

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 NORTH OF COLUMBIA ST.,
5 EAST OF S. IVEY LN., AND SOUTH AND WEST OF
6 ELSTON LN., AND COMPRISED OF 0.84 ACRES OF
7 LAND, MORE OR LESS; AMENDING THE CITY'S
8 ADOPTED GROWTH MANAGEMENT PLAN TO
9 DESIGNATE THE PROPERTY AS MIXED USE
10 CORRIDOR MEDIUM INTENSITY ON THE CITY'S
11 OFFICIAL FUTURE LAND USE MAPS; AND
12 DESIGNATING THE PROPERTY AS THE MEDIUM
13 INTENSITY MIXED USE CORRIDOR DISTRICT ON THE
14 CITY'S OFFICIAL ZONING MAPS; PROVIDING FOR
15 AMENDMENT OF THE CITY'S OFFICIAL FUTURE
16 LAND USE AND ZONING MAPS; PROVIDING FOR
17 SEVERABILITY, CORRECTION OF SCRIVENER'S
18 ERRORS, AND AN EFFECTIVE DATE.

19
20 **WHEREAS**, on January 12, 2015, the City Council of the City of Orlando, Florida
21 (the "Orlando City Council"), accepted a petition for voluntary annexation (hereinafter the
22 "Petition") bearing the signatures of all owners of property in an area of land generally
23 located north of Columbia Street, east of S. Ivey Lane, and south and west of Elston
24 Lane, such land comprised of approximately 0.84 acres of land and being precisely
25 described by the legal description of the area by metes and bounds attached to this
26 ordinance as **Exhibit "A"** (hereinafter the "Property"); and

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28 **WHEREAS**, the Petition was filed with the Orlando City Council pursuant to
29 section 171.044, Florida Statutes; and

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31 **WHEREAS**, at its regularly scheduled meeting of January 20, 2015, the
32 Municipal Planning Board (the "MPB") of the City of Orlando, Florida (the "City"),
33 considered the following applications relating to the Property:

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35 1. Annexation case number ANX2014-00021, requesting to annex the Property
36 into the jurisdictional boundaries of the City; and
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38 2. Growth Management Plan (hereinafter the "GMP") case number GMP2014-
39 00037, requesting an amendment to the City's GMP to designate the
40 Property as "Mixed Use Corridor Medium Intensity" on the City's official
41 Future Land Use Map; and
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43 3. Zoning case number ZON2014-00029, requesting to designate the Property
44 as the "Medium Intensity Mixed Use Corridor" district on the City's official
45 zoning maps (together, hereinafter referred to as the "Applications"); and
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47 **WHEREAS**, based upon the evidence presented to the MPB, including the
48 information and analysis contained in the “Staff Report to the Municipal Planning Board”
49 for application case numbers ANX2014-00021, GMP2014-00037, and ZON2014-00029
50 (entitled “Item #1 – 4296 Columbia Street Annexation” and hereinafter referred to as the
51 “Staff Report”), the MPB recommended that the Orlando City Council approve said
52 Applications and adopt an ordinance in accordance therewith; and

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54 **WHEREAS**, the MPB found that application GMP2014-00037 is consistent with:

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56 1. The *State Comprehensive Plan* as provided at Chapter 187, Florida Statutes
57 (the “State Comprehensive Plan”); and
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59 2. The *East Central Florida 2060 Plan* adopted by the East Central Florida
60 Regional Planning Council pursuant to sections 186.507 and 186.508, Florida
61 Statutes (the “Strategic Regional Policy Plan”); and
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63 3. The *City of Orlando Growth Management Plan*, adopted as the City’s
64 “comprehensive plan” for purposes of the Florida Community Planning Act,
65 sections 163.3164 through 163.3217, Florida Statutes (the “GMP”); and
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67 **WHEREAS**, the MPB found that application ZON2014-00029 is consistent with:

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69 1. The *City of Orlando Growth Management Plan*, adopted as the City’s
70 “comprehensive plan” for purposes of the Florida Community Planning Act,
71 sections 163.3164 through 163.3217, Florida Statutes (the “GMP”); and
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73 2. The *City of Orlando Land Development Code*, Chapters 58 through 68, Code
74 of the City of Orlando, Florida (the “LDC”); and
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76 **WHEREAS**, sections 3 and 4 of this ordinance are adopted pursuant to the
77 “process for adoption of small-scale comprehensive plan amendment” as provided by
78 section 163.3187, Florida Statutes; and

