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RESOLUTION NO. 97-M-04

WINTER GARDEN COMMUNITY REDEVELOPMENT
SUPPLEMENTAL RESOLUTION

WHEREAS, by Resolution No. 94-M-45 (the "Resolution"), the Board of County Commissioners of Orange County, Florida (the "Board") re delegated to the City of Winter Garden (the "City") the power to create or declare itself to be a Community Redevelopment Agency and a portion of the City designated therein as the "Community Redevelopment Area," in accordance with the Community Redevelopment Act of 1969, as codified in Part III of Chapter 163, Florida Statutes; and

WHEREAS, pursuant to the delegation contained in the Resolution, the City has adopted its resolution in accordance with Section 163.355, Florida Statutes, containing the City's findings of necessity for the creation of a Community Redevelopment Agency, has declared its city commission to be the Community Redevelopment Agency, and has created an advisory board to the Community Redevelopment Agency; and

WHEREAS, the City and its Community Redevelopment Agency (the "CRA") have determined that there is a need to expand the Community Redevelopment Area to include portions of the "Reserve Area" which have been annexed into the City; and

WHEREAS, the Resolution contemplated expansion of the boundaries of the Community Redevelopment Area to include the "Reserve Area" or any portion thereof with the consent of the Board; and

WHEREAS, the City and its CRA have requested the Board's consent to the addition of the annexed areas, as set forth in Exhibit "A," into the Community Redevelopment Area.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY
41 COMMISSIONERS OF ORANGE COUNTY, FLORIDA:

Section 1. Consent

43 The Board hereby consents to the inclusion of the annexed area, described
in Exhibit "A," as part of the Community Redevelopment Area.

45 Section 2. Tax Assessment Roll.

 To the extent permitted by law, it is also the intent of the City and County
47 that, for purposes of determining the tax-increment revenues to be deposited into the Community
Redevelopment Trust Fund for the areas described in Exhibit "A," the most recent assessment roll
49 used in connection with the taxation of the property pursuant to Section 163.387(1)(b), Florida
Statutes, shall mean the 1996 final tax assessment roll as it related to the Community Redevelopment
51 Area, as expanded pursuant to this resolution.

Section 3. Controlling Resolution.

53 Resolution No. 96-M-26 adopted by the Board on May 14, 1996, is hereby
repealed and superceded by this Resolution. This Resolution is intended to supplement Resolution
55 No. 94-M-45.

Section 4. Severability.

57 If any provision of this Resolution or the application thereof to any person or
circumstance is held invalid, this resolution shall be deemed void and of no further effect.

59 Section 5. Effective Date.

 This Resolution shall take effect upon adoption of this resolution by the Board
61 of County Commissioners.

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ADOPTED THIS 28th DAY OF January, 1997.



ORANGE COUNTY, FLORIDA

BY: Jean C. Bennett
COUNTY CHAIRMAN
you
DATE: JAN 28 1997

ATTEST: Martha O. Haynie, County Comptroller, As
Clerk to the Board of County Commissioners

BY: [Signature]
Asst. Deputy Clerk

EXHIBIT "A"

