



BCC Mtg. Date: January 15, 2019

December 11, 2018

12-18-18A08:35 RCVD

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

Re: City of Orlando Ordinance No. 2018-63 and 2018-65

Dear Comptroller Diamond:

Pursuant to section 171.044, Florida Statutes, the City Council of the City of Orlando, Florida adopted Ordinance Nos. 2018-63 and 2018-65 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

Received by: Clerk of BCC December 18, 2018 LL
c: Community Environmental, & Development Services Director Jon Weiss
Planning Division Manager Alberto Vargas
Planner II Steven Thorp

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. 2018-63

BCC Mtg. Date: January 15, 2019

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AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ORLANDO, FLORIDA, ANNEXING TO THE CORPORATE LIMITS OF THE CITY CERTAIN LAND GENERALLY LOCATED NORTH OF SHADER ROAD, EAST OF EUNICE AVENUE, SOUTH OF BAY LAKE ROAD, AND WEST OF HEATHERINGTON ROAD, AND COMPRISED OF 26.15 ACRES OF LAND, MORE OR LESS, AND AMENDING THE CITY'S BOUNDARY DESCRIPTION; DESIGNATING THE PROPERTY AS THE PLANNED DEVELOPMENT ZONING DISTRICT WITH THE WEKIVA OVERLAY DISTRICT ON THE CITY'S OFFICIAL ZONING MAPS; PROVIDING A SITE PLAN AND SPECIAL LAND DEVELOPMENT REGULATIONS FOR THE PLANNED DEVELOPMENT; PROVIDING FOR AMENDMENT OF THE CITY'S OFFICIAL ZONING MAP; PROVIDING FOR SEVERABILITY, CORRECTION OF SCRIVENER'S ERRORS, PERMIT DISCLAIMER, AND AN EFFECTIVE DATE.

WHEREAS, on August 20, 2018, 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 north of Shader Road, east of Eunice Avenue, south of Bay Lake Road, and west of Heatherington Road, comprised of approximately 26.15 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 18, 2018, 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 ANX2018-10009 requesting to annex the property into the jurisdictional boundaries of the city; and
2. Growth Management Plan (the "GMP") case number GMP2018-10021 requesting an amendment to the city's GMP to designate the property as Residential Low Intensity on the City's official future land use map; and
3. Zoning case number ZON2018-10012 requesting to designate the property as the "Planned Development District/Wekiva Overlay" on the City's official zoning maps (together, referred to as the "applications"); and

46 **WHEREAS**, based upon the evidence presented to the MPB, including the
47 information and analysis contained in the "Staff Report to the Municipal Planning Board"
48 for application case numbers ANX2018-10009, GMP2018-10021 and ZON2018-10012
49 (entitled "Item #2 – College Park West Townhouse Development"), the MPB
50 recommended that the Orlando City Council approve said applications and adopt an
51 ordinance or ordinances in accordance therewith; and

52
53 **WHEREAS**, the MPB found that application GMP2018-10021 is consistent with:

- 54
55 1. The *State Comprehensive Plan* as provided at Chapter 187, Florida Statutes
56 (the "State Comprehensive Plan"); and
57
58 2. The *East Central Florida 2060 Plan* adopted by the East Central Florida
59 Regional Planning Council pursuant to sections 186.507 and 186.508, Florida
60 Statutes (the "Strategic Regional Policy Plan"); and
61
62 3. The *City of Orlando Growth Management Plan*, adopted as the city's
63 "comprehensive plan" for purposes of the Florida Community Planning Act,
64 sections 163.3164 through 163.3217, Florida Statutes (the "GMP"); and
65

66 **WHEREAS**, the MPB found that application ZON2018-10012 is consistent with:

- 67
68 1. The GMP; and
69
70 2. The *City of Orlando Land Development Code*, Chapters 58 through 68,
71 Code of the City of Orlando, Florida (the "LDC"); and
72

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

- 74
75 1. As of the date of the petition, the property was located in the unincorporated
76 area of Orange County; and
77
78 2. As of the date of the petition, the property is contiguous to the city within the
79 meaning of subsection 171.031(11), Florida Statutes; and
80
81 3. As of the date of the petition, the property is reasonably compact within the
82 meaning of subsection 171.031(12), Florida Statutes; and
83
84 4. The petition bears the signatures of all owners of property in the area to be
85 annexed; and
86
87 5. Annexation of the property will not result in the creation of enclaves within the
88 meaning of subsection 171.031(13), Florida Statutes; and

- 89
- 90 6. The property is located wholly within the boundaries of a single county; and
- 91
- 92 7. The petition proposes an annexation that is consistent with the purpose of
- 93 ensuring sound urban development and accommodation to growth; and
- 94
- 95 8. The petition, this ordinance, and the procedures leading to the adoption of
- 96 this ordinance are consistent with the uniform legislative standards provided
- 97 by the Florida Municipal Annexation and Contraction Act for the adjustment of
- 98 municipal boundaries; and
- 99
- 100 9. The petition proposes an annexation that is consistent with the purpose of
- 101 ensuring the efficient provision of urban services to areas that become urban
- 102 in character within the meaning of section 171.021, Florida Statutes; and
- 103
- 104 10. The petition proposes an annexation that is consistent with the purpose of
- 105 ensuring that areas are not annexed unless municipal services can be
- 106 provided to those areas; and
- 107

108 **WHEREAS**, the Orlando City Council will consider GMP2018-10021 in a

109 separate ordinance, and the Orange County Comprehensive Plan will remain in full force

110 and effect for the property until such time as the City Council adopts a comprehensive

111 plan amendment for the property; and

112

113 **WHEREAS**, the Orlando City Council hereby finds that this ordinance is in the

114 best interest of the public health, safety, and welfare, and is consistent with the

115 applicable provisions of Florida Statutes, the State Comprehensive Plan, the Strategic

116 Regional Policy Plan, and the City's GMP and LDC.

117

118 **NOW, THEREFORE, BE IT ENACTED BY THE CITY COUNCIL OF THE CITY**

119 **OF ORLANDO, FLORIDA, AS FOLLOWS:**

120

121 **SECTION 1. ANNEXATION.** Pursuant to the authority granted by section

122 171.044, Florida Statutes, and having made the findings set forth in this ordinance, the

123 property described in Exhibit A is hereby annexed into the corporate limits of the City of

124 Orlando, Florida, and the boundary lines of the City are hereby redefined to include the

125 property. In accordance with subsection 171.044(3), Florida Statutes, the annexed area

126 is clearly shown on the map attached to this ordinance as Exhibit B.

127

128 **SECTION 2. CITY BOUNDARIES.** Pursuant to section 171.091, Florida Statutes,

129 the charter boundary article of the city is hereby revised in accordance with this

130 ordinance. The city clerk, or designee, is hereby directed to file this ordinance as a

131 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. ZONING DESIGNATION. Pursuant to the LDC, the zoning designation for the property is hereby established as the "Planned Development" district with the "Wekiva" overlay district (denoted on the city's official zoning maps as the "PD/W" district), as depicted in Exhibit C to this ordinance. This planned development zoning district may be known as the "Bay Lake Preserve Planned Development."

SECTION 4. 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 5. DEFAULT ZONING DISTRICT. Except as expressly provided otherwise by this ordinance, the property shall be governed by the land development regulations of the R-3A/W Low Intensity Development district with the Wekiva Overlay district.

SECTION 6. SPECIAL LAND DEVELOPMENT REGULATIONS. The Planned Development zoning district for the property is subject to the following special land development regulations:

A. General

1. Site Plan. Subject to any modifications expressly contained in the text of this ordinance, development and maintenance of the property must be consistent with the site plan attached to this ordinance as Exhibit D (the "Site Plan"). In the event of a conflict between the text of this ordinance and the Site Plan, the text of this ordinance controls.
2. Minor Modifications. Minor modifications to the project, including changes to the design and site plan reviewed by the Municipal Planning Board or City Council, may be approved by the Planning Official without further review by the Municipal Planning Board. Major changes require additional review by the Municipal Planning Board.
3. Expiration. Upon approval of the PD by City Council, a building permit shall be obtained for the work requiring the PD amendment within five (5) years of the PD approval or the PD will expire and the land will revert to the default zoning. If the building permit for the work expires before a Certificate of Occupancy or Certificate of Completion is issued for the work requiring said PD, then the PD is no longer valid and the applicant must apply for a new PD if the applicant wishes to proceed with a development requiring said PD.

