

1 AN ORDINANCE GRANTING PETITION OF LAKE NONA
2 LAND COMPANY, LLC, ESTABLISHING AND NAMING
3 THE MIDTOWN IMPROVEMENT DISTRICT PURSUANT
4 TO CHAPTER 190, FLORIDA STATUTES; DESCRIBING
5 THE EXTERNAL BOUNDARIES, THE FUNCTIONS AND
6 THE POWERS OF THE DISTRICT; DESIGNATING FIVE
7 PERSONS TO SERVE AS THE INITIAL MEMBERS OF
8 THE DISTRICT'S BOARD OF SUPERVISORS;
9 PROVIDING A SEVERABILITY CLAUSE AND AN
10 EFFECTIVE DATE.

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12 WHEREAS, the Florida Legislature created and amended Chapter 190, Florida
13 Statutes, to provide an alternative method to finance and manage basic services for
14 community development; and

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16 WHEREAS, Lake Nona Land Company, LLC (the "Petitioner") petitioned the City
17 Council of the City of Orlando, Florida (the "Orlando City Council"), to enact an
18 ordinance establishing the Midtown Improvement District (the "District") pursuant to
19 Chapter 190, Florida Statutes, over the real property described in Exhibit 2 of the
20 Petition to Establish the Midtown Improvement District; and

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22 WHEREAS, Petitioner has obtained written consent to establish the District from
23 the owners of 100% of the real property to be included in the District; and

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25 WHEREAS, Petitioner is a company authorized to conduct business in the State
26 of Florida, Petitioner's principal place of business is 6900 Tavistock Lakes Boulevard,
27 Suite 200, Orlando, Florida 32827; and

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29 WHEREAS, a public hearing has been conducted by the Orlando City Council on
30 JUNE 28, 2021, in accordance with the requirements and procedures of section
31 190.005(2)(b), Florida Statutes, and the applicable requirements and procedures of the
32 City's Charter and Code of Ordinances; all interested persons and affected units of
33 general-purpose local government were afforded an opportunity to present oral and
34 written comments on the Petition at said duly noticed public hearing; and

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36 WHEREAS, upon consideration of the record established at that hearing, the
37 Orlando City Council determined that the statements within the Petition were true and
38 correct, that the establishment of the District is not inconsistent with any applicable
39 element or portion of the state comprehensive plan or the City's comprehensive plan,
40 that the land within the District is of sufficient size, is sufficiently compact, and sufficiently
41 contiguous to be developable as a functionally interrelated community, that the District is
42 the best alternative available for delivering community development services and
43 facilities to the area served by the District, that the community development services and
44 facilities of the District will not be incompatible with the capacity and uses of existing
45 local and regional community development services and facilities, and that the area to
46 be served by the District is amenable to separate special-district governance; and

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WHEREAS, establishment of the District will constitute a timely, efficient, effective, responsive, and economic way to deliver community development services in the area described, thereby providing a solution to the City's planning, management and financing needs for delivery of capital infrastructure therein without overburdening the City and its taxpayers; and

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 and findings are true and correct and are incorporated herein, adopted, and made a part hereof.

SECTION 3. GRANT OF PETITION. The Petition, which was filed with the Office of the City Clerk on February 25, 2021, and a copy of which is attached hereto as **Exhibit "A"** and incorporated herein, is hereby granted.

SECTION 4. DISTRICT NAME. There is hereby created an Improvement District situated entirely within the incorporated boundaries of the City of Orlando, Florida, named the "Midtown Improvement District."

SECTION 5. EXTERNAL BOUNDARIES OF THE DISTRICT. The external boundaries of the District are described in Exhibit 2 of the Petition. The District, overall, contains 388.96 acres, more or less.

SECTION 6. FUNCTIONS AND POWERS. The powers and functions of the District are described in section 190.011, subsection 190.012(1), paragraphs 190.012(2)(a) & (d), and subsection 190.012(2)(f), Florida Statutes.

SECTION 7. BOARD OF SUPERVISORS. The five persons designated to serve as initial members of the District's Board of Supervisors are as follows:

<u>Name</u>	<u>Address</u>
Rob Adams	6900 Tavistock Lakes Boulevard, Suite 200 Orlando, Florida 32827
Richard Levey	6900 Tavistock Lakes Boulevard, Suite 200 Orlando, Florida 32827

ORDINANCE NO. 2021-33

91 Chelsea Mastrapa 6900 Tavistock Lakes Boulevard, Suite 200
92 Orlando, Florida 32827
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94 Julie Salvo 6900 Tavistock Lakes Boulevard, Suite 200
95 Orlando, Florida 32827
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97 Damon Ventura 6900 Tavistock Lakes Boulevard, Suite 200
98 Orlando, Florida 32827
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100 All of the above-listed persons are residents of the State of Florida and citizens of
101 the United States of America.

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103 **SECTION 8. OBLIGATIONS OF DISTRICT.** No bond, debt, or other obligation
104 of the District, nor any default thereon, shall constitute a debt or obligation or burden of
105 the City.

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107 **SECTION 9. SCRIVENER'S ERROR.** The city attorney may correct scrivener's
108 errors found in this ordinance by filing a corrected copy of this ordinance with the City
109 Clerk.

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111 **SECTION 10. SEVERABILITY.** If any provision of this ordinance or its
112 application to any person or circumstance is held invalid, the invalidity does not affect
113 other provisions or applications of this ordinance which can be given effect without the
114 invalid provision or application, and to this end the provisions of this ordinance are
115 severable.

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117 **SECTION 11. EFFECTIVE DATE.** This ordinance is effective upon adoption.

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119 **DONE, THE FIRST READING,** by the City Council of the City of Orlando,
120 Florida, at a regular meeting, this 12 day of APRIL, 2021.

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122 **DONE, THE PUBLIC NOTICES,** in a newspaper of general circulation in the City
123 of Orlando, Florida, by the Petitioner, commencing the 31 day of
124 MAY, 2021, and running once each week for four consecutive
125 weeks ending on the 21 day of JUNE, 2021.

