

1           **AN ORDINANCE OF THE CITY OF ORLANDO, FLORIDA**  
2           **AMENDING THE CITY’S ADOPTED GROWTH MANAGEMENT**  
3           **PLAN BY AMENDING FUTURE LAND USE ELEMENT FIGURE**  
4           **LU-1 AND ADDING FUTURE LAND USE OVERLAY**  
5           **DESIGNATIONS TO FIGURE LU-1; CREATING FUTURE LAND**  
6           **USE ELEMENT SUBAREA POLICIES S.12.7, S.12.8, S.12.9,**  
7           **S.12.9.1, AND S.33.5; AMENDING FUTURE LAND USE**  
8           **ELEMENT SUBAREA POLICY S.15.12; AMENDING THE**  
9           **FUTURE LAND USE MAP TO CHANGE THE FUTURE LAND**  
10           **USE DESIGNATION OF CERTAIN PROPERTY FROM**  
11           **PUBLIC/RECREATIONAL/INSTITUTIONAL TO INDUSTRIAL/**  
12           **RESOURCE PROTECTION, CERTAIN PROPERTY FROM**  
13           **INDUSTRIAL TO URBAN ACTIVITY CENTER AND**  
14           **CONSERVATION, AND APPLY THE TRANSIT 1, TRANSIT 2**  
15           **AND KALEY OVERLAY DESIGNATIONS TO CERTAIN**  
16           **PROPERTIES; PROVIDING FOR SEVERABILITY AND AN**  
17           **EFFECTIVE DATE.**

18  
19           **WHEREAS,** from time to time it becomes necessary for the City to amend its  
20 adopted Growth Management Plan; and

21           **WHEREAS,** such amendments are permitted subject to the provisions of Chapter  
22 163 of the Florida Statutes and Rule 9J-11, F.A.C.; and

23           **WHEREAS,** the City prepared a South Downtown Vision Plan, based upon  
24 relevant and appropriate data and analysis, which sets forth recommendations for future  
25 development within the South Downtown area; and

26           **WHEREAS,** pursuant to the *Local Government Comprehensive Planning*  
27 *Certification Program Agreement* between the City of Orlando and the Department of  
28 Community Affairs (DCA), the following amendments to the Growth Management Plan  
29 are exempt from review by the DCA,

30           **NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF**  
31 **THE CITY OF ORLANDO, FLORIDA:**

1 **SECTION ONE:** The Growth Management Plan Future Land Use Element Figure LU-1  
 2 is hereby amended to read as follows:

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 4  
 5

6 **FIGURE LU-1: STANDARDS FOR FUTURE LAND USE CATEGORIES**  
 7 **ACTIVITY CENTERS:**

8  
 9 **\*\*\*\* Metropolitan \*\*\*\* \*\*\*\***  
 10 **\*\*\*\***  
 11  
 12 Min. Intensity\* ~~75 units/ac.~~ 30 units/ac. and/or  
 13 (before bonuses) 0.75 F.A.R.

14  
 15 **\*\*\*\***

16 **OTHER LAND USE CATEGORIES:**

17  
 18 **\*\*\*\* Industrial \*\*\*\* \*\*\*\***  
 19  
 20 Max. Intensity ~~Not applicable~~  
 21 (before bonuses) 40 units/ac.\*\*\*  
 22 0.70 FAR  
 23  
 24 Min. Intensity\* ~~Not applicable~~  
 25 12 units/ac\*\*\*  
 26 None  
 27  
 28 Allowable Uses Industrial  
 29 Office  
 30 Pub., Rec. & Inst.  
 31 Commercial (Secondary use only)  
 32 Residential\*\*\*  
 33

\*\*\* Where allowed by the applicable Subarea policy and zoning district, residential uses may be allowed within the Traditional City through a Conditional Use permit.

\*\*\*\*

34 **OTHER LAND USE CATEGORIES:**

35  
 36 **\*\*\*\* TRANSIT 1 TRANSIT 2 KALEY**

	<u><b>OVERLAY</b></u>	<u><b>OVERLAY</b></u>	<u><b>OVERLAY</b></u>
1			
2			
3	Max. Intensity	<u>Standards to be</u>	<u>Standards to be</u>
4	(before bonuses)	<u>established by</u>	<u>established by</u>
5		<u>GMP Subarea</u>	<u>GMP Subarea</u>
6		<u>Policy S.12.9</u>	<u>Policy 12.9.1</u>
7	****		

8           **SECTION TWO:** The Growth Management Plan is hereby amended to create  
9 Future Land Use Subarea Policy S.12.7 which boundaries shall be as set forth in Exhibit  
10 “1,” and which shall read as follows:

11 Policy S.12.7

12           This Subarea Policy shall apply to all property located within the area generally  
13 bound by the East-West Expressway, South Orange Avenue, Michigan Street and I-4 (the  
14 “South Downtown Subarea”).

15           (a) South Downtown Subarea Purpose. This Subarea, known as the South Downtown  
16 Area, is intended to be a vibrant, recognizable, mixed-use, multi-modal neighborhood  
17 that thrives on the synergies afforded by the continued growth of the Orlando Health  
18 campus and adjacent medical-related uses.

19           (b) South Downtown Vision Plan. To encourage the diverse, efficient and  
20 intensive use of land within the South Downtown Subarea, the City prepared a South  
21 Downtown Vision Plan (the “Vision Plan”) dated September 2008. The Vision Plan  
22 provided recommendations concerning the following:

- 23           (1) The potential for locating a unique major attractor (high-value employer,
- 24           regional attraction, etc.) near the intersection of Kaley Street and Division
- 25           Avenue to enhance the study area’s main entry point from the west and
- 26           provide an additional destination in close proximity to the Amtrak/Orlando
- 27           Health Rail Station;

1 (2) Parks and open space needed to connect key destinations and  
2 neighborhoods and enhance the pedestrian character of the study area;

3 (3) The potential for workforce housing to complement employment within  
4 the study area;

5 (4) Alternative modes of travel, including transit, bicycle and pedestrian  
6 facilities;

7 (5) Maintenance of existing industrial uses while allowing compatible infill  
8 development;

9 (6) Services and facilities needed to accommodate the projected type and  
10 amount of development;

11 (7) Methods for protecting existing residential neighborhoods; and

12 (8) Recommended design guidelines.

13 (c) Special Plan Overlay Zoning. To implement the recommendations of the  
14 Vision Plan, the City may adopt one or more Special Plan Overlay zoning designations.  
15 Any application for adoption of the Special Plan Overlay zoning designations  
16 contemplated under this Subarea policy must include a detailed proposal for funding any  
17 public infrastructure needed to accommodate increased densities and intensities.

