EXHIBIT

A

VERIFIED LEGAL DESCRIPTION FORM

MUNICIPAL PLANNING BOARD

The following legal description has been prepared by Allen & Company and submitted to the City Planning Bureau for verification.

Signature

6/10/2016

Date

Application Request (Office Use Only):

File No. _____

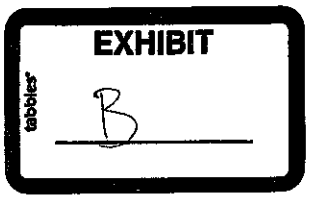
Legal Description Including Acreage (To be Typed By Applicant):

PARCELS 1 THROUGH 5 TOGETHER BEING DESCRIBED AS FOLLOWS:

COMMENCE at the Northeast corner of Lot 1, MAJORCA PLACE NORTH REPLAT, as recorded in Plat Book 75, Pages 36 through 37, inclusive, of the Public Records of Orange County, Florida; Thence run South 00°35'19" East , along the Westerly right of way line of Turkey Lake Road, as recorded in Official Records Book 4297, Page 2474 of the said Public Records of Orange County, Florida, also being the Easterly line of Lots 1, 2 and 3 of said MAJORCA PLACE NORTH REPLAT, for a distance of 470.36 feet to the Southeast corner of said Lot 2; thence departing said Westerly right of way line, run South 89°24'41" West, along the Southerly line of said Lot 2, for a distance of 260.00 feet to a point on the Westerly line of Lot 4, MAJORC PLACE, as recorded in Plat Book 59, Pages 102 through 104, inclusive, of the Public Records of Orange County, Florida, also being a point on the Easterly line of aforesaid Lot 1; thence run South 00°35'19" East, along said Easterly and Westerly line, for a distance of 132.19 feet to the Southwesterly corner of said Lot 4, said point being a point on a curve, concave Southerly, having a radius of 110.50 feet, a chord bearing of South 75°54'58" East and a chord distance of 17.00 feet; thence run Easterly along the arc of said curve, and Southerly line of said Lot 4, through a central angle of 08°49'28" for an arc distance of 17.02 feet to a point of tangency; thence run South 71°30'14" East, along said Southerly line, for a distance of 18.85 feet to a point on a curve, concave Southerly, having a radius of 50.00 feet, a chord bearing of South 63°07'35" East and a chord distance of 77.07 feet; thence run Easterly along the arc of said curve, and said Southerly line of Lot 4, through a central angle of 100°50'13" for an arc distance of 88.00 feet to the cusp of a curve, concave Northerly, having a radius of 390.13 feet, a chord bearing of South 80°40'34" East and a chord distance of 156.16 feet; thence run Easterly along the arc of said curve, and said Southerly line, through a central angle of 23°05'27" for an arc distance of 156.16 feet to a the Southeasterly corner of said Lot 4, and a point on the aforesaid Westerly right of way line of Turkey Lake Road, and a curve, concave Westerly, having a radius of 2155.92 feet, a chord bearing of South 02°50'56" East and a chord distance of 29.54 feet; thence run Southerly along the arc of said curve, and said Westerly right of way line, through a central angle of 00°47'06" for an arc distance of 29.54 feet to a point on the Southerly line of Tract B, MAJORCA PLACE; thence run North 83°49'39" West, along said Southerly line, for a distance of

