bounds attached to this ordinance as
33 **Exhibit A** (hereinafter the "property"); and
34

35 **WHEREAS**, the petition was filed with the Orlando City Council pursuant to
36 section 171.044, Florida Statutes; and
37

38 **WHEREAS**, at its regularly scheduled meeting of July 18, 2017, the Municipal
39 Planning Board (the "MPB") of the City of Orlando, Florida (the "city"), considered the
40 following applications relating to the property:
41

- 42 1. Annexation case number ANX2017-00007 requesting to annex the property
43 into the jurisdictional boundaries of the city; and
44
45 2. Growth Management Plan (hereinafter the "GMP") case number GMP2017-
46 00015 requesting an amendment to the city's GMP to designate the property
47 as Office Low Intensity on the City's official future land use map; and

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- 48
49 3. Zoning case number ZON2017-00016 requesting to designate the property
50 as the "Office and Residential District" with the "Specially Planned Area
51 Overlay" district (O-1/SP) on the City's official zoning maps (together,
52 hereinafter referred to as the "applications"); and
53

54 **WHEREAS**, based upon the evidence presented to the MPB, including the
55 information and analysis contained in the "Staff Report to the Municipal Planning Board"
56 for application case numbers ANX2017-00007, GMP2017-00015 and ZON2017-00016
57 (entitled "Item #3 – Pineloch Place Annexation"), the MPB recommended that the
58 Orlando City Council approve said applications and adopt an ordinance or ordinances in
59 accordance therewith; and
60

61 **WHEREAS**, the MPB found that application GMP2017-00015 is consistent with:
62

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

74 **WHEREAS**, the MPB found that application ZON2017-00016 is consistent with:
75

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

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

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

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

ORDINANCE NO. 2018-25

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, in conjunction with the property annexation and pursuant to Orange County's request, a portion of the adjacent right-of-way for East Pineloch Avenue from South Orange Avenue to Sylvan Avenue comprised of approximately 1.34 acres of land and being precisely described by the legal description of the area by metes and bounds attached to this ordinance as **Exhibit B** (hereinafter the "road"), is included herein to annex the road into the jurisdictional boundaries of the city, and the Orlando City Council finds that the road to be annexed meets all the requirements of Chapter 171, 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.

ORDINANCE NO. 2018-25

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 and the road as described in **Exhibit A** and **Exhibit B** are 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 and the road. In accordance with subsection 171.044(3), Florida Statutes, the annexed area is clearly shown on the map attached to this ordinance as **Exhibit C**.

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" as depicted in **Exhibit D** 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 "Office and Residential" district with the "Specially Planned Area Overlay" district (denoted on the city's official zoning maps as the "O-1/SP" district), as depicted in **Exhibit E** 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.

ORDINANCE NO. 2018-25

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(5), Florida Statutes, issuance of a development permit by a municipality does not in any way create 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(5), 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, four, five and 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, four, five and 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.

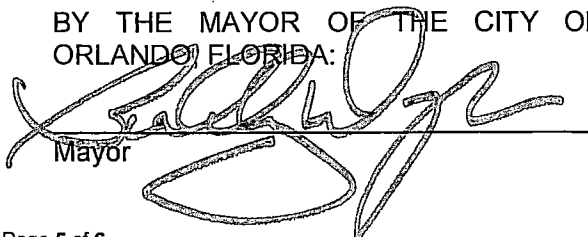
DONE, THE FIRST PUBLIC NOTICE, in a newspaper of general circulation in the City of Orlando, Florida, by the City Clerk of the City of Orlando, Florida, this 13 day of MAY, 2018.

DONE, THE FIRST READING, by the City Council of the City of Orlando, Florida, at a regular meeting, this 1 day of MAY, 2018.

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 20 day of MAY, 2018.

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 29 day of MAY, 2018.

BY THE MAYOR OF THE CITY OF
ORLANDO, FLORIDA:


Mayor

ORDINANCE NO. 2018-25

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ATTEST, BY THE CLERK OF THE
CITY COUNCIL OF THE CITY OF
ORLANDO, FLORIDA:

Denise Aldridge
City Clerk

DENISE ALDRIDGE
Print Name

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

Sarah Taitt
Assistant City Attorney

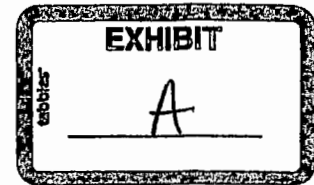
Sarah Taitt
Print Name

[Remainder of page intentionally left blank.]