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127 **DONE, THE SECOND READING, THE PUBLIC HEARING, AND ENACTED ON**
128 **FINAL PASSAGE,** by an affirmative vote of a majority of a quorum present of the City
129 Council of the City of Orlando, Florida, at a regular meeting, this 28 day of
130 JUNE, 2021.

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133 BY THE MAYOR OF THE CITY OF
134 ORLANDO, FLORIDA:
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Mayor


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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:



Assistant City Attorney

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BEFORE THE CITY COUNCIL
CITY OF ORLANDO, FLORIDA

PETITION TO ESTABLISH MIDTOWN
IMPROVEMENT DISTRICT

Petitioner, Lake Nona Land Company, LLC (hereafter “Petitioner”), hereby petitions the City Council of the City of Orlando pursuant to the “Uniform Community Development District Act of 1980,” Chapter 190, *Florida Statutes*, to establish an Improvement District with respect to the land described herein. In support of this petition, Petitioner states:

1. Location and Size. The proposed Midtown Improvement District (the “District”) is located entirely within the City of Orlando, Florida. **Exhibit 1** depicts the general location of the proposed District. The proposed District covers approximately 388.96 acres of land, generally located west of Narcoossee Road, north of the southernmost boundary of Orange County, east of Lake Nona Boulevard, and south of Nemours Parkway. The metes and bounds description of the external boundaries of the proposed District is set forth in **Exhibit 2.**¹

2. Excluded Parcels. There is land within the external boundaries of the proposed District which is to be excluded from the District. A list of parcels excluded from the proposed District are listed in **Exhibit 3.**

3. Landowner Consent. Petitioner has obtained written consent to establish the District from the owners of one hundred percent (100%) of the real property located within the proposed District in accordance with Section 190.005, *Florida Statutes*. Documentation of this consent is contained in **Exhibit 4.**

¹ Note that the lands within the boundary of the proposed District are currently located within the boundary of the Greenway Improvement District (“**Greenway ID**”). Concurrently with the Petitioner’s filing of this Petition, the Greenway ID filed its *Petition to Amend the Boundaries of the Greenway Improvement District* to remove such property from its boundaries. The excluded parcels listed in Exhibit 3 will remain within the boundaries of the Greenway Improvement District.

4. Initial Board Members. The five persons designated to serve as initial members of the Board of Supervisors of the proposed District are as follows:

Name: Rob Adams
Address: 6900 Tavistock Lakes Boulevard, Suite 200
Orlando, Florida 32827

Name: Richard Levey
Address: 6900 Tavistock Lakes Boulevard, Suite 200
Orlando, Florida 32827

Name: Chelsea Mastrapa
Address: 6900 Tavistock Lakes Boulevard, Suite 200
Orlando, Florida 32827

Name: Julie Salvo
Address: 6900 Tavistock Lakes Boulevard, Suite 200
Orlando, Florida 32827

Name: Damon Ventura
Address: 6900 Tavistock Lakes Boulevard, Suite 200
Orlando, Florida 32827

All of the above-listed persons are residents of the State of Florida and citizens of the United States of America.

5. Name. The proposed name of the District is Midtown Improvement District.

6. Future Land Uses. The future general distribution, location, and extent of the land uses proposed for the District by future land use plan element of the applicable Future Land Use Plan are identified in **Composite Exhibit 5**. The proposed land uses for lands contained within the proposed District are consistent with the City's approved Future Land Use Plan and the Southeast Sector Plan. Development is projected to occur over an estimated four (4) year period.

11. This petition to establish Midtown Improvement District should be granted for the following reasons:

a. Establishment of the District and all land uses and services planned within the proposed District are not inconsistent with applicable elements or portions of the effective State Comprehensive Plan or the local Comprehensive Plan.

b. The area of land within the proposed District is part of a planned community. It is of a sufficient size and is sufficiently compact and contiguous to be developed as one functional and interrelated community.

c. The establishment of the District will prevent the general body of taxpayers in the City of Orlando from bearing the burden for installation of the infrastructure and the maintenance of the above-described facilities within the development encompassed by the District. The District is the best alternative for delivering community development services and facilities to the proposed community without imposing an additional burden on the general population of the local general-purpose government. Establishment of the District in conjunction with a comprehensively planned community, as proposed, allows for a more efficient use of resources.

d. The community development services and facilities of the District will not be incompatible with the capacity and use of existing local and regional community development services and facilities. In addition, the establishment of the District will provide a perpetual entity capable of making reasonable provisions for the operation and maintenance of the District services and facilities.

e. The area to be served by the proposed District is amenable to separate special-district government.

7. Major Water and Wastewater Facilities and Outfalls. **Composite Exhibit 6** shows the pre-development drainage patterns and existing and proposed major trunk water mains, sewer interceptors and outfalls, if any, for the lands to be included within the District.

8. District Facilities and Services. **Exhibit 7** identifies the type of facilities Petitioner presently expects the District to finance, construct, acquire or install. The estimated costs of these facilities are shown in **Exhibit 7**. At present, these improvements are estimated to be made, constructed and installed in one (1) phase over the time period from 2021 through 2025. Actual construction timetables and expenditures will likely vary, due in part to the effects of future changes in the economic conditions upon costs such as labor, services, materials, interest rates and market conditions.

9. Statement of Estimated Regulatory Costs. **Exhibit 8** is the statement of estimated regulatory costs ("SERC") prepared in accordance with the requirements of Section 120.541, *Florida Statutes*. The SERC is based upon presently available data. The data and methodology used in preparing the SERC accompany it.

10. Authorized Agent. The Petitioner is authorized to do business in the State of Florida. The authorized agents for the Petitioner are Tucker F. Mackie and Deborah Sier. See **Exhibit 9**, Authorization of Agent. Copies of all correspondence and official notices should also be sent to:

Tucker F. Mackie, Esq.
Deborah Sier, Esq.
HOPPING GREEN & SAMS, P.A.
119 S. Monroe Street, Suite 300 (32301)
Post Office Box 6526
Tallahassee, Florida 32314

WHEREFORE, Petitioner respectfully requests the City Council of the City of Orlando to:

- a. schedule a public hearing in accordance with the requirements of Section 190.005(2)(b), *Florida Statutes*;
- b. grant the petition and adopt an ordinance establishing the District pursuant to Chapter 190, *Florida Statutes*;
- c. consent to the District's exercise of certain additional powers to finance, fund, plan, establish, acquire, construct, enlarge or extend, equip, operate, and maintain systems and facilities for: parks and facilities for indoor and outdoor recreation, cultural, and educational uses and for security, including, but not limited to, guardhouses, walls, fences and gates, electronic intrusion-detection systems, and patrol cars, when authorized by proper governmental agencies, as authorized and described by Section 190.012(2), *Florida Statutes*.
- d. grant such other relief as appropriate.