B. Land Development

ORDINANCE NO. 2018-63

1. Land Use and Zoning. Except as provided herein, development of the property must be consistent with the development standards of the R-3A/W Low Intensity Development zoning district with the Wekiva Overlay district.
2. Residential Density. Overall residential density of the proposed PD cannot exceed 12 dwelling units per acre. 203 dwelling units (density of 7.7 dwelling units per acre) are proposed.
3. Impervious Surface. Impervious surface coverage within the collective PD cannot exceed 60% under the default R-3A/W zoning.
4. Signage. Multi-family signage of 18 sq. ft. per sign, not to exceed 6 ft. above adjacent grade, is allowed at each street entrance. All signage must be permitted prior to fabrication and installation.
5. Purpose of the PD. The proposed PD will allow reduced front, side and rear building setbacks.
6. Landscaping Buffers. Proposed courtyards and alleyways will satisfy the minimum 7.5-ft. lot line buffers where the development abuts Eunice Ave. (west side), Heatherington Rd. (east side) and Shader Rd. (front). Open space satisfying a 10-ft. wide Bufferyard A (per LDC Chapter 60) is required where the PD abuts single-family residences (on the east side) north of Heatherington Rd. Fences are optional.
7. Height. Building height must not exceed 35 ft. (a building height of 23.5 ft. is being proposed).
8. Phasing. This PD will be completed in a single phase.
9. Parking. A minimum 406 spaces must be provided for the proposed 203 townhouse units. Additional on-street parking is being provided (for guests and larger households) (see Urban Design condition about guest parking).
10. Final Site Plan. The PD is subject to review and approval of a final site plan (FSP) determination prior to applying for necessary permits.

C. Urban Design

1. Architecture and Site Design. Architectural elevations must be submitted for Appearance Review prior to application for building permits. Architectural elevations for each building are subject to review and approval for consistency with the approved PD ordinance, applicable Orlando City Code and the Appearance Review findings as part of each final site plan application. The property must be developed and maintained in accordance with the final approved architectural elevations. All approved elevations must conform to the following minimum requirements:
 - a) At least 3 distinct townhome "building" models with at least 3 alternate elevations for each such model must be provided.
 - b) Adjacent townhomes (or townhomes directly across the street from each other) must differ by incorporating at least three of the following architectural elements:
 - 1) Roof style

- 217 2) Exterior color and material
- 218 3) Architectural banding, trim, or cornice detail
- 219 4) Window trim, the number of mullions or muntins, or shutters
- 220 5) A covered entryway or front porch design
- 221 6) Such similar design element as approved through Appearance Review.
- 222 c) Not more than 8 dwelling units may be provided within a single building.
- 223 d) Guest parking is required at a ratio of 1 space per 5 dwellings. On-street
- 224 parking on streets being constructed within the development site may count
- 225 toward this requirement (see Transportation condition about parallel spaces
- 226 on curves).
- 227 e) Architectural Style - Each building must have consistent architectural
- 228 elements that create a recognizable architectural style. All architectural
- 229 elements, details, features, and finishes on the exterior of the building must
- 230 be both consistent and compatible with the architectural style employed.
- 231 f) Architectural elements and variations must not be restricted to a single
- 232 façade and must be wrapped along the entire length of all street-facing
- 233 facades.
- 234 g) Articulation - Each façade that faces a street must include projections or
- 235 recesses such as a front porch, front stoop, bay window, building recesses,
- 236 or other feature to diminish the boxy townhome shape.
- 237 h) Orientation - All dwellings must include a primary pedestrian entrance that
- 238 faces a street (not alley).
- 239 i) Pedestrian access - A pedestrian path from the public sidewalk to the primary
- 240 pedestrian entrance is required.
- 241 j) Ground floor elevations - For street-facing dwellings, building foundations
- 242 must be elevated a minimum of 18" above the finished grade as measured at
- 243 the front façade of the dwelling.
- 244 k) Porches - If constructed and as strongly encouraged, porches may encroach
- 245 up to 6 feet into the required front and street side yard setbacks. Encroaching
- 246 front porches must have roofs distinct from the roof of the rest of the house
- 247 (i.e., not an extension of the primary roof). Encroaching front porches may be
- 248 one story only, and no enclosed living space above the porch may encroach
- 249 into the front yard setback.
- 250 l) Proposed garage doors and materials must be authentic to the style of
- 251 architecture and character of the home. Transparency in the garage door is
- 252 not required but encouraged.
- 253 m) Transparency - A minimum 15% transparent materials is required on all
- 254 façades facing a public street, private street, or courtyard, on each story
- 255 below the roof line. A minimum 10% transparent material is required on all
- 256 interior side façades on each story below the roof line.
- 257 2. Screening of Utilities

- a) All ground-level, wall and roof-mounted mechanical equipment (i.e. water meters, valves, pipes and pressure systems, transformer pads, backflow preventers etc.) must be screened from view of the public rights-of-way.
 - b) Utilities such as backflow preventers, metering boxes, gang mailboxes, and mechanical equipment must be placed to the rear of each townhouse building, and must be screened with landscaping, a decorative enclosure, or a wall.
 - c) Fire walls – Protrusions of fire walls, if used, must be incorporated into the overall design of the architecture of the building.
3. Fencing
- a) On a corner lot, a 6' tall privacy fence cannot extend beyond the corner of the townhouse towards the side street. This shall also apply to townhomes with their side property line adjacent to a private alley.
 - b) On a corner lot, a 4' tall aluminum picket fence or a 3' tall PVC picket fence can extend from the rear corner of the home towards the side street and sidewalk. A 2' setback from the sidewalk is required so as to provide room for a required landscape buffer between the fence and sidewalk. If the lot is bordered by a private alley, then the required setback and landscape buffer must be measured from the property corner.
 - c) Rear yard fences cannot extend more than 10' from the rear corner of a home towards the front of the home. However, if there is an existing fence on the adjacent lot the fence corner needs to be shown on the fencing plan and an effort should be made to make the fencing corners match.
 - d) Fences and walls in common areas and subdivision perimeters must:
 - 1) Be made of masonry, brick, stone, wrought-iron, simulated wrought-iron, aluminum, synthetic wood, PVC, or other approved durable material. Chain-link and wood stockade fences are prohibited.
 - 2) Include columns, pilasters, or offsets at least every 50' unless the wall or fence is at least 75% transparent.
4. Landscape. The property must be developed and maintained in accordance with the final approved landscaping plans. The landscaping plan must meet the following minimum requirements:
- a) Minimum Landscaping Area –Townhomes are required to meet the multifamily standards of the landscaping code (LDC Chapter 60) for the development site as a whole. In addition, stormwater swales or ponds are not allowed in the front or street side setbacks unless low impact design standards for rain gardens are met.
 - b) Trees placed underneath overhead electric lines must be of a type that will not naturally exceed 20 ft. in height at maturity. Canopy trees cannot be planted closer than 15 ft. from overhead electric lines.
 - c) Street trees must be installed along the rights-of- way along Eunice Ave., Heatherington Rd. and Shader Rd.