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

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82 1. As of the date of the Petition, the Property was located in the unincorporated
83 area of Orange County; and
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85 2. As of the date of the Petition, the Property is contiguous to the City within the
86 meaning of subsection 171.031(11), Florida Statutes; and
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88 3. As of the date of the Petition, the Property is reasonably compact within the
89 meaning of subsection 171.031(12), Florida Statutes; and
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91 4. The Petition bears the signatures of all owners of property in the area to be
92 annexed; and

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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 subsection 171.022(8), Florida Statutes; and
10. The Petition proposes an annexation that is consistent with the purpose of ensuring that areas are not annexed unless municipal services can be provided to those areas; and

WHEREAS, 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 the City’s GMP and LDC; and

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

SECTION 1. ANNEXATION. Pursuant to the authority granted by section 171.044, Florida Statutes, and having determined that the owner or owners of the Property have petitioned the Orlando City Council for annexation into the corporate limits of the City, and having determined that the petition bears the signatures of all owners of property in the area proposed to be annexed, and having made the findings set forth in this ordinance, the Property is hereby annexed into the corporate limits of the City of Orlando, Florida, and the boundary lines of the City are hereby redefined to include the Property. In accordance with subsection 171.044(3), Florida Statutes, the annexed area is clearly shown on the map attached to this ordinance as **Exhibit “B.”**

SECTION 2. CITY BOUNDARIES. Pursuant to section 171.091, Florida Statutes, the charter boundary article of the City is hereby revised in accordance with this ordinance. The City Clerk, or designee, is hereby directed to file this ordinance as a revision of the City Charter with the Florida Department of State. The City Planning

137 Official, or designee, is hereby directed to amend the City's official maps in accordance
138 with this ordinance.

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140 **SECTION 3. FLUM DESIGNATION.** Pursuant to section 163.3187, Florida
141 Statutes, the City of Orlando, Florida, adopted Growth Management Plan Future Land
142 Use Map designation for the Property is hereby established as "Mixed Use Corridor
143 Medium Intensity," as depicted in **Exhibit "C"** to this ordinance.

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145 **SECTION 4. AMENDMENT OF FLUM.** The City Planning Official, or designee,
146 is hereby directed to amend the City's adopted Future Land Use Maps in accordance
147 with this ordinance.

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149 **SECTION 5. ZONING DESIGNATION.** Pursuant to the City's Land
150 Development Code, the zoning designation for the Property is hereby established as the
151 "MU-1 Medium Intensity Mixed Use Corridor" district (denoted on the City's official
152 zoning maps as the "MU-1" district), as depicted in **Exhibit "D"** to this ordinance.

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154 **SECTION 6. AMENDMENT OF OFFICIAL ZONING MAP.** The City Zoning
155 Official, or designee, is hereby directed to amend the City's official zoning maps in
156 accordance with this ordinance.

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158 **SECTION 7. SCRIVENER'S ERROR.** The City Attorney may correct scrivener's
159 errors found in this ordinance by filing a corrected copy of this ordinance with the City
160 Clerk.

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162 **SECTION 8. SEVERABILITY.** If any provision of this ordinance or its
163 application to any person or circumstance is held invalid, the invalidity does not affect
164 other provisions or applications of this ordinance which can be given effect without the
165 invalid provision or application, and to this end the provisions of this ordinance are
166 severable.

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168 **SECTION 9. EFFECTIVE DATE.** This ordinance is effective upon adoption,
169 except for sections one and two, which take effect on the 30th day after adoption, and
170 sections three, four, five, and six, which take effect on the 31st day after adoption unless
171 this ordinance is lawfully challenged pursuant to section 163.3187(5), Florida Statutes, in
172 which case sections three, four, five, and six shall not be effective until the state land
173 planning agency or the Administration Commission issues a final order declaring this
174 ordinance "in compliance" as defined at sections 163.3184(1)(b) and 163.3187(5)(d),
175 Florida Statutes.

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177 **DONE, THE FIRST PUBLIC NOTICE,** in a newspaper of general circulation in
178 the City of Orlando, Florida, by the City Clerk of the City of Orlando, Florida, this
179 _____ day of _____, 2015.

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ORDINANCE NO. 2015-9

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DONE, THE FIRST READING, by the City Council of the City of Orlando, Florida, at a regular meeting, this _____ day of _____, 2015.

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 _____ day of _____, 2015.

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 _____ day of _____, 2015.

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

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