

1           **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF**  
2           **ORLANDO, FLORIDA, RELATING TO THE DOWNTOWN**  
3           **SOUTH NEIGHBORHOOD IMPROVEMENT DISTRICT;**  
4           **AMENDING SECTION 40.12, ORLANDO CITY CODE,**  
5           **RELATING TO THE BOUNDARIES AND SIZE OF THE**  
6           **DISTRICT; PROVIDING A METES AND BOUNDS LEGAL**  
7           **DESCRIPTION OF THE DISTRICT; PROVIDING FOR**  
8           **SEVERABILITY, CODIFICATION, CORRECTION OF**  
9           **SCRIVENER'S ERRORS, AND AN EFFECTIVE DATE.**

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11           **WHEREAS**, on March 28, 2011, the City Council of the City of Orlando, Florida  
12 (the "Orlando City Council"), adopted City of Orlando Ordinance Number 2011-3 creating  
13 the Orlando Neighborhood Improvement District Code, Chapter 40, Code of the City of  
14 Orlando, Florida (the "Orlando City Code"); and

15  
16           **WHEREAS**, on July 25, 2011, the Orlando City Council adopted City of Orlando  
17 Ordinance Number 2011-28 creating the Downtown South Neighborhood Improvement  
18 District (the 'district'); and

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20           **WHEREAS**, as established by City of Orlando Ordinance Number 2011-28, the  
21 district was originally approximately 717 acres in land area; and

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23           **WHEREAS**, on February 24, 2014, the Orlando City Council adopted City of  
24 Orlando Ordinance Number 2014-6, which among other things, amended the boundaries  
25 of the district to include approximately 523 acres of land area; and

26  
27           **WHEREAS**, the purpose of this ordinance is to further refine the jurisdictional  
28 boundaries of the district to best reflect a cohesive and sensible redevelopment area and  
29 to provide a detailed and precise metes and bounds legal description of the district's  
30 jurisdictional boundaries; and

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32           **NOW, THEREFORE, BE IT ENACTED BY THE CITY COUNCIL OF THE CITY**  
33 **OF ORLANDO, FLORIDA, AS FOLLOWS:**

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35           **SECTION 1. SECTION 40.12, AMENDED.** Section 40.12, Orlando City Code, is  
36 hereby amended as follows:

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38           **Sec. 40.12 Boundaries and size of the district.**

39  
40           ~~The jurisdictional boundaries of the district are hereby established as depicted in~~  
41 ~~Figure 40.12-1. The district boundaries contain approximately 523 acres.~~

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43           The district is hereby comprised of all land contained within the boundary line  
44 described as follows:  
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A PORTION OF SECTIONS 35 AND 36, TOWNSHIP 22 SOUTH, RANGE 29 EAST AND SECTIONS 1 AND 2, TOWNSHIP 23 SOUTH, RANGE 29 EAST.

SAID PARCEL OF LAND BEING FURTHERLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 22 SOUTH, RANGE 29 EAST, AT THE INTERSECTION OF GORE STREET AND ORANGE AVENUE THENCE RUN EASTERLY ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 36 ALSO BEING THE CENTERLINE OF GORE STREET TO THE EXTENSION OF THE EAST LINE OF THE WEST 150 FEET OF THE SOUTHWEST 1/4 OF SECTION 36, THENCE DEPARTING SAID CENTERLINE OF GORE STREET, RUN EAST ALONG SAID GORE STREET; RUN SOUTH ALONG SAID WEST 150 FEET OF THE SOUTHWEST 1/4 OF SECTION 36 FOR 150 FEET, THENCE RUN EAST PARALLEL WITH THE NORTH LINE OF THE SOUTHWEST 1/4 A DISTANCE OF 60 FEET TO THE WEST LINE OF J. N. BRADSHAW'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK G, PAGE 8 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN SOUTH ALONG SAID WEST LINE OF J.N. BRADSHAW'S SUBDIVISION TO THE NORTHWEST CORNER OF LOT 16 OF SAID J. N. BRADSHAW'S SUBDIVISION, THENCE RUN EAST TO THE NORTHEAST CORNER OF SAID LOT 16, THENCE RUN SOUTH TO THE SOUTHEAST CORNER OF SAID LOT 16, THENCE RUN WEST TO THE SOUTHWEST CORNER OF SAID LOT 16, THENCE RUN SOUTH ALONG SAID WEST LINE OF J.N. BRADSHAW'S SUBDIVISION TO THE CENTERLINE OF ANNIE STREET, A 50 FOOT WIDE RIGHT OF WAY, THENCE RUN SOUTHWESTERLY ALONG THE CENTERLINE OF SAID ANNIE STREET TO A POINT ON THE EXTENSION OF THE WEST LINE OF LOT 3, BLOCK B, COPELAND TERRACE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK M, PAGE 62 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, THENCE DEPARTING SAID CENTERLINE OF ANNIE STREET, CONTINUE ALONG THE WEST LINE OF SAID LOT 3 TO THE CENTERLINE OF WAVERLY PLACE, THENCE RUN WESTERLY ALONG SAID CENTERLINE OF WAVERLY PLACE TO THE EXTENSION OF THE WEST LINE OF LOT 4 OF BLOCK A, OF SAID COPELAND TERRACE, THENCE RUN SOUTHERLY ALONG SAID WEST LINE OF LOT 4 TO THE SOUTHWEST CORNER OF SAID LOT 4, THENCE RUN SOUTHEASTERLY ALONG THE EXTENSION OF THE SOUTH LINE OF LOT 1, BLOCK A, OF SAID COPELAND TERRACE TO THE EDGE OF WATER OF LAKE COPELAND AT ITS CURRENT STATE, THENCE RUN SOUTHERLY ALONG SAID EDGE OF WATER OF LAKE COPELAND TO THE NORTH LINE AND EXTENSION THEREOF OF LOT 1, BLOCK A, COPELAND PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK K, PAGE 46 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN WESTERLY ALONG THE NORTH LINE OF SAID LOT 1 TO THE NORTHWEST CORNER OF SAID LOT 1, THENCE RUN SOUTHERLY ALONG THE WESTERLY LINE OF SAID LOT 1 TO THE CENTERLINE OF E. COPELAND DRIVE, THENCE RUN SOUTHEASTERLY ALONG