- d) All parkway strips along streets must be a minimum of 7.5 ft. in width and must include street trees consistent with Orlando City Code. Canopy trees installed in the public right-of-way in a planting area that is less than 10'-wide (or on private property if less than 5' from a public sidewalk) must be installed with appropriate techniques to protect sidewalks, curbs, and other infrastructure. Such techniques may include structural soil, pavement-supporting structures, root tunnels, and root barriers, all as approved by the planning official. If needed, dedicate easements to accomplish a 3-lane section that meets code required sidewalks and parkway strips.
- e) To the extent practicable, existing native trees should be preserved. Underground utilities located within the drip-lines of preserved existing trees must be installed with non-trenching techniques such as directional boring and tunneling. Melaleuca, chinaberry, Chinese tallow, Brazilian pepper, camphor, and Australian pine are all prohibited on the property and if existing, must be removed during development.
- f) The design of the development must protect environmental features of significant ecological or amenity value as recognized by this Chapter or the adopted Growth Management Plan. The design shall to the extent possible retain existing mature canopy and understory trees (sec 58.515). Each preserved tree will enhance the value and aesthetic vitality of the project area. Permit drawings must indicate a survey with existing trees to be saved and removed.
- g) Irrigation systems must be designed and maintained with industry standard water efficiency measures or equipment, such as:
 - 1) A weather-based evapotranspiration controller;
 - 2) Zoned soil-moisture sensors; or
 - 3) A low volume system using drip emitters for shrubs and groundcover and flood bubblers for trees. Impact sprinklers are prohibited.
- h) Per Wekiva Overlay requirements, stormwater ponds must be designed and maintained as site amenities. Aerating fountain must be installed and maintained on Tract P1 (larger storm pond). Both ponds must include a perimeter recreational path (either paved or unpaved). All artificial stormwater ponds must have gently-sloped banks, rounded corners, and curved sides to mimic natural ponds. Both ponds must include upland tree plantings of native species and must also have littoral zone plantings of native species at least 6' in width along 33% of the linear shoreline.
- i) Playgrounds - A fenced playground must be provided, preferably at one or both of the larger Wekiva open space tracts. The playground must meet the following minimum regulations:
 - 1) Playgrounds must meet or exceed the fall-zone and resilient surfacing standards for the City of Orlando Parks and Recreation Department.

- 2) Playgrounds must be substantially shaded by canopies over playground structures, new or existing canopy trees along the south, east, and west sides of the playground, or a combination thereof.
- 3) Landscaping in and near playgrounds must be nontoxic to humans.
- 4) Playground fencing must be an open, CPTED approved style, such as aluminum or wrought-iron pickets, or welded metal wire metal.
- 5) Playgrounds must be wheelchair accessible.

D. Transportation

1. Compliance - All aspects of the site plan are required to conform to all applicable minimum standards set forth in the editions of the City Code and the City Engineering Standards Manual that are in force at the time of any construction of this project. Support of this submittal by the Transportation Dept. does not constitute final engineering approval of this concept for development. Materials and designs for transportation related elements of the project must meet or exceed standards in the versions of the City Code and Engineering Standards Manual in effect at the time of submittal to Permitting Services. Proper sightlines must be maintained at all driveways and intersections. Site plans and landscaping plans submitted to Permitting Services should include sightline triangles. AutoTurn analysis for emergency vehicles and solid waste collection should be attached to plans to prevent delays in processing.
2. Street Design - Except for alleys, street cross sections must include 5 ft. wide sidewalks and 7.5 ft. wide parkways with street trees. Where possible, on-street parking spaces should be included in the cross section design.
3. Alleys - All alleys must be privately owned and maintained by the HOA. Dimensions and setbacks must comply with City standards. Ribbon curbs should be used if the design does not include curb and gutters.
4. On Street Parking - On street parking is not permitted within 30 ft. of an intersection including opposite tee intersections and alleys. No parking is allowed on either side of a street within curves.
5. Crosswalk Ramps - Crosswalks ramps at all intersections must utilize individual ramps for each direction. Joint ramps serving 2 different crosswalks are not allowed.
6. Eunice Ave. and Shader Rd. - The applicant must coordinate with Orange County Traffic Engineering and Public Works Departments regarding required roadway improvements and sidewalk installations. If Orange County requests any such improvements, the applicant is responsible for the cost of the same. Documentation of Orange County approved plans for improvements must be included with any plans submitted to the City of Orlando Permitting Services. The required traffic impact study should provide insight into any needed improvements. Copies of same must be provided to Orange County and City Permitting Services with plan submittal.

E. Water Reclamation (Sewer)

1. The plans depict that the streets and lift station tract will be City owned and maintained. Since the sanitary sewer collection system within the proposed City streets is intended by the developer to be City owned, the development cannot be gated.
2. The Master Plan drawing indicates that alley tracts will be privately owned. City sewer facilities installed within alley tracts are discouraged.
3. The Master Plan Drawing indicates that park and open space tracts will also be privately owned. City sewer facilities installed within park and open space tracts are not allowed per the City of Orlando Engineering Standards Manual (ESM) Section 9.
4. All private sewer mains must be upstream of City sewers. No City sewer main is allowed to discharge into private sewers.
5. The new City lift station must be equipped with a generator for stand-by emergency power. Stand-by power generators must meet the criteria of ESM Section 9.02.03(F) and the Water Reclamation Division Standard Lift Station Electrical Drawings and Specifications for Generators and Fuel Tanks. Contact the Water Reclamation Division for a copy of the latest drawings and specifications noted above.
6. The gravity collection system and force main must be designed to meet all applicable criteria of ESM Chapter 9.
7. A new force main will be installed in Eunice Ave. Connection is proposed into an existing private force main in Shader Rd. The size, material type, and condition of the existing private force main must be evaluated prior to finalizing construction plans for review. Following connection into an existing private force main located in a public ROW, all force mains will then be considered public.
8. The Construction Plans must include plans and profiles of all sewer facilities within public ROWs and all sewer facilities to be City owned that may not be in public ROWs.
9. A sewer capacity analysis must be prepared to evaluate the impacts of the proposed development on the City's sewer system downstream of the connection point, including potential impacts to the City's gravity and lift station network downstream.
10. The gravity system must include a stub out in Eunice Ave. for future extension.
11. The new City lift station design must take into consideration the entire basin area that it will have the potential to serve.

F. Parks

1. Based on the proposed 203 residential units, the required amount of neighborhood park land is 0.35 ac., more than the 0.31 acres shown. Thus, the neighborhood park land amount must be increased to the minimum required 0.35 acres.

2. The design of the neighborhood park must be submitted for final Parks review/approval prior to building permit issuance of the 41st residential unit in the PD. The neighborhood park must be constructed when 25% of the residential units in the neighborhood (51 units) have been constructed.
3. Land used for stormwater retention or drainage structures cannot be counted towards park land requirements.
4. All acreage requirements for parks, according to the City's Level of Service (LOS) standards, must be met or exceeded.
5. Parks within the PD must be prominent and easily accessible. All residential units must be located within 0.25 miles of a public park.
6. Park lands must have well-drained soils suitable for building and development.
7. All parks and recreation facilities must incorporate the principles of Crime Prevention Through Environmental Design (CPTED) (included within the ANX2018-10009/GMP2018-10021 staff report).
8. Parks must be designed and constructed to meet the Americans with Disabilities Act (ADA) requirements and guidelines.
9. A playground with equipment suitable for ages 2 through 12 must be included in the park (see similar Urban Design condition). All playground equipment must comply with U.S. Consumer Product Safety Commission Public Playground Safety Handbook guidelines, latest edition.
10. In a non-gated community, parks must remain open to the public and cannot be fenced, gated or otherwise restricted in who has use of or access to them. Portions of parks may be fenced and gated, however, upon approval by City Planning Official, if deemed necessary for maintenance or safety requirements.
11. All parks will be reviewed at the time of Final Site Plan (FSP) determination review prior to applying for permits.

SECTION 7. OTHER DEVELOPMENT LAWS. In accordance with section 58.367, Orlando City Code, except as expressly provided in this ordinance, the Bay Lake Preserve 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.

SECTION 8. 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 9. 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 10. 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 11. EFFECTIVE DATE. This ordinance is effective upon adoption, except for sections one through six, which take effect on the 30th day after adoption.

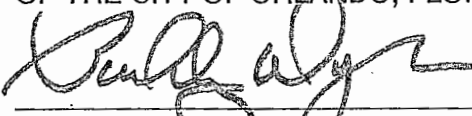
DONE, THE FIRST PUBLIC NOTICE, in a newspaper of general circulation in the City of Orlando, Florida, by the City Clerk of the City of Orlando, Florida, this 25 day of NOVEMBER, 2018.

DONE, THE FIRST READING, by the City Council of the City of Orlando, Florida, at a regular meeting, this 12 day of NOVEMBER, 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 2 day of DECEMBER, 2018.

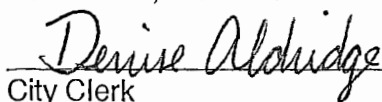
DONE, THE SECOND READING, A PUBLIC HEARING, AND ENACTED ON FINAL PASSAGE, by an affirmative vote of a majority of a quorum present of the City Council of the City of Orlando, Florida, at a regular meeting, this 10 day of DECEMBER, 2018.