VERIFIED LEGAL DESCRIPTION FORM

(APPENDIX C)



The following legal description has been prepared by

JAMES D. BRAY, PSM 6507

and submitted to the City Planning Bureau for verification.

"This description has been reviewed by the Bureau of Engineering and is acceptable based on a comparison with:

THE RECORD PLAT,
ORD 66, RAN THE
TRAVERSE & CLOSURE.

By [Signature] Date 6-5-2017

Signature

Date

Application Request (Office Use Only)

File No. ANX2017-00007
GMP2017-00015
ZON2017-00016

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

COMMENCE AT THE NORTHWEST CORNER OF LOT 24, BLOCK B, FOREST PINES, AS RECORDED IN PLAT BOOK O, PAGE 67, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; RUN THENCE S89°39'18"E, ALONG THE NORTH LINE OF SAID LOT 24, A DISTANCE OF 20.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF CENTER STREET PER OFFICIAL RECORDS BOOK 9771, PAGE 1829, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, FOR A POINT OF BEGINNING; THENCE CONTINUE S89°39'18"E, ALONG THE SOUTH RIGHT-OF-WAY LINE OF PINELOCH AVENUE A DISTANCE OF 251.88 FEET TO THE NORTHEAST CORNER OF LOT 1, SAID BLOCK B; THENCE S00°40'07"W, ALONG THE WEST RIGHT-OF-WAY LINE OF SYLVAN ROAD, A DISTANCE OF 160.04 FEET TO THE SOUTHEAST CORNER OF LOT 3, SAID BLOCK B; THENCE N89°39'18"W ALONG THE SOUTH LINE OF SAID LOT 3, A DISTANCE OF 137.45 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3; THENCE N00°40'07"E, ALONG THE WEST LINE OF SAID LOT 3, A DISTANCE OF 50.03 FEET TO THE SOUTHEAST CORNER OF LOT 23, SAID BLOCK B; THENCE N89°39'18"W, ALONG THE SOUTH LINE OF SAID LOT 23, A DISTANCE OF 113.98 FEET TO SAID EAST RIGHT-OF-WAY LINE OF CENTER STREET; THENCE THE FOLLOWING NINE (9) COURSES ALONG SAID EAST RIGHT-OF-WAY LINE: (1) N00°25'58"E A DISTANCE OF 27.90 FEET; (2) N89°52'08"W A DISTANCE OF 3.85 FEET; (3) N00°25'58"E A DISTANCE OF 24.00 FEET; (4) N89°52'08"W A DISTANCE OF 1.70 FEET; (5) N00°25'58"E A DISTANCE OF 29.45 FEET; (6) S89°52'08"E A DISTANCE OF 4.70 FEET; (7) N00°25'58"E A DISTANCE OF 8.80 FEET; (8) S89°52'08"E A DISTANCE OF 0.85 FEET; (9) N00°25'58"E A DISTANCE OF 19.89 FEET TO THE POINT OF BEGINNING.

CONTAINS 34,827 SQUARE FEET OR 0.7995 ACRES MORE OR LESS.

1 OF 1



EXHIBIT

B

VERIFIED LEGAL DESCRIPTION FORM

MUNICIPAL PLANNING BOARD

The following legal description has been prepared
by Marcia E. Russell and submitted
to the City Planning Bureau for verification.