105.10 feet; thence run North 71°24'33" West, along said Southerly line, for a distance of 102.77 feet; thence run South 24°43'27" West, along the Easterly line of said Tract B, for a distance of 71.20 feet; thence run South 00°18'15" West, along said Easterly line, for a distance of 245.85 feet; thence run South 03°12'46" West for a distance of 47.82 feet to the Southeast corner of said Tract B, also being the Northeast corner of Tract A, MAJORCA PLACE; thence run South 18°56'43" West, along the Easterly line of said Tract A, for a distance of 23.42 feet; thence run South 18°56'43" West, along said Easterly line, for a distance of 23.42 feet to the point of curvature of a curve, concave Easterly, having a radius of 150.00 feet, a chord bearing of South 09°20'18" West and a chord distance of 50.55 feet; thence run Southerly along the arc of said curve, and said Easterly line, through a central angle of 19°23'42" for an arc distance of 50.80 feet to the point of tangency; thence run South 00°19'35" East, along said Easterly line, for a distance of 152.82 feet to a point on the Northerly right of way line of Sand Lake Road; thence run South 89°22'17" West, along said Northerly right of way line, for a distance of 25.01 feet to a point on the Westerly line of said Tract A; thence departing said Northerly right of way line, run North 00°21'48" West, along said Westerly line, for a distance of 40.00 feet; thence run North 89°38'12" East, along said Westerly line, for a distance of 13.00 feet; thence run North 00°21'48" West, along said Westerly line, for a distance of 112.92 feet to a point of curvature of a curve, concave Easterly, having a radius of162.00 feet, a chord bearing of North 09°20'03" East and a chord distance of 54.58 feet; thence run Northerly along the arc of said curve, and said Westerly line, through a central angle of 19°23'42" for an arc distance of 54.84 feet to the point of tangency; thence run North 18°55'46" East, along said Westerly line, for a distance of 39.49 feet to a point on the Northerly line of said Tract A, also being the Southerly line of aforesaid Tract B; thence run South 89°22'18" West, along the Southerly line of said Tract B, for a distance of 1.30 feet to the Southwest corner of said Tract B, also being a point on a curve, concave Westerly, having a radius of 110.27 feet, a chord bearing of North01°42'01" East and a chord distance of 7.78 feet; thence run Northerly along the arc of said curve, and the Westerly line of said Tract B, through a central angle of 04°02'31" for an arc distance of 7.78 feet to the point of tangency; thence run North 00°15'24" West, along said Westerly line, for a distance of 245.35 feet to the point of curvature of a curve, concave Easterly, having a radius of 220.50 feet; a chord bearing of South 09°27'13" East and a chord distance of 74.87 feet; thence run Northerly along the arc of said curve, and said Westerly line, through a central angle of 19°32'56" for an arc distance of 75.23 feet to the cusp of a curve, concave Northeasterly, having a radius of 50.00 feet, a chord bearing of North 29°18'57" West and a chord distance of 36.10 feet; thence run Northwesterly along the arc of said curve, and said Westerly line, through a central angle of 42°19'20" for an arc distance of 36.93 feet to the Southeast corner of aforesaid Lot 3, MAJORCA PLACE NORTH REPLAT; thence run North 71°30'14" West, along the Southerly line of said Lot 3, for a distance of 7.85 feet to the point of curvature of a curve, concave Southerly, having a radius of 50.50 feet, a chord bearing of North 80°53'20" West and a chord distance of 16.47 feet; thence run Westerly along the arc of said curve, and said Southerly line, through a central angle of 18°46'11" for an arc distance of 16.54 feet to the point of tangency; thence run South 89°43'35" West, along said Southerly line, for a distance of 148.49 feet; thence run South 89°27'37" West, along said Southerly line, for a distance of 543.97 feet; thence departing said Southerly line, North 28°15'04" East for a distance of 754.56 feet to a point on the Northerly line of said Lot 3; thence run North 89°32'59" East, along the Northerly line of said Lot 3 and Lot 1, for a distance of 607.89 feet to the POINT OF BEGINNING.

Containing 11.27 acres, more or less.



Majorca Property
Annexation Study Report

Prepared by the
City of Orlando
Office of Economic Development
June 8, 2016

Introduction

The annexation area considered in this study is located in unincorporated Orange County east of Turkey Lake Road and north of Majorca Place. The area is located in Orange County Commission District 1, represented by Commissioner S. Scott Boyd. If annexed into the City of Orlando, the area would be in City Council District 6, currently represented by City Commissioner Samuel B. Ings. Please refer to Exhibit 1 - Location Map.

The development pattern within and surrounding the annexation area is urban in form and intensity. The annexation study area comprises 11.263 acres consisting of 4 parcels (26-23-28-5411-00010, 26-23-28-5411-00-020, 26-23-28-5410-00-002 and 26-23-28-5410-00-001) and a portion of a fifth parcel (26-23-28-5411-00-030). Specifically, the study area includes two existing commercial buildings, a Tire Kingdom and Dewey's Indoor Golf & Sports Grill and a vacant piece of property that is proposed for multifamily development. If annexed, the study area would not increase the City's population since it is currently vacant. Orange County Supervisor of Elections records indicate there are no registered electors in the annexation study area.

