

RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ORLANDO, FLORIDA, RELATING TO COMMUNITY REDEVELOPMENT; FINDING THE EXISTENCE OF BLIGHT CONDITIONS IN AN AREA OF THE CITY OF ORLANDO; MAKING CERTAIN FINDINGS AND DETERMINATIONS; PROVIDING AN EFFECTIVE DATE.

WHEREAS, a study has been done of the conditions in an area constituting an approximately forty-seven acre part of the City of Orlando more particularly described on Exhibit "A" hereof (such area being referred to herein as the "Area"); and

WHEREAS, the results of that study have been presented to the City Council for its consideration and included in the public record on _____, __, 2026; and

WHEREAS, after having considered the study's determinations and the facts and evidence of conditions in the Area and having received and considered such evidence of the conditions in the Area as have been presented to it, the City Council has determined that certain actions are appropriate and necessary and should be taken to address the conditions present in the Area;

WHEREAS, the notice requirements of Section.163.346, Florida Statutes have been met prior to the approval of this Resolution by the City Council.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ORLANDO, FLORIDA:

SECTION 1. Findings of Conditions. Based upon the evidence, data and facts presented to the City Council, it does hereby find:

- (a) Conditions are present in the Area which are detrimental to the sound growth of the City of Orlando and which substantially impair or arrest the growth within the Area and adjacent territory, and present conditions in the Area are detrimental to and endanger public health and safety; morals and public welfare and such conditions are leading to economic distress; and
- (b) A substantial number of deteriorated or deteriorating structures are located in the Area; and
- (c) Unsafe and unsanitary conditions exist within the Area; and
- (d) Deterioration of site and other improvements has occurred and is occurring within the Area; and
- (e) Inadequate and outdated building density patterns exist within the Area; and
- (f) Faulty lot layout in relation to size, adequacy, accessibility, and usefulness exists in the Area; and
- (g) Predominance of defective or inadequate street layout, parking facilities, roadways, bridges, and public transportation facilities exist within the Area; and
- (h) Governmentally owned property with adverse environmental conditions are contained within the Area.

SECTION 2. Finding of Compliance with Notice Requirements. The City Council hereby finds, determines and declares that the notice requirements of Section 163.346, Florida Statutes (2025) have been met.

SECTION 3. Finding of Necessity. The City Council does hereby expressly find that the rehabilitation, conservation, or redevelopment, or a combination thereof, of the Area is necessary in the interest of the public health, safety, morals, or welfare of the residents of the City of Orlando.

SECTION 4. Community Redevelopment Area. Based upon documentation presented to it and contained in the public record, the City Council does hereby find the Area contains conditions of blight and is a “blighted area” as defined in Fla. Stat. ch. 163.340 (2025), that such Area is appropriate for community redevelopment and that such Area, together with the areas designated by adoption of resolutions by City Council on February 11, 1980, March 29, 1982, March 26, 1990, and June 18, 2007 constitutes a Community Redevelopment Area as defined in Section 163.340(10), Florida Statutes (2025).

SECTION 5. Effective Date. Upon approval of this Resolution by the Board of County Commissioners of Orange County, Florida, this resolution shall be deemed to apply retroactively and be effective as of the initial date of adoption by City Council set forth below.

Adopted at a regular meeting of the City Council of the City of Orlando this ____ day of _____, 2026.

CITY OF ORLANDO, FLORIDA

Mayor/Pro Tem

ATTEST:

Stephanie Herdocia, City Clerk

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

_____, 2026

Assistant City Attorney
Orlando, Florida

EXHIBIT “A”