Marcia E. Russell

Signature

4/9/2018

Date

Application Request (Office Use Only):

File No. ANX2017-00007PORTION OF E PINELOCH AVE R-O-W**DESCRIPTION:**

A PARCEL OF LAND LYING IN SECTIONS 1 AND 12, TOWNSHIP 23 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA;

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF S ORANGE AVENUE (STATE ROAD #527) AND THE SOUTH LINE OF LOT 1, COMPTON PROPERTIES ADDITION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 10 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE N89°27'41"E ALONG SAID LOT LINE FOR A DISTANCE OF 347.00 FEET TO THE SOUTHEAST CORNER OF SAID PLAT BOOK 6, PAGE 10; THENCE N00°32'37"E ALONG THE EAST LINE OF SAID PLAT, FOR A DISTANCE OF 5.00 FEET TO THE SOUTHWEST CORNER OF LOT 3, COMPTON PROPERTIES FIFTH ADDITION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 29, PAGES 59 AND 60 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE N89°30'02"E ALONG THE SOUTH LINE OF SAID LOT 3 FOR A DISTANCE OF 623.89 FEET; THENCE DEPARTING SAID SOUTH LOT LINE, S00°15'41"E FOR A DISTANCE OF 59.87 FEET TO THE NORTHWEST CORNER OF LOT 24, BLOCK "A" FOREST PINES ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 0, PAGE 67 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; SAID POINT ALSO BEING THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF SYLVAN AVENUE, A 60 FOOT RIGHT OF WAY AND THE SOUTH RIGHT OF WAY LINE OF E PINELOCH AVENUE; THENCE CONTINUE ALONG SAID SOUTH RIGHT OF WAY LINE, S89°36'06"W, A DISTANCE OF 361.40 FEET; TO A POINT OF INTERSECTION WITH THE WEST RIGHT OF WAY LINE OF CENTER STREET, ALSO BEING THE NORTHEAST CORNER OF THE PLAT "SOUTHSIDE SHOPPES", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 93, PAGES 139 AND 140 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE CONTINUE ALONG SAID RIGHT OF WAY LINE AND NORTH LINE OF SAID PLAT, S89°24'50"W A DISTANCE OF 303.83 FEET; THENCE S85°42'21"W, A DISTANCE OF

137.51 FEET; THENCE N01°59'57"W, A DISTANCE OF 2.82 FEET; THENCE S89°43'24"W, A DISTANCE OF 176.03 FEET TO AFORESAID EAST RIGHT OF WAY LINE OF S ORANGE AVENUE (STATE ROAD #527); THENCE N06°53'00"E ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 60.56 FEET TO THE **POINT OF BEGINNING.**

CONTAINING 1.33 ACRES, MORE OR LESS.

SKETCH OF DESCRIPTION

DESCRIPTION:

A PARCEL OF LAND LYING IN SECTIONS 1 AND 12, TOWNSHIP 23 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA;
MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF S ORANGE AVENUE (STATE ROAD #527) AND THE SOUTH LINE OF LOT 1, COMPTON PROPERTIES ADDITION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 10 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE N89°27'41"E ALONG SAID LOT LINE FOR A DISTANCE OF 347.00 FEET TO THE SOUTHEAST CORNER OF SAID PLAT BOOK 6, PAGE 10; THENCE N00°32'37"E ALONG THE EAST LINE OF SAID PLAT, FOR A DISTANCE OF 5.00 FEET TO THE SOUTHWEST CORNER OF LOT 3, COMPTON PROPERTIES FIFTH ADDITION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 29, PAGES 59 AND 60 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE N89°30'02"E ALONG THE SOUTH LINE OF SAID LOT 3 FOR A DISTANCE OF 623.89 FEET; THENCE DEPARTING SAID SOUTH LOT LINE, S00°15'41"E FOR A DISTANCE OF 59.87 FEET TO THE NORTHWEST CORNER OF LOT 24, BLOCK "A" FOREST PINES ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK O, PAGE 67 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; SAID POINT ALSO BEING THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF SYLVAN AVENUE, A 60 FOOT RIGHT OF WAY AND THE SOUTH RIGHT OF WAY LINE OF E PINELOCH AVENUE; THENCE CONTINUE ALONG SAID SOUTH RIGHT OF WAY LINE, S89°36'06"W, A DISTANCE OF 361.40 FEET; TO A POINT OF INTERSECTION WITH THE WEST RIGHT OF WAY LINE OF CENTER STREET, ALSO BEING THE NORTHEAST CORNER OF THE PLAT "SOUTHSIDE SHOPPES", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 93, PAGES 139 AND 140 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE CONTINUE ALONG SAID RIGHT OF WAY LINE AND NORTH LINE OF SAID PLAT, S89°24'50"W A DISTANCE OF 303.83 FEET; THENCE S85°42'21"W, A DISTANCE OF 137.51 FEET; THENCE N01°59'57"W, A DISTANCE OF 2.82 FEET; THENCE S89°43'24"W, A DISTANCE OF 176.03 FEET TO AFORESAID EAST RIGHT OF WAY LINE OF S ORANGE AVENUE (STATE ROAD #527); THENCE N06°53'00"E ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 60.56 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.34 ACRES, MORE OR LESS.