18 The Purpose of the Special Plan Overlay zoning designations is to:

19 (1) Create a sense of place by emphasizing pedestrian scale, active ground  
20 floor uses, window transparency, active outdoor open spaces and the  
21 principles of “Crime Prevention Through Environmental Design;”

22 (2) Integrate a mix of land uses by encouraging residences above shops and  
23 offices to create a 24 hour a day, 7 day a week community;

- 1 (3) Improve transportation connectivity through improvements to vehicular,  
2 pedestrian, transit and bicycle facilities;
- 3 (4) Encourage the provision of affordable housing in proximity to  
4 employment;
- 5 (5) Preserve the viability of existing industrial uses; and
- 6 (6) Ensure appropriate and compatible development within the Study Area.

7 The Special Plan Overlay zoning designations may:

- 8 (1) Include design guidelines and development standards to encourage a  
9 compact urban form, enhance economic vitality and promote social  
10 diversity within the Study Area;
- 11 (2) Allow Residential development as a permitted use in the I-G and I-P  
12 zoning districts at a maximum density of 40 dwelling units per acre; and
- 13 (3) Allow density and intensity bonuses and additional land uses within  
14 defined areas, as described in Subarea Policies S.12.8, S.12.9, and  
15 S.12.9.1.

16 (e) Public Outreach. Business and property owners within the South Downtown  
17 Subarea are encouraged to participate in discussions regarding area-wide public  
18 infrastructure needs and funding alternatives; methods for sharing the cost of public  
19 infrastructure improvements; and a comprehensive yet compassionate course of action to  
20 deal with the transient and homeless issues within the district.

21 (f) Transportation. To facilitate a balanced transportation system that provides  
22 multi-model transportation opportunities, the City shall:

1 (1) Encourage improvements that establish the Amtrak/Orlando Health transit  
2 station as the multi-modal hub of the South Downtown Subarea.

3 (2) Investigate opportunities to accommodate short distance and high  
4 frequency transit service by extending a transit circulator from downtown  
5 to locations within the South Downtown Subarea.

6 (3) Encourage street network connections and linkages that enhance mobility  
7 within the South Downtown Subarea and assists in reducing traffic on  
8 Orange Avenue.

9 (g) Maximum Development Capacity. The maximum amount of development  
10 allowed within the South Downtown Subarea shall be as follows:

11

<u>Land Use Type</u>	<u>Base (2008)</u>	<u>Growth</u>	<u>Total</u>	
<u>Single-family</u>	<u>77</u>	<u>23</u>	<u>100</u>	<u>dwelling units</u>
<u>Multifamily</u>	<u>623</u>	<u>2,400</u>	<u>3,023</u>	<u>dwelling units</u>
<u>Office</u>	<u>1,511,603</u>	<u>2,200,000</u>	<u>3,711,603</u>	<u>sq. ft.</u>
<u>Retail/Commercial</u>	<u>302,836</u>	<u>400,000</u>	<u>702,836</u>	<u>sq. ft.</u>
<u>Hotel</u>	<u>22</u>	<u>400</u>	<u>422</u>	<u>rooms</u>
<u>Industrial</u>	<u>2,023,196</u>	<u>300,000</u>	<u>2,323,196</u>	<u>sq. ft.</u>
<u>Hospital</u>	<u>2,004,066</u>	<u>3,300,000</u>	<u>5,304,066</u>	<u>sq. ft.</u>
<u>Public Benefit Use</u>	<u>38,040</u>	<u>120,000</u>	<u>158,040</u>	<u>sq. ft.</u>

12  
13  
14 The maximum amount of any land use type may be increased in conjunction with  
15 a simultaneous equivalent reduction in another land use type. Equivalency shall be based  
16 on a peak hour trip generation equivalency calculation reviewed and approved by the

1 City’s Planning Official and Transportation Director. Conformance with the maximum  
2 development capacity allowed under this Subarea policy shall be reviewed annually and  
3 in conjunction with the City’s periodic Evaluation and Appraisal Report.

4       **SECTION THREE:** The Growth Management Plan is hereby amended to create  
5 Future Land Use Subarea Policy S.12.8 which boundaries shall be as set forth in Exhibit  
6 “1” and which shall read as follows:

7 Policy S.12.8  
8

9       *Kaley Future Land Use Overlay.* The Kaley Future Land Use Overlay is intended  
10 to encourage redevelopment, create a highly visible and memorable node of activity and  
11 establish the intersection of Division Avenue and Kaley Street as the western gateway to  
12 the South Downtown Subarea. To achieve these objectives, the City may adopt a Special  
13 Plan Overlay zoning designation (the “Kaley Zoning Overlay”). The Kaley Zoning  
14 Overlay may allow a maximum density of 100 dwelling units per acre and/or a maximum  
15 intensity of 2.0 F.A.R. within Subarea S.12.8 when approved as a density and/or intensity  
16 bonus. Density and intensity bonuses shall be reviewed and approved in accordance with  
17 the regulations provided in the Land Development Code for Bonuses in Office, Mixed  
18 Use Corridor and Activity Center Districts. The Kaley Zoning Overlay may also allow  
19 residential, hotel, eating and drinking, office and retail uses throughout Subarea S.12.8  
20 when approved as part of a Planned Development, subject to the following additional  
21 criteria:

22       (a) Where appropriate, building sites shall accommodate mass transit;

23       (b) Development shall connect to a master stormwater system, if available; and

1 (c) Building and site design shall be generally consistent with the principles and  
2 practices of the Leadership in Energy and Environmental Design (LEED) Green  
3 Building Rating System developed by the U.S. Green Building Council or a similar  
4 rating system approved by the City.

5 **SECTION FOUR:** The Growth Management Plan is hereby amended to create  
6 Future Land Use Subarea Policy S.12.9 which boundaries shall be as set forth in Exhibit  
7 “1,” and which shall read as follows:

8 Policies S.12.9

9 *Transit 1 Future Land Use Overlay.* The Transit 1 Future Land Use Overlay is  
10 intended to encourage redevelopment, support existing development and promote a  
11 complementary mixture of transit-supportive uses at higher densities and intensities  
12 within walking distance of the Amtrak/Orlando Health transit station. To achieve these  
13 objectives, the City may adopt a Special Plan Overlay zoning designation (the “Transit 1  
14 Zoning Overlay”). The Transit 1 Zoning Overlay may allow a maximum density of 100  
15 dwelling units per acre and/or a maximum intensity of 1.6 F.A.R. within Subarea S.12.9  
16 when approved as a density and/or intensity bonus. The Transit 1 Zoning Overlay may  
17 also allow residential, hotel, eating and drinking, office and retail uses throughout  
18 Subarea S.12.9 when approved as part of a Planned Development, subject to the  
19 following additional criteria:

20 (a) Where appropriate, building sites shall accommodate mass transit;

21 (b) Development shall connect to a master stormwater system, if available; and

22 (c) Building and site design shall be generally consistent with the principles and  
23 practices of the Leadership in Energy and Environmental Design (LEED) Green



1 Building Rating System developed by the U.S. Green Building Council or a similar  
2 rating system approved by the City.

