



VERIFIED LEGAL DESCRIPTION FORM

(APPENDIX C)

EXHIBIT

A

The following legal description has been prepared by

Jeffrey D. Hofius

and submitted to the City Planning Bureau for verification.

Signature

[Signature]

Date

11/16/2015

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

LEADING EDGE SURVEY
OF 10-21-14, RAN

TRAVELER CLOSURE.

By

[Signature]

Date

1-13-2016

Application Request (Office Use Only)

File No. ANX2015-00029

Legal Description Including Acreage (To be typed by Applicant):

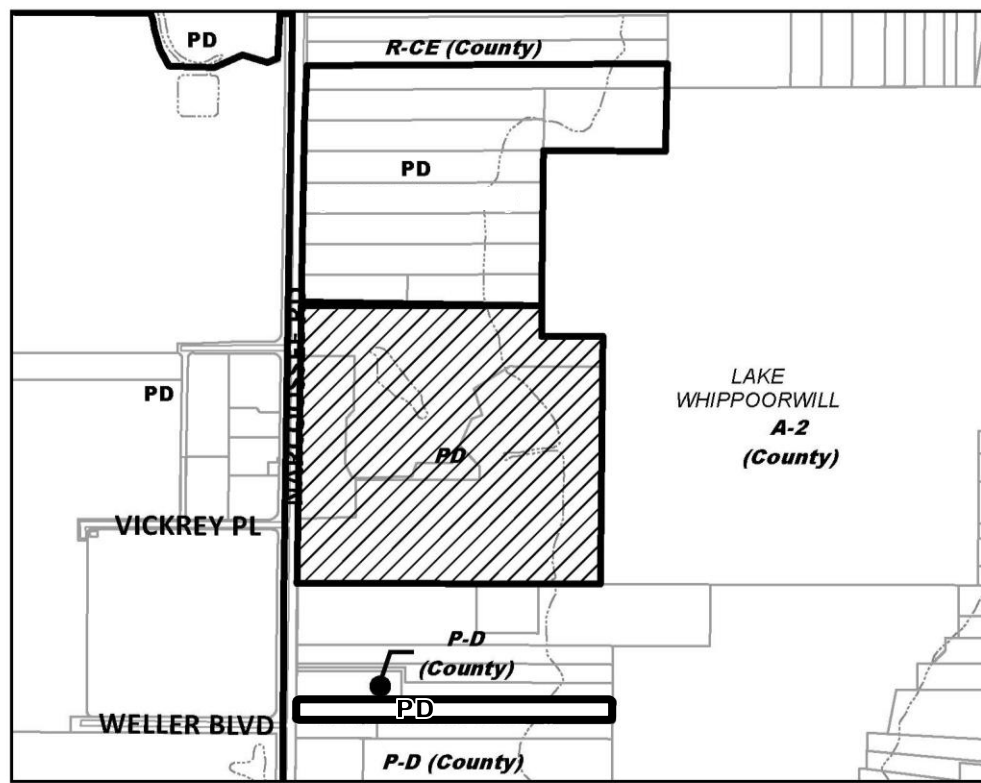
A PARCEL OF LAND LOCATED IN THE NW 1/4 OF SECTION 20, TOWNSHIP 24 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE WEST 1/4 CORNER OF SAID SECTION 20; THENCE WITH THE SOUTH LINE OF THE NW 1/4 OF SAID SECTION 20, S89°48'41"E, A DISTANCE OF 33.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF NARCOOSSEE ROAD (VARIABLE-WIDTH RIGHT OF WAY) AND THE POINT OF BEGINNING;