Area #1

Commence at the North quarter of Section 24, Township 22 South, Range 27 East, Orange County, Florida; Thence run S. 00°10'23" E. along the East line of the North-South center line of said Section 24, for a distance of 30.00 feet to the South Right-of-Way line of East Bay Street; Thence run N. 89°48'09" E., along said Right-of-Way line, for a distance of 634.53 feet to the Westerly Right-of-Way line of Bethune Avenue; Thence run S. 00°09'31" E., along said Right-of-Way line, for a distance of 517.30 feet to the Northerly Right-of-Way line of the S.A.L. Railroad; Thence run Southwesterly, along a curve concave Northwesterly, having a radius of 1155.00 feet from a radial line bearing N. 23°46'40" W., through a central angle of 23°40'16" for an arc length of 477.17 feet; Thence run S. 89°53'35" W., along said railroad Right-of-Way, for a distance of 170.57 feet to the East line of BAY STREET PARK as recorded in Plat Book "Y", Page 42 of the Public Records of Orange County, Florida and the aforementioned North-South centerline of Section 24; Thence run N. 00°10'23" W., along said East Line, for a distance of 176.03 feet to the Southeast corner of Lot 7 of BAY STREET PARK; Thence run N. 89°49'37" E., for a distance of 2.00 feet; Thence run N. 00°10'23" W. for a distance of 72.47 feet; Thence run S. 89°49'37" W. for a distance of 2.00 feet to the Northeast corner of said Lot 7; Thence run N. 00°10'23" W. for a distance of 60.00 feet to the Southeast corner of Lot 5 of BAY STREET PARK; Thence run N. 89°49'37" E. for a distance of 1.00 feet; Thence run N. 00°10'23" W. for a distance of 60.00 feet; Thence run S. 89°49'37" W. for a distance of 1.00 feet to the Northeast corner of Lot 5; Thence run N. 00°10'23" W. for a distance 244.98 feet to the Point of Beginning.

Containing 8.60 acres more or less.

Area #2

A PORTION OF SECTION 13, TOWNSHIP 22 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE WEST QUARTER CORNER OF SECTION 13, TOWNSHIP 22 SOUTH, RANGE 27 EAST; THENCE SOUTH $00^{\circ}07'40''$ EAST, ALONG THE WEST LINE OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SAID SECTION 13, A DISTANCE OF 478.68 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE (RADIAL LINE THROUGH SAID POINT BEARS SOUTH $32^{\circ}41'02''$ WEST); THENCE SOUTHERLY ALONG THE ARC OF SAID NON-TANGENT CURVE BEING CONCAVE TO THE WEST, HAVING A RADIUS OF 599.57 FEET, A CENTRAL ANGLE OF $57^{\circ}12'04''$, AN ARC DISTANCE OF 598.58 FEET; THENCE NORTH $89^{\circ}53'06''$ EAST, 70.00 FEET; THENCE SOUTH $00^{\circ}06'54''$ EAST, 15.00 FEET; THENCE SOUTH $89^{\circ}53'06''$ WEST, 70.00 FEET; THENCE SOUTH $00^{\circ}06'54''$ EAST, 255.96 FEET; THENCE SOUTHERLY ALONG THE ARC OF A TANGENT CURVE BEING CONCAVE TO THE WEST, HAVING A RADIUS OF 500.26 FEET, A CENTRAL ANGLE OF $08^{\circ}56'58''$, AN ARC DISTANCE OF 78.14 FEET; (THE LAST SIX (6) COURSES DESCRIBED BEING COINCIDENT WITH THE EASTERLY RIGHT-OF-WAY OF NINTH STREET AS DESCRIBED IN OFFICIAL RECORD BOOK 2936, PAGE 1504, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA); THENCE NORTH $89^{\circ}38'21''$ EAST, ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 13, A DISTANCE OF 572.18 FEET; THENCE NORTH $41^{\circ}08'38''$ EAST, ALONG THE NORTHERLY RIGHT-OF-WAY OF THE ATLANTIC COAST LINE RAILROAD ACCORDING TO THE RIGHT-OF-WAY MAP THEREOF DATED JULY 30, 1927, A DISTANCE OF 697.31 FEET; THENCE NORTH $00^{\circ}08'55''$ WEST ALONG A LINE 30 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SAID SECTION 13, A DISTANCE OF 120.92 FEET; THENCE SOUTH $89^{\circ}52'00''$ WEST, 440.63 FEET; THENCE NORTH $00^{\circ}04'51''$ WEST, 22.35 FEET (THE LAST TWO (2) COURSES DESCRIBED BEING COINCIDENT WITH THE SOUTHERLY AND WESTERLY LINE OF GEORGE STREET AS RECORDED IN OFFICIAL RECORD BOOK 3937, PAGE 1372, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA); THENCE SOUTH $89^{\circ}34'36''$ WEST ALONG THE SOUTH LINE OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SAID SECTION 13, A DISTANCE OF 194.70 FEET; THENCE NORTH $00^{\circ}08'17''$ WEST ALONG THE WEST LINE OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SAID SECTION 13, A DISTANCE OF 667.02 FEET; THENCE SOUTH $89^{\circ}30'51''$ WEST ALONG THE NORTH LINE OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SAID SECTION 13, A DISTANCE OF 665.19 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN ORANGE COUNTY, FLORIDA CONTAINING 22.639 ACRES, MORE OR LESS.