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:




City Clerk

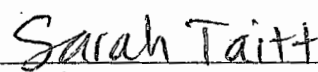
DENISE ALDRIDGE

Print Name

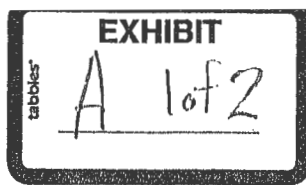
ORDINANCE NO. 2018-63

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


Assistant City Attorney


Print Name

[Remainder of page intentionally left blank.]



VERIFIED LEGAL DESCRIPTION FORM

MUNICIPAL PLANNING BOARD

The following legal description has been prepared by James Rickman for Allen & Company, Inc. and submitted to the City Planning Bureau for verification.

Signature

08/06/18

Date

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

Record Plat, Aluma & Co.

Bound Survey of 7/17/18,

R/W TRAVERSE & CLOSE.

By [Signature] Date 9-6-2018

Application Request (Office Use Only):

BAY LAKE PRESERVE
(fka College Park West)

File No. ANX2018-10009

GMP2018-10021

ZON2018-10012

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

LEGAL DESCRIPTION:

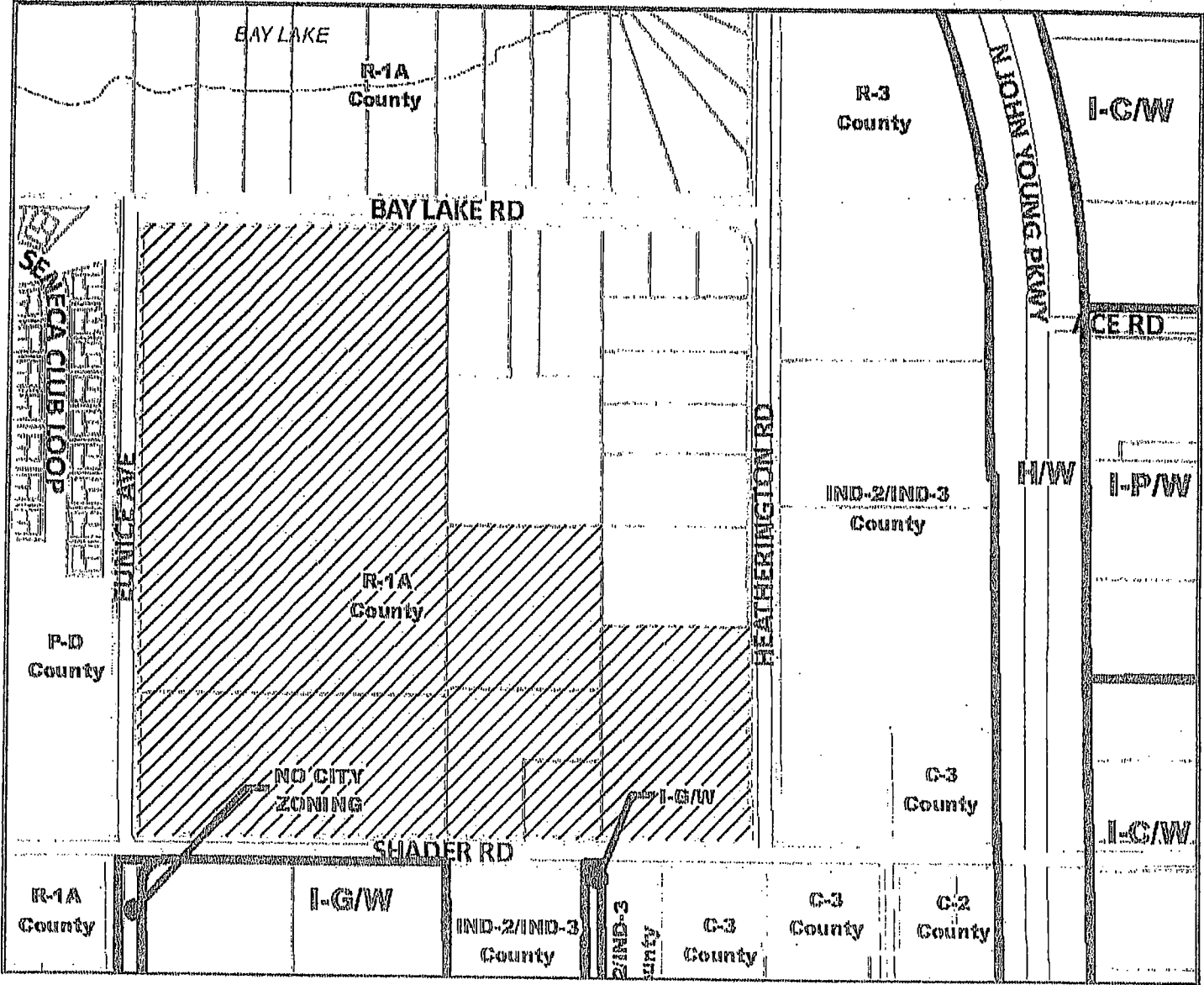
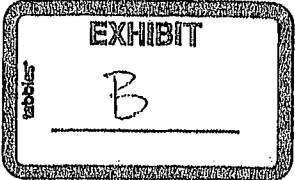
LOTS 3 THROUGH 7 AND A PORTION OF LOT 8, BISHOP WHIPPLE'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK B, PAGE 137, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 22 SOUTH, RANGE 29 EAST; THENCE RUN NORTH 89°45'29" EAST ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 9, 1332.83 FEET TO A POINT ON THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 9; THENCE CONTINUE NORTH 89°45'29" EAST ALONG SAID NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 9, 20.00 FEET; THENCE DEPARTING SAID NORTH LINE RUN SOUTH 00°26'21" EAST, 60.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF BAY LAKE ROAD ACCORDING TO OFFICIAL RECORDS BOOK 777, PAGE 10, AS RECORDED IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, SAID POINT ALSO BEING ON THE EASTERLY RIGHT OF WAY LINE OF EUNCIE AVENUE ACCORDING TO THE AFORESAID PLAT OF BISHOP WHIPPLE'S SUBDIVISION AND THE POINT OF BEGINNING; THENCE RUN NORTH 89°45'29" EAST ALONG SAID SOUTH RIGHT OF WAY LINE, 646.42 FEET TO A POINT ON THE EASTERLY LINE OF AFORESAID LOT 3, BISHOP WHIPPLE'S SUBDIVISION; THENCE RUN SOUTH 00°26'51" EAST ALONG SAID EASTERLY LINE, 603.02 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3; THENCE RUN NORTH 89°48'11" EAST ALONG THE NORTHERLY LINE OF AFORESAID LOT 7, 323.26 FEET TO THE NORTHEAST CORNER OF SAID LOT 7; THENCE RUN SOUTH 00°27'06" EAST ALONG THE EASTERLY LINE OF SAID LOT 7, 200.00 FEET; THENCE DEPARTING SAID EASTERLY LINE RUN NORTH 89°48'11" EAST ALONG A LINE 200.00 FEET SOUTH OF THE NORTH LINE OF AFORESAID LOT 8, 313.27 FEET TO A LINE 10.00 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID LOT 8, SAID POINT ALSO BEING ON THE WEST RIGHT OF WAY LINE OF

HEATHERINGTON ROAD; THENCE RUN SOUTH $00^{\circ}27'21''$ EAST ALONG SAID PARALLEL LINE AND SAID WEST RIGHT OF WAY LINE, 433.52 FEET TO A LINE 10.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID LOTS 5 THROUGH 8, SAID POINT ALSO BEING ON THE NORTH RIGHT OF WAY LINE OF SHADER ROAD ACCORDING TO OFFICIAL RECORDS BOOK 338, PAGE 321 AND DEED BOOK 338, PAGE 326 OF THE AFORESAID PUBLIC RECORDS; THENCE RUN SOUTH $89^{\circ}50'53''$ WEST ALONG SAID PARALLEL LINE AND SAID NORTHERLY RIGHT OF WAY LINE, 1283.21 FEET TO THE AFORESAID EASTERLY RIGHT OF WAY LINE OF EUNCIE AVENUE; THENCE RUN NORTH $00^{\circ}26'21''$ WEST ALONG SAID EASTERLY RIGHT OF WAY LINE, 1235.02 FEET TO THE POINT OF BEGINNING.

