

BCC Mtg. Date: December 4, 2018



10-5-17P89318PA IN

10-25-18A989318PA IN

October 22, 2018

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

Re: City of Orlando Ordinance No. 2018-51

Dear Comptroller Diamond:

As stated in my letter dated October 10, 2018, pursuant to Florida Statutes section 171.044, the City Council of the City of Orlando, Florida adopted City Ordinance 2018-51 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.

As indicated in the previous letter, second paragraph, the enclosed copies are intended for the files of the Board of County Commissioners and **not for recording in the Official Records.** Therefore, I'm returning Ordinance No. 2018-51 to you, as well as the letter of rejection you sent October 12, 2018. Payment in the amount of \$146.00 is therefore not included, as this ordinance is for information only and does not need to be recorded.

Thank you for your attention to this matter.

Denise Aldridge
City Clerk

/dh
Encls.

Received by: Clerk of BCC October 26, 2018 CAS
C:

Community, Environmental & Development Services Director Jon Weiss
Planning Division Manager Alberto Vargas
Planning Staff Steven Thorp

OFFICE OF CITY CLERK

400 S. Orange Avenue, 2nd. Floor – Orlando, Florida 32801-4990 – Phone: 407-246-2251 –
Fax 407-246-3613 – <http://www.cityoforlando.net/cityclerk>



October 10, 2018

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

Re: City of Orlando Ordinance No. 2018-51

Dear Comptroller Diamond:

Pursuant to section 171.044, Florida Statutes, the City Council of the City of Orlando, Florida adopted Ordinance No. 2018-51 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)

BCC, Mtg. Date: December 4, 2018

ORDINANCE NO. 2018-51

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 SOUTH OF RAYBURN STREET,**
5 **EAST OF BOGGY CREEK ROAD, AND NORTH OF**
6 **TRADEPORT DRIVE, AND COMPRISED OF 9.5 ACRES**
7 **OF LAND, MORE OR LESS, AND AMENDING THE**
8 **CITY'S BOUNDARY DESCRIPTION; AMENDING THE**
9 **CITY'S ADOPTED GROWTH MANAGEMENT PLAN TO**
10 **DESIGNATE THE PROPERTY AS INDUSTRIAL AND**
11 **INDUSTRIAL/RESOURCE PROTECTION ON THE CITY'S**
12 **OFFICIAL FUTURE LAND USE MAPS; DESIGNATING**
13 **THE PROPERTY AS THE PLANNED DEVELOPMENT**
14 **ZONING DISTRICT, WITHIN THE AIR COMMERCE PARK**
15 **PLANNED DEVELOPMENT, ON THE CITY'S OFFICIAL**
16 **ZONING MAPS; AMENDING THE AIR COMMERCE**
17 **PARK PLANNED DEVELOPMENT TO INCLUDE THE**
18 **PROPERTY IN THE LEGAL DESCRIPTION AND THE**
19 **DEVELOPMENT PLAN; PROVIDING FOR AMENDMENT**
20 **OF THE CITY'S OFFICIAL FUTURE LAND USE AND**
21 **ZONING MAPS; PROVIDING FOR SEVERABILITY,**
22 **CORRECTION OF SCRIVENER'S ERRORS, PERMIT**
23 **DISCLAIMER, AND AN EFFECTIVE DATE.**

24
25 **WHEREAS**, on July 23, 2018, the City Council of the City of Orlando, Florida (the
26 "Orlando City Council"), accepted a petition for voluntary annexation (hereinafter the
27 "petition") bearing the signatures of all owners of property in an area of land generally
28 located south of Rayburn Street, east of Boggy Creek Road, and north of Tradeport
29 Drive, comprised of approximately 9.5 acres and being precisely described by the legal
30 description of the area by metes and bounds attached to this ordinance as **Exhibit A**
31 (hereinafter the "property"); and
32

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

36 **WHEREAS**, at its regularly scheduled meeting of August 21, 2018, the Municipal
37 Planning Board (the "MPB") of the City of Orlando, Florida (the "city"), considered the
38 following applications relating to the property:
39

- 40 1. Annexation case number ANX2018-10006 requesting to annex the property
41 into the jurisdictional boundaries of the city; and
42
- 43 2. Growth Management Plan (hereinafter the "GMP") case number GMP2018-
44 10018 requesting an amendment to the city's GMP to designate the property
45 as Industrial and Industrial/Resource Protection on the City's official future
46 land use map; and

ORDINANCE NO. 2018-51

- 47
48 3. Zoning case number ZON2018-10011 requesting to designate the property
49 as the "Planned Development District" on the City's official zoning maps
50 (together, hereinafter referred to as the "applications"); and
51

52 **WHEREAS**, based upon the evidence presented to the MPB, including the
53 information and analysis contained in the "Staff Report to the Municipal Planning Board"
54 for application case numbers ANX2018-10006, GMP2018-10018 and ZON2018-10011
55 (entitled "Item #1 – Air Commerce Park Annexation"), the MPB recommended that the
56 Orlando City Council approve said applications and adopt an ordinance or ordinances in
57 accordance therewith; and
58

59 **WHEREAS**, the MPB found that application GMP2018-10018 is consistent with:
60

- 61 1. The *State Comprehensive Plan* as provided at Chapter 187, Florida Statutes
62 (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
66 Statutes (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,
70 sections 163.3164 through 163.3217, Florida Statutes (the "GMP"); and
71

72 **WHEREAS**, the MPB found that application ZON2018-10011 is consistent with:
73

- 74 1. The GMP; and
75
76 2. The *City of Orlando Land Development Code*, Chapters 58 through 68,
77 Code of the City of Orlando, Florida (the "LDC"); and
78

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

83 **WHEREAS**, the Orlando City Council hereby finds that:
84

- 85 1. As of the date of the petition, the property was located in the unincorporated
86 area of Orange County; and
87
88 2. As of the date of the petition, the property is contiguous to the city within the
89 meaning of subsection 171.031(11), Florida Statutes; and

ORDINANCE NO. 2018-51

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 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**.