RESPECTFULLY SUBMITTED, this 25th day of February, 2021.

HOPPING GREEN & SAMS, P.A.

BY: 

Tucker F. Mackie
Florida Bar No. 041023
Deborah Sier
Florida Bar No. 1024667
119 South Monroe Street, Suite 300
Tallahassee, Florida 32301
Phone (850) 222-7500
Counsel for Petitioner

Exhibit 2

MIDTOWN IMPROVEMENT DISTRICT (2021)

DESCRIPTION:

That part of Sections 25, 26 and 36, Township 24 South, Range 30 East, and that part of Section 30, Township 24 South, Range 31 East, Orange County, Florida, described as follows:

Commence at the Northeast corner of Lot 1, NEMOURS CHILDREN'S HOSPITAL, according to the plat thereof, as recorded in Plat Book 73, Pages 81 through 83, of the Public Records of Orange County, Florida; thence S00°00'00"E along the East line of said Lot 1 and the Northerly line of lands described in Official Records Document Number 20160591806, of the Public Records of Orange County, Florida, 1344.59 feet to the Southeast corner of said Lot 1 and the Northerly line of lands described in Official Records Document Number 20190331814, of the Public Records of Orange County, Florida, and the POINT OF BEGINNING; thence departing said East line of Lot 1 and said Northerly line of lands described in Official Records Document Number 20160591806 run N72°10'43"E along said Northerly line of lands described in Official Records Document Number 20190331814 for a distance of 22.22 feet; thence N13°51'51"W along said Northerly line of lands described in Official Records Document Number 20190331814 for a distance of 2.00 feet to the Southwesterly prolongation of the Northerly right-of-way line of Nemours Parkway, according to the plat of NEMOURS PARKWAY PHASE 7, as recorded in Plat Book 100, Pages 4 through 7, of the Public Records of Orange County, Florida; thence N72°10'43"E along said Northerly line of lands described in Official Records Document Number 20190331814 and said Southwesterly prolongation and said Northerly right-of-way line, 146.09 feet to the point of curvature of a curve concave Southerly having a radius of 1537.45 feet and a chord bearing of N78°46'42"E; thence run the following courses and distances along said Northerly right-of-way line: Easterly along the arc of said curve through a central angle of 13°12'00" for a distance of 354.20 feet to the point of tangency; N85°22'42"E, 121.00 feet to the point of curvature of a curve concave Southerly having a radius of 1637.00 feet and a chord bearing of S87°13'17"E; thence Easterly along the arc of said curve through a central angle of 14°48'01" for a distance of 422.86 feet to the point of tangency; S79°49'17"E, 195.92 feet to the point of curvature of a curve concave Southerly having a radius of 1037.00 feet and a chord bearing of S73°58'13"E; thence Easterly along the arc of said curve through a central angle of 11°42'08" for a distance of 211.80 feet to the point reverse curvature of a curve concave Northerly having a radius of 963.00 feet and a chord bearing of S74°49'55"E; thence Easterly along the arc of said curve through a central angle of 13°25'32" for a distance of 225.65 feet to the point of tangency; S81°32'41"E, 343.56 feet to the point of curvature of a curve concave Southerly having a radius of 1037.00 feet and a chord bearing of S74°16'11"E; thence Easterly along the arc of said curve through a central angle of 14°33'00" for a distance of 263.34 feet to the point of reverse curvature of a curve concave Northerly having a radius of 588.00 feet and a chord bearing of S68°05'37"E; thence Easterly along the arc of said curve through a central angle of 02°11'52" for a distance of 22.55 feet to a non-tangent line; thence departing said Northerly right-of-way line run S20°48'27"W, 79.00 feet to the Southerly right-of-way line of said Nemours Parkway and the Northwest corner of LAUREATE PARK NEIGHBORHOOD CENTER PHASE 3, according to the plat thereof, as recorded in in Plat Book 103, Pages 15 through 26, of the Public Records of Orange County, Florida; thence departing said Southerly right-of-way line run the following courses and distances along the Westerly line and Southerly line of said plat of LAUREATE PARK NEIGHBORHOOD CENTER PHASE 3: S20°48'27"W,