90 THE CENTERLINE OF SAID E. COPELAND DRIVE TO POINT OF THE EXTENSION  
 91 OF THE WESTERLY LINE OF LOT 3, BLOCK B OF SAID COPELAND PARK,  
 92 THENCE DEPARTING EAST COPELAND TERRACE, RUN SOUTHWESTERLY  
 93 ALONG SAID WESTERLY LINE OF LOT 3 AND THE EXTENSION THEREOF  
 94 TOWARD THE SOUTH LINE OF LOT 14 OF SAID BLOCK B TO A POINT THAT IS  
 95 THE INTERSECTION OF SAID WEST LINE OF LOT 3 AND THE WEST LINE OF LOT  
 96 11 BOTH OF SAID BLOCK B, COPELAND PARK; THENCE RUN SOUTH TO AND  
 97 ALONG THE WEST LINE OF SAID LOT 11, BLOCK B, TO THE CENTERLINE OF  
 98 FERNWOOD STREET, THENCE RUN EASTERLY ALONG THE CENTERLINE OF  
 99 SAID FERNWOOD STREET TO A POINT AT THE INTERSECTION OF THE  
 100 EXTENSION OF THE WEST LINE OF LOT 3, BLOCK C OF SAID COPELAND PARK,  
 101 THENCE DEPARTING SAID FERNWOOD STREET, RUN SOUTHERLY ALONG THE  
 102 WEST LINE OF SAID LOT 3, BLOCK C TO THE SOUTHWEST CORNER OF SAID  
 103 LOT 3 ALSO BEING THE NORTHEASTERN CORNER OF LOT 10 OF SAID BLOCK C,  
 104 THENCE RUN NORTHEASTERLY ALONG SAID LOT 10, BLOCK C TO THE  
 105 NORTHERNMOST CORNER OF SAID LOT 10, BLOCK C, THENCE RUN  
 106 SOUTHWESTERLY ALONG THE WESTERN LINE OF SAID LOT 10 TO THE  
 107 NORTHERLY RIGHT OF WAY LINE OF WISTERIA AVENUE, THENCE RUN  
 108 SOUTHWESTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE OF WISTERIA  
 109 AVENUE TO THE EAST RIGHT OF WAY LINE OF STATE ROAD 527, ORANGE  
 110 AVENUE, THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE OF  
 111 WISTERIA AVENUE RUN SOUTH ALONG SAID EAST RIGHT OF WAY LINE OF  
 112 STATE ROAD 527, ORANGE AVENUE, TO THE SOUTH RIGHT OF WAY LINE OF E.  
 113 MILLER STREET, THENCE DEPARTING SAID EAST RIGHT OF WAY LINE OF  
 114 STATE ROAD 527, ORANGE AVENUE, RUN EAST ALONG SAID SOUTH RIGHT OF  
 115 WAY LINE OF E. MILLER STREET TO THE NORTHEAST CORNER OF LOT 1, J.C.  
 116 HOWELL'S ADDITION TO ORLANDO, ACCORDING TO THE PLAT THEREOF AS  
 117 RECORDED IN PLAT BOOK F, PAGE 104 OF THE PUBLIC RECORDS OF ORANGE  
 118 COUNTY, FLORIDA; THENCE DEPARTING E. MILLER STREET, RUN SOUTH  
 119 ALONG THE EAST LINE OF LOTS 1 THROUGH 4 OF SAID J.C. HOWELL'S  
 120 ADDITION TO ORLANDO, TO THE SOUTHEAST CORNER OF SAID LOT 4, ALSO  
 121 BEING THE NORTHWEST CORNER OF LOT 10 OF SAID J.C. HOWELL'S ADDITION  
 122 TO ORLANDO, ALSO BEING THE NORTHEAST CORNER OF LOT 1, PIZZA HUT NO.  
 123 26, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 18, PAGE  
 124 96 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN  
 125 EAST ALONG SAID NORTH LINE OF LOT 10, OF J.C. HOWELL'S ADDITION TO  
 126 ORLANDO, TO THE NORTHEAST CORNER OF SAID LOT 10 AND A POINT ON THE  
 127 WEST RIGHT OF WAY LINE OF HOWELL PLACE; THENCE RUN SOUTH ALONG  
 128 THE EAST LINE OF SAID LOT 10 TO THE SOUTHEAST CORNER OF LOT 8, OF  
 129 SAID J.C. HOWELL'S ADDITION TO ORLANDO, ALSO BEING ON THE NORTH LINE  
 130 OF JNO. W. BURKE'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS  
 131 RECORDED IN MISCELLANEOUS BOOK 4, PAGE 139 OF THE PUBLIC RECORDS  
 132 OF ORANGE COUNTY, FLORIDA; THENCE RUN EAST ALONG SAID NORTH LINE  
 133 OF JNO. W. BURKE'S SUBDIVISION TO THE WEST LINE OF LOT 4, OF SAID JNO.