The annexation study area is served by Dr. Phillips Elementary School, Southwest Middle School, and Dr. Phillips High School.

The annexation area is contiguous to existing City boundaries, represents a compact urban form, is not part of another incorporated municipality, is urban in character, and will not create an enclave upon annexation. The annexation area meets the criteria set forth in subsection 171.043 of the Florida Statutes, entitled, "Character of the Area to be Annexed."

Current and Proposed Future Land Use and Zoning

Within the annexation area, Orange County future land use designations and Orlando's proposed future land use designations are generally consistent. The subject area currently has an Orange County future land use designation of Commercial. The adjacent City of Orlando future land use designation is Metropolitan Activity Center. Upon annexation, the City will adopt the Metropolitan Activity Center future land use designation reflecting existing development in the area.

Based on the surrounding land uses and the current development pattern of the neighborhood, the City Planning Division is recommending an initial zoning of Planned Development (PD). It should also be noted that urban design staff will conduct a detailed analysis of the proposed development prior to initial zoning to determine if the multifamily design criteria (LDC2014-00034) are being met.

Provision of Public Facilities and Services

The table on the next page details the current service providers and the potential providers that would serve the subject area if the annexation ordinance were adopted.

Current and Potential Service Providers

Service	Current Service Providers (Orange County)	Potential Service Providers (City of Orlando)
Potable Water	Orlando Utilities Commission	Orlando Utilities Commission
Electric Service	Duke Energy	Duke Energy
Wastewater	Orange County	Orange County
Solid Waste	Orange County and Private haulers	City of Orlando and Private haulers
Stormwater	Orange County	City of Orlando
Police	Orange County Sheriff's Office	City of Orlando
Fire	Orange County Fire Department	City of Orlando

What follows is a brief description of how the City of Orlando will provide each of the needed urban services to the Majorca study area upon annexation.

Potable Water: Orlando Utilities Commission (OUC) currently provides water services to the annexation study area. If annexed, the subject properties will remain within the OUC service territory and there will be no interruption of service. The current 15% surcharge on water service for non-City customers in the OUC service territory will be discontinued upon annexation. Existing water lines (and sizes) are depicted in Exhibit 6.

Electric Service: Duke Energy currently provides electric services to the study area. If annexed, the area will remain within Duke Energy service district and there will be no interruption of service. Upon annexation, electric rates will remain the same.

Wastewater: The Majorca study area is located outside of the City sewer and reclaimed water service areas and within Orange County Wastewater Service territory, therefore it will be serviced by Orange County. Orange County Utilities' sanitary sewer facilities are located within Turkey Lake Rd and appear to serve existing development on the subject parcels.

Solid Waste: The annexation area is currently served by Orange County for garbage collection services. The City Solid Waste Management Bureau (SWMB) indicates existing capital and capacity are available to service the annexation study area.

Stormwater Management: The annexation area will be subject to the City of Orlando's stormwater utility fee upon annexation. Payment of the stormwater utility fee provides maintenance for the retention ponds and drainage features in the area. The amount of the stormwater utility fee would vary depending on the amount of imperviousness on each property, and on whether the annexed properties have existing on-site stormwater management systems.

Police Protection: The Orange County Sheriff's Office currently provides crime prevention and police protection services to the annexation study area. Upon annexation, the Orlando Police Department (OPD) will provide police protection services to the annexation study area. OPD concludes that the annexation with the property in its present condition would create an estimated 23.6 additional calls for service annually and would not require additional staffing. If the property is developed as a multi-family community, OPD would reevaluate projected calls for service based on the population of the development at that time.

Fire Protection: Fire Protection is currently provided by Orange County Fire Station #31. Upon annexation, Orlando Fire Department (OFD) Station 10, which is located at 5655 W Vineland Road, will be able to serve the proposed annexation in a responsive manner with currently assigned personnel and apparatus.

Recreation: The City's Parks and Recreation Department provides parks and recreation facilities for all City residents. The annexation study area is located in the City's Community Park Service Area 3 and the Neighborhood Park Special Study Area G. A surplus park capacity of 242 acres currently exists for Community Park Service Area 3 and a surplus is projected to continue beyond 2020. Neighborhood Park Special Study Area G currently has no park capacity, the project would be required to provide on-site recreation options for the future residents as a condition of development approval.