CONTAINS 26.153 ACRES, MORE OR LESS.

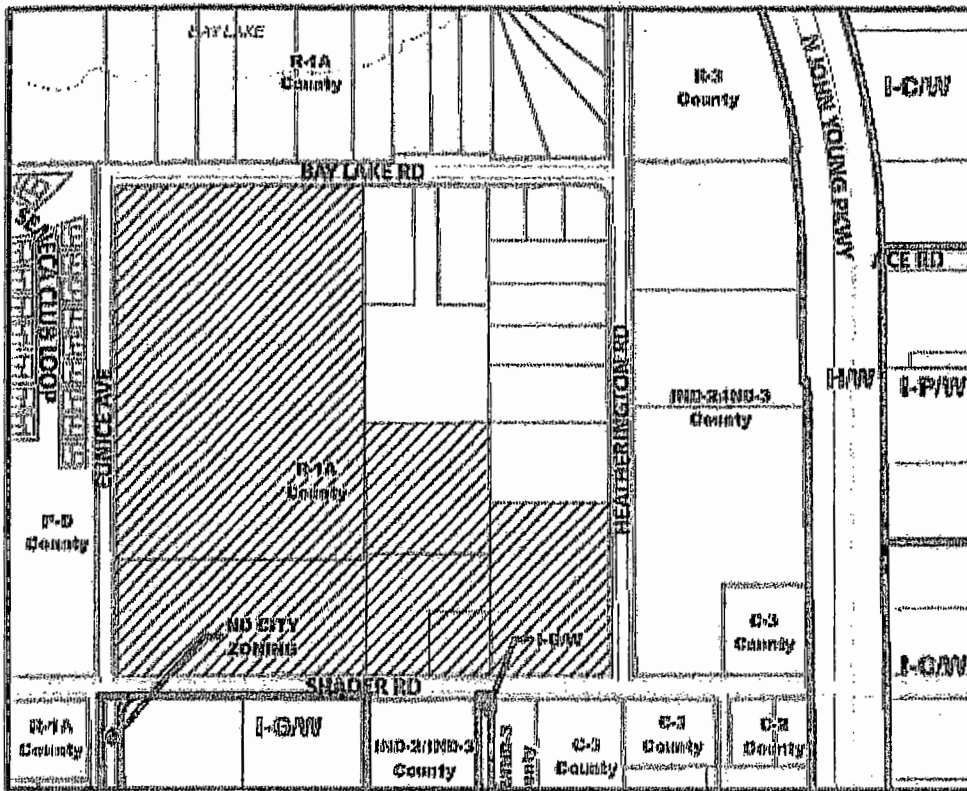
A 2 OF 2



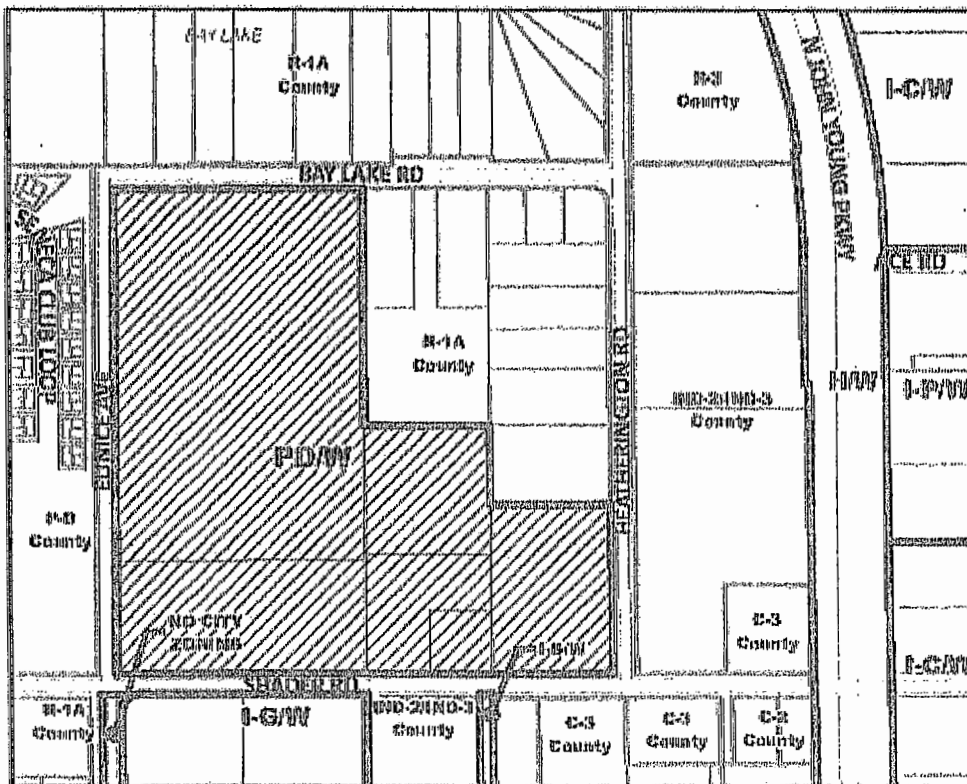
ANX2018-10009



EXISTING & PROPOSED PD ZONING MAPS



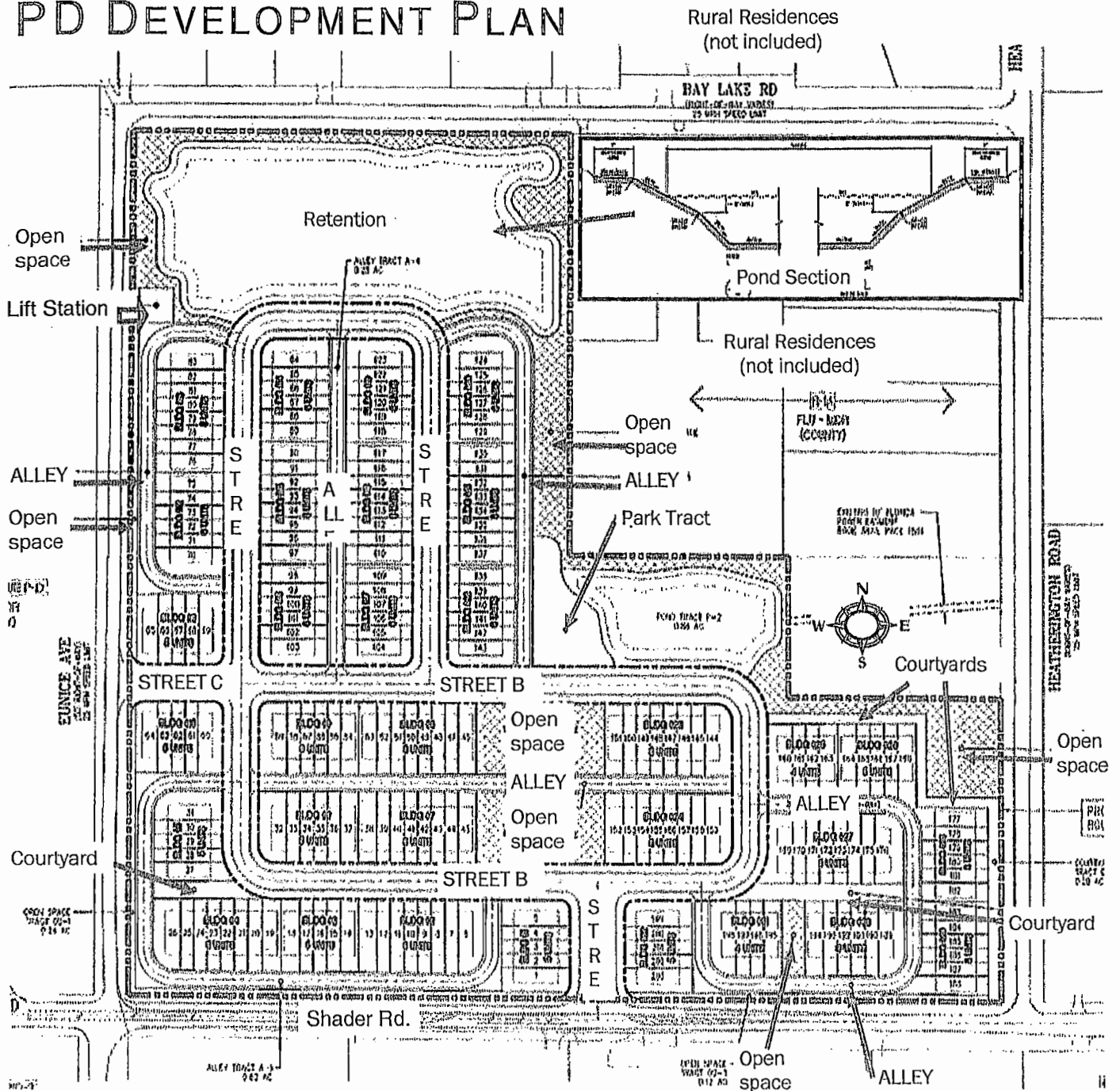
Zoning - Existing ZON2018-10012



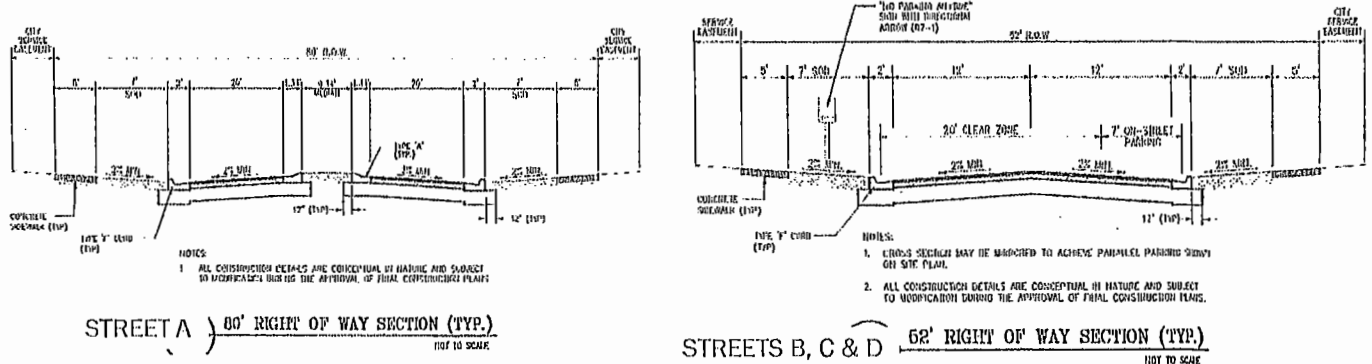
Zoning - Proposed ZON2018-10012



PD DEVELOPMENT PLAN



STREET CROSS-SECTIONS





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 a 26.15 acre property located north of Shader Road, east of Eunice Avenue, south of Bay Lake Road and west of Heatherington Road.

Expenses

Will the action be funded from the Department's current year budget? Yes

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): This annexation is being processed through a reallocation of Department resources.

Revenues

What is the source of any revenue and the estimated amount? ad valorem tax base Amount \$5,241.34

Is this recurring revenue? Yes

Comments (optional): The annexation will add to the City's ad valorem tax base.

Funding

Expenses/Revenues will be recorded to:

	Source #1	Source #2	Source #3
Fund	(enter text here)	(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	\$0	\$0	\$0

Orlando Sentinel

Published Daily
ORANGE County, Florida

State Of Illinois
County Of Cook

Before the undersigned authority personally appeared Spencer Clark, 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, December 10, 2018 at 2:00 p.m., Ordinance Number 2018-63 was published in said newspaper in the issues of Nov 25, 2018; Dec 02, 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.

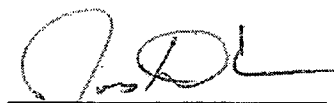


Signature of Affiant

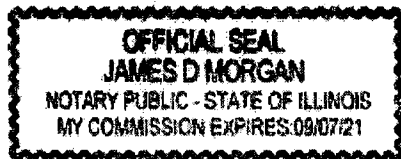
Spencer Clark

Name of Affiant

Sworn to and subscribed before me on this 7 day of December, 2018,
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

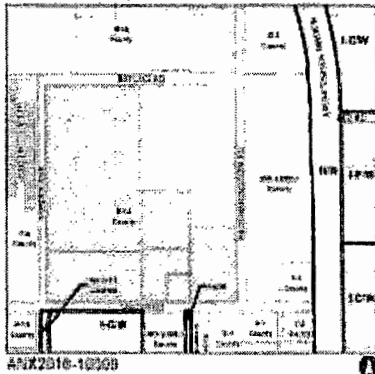
Sold To:
City of Orlando - CU00118969
