

EXHIBIT "B"

PROPOSED FORM OF ORDER APPROVING RESCISSION OF THE LEE VISTA CENTER DRI DEVELOPMENT ORDER

THIS ORDER APPROVING RESCISSION OF LEEVISTA CENTER DRI DEVELOPMENT ORDER is issued by the City of Orlando, Florida, a municipal corporation within the State of Florida (the "City"), whose address is 400 S. Orange Avenue, Orlando, Florida 32801.

FACTUAL BACKGROUND

1. LeeVista is the Master Developer of that certain real property more particularly described on Exhibit "A" attached hereto (the "Property"). The Property is comprised of approximately 1,890 acres and is commonly known as the "LeeVista Center Development of Regional Impact" (the "LeeVista Center DRI").

2. The LeeVista DRI is more particularly described in that certain First Amended and Restated LeeVista Development of Regional Impact Development Order dated February 5, 2007, and recorded February 16, 2007, in Official Records Book 9117, Page 3236, as amended by that certain First Amendment to First Amended and Restated LeeVista Center Development of Regional Impact Development Order dated December 8, 2008 and recorded January 12, 2009, both in the Public Records of Orange County, Florida (together referred to as the "LeeVista Center DRI Development Order").

3. The LeeVista Center DRI Development Order specifies the development program and the required mitigation for the development of the LeeVista Center DRI.

4. Pursuant to Section 380.06(29)(a), Florida Statutes, the City is a dense urban land area and is exempt from the development-of-regional-impact process described in Section 380.06 Florida Statutes; and pursuant to Section 380.06(29)(e), Florida Statutes, "any previously approved development of regional-impact development orders shall continue to be effective but the developer has the option to be governed by Section 380.116(l), Florida Statutes."

5. Section 380.115(l)(b), Florida Statutes, provides that "if requested by the developer or land owner, the development-of-regional-impact development order shall be rescinded by the local government having jurisdiction upon a showing that all required mitigation related to the amount of development that existed on the date of rescission has been completed."

6. The LeeVista Center DRI Development Order divides the proposed development into five phases based on average daily trips. It further divides Phase IV into six stages based on average daily trips.

7. LeeVista has completed the required mitigation for Phase I through Stage 2 of Phase IV of the LeeVista Center Development Order. In addition, LeeVista has also completed certain improvements set forth in Stages 4 and 5 of Phase IV.

8. The average daily trips created by the cumulative development within the DRI has not exceeded Stage 2 of Phase IV.

9. Accordingly, all required mitigation related to cumulative development has been completed.

10. Pursuant to section 380.115(1)(b), Florida Statutes, the Owners have requested (the “**Request**”) that the City rescind the LeeVista Center DRI Development Order.

11. On March 20, 2018, the City’s Municipal Planning Board considered the Request and recommended that the Orlando City Council approve said Request and adopt an order in accordance therewith.

12. Based on the information contained in the Request, the City has independently verified the facts as set forth therein.

RESCISSION OF LEEVISTA CENTER DRI DEVELOPMENT ORDER

Based on the information presented in the Request and the City’s independent verification of the facts set forth therein, the City hereby orders as follows:

1. The LeeVista Center DRI Development Order is hereby rescinded.
2. The LeeVista Center DRI Development Order is hereby terminated and cancelled; and a certified copy hereof shall be recorded in the official records of Orange County, Florida.
3. The City hereby confirms that each of the parcels within the LeeVista DRI shall have all rights and entitlements authorized under the specific Future Land Use and zoning designations assigned to the parcel as set forth in the applicable provisions of the City’s Growth Management Plan and Land Development Code.
4. This order is effective upon adoption.

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

Mayor/Mayor Pro Tempore

ATTEST, BY THE CLERK
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:

Assistant City Attorney

Print Name
STATE OF FLORIDA
COUNTY OF ORANGE

CERTIFICATE OF SERVICE

A certified copy of this Order Approving Rescission of the LeeVista DRI Development Order has been sent by U.S. Mail to the Florida Department of Economic Opportunity, Division of Community Development, 107 East Madison Street, Caldwell Building, MSC 160, Tallahassee, FL 32399 and to the East Central Florida Regional Planning Council at 309 Cranes Roost Boulevard, Suite 2000, Altamonte Springs, FL 32701 this _____ day of _____, 2018.

COMPOSITE EXHIBIT "A"

LEGAL DESCRIPTION OF THE PROPERTY



EXHIBIT "A"

**CITY OF ORLANDO
MUNICIPAL PLANNING BOARD
VERIFIED LEGAL DESCRIPTION**

The following legal description has been prepared by APPLICANT and submitted to the City Planning Bureau for verification.