W. BURKE'S SUBDIVISION, THENCE RUN SOUTH ALONG SAID WEST LINE OF  
 LOT 4 TO A POINT THAT IS 80 FEET NORTH OF AND PARALLEL WITH THE NORTH  
 LINE OF LOT 1, JACOB A. HOLLENBECK'S SUBDIVISION, ACCORDING TO THE  
 PLAT THEREOF AS RECORDED IN PLAT BOOK G, PAGE 12 OF THE PUBLIC  
 RECORDS OF ORANGE COUNTY, FLORIDA; THENCE DEPARTING THE WEST  
 LINE OF SAID LOT 4, RUN WEST TO A POINT THAT IS 715 FEET NORTH OF AND  
 150 FEET WEST OF THE SOUTHWEST CORNER OF LOT 3, OF SAID JNO. W.  
 BURKE'S SUBDIVISION, SAID POINT LYING IN SAID LOT 3, SAID POINT BEING 15  
 FEET EAST OF THE NORTHWEST CORNER OF LOT 1, REPLAT OF JNO.W.  
 BURKE'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN  
 PLAT BOOK 28, PAGE 30, OF THE PUBLIC RECORDS OF ORANGE COUNTY,  
 FLORIDA; THENCE RUN SOUTH 80 FEET; 15 FEET EAST OF AND PARALLEL WITH  
 THE EAST LINE OF SAID LOT 1, REPLAT OF JNO. W BURKE'S SUBDIVISION, TO A  
 POINT THAT IS 635 FEET NORTH AND 150 FEET EAST OF THE SOUTHWEST  
 CORNER OF SAID LOT 3, JNO. W. BURKE'S SUBDIVISION, THENCE CONTINUE  
 SOUTH TO THE CENTERLINE OF E. HOLLENBECK STREET, THENCE RUN WEST  
 ALONG SAID CENTERLINE OF E. HOLLENBECK STREET TO THE EXTENSION OF  
 THE EAST LINE OF LOT 13, BLOCK B, OF AFORESAID JACOB A. HOLLENBECK'S  
 SUBDIVISION, THENCE DEPARTING THE CENTERLINE OF SAID E. HOLLENBECK  
 STREET, RUN SOUTH ALONG THE EAST LINE OF LOTS 14-24 OF SAID BLOCK B,  
 JACOB A. HOLLENBECK'S SUBDIVISION, TO THE CENTERLINE OF E. KALEY  
 STREET, THENCE RUN EAST ALONG THE CENTERLINE OF SAID E. KALEY  
 STREET TO THE EXTENSION OF THE EAST LINE OF LOT 1, ORANGE & KALEY  
 COMMERCIAL, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT  
 BOOK 36, PAGE 40 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA;  
 THENCE DEPARTING THE CENTERLINE OF E. KALEY STREET RUN TO THE  
 NORTHEAST CORNER OF SAID LOT 1, ORANGE & KALEY COMMERCIAL, THENCE  
 CONTINUE ALONG SAID EAST LINE OF LOT 1 TO A POINT 10 FEET NORTH OF  
 THE SOUTHEAST CORNER OF SAID LOT 1, ORANGE & KALEY COMMERCIAL,  
 THENCE RUN EAST 55 FEET TO THE WEST LINE OF THE EAST 55 FEET OF THE  
 WEST 275 FEET OF THE NORTH 150 FEET OF LOT 9, OF AFORESAID JNO. W.  
 BURKE'S SUBDIVISION, THENCE RUN SOUTH 10 FEET TO THE SOUTHEAST  
 CORNER OF SAID EAST 55 FEET OF THE WEST 275 FEET OF THE NORTH 150  
 FEET OF LOT 9, THENCE RUN EAST 55 FEET ALONG THE SOUTH LINE OF SAID  
 EAST 55 FEET OF THE WEST 275 FEET OF THE NORTH 150 FEET OF LOT 9,  
 THENCE RUN SOUTH ALONG THE WEST LINE OF THE EAST 100 FEET OF THE  
 SOUTH 165 FEET OF THE NORTH 330 FEET OF THE WEST 375 FEET OF SAID LOT  
 9 TO THE CENTERLINE OF E. ESTHER STREET, THENCE RUN WEST ALONG THE  
 CENTERLINE OF SAID E. ESTHER STREET TO THE INTERSECTION OF E.  
 ESTHER STREET AND THE UNNAMED ALLEY LYING BETWEEN LOT 11 AND LOT  
 10, BLOCK B, REPLAT DIXIE HIGHLANDS, ACCORDING TO THE PLAT THEREOF  
 AS RECORDED IN PLAT BOOK P, PAGE 52 OF THE PUBLIC RECORDS OF  
 ORANGE COUNTY, FLORIDA; THENCE DEPARTING THE CENTERLINE OF SAID E.  
 ESTHER STREET RUN SOUTH ALONG THE CENTERLINE OF SAID UNNAMED