400 S Orange Ave
Fl 2
Orlando, FL, 32801-3360

Bill To:
City of Orlando - CU00118969
400 S Orange Ave
Fl 2
Orlando, FL, 32801-3360
5989292

Orlando Sentinel

Notice of Proposed Enactment

On December 10, 2018 the Orlando City Council will consider proposed ordinance #2018-63, entitled AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ORLANDO, FLORIDA, ANNEXING TO THE CORPORATE LIMITS OF THE CITY CERTAIN LAND GENERALLY LOCATED NORTH OF SHADER ROAD, EAST OF EUNICE AVENUE, SOUTH OF BAY LAKE ROAD, AND WEST OF HEATHERINGTON ROAD, AND COMPRISED OF 26.15 ACRES OF LAND, MORE OR LESS, AND AMENDING THE CITY'S BOUNDARY DESCRIPTION; DESIGNATING THE PROPERTY AS THE PLANNED DEVELOPMENT ZONING DISTRICT WITH THE WEKIVA OVERLAY DISTRICT ON THE CITY'S OFFICIAL ZONING MAPS; PROVIDING A SITE PLAN AND SPECIAL LAND DEVELOPMENT REGULATIONS FOR THE PLANNED DEVELOPMENT; PROVIDING FOR AMENDMENT OF THE CITY'S OFFICIAL ZONING MAP; 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

Orlando Sentinel

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.

OS5989292

11/25, 12/2/2018

5989292

ORDINANCE NO. 2018-65

BCC Mtg. Date: January 15, 2019

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 INDIANA AVENUE,
5 WEST OF I-4, NORTH OF HARMON AVENUE AND EAST
6 OF FORMOSA AVENUE, AND COMPRISED OF 0.16
7 ACRES OF LAND, MORE OR LESS, AND AMENDING
8 THE CITY'S BOUNDARY DESCRIPTION; AMENDING
9 THE CITY'S ADOPTED GROWTH MANAGEMENT PLAN
10 TO DESIGNATE THE PROPERTY AS RESIDENTIAL-
11 LOW INTENSITY ON THE CITY'S OFFICIAL FUTURE
12 LAND USE MAPS; DESIGNATING THE PROPERTY AS
13 THE 1-2 FAMILY RESIDENTIAL DISTRICT WITH THE
14 TRADITIONAL CITY AND WEKIVA OVERLAY DISTRICT
15 (R-2A/T/W) ON THE CITY'S OFFICIAL ZONING MAPS;
16 PROVIDING FOR AMENDMENT OF THE CITY'S
17 OFFICIAL FUTURE LAND USE AND ZONING MAPS;
18 PROVIDING FOR SEVERABILITY, CORRECTION OF
19 SCRIVENER'S ERRORS, PERMIT DISCLAIMER, AND
20 AN EFFECTIVE DATE.