Patrick K. Biele
Signature

7/28/04
Date

APPLICATION REQUEST (OFFICE USE ONLY):

FILE NO. _____

LEGAL DESCRIPTION (TO BE TYPED BY APPLICANT):

The North 1/2 of the Southeast 1/4 of the Southeast 1/4; the South 3/4 of the South 1/2 of the Northeast 1/4 of the Southeast 1/4; the North 1/2 of the Northeast 1/4 of the Southeast 1/4 (Less: The North 230 feet of the West 280 feet of the North 1/2 of the Northeast 1/4 of the Southeast 1/4 and also less: The North 62.00 feet of the West 158.00 feet of the South 1/4 of the North 1/2 of the Northeast 1/4 of the Southeast 1/4); the Southeast 1/4 of the Northeast 1/4; and the Southwest 1/4 of the Northeast 1/4 of the Northeast 1/4, all in Section 20, Township 23 South, Range 30 East, Orange County, Florida.

Less the rights-of-way of Conway Road:

And also: The Southwest 1/4 (Less: The East 1/2 of the West 1/2 of the Southwest 1/4 of the Southwest 1/4), the South 1/2 of the Northwest 1/4; the East 1/2 of the West 1/4 of the Northeast 1/4 of the Northwest 1/4, (Less the right-of-way of Hoffner Avenue); and the Southeast 1/4 of the Southeast 1/4 of the Southeast 1/4 of the Northeast 1/4 and also; The Southeast 1/4 (Less: Commence at the Southeast corner of Section 21; thence West along the South line of the Southeast 1/4 of the said Section a distance of 100 feet, to the West right-of-way line of Semoran Boulevard (S.R. #436) for a Point of Beginning; thence continue West along said South line a distance of 1452 feet; thence run Northerly 630 feet; thence run Easterly 1452 feet to the aforesaid West right-of-way line of Semoran Boulevard (S.R. #436); thence run Southerly along said West right-of-way line 630 feet to the Point of Beginning.



CITY OF ORLANDO
MUNICIPAL PLANNING BOARD
VERIFIED LEGAL DESCRIPTION

The following legal description has been
prepared by APPLICANT
and submitted to the City Planning Bureau
for verification.

Patrick K. Riecke
signature

7/28/04
Date

APPLICATION REQUEST (OFFICE USE ONLY):

FILE NO. _____

LEGAL DESCRIPTION (TO BE TYPED BY APPLICANT):

And also less: Commence on the East line of said Section 21 at a point 600.35 feet South 00 06' 07" West from the Northeast corner of the Southeast 1/4 of said Section 21, and run North 89 53' 53" West, 600 feet for a Point of Beginning; from said Point of Beginning run South 00 06' 07" West, 347.02 feet; thence South 76 52' 07" West, 847.59 feet; thence North 13 05' 00" West, 352.57 feet; thence North 57 06' 07" East, 1079.69 feet; thence South 00 06' 07", West 390.27 feet to the Point of Beginning.) All in Section 21, Township 23 South, Range 30 East, Orange County, Florida and also less lying 50 feet Northerly of the following described line:

Commence on the East line of said Section 21 at a point 600.35 feet South 00 06' 07" West from the Northeast corner of the Southeast 1/4 of said Section 21, and run North 89 53' 53" West, 100 feet to the Westerly right-of-way line of State Road S-526 for a Point of Beginning; from said Point of Beginning continue North 89 53' 53" West, 500 feet to the end of the line being herein described.

Less the rights-of-way of Semoran Boulevard (S.R. #436).

And also: The South 3/4 of the West 1/2 of Section 22, Township 23 South, Range 30 East, Orange County, Florida.



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Potential K. Rula
Signature

7/28/04
Date

APPLICATION REQUEST (OFFICE USE ONLY):

FILE NO. _____

LEGAL DESCRIPTION (TO BE TYPED BY APPLICANT):

Less the rights-of-way of Semoran Boulevard (S.R. #436).

And also: The North 146.80 feet of the Northwest 1/4 of Section 25, Township 23 South, Range 30 East, Orange County, Florida lying west of County Road (S.R. 315).

And also: All of Section 26, Township 23 South, Range 30 East, Orange County, Florida.