23.87 feet to a non-tangent curve concave Westerly having a radius of 115.00 feet and a chord bearing of S20°40'44"E; thence Southerly along the arc of said curve through a central angle of 35°41'05" for a distance of 71.62 feet to the point of reverse curvature of a curve concave Easterly having a radius of 185.00 feet and a chord bearing of S14°21'35"E; thence Southerly along the arc of said curve through a central angle of 23°02'46" for a distance of 74.41 feet to the point of reverse curvature of a curve concave Westerly having a radius of 87.00 feet and a chord bearing of S02°24'30"W; thence Southerly along the arc of said curve through a central angle of 56°34'55" for a distance of 85.92 feet to the point of reverse curvature of a curve concave Easterly having a radius of 168.00 feet and a chord bearing of S17°03'51"E; thence Southerly along the arc of said curve through a central angle of 95°31'36" for a distance of 280.10 feet to the point of reverse curvature of a curve concave Southwesterly having a radius of 225.00 feet and a chord bearing of S57°56'20"E; thence Southeasterly along the arc of said curve through a central angle of 13°46'38" for a distance of 54.10 feet to the point of reverse curvature of a curve concave Northerly having a radius of 245.00 feet and a chord bearing of S80°41'40"E; thence Easterly along the arc of said curve through a central angle of 59°17'19" for a distance of 253.52 feet to the point of reverse curvature of a curve concave Southerly having a radius of 140.00 feet and a chord bearing of N85°06'03"E; thence Easterly along the arc of said curve through a central angle of 30°52'46" for a distance of 75.45 feet to the point reverse curvature of a curve concave Northerly having a radius of 265.00 feet and a chord bearing of N85°46'38"E; thence Easterly along the arc of said curve through a central angle of 29°31'36" for a distance of 136.56 feet to the point of reverse curvature of a curve concave Southerly having a radius of 135.00 feet and a chord bearing of S88°39'04"E; thence Easterly along the arc of said curve through a central angle of 40°40'12" for a distance of 95.83 feet to the point of compound curvature of a curve concave Southwesterly having a radius of 638.00 feet and a chord bearing of S63°17'44"E; thence Southeasterly along the arc of said curve through a central angle of 10°02'28" for a distance of 111.81 feet to the point of compound curvature of a curve concave Southwesterly having a radius of 165.00 feet and a chord bearing of S33°12'49"E; thence Southeasterly along the arc of said curve through a central angle of 50°07'22" for a distance of 144.34 feet to a non-tangent line; N81°50'52"E, 4.85 feet to the Southeast corner of said plat of LAUREATE PARK NEIGHBORHOOD CENTER PHASE 3 and the Westerly right-of-way line of Bovet Avenue, LAUREATE PARK PHASE 7, according to the plat thereof, as recorded in Plat Book 90, Pages 7 through 32, of the Public Records of Orange County, Florida; thence departing said Southerly line run S05°58'59"W along said Westerly right-of-way line, 16.99 feet to the point of curvature of a curve concave Westerly having a radius of 675.00 feet and a chord bearing of S12°18'46"W; thence Southerly along said Westerly right-of-way line and the arc of said curve through a central angle of 12°39'35" for a distance of 149.14 feet to the Easternmost corner of Tract OS-4, LAUREATE PARK NEIGHBORHOOD CENTER PHASE 1, according to the plat thereof, as recorded in Plat Book 89, Pages 112 through 122, of the Public Records of Orange County, Florida, and a non-tangent line; thence departing said Westerly right-of-way line run the following courses and distances along the Northerly line and Southwesterly line of said plat of LAUREATE PARK NEIGHBORHOOD CENTER PHASE 1: N71°21'27"W, 20.45 feet to the point of curvature of a curve concave Northwesterly having a radius of 162.68 feet and a chord bearing of S66°48'48"W; thence Southwesterly along the arc of said curve through a central angle of 83°56'33" for a distance of 238.34 feet to the point of reverse curvature of a curve concave Southerly having a radius of 235.00 feet and a chord bearing of N82°22'28"W; thence Westerly along the arc of said curve through a central angle of 22°19'06" for a distance of 91.54 feet to the point of reverse curvature of a curve concave Northerly having a radius of 100.00 feet and a chord bearing of N71°39'42"W; thence Westerly along the arc of said curve through a central angle of 43°44'38" for a distance of 76.35 feet to the point of reverse curvature of a curve concave Southerly having a radius of 135.00 feet and a chord bearing of N80°48'55"W; thence

Westerly along the arc of said curve through a central angle of $62^{\circ}03'02''$ for a distance of 146.20 feet to the point of reverse curvature of a curve concave Northerly having a radius of 150.00 feet and a chord bearing of $S76^{\circ}52'11''W$; thence Westerly along the arc of said curve through a central angle of $17^{\circ}25'14''$ for a distance of 45.61 feet to the point of reverse curvature of a curve concave Southeasterly having a radius of 75.00 feet and a chord bearing of $S55^{\circ}15'31''W$; thence Southwesterly along the arc of said curve through a central angle of $60^{\circ}38'34''$ for a distance of 79.38 feet to the point of compound curvature of a curve concave Easterly having a radius of 145.00 feet and a chord bearing of $S09^{\circ}15'03''E$; thence Southerly along the arc of said curve through a central angle of $68^{\circ}22'35''$ for a distance of 173.04 feet to the point of reverse curvature of a curve concave Southwesterly having a radius of 315.00 feet and a chord bearing of $S37^{\circ}26'39''E$; thence Southeasterly along the arc of said curve through a central angle of $11^{\circ}59'24''$ for a distance of 65.92 feet to the point of reverse curvature of a curve concave Northeasterly having a radius of 50.00 feet and a chord bearing of $S43^{\circ}55'04''E$; thence Southeasterly along the arc of said curve through a central angle of $24^{\circ}56'15''$ for a distance of 21.76 feet to the point of tangency; $S56^{\circ}23'12''E$, 80.68 feet to the Northerly line of LAUREATE PARK VILLAGE CENTER PHASE 1, according to the plat thereof, as recorded in Plat Book 80, Pages 2 through 4, of the Public Records of Orange County, Florida; thence departing said Southwesterly line run the following courses and distances along said Northerly line and the Northwesterly line of said plat of LAUREATE PARK VILLAGE CENTER PHASE 1: $S79^{\circ}01'33''W$, 113.39 feet to a non-tangent curve concave Westerly having a radius of 150.00 feet and a chord bearing of $S07^{\circ}39'00''E$; thence Southerly along the arc of said curve through a central angle of $10^{\circ}06'22''$ for a distance of 26.46 feet to the point of tangency; $S02^{\circ}35'49''E$, 54.64 feet to the point of curvature of a curve concave Northwesterly having a radius of 120.00 feet and a chord bearing of $S27^{\circ}57'54''W$; thence Southwesterly along the arc of said curve through a central angle of $61^{\circ}07'26''$ for a distance of 128.02 feet to the point of tangency; $S58^{\circ}31'37''W$, 48.24 feet to the Northeast corner of LAUREATE PARK VILLAGE CENTER PHASE 3, according to the plat thereof, as recorded in Plat Book 91, Pages 144 through 146, of the Public Records of Orange County, Florida; thence departing said Northwesterly line run $N90^{\circ}00'00''W$ along the Northerly line of said plat of LAUREATE PARK VILLAGE CENTER PHASE 3 for a distance of 46.84 feet to the point of curvature of a curve concave Northeasterly having a radius of 136.42 feet and a chord bearing of $N60^{\circ}59'00''W$; thence Northwesterly along said Northerly line and the arc of said curve through a central angle of $42^{\circ}37'35''$ for a distance of 101.49 feet to the Westerly line of said plat of LAUREATE PARK VILLAGE CENTER PHASE 3 and a non-tangent line; thence $S37^{\circ}49'18''W$ along said Westerly line, 89.87 feet to a non-tangent curve concave Northeasterly having a radius of 225.00 feet and a chord bearing of $N42^{\circ}44'21''W$; thence departing said Westerly line run Northwesterly along the arc of said curve through a central angle of $03^{\circ}47'13''$ for a distance of 14.87 feet to the point of reverse curvature of a curve concave Southwesterly having a radius of 170.00 feet and a chord bearing of $N53^{\circ}52'22''W$; thence Northwesterly along the arc of said curve through a central angle of $26^{\circ}03'13''$ for a distance of 77.30 feet to the point of reverse curvature of a curve concave Northeasterly having a radius of 140.00 feet and a chord bearing of $N27^{\circ}59'18''W$; thence Northwesterly along the arc of said curve through a central angle of $77^{\circ}49'20''$ for a distance of 190.16 feet to the point of reverse curvature of a curve concave Southwesterly having a radius of 220.00 feet and a chord bearing of $N33^{\circ}54'37''W$; thence Northwesterly along the arc of said curve through a central angle of $89^{\circ}39'59''$ for a distance of 344.29 feet to the point compound curvature of a curve concave Southerly having a radius of 310.00 feet and a chord bearing of $S85^{\circ}44'45''W$; thence Westerly along the arc of said curve through a central angle of $31^{\circ}01'17''$ for a distance of 167.84 feet to the point of reverse curvature of a curve concave Northerly having a radius of 90.00 feet and a chord bearing of $S88^{\circ}30'14''W$; thence Westerly along the arc of said curve through a central angle of $36^{\circ}32'17''$ for a distance of 57.39 feet to the point of

