

ORDINANCE NO. 2020-53

1 AN ORDINANCE OF THE CITY OF ORLANDO, FLORIDA,  
2 GRANTING A PETITION TO EXPAND THE  
3 BOUNDARIES OF THE STOREY PARK COMMUNITY  
4 DEVELOPMENT DISTRICT, AS INITIATED BY THE  
5 DISTRICT'S BOARD OF SUPERVISORS; AMENDING  
6 ORDINANCE NO. 2019-50 TO EXPAND THE  
7 BOUNDARIES OF THE STOREY PARK COMMUNITY  
8 DEVELOPMENT DISTRICT, WHICH IS GENERALLY  
9 LOCATED EAST OF STATE ROAD 417 AND NORTH OF  
10 MOSS PARK ROAD, IN ACCORDANCE WITH SAID  
11 PETITION; PROVIDING FOR SEVERABILITY,  
12 CORRECTION OF SCRIVENER'S ERRORS, AND AN  
13 EFFECTIVE DATE.  
14

15 **WHEREAS**, pursuant to Chapter 190, Florida Statutes, the City Council of the City  
16 of Orlando, Florida (the "City Council"), established the Storey Park Community  
17 Development District (the "District") by that certain City of Orlando ("City") ordinance No.  
18 2015-7 (the "Establishing Ordinance") on March 17, 2015; and  
19

20 **WHEREAS**, on October 7, 2019, the Orlando City Council adopted City ordinance  
21 number 2019-50, (the "2019 Ordinance") which ordinance amended the Establishing  
22 Ordinance to contract the original boundaries of the district to reduce the area of the district  
23 from 860.8 acres to 845.86 acres, such 2019 Ordinance being requested by the Board of  
24 Supervisors of the Storey Park Community Development District; and  
25

26 **WHEREAS**, the District's Board of Supervisors (the "petitioner"), having obtained  
27 written consent to expansion of the District's boundaries by the owners of one-hundred  
28 percent (100%) of the owners of the real property to be now added to the District,  
29 submitted to the City on September 3, 2020, a *Petition to Expand the Storey Park*  
30 *Community Development District* (the "Petition"), and thereby petitioned the Orlando City  
31 Council to expand the boundaries of the District in accordance with the Petition by  
32 amending the 2019 Ordinance pursuant to Section 190.046, Florida Statutes; and  
33

34 **WHEREAS**, a public hearing has been conducted by the Orlando City Council on  
35 November 9, 2020, in accordance with the requirements and procedures of Section  
36 190.046(1), Florida Statutes, and all other applicable requirements and procedures of the  
37 Florida Statutes and the Code of the City of Orlando, Florida (the "Orlando City Code"),  
38 and all interested persons and affected units of general-purpose local government were  
39 afforded an opportunity to present oral and written comments on the petition at said duly  
40 noticed public hearing; and  
41

42 **WHEREAS**, upon consideration of the record established at that hearing, the City  
43 Council determined and found as follows:  
44

- 45 1. That the statements within the Petition were true and correct; and  
46

**ORDINANCE NO. 2020-53**

2. That the proposed expansion of the District's boundaries is not inconsistent with any applicable element or portions of the adopted City of Orlando comprehensive plan, as amended, or any applicable elements of the state comprehensive plan; and
3. That the area of land within the proposed District is of sufficient size, is sufficiently contiguous to be developable as one functional interrelated community; and
4. That the District is the best alternative available for delivering community development services and facilities to the area that will be served by the District; and
5. That the community development services and facilities of the District will be compatible with the capacity and uses of existing local and regional community development services and facilities; and
6. That the area that will be served by the District is amenable to separate special-district government.

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

**SECTION 1. AUTHORITY.** This ordinance is enacted in compliance with and pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes.

**SECTION 2. FINDINGS.** The foregoing recitals, determinations, and findings are true and correct and are incorporated herein, adopted hereby, and made a part hereof.

**SECTION 3. GRANT OF PETITION.** Pursuant to Chapter 190, Florida Statutes, the Petition to Expand the Storey Park Community Development District submitted by the District's Board of Supervisors on September 3, 2020, is hereby granted.

**SECTION 4. AMENDING ORDINANCE NO. 2019-50 AND EXPANDING THE DISTRICT'S BOUNDARIES.** Pursuant to Chapter 190, Florida Statutes, and the petition submitted by the District's Board of Supervisors, City Ordinance number 2019-50 is hereby amended to expand the boundaries of the Storey Park Community Development District. Henceforth the boundaries of the District shall be as described and depicted in **Exhibit A** attached hereto and incorporated herein, consisting of approximately 993.26 acres of land, more or less.

**SECTION 5. 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.

ORDINANCE NO. 2020-53

**SECTION 6. 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 7. REPEAL.** All ordinances or parts of ordinances previously adopted and conflicting with this ordinance are hereby repealed.

**SECTION 8. EFFECTIVE DATE.** This ordinance takes effect immediately 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 \_\_\_\_\_, 2020.

**DONE, THE FIRST READING,** by the City Council of the City of Orlando, Florida, at a regular meeting, this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

**DONE, THE SECOND READING, 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 \_\_\_\_\_, 2020.

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

**ORDINANCE NO. 2020-53**

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.]\*\***