3 **SECTION FIVE:** The Growth Management Plan is hereby amended to create  
4 Future Land Use Subarea Policy S.12.9.1 which boundaries shall be as set forth in  
5 Exhibit “1,” and which shall read as follows:

6 Transit 2 Future Land Use Overlay. The Transit 2 Future Land Use Overlay is  
7 intended to further encourage the intensification of uses in close proximity to the  
8 Amtrak/Orlando Health transit station. To achieve this objective, the City may adopt a  
9 Special Plan Overlay zoning designation (the “Transit 2 Zoning Overlay”). The Transit 2  
10 Zoning Overlay may allow a maximum density of 100 dwelling units per acre and/or a  
11 maximum intensity of 3.0 F.A.R. within Subarea S.12.9.1 when approved as a density  
12 and/or intensity bonus. Density and intensity bonuses shall be reviewed and approved in  
13 accordance with the regulations provided in the Land Development Code for Bonuses in  
14 Office, Mixed Use Corridor and Activity Center Districts. The Transit 2 Zoning Overlay  
15 may also allow residential, hotel, eating and drinking, office and retail uses throughout  
16 Subarea S.12.9.1 when approved as part of a Planned Development, subject to the  
17 following additional criteria:

- 18 (a) Where appropriate, building sites shall accommodate mass transit;  
19 (b) Development shall connect to a master stormwater system, if available; and  
20 (c) Building and site design shall be generally consistent with the principles and  
21 practices of the Leadership in Energy and Environmental Design (LEED) Green  
22 Building Rating System developed by the U.S. Green Building Council or a similar  
23 rating system approved by the City.

1           **SECTION SIX:** Future Land Use Element Subarea Policy S.15.12 of the Growth  
2 Management Plan is hereby amended to read as follows:

3 Policy S.15.12

4           To ensure compatibility with adjacent residential neighborhoods and public park  
5 land, the allowable zoning district within the boundary of this Subarea policy shall be PD  
6 (Planned Development). Buildings which abut existing residential areas or planned public  
7 parks or trails shall incorporate architectural relief and transparency and shall be subject  
8 to Appearance Review. The subject property shall be limited to a maximum of 2,855  
9 daily trips and 265 PM peak hour trips, calculated according to the Institute of  
10 Transportation Engineers Trip Generation, 7th edition. A traffic study shall also be  
11 submitted as part of the PD zoning application. A transportation access mitigation plan  
12 shall be developed for the subject property based upon the results of the traffic study. The  
13 terms of the PD shall be based upon ~~one of the following development scenarios:~~

14  
15           1. Preferred Development Scenario

16           ~~(a) At least one additional public street access shall be provided between this area~~  
17 ~~and Woodcock Road.~~ The PD shall require construction (or proportionate share  
18 payment) of the mitigation improvements identified in the traffic study and  
19 mitigation plan.

20           (b) Allowable uses, densities, intensities and building heights within the area  
21 designated Office Medium Intensity shall be subject to the standards of the O-2  
22 zoning district.

1 (c) Allowable uses, densities, intensities, and building heights within the area  
2 designated as Office Low Intensity shall be subject to the standards of the O-1  
3 zoning district.

4 (d) ~~The PD shall incorporate a mixture of uses, may allow for Eating & Drinking~~  
5 ~~and Light Retailing as accessory uses within a residential or mixed~~  
6 ~~office/residential development including mixed-use buildings.~~

7 (e) The PD shall include streets and blocks which allow for growth and change of  
8 various uses and building design over time without requiring complete  
9 development. Principal and accessory structures shall be configured to allow  
10 access and visibility for vehicles, safe and convenient paths for pedestrians, and  
11 opportunities for small plazas, parks, or distinctive buildings to enhance the  
12 unique character of the development.

13 (f) A safe, continuous pedestrian connection shall be provided between major  
14 uses. Buildings and building entrances shall be oriented toward streets, parks, or  
15 plazas to provide easy pedestrian connections.

16 (g) Buildings shall have varied and articulated facades to provide visual interest.

17 (h) Surface parking shall generally be located to the rear of buildings, and in  
18 parking courts located within the interior of blocks. On-street parking is also  
19 encouraged.

20 (i) The PD shall include exterior lighting and fencing standards.

21 ~~2. Alternate Development Scenario~~

22 ~~If no additional public street access is provided between this area and Woodcock~~  
23 ~~Road, the following standards shall apply:~~

1 ~~(a) Allowable uses shall be limited to wholesale/distribution and warehouse uses,~~  
2 ~~office uses, public benefit uses, and similar uses.~~

3 ~~(b) Buffers along property lines that abut residential development or the planned~~  
4 ~~public park/trail shall be greater than that required by Chapter 60, Part 2F of the~~  
5 ~~Land Development Code.~~

6 ~~(c) Semi-trailer delivery access, semi-trailer loading docks, storage facilities, and~~  
7 ~~emergency generators shall be located to minimize impacts on existing residential~~  
8 ~~development or planned public parks/trails.~~

9 ~~(d) Semi-trailer deliveries to and from the property shall be limited to the hours~~  
10 ~~between 6:00 a.m. and 8:00 p.m.~~

11 ~~(e) Building heights within the area designated Office Low Intensity shall comply~~  
12 ~~with the O-1 zoning district.~~

13 ~~(f) Building heights within the area designated Office Medium Intensity shall not~~  
14 ~~exceed 50 feet.~~

15 ~~(g) The maximum intensity for the wholesale/distribution, warehouse and public~~  
16 ~~benefit uses shall be 0.30 FAR. The maximum intensity for office uses shall be~~  
17 ~~0.20 FAR.~~

18 ~~(h) Street access shall not be permitted from the west or north side of the property.~~

19 ~~(i) Access to the south side of the property shall be limited to Warehouse Road~~  
20 ~~only.~~

21 ~~(j) The PD shall include exterior lighting and fencing standards.~~

22 **SECTION SEVEN:** The Future Land Use Map of the Growth Management Plan  
23 is hereby amended to change the Future Land Use designation for property described in

1 attached Exhibit “2” from Public/Recreational/Institutional to Industrial and Resource  
2 Protection Overlay, as depicted in attached Exhibit “3.”