SURVEYORS NOTES:

1. This is not a boundary survey.
2. Bearings shown hereon are based on the South line of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 1, Township 23 South, Range 29 East, being S89°24'50"W, based on horizontal control as shown on Boundary & Topographic survey Project #17-262, dated 1/19/2018. All distances shown are in US Survey Feet.
3. This sketch was prepared without the benefit of a title insurance report. There may be other easements or documents affecting this property that a search of the public records will reveal.
4. Additions or deletions to this sketch is prohibited without written consent of the signing party.
5. Symbols shown hereon are not to scale and for informational purposes only.

I hereby certify that this sketch has been prepared under my direction and that this sketch has been prepared in accordance with the adopted "Standards of Practice" as required by Chapter 5J-17 Florida Administrative Code pursuant to Section 472.027, Florida State Statutes.


 4/9/2018

Richard D. Allen

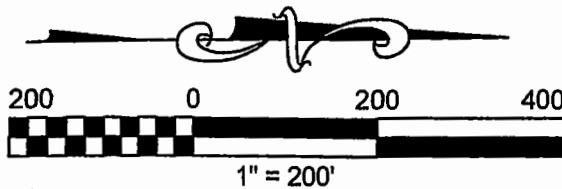
Professional Surveyor and Mapper No. 6922

This sketch is not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.

SEE SHEET 2 FOR SKETCH

 CITY OF ORLANDO Survey Services Section 400 South Orange Avenue, 8th Floor Orlando, Florida 32802 p. 407.246.3319 f. 407.246.2892	Project Number: 17-262	Drafted By: MER	Sheet: 1 of 2
	Requested By:	Checked By: RDA	
	Date of Survey: NA	Date Drawn: 3/28/2018	
	Approved By: RDA	Scale: 1" = NA	

SKETCH OF DESCRIPTION



S ORANGE AVENUE (S.R. 527)

SW CORNER, SEC 1-T23S-R29E

NW CORNER, LOT 2
M.B. 4, PAGE 137

R/W VARIES (R/W MAP)

POINT OF BEGINNING

EAST R/W LINE

EAST R/W LINE

S89° 43' 24"W

176.03'

SOUTH LINE, LOT 1, PB 6, PAGE 10
NORTH LINE OF PLAT

N01° 59' 57"W

2.82'

SOUTHSIDE SHOPPES
PLAT BOOK 93, PAGES 139 & 140
AKA PART OF LOT 2, JNO. W. BURKE'S
SUBDIVISION
MISC BOOK 4, PAGE 137

S85° 42' 21"W

137.51'

N89° 27' 41"E 347.00'

N06° 53' 00"E
60.56'

LOT 1
COMPTON PROPERTIES
ADDITION
PLAT BOOK 6, PAGE 10

SOUTH LINE, SW 1/4, SW 1/4,
SECTION 1, T23S, R29E
S89° 24' 50"W (BEARING BASE)

SE CORNER,
PB 6, PAGE 10

SW CORNER, LOT 3,
PB 29, PAGES 59 & 60

N00° 32' 37"E
5.00'