21
22 **WHEREAS**, on October 8, 2018, the City Council of the City of Orlando, Florida
23 (the "Orlando City Council"), accepted a petition for voluntary annexation (hereinafter the
24 "petition") bearing the signatures of all owners of property in an area of land generally
25 located south of Indiana Avenue, west of I-4, north of Harmon Avenue and east of
26 Formosa Avenue, comprised of approximately 0.16 acres of land and being precisely
27 described by the legal description of the area by metes and bounds attached to this
28 ordinance as **Exhibit A** (hereinafter the "property"); and

29
30 **WHEREAS**, the petition was filed with the Orlando City Council pursuant to
31 section 171.044, Florida Statutes; and

32
33 **WHEREAS**, at its regularly scheduled meeting of October 16, 2018, the
34 Municipal Planning Board (the "MPB") of the City of Orlando, Florida (the "city"),
35 considered the following applications relating to the property:

- 36
37 1. Annexation case number ANX2018-10012 requesting to annex the property
38 into the jurisdictional boundaries of the city; and
39
40 2. Growth Management Plan (hereinafter the "GMP") case number GMP2018-
41 10026 requesting an amendment to the city's GMP to designate the property
42 as Residential-Low Intensity on the City's official future land use map; and
43
44 3. Zoning case number ZON2018-10017 requesting to designate the property
45 as the "1-2 Family Residential District" with the "Traditional City Overlay" and

ORDINANCE NO. 2018-65

the "Wekiva Overlay" district (R-2A/TW) on the City's official zoning maps (together, hereinafter referred to as the "applications"); and

WHEREAS, based upon the evidence presented to the MPB, including the information and analysis contained in the "Staff Report to the Municipal Planning Board" for application case numbers ANX2018-10012, GMP2018-10026, and ZON2018-10017 (entitled "Item #1A, B & C – 2032 Indiana Ave Annexations"), the MPB recommended that the Orlando City Council approve said applications and adopt an ordinance or ordinances in accordance therewith; and

WHEREAS, the MPB found that application GMP2018-10026 is consistent with:

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

WHEREAS, the MPB found that application ZON2018-10017 is consistent with:

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

WHEREAS, sections 3 and 4 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:

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

ORDINANCE NO. 2018-65

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 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

ORDINANCE NO. 2018-65

property. In accordance with subsection 171.044(3), Florida Statutes, the annexed area is clearly shown on the map attached to this ordinance as **Exhibit B**.

SECTION 2. CITY BOUNDARIES. Pursuant to section 171.091, Florida Statutes, the charter boundary article of the city is hereby revised in accordance with this ordinance. The city clerk, or designee, is hereby directed to file this ordinance as a revision of the City Charter with the Florida Department of State. The city planning official, or designee, is hereby directed to amend the city's official maps in accordance with this ordinance.

SECTION 3. FLUM DESIGNATION. Pursuant to section 163.3187, Florida Statutes, the City of Orlando, Florida, adopted Growth Management Plan Future Land Use Map designation for the Property is hereby established as "Residential-Low Intensity" 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 "1-2 Family Residential" district with the "Traditional City Overlay" and the "Wekiva Overlay" district (denoted on the city's official zoning maps as the "R-2A/T/W" 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. SEVERABILITY. If any provision of this ordinance or its application to any person or circumstance is held invalid, the invalidity does not affect other provisions or applications of this ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are severable.

SECTION 8. SCRIVENER'S ERROR. The city attorney may correct scrivener's errors found in this ordinance by filing a corrected copy of this ordinance with the city clerk.

SECTION 9. DISCLAIMER. As provided by subsection 166.033(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

ORDINANCE NO. 2018-65

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 25 day of NOVEMBER, 2018.

DONE, THE FIRST READING, by the City Council of the City of Orlando, Florida, at a regular meeting, this 12 day of NOVEMBER, 2018.

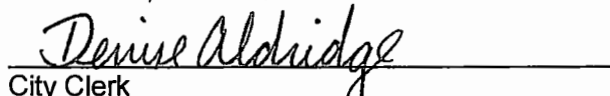
DONE, THE SECOND PUBLIC NOTICE, in a newspaper of general circulation in the City of Orlando, Florida, by the City Clerk of the City of Orlando, Florida, this 2 day of DECEMBER, 2018.

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 10 day of DECEMBER, 2018.

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

DENISE ALDRIDGE
Print Name

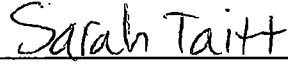
ORDINANCE NO. 2018-65

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



Assistant City Attorney



Print Name

[Remainder of page intentionally left blank]



VERIFIED LEGAL DESCRIPTION FORM

(APPENDIX C)

EXHIBIT

A

The following legal description has been prepared by
Patrick K. Ireland License 6637
and submitted to the City Planning Bureau for verification.

Signature

9/14/18

Date

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

THE RECORD PLAT
RAN TRAVERSE
AND CLOSURE.

By R.P. Ireland Date 10-18-2018

Application Request (Office Use Only)

2032 INDIANA AVE ANNEXATION

File No.

ANX2018-10012

GMP2018-10026

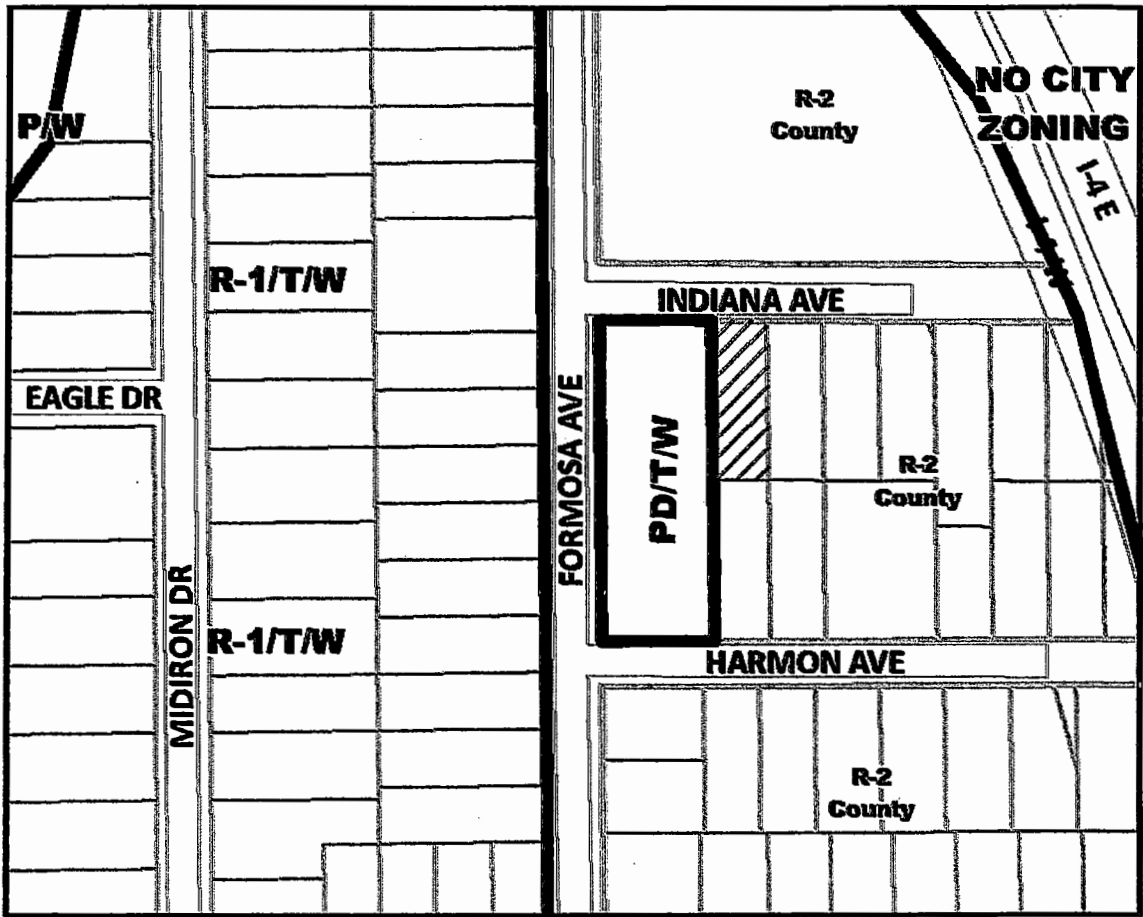
ZON2018-10017

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

Lot 3, Block P, Lawndale, according to the Plat thereof, recorded in Plat Book H, Page 118, of the Public Records of Orange County, Florida, being more particularly described as follows:
Beginning at the Northwest corner of said Lot 3, thence South 89°00'00" East, along the South Right of Way line of Indiana Avenue, 50.00 feet; thence departing said South Right of Way, South 00°00'00" West, 140.00 feet; thence North 89°00'00" West, 50.00 feet; thence North 00°00'00" East, 140.00 feet, to the Point of Beginning.
CONTAINING 0.16 ACRES, MORE OR LESS.