ORDINANCE NO. 2018-51

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 "Industrial" and "Industrial-Resource Protection" 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 "Planned Development" district (denoted on the city's official zoning maps as the "PD" district), 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. ORDINANCE NO. 2016-27. The legal description for the Air Commerce Park Planned Development (PD), Ordinance No. 2016-27, is amended to include the property described herein, to comprise a total of 240.2 acres, more or less, as described in the attached Exhibit E, which exhibit replaces and supersedes Exhibit A to Ordinance No. 2016-26. The development plan for the Air Commerce Park PD is amended to include the property described herein, as depicted in the attached Exhibit E, which exhibit replaces and supersedes Exhibit C to Ordinance No. 2016-26. The Air Commerce Park Planned Development is still in full effect and governs the development of land within the Air Commerce Park Planned Development, except as expressly provided herein.

SECTION 8. OTHER DEVELOPMENT LAWS. In accordance with section 58.367, Orlando City Code, except as expressly provided in this ordinance, the Air Commerce Park Planned Development zoning district remains subject to all applicable federal, state, and local laws, and nothing in this ordinance shall be construed to exempt the property from the lawful authority or jurisdiction of any federal, state, or local agency.

ORDINANCE NO. 2018-51

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. 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 11. 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 12. 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 23 day of SEPTEMBER, 2018.

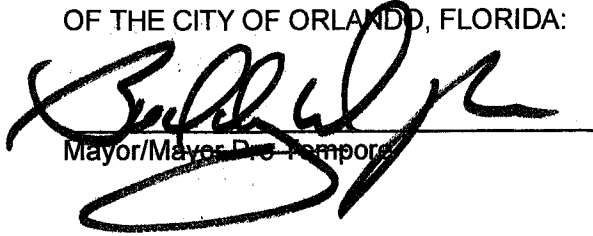
DONE, THE FIRST READING, by the City Council of the City of Orlando, Florida, at a regular meeting, this 17 day of SEPTEMBER, 2018.

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 30 day of SEPTEMBER, 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 8 day of OCTOBER, 2018.

ORDINANCE NO. 2018-51

BY THE MAYOR/MAYOR PRO TEMPORE
OF THE CITY OF ORLANDO, FLORIDA:


Mayor/Mayor Pro Tempore

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

Denise Aldridge
City Clerk

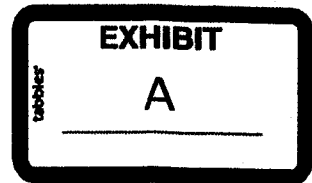
Denise Aldridge
Print Name

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

MUNICIPAL PLANNING BOARD

The following legal description has been prepared
by Jean Abi-Aoun, VP, Florida Engineering
Group, Inc. and submitted
to the City Planning Bureau for verification.

Signature

Date

6/25/2018

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

TARGET SURVEYING SURVEY

OF 9/30/15, ADJ. PARCELS,

RAN TRAVE & CLOSURE.

By [Signature] Date 8-23-2018

Application Request (Office Use Only):

File No. ANX2018-10006

ZON2018-10018

GMP2018-10011

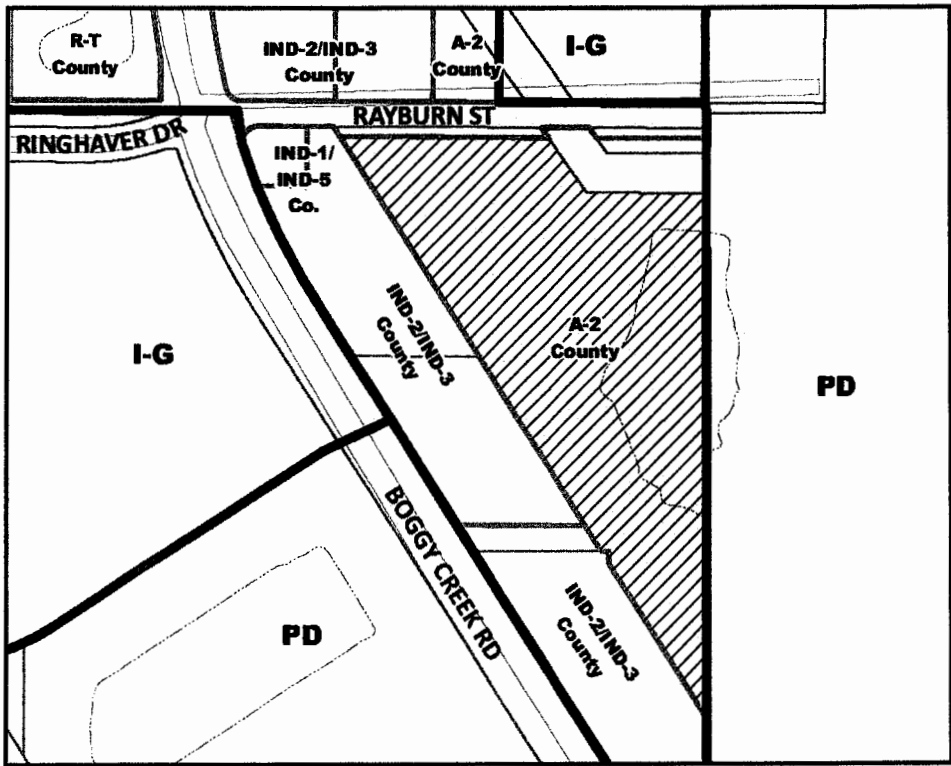
Legal Description Including Acreage (To be Typed By Applicant):