NORTH LINE, LOT 2 M.B. 4, PAGE 137

WEST R/W LINE

NE CORNER, PB 93, PAGE 139 & 140

CENTER STREET

NE CORNER, LOT 2
M.B. 4, PAGE 137

BLOCK B
FOREST PINES
PLAT BOOK O, PAGE 67

LOT 24

LOT 23

LOT 22

LOT 21

LOT 20

LOT 19

LOT 18

LOT 17

LOT 16

LOT 15

LOT 14

LOT 13

LOT 12

LOT 11

LOT 10

LOT 9

LOT 8

LOT 7

LOT 6

LOT 5

LOT 4

LOT 3

LOT 2

LOT 1

SYLVAN AVENUE

EAST R/W LINE
60' R/W

NW CORNER, LOT 24

BLOCK A
FOREST PINES
PLAT BOOK O, PAGE 67

LOT 24

LOT 23

LOT 22

LOT 21

LOT 20

LOT 19

LOT 18

LOT 17

LOT 16

LOT 15

LOT 14

LOT 13

LOT 12

LOT 11

LOT 10

LOT 9

LOT 8

LOT 7

LOT 6

LOT 5

LOT 4

LOT 3

LOT 2

LOT 1

DELANEY STREET

VACATED W 1/2 DELANEY AVE OR BOOK 1485, PAGE 398

VACATED E 1/2 DELANEY AVE OR BOOK 1607, PAGE 361 1/1967

SEE SHEET 1 FOR DESCRIPTION & NOTES

E PINELOCH AVENUE

LOT 3
COMPTON PROPERTIES FIFTH ADDITION
PLAT BOOK 29, PAGE 59 & 60

SOUTH R/W LINE,
PER PB O, PAGE 67
SOUTH LINE, LOT 3

S00° 15' 41"E
59.87'

LEGEND

M.B. = MISCELLANEOUS BOOK

PB = PLAT BOOK



CITY OF ORLANDO

Survey Services Section
400 South Orange Avenue, 8th Floor
Orlando, Florida 32802
p. 407.246.3319 f. 407.246.2892

Project Number: 17-262

Requested By:

Date of Survey: NA

Approved By: RDA

Drafted By: MER

Checked By: RDA

Date Drawn: 3/28/2018

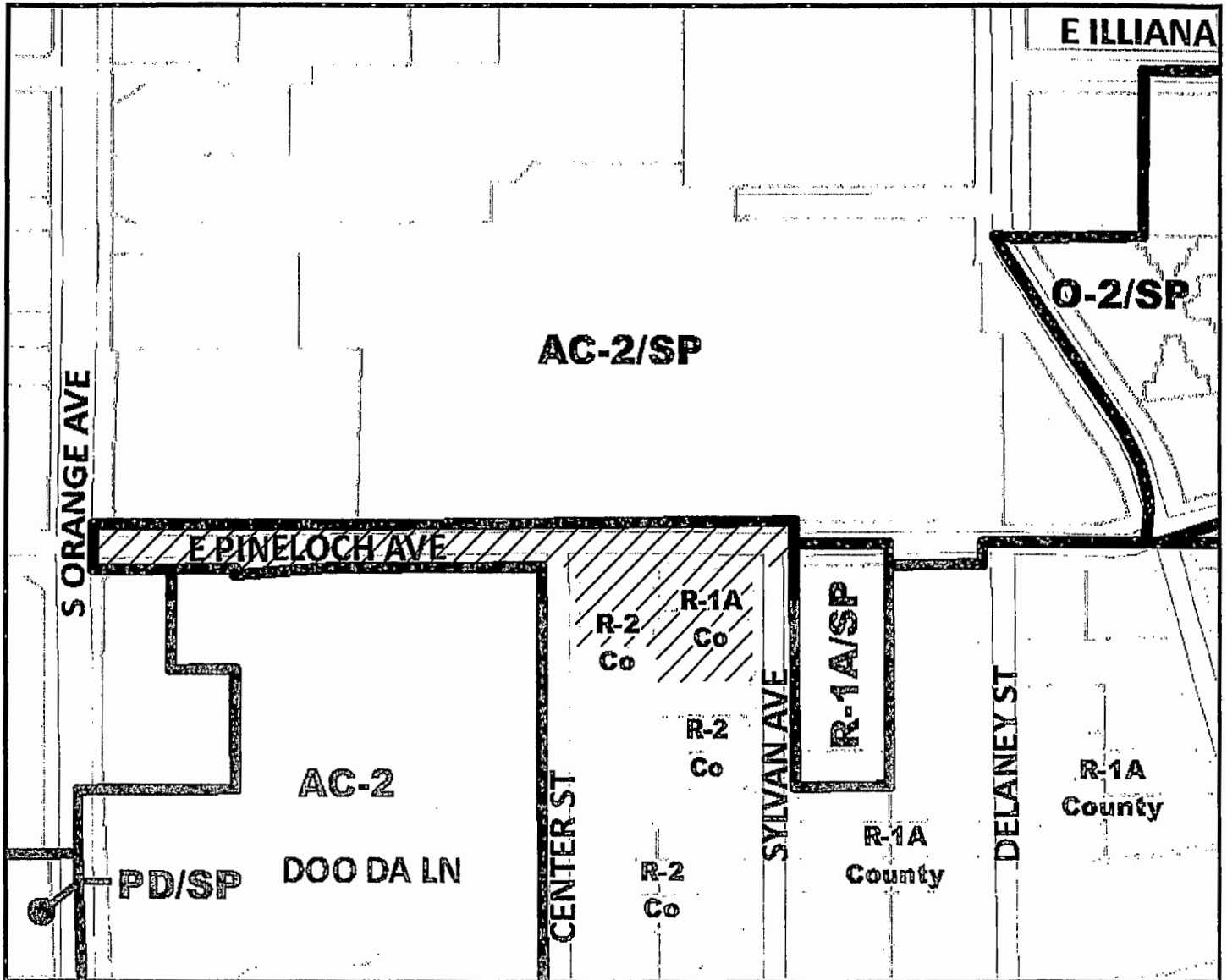
Scale: 1" = 200'