3 **SECTION EIGHT:** The Growth Management Plan is hereby amended to create  
4 Future Land Use Subarea Policy S.33.5 which boundaries shall be as set forth in Exhibit  
5 “3,” and which shall read as follows:

6 Because this area is the location of a former military landfill, any development  
7 proposals shall be supported by engineering and environmental studies demonstrating the  
8 suitability of areas affected by the former landfill for the uses proposed. Planned  
9 Development (PD) zoning shall be required in order to address appropriate locations for  
10 development.

11 The boundaries of environmentally sensitive areas shall be determined through  
12 the Planned Development (PD) or Conservation (C) rezoning process, based upon  
13 appropriate environmental studies and analysis. Development within identified  
14 environmentally sensitive areas shall be consistent with Conservation Policies 1.4.1  
15 through 1.4.6 and coordinated with all appropriate government agencies to minimize  
16 adverse environmental impacts.

17 **SECTION NINE:** The Future Land Use Map of the Growth Management Plan is  
18 hereby amended to change the future land use designation for property described in  
19 attached Exhibit “4” from Industrial to Urban Activity Center and Conservation, as  
20 depicted in attached Exhibit “5”.

21 **SECTION TEN:** The Future Land Use Map of the Growth Management Plan is  
22 hereby amended to apply the Future Land Use overlay designation of Transit 1 Overlay to  
23 the property depicted in attached Exhibit “6.”

1           **SECTION ELEVEN:** The Future Land Use Map of the Growth Management  
2 Plan is hereby amended to apply the Future Land Use overlay designation of Transit 2  
3 Overlay to the property depicted in attached Exhibit “7.”

4           **SECTION TWELVE:** The Future Land Use Map of the Growth Management  
5 Plan is hereby amended to apply the Future Land Use overlay designation of Kaley  
6 Overlay to the property depicted in attached Exhibit “8.”

7           **SECTION THIRTEEN:** The City Clerk and the City Planning Official are  
8 hereby authorized and directed to amend the Growth Management Plan and Official  
9 Future Land Use Map in accordance with the provisions of this Ordinance.

10           **SECTION FOURTEEN:** If any section, subsection, clause, phrase, or portion of  
11 this ordinance is for any reason held invalid or unconstitutional by any court of  
12 competent jurisdiction, such portion shall be deemed a separate, distinct, independent  
13 provision and such holding shall not affect the validity of the remaining portion hereto.

14           **SECTION FIFTEEN:** The effective date of these plan amendments shall be  
15 thirty-one (31) days from the adoption of this ordinance unless the amendments are  
16 challenged pursuant to Section 163.3187(3), Florida Statutes, in which case these  
17 amendments shall not become effective until the State of Florida Department of  
18 Community Affairs or Administration Commission issues a final order finding the  
19 amendment in compliance and in accordance with Section 163.3184, Florida Statutes.  
20 No development orders, development permits, or land uses dependent on these  
21 amendments may be issued or commence before this ordinance has become effective. If  
22 the Administration Commission issues a final order of noncompliance, these amendments  
23 may nevertheless be made effective by adoption of a resolution affirming its effective

1 status, a copy of which shall be sent to the Department of Community Affairs, Bureau of  
2 Local Planning, 2555 Shumard Oak Boulevard, Tallahassee, Florida 32399-2100.

3 ADVERTISED: \_\_\_\_\_, 2008, and \_\_\_\_\_, 2009.

4 READ FIRST TIME: \_\_\_\_\_, 2009.

5 READ SECOND TIME AND ADOPTED: \_\_\_\_\_, 2009.

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ATTEST:

\_\_\_\_\_  
Mayor/Pro Tem

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\_\_\_\_\_  
Alana C. Brenner, City Clerk

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APPROVED AS TO FORM AND  
LEGALITY for the use and reliance of the  
City of Orlando, Florida, only.

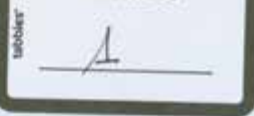
\_\_\_\_\_, 2009.

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Assistant City Attorney

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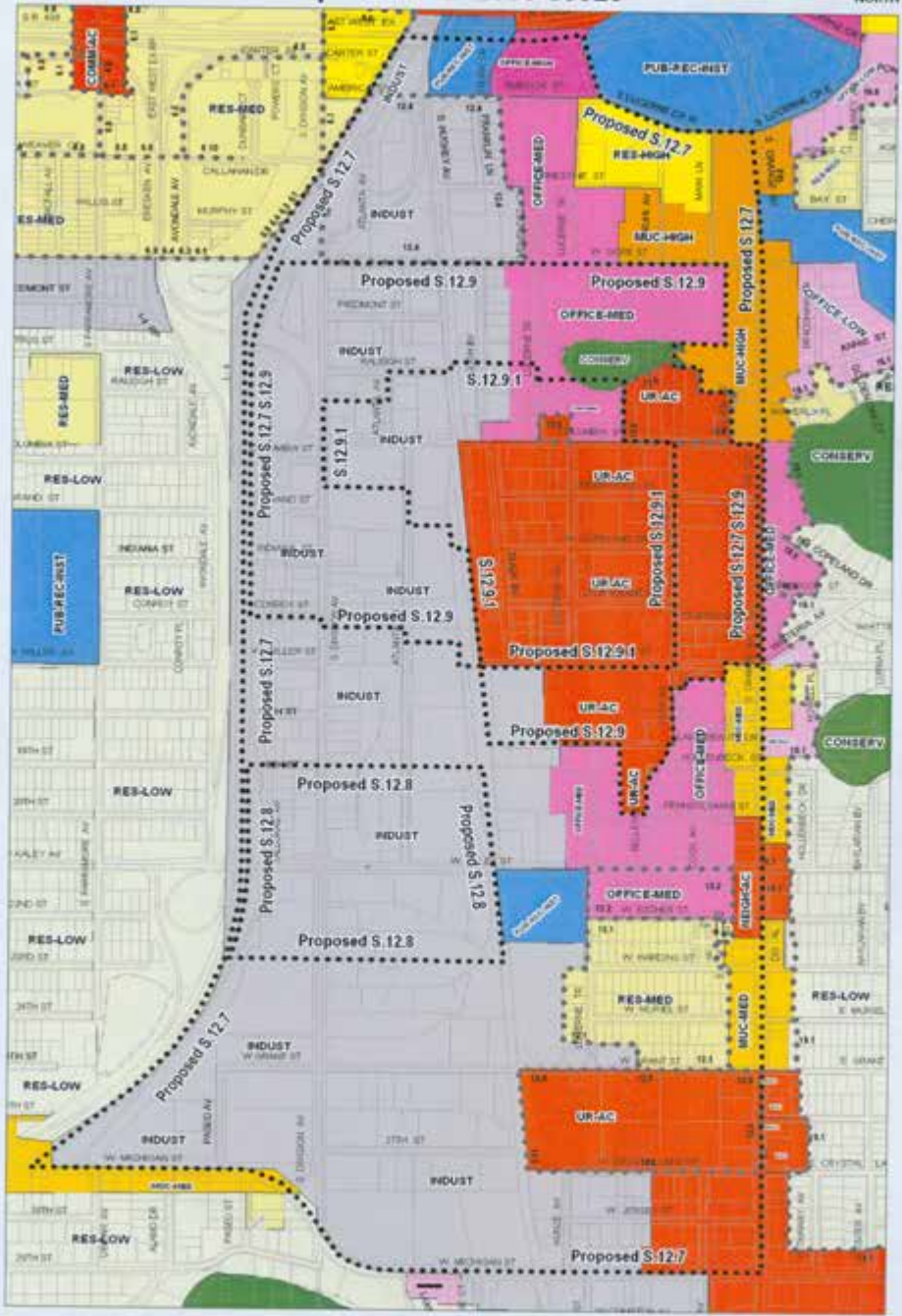
EXHIBITS 1-8