Area #3

PARCEL A - R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT

A portion of Section 13, Township 22 South, Range 27 East, Orange County, Florida, being more particularly described as follows:

BEGIN at the intersection of the east right-of-way line of West Crown Point Road with the south right-of-way line of Crown Point Cross Road; thence easterly along the south right-of-way line of Crown Point Cross Road, 1936 feet; thence southerly along the west right-of-way line of East Crown Point Road, 1249 feet; thence westerly along a line 30.00 feet north of and parallel with the north line of the west one-half (W 1/2) of the southeast one-quarter (SE 1/4) of the northeast one-quarter (NE 1/4) of said Section 13, a distance of 556.00 feet; thence northerly along a line 556.00 feet west of and parallel with the westerly right-of-way line of East Crown Point Road, 452 feet; thence westerly along a line 800.00 feet south of and parallel with the south right-of-way line of Crown Point Cross Road, 1372 feet; thence northerly along the east right-of-way line of West Crown Point Road, 800 feet to the point of beginning.

Said lands lying in Orange County, Florida containing 41 acres more or less.

PARCEL B - I-1 INDUSTRIAL DISTRICT

A portion of Section 13, Township 22 South, Range 27 East, Orange County, Florida, being more particularly described as follows:

Commence at the intersection of the east right-of-way line of West Crown Point Road with the south right-of-way line of Crown Point Cross Road; thence southerly along the east right-of-way line of West Crown Point Road 800 feet to the POINT OF BEGINNING; thence easterly along a line 800 feet south of and parallel with the south right-of-way line of Crown Point Cross Road, 1372 feet; thence southerly along a line 556 feet west of and parallel with the west right-of-way line of East Crown Point Road, 1801 feet to a point on the south line of the west one-half (W 1/2) of the southeast one-quarter (SE 1/4) of the northeast one-quarter (NE 1/4) of said Section 13; thence southerly 35 feet to the northwest corner of the parcel described in Official Record Book 4256, Page 3900 of the Public Records of Orange County, Florida; thence westerly along a line 34.90 feet south of and parallel with the south line of Block C, Overstreet Crate Company Subdivision according to the plat thereof as recorded in Plat Book F, Page 9 of the Public Records of Orange County, Florida, 1365 feet; thence northerly along the east right-of-way line of West Crown Point Road, 1846 feet to the point of beginning.

Said land lying in Orange County, Florida containing 58 acres more or less.

PARCEL C - C-2 ARTERIAL COMMERCIAL DISTRICT

A portion of Section 13, Township 22 South, Range 27 East, Orange County, Florida, being more particularly described as follows:

Commence at the intersection of the east right-of-way line of West Crown Point Road with the south right-of-way line of Crown Point Cross Road; thence easterly along the south right-of-way line of Crown Point Cross Road, 1936 feet; thence southerly along the west right-of-way line of East Crown Point Road, 1249 feet to the POINT OF BEGINNING; thence continue southerly along said westerly right-of-way line, 1385 feet; thence westerly along the north line of the parcel described in Official Records Book 4256, Page 3900 of the Public Records of Orange County, Florida, 558 feet; thence northerly along a line 556 feet west of and parallel with the west right-of-way line of East Crown Point Road, 1384 feet; thence easterly along a line 30 feet north of and parallel with the north line of the west one-half (W 1/2) of the southeast one-quarter (SE 1/4) of the northeast one-quarter (NE 1/4) of said Section 13, a distance of 556 feet to the point of beginning.