Revenues

The estimated ad valorem taxable value of the Majorca study area is $5,336,354, this estimate includes a portion of parcel #26-23-28-5411-00-030 which is excluded from the annexation. This study area will generate $35,486 annually in property tax revenue to the City of Orlando. Once the subject site is fully developed and has residents, it will generate additional ad valorem revenue as well as non-ad valorem revenue to the City of Orlando. Other revenues consist of utility taxes; franchise fees; license and permit fees; federal, state, and local intergovernmental revenue transfers; and charges for services. The financing of municipal services depends on the service, these are either funded from the general fund or enterprise fund.

Summary

The Majorca Annexation Study area is contiguous and compact. The annexation would provide a logical extension of City boundaries.

The annexation of the Majorca Annexation Study area meets the requirements of Chapter 171 of the Florida Statutes. More specifically, this report entitled "Majorca Annexation Study Report" satisfies the requirements of section 171.042 of the Florida Statutes entitled, "Prerequisites to Annexation." In addition, the urban character of the annexation area meets the requirements set forth in Section 171.043 of the Florida Statutes entitled "Character of the Area to be Annexed." See Exhibit 4 for certifications.

The City of Orlando has, and can provide, the necessary public facilities and services to serve the Majorca Annexation Study area.

Attachments and Exhibits

Exhibit 1 – Majorca Study Area Map

Exhibit 2 – Majorca Study Area County Future Land Use Map (current and proposed)

Exhibit 3 – Majorca Study Area County Zoning Map (current and proposed)

Exhibit 4 – Statement certifying that the area to be annexed meets the criteria in S. 171.043, F.S.