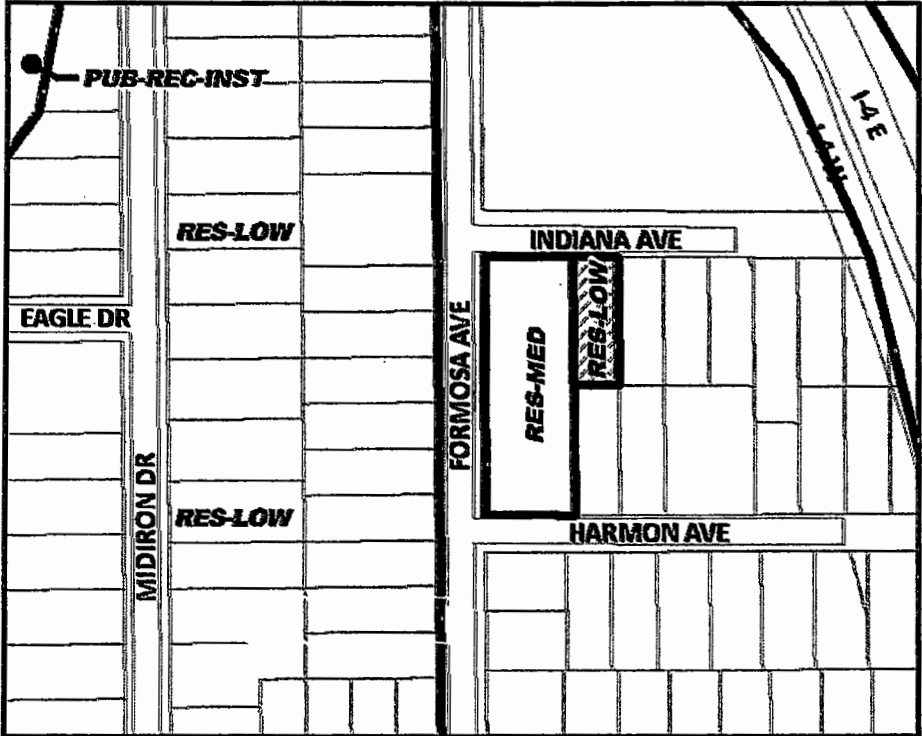
1 OF 1

**EXHIBIT
B**



ANX2018-10012

**EXHIBIT
C**

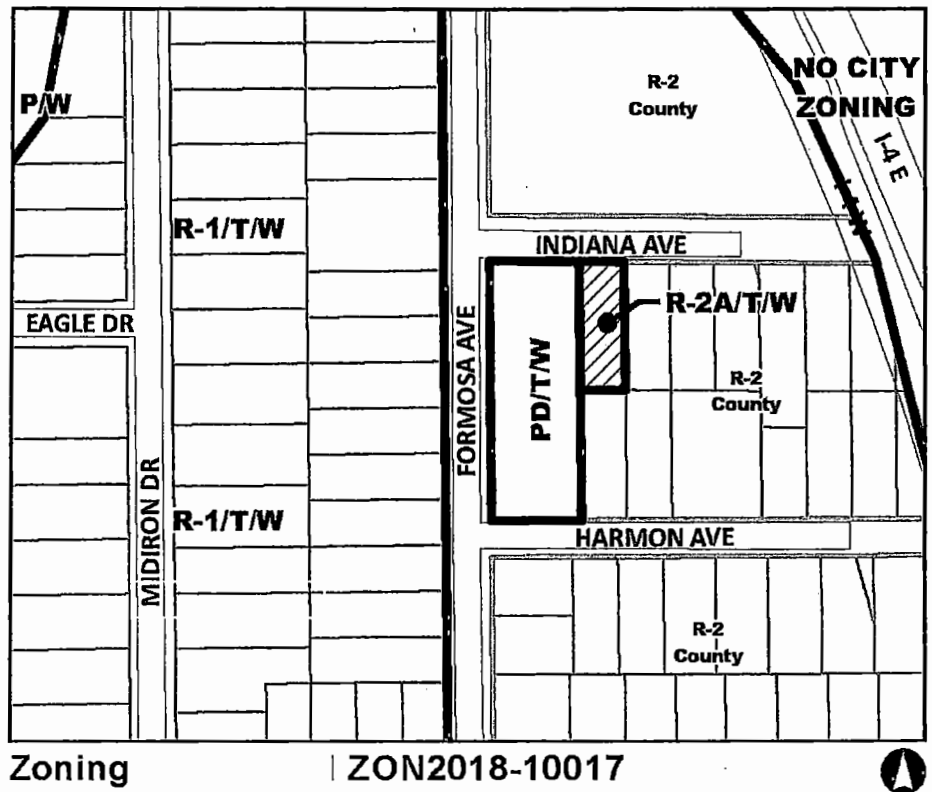


Future Land Use

GMP2018-10026



**EXHIBIT
D**





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 property at 2032 Indiana Ave., generally located south of Indiana Avenue, west of I-4, north of Harmon Avenue and east of Formosa Avenue.

Expenses

Will the action be funded from the Department's current year budget? ☐ Yes ☐ No

If No, please identify how this action will be funded, including any proposed Budget Resolution Committee (BRC) action(s). (enter text here)

	Current Fiscal Year Cost Estimate	Estimated Annualized Cost Thereafter
Personnel	\$0	\$0
Operating/Capital	\$0	\$0
Total Amount	\$0	\$0

Comments (optional): (enter text here)

Revenues

What is the source of any revenue and the estimated amount? Annual property tax Amount \$562

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	<u>(enter text here)</u>	<u>(enter text here)</u>	<u>(enter text here)</u>
Department /Division	<u>(enter text here)</u>	<u>(enter text here)</u>	<u>(enter text here)</u>
Cost Center/Project/Grant	<u>(enter text here)</u>	<u>(enter text here)</u>	<u>(enter text here)</u>
Total Amount	\$0	\$0	\$0

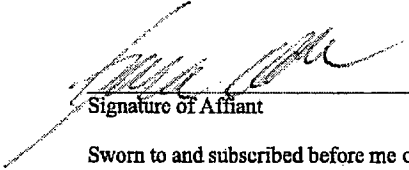
Orlando Sentinel

Published Daily
ORANGE County, Florida

State Of Illinois
County Of Cook

Before the undersigned authority personally appeared Spencer Clark, 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, December 10, 2018 at 2:00 p.m., Ordinance Number 2018-65 was published in said newspaper in the issues of Nov 25, 2018; Dec 02, 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.



Signature of Affiant

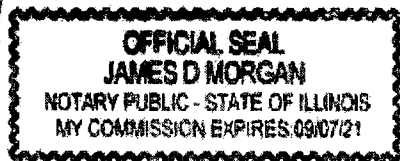
Spencer Clark

Name of Affiant

Sworn to and subscribed before me on this 7 day of December, 2018,
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

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

5990989

Orlando Sentinel

Notice of Proposed Enactment

On December 10, 2018 the Orlando City Council will consider proposed ordinance #2018-65, 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 INDIANA AVENUE, WEST OF I-4,

NORTH OF HARMON AVENUE AND EAST OF FORMOSA AVENUE, AND COMPRISED OF 0.16 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 RESIDENTIAL-LOW

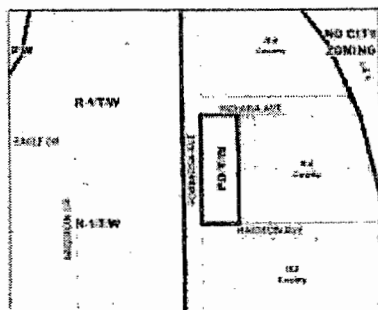
INTENSITY ON THE CITY'S OFFICIAL FUTURE LAND USE MAPS; DESIGNATING THE PROPERTY AS THE 1-2

FAMILY RESIDENTIAL DISTRICT WITH THE TRADITIONAL CITY AND WEKIVA OVERLAY DISTRICT (R-2A/TW) 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.



ANX2018-10012

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,

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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.

OS5990989

11/25, 12/2/2018

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