

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 DAUBERT ST., EAST OF MALTBY AVE., SOUTH OF ROUSH AVE., AND WEST OF JAMAJO BLVD., AND COMPRISED OF 1.88 ACRES OF LAND, MORE OR LESS; AMENDING THE CITY'S ADOPTED GROWTH MANAGEMENT PLAN TO DESIGNATE THE PROPERTY AS RESIDENTIAL LOW INTENSITY, IN PART, AND INDUSTRIAL, IN PART, ON THE CITY'S OFFICIAL FUTURE LAND USE MAPS; DESIGNATING THE PROPERTY AS THE R-1 ONE FAMILY RESIDENTIAL DISTRICT ALONG WITH THE AIRCRAFT NOISE OVERLAY DISTRICT, IN PART, AND THE INDUSTRIAL-COMMERCIAL DISTRICT ALONG WITH THE AIRCRAFT NOISE OVERLAY DISTRICT, IN PART, 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, AND AN EFFECTIVE DATE.

**WHEREAS**, on September 21, 2015, 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 Daubert Street, east of Maltby Avenue, south of Roush Avenue, and west of Jamajo Boulevard, such land comprised of approximately 1.88 acres of land 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 October 20, 2015, 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 ANX2015-00012, requesting to annex the property into the jurisdictional boundaries of the City; and
2. Growth Management Plan (hereinafter the "GMP") case number GMP2015-00027, requesting an amendment to the City's GMP to designate the property as "Industrial," in part, and "Residential Low Intensity," in part, on the City's official Future Land Use Map; and

- 47 3. Zoning case number ZON2015-00024, requesting to designate the property  
48 as the "Industrial-Commercial" district, along with the "Aircraft Noise" overlay  
49 district, in part, and the "R-1 One Family District," along with the "Aircraft  
50 Noise" overlay district, in part, on the City's official zoning maps (together,  
51 hereinafter referred to as the "applications"); and  
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53 **WHEREAS**, based upon the evidence presented to the MPB, including the  
54 information and analysis contained in the "Staff Report to the Municipal Planning Board"  
55 for application case numbers ANX2015-00012, GMP2015-00027, and ZON2015-00024  
56 (entitled "Item #2 A., B., C. – Daubert St. and Lake Baldwin Ln." and hereinafter referred  
57 to as the "staff report"), the MPB recommended that the Orlando City Council approve  
58 said applications and adopt an ordinance in accordance therewith; and  
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60 **WHEREAS**, the MPB found that application GMP2015-00027 is consistent with:  
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- 62 1. The *State Comprehensive Plan* as provided at Chapter 187, Florida Statutes  
63 (the "State Comprehensive Plan"); and  
64  
65 2. The *East Central Florida 2060 Plan* adopted by the East Central Florida  
66 Regional Planning Council pursuant to sections 186.507 and 186.508, Florida  
67 Statutes (the "Strategic Regional Policy Plan"); and  
68  
69 3. 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  
72

73 **WHEREAS**, the MPB found that application ZON2015-00024 is consistent with:  
74

- 75 1. The *City of Orlando Growth Management Plan*, adopted as the City's  
76 "comprehensive plan" for purposes of the Florida Community Planning Act,  
77 sections 163.3164 through 163.3217, Florida Statutes (the "GMP"); and  
78  
79 2. The *City of Orlando Land Development Code*, Chapters 58 through 68, Code  
80 of the City of Orlando, Florida (the "LDC"); and  
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82 **WHEREAS**, sections 3 and 4 of this ordinance are adopted pursuant to the  
83 "process for adoption of small-scale comprehensive plan amendment" as provided by  
84 section 163.3187, Florida Statutes; and  
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86 **WHEREAS**, the Orlando City Council hereby finds that:  
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- 88 1. As of the date of the petition, the property was located in the unincorporated  
89 area of Orange County; and  
90  
91 2. As of the date of the petition, the property is contiguous to the City within the  
92 meaning of subsection 171.031(11), Florida Statutes; and

3. As of the date of the petition, the property is reasonably compact within the meaning of subsection 171.031(12), Florida Statutes; and
4. The petition bears the signatures of all owners of property in the area to be annexed; and
5. Annexation of the property will not result in the creation of enclaves within the meaning of subsection 171.031(13), Florida Statutes; and
6. The property is located wholly within the boundaries of a single county; and
7. The petition proposes an annexation that is consistent with the purpose of ensuring sound urban development and accommodation to growth; and
8. The petition, this ordinance, and the procedures leading to the adoption of this ordinance are consistent with the uniform legislative standards provided by the Florida Municipal Annexation and Contraction Act for the adjustment of municipal boundaries; and
9. The petition proposes an annexation that is consistent with the purpose of ensuring the efficient provision of urban services to areas that become urban in character within the meaning of 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 official, or designee, is hereby directed to amend the City's official maps in accordance with this ordinance.

**SECTION 3. FLUM DESIGNATION.** Pursuant to section 163.3187, Florida Statutes, the City of Orlando, Florida, adopted Growth Management Plan Future Land Use Map designation for the property is hereby established as "Industrial," in part, and as "Residential Low Intensity," in part, 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 City's Land Development Code, the zoning designation for the property is hereby established as the "R-1 One Family Residential District," along with the "Aircraft Noise" overlay district (denoted on the City's official zoning maps as the "R-1/AN" district), in part, and as the "Industrial-Commercial," along with the "Aircraft Noise" overlay district (denoted on the City's official zoning maps as the "I-C/AN" district), in part, 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. 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 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. EFFECTIVE DATE.** This ordinance is effective upon adoption, except for sections one and two, which take effect on the 30<sup>th</sup> day after adoption, and sections three, four, five, and six, which take effect on the 31<sup>st</sup> day after adoption unless

ORDINANCE NO. 2016-5

this ordinance is lawfully challenged pursuant to section 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 \_\_\_\_\_ day of \_\_\_\_\_, 2016.

**DONE, THE FIRST READING**, by the City Council of the City of Orlando, Florida, at a regular meeting, this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

**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 \_\_\_\_\_, 2016.

**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 \_\_\_\_\_, 2016.

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

\_\_\_\_\_  
Print Name

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

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

\_\_\_\_\_  
Print Name

ORDINANCE NO. 2016-5

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