Sheet:

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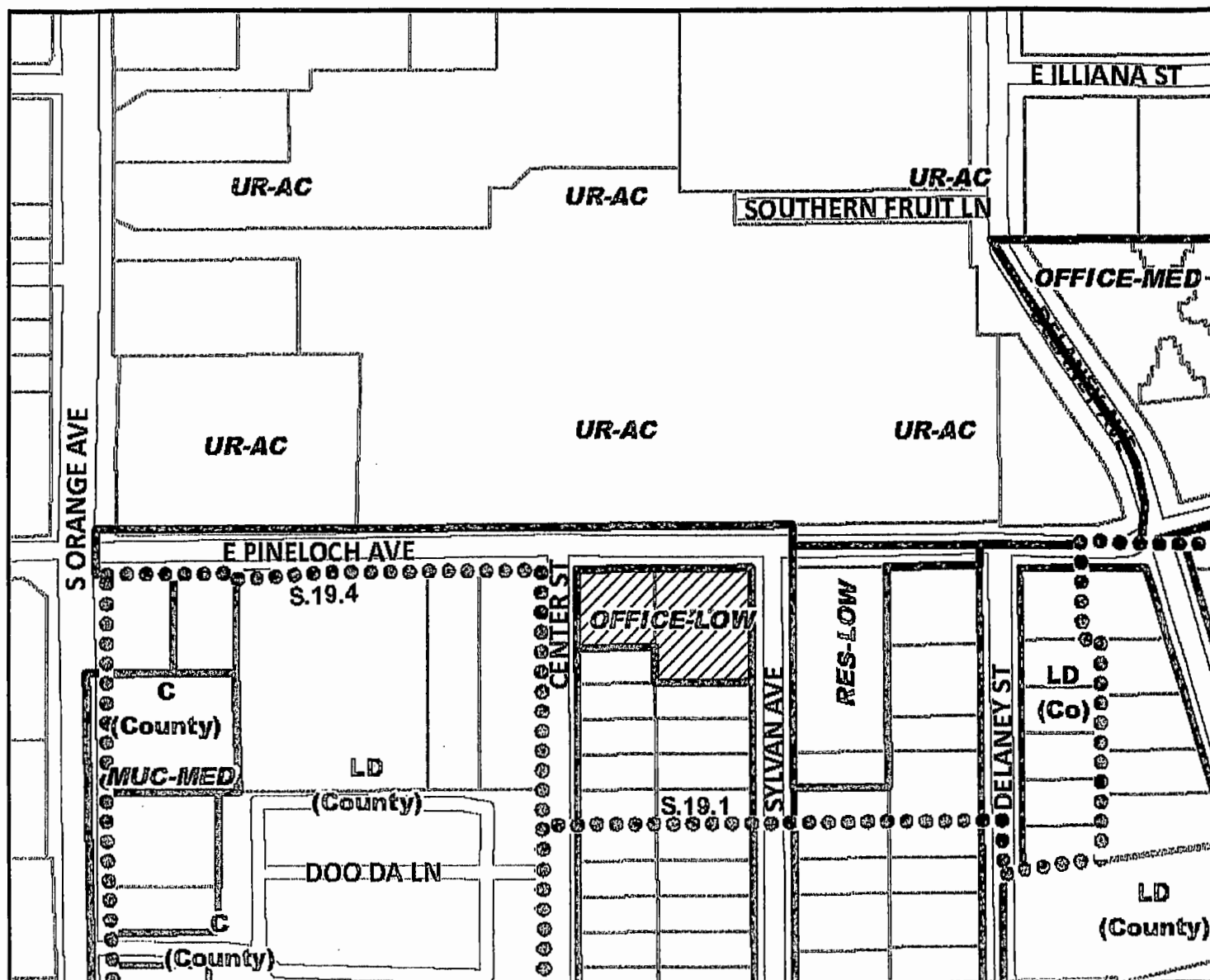
of