Exhibit 1 – Majorca Study Area Map

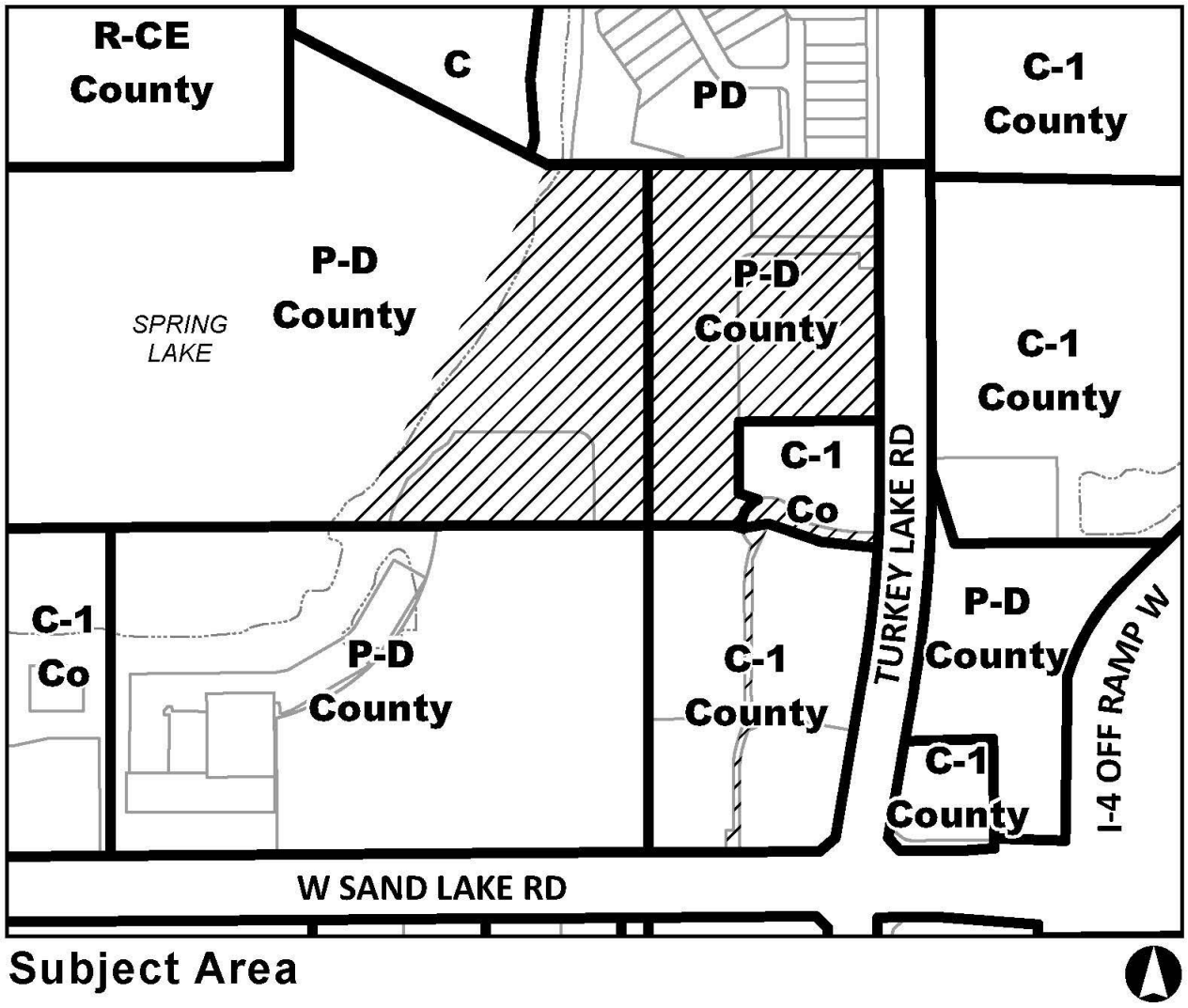
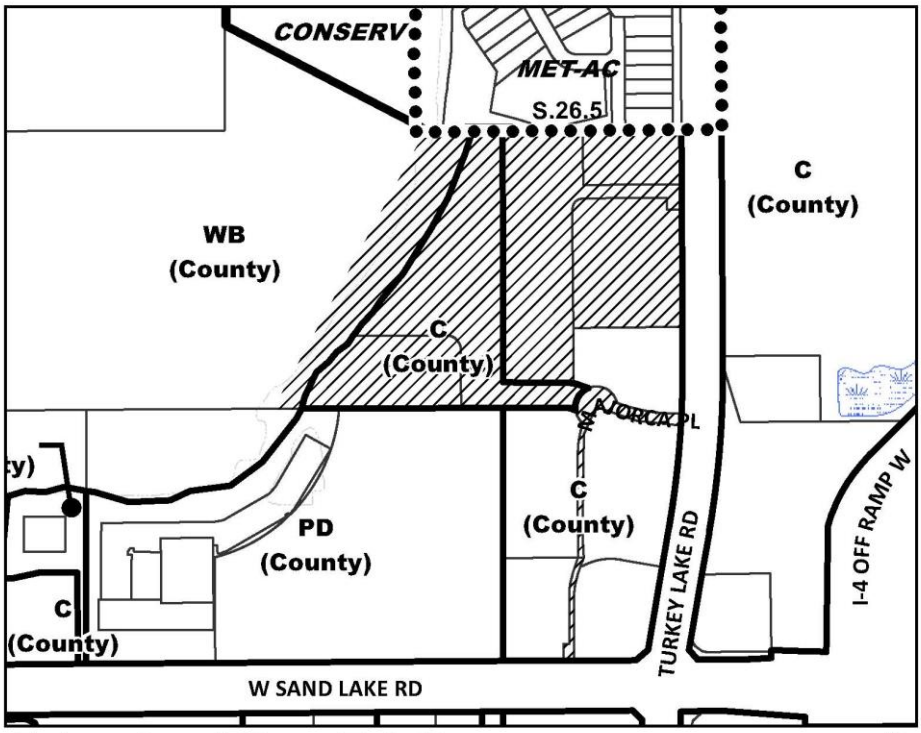
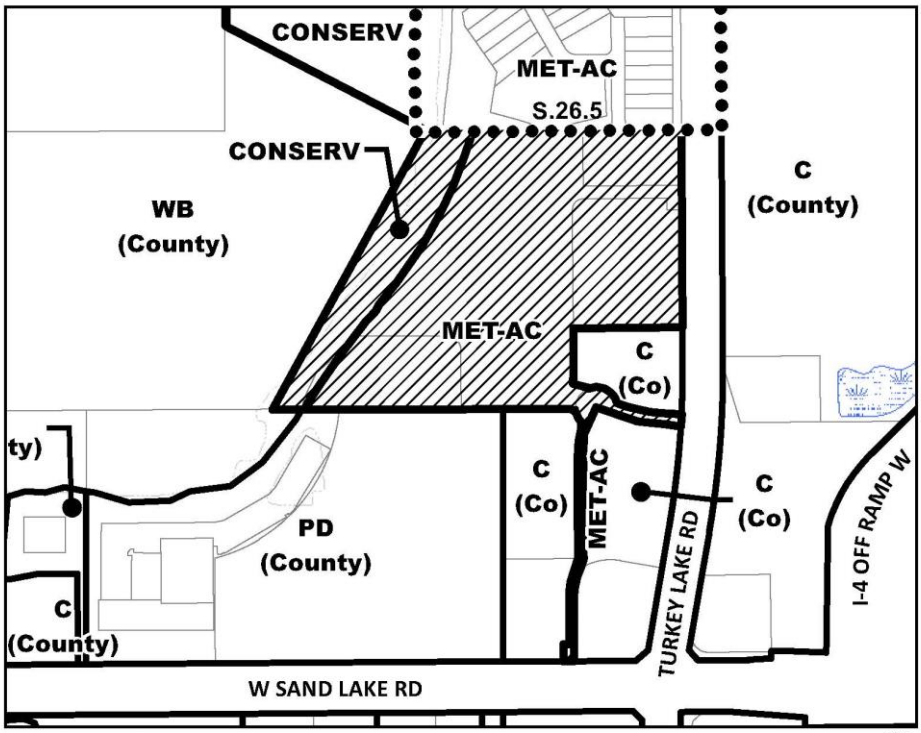