Said lands lying in Orange County, Florida containing 18 acres more or less.

PARCEL D - C-2 ARTERIAL COMMERCIAL DISTRICT

A portion of Section 13, Township 22 South, Range 27 East, Orange County, Florida, being more particularly described as follows:

BEGIN at the northwest corner of the parcel described in Official Records Book 4256, Page 3900 of the Public Records of Orange County, Florida; thence southerly along the west line of said parcel, 444 feet; thence southwesterly along the northerly right-of-way line of State Road 438, a distance of 1431 feet; thence northerly along the east right-of-way line of West Crown Point Road, 954 feet; thence easterly along a line 34.90 feet south of and parallel with the south line of Block C, Overstreet Crate Company Subdivision according to the plat thereof as recorded in Plat Book F, Page 9 of the Public Records of Orange County, Florida, 1365 feet to the point of beginning.

Said lands lying in Orange County, Florida containing 21 acres more or less.

PARCEL E - C-2 ARTERIAL COMMERCIAL DISTRICT

A portion of Section 13, Township 22 South, Range 27 East, Orange County, Florida, being more particularly described as follows:

BEGIN at the intersection of the southerly right-of-way line of State Road 438 with the west line of Block "D", Overstreet Crate Company Subdivision according to the plat thereof as recorded in Plat Book F, Page 9 of the Public Records of Orange County, Florida; thence northeasterly along the southerly right-of-way line of State Road 438, a distance of 2766 feet; thence southerly along the east line of the southeast one-quarter (SE 1/4) of said Section 13, a distance of 1298 feet; thence southwesterly along the northerly right-of-way line of the railroad, 1160 feet; thence northerly along a line 360 feet east of and parallel with the east right-of-way line of Dunbar Avenue, 875 feet; thence westerly along a line 260 feet north of and parallel with the north line of Dunbar Manor according to the plat thereof as recorded in Plat Book 11, Page 3 of the Public Records of Orange County, Florida, 1721 feet; thence northerly along the west line of the southeast one-quarter (SE 1/4) of said Section 13, a distance of 547 feet to the point of beginning.

Said lands lying in Orange County, Florida containing 70 acres more or less.

PARCEL F - R-2 RESIDENTIAL DISTRICT

A portion of Section 13, Township 22 South, Range 27 East, Orange County, Florida, being more particularly described as follows:

Commence at the intersection of the southerly right-of-way line of State Road 438 with the west line of Block "D", Overstreet Crate Company Subdivision according to the plat thereof as recorded in Plat Book F, Page 9 of the Public Records of Orange County, Florida; thence southerly along the west line of said Block D and the west line of the southeast one-quarter (SE 1/4) of said Section 13, a distance of 547 feet to the POINT OF BEGINNING; thence easterly along a line 260 feet north of and parallel with the north line of Dunbar Manor according to the plat thereof as recorded in Plat Book 11, Page 3 of the Public Records of Orange County, Florida, 1721 feet; thence southerly along a line 360 feet east of and parallel with the east right-of-way line of Dunbar Avenue, 875 feet; thence southwesterly along the northerly right-of-way line of the railroad, 216 feet; thence westerly along the north right-of-way line

of East Bay Street, 185 feet; thence northerly along the east right-of-way line of Dunbar Avenue, 611 feet; thence westerly along the north right-of-way line of Basin Street, 315 feet; thence northerly, 131 feet; thence westerly, 510 feet; thence southerly, 285 feet (the last three (3) courses described being coincident with the east, north and west lines of Dunbar Manor according to the plat thereof as recorded in Plat Book 11, Page 3 of the Public Records of Orange County, Florida); thence westerly along a line 125 feet north of and parallel with the north right-of-way line of Edgeway Drive, 535 feet; thence northerly along the west line of the southeast one-quarter (SE 1/4) of said Section 13, a distance of 544 feet to the point of beginning.