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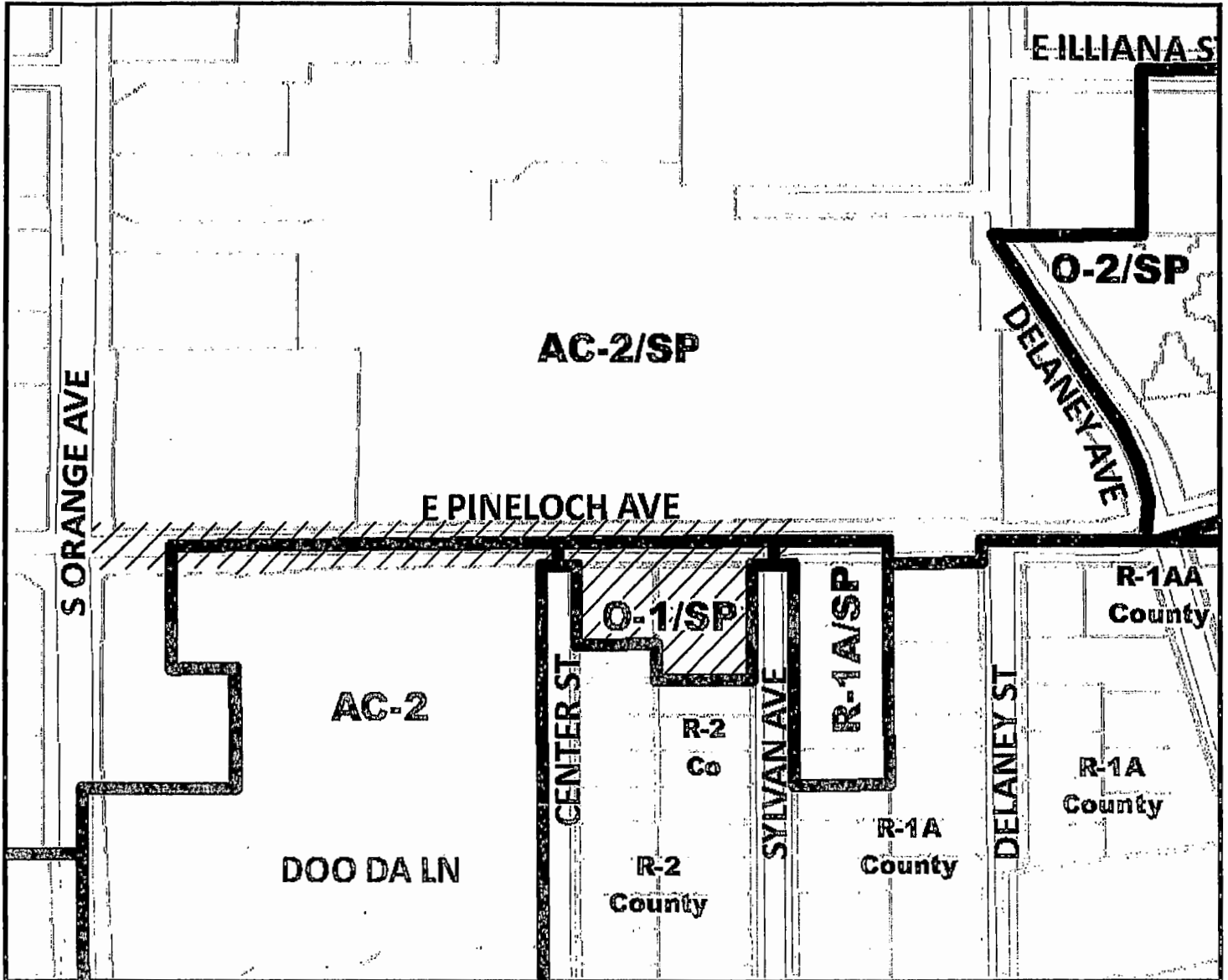
ANX2017-00007