178 ALLEY TO THE CENTERLINE OF E. HARDING STREET, THENCE RUN EAST  
 179 ALONG THE CENTERLINE OF E. HARDING STREET TO THE NORTHERLY  
 180 EXTENSION OF LOT 1, NEWTON CORNER, ACCORDING TO THE PLAT THEREOF  
 181 AS RECORDED IN PLAT BOOK 52, PAGE 145 OF THE PUBLIC RECORDS OF  
 182 ORANGE COUNTY, FLORIDA; THENCE DEPARTING E. HARDING STREET, RUN  
 183 SOUTH ALONG THE EAST LINE OF SAID LOT 1, NEWTON CORNER TO THE  
 184 CENTERLINE OF E. MURIEL STREET, THENCE RUN WEST ALONG THE  
 185 CENTERLINE OF E. MURIEL STREET TO THE EXTENSION OF THE EAST LINE OF  
 186 LOT 11, BLOCK B, MYRTLE HEIGHTS, ACCORDING TO THE PLAT THEREOF AS  
 187 RECORDED IN PLAT BOOK E, PAGE 94 OF THE PUBLIC RECORDS OF ORANGE  
 188 COUNTY, FLORIDA; THENCE DEPARTING SAID CENTERLINE OF E. MURIEL  
 189 STREET RUN SOUTH ALONG LOTS 11 THROUGH 16 OF SAID BLOCK B, MYRTLE  
 190 HEIGHTS TO THE CENTERLINE OF E. GRANT STREET, THENCE RUN EAST  
 191 ALONG THE CENTERLINE OF SAID GRANT STREET TO THE NORTHERLY  
 192 EXTENSION OF THE EAST LINE OF LOT 1, ORANGE & PAGE, ACCORDING TO  
 193 THE PLAT THEREOF AS RECORDED IN PLAT BOOK 73, PAGE 27 OF THE PUBLIC  
 194 RECORDS OF ORANGE COUNTY, FLORIDA; THENCE DEPARTING SAID  
 195 CENTERLINE OF GRANT STREET RUN SOUTH ALONG SAID EAST LINE OF LOT 1  
 196 TO THE CENTERLINE OF PAGE AVENUE, THENCE RUN EAST ALONG THE  
 197 CENTERLINE OF PAGE AVENUE TO THE EXTENSION OF THE EAST LINE OF LOT  
 198 8, BLOCK C, PAGE SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS  
 199 RECORDED IN PLAT BOOK J, PAGE 19 OF THE PUBLIC RECORDS OF ORANGE  
 200 COUNTY, FLORIDA; THENCE DEPARTING SAID CENTERLINE OF PAGE AVENUE  
 201 RUN SOUTH ALONG THE EAST LINE OF LOTS 8 AND 14, OF SAID BLOCK C, PAGE  
 202 SUBDIVISION, TO THE CENTERLINE OF E. CRYSTAL LAKE STREET, THENCE RUN  
 203 WEST ALONG THE CENTERLINE OF SAID E. CRYSTAL LAKE STREET TO THE  
 204 NORTHERLY EXTENSION OF THE EAST LINE OF LOT 1, SHOPPES OF ORANGE,  
 205 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 79, PAGE  
 206 103 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE  
 207 DEPARTING FROM THE CENTERLINE OF SAID E. CRYSTAL LAKE STREET RUN  
 208 SOUTH ALONG THE EAST LINE OF SAID LOT 1, SHOPPES OF ORANGE TO THE  
 209 SOUTHERNMOST LINE OF SAID LOT 1, THENCE RUN ALONG THE  
 210 SOUTHERNMOST LINE OF SAID LOT 1 TO THE SOUTHEAST CORNER OF SAID  
 211 LOT 1, THENCE RUN EAST ACROSS BETHAWAY AVENUE TO A POINT THAT IS 21  
 212 FEET NORTH OF THE SOUTHWEST CORNER OF LOT 19, BLOCK B, BETHAWAY  
 213 SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT  
 214 BOOK O, PAGE 22 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA;  
 215 THENCE RUN EAST PARALLEL WITH AND 21 FEET NORTH OF THE SOUTH LINE  
 216 OF LOT 19 AND LOT 13, OF SAID BLOCK B, BETHAWAY SUBDIVISION TO THE  
 217 SOUTHEAST CORNER OF SAID LOT 13, BLOCK B, THENCE CONTINUE EAST TO  
 218 THE CENTERLINE OF CENTER AVENUE, THENCE RUN NORTH ALONG THE  
 219 CENTERLINE OF CENTER AVENUE TO THE PROJECTION OF THE SOUTH LINE  
 220 OF LOT 12, BLOCK B, PICKETT TERRACE, ACCORDING TO THE PLAT THEREOF  
 221 AS RECORDED IN PLAT BOOK N, PAGE 77 OF THE PUBLIC RECORDS OF