THENCE WITH SAID EAST RIGHT-OF-WAY LINE THE FOLLOWING SIX (6) COURSES: 1) N00°56'16"E, A DISTANCE OF 1132.58 FEET; 2) N01°13'54"E, A DISTANCE OF 195.06 FEET; 3) N00°06'28"E, A DISTANCE OF 34.51 FEET; 4) N00°56'16"E, A DISTANCE OF 25.30 FEET; 5) N01°14'31"E, A DISTANCE OF 94.22 FEET; 6) N00°11'07"W, A DISTANCE OF 1.75 FEET; THENCE LEAVING SAID EAST RIGHT-OF-WAY LINE, N89°54'50"E, A DISTANCE OF 1288.31 FEET TO THE EAST LINE OF THE NW 1/4 OF THE NW 1/4 OF SAID SECTION 20; THENCE WITH SAID EAST LINE, S00°41'52"W, A DISTANCE OF 165.50 FEET TO THE NORTHWEST CORNER OF THE SE 1/4 OF THE NW 1/4 OF SAID SECTION 20; THENCE WITH THE NORTH LINE OF THE W 1/4 OF THE SE 1/4 OF THE NW 1/4 OF SAID SECTION 20, N89°56'40"E, A DISTANCE OF 330.74 FEET TO THE NORTHEAST CORNER OF THE W 1/4 OF THE SE 1/4 OF THE NW 1/4 OF SAID SECTION 20; THENCE WITH THE EAST LINE OF THE W 1/4 OF THE SE 1/4 OF THE NW 1/4 OF SAID SECTION 20, S00°38'17"W, A DISTANCE OF 1325.41 FEET TO THE SE CORNER OF THE W 1/4 OF THE SE 1/4 OF THE NW 1/4 OF SAID SECTION 20; THENCE WITH THE SOUTH LINE OF THE NW 1/4 OF SAID SECTION 20, N89°48'41"W, A DISTANCE OF 1627.53 FEET TO THE POINT OF BEGINNING.

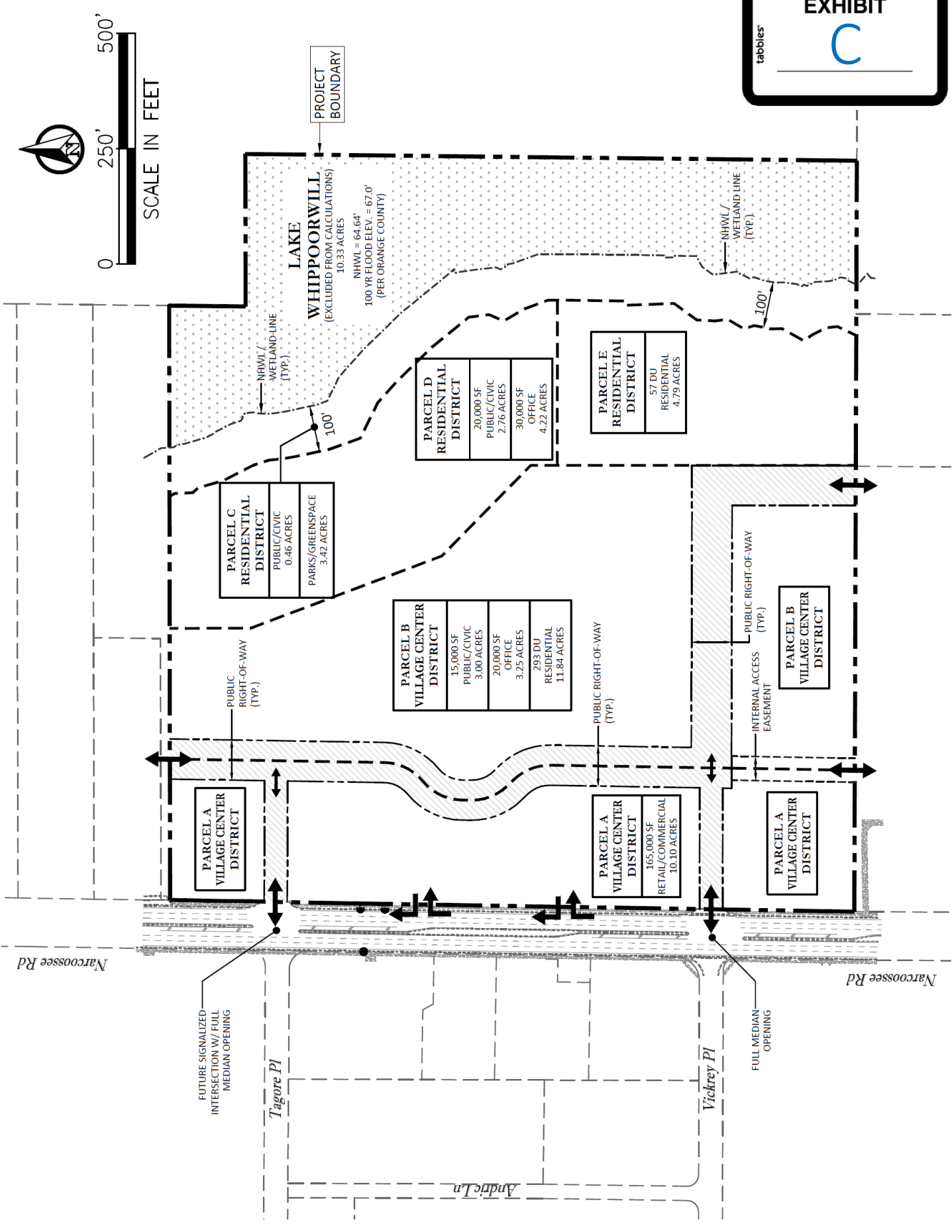
CONTAINING 54.1701 ACRES OF LAND, MORE OR LESS.