PARCEL 1: 07-24-30-8528-04-002

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 7,
TOWNSHIP 24 SOUTH, RANGE 30 EAST; THENCE ALONG THE NORTHERLY LINE OF SAID
NORTHEAST QUARTER, SOUTH 89 DEGREES 29 MINUTES 37 SECONDS EAST, 309.67 FEET;
THENCE SOUTH 32 DEGREES 32 MINUTES 24 SECONDS EAST, 59.64 FEET TO THE POINT OF
BEGINNING; THENCE SOUTH 89 DEGREES 29 MINUTES 37 SECONDS EAST, 471.81 FEET; THENCE
SOUTH 35 DEGREES 22 MINUTES 14 SECONDS EAST 86.36 FEET; THENCE SOUTH 89 DEGREES 29
MINUTES 37 SECONDS EAST, 222.74 FEET; THENCE SOUTH 1,091.04 FEET; THENCE NORTH 32
DEGREES 32 MINUTES 24 SECONDS WEST 372.01 FEET; THENCE NORTH 24.12 FEET; THENCE
NORTH 89 DEGREES 29 MINUTES 37 SECONDS WEST 15.47 FEET; THENCE NORTH 32 DEGREES
31 MINUTES 24 SECONDS WEST 983.97 FEET TO THE POINT OF BEGINNING, ORANGE COUNTY,
FLORIDA.

CONTAINER APPROXIMATELY 9.5 +/- ACRES.