222 ORANGE COUNTY, FLORIDA; THENCE DEPARTING SAID CENTER AVENUE, RUN  
 223 EAST ALONG THE SOUTH LINE OF LOTS 12 THROUGH 1 OF SAID BLOCK B,  
 224 PICKETT TERRACE TO THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK B,  
 225 PICKETT TERRACE, THENCE RUN SOUTHEASTERLY TO THE SOUTHWEST  
 226 CORNER OF LOT 50, DELANEY HIGHLANDS, ACCORDING TO THE PLAT  
 227 THEREOF AS RECORDED IN PLAT BOOK O, PAGE 114 OF THE PUBLIC RECORDS  
 228 OF ORANGE COUNTY, FLORIDA; THENCE RUN EAST ALONG THE SOUTH LINE  
 229 OF LOT 50 TO THE SOUTHEAST CORNER OF SAID LOT 50, THENCE RUN NORTH  
 230 ALONG THE EAST LINE OF SAID LOT 50 TO THE SOUTHWEST CORNER OF LOT  
 231 47, OF SAID DELANEY HIGHLANDS, THENCE RUN EAST ALONG THE SOUTH LINE  
 232 OF LOTS 47 THROUGH 44 TO THE SOUTHEAST CORNER OF LOT 44, OF SAID  
 233 DELANEY HIGHLANDS, THENCE RUN NORTH ALONG THE EAST LINE OF SAID  
 234 LOT 44 A DISTANCE OF 10 FOOT, THENCE DEPARTING SAID EAST LINE OF LOT  
 235 44 RUN EAST AND 10 FOOT PARALLEL WITH THE SOUTH LINE OF LOT 43, OF  
 236 SAID DELANEY HIGHLANDS TO THE WEST LINE OF LOT 42, OF SAID DELANEY  
 237 HIGHLANDS, THENCE RUN SOUTH 10 FOOT ALONG SAID WEST LINE OF LOT 42  
 238 TO THE SOUTHWEST CORNER OF SAID LOT 42, THENCE RUN EAST ALONG THE  
 239 SOUTH LINE OF LOTS 42 THROUGH 39 OF SAID DELANEY HIGHLANDS TO THE  
 240 SOUTH EAST CORNER OF SAID LOT 39, DELANEY HIGHLANDS, THENCE  
 241 CONTINUE EAST TO THE CENTERLINE OF S. OSCEOLA AVENUE, THENCE RUN  
 242 SOUTH ALONG THE CENTERLINE OF SAID S. OSCEOLA AVENUE TO THE  
 243 CENTERLINE OF E. MICHIGAN STREET, THENCE DEPARTING THE CENTERLINE  
 244 OF SAID S. OSCEOLA AVENUE AND SAID E. MICHIGAN STREET RUN  
 245 SOUTHEAST TO THE EAST RIGHT OF WAY LINE OF S. OSCEOLA AVENUE AT  
 246 THE SOUTH RIGHT OF WAY LINE OF E. MICHIGAN STREET, THENCE RUN SOUTH  
 247 ALONG THE EAST RIGHT OF WAY LINE OF S. OSCEOLA AVENUE TO THE  
 248 NORTHWEST CORNER OF LOT 3, BLOCK C, BETTY-JO SUBDIVISION,  
 249 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK R, PAGE 26  
 250 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN  
 251 SOUTHWEST TO THE INTERSECTION OF THE CENTERLINE OF S. OSCEOLA  
 252 AVENUE AND THE CENTERLINE OF E. COMPTON STREET, THENCE RUN WEST  
 253 ALONG THE CENTERLINE OF E. COMPTON STREET TO THE NORTHERLY  
 254 EXTENSION OF THE WEST LINE OF LOT 2, BLOCK B, CADMANOR, ACCORDING  
 255 TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK O, PAGE 37, THENCE  
 256 DEPARTING E. COMPTON STREET, RUN SOUTH TO THE SOUTHWEST CORNER  
 257 OF SAID LOT 2, CADMANOR, THENCE RUN WEST 10 FEET ALONG THE NORTH  
 258 LINE OF LOT 21, OF SAID BLOCK B, CADMANOR, THENCE RUN SOUTH AND  
 259 PARALLEL WITH THE EAST LINE OF LOT 21 FOR A DISTANCE OF 60 FEET,  
 260 THENCE RUN EAST A DISTANCE OF 10 FEET TO THE EAST LINE OF LOT 21,  
 261 THENCE RUN SOUTH TO THE CENTERLINE OF ILLIANA STREET, THENCE RUN  
 262 EAST ALONG THE CENTERLINE OF ILLIANA STREET TO THE NORTHERLY  
 263 EXTENSION OF THE WEST LINE OF LOT 1, STEVENS SUBDIVISION, ACCORDING  
 264 TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 16, PAGE 14, THENCE  
 265 DEPARTING ILLIANA STREET, RUN SOUTH TO THE SOUTHWEST CORNER OF