Future Land Use - Proposed GMP2017-00015





Zoning - Proposed ZON2017-00016

Published Daily
ORANGE County, Florida

STATE OF FLORIDA

COUNTY OF ORANGE

Before the undersigned authority personally appeared Paul Koch/ Tina Robinson/ Sharon McDowell, who on oath says that he or she is an Advertising Representative of the ORLANDO SENTINEL, a DAILY newspaper published at the ORLANDO SENTINEL in ORANGE County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter of 11150-Public Hearing Notice, Ordinance Number 2018-25, May 29, 2018 at 2:00 p.m. was published in said newspaper in the issues of May 13, 2018; May 20, 2018.

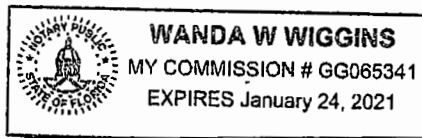
Affiant further says that the said ORLANDO SENTINEL is a newspaper published in said ORANGE County, Florida, and that the said newspaper has heretofore been continuously published in said ORANGE County, Florida, each day and has been entered as periodicals matter at the post office in ORANGE County, Florida, in said ORANGE County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sharon McDowell
Signature of Affiant

Sharon McDowell
Printed Name of Affiant

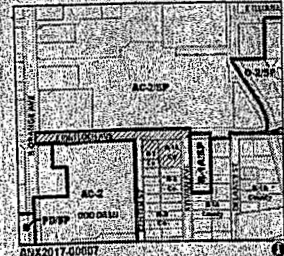
Sworn to and subscribed before me on this 21 day of May, 2018,
by above Affiant, who is personally known to me (X) or who has produced
identification ().

Wanda Wiggins
Signature of Notary Public



Name of Notary, Typed, Printed, or Stamped

NOTICE OF PROPOSED ENACTMENT
On May 29, 2018 the Orlando City Council will consider proposed ORDINANCE #2018-25, entitled AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ORLANDO, FLORIDA, ANNEXING TO THE CORPORATE LIMITS OF THE CITY CERTAIN PROPERTY GENERALLY LOCATED EAST OF CENTER STREET, SOUTH OF EAST PINELOCH AVENUE, AND WEST OF SYLVAN AVENUE, AND COMPRISED OF 0.791 ACRES OF LAND, MORE OR LESS, AND A PORTION OF THE ADJACENT RIGHT-OF-WAY OF EAST PINELOCH AVENUE GENERALLY LOCATED BETWEEN SOUTH ORANGE AVENUE AND SYLVAN AVENUE, AND COMPRISED OF 1.34 ACRES OF LAND, MORE OR LESS, AMENDING THE CITY'S BOUNDARY DESCRIPTION, AMENDING THE CITY'S ADOPTED GROWTH MANAGEMENT PLAN TO DESIGNATE THE PROPERTY AS OFFICE LOW INTENSITY ON THE CITY'S OFFICIAL FUTURE LAND USE MAPS, DESIGNATING THE PROPERTY AS THE OFFICE AND RESIDENTIAL DISTRICT WITH THE SPECIALLY PLANNED AREA OVERLAY DISTRICT (O-1/SP) 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.



A public hearing on this ordinance will be held during Council's regular meeting beginning at 2:00 p.m. in City Council Chambers, 1st 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 includes 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.

OS5592824 5/13/2018