# Future Land Use - Proposed GMP2008-00025

NORTH



DISTRICT 4



# VERIFIED LEGAL DESCRIPTION FORM

## MUNICIPAL PLANNING BOARD

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

[Signature]  
Signature

7-22-08  
Date

"This description has been reviewed by the Bureau of Engineering and is acceptable based on a comparison with:

MACTEC BOUND. SURVEY

OF 1/28/08. RAN

TRAVERSE & CLOSURE.

By [Signature] Date 8/8/2008

Application Request (Office Use Only):

NAVY ANNEX GOLF COURSE  
GMP AMENDMENT

File No.

GMP2008-00027

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

**LEGAL DESCRIPTION: GOLF COURSE and LANDFILL PARCEL**

All that tract or parcel of land lying and being in Sections 5, 6, 7 & 8, Township 24 South, Range 30 East, Tallahassee meridian, Orange County, Florida, more particularly described as follows:

For a point of reference commence at a 4"x4" concrete monument at the intersection of the South Right of way line of 8th Street and the Southeasterly Right of way line of Avenue "C" per Villages of Southport Phase 1E, according to the plat thereof recorded in Plat Book 41 at pages 113 thru 120 of the Public Records of Orange County, Florida; thence run along the arc of a curve concave to the Southwest, having a radius length of 930.02 feet, a central angle of 02°07'00", and a chord bearing of S56°51'58"E, a arc length of 34.36 feet; thence run S55°48'28"E, 287.55 feet to a point of curvature, of a curve concave to the Northeast; thence along the arc of said curve, having a radius length of 1460.00 feet, a central angle of 08°07'09", and a chord bearing S59°52'03"E, a arc length of 206.89 feet; thence run along a non-tangent line, S68°26'26"E, 321.04 feet to a point on a non-tangent curve, for the Point of Beginning; thence run along the arc of said curve, having a radius length of 1470.00 feet, a central angle of 06°26'07", and a chord bearing S79°43'12"E, a arc length of 165.11 feet; thence run S82°56'15"E, 883.60 feet to a point of curvature, of a curve concave to the Southwest; thence along the arc of said curve, having a radius length of 853.00 feet, a central angle of 15°26'18", and a chord bearing S75°13'06"E, a arc length of 229.84 feet; thence run S67°29'57"E, 119.29 feet to the westerly boundary of Orlando International Airport; thence along said westerly boundary the following bearing and distances: S00°52'41"E, 2748.25 feet; thence run S89°39'22"W, 837.05 feet; thence run N30°18'19"W, 458.82 feet; thence run S89°40'44"W, 832.68 feet; thence run S00°19'35"E, 2756.55 feet to the northeasterly right-of-way of Boggy Creek Road (115.5' R/W); thence run N43°49'36"W, along said northeasterly right-of-way 781.61 feet to a point of curvature of a curve, concave to the Northeast; thence along the arc of said curve and right-of-way line, having a radius length of 2677.03 feet, a central angle of 11°09'09", and a chord bearing N38°15'02"W, a arc length of 521.08 feet; thence run N32°40'27"W along said right-of-way line, 391.70 feet to the east line of the west half of the northeast one-quarter of Section 7; thence run S00°11'00"E, along said east line, 55.85 feet to the original centerline of said Boggy Creek Road; thence run N32°40'27"W, along said centerline, 446.81 feet to the west line of the east 240 feet of the west half of the northeast one-quarter of Section 7; thence run N00°11'00"W along said west line, 1644.23 feet; thence run S89°39'41"E, 245.71 feet; thence run N00°09'41"W, 356.60 feet; thence run N89°50'19"E, 42.26 feet; thence run S43°12'29"E, 113.38 feet; thence run N89°53'54"E, 237.69 feet; thence run N89°19'54"E, 582.59 feet; thence run S57°14'10"E, 94.59 feet; thence run

EXHIBIT  
tabbles  
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# VERIFIED LEGAL DESCRIPTION FORM

## MUNICIPAL PLANNING BOARD

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

[Signature]  
Signature

7.22.08  
Date

Application Request (Office Use Only):