LOT 2, OF SAID STEVENS SUBDIVISION; THENCE RUN WEST ALONG THE NORTH  
 LINE OF KEY CENTER SOUTH CONDO, ACCORDING TO THE SURVEY SHOWN ON  
 CONDOMINIUM BOOK 2, PAGE 55 OF THE PUBLIC RECORDS OF ORANGE  
 COUNTY, FLORIDA, TO THE CENTERLINE OF DELANEY AVENUE, THENCE RUN  
 SOUTH ALONG THE CENTERLINE OF DELANEY AVENUE TO THE INTERSECTION  
 OF THE CENTERLINE OF S. OSCEOLA AVENUE, ALSO BEING THE CENTERLINE  
 OF E. PINELOCH AVENUE, THENCE DEPARTING SAID CENTERLINE OF DELANEY  
 AVENUE, RUN WEST ALONG THE CENTERLINE OF W. PINELOCH AVENUE TO  
 THE NORTHERLY EXTENSION OF THE EAST RIGHT OF WAY LINE OF SYLVAN  
 AVENUE, THENCE DEPARTING SAID CENTERLINE OF E. PINELOCH AVENUE RUN  
 NORTH TO THE NORTH RIGHT OF WAY LINE OF SAID E. PINELOCH AVENUE,  
 THENCE RUN WEST ALONG THE NORTH RIGHT OF WAY LINE OF E. PINELOCH  
 AVENUE TO THE CENTERLINE OF S. ORANGE AVENUE; THENCE SOUTH TO THE  
 CENTERLINE OF AFORESAID E. PINELOCH AVENUE; THENCE RUN WEST ALONG  
 SAID CENTERLINE TO A POINT BEING THE SOUTHERLY PROJECTION OF THE  
 EAST LINE OF LOT 3, SOUTHERN WAREHOUSING AND DISTRIBUTION, LTD. A  
 REPLAT OF A PORTION OF LOT 18, JNO. W. BURKE'S SUBDIVISION ACCORDING  
 TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 31, PAGE 18 OF THE  
 PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN ALONG THE  
 SAID EAST LINE OF LOT 3 TO THE NORTHEAST CORNER OF SAID LOT 3;  
 THENCE RUN WEST TO THE SOUTHWEST CORNER OF LOT 1, GEORGE  
 GREEMORE'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS  
 RECORDED IN PLAT BOOK G, PAGE 79 OF THE PUBLIC RECORDS OF ORANGE  
 COUNTY, FLORIDA; THEN CONTINUE WEST ALONG THE SOUTH LINE OF LOT 7,  
 OF SAID GEORGE GREEMORE'S SUBDIVISION 15 FEET, THENCE DEPARTING  
 THE SOUTH LINE OF SAID LOT 7 RUN NORTH AND PARALLEL 15 FEET TO THE  
 WEST LINE OF AFORESAID LOT 1, GEORGE GREEMORE'S SUBDIVISION 114  
 FEET, THENCE RUN EAST TO THE NORTHWEST CORNER OF SAID LOT 1,  
 GEORGE GREEMORE'S SUBDIVISION; THENCE CONTINUE RUNNING EAST  
 ALONG THE NORTH LINE OF SAID LOT 1 TO A POINT BEING 51 FEET WEST OF  
 THE SOUTHEAST CORNER OF LOT 3, SAID GEORGE GREEMORE'S  
 SUBDIVISION; THENCE NORTH ALONG A LINE BEING WEST OF AND PARALLEL  
 WITH THE WEST LINE OF THE EAST 51 FEET OF SAID LOT 3 TO THE SOUTH  
 RIGHT OF WAY LINE OF W. ILLIANA STREET; THENCE NORTH TO A POINT ON  
 THE NORTH RIGHT OF WAY LINE OF W. ILLIANA STREET; ALSO BEING THE  
 SOUTHEAST CORNER OF LOT 25, DIXIE HEIGHTS ACCORDING TO THE PLAT  
 THEREOF AS RECORDED IN PLAT BOOK J, PAGE 37 OF THE PUBLIC RECORDS  
 OF ORANGE COUNTY, FLORIDA; THENCE NORTH ALONG THE EAST LINE OF  
 LOTS 25 THRU 28 TO THE NORTHEAST CORNER OF SAID LOT 28; THENCE  
 WESTERLY ALONG THE NORTH LINE OF SAID LOT 28 TO THE NORTHWEST  
 CORNER OF LOT 28; THENCE CONTINUE WESTERLY TO THE CENTERLINE OF  
 TAYLOR AVENUE; THENCE RUN NORTH ALONG SAID CENTERLINE TO A POINT  
 OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF A  
 PARCEL DESCRIBED AS A PORTION OF LOT 15 OF AFORESAID JNO.W. BURKES