reverse curvature of a curve concave Southeasterly having a radius of 125.00 feet and a chord bearing of S68°07'50"W; thence Southwesterly along the arc of said curve through a central angle of 77°17'06" for a distance of 168.61 feet to the point of compound curvature of a curve concave Easterly having a radius of 320.00 feet and a chord bearing of S13°53'18"W; thence Southerly along the arc of said curve through a central angle of 31°11'58" for a distance of 174.25 feet to the point of reverse curvature of a curve concave Northwesterly having a radius of 155.00 feet and a chord bearing of S33°41'35"W; thence Southwesterly along the arc of said curve through a central angle of 70°48'32" for a distance of 191.56 feet to the point of reverse curvature of a curve concave Southeasterly having a radius of 320.00 feet and a chord bearing of S67°46'21"W; thence Southwesterly along the arc of said curve through a central angle of 02°39'00" for a distance of 14.80 feet to the Southeasterly prolongation of the Northeasterly line of Easement Area Number 2 of Landscape, Irrigation, Hardscape, Lighting, Signage and Multi-Use Path Easement Agreement, as described in Official Records Book 10299, Page 3705, of the Public Records of Orange County, Florida, and a non-tangent line; thence N61°44'13"W along said Southeasterly prolongation, 6.63 feet to the Easternmost corner of said Easement Area Number 2; thence S53°39'07"W along the Southeasterly line of said Easement Area Number 2 for a distance of 302.67 feet to the Northerly right-of-way line of Tavistock Lakes Boulevard, according to the plat of TAVISTOCK LAKES BOULEVARD PHASE 1, as recorded in Plat Book 75, Pages 106 through 110, of the Public Records of Orange County, Florida; thence departing said Southeasterly line run S53°29'27"E along said Northerly right-of-way line, 17.11 feet to the point of curvature of a curve concave Northeasterly having a radius of 391.00 feet and a chord bearing of S62°18'17"E; thence Southeasterly along said Northerly right-of-way line and the arc of said curve through a central angle of 17°37'39" for a distance of 120.30 feet to the point of tangency; thence S71°07'06"E along said Northerly right-of-way line, 89.96 feet; thence departing said Northerly right-of-way line run S18°52'54"W, 65.00 feet to the Southerly right-of-way line of said Tavistock Lakes Boulevard and the Northernmost corner of LAUREATE PARK PHASE 2A, according to the plat thereof, as recorded in Plat Book 81, Pages 41 through 58, of the Public Records of Orange County, Florida; thence departing said Southerly right-of-way line continue S18°52'54"W along the Northwesterly line of said plat of LAUREATE PARK PHASE 2A for a distance of 31.69 feet to the point of curvature of a curve concave Northwesterly having a radius of 480.00 feet and a chord bearing of S29°25'28"W; thence Southwesterly along said Northwesterly line and the arc of said curve through a central angle of 21°05'09" for a distance of 176.65 feet to the point of tangency; thence S39°58'03"W along said Northwesterly line, 1296.29 feet to the Northerly right-of-way line of Laureate Boulevard, according to the aforesaid plat of LAUREATE PARK PHASE 2A; thence departing said Northwesterly line and said Northerly right-of-way line continue S39°58'03"W, 70.81 feet to the Southerly right-of-way line of said Laureate Boulevard and the Northernmost corner of lands described in Official Records Document Number 20160207174, of the Public Records of Orange County, Florida; thence departing said Southerly right-of-way line continue S39°58'03"W along the Northwesterly line of said lands described in Official Records Document Number 20160207174 for a distance of 853.39 feet to the Southerly line of said lands described in Official Records Document Number 20160207174; thence S50°01'57"E along said Southerly line, 391.15 feet; thence S89°34'38"E along said Southerly line, 379.12 feet to the Southeast corner of said lands described in Official Records Document Number 20160207174 and the Westerly right-of-way line of Kellogg Avenue, according to the plat of LAUREATE PARK ACTIVE PARK, as recorded in Plat Book 94, Pages 58 through 62, of the Public Records of Orange County, Florida; thence departing said Southerly line run the following courses and distances along said Westerly right-of-way line: S21°25'33"W, 91.67 feet to the point of curvature of a curve concave Northwesterly having a radius of 490.00 feet and a chord bearing of S27°17'02"W; thence Southwesterly along the arc of said curve through a central angle of 11°42'58" for a distance of 100.20 feet to the point of