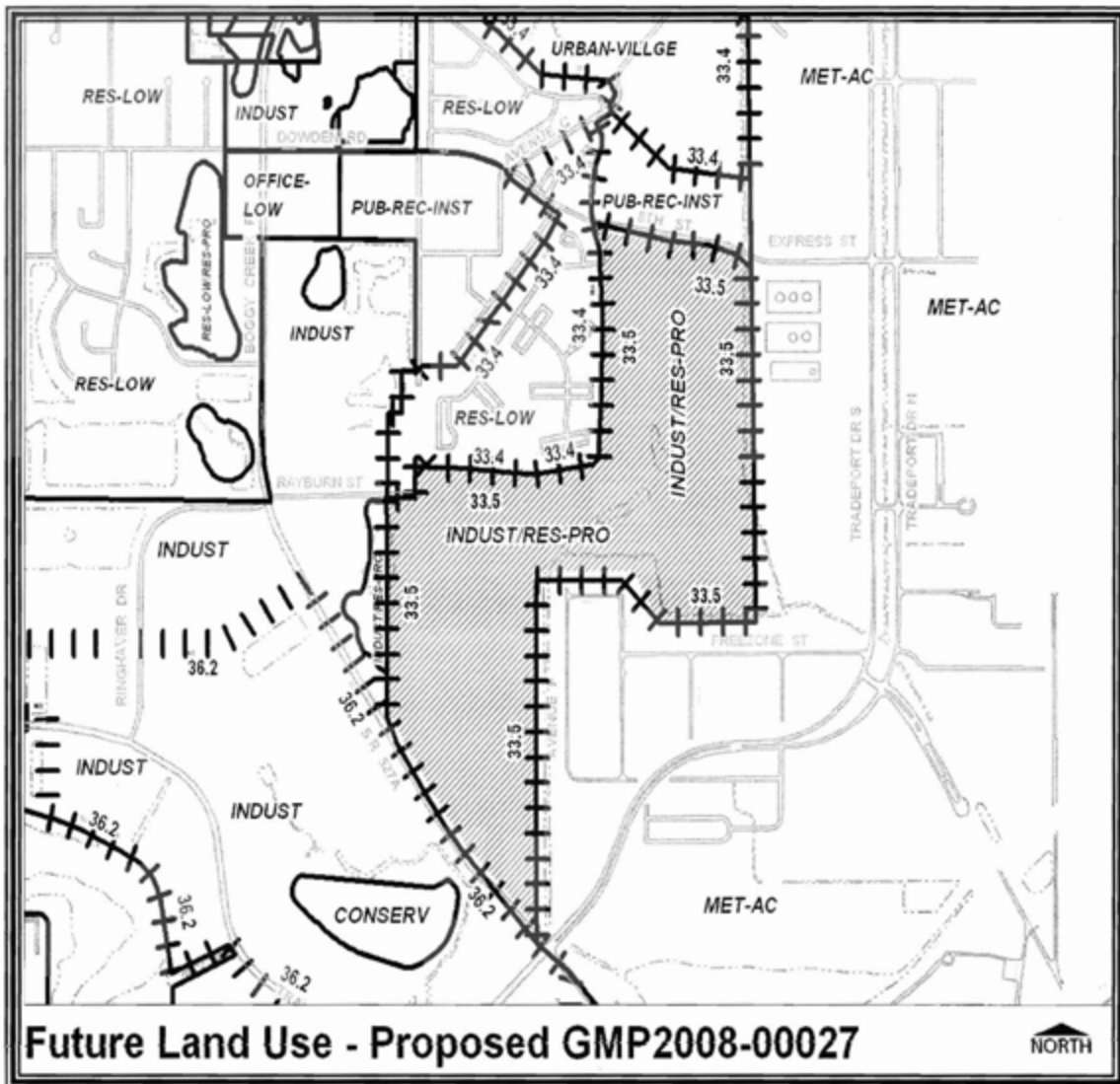
NAVY ANNEX GOLF COURSE  
GMP Amendment

File No. \_\_\_\_\_

GMP2008-00027

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

N81°51'27"E, 538.92 feet; thence run N45°07'11"E, 70.52 feet; thence run N00°53'00"W, 200.94 feet; thence run N03°32'42"E, 182.20 feet; thence run N01°20'15"E, 693.09 feet; thence run N03°00'01"W, 340.97 feet; thence run N00°36'55"W, 102.55 feet to a point of curvature, of a curve concave to the Southwest; thence along the arc of said curve, having a radius length of 130.00 feet, a central angle of 20°38'25", and a chord bearing N10°56'08"W, a arc length of 46.83 feet to a point of reverse curvature of a curve concave to the Northeast; thence along the arc of said curve, having a radius length of 1048.50 feet, a central angle of 09°56'21", and a chord bearing N16°17'10"W, a arc length of 181.88 feet to the Point of Beginning.  
Containing 176.81 acres more or less.



Future Land Use - Proposed GMP2008-00027

DISTRICT 1



EXHIBIT  
tabbles  
4

ORIGINAL

# VERIFIED LEGAL DESCRIPTION FORM

## MUNICIPAL PLANNING BOARD

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

Dana Boyte  
Signature

July 23, 2008  
Date

"This description has been reviewed by the Bureau of Engineering and is acceptable based on a comparison with:

THE RECORD PLAT.

[Signature] Date 8-28-2008

Application Request (Office Use Only):

File No. GMP2008-00026

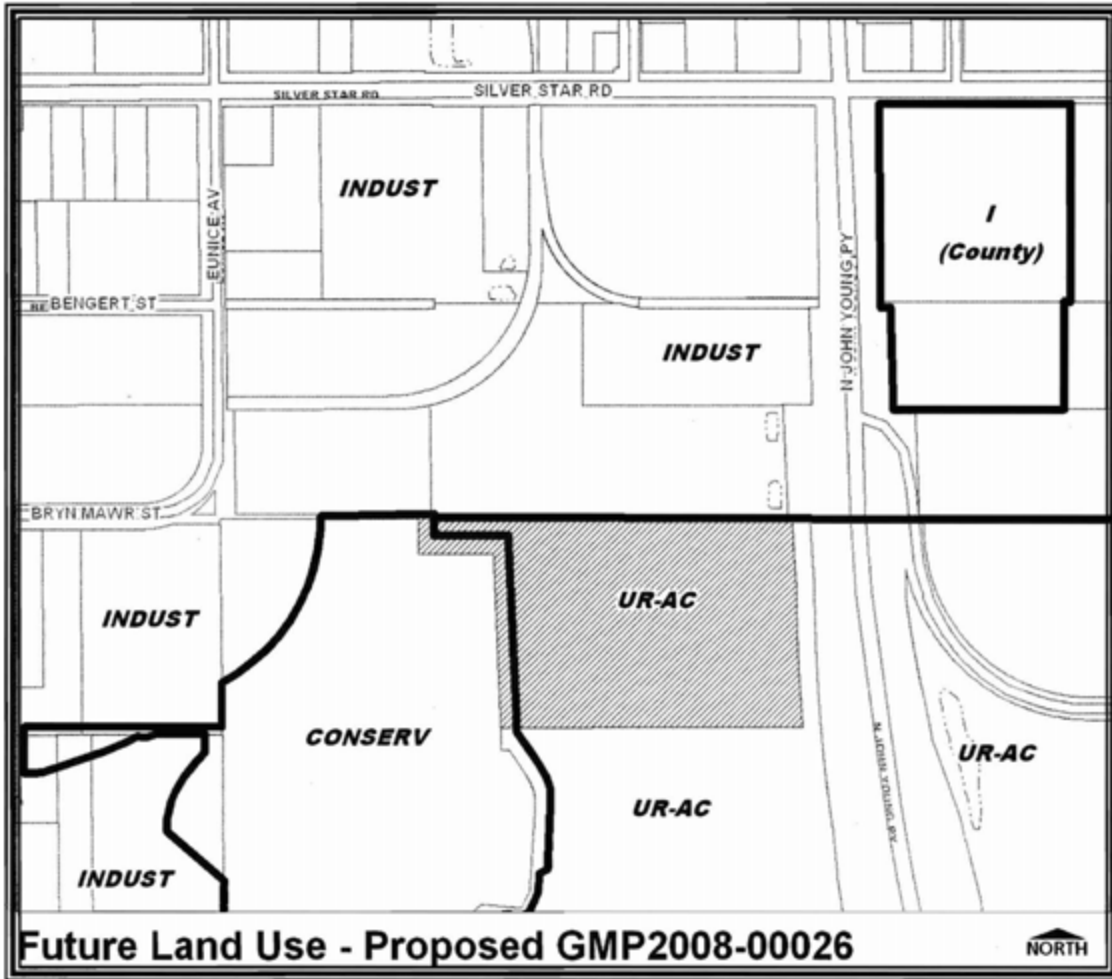
GMP amendment for Princeton Retail property