AND RECORDED IN MISCELLANEOUS BOOK 4, PAGE 135 OF THE PUBLIC  
 RECORDS OF ORANGE COUNTY; BEING THE SOUTH LINE OF THE NORTH 475  
 FEET AND THE EAST 91.5 FEET OF SAID LOT 15 LESS THE NORTH 15 FEET  
 THEREOF THE EAST 8 FEET THEREOF OF SAID LOT 15, THE DEPARTING THE  
 SAID SOUTH LINE OF DESCRIBED PORTION OF LOT 15 TO THE WEST LINE OF  
 DESCRIBED PORTION, THENCE RUN NORTH ALONG THE WEST LINE OF SAID  
 DESCRIBED PORTION TO THE NORTH RIGHT OF WAY LINE OF W. COMPTON  
 AVENUE THENCE RUN WESTERLY ALONG SAID NORTH RIGHT OF WAY LINE TO  
 THE SOUTHEAST CORNER OF LOT 18, BLOCK B, CARLTON TERRACE  
 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK O, PAGE 38  
 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE  
 DEPARTING SAID W. COMPTON AVENUE RUN NORTHERLY ALONG THE EAST  
 LINE OF SAID LOT 18 TO THE NORTHEAST CORNER OF SAID LOT 18; THENCE  
 RUN WEST ALONG THE NORTH LINE OF SAID LOT 18 TO THE NORTHWEST  
 CORNER OF SAID LOT 18; THENCE RUN SOUTH ALONG THE WEST LINE OF SAID  
 LOT 18 TO A POINT ON A LINE BEING 10 FEET SOUTH OF AND PARALLEL WITH  
 THE NORTH LINE OF SAID LOT 18; THENCE DEPARTING SAID WEST LINE, RUN  
 WEST ALONG A LINE BEING THE SOUTH LINE OF THE NORTH 10 FEET OF SAID  
 LOT 17 TO A POINT ON THE EAST LINE OF LOT 16; THENCE NORTH ALONG SAID  
 EAST LINE, 10 FEET TO THE NORTHEAST CORNER OF SAID LOT 16; THENCE  
 RUN WEST ALONG THE NORTH LINE OF SAID LOT 16, TO THE NORTHWEST  
 CORNER OF SAID LOT 16; THENCE RUN SOUTH ALONG THE WEST LINE OF SAID  
 LOT 16, TO THE NORTH RIGHT OF WAY LINE OF W. COMPTON AVENUE; THENCE  
 RUN WEST ALONG SAID NORTH RIGHT OF WAY LINE AND THE WESTERLY  
 EXTENSION THEREOF TO THE CENTERLINE OF JOSEPH STREET; THENCE  
 NORTHERLY ALONG SAID CENTERLINE TO A POINT OF EXTENSION OF THE  
 SOUTH LINE OF 150 WEST MICHIGAN STREET, A PORTION OF BLOCK A,  
 CARLTON TERRACE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN  
 PLAT BOOK O, PAGE 38, 215 FEET +/- SOUTH OF THE SOUTH RIGHT OF WAY  
 LINE OF MICHIGAN STREET; THENCE RUN WEST ALONG THE SOUTH LINE OF  
 SAID 150 WEST MICHIGAN TO THE WEST RIGHT OF WAY LINE OF THE CSX  
 RAILROAD RIGHT OF WAY, LYING WEST AND ADJACENT TO BLOCK A OF SAID  
 CARLTON TERRACE, THENCE RUN NORTHERLY ALONG THE SAID CENTERLINE  
 OF THE CSX RAILROAD RIGHT OF WAY TO THE INTERSECTION OF THE EAST  
 LINE OF THE SOUTHEAST ¼ OF THE SOUTHEAST ¼ OF THE SECTION 2,  
 TOWNSHIP 23 SOUTH, RANGE 29 EAST, THENCE RUN SOUTH ALONG SAID EAST  
 LINE, ALSO BEING THE CENTERLINE OF WADSWORTH AVENUE A DISTANCE OF  
 250 FEET TO A POINT 427.5 FEET SOUTH OF THE NORTHWEST CORNER OF THE  
 SOUTHEAST ¼ OF THE SOUTHEAST ¼ OF SAID SECTION 2, THENCE RUN WEST  
 164.5 FEET, THENCE RUN NORTH 180 FEET THENCE RUN WEST TO THE EAST  
 RIGHT OF WAY LINE OF SUNRISE COURT, ALSO BEING THE SOUTHWEST  
 CORNER OF BAILEY TAYLOR SUBDIVISION, ACCORDING TO THE PLAT THEREOF  
 AS RECORDED IN PLAT BOOK 54, PAGE 6, THE RUN NORTH ALONG THE SAID  
 EAST RIGHT OF WAY LINE OF SUNRISE COURT AND THE WEST LINE OF LOT 1,