1 OF 1

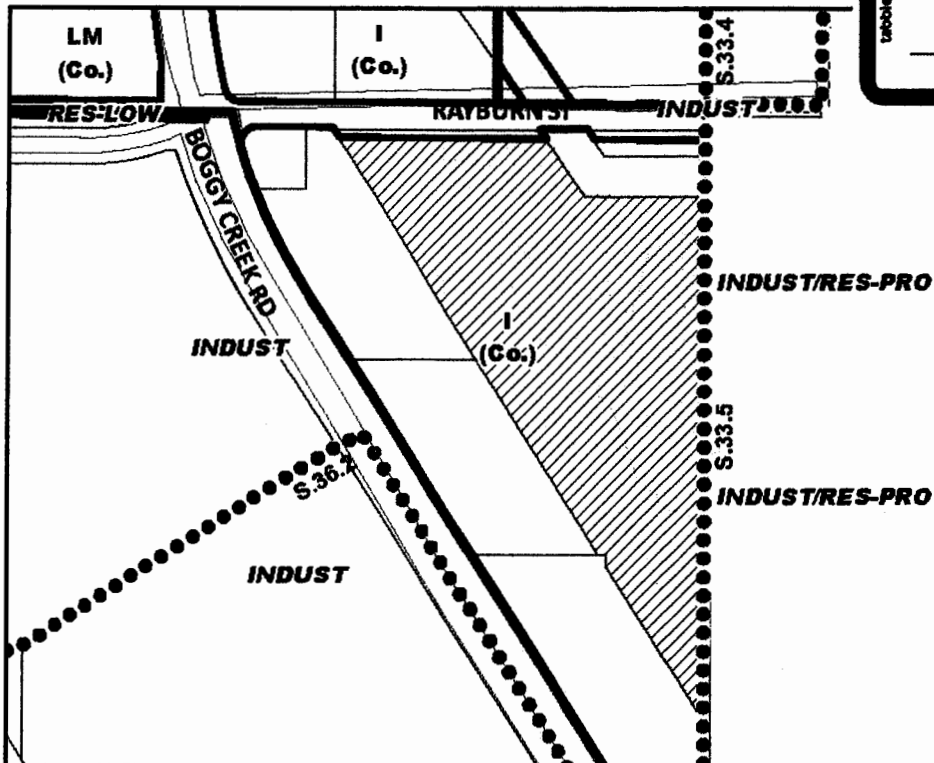


ANX2018-10006

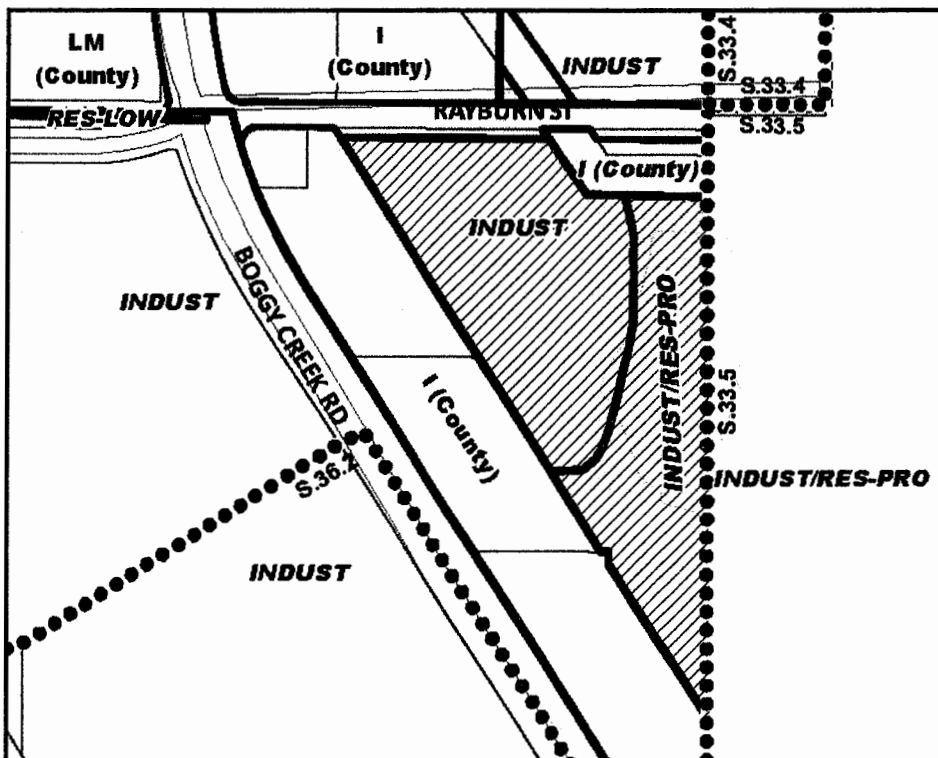


EXHIBIT

C



Future Land Use - Existing GMP2018-10018

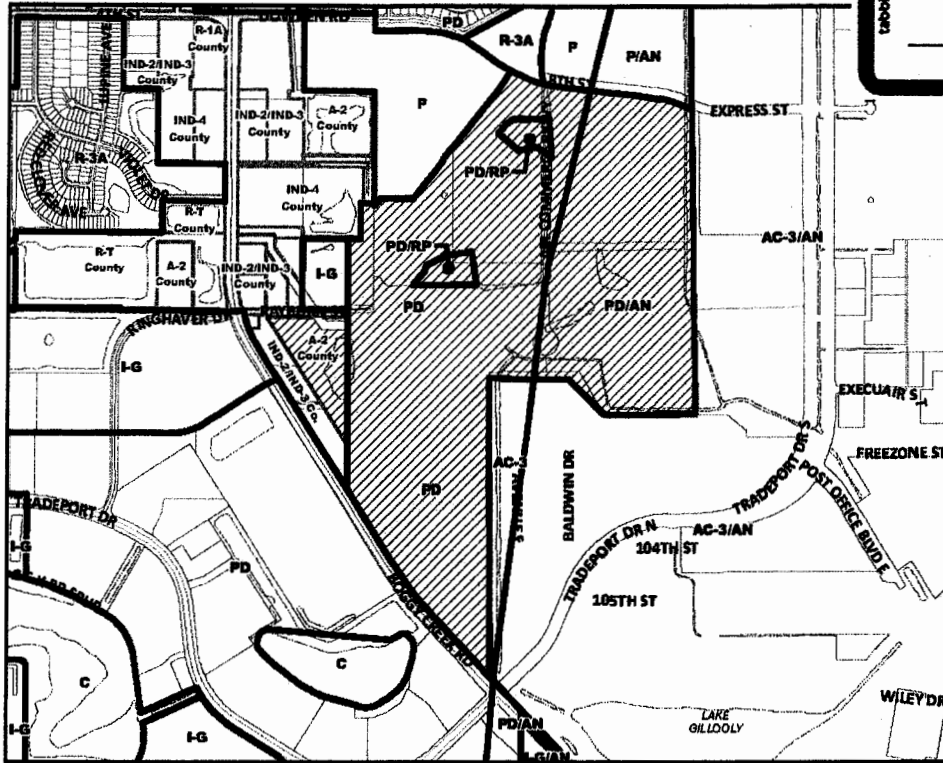


Future Land Use - Proposed GMP2018-10018

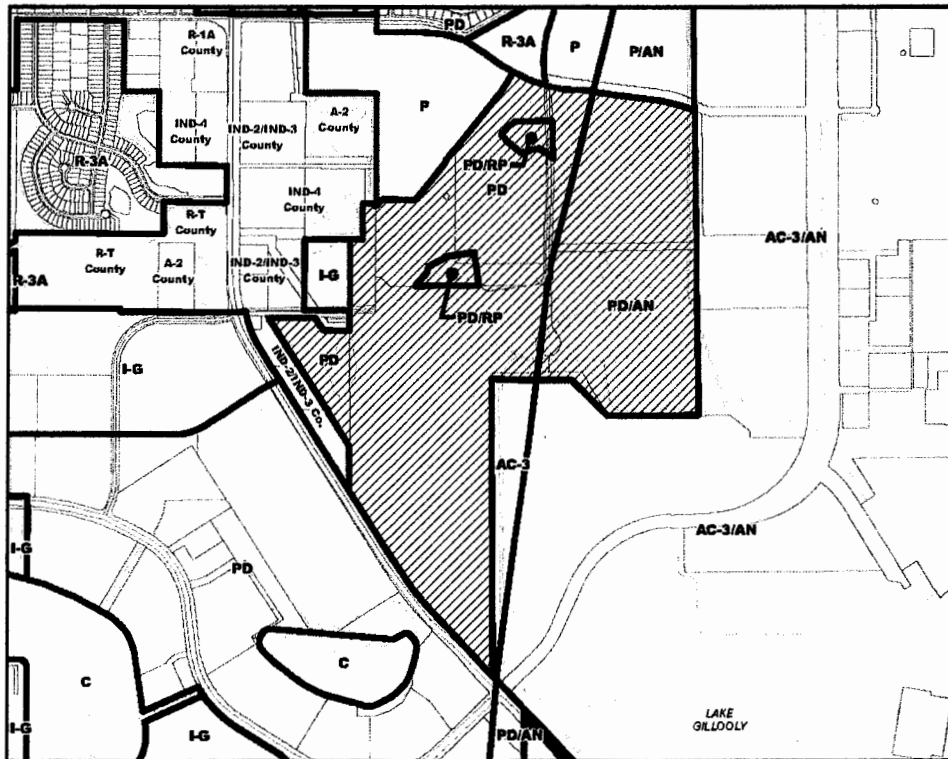


EXHIBIT

D



Zoning - Existing ZON2018-10011

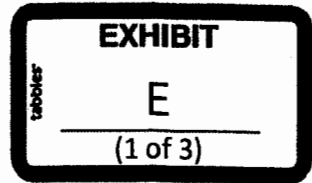


Zoning - Proposed ZON2018-10011



VERIFIED LEGAL DESCRIPTION FORM

(APPENDIX C)



The following legal description has been prepared by
Jim Burnett, Planner III, City of Orlando Planning Dept.
and submitted to City Public Works for verification.