1 OF 1



Zoning - Proposed ZON2015-00054





Narcoossee Rd

Narcoossee Rd

FUTURE SIGNALIZED
INTERSECTION W/ FULL
MEDIAN OPENING

Tagore Pl

Andrie Ln

Vickrey Pl

FULL MEDIAN
OPENING



0 250' 500'

SCALE IN FEET

PROJECT
BOUNDARY

LAKE
WHIPPOORWILL

(EXCLUDED FROM CALCULATIONS)
10.33 ACRES

NHWL = 64.64'
100 YR FLOOD ELEV. = 67.0'
(PER ORANGE COUNTY)

NHWL/
WETLAND LINE
(TYP.)

100'

NHWL/
WETLAND LINE
(TYP.)

PARCEL C
RESIDENTIAL
DISTRICT
PUBLIC/CIVIC
0.46 ACRES
PARKS/GREENSPACE
3.42 ACRES

PARCEL B
VILLAGE CENTER
DISTRICT
15,000 SF
PUBLIC/CIVIC
3.00 ACRES
20,000 SF
OFFICE
3.25 ACRES
293 DU
RESIDENTIAL
11.84 ACRES

PARCEL D
RESIDENTIAL
DISTRICT
20,000 SF
PUBLIC/CIVIC
2.76 ACRES
30,000 SF
OFFICE
4.22 ACRES

PARCEL E
RESIDENTIAL
DISTRICT
57 DU
RESIDENTIAL
4.79 ACRES

PARCEL A
VILLAGE CENTER
DISTRICT

PARCEL A
VILLAGE CENTER
DISTRICT
165,000 SF
RETAIL/COMMERCIAL
10.10 ACRES

PARCEL B
VILLAGE CENTER
DISTRICT

PUBLIC RIGHT-OF-WAY
(TYP.)

INTERNAL ACCESS
EASEMENT

PUBLIC RIGHT-OF-WAY
(TYP.)