Exhibit 2 – Majorca Study Area County Future Land Use Map (current and proposed)

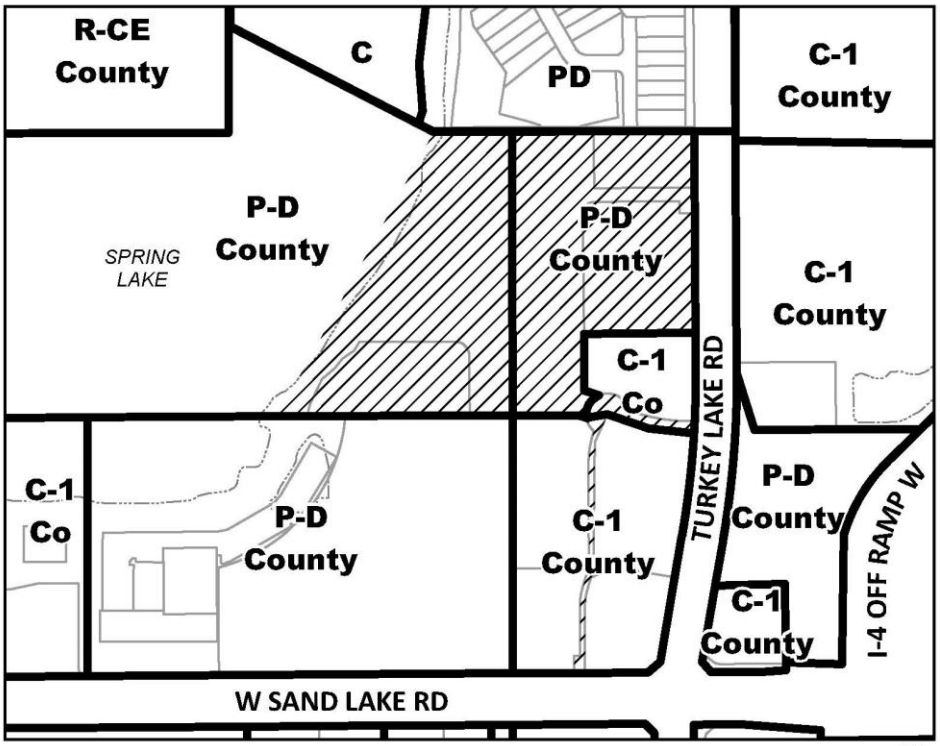


Future Land Use - Existing