Signature

1/21/2016

Date

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

THE ELLIS & CITY
SURVEY(S). RAN

TRAVEL & CLOSURE.

By [Signature] Date 1-22-2016

Application Request (Office Use Only)

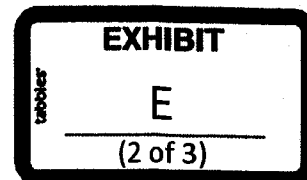
File No. ZON2015-00050
Air Commerce Pk.

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

See Attached Exhibit A

LEGAL DESCRIPTION:

A portion of a parcel of land (PARCEL 26) described in Official Records Book 5869, Page 1854 and all of (WETLAND PARCEL 1) described in Official Records Book 6902, Page 3113, (WETLAND PARCEL 2) described in Official Records Book 6902, Page 3098 lying and being in Sections 5 and 6, Township 24 South, Range 30 East, Orange County, Florida; all being more particularly as follows:



COMMENCING at the northernmost corner of said PARCEL 26; run S28°24'37"E, 74.62 feet to a point of curvature of a curve to the West; thence along the arc of said curve, having a radius length of 162.50 feet, a central angle 51°00'32" and a chord bearing of S02°54'21"E, a arc length of 144.67 feet to a point of reverse curvature of a curve concave to the east thence along the arc of said curve, having a radius length of 1048.50 feet; a central angle of 27°59'23", and a chord bearing of S08°36'13" W, a arc length of 512.21 feet to a point on the Northerly right of way line of 8th Street; thence continue along the southerly extension of said curve, having a radius length of 1048.50 feet, a central angle of 05°55'23" and a chord bearing of S08°21'11"E, a arc length of 108.39 feet to a point on the South Right of Way line of said 8th Street and the Point of Beginning; thence along a curve, concave to the northeast, having a radius length of 1048.50 feet, a central angle of 09°56'21", and a chord bearing of S16°17'10"E, a arc length of 181.88 feet to a point of reverse curvature, of a curve concave to the West; thence along the arc of said curve, having a radius length of 130.00 feet, a central angle of 20°36'25" and a chord bearing of S10°56'08"E, a arc length of 46.83 feet; thence run the following twelve courses: S00°36'55" E, 102.55 feet; S03°08'01"E, 340.97, S01°20'15"W, 693.09 feet; S03°32'42"W, 182.20 feet; S00°53'00"E, 200.94 feet; S45°07'11"W, 70.52 feet; S81°51'27"W, 538.92 feet; N57°14'10"W, 94.59 feet; S89°19'54"W, 582.59 feet; S89°53'54"W, 237.69 feet; N43°12'29"W, 113.38 feet; S89°50'19"W, 42.46 feet; to a point lying in the unnamed and unopened right of way lying West of the West line of Lot 84, Block I, Prosper Colony, Plat Book D, Page 103; thence S00°09'41"E, 356.31 feet to a point on a line, being 30.00 feet south of and parallel with the south line of Section 6, Township 24 South, Range 30 East; thence along said line run N89°39'41"W, a distance of 245.69 feet; thence run N00°10'15"E, 663.27 feet to the North line of Lot 85 of aforesaid Prosper Colony, Block I; thence continue S89°34'15"E along said north line of Lot 85 a distance of 120.00 feet; thence departing said north line of Lot 85 run N00°10'15"E, a distance of 321.53 feet; thence run the following nine courses: S89°31'32"E, 120.00, S00°09'41"E, 17.23 feet; N45°28'00"E, 83.03 feet; S89°31'59"E, 296.51; N39°03'49"E, 432.82 feet; N09°07'01"E, 18.22 feet; N39°02'51"E, 96.30 feet; N43°24'57"E, 40.02 feet; N38°53'50"E, 671.31 feet; thence run N81°46'57"E, a distance of 211.02 feet to the South right of way line of 8th Street; thence run S68°26'26"E along the said south right of line of 8th Street a distance of 321.04 feet to the point of beginning.

Said Parcel of Land Contains 53.979 acres, more or less.

AND

BOUNDARY & TOPOGRAPHIC SURVEY

AIR COMMERCE PARK

12-15-15 2ND R.

ZON 2015-00050

DESCRIPTION:

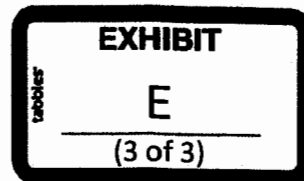
All that tract or parcel of land lying and being in Sections 5, 6, 7 and 8, Township 24 South, Range 30 East, Tallahassee Meridian, Orange County, Florida, more particularly described as follows:

For a point of reference commence at a 4" X 4" concrete monument at the intersection of the South right-of-way line of 8th Street and the Southeastern right-of-way line of Avenue "C" per Villages of Southport Phase 1E, according to the plat thereof recorded in Plat Book 41, of Pages 113 thru 120, of the Public Records of Orange County, Florida; thence run along the arc of a curve concave to the Southwest, having a radius length of 930.02 feet, a central angle of 02°07'00", and a chord bearing of South 58°51'58" East, an arc length of 34.38 feet; thence run South 55°48'28" East, 287.55 feet to a point of curvature, of a curve concave to the Northeast; thence along the arc of said curve, having a radius length of 1480.00 feet, a central angle of 08°07'09", and a chord bearing South 58°32'03" East, an arc length of 206.89 feet; thence run along a non-tangent line, South 68°26'26" East, 321.04 feet to a point on a non-tangent curve for the Point of Beginning; thence run along the arc of said curve, having a radius length of 1470.00 feet, a central angle of 06°26'07", and a chord bearing South 79°43'12" East, an arc length of 165.11 feet; thence run South 82°56'15" East, 883.60 feet to a point of curvature, of a curve concave to the Southwest; thence along the arc of said curve, having a radius length of 853.00 feet, a central angle of 15°26'18", and a chord bearing South 75°13'06" East, an arc length of 229.84 feet; thence run South 67°29'57" East, 119.28 feet to the Westerly boundary of Orlando International Airport; thence along said Westerly boundary the following bearing and distances: South 00°52'41" East, 2748.25 feet; thence run South 89°39'22" West, 837.05 feet; thence run North 30°18'19" West, 438.82 feet; thence run South 89°40'44" West, 832.68 feet; thence run South 00°19'35" East, 2756.55 feet to the Northeastly right-of-way of Boggy Creek Road (115.5 feet R/W); thence run North 43°49'36" West, along said Northeastly right-of-way line, having a radius length of curvature of a curve, concave to the Northeast; thence along the arc of said curve and right-of-way line, having a radius length of 2677.03 feet, a central angle of 11°09'09", and a chord bearing North 38°15'02" West, an arc length of 521.08 feet; thence run North 32°40'27" West along said right-of-way line, 391.70 feet to the East line of the West half of the Northeast one-quarter of Section 7; thence run South 00°11'00" East, along said East line, 55.85 feet to the original centerline of said Boggy Creek Road; thence run North 32°40'27" West, along said centerline, 448.81 feet to the West line of the East 240 feet of the West half of the Northeast one-quarter of Section 7; thence run North 00°11'00" West along said West line, 1644.23 feet; thence run South 89°38'41" East, 245.71 feet; thence run North 00°09'41" West, 356.60 feet; thence run North 89°50'19" East, 42.26 feet; thence run South 43°12'29" East, 113.38 feet; thence run North 89°53'54" East, 237.69 feet; thence run North 89°19'54" East, 582.59 feet; thence run South 57°14'10" East, 94.59 feet; thence run North 81°51'27" East, 538.92 feet; thence run North 45°07'11" East, 70.52 feet; thence run North 00°53'00" West, 200.94 feet; thence run North 03°32'42" East, 182.20 feet; thence run North 01°20'15" East, 693.09 feet; thence run North 03°00'01" West, 340.97 feet; thence run North 00°36'55" West, 102.55 feet to a point of curvature, of a curve concave to the Southwest; thence along the arc of a said curve, having a radius length of 130.00 feet, a central angle of 20°36'25", and a chord bearing North 10°56'08" West, an arc length of 46.83 feet to a point of reverse curvature of a curve concave to the Northeast; thence along the arc of said curve, having a radius length of 1048.50 feet, a central angle of 09°56'21", and a chord bearing North 16°17'10" West, an arc length of 181.88 feet to the Point of Beginning.

CONTAINING 176.88 ACRES, MORE OR LESS.

CONTAINING AN OVERALL TOTAL OF 798.8 ACRES, MORE OR LESS.

2012



VERIFIED LEGAL DESCRIPTION FORM

MUNICIPAL PLANNING BOARD

The following legal description has been prepared
by Jean Abl-Aoun, VP, Florida Engineering
Group, Inc. and submitted
to the City Planning Bureau for verification.

Signature

Date

6/25/2018

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

TARGET SURVEYING SURVEY

OF 9/30/15, ADJ. PARCELS,

RAN TRAVE & CLOSURE.

By [Signature] Date 8-23-2018

Application Request (Office Use Only):

File No. ANX2018-10006

ZON2018-10018

GMP2018-10011

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

PARCEL 1: 07-24-30-8528-04-002

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 7,
TOWNSHIP 24 SOUTH, RANGE 30 EAST; THENCE ALONG THE NORTHERLY LINE OF SAID
NORTHEAST QUARTER, SOUTH 89 DEGREES 29 MINUTES 37 SECONDS EAST, 309.67 FEET;
THENCE SOUTH 32 DEGREES 32 MINUTES 24 SECONDS EAST, 59.64 FEET TO THE POINT OF
BEGINNING; THENCE SOUTH 89 DEGREES 29 MINUTES 37 SECONDS EAST, 471.81 FEET; THENCE
SOUTH 35 DEGREES 22 MINUTES 14 SECONDS EAST 86.36 FEET; THENCE SOUTH 89 DEGREES 29
MINUTES 37 SECONDS EAST, 222.74 FEET; THENCE SOUTH 1,091.04 FEET; THENCE NORTH 32
DEGREES 32 MINUTES 24 SECONDS WEST 372.01 FEET; THENCE NORTH 24.12 FEET; THENCE
NORTH 89 DEGREES 29 MINUTES 37 SECONDS WEST 15.47 FEET; THENCE NORTH 32 DEGREES
31 MINUTES 24 SECONDS WEST 983.97 FEET TO THE POINT OF BEGINNING, ORANGE COUNTY,
FLORIDA.

CONTAINER APPROXIMATELY 9.5 +/- ACRES.