Downtown Orlando CRA Expansion Boundary

Commence at the southeast corner of the southwest quarter of section 27, township 22 south, range 29 east; thence run westerly along the south line of the said southwest quarter of section 27 to the westerly right-of-way of S Rio Grande Avenue; thence departing the south line of the said southwest quarter of section 27, run southerly along the westerly right-of-way of said S Rio Grande a distance of 410.74 feet to the **point of beginning**; thence continuing to run southerly along the west right-of-way line of S Rio Grande Avenue to the intersection with the north right-of-way line of State Road 408, East-West Expressway; thence departing the westerly right-of-way line of S Rio Grande Avenue, run northwesterly along the north right-of-way line of said State Road 408, east-west expressway to the westerly right-of-way line of S Tampa Avenue; thence departing the said north right-of-way line of State Road 40, East-West Expressway, run northerly along the westerly right-of-way line of S Tampa Avenue to the intersection with the southerly right-of-way line of W Church Street; thence departing the westerly right-of-way line of S Tampa Avenue, run westerly along the south right-of-way line of W Church Street to the intersection with the west right-of-way of S Dollins Avenue; thence departing the said southerly right-of-way line of W Church Street, run northerly along the west right-of-way line of S Dollins Avenue to the intersection with the north right-of-way line of W Pine Street; thence departing the said west right-of-way of S Dollins Avenue, run easterly along the north right-of-way line of W Pine Street to the intersection with the aforesaid westerly right-of-way line of S Tampa Avenue; thence departing the said north right-of-way line of W Pine Street, thence run north along the west right-of-way line of S Tampa Avenue to the intersection of the south right-of-way line of W Central Boulevard; thence departing the west right-of-way line of S Tampa Avenue, run westerly along the south right-of-way of W Central Boulevard to the intersection with the west line of lot 2, block 1, L.J. Dollins subdivision, according to the plat thereof as recorded in plat book F, page 102 of the public records of Orange County Florida; thence departing from the said south right-of-way line of W Central Boulevard run north across the right-of-way of said W Central Boulevard to the north right-of-way line of said W Central Boulevard; thence run east along the north right-of-way line of said W Central Boulevard to the intersection with the westerly right-of-way line of Fred Maxwell Boulevard; thence departing the north right-of-way line of said W Central Boulevard run northwesterly along said westerly right-of-way line of Fred Maxwell Boulevard to the intersection with the northernmost corner of lot 28, Conrad Place, according to the plat thereof as recorded in plat book K, page 66 of the public records of Orange County Florida; thence departing the westerly right-of-way line of said Fred Maxwell Boulevard, run easterly to the southernmost corner of lot 51, first addition to Conrad Place, according to the plat thereof as recorded in plat book L, page 80 of the public records of Orange County Florida; said point also being on the easterly right-of-way line of said Fred Maxwell Boulevard; thence run southeasterly along the easterly right-of-way line of said Fred Maxwell Boulevard to the intersection with the west right-of-way line of aforesaid S Tampa Avenue; thence departing the easterly right-of-way line of said Fred Maxwell Boulevard, run north to the intersection with the south line of lot 41, of aforesaid first addition to Conrad Place; thence departing the west right-of-way line of said S Tampa Avenue run east to the intersection with the east

right-of-way line of said S Tampa Avenue; thence run south along the east right-of-way line of said S Tampa Avenue to the intersection with the north right-of-way line of aforesaid W Central Boulevard; thence departing the east right-of-way line of said S Tampa Avenue, run easterly along the north right-of-way line of said W Central Boulevard along the southerly line of blocks D, C, and B, Lorna Doone Park replat, according to the plat thereof as recorded in plat book Q, page 110 of the public records of Orange County Florida; to the point of intersection of the southerly line of said block B, and the easterly line of said block B, of said Lorna Doone Park replat; said point lying within the right-of-way of said W Central Boulevard; thence run southerly to the intersection of the south right-of-way line of said W Central Boulevard and the west right-of-way line of S Rio Grande Avenue; thence southerly along the west right-of-way line of said S Rio Grande to the intersection with the north right-of-way line of aforesaid W Church Street; thence run west along the north right-of-way line of said W Church Street to the intersection with the northerly extension of a line that is 850 feet west of the east line of lot 1, Citrus Bowl, according to the plat thereof as recorded in plat book 25, page 30 of the public records of Orange County Florida; thence departing the north right-of-way line of said W Church Street run southerly along the extension and the west line thereof the east 850' of said lot 1, a distance of 658.82 feet; thence departing the west line of the east 850' of said lot 1, run east to the west right-of-way line of S Rio Grande Avenue and the **point of beginning**.

Containing 47.15 Acres MORE or LESS.