tangency; S33°08'31"W, 4.73 feet to the point of curvature of a curve concave Northerly having a radius of 25.00 feet and a chord bearing of S75°25'27"W; thence Westerly along the arc of said curve through a central angle of 84°33'51" for a distance of 36.90 feet to the Northwesterly prolongation of the Easterly right-of-way line of Centerline Drive according to said plat of LAUREATE PARK ACTIVE PARK and the point of cusp of a curve concave Southwesterly having a radius of 337.00 feet and a chord bearing of S40°15'01"E; thence Southeasterly along said Northwesterly prolongation and said Easterly right-of-way line and the arc of said curve through a central angle of 44°05'14" for a distance of 259.31 feet to the point of tangency; thence S18°12'24"E along said Easterly right-of-way line, 264.77 feet to the point of curvature of a curve concave Westerly having a radius of 579.00 feet and a chord bearing of S02°16'40"E; thence Southerly along said Easterly right-of-way line and the arc of said curve through a central angle of 31°51'28" for a distance of 321.94 feet to the Southerly line of LAUREATE PARK PHASE 4, according to the plat thereof, as recorded in Plat Book 98, Pages 122 through 151, of the Public Records of Orange County, Florida, and a non-tangent line; thence departing said Easterly right-of-way line run S76°20'56"E along said Southerly line, 147.00 feet; thence S21°02'42"E along said Southerly line, 64.16 feet to the Southerly line of aforesaid lands described in Official Records Document Number 20160591806; thence departing said Southerly line of LAUREATE PARK PHASE 4 run the following courses and distances along said Southerly line and the Westerly line of said lands described in Official Records Document Number 20160591806: S49°19'47"W, 86.43 feet; S36°05'06"W, 51.00 feet; S76°50'39"W, 61.11 feet; S45°51'36"W, 76.08 feet; S30°39'05"W, 97.29 feet; S01°39'50"W, 81.86 feet; S10°16'48"E, 65.61 feet; S01°05'33"E, 66.41 feet; S54°09'23"W, 67.53 feet; S79°57'07"E, 60.63 feet; S12°37'41"E, 172.41 feet; S18°33'28"W, 102.88 feet; S33°49'43"W, 95.56 feet; S20°53'00"W, 300.31 feet; S28°21'54"W, 89.55 feet; S52°16'33"W, 229.73 feet; N86°07'44"W, 176.32 feet; N78°33'26"W, 163.25 feet; N79°53'41"W, 44.27 feet; S65°45'53"W, 259.68 feet; S59°57'20"W, 16.69 feet; N60°42'39"W, 17.11 feet; N44°13'16"W, 7.71 feet; N89°59'22"W, 4.47 feet; N60°42'39"W, 79.03 feet; N33°06'00"W, 17.38 feet; S71°14'48"W, 23.87 feet; S84°30'08"W, 116.44 feet; N82°43'19"W, 136.16 feet; S59°05'17"W, 25.05 feet; N73°21'51"W, 25.49 feet; N32°28'42"E, 52.82 feet; N10°16'50"E, 87.54 feet; N07°07'09"W, 60.13 feet; N29°30'05"W, 109.34 feet; N36°02'35"W, 64.56 feet; N57°20'33"W, 80.15 feet; N89°43'05"W, 91.88 feet; S53°06'58"W, 121.97 feet; S02°40'17"W, 96.40 feet; S11°23'45"E, 109.80 feet; S19°46'44"E, 87.39 feet; S51°37'26"E, 68.02 feet; S54°30'22"E, 46.11 feet; S04°32'52"E, 59.17 feet; S89°42'52"W, 185.93 feet; N69°30'26"W, 109.89 feet; N51°44'25"W, 69.46 feet; N36°55'24"W, 121.60 feet; N52°21'08"W, 97.10 feet; N43°20'03"W, 23.83 feet; N34°59'07"W, 105.83 feet; N17°17'57"W, 113.96 feet; N56°30'42"W, 185.13 feet; S83°49'40"W, 154.66 feet; N65°18'19"W, 26.65 feet; N17°06'48"W, 690.78 feet; N36°36'20"E, 165.23 feet; N20°09'42"W, 123.43 feet to the point of curvature of a curve concave Easterly having a radius of 500.00 feet and a chord bearing of N07°20'00"E; thence Northerly along the arc of said curve through a central angle of 54°59'24" for a distance of 479.88 feet to the point of tangency; N34°49'42"E, 123.13 feet to the Southwesterly line of lands described in Official Records Book 9759, Page 3999, of the Public Records of Orange County, Florida; thence run the following courses and distances along said Southwesterly line and said Westerly line of lands described in Official Records Document Number 20160591806: S38°52'49"E, 231.96 feet to the point of curvature of a curve concave Southwesterly having a radius of 155.00 feet and a chord bearing of S27°44'15"E; thence Southeasterly along the arc of said curve through a central angle of 22°17'07" for a distance of 60.29 feet to the point of reverse curvature of a curve concave Northeasterly having a radius of 125.00 feet and a chord bearing of S27°23'22"E; thence Southeasterly along the arc of said curve through a central angle of 21°35'21" for a distance of 47.10 feet to the point of compound curvature of a curve concave Northerly having a radius of 255.00 feet and a chord bearing of S69°08'41"E; thence Easterly along the arc of said curve