1 of 1

EXHIBIT

F

(1 of 2)

LAND USE
PUB-REC-INST
ZONING
PUB-REC

LAND USE
PUB-REC-INST

FULL ACCESS DRIVE

TEMPORARY
FULL ACCESS
DRIVE (UNTIL
INTERNAL ACCESS
ROAD IS
CONSTRUCTED)

FULL ACCESS
DRIVE

TRACT A

APPROXIMATE DITCH/
CANAL WITH OFFSITE
DRAINAGE CONVEYANCE

INTERNAL ACCESS
ROAD R/W
(SEVEN SEAS LANE)
FULL ACCESS DRIVE

TRACT B

FULL ACCESS
DRIVE

SEGMENT ①
(SEVEN SEAS LANE)
ROAD
CONSTRUCTION

SEGMENT ② ROAD
CONSTRUCTION

FULL ACCESS
DRIVE

SEGMENT ④ ROAD
CONSTRUCTION
(RAYBURN STREET
EXTENSION)

FULL ACCESS
DRIVE

TIE-IN TO EXISTING
RAYBURN R/W
RAYBURN STREET

SEGMENT ②
(SEVEN SEAS LANE)
ROAD
CONSTRUCTION

TRACT C

FULL ACCESS
DRIVE

LAND USE
MET-AC

ZONING
AC

FUTURE
LAND USE
IND/ RES-PRO

ZONING
IND

TRACT E

INTERNAL ROAD R/W

FULL ACCESS
DRIVE

SEGMENT ③ ROAD
CONSTRUCTION
(RAYBURN STREET
EXTENSION)

APPROXIMATE DITCH/
CANAL WITH ONSITE
DRAINAGE CONVEYANCE

TRACT D

SEGMENT ②
70' INTERNAL ROAD R/W
(SEVEN SEAS LANE ROAD
CONSTRUCTION)

FULL
ACCESS
DRIVE

TIE-IN TO
BOGGY CREEK ROAD

FULL
ACCESS
DRIVE

WETLANDS IMPACTS:

1. APPROXIMATELY A TOTAL OF 20.13± ACRES EXISTS ON THE PROJECT SITE. ALL WETLANDS WILL BE IMPACTED DUE TO THE PROPOSED INDUSTRIAL PARK. MITIGATION PERMITTING WILL BE IMPLEMENTED DUE TO WETLAND IMPACTS THROUGH THE SFWMD AND THE US ARMY CORPS OF ENGINEERS.

LEGEND:

---	EXISTING BOUNDARY LINE
- - -	INTERNAL TRACT LINE
[Hatched Box]	APPROXIMATE WETLAND AREAS - ALL WETLAND AREAS WILL BE IMPACTED AS PART OF THIS DEVELOPMENT
[Dotted Box]	APPROXIMATE LANDFILL LIMITS
[Solid Line]	INTERNAL ACCESS ROAD

EXHIBIT**F**

(2 of 2)

SITE DATA

PROPERTY LOCATION: NORTH OF BOGGY CREEK ROAD AND TRADEPORT DRIVE INTERSECTION

PARCEL IDS:	EXISTING AREA	EXISTING ZONING
30-24-05-0000-00-002	44.10± AC	I-P
30-24-05-0000-00-003	176.81± AC	P
30-24-05-0000-00-004	2.82± AC	I-P/ RP
30-24-05-0000-00-008	2.51± AC	I-P/ RP
30-24-05-7268-00-761	4.45± AC	P
07-24-30-8528-04-002	9.50± AC	COUNTY A-2

EXISTING USE:

VACANT

PROPOSED USE:

INDUSTRIAL PARK

PROPOSED PROPERTY ZONING:

PD

FUTURE LAND USE DESIGNATION:

INDUSTRIAL

PROJECT AREA:

239.94± ACRES

PROPOSED GROSS FLOOR AREA:

500,000 S.F.

PHASE I (TRACT A)

3,000,000 S.F.

ULTIMATE

ALLOWABLE FLOOR AREA RATIO:

0.70

PERMITTED USES: ALL USES PERMITTED UNDER THE I-P ZONING DISTRICT WILL BE ALLOWED.

BUILDING SETBACKS (AS REQUIRED UNDER I-P ZONING)

FRONT	35'
SIDE	3'
STREET SIDE	35'
REAR	10'
RESIDENTIAL DISTRICT SETBACK	100'

MAXIMUM ALLOWABLE BUILDING HEIGHT

75'

BUFFER YARDS (AS REQUIRED UNDER I-P ZONING)

MAXIMUM ISR: 80%

TRACTS DATA TABLE

TRACT ID	AREAS (ACREAGE)	APPROX. LANDFILL (ACREAGE)
TRACT A	40.00±	3.04± *
TRACT B	60.47±	5.37±
TRACT C	42.58±	2.46±
TRACT D	80.62±	25.30±
INTERNAL ROAD R/W	6.77±	1.61±
TRACT E	9.50±	0.00±
TOTAL	239.94±	37.29±

(*) DEBRIS WITHIN LANDFILL LIMITS ARE BEING REMOVED AT THIS STAGE.

ACCESS DRIVES

1. FULL ACCESS DRIVE ARE SHOWN ON THIS PLAN. THE LOCATIONS ARE APPROXIMATE AND WILL BE FINALIZED AS INDIVIDUAL MASTER PLANS FOR EACH TRACT ARE SUBMITTED TO THE CITY.
2. ADDITIONAL FULL OR RIGHT-IN/ RIGHT-OUT DRIVEWAYS MAY BE PROPOSED AS SPECIFIC DEVELOPMENTS ARE PROPOSED SO LONG AS THE ADDED DRIVEWAYS MEET THE MINIMUM SEPARATIONS PER CITY OF ORLANDO LAND DEVELOPMENT CODE.
3. TRACT A ACCESS DRIVES WILL CONSIST OF TWO FULL ACCESS DRIVES ON 8TH STREET. ONE IS PERMANENT AND ONE IS TEMPORARY. THE TEMPORARY ACCESS WILL BE ELIMINATED OR MODIFIED TO RIGHT-IN/ RIGHT-OUT UPON CONSTRUCTION OF THE INTERNAL ROAD FIRST PHASE AND CONNECTING THE FULL ACCESS DRIVES FROM TRACT A TO THE INTERNAL ROAD AS SHOWN ON THIS PLAN.