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

Lot 1, Contractors Business Park Orlando as shown on the Plat therof as recorded in the Plat Book 69, Pages 133 through 136 of the Public Records of Orange County, Florida.

CONTAINING 14.7 ACRES, MORE OR LESS.

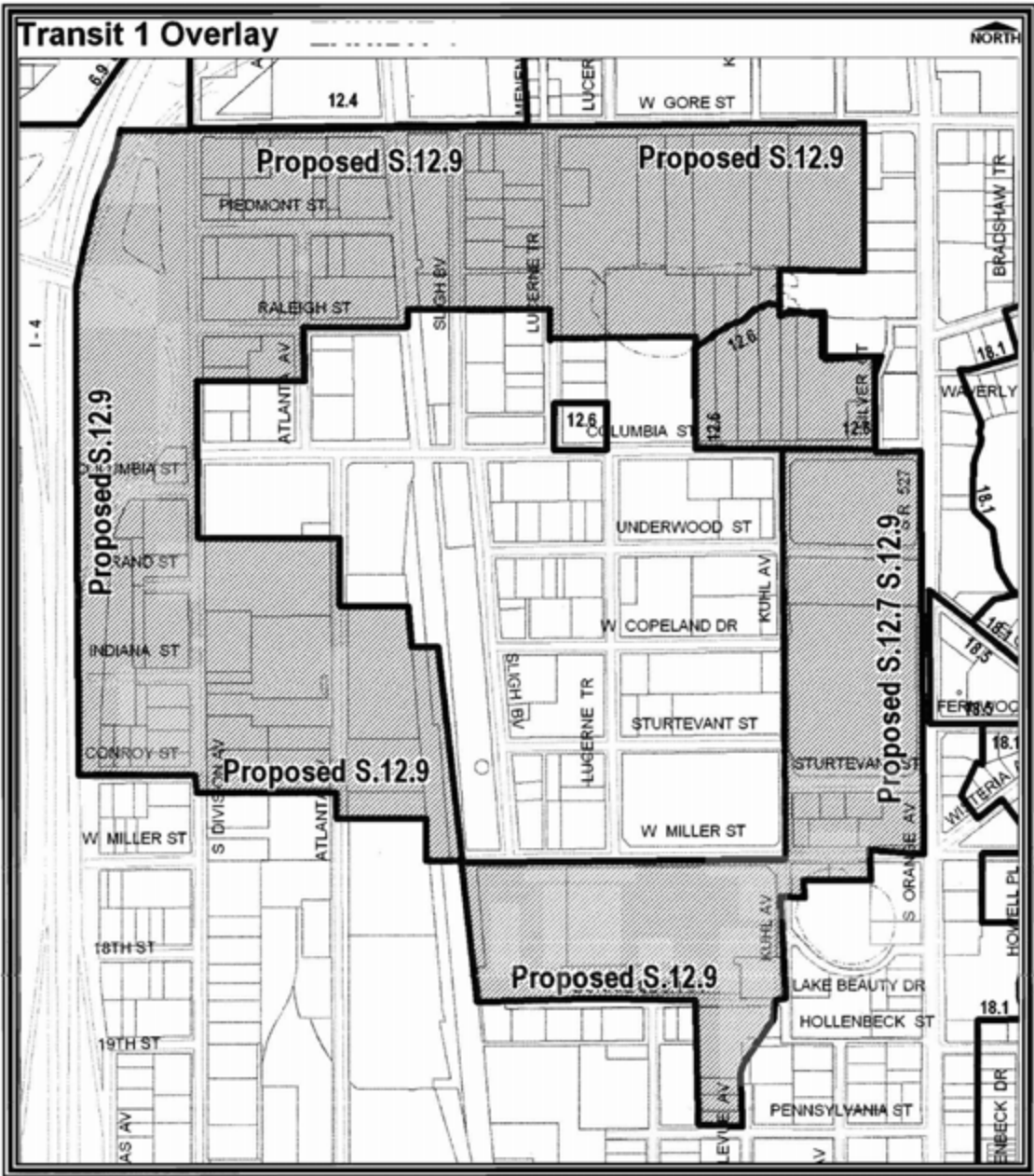
1 OF 1



Future Land Use - Proposed GMP2008-00026



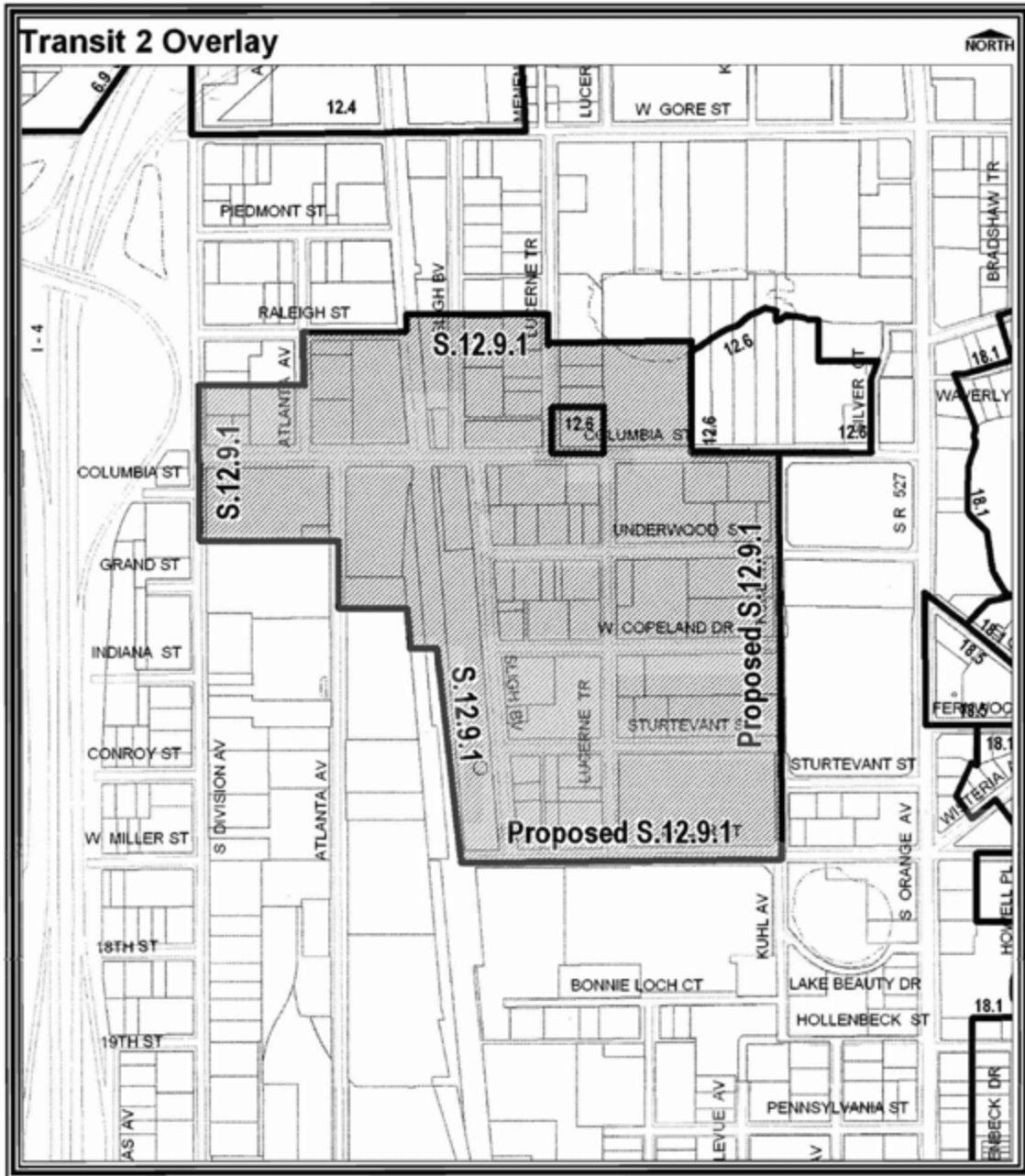
DISTRICT 5



**DISTRICT 4**

GMP2008-00025



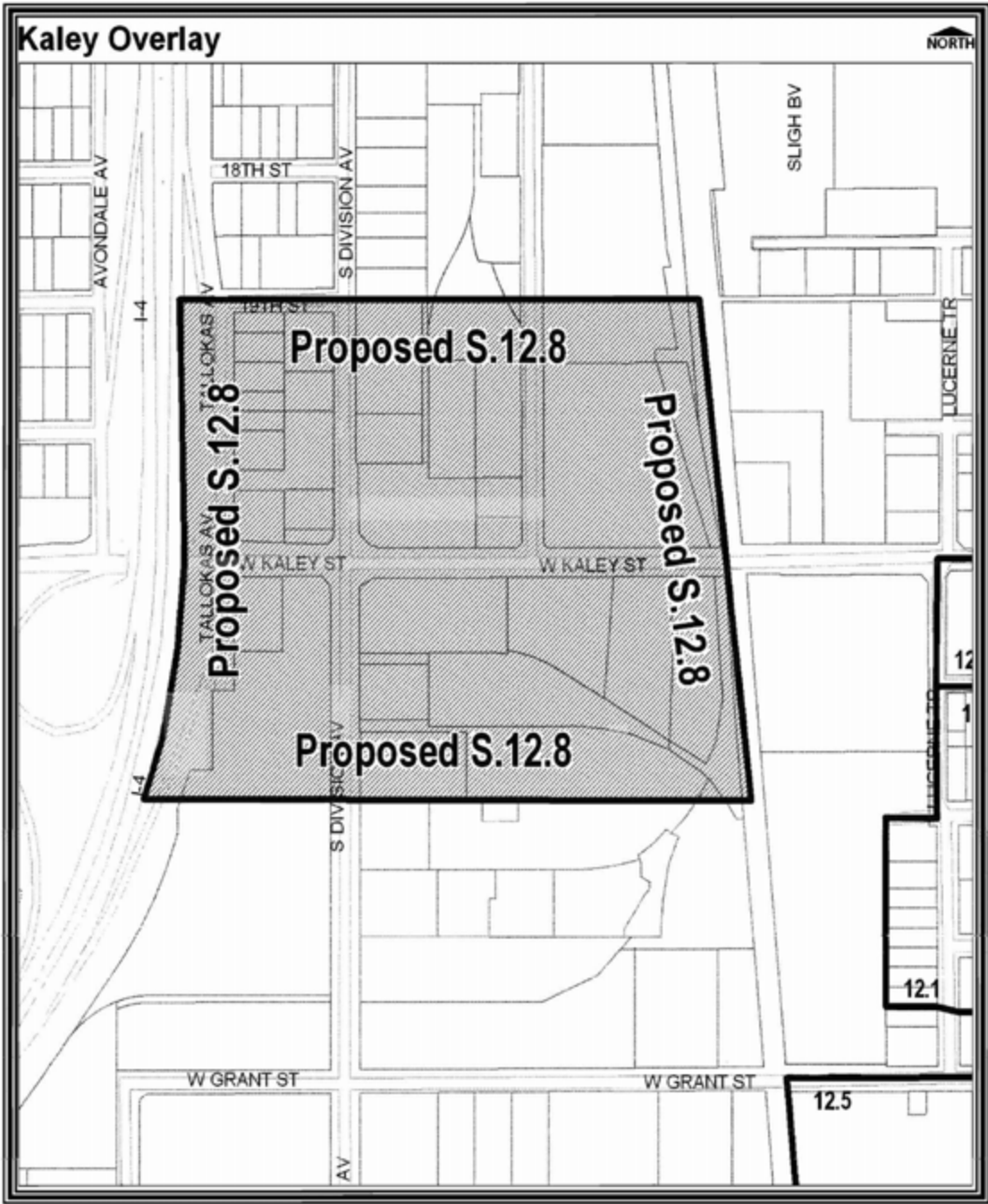


DISTRICT 4

GMP2008-00025







**DISTRICT 4**

GMP2008-00025

▲  
North