EXHIBIT**D****Legend**

	PROPERTY BOUNDARY
	INTERNAL LAND USE LINE
	INTERNAL ACCESS EASEMENT
	FULL ACCESS LOCATION (EXTERNAL)
	RT. IN/RT. OUT LOCATION
	FULL ACCESS ROAD (INTERNAL)
	NHWL / WETLAND LINE
	WETLAND

Development Program Table**Village Center District**

OFFICE	20,000 SF
PUBLIC / CIVIC (1)	15,000 SF
RETAIL / COMMERCIAL (2)	165,000 SF
RESIDENTIAL (5)	293 DU

Residential District

PUBLIC / CIVIC (1)(4)	20,000 SF
OFFICE (4)	30,000 SF
RESIDENTIAL	57 DU

(1) PUBLIC/CIVIC LAND USES TO INCLUDE MISSIONARY, INSTITUTIONAL, ASSEMBLY, AND ANCILLARY USES.

(2) RETAIL/COMMERCIAL USES INCLUDE HOTEL USE.

(3) DEVELOPMENT PROGRAM CAN BE AMENDED PER THE LAND USE CONVERSION MATRIX.

(4) 20,000 SF PUBLIC / CIVIC AND 30,000 SF OFFICE USES IN RESIDENTIAL DISTRICT 'PARCEL D' ARE EXISTING LAND USES.

(5) RETAIL / COMMERCIAL USES ARE ALLOWED WITHIN 'PARCEL B' PER THE LAND USE CONVERSION MATRIX.

(6) 15,000 SF PUBLIC / CIVIC USES IN 'PARCEL B' ARE EXISTING. 20,000 SF OFFICE AND 293 RESIDENTIAL DWELLING UNITS ARE PROPOSED.

Site Data Table

TOTAL SITE AREA	54.17 ACRES
LAKE WHIPPOORWILL	10.33 ACRES
NET DEVELOPABLE AREA	43.84 ACRES

Development Standards

DEVELOPMENT STANDARDS SHALL BE IN ACCORDANCE WITH THE PD ORDINANCE AND ANNEXATION AGREEMENT.

Utilities

POTABLE WATER/ FIRE PROTECTION	ORLANDO UTILITIES CORP.
SANITARY SEWER	ORANGE COUNTY UTILITIES
RECLAIMED WATER	ORANGE COUNTY UTILITIES

Notes

1	PARCEL ACREAGES AND BOUNDARY LIMITS ARE PRELIMINARY AND SUBJECT TO SPECIFIC PARCEL MASTER PLAN APPROVAL.
2	LOCATIONS OF INTERNAL AND EXTERNAL ACCESS LOCATIONS ARE APPROXIMATE AND SUBJECT TO SPECIFIC PARCEL MASTER PLAN APPROVAL.
3	ALIGNMENT OF INTERNAL ACCESS ROAD IS CONCEPTUAL. ROADWAY MAY BE A DEDICATED PUBLIC RIGHT-OF-WAY, A PRIVATE ACCESS TRACT AND/OR ACCESS EASEMENT.
4	A CROSS ACCESS EASEMENT WILL BE PROVIDED FROM 'PARCEL B' THROUGH 'PARCEL E' TO 'PARCEL C'. LOCATION TO BE DETERMINED DURING SPECIFIC PARCEL MASTER PLAN PROCESS.
5	THE PUBLIC/CIVIC AND PUBLIC PARK/GREENSPACE AREA WITHIN THE 100' BUFFER, 'PARCEL C', ADJACENT TO LAKE WHIPPOORWILL (AS DEFINED BY S.40.6) SHALL COUNT TOWARD THE VILLAGE CENTER MIX OF USES PROVIDED THERE IS PUBLIC ACCESS TO THE AREA.

Unit Land Use Conversion Matrix

		TO										
		ITE Code	Units	PM Peak Hour Trip Rate	Single Family Residential	Multi-Family Apartment	Residential Condos/Townhouse	Hotel	Church	General Office Building	Shopping Center (Retail)	Restaurant (Fast Food with Drive Thru)
FROM												
										</		

Notes:

(a) Trip Rate source is the Institute of Transportation Engineers (ITE) Trip Generation Handbook (9th Edition)

(b) DU = Dwelling Unit, RM = Room, KSF = 1,000 square feet

(c) Unit Equivalency Matrix is based on PM peak hour trip rates