INTERNAL ACCESS ROAD CONSTRUCTION

THE INTERNAL ACCESS ROAD WILL BE CONSTRUCTED IN FOUR PHASES ACCORDING TO THE 70' R/W TYPICAL SHOWN ON THIS PLAN. THE PHASING SEQUENCE AND ITS CORRESPONDING CONDITIONS ARE OUTLINED BELOW:

1. SEGMENT①: SEVEN SEAS LANE - 8th STREET TO RAYBURN STREET EXTENSION CONSTRUCTED CONCURRENT WITH ANY CERTIFICATE OF OCCUPANCY FOR TRACT C OR FOR CERTIFICATES OF OCCUPANCY FOR 200 KSF OF DEVELOPMENT EACH ON TRACT A AND TRACT B.
2. SEGMENT②: SEVEN SEAS LANE - BOGGY CREEK ROAD TO RAYBURN STREET EXTENSION CONSTRUCTED CONCURRENT WITH CERTIFICATES OF OCCUPANCY FOR 400 KSF OF DEVELOPMENT ON TRACT D OR FOR ANY DEVELOPMENT ON TRACT C IF SEGMENT① HAS NOT BEEN COMPLETED.
3. SEGMENT③: RAYBURN STREET EXTENSION - RAYBURN STREET TO SEVEN SEAS LANE TO BE CONSTRUCTED AS AN INTERNAL ACCESS ROAD. IF ADDITIONAL R-O-W WEST OF THE AIR COMMERCE PARK PD LIMITS CAN NOT BE PROVIDED OR OBTAINED, THEN SEGMENT③ WILL NOT BE PURSUED AND SEGMENT② WILL BE CONSTRUCTED AS AN ALTERNATIVE. SEGMENT③ CONSTRUCTION TIME FRAME WILL BE SIMILAR TO THE CONDITION FOR CONSTRUCTION OF SEGMENT②.
4. SEGMENT④: RAYBURN STREET EXTENSION - SEVEN SEAS LANE TO EAST LOT LINE OF PD CONSTRUCTED CONCURRENT WITH CERTIFICATES OF OCCUPANCY FOR DEVELOPMENTS TOTALING 2,000 KSF ANYWHERE IN THE PD.

THE INTERSECTION OF SEVEN SEAS LANE AND RAYBURN STREET SHALL BE CONSTRUCTED AS A SINGLE LANE ROUND-ABOUT SIZED TO ACCOMMODATE USE BY 70-FT LONG DESIGN VEHICLES (TRACTOR-TRAILERS). THIS ROUND-ABOUT SHALL BE CONSTRUCTED WITH THE FIRST OF SEGMENTS ② OR ③ DETAILED ABOVE.

Sold To:

City of Orlando - CU00118969
400 S Orange Ave
Fl 2
Orlando, FL, 32801-3360

Bill To:

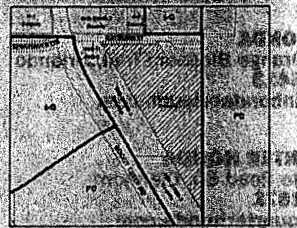
City of Orlando - CU00118969
400 S Orange Ave; Fl 2
Orlando, FL, 32801-3360
Attn: Ridge K Holdridge

Notice of Proposed Enactment

On October 8, 2018 the Orlando City Council will consider proposed ordinance #2018-51, 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 SOUTH OF

RAYBURN STREET, EAST OF BOGGY CREEK ROAD, AND NORTH OF TRADEPORT DRIVE AND COMPRISED OF 9.5 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 INDUSTRIAL AND INDUSTRIAL RESOURCE ZONE, PROTECTION OF THE CITY'S OFFICIAL FUTURE LAND USE MAPS, DESIGNATING THE PROPERTY AS THE PLANNED DEVELOPMENT ZONING DISTRICT, WITHIN THE AIR COMMERCE PARK PLANNED DEVELOPMENT ON THE CITY'S OFFICIAL ZONING MAPS, AMENDING THE AIR COMMERCE PARK PLANNED DEVELOPMENT TO INCLUDE THE PROPERTY IN THE LEGAL DESCRIPTION AND THE DEVELOPMENT PLAN, 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 Council Chambers, 2nd floor, Orlando City Hall, 400 S. Orange Ave., Orlando, Florida. Interested parties may appear at the meeting and be heard with respect to the proposed ordinance. If a person decides to appeal any decision made by Council with respect to any matter considered at the hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The proposed ordinance, and a complete legal description by metes and bounds of the area proposed for annexation may be inspected by the public at the Office of the City Clerk located on the 2nd floor of Orlando City Hall, 400 S. Orange Avenue, 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.

OS5860603

9/23, 9/30/2018

Orlando Sentinel

MEDIA GROUP

Published Daily
ORANGE County, Florida

STATE OF FLORIDA

COUNTY OF ORANGE

Before the undersigned authority personally appeared

Wendy Sarcinella / Marella Green, 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, **October 8, 2018 at 2:00 p.m., Ordinance 2018-51** was published in said newspaper in the issues of Sep 23, 2018; Sep 30, 2018.

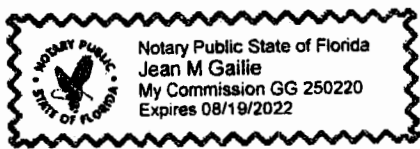
Affiant further says that the said ORLANDO SENTINEL is a newspaper published in said ORANGE County, Florida, and that the said newspaper has heretofore been continuously published in said ORANGE County, Florida, each day and has been entered as periodicals matter at the post office in ORANGE County, 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.

Wendy Sarcinella
Signature of Affiant

Wendy Sarcinella
Printed Name of Affiant

Sworn to and subscribed before me on this 1 day of October, 2018,
by above Affiant, who is personally known to me (X) or who has produced identification ().

Jean M. Gailie
Signature of Notary Public



Name of Notary, Typed, Printed, or Stamped