through a central angle of $61^{\circ}55'15''$ for a distance of 275.58 feet to the point of reverse curvature of a curve concave Southerly having a radius of 195.00 feet and a chord bearing of $S77^{\circ}53'34''E$; thence Easterly along the arc of said curve through a central angle of $44^{\circ}25'27''$ for a distance of 151.19 feet to the point of reverse curvature of a curve concave Northerly having a radius of 280.00 feet and a chord bearing of $S69^{\circ}41'43''E$; thence Easterly along the arc of said curve through a central angle of $28^{\circ}01'44''$ for a distance of 136.97 feet to the Southernmost corner of said lands described in Official Records Book 9759, Page 3999, and a non-tangent line; thence departing said Southwesterly line run the following courses and distances along the Southeasterly line of said lands described in Official Records Book 9759, Page 3999 and said Westerly line of lands described in Official Records Document Number 20160591806: $N01^{\circ}05'49''E$, 300.87 feet; $N22^{\circ}01'12''E$, 213.17 feet; $N38^{\circ}07'59''E$, 313.37 feet; $N48^{\circ}04'02''E$, 488.55 feet to the Easternmost corner of said lands described in Official Records Book 9759, Page 3999, and the Southeasterly prolongation of the Westerly line of HARTWELL COURT LAKE NONA, according to the plat thereof, as recorded in Plat Book 76, Pages 49 and 50, of the Public Records of Orange County, Florida; thence departing said Southeasterly line of lands described in Official Records Book 9759, Page 3999 run $N41^{\circ}55'58''W$ along said Southeasterly prolongation and said Westerly line of HARTWELL COURT LAKE NONA, and said Westerly line of lands described in Official Records Document Number 20160591806 for a distance of 386.47 feet to the point of curvature of a curve concave Easterly having a radius of 650.00 feet and a chord bearing of $N20^{\circ}57'59''W$; thence Northerly along said Westerly line of HARTWELL COURT LAKE NONA, and said Westerly line of lands described in Official Records Document Number 20160591806 and the arc of said curve through a central angle of $41^{\circ}55'58''$ for a distance of 475.71 feet to the point of tangency; thence $N00^{\circ}00'00''E$ along said Westerly line of HARTWELL COURT LAKE NONA, and said Westerly line of lands described in Official Records Document Number 20160591806 for a distance of 511.27 feet to the point of curvature of a curve concave Southwesterly having a radius of 40.00 feet and a chord bearing of $N45^{\circ}24'16''W$; thence Northwesterly along said Westerly line of HARTWELL COURT LAKE NONA and the Southerly right-of-way line of Laureate Boulevard, according to the plat of LAUREATE BOULEVARD PHASE 2 LAKE NONA, as recorded in Plat Book 75, Pages 140 and 141, of the Public Records of Orange County, Florida and said Westerly line of lands described in Official Records Document Number 20160591806 and the arc of said curve through a central angle of $90^{\circ}48'32''$ for a distance of 63.40 feet to the point of tangency; thence $S89^{\circ}11'28''W$ along said Southerly right-of-way line of Laureate Boulevard and said Westerly line of lands described in Official Records Document Number 20160591806 for a distance of 324.39 feet to the point of curvature of a curve concave Southerly having a radius of 3190.00 feet and a chord bearing of $S87^{\circ}07'30''W$; thence Westerly along said Southerly right-of-way line of Laureate Boulevard and said Westerly line of lands described in Official Records Document Number 20160591806 and the arc of said curve through a central angle of $04^{\circ}07'55''$ for a distance of 230.06 feet to a non-tangent line; thence departing said Southerly right-of-way line of Laureate Boulevard run $N04^{\circ}56'27''W$ along said Westerly line of lands described in Official Records Document Number 20160591806 for a distance of 120.00 feet to the Northerly right-of-way line of said Laureate Boulevard and the East line of Lot 2, UCF HEALTH SCIENCES CAMPUS AT LAKE NONA, according to the plat thereof, as recorded in Plat Book 73, Pages 4 through 7, of the Public Records of Orange County, Florida, and a point on a non-tangent curve concave Northwesterly having a radius of 40.00 feet and a chord bearing of $N42^{\circ}31'46''E$; thence departing said Northerly right-of-way line run Northeasterly along said East line of Lot 2 and said Westerly line of lands described in Official Records Document Number 20160591806 and the arc of said curve through a central angle of $85^{\circ}03'33''$ for a distance of 59.38 feet to the point of tangency; thence $N00^{\circ}00'00''E$ along said East line of Lot 2 and said Westerly line of lands described in Official Records Document Number 20160591806

for a distance of 890.50 feet to the North line of said Lot 2; thence N90°00'00"W along said North line of Lot 2 and said Westerly line of lands described in Official Records Document Number 20160591806 for a distance of 235.12 feet; thence N68°16'58"W along said North line of Lot 2 and the Northwesterly prolongation thereof and said Westerly line of lands described in Official Records Document Number 20160591806 for a distance of 787.29 feet to the Easterly right-of-way line of Lake Nona Boulevard, according to the plat of LAKE NONA BOULEVARD SECOND ADDITION, as recorded in Plat Book 72, Pages 97 through 99, of the Public Records of Orange County, Florida, and a non-tangent curve concave Northwesterly having a radius of 1976.87 feet and a chord bearing of N23°08'07"E; thence departing said Northwesterly prolongation run the following courses and distances along said Easterly right-of-way line and said Westerly line of lands described in Official Records Document Number 20160591806: Northeasterly along the arc of said curve through a central angle of 10°49'12" for a distance of 373.32 feet to the point of tangency; N17°43'31"E, 499.71 feet to the point of curvature of a curve concave Westerly having a radius of 1825.00 feet and a chord bearing of N12°31'09"E; thence Northerly along the arc of said curve through a central angle of 10°24'44" for a distance of 331.65 feet to the South right-of-way line of Nemours Parkway, according to the plat of NEMOURS PARKWAY AT LAKE NONA PHASE 1, as recorded in Plat Book 73, Pages 78 through 80, of the Public Records of Orange County, Florida and the point reverse curvature of a curve concave Southeasterly having a radius of 40.00 feet and a chord bearing of N50°44'40"E; thence departing said Easterly right-of-way line run Northeasterly along said South right-of-way line and the aforesaid Northerly line of lands described in Official Records Document Number 20160591806 and the arc of said curve through a central angle of 86°51'45" for a distance of 60.64 feet to the point of tangency; thence S85°49'28"E along said South right-of-way line and said Northerly line of lands described in Official Records Document Number 20160591806 for a distance of 615.18 feet; thence departing said South right-of-way line run the following courses and distances along said Northerly line of lands described in Official Records Document Number 20160591806: N00°00'00"E, 30.08 feet; S85°49'28"E, 410.79 feet to the point of curvature of a curve concave Northerly having a radius of 3030.00 feet and a chord bearing of N83°10'38"E; thence Easterly along the arc of said curve through a central angle of 21°59'50" for a distance of 1163.29 feet to the point of tangency; N72°10'43"E, 55.07 feet; N00°00'00"E, 94.54 feet to the POINT OF BEGINNING.