And also: Section 27, Township 23 South, Range 30 East, Orange County, Florida. (Less the Southerly 300 feet of the Easterly 640 feet and also less: Commence at the Southwest corner of said Section 27; thence North 00 19' 15" West along the West line of the Southwest 1/4 of said Section 27 for 182.00 feet; thence North 89 50' 41" East for 115.00 feet to the Point of Beginning; thence North 00 19' 15" West along a line 115.00 feet Easterly of and parallel to the West line of the Southwest 1/4 of said Section 27 for 351.03 feet; thence South 89 50' 45" West for 15.00 feet; thence North 00 09' 15" West along a line 100.00 feet Easterly of and parallel to the West line of the Southwest 1/4 of Section 27 for 2074.62 feet; thence South 05 43' 57" East for 627.07 feet to a point on a circular curve concave Northeasterly, said point having a tangent bearing of South 02 26' 41" East; thence Southeasterly along the arc of said curve having a radius of 874.93 feet and a central angle of 46 16' 53" for 706.74 feet to the Point of Tangency; thence South 48 43' 34" East for 1469.36 feet to the Point of Curvature of a circular curve concave Northeasterly; thence



CITY OF ORLANDO
MUNICIPAL PLANNING BOARD
VERIFIED LEGAL DESCRIPTION

The following legal description has been
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for verification.

Patricia K. Risher

Signature

7/28/04

Date

APPLICATION REQUEST (OFFICE USE ONLY):

FILE NO. _____

LEGAL DESCRIPTION (TO BE TYPED BY APPLICANT):

Southeasterly along the arc of said curve having a radius of 874.93 feet and a central angle of 32 27' 30" for 495.65 feet; thence South 89 50' 41" West along a line 182.00 feet Northerly of and parallel to the South line of the Southwest 1/4 of Section 27 for 1885.49 feet to the Point of Beginning.

And also less: Commencing at the Northwest corner of Section 27, Township 23 South, Range 30 East, Orange County, Florida run North 89 41' 53" East along the North line of said Section 27, a distance of 100.00 feet to the East right-of-way line of Semoran Boulevard (S.R. #436); thence run South along said right-of-way line 0.44 feet; thence South 00 07' 07" East along said right-of-way line 2112.74 feet for the Point of Beginning; thence run North 89 52' 53" East 355.00 feet to the Point of Curvature of a curve concave Southwesterly having a radius of 1297.82 feet and a central angle of 20 00' 00"; thence run Southeasterly along the arc of said curve 453.02 feet to the Point of Tangency; thence run South 70 07' 07" East 104.90 feet; thence South 19 52' 53" West 140.00 feet to the Point of Curvature of a curve concave Southeasterly having a radius of 725.62 feet; thence run Southwesterly along the arc of said curve 288.26 feet through a central angle of 22 45' 42" to a point; thence South 89 47' 56" West 806.65 feet to a point on the aforementioned East right-of-way line of State Road #436; thence run North 00 07' 07" West along said East right-of-way line 530.00 feet to the Point of Beginning.



CITY OF ORLANDO
MUNICIPAL PLANNING BOARD
VERIFIED LEGAL DESCRIPTION

The following legal description has been
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and submitted to the City Planning Bureau
for verification.

Patricia K. Rinker
Signature

7/28/04
Date

APPLICATION REQUEST (OFFICE USE ONLY):

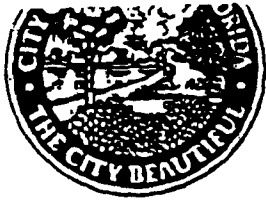
FILE NO. _____

GAL DESCRIPTION (TO BE TYPED BY APPLICANT):

And also less: Lee Vista Center, 436 East, Phase I, Plat 1, except for Lots 1, 5, 6, 7 and 8, as recorded in Plat Book II, Pages 68 and 69 of the Public Records of Orange County, Florida. All in Section 27, Township 23 South, Range 30 East, Orange County, Florida.

Less rights-of-way of Semoran Boulevard (S.R. #436) and Martin-Anderson Bee-Line Highway (S.R. #528).

And also: That portion of the Northeast 1/4 of Section 34, Township 23 South, Range 30 East, Orange County, Florida; lying Northerly of State Road #528 (Martin-Anderson Bee-Line Expressway) less the East 640 feet of said Northeast 1/4.



VERIFIED LEGAL DESCRIPTION FORM

MUNICIPAL PLANNING BOARD

The following legal description has been prepared
by APPLICANT and submitted
to the City Planning Bureau for verification.

Patricia K. Rinta
Signature

7/28/04
Date

Application Request (Office Use Only):

File No. _____

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

And also less:

A part of the Northwest 1/4 of Section 26, Township 23 South Range 30 East, Orange County, Florida, described as follows:

Commence at the Northeast corner of said Northwest 1/4 of Section 26; thence S 89° 35' 15" W., along the north line of said Northwest 1/4 of Section 26, a distance of 530.00 feet for the Point of Beginning; thence S 00° 24' 45" E., 150.00 feet; thence N. 73° 42' 48" W., 522.02 feet to a point on the aforementioned north line of the Northwest 1/4 of Section 26; thence N. 89° 35' 15" E., along said north line, 500.00 feet to the Point of Beginning.

All the above described parcels of land subject to easements and rights-of-way of record.

Overall described area contains 1890.10 acres more or less.