OF SAID BAILEY TAYLOR SUBDIVISION TO A POINT IN LINE WITH THE  
 SOUTHEAST CORNER OF LOT 2, SAPPHIRE PROFESSIONAL OFFICE COMPLEX,  
 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 72, PAGE  
 103 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE  
 DEPARTING SAID EAST RIGHT OF WAY LINE AND SAID WEST LINE OF LOT 1  
 RUN WEST ALONG THE SOUTH LINE OF SAID LOT 2 TO THE SOUTHWEST  
 CORNER OF SAID LOT 2, THENCE RUN NORTH ALONG THE WEST LINE OF SAID  
 LOT 2 TO THE SOUTHEAST CORNER OF LOT 1; SAPPHIRE PROFESSIONAL  
 OFFICE COMPLEX; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOT 1  
 AND THE WESTERLY EXTENSION THEREOF TO THE WEST RIGHT OF WAY OF  
 LAKE HOLDEN TERRACE; THENCE RUN SOUTHEASTERLY ALONG THE WEST  
 RIGHT OF WAY LINE OF LAKE HOLDEN TERRACE TO THE POINT OF  
 INTERSECTION WITH THE WEST RIGHT OF LINE OF LAKE HOLDEN TERRACE  
 AND THE SOUTH LINE OF THE WEST 15 FEET OF THE NORTH 264 FEET OF THE  
 SOUTHWEST  $\frac{1}{4}$  OF THE SOUTHEAST  $\frac{1}{4}$  OF SECTION 2, RANGE 23 SOUTH,  
 RANGE 29 EAST, AS REFERENCED IN ORANGE COUNTY COMMISSION MINUTE  
 BOOK 68, PAGE 588 IN THE OFFICIAL RECORDS OF ORANGE COUNTY, FLORIDA,  
 THENCE RUN WEST TO THE SOUTHEAST CORNER OF SAID WEST 15 FEET OF  
 THE NORTH 264 FEET OF THE SOUTHWEST  $\frac{1}{4}$  OF THE SOUTHEAST  $\frac{1}{4}$  OF  
 SECTION 2, THENCE RUN NORTH ALONG THE EAST LINE OF THE SAID WEST 15  
 FEET OF THE NORTH 264 FEET OF THE SOUTHWEST  $\frac{1}{4}$  OF THE SOUTHEAST  $\frac{1}{4}$   
 OF SECTION 2 TO THE SOUTH RIGHT OF WAY LINE OF 29<sup>TH</sup> STREET, THENCE  
 RUN ALONG THE SOUTH LINE OF 29<sup>TH</sup> STREET TO THE CENTERLINE OF  
 MICHIGAN STREET (COUNTY ROAD 428); THENCE RUN WESTERLY ALONG THE  
 SAID CENTERLINE TO THE EASTERLY RIGHT OF WAY LINE OF INTERSTATE 4  
 (STATE ROAD 400); THENCE RUN NORTHEASTERLY ALONG THE SAID  
 EASTERLY RIGHT OF WAY LINE OF INTERSTATE 4 TO THE INTERSECTION WITH  
 THE CENTERLINE OF GORE STREET; THENCE EASTERLY ALONG THE  
 CENTERLINE OF GORE STREET TO THE POINT OF BEGINNING.

Figure 40.12-1 graphically depicts the jurisdictional boundary of the district. In the  
 case of a conflict between the legal description by metes and bounds provided by this  
 section and Figure 40.12-1, the legal description by metes and bounds shall control. The  
 district boundary contains approximately 517 acres of land.

[City Attorney's note to the editor – Please insert here updated Figure 40.12-1, attached  
 to this ordinance as **Exhibit "A."**]

**SECTION 2. CODIFICATION.** The City Clerk and the City Attorney shall cause  
 the Code of the City of Orlando, Florida, to be amended as provided by this ordinance  
 and may renumber, re-letter, and rearrange the codified parts of this ordinance if  
 necessary to facilitate the finding of the law.

**SECTION 3. 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 4. 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 5. EFFECTIVE DATE.** This ordinance takes effect upon adoption.

**DONE, THE 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 \_\_\_\_\_ day of \_\_\_\_\_, 2014.

**DONE, THE FIRST READING,** by the City Council of the City of Orlando, Florida, at a regular meeting, this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

**DONE, THE SECOND READING, THE 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 \_\_\_\_\_ day of \_\_\_\_\_, 2014.

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

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

\_\_\_\_\_  
City Attorney

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