LESS:

Lot 1 and Lot 2, LAKE NONA SOUTH PARCEL 24A BLOCK 4 PHASE1, according to the plat thereof, as recorded in Plat Book 91, Pages 4 and 5, of the Public Records of Orange County, Florida.

Containing 388.955 acres more or less and being subject to any rights-of-way, restrictions and easements of record.

DATE: 10/15/2011
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 APPROVED BY: [Signature]

MIDTOWN IMPROVEMENT DISTRICT

DATE: 10/15/2011	PROJECT: MIDTOWN IMPROVEMENT DISTRICT
SCALE: AS SHOWN	DATE: 10/15/2011
BY: [Signature]	CHECKED BY: [Signature]
APPROVED BY: [Signature]	



SKETCH OF DESCRIPTION

SEE SHEET 1 FOR THE FULL LIST OF THE DISTRICT'S BOUNDARIES.

DESCRIPTION: The Midtown Improvement District is a special district created by the City of New York to provide for the improvement and maintenance of the streets, sidewalks, and public spaces within the district. The district is bounded by [unintelligible] to the north, [unintelligible] to the south, [unintelligible] to the east, and [unintelligible] to the west. The district includes the following streets: [unintelligible].

BOUNDARIES: The boundaries of the Midtown Improvement District are as follows: [unintelligible].

ASSESSMENT: The Midtown Improvement District is assessed for the purpose of providing for the improvement and maintenance of the streets, sidewalks, and public spaces within the district. The assessment is based on the value of the property within the district.

REVENUE: The revenue of the Midtown Improvement District is derived from the assessment of the property within the district. The revenue is used for the improvement and maintenance of the streets, sidewalks, and public spaces within the district.

MANAGEMENT: The Midtown Improvement District is managed by the City of New York. The City is responsible for the improvement and maintenance of the streets, sidewalks, and public spaces within the district.

NOTES: [unintelligible]

LEGEND: [unintelligible]

MIDTOWN IMPROVEMENT DISTRICT

DESIGNED BY: [Blank]
DATE: 1-2-22
SCALE: AS SHOWN
PROJECT NO.: 200 IMPROVEMENT DISTRICT



DONALD W. MCINTOSH ASSOCIATES, INC.
ENGINEERS
PLANNERS
SURVEYORS
2000 PARK AVENUE NORTH, SUITE 2000, WILSON PARK, WILSON, ALABAMA 37187-4400
PHONE: (615) 261-1100
FAX: (615) 261-1101
WWW.DWMA.COM

SECTION 24-23-30	SECTION 24-24-30	SECTION 24-25-30	SECTION 24-26-30	SECTION 24-27-30	SECTION 24-28-30	SECTION 24-29-30	SECTION 24-30-30	SECTION 24-31-30	SECTION 24-32-30	SECTION 24-33-30	SECTION 24-34-30	SECTION 24-35-30	SECTION 24-36-30	SECTION 24-37-30	SECTION 24-38-30	SECTION 24-39-30	SECTION 24-40-30	SECTION 24-41-30	SECTION 24-42-30	SECTION 24-43-30	SECTION 24-44-30	SECTION 24-45-30	SECTION 24-46-30	SECTION 24-47-30	SECTION 24-48-30	SECTION 24-49-30	SECTION 24-50-30	SECTION 24-51-30	SECTION 24-52-30	SECTION 24-53-30	SECTION 24-54-30	SECTION 24-55-30	SECTION 24-56-30	SECTION 24-57-30	SECTION 24-58-30	SECTION 24-59-30	SECTION 24-60-30
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SKETCH OF DESCRIPTION

AS SHOWN ON THIS SHEET, THE DISTRICT IS BOUND BY THE FOLLOWING:

TO THE NORTH BY THE DISTRICT BOUNDARY LINE SHOWN ON THIS SHEET.

TO THE SOUTH BY THE DISTRICT BOUNDARY LINE SHOWN ON THIS SHEET.

TO THE EAST BY THE DISTRICT BOUNDARY LINE SHOWN ON THIS SHEET.

TO THE WEST BY THE DISTRICT BOUNDARY LINE SHOWN ON THIS SHEET.

The District of Improvement, shown on this sheet, is bounded by the following:

TO THE NORTH BY THE DISTRICT BOUNDARY LINE SHOWN ON THIS SHEET.

TO THE SOUTH BY THE DISTRICT BOUNDARY LINE SHOWN ON THIS SHEET.

TO THE EAST BY THE DISTRICT BOUNDARY LINE SHOWN ON THIS SHEET.

TO THE WEST BY THE DISTRICT BOUNDARY LINE SHOWN ON THIS SHEET.

TABLE 1 - DISTRICT BOUNDARY LINE

SECTION	BOUNDARY LINE	LENGTH (FEET)	BEARING
24-23-30
24-24-30
24-25-30
24-26-30
24-27-30
24-28-30
24-29-30
24-30-30
24-31-30
24-32-30
24-33-30
24-34-30
24-35-30
24-36-30
24-37-30
24-38-30
24-39-30
24-40-30
24-41-30
24-42-30
24-43-30
24-44-30
24-45-30
24-46-30
24-47-30
24-48-30
24-49-30
24-50-30
24-51-30
24-52-30
24-53-30
24-54-30
24-55-30
24-56-30
24-57-30
24-58-30
24-59-30
24-60-30

TABLE 2 - DISTRICT BOUNDARY LINE

SECTION	BOUNDARY LINE	LENGTH (FEET)	BEARING
24-23-30
24-24-30
24-25-30
24-26-30
24-27-30
24-28-30
24-29-30
24-30-30
24-31-30
24-32-30
24-33-30
24-34-30
24-35-30
24-36-30
24-37-30
24-38-30
24-39-30
24-40-30
24-41-30
24-42-30
24-43-30
24-44-30
24-45-30
24-46-30
24-47-30
24-48-30
24-49-30
24-50-30
24-51-30
24-52-30
24-53-30
24-54-30
24-55-30
24-56-30
24-57-30
24-58-30
24-59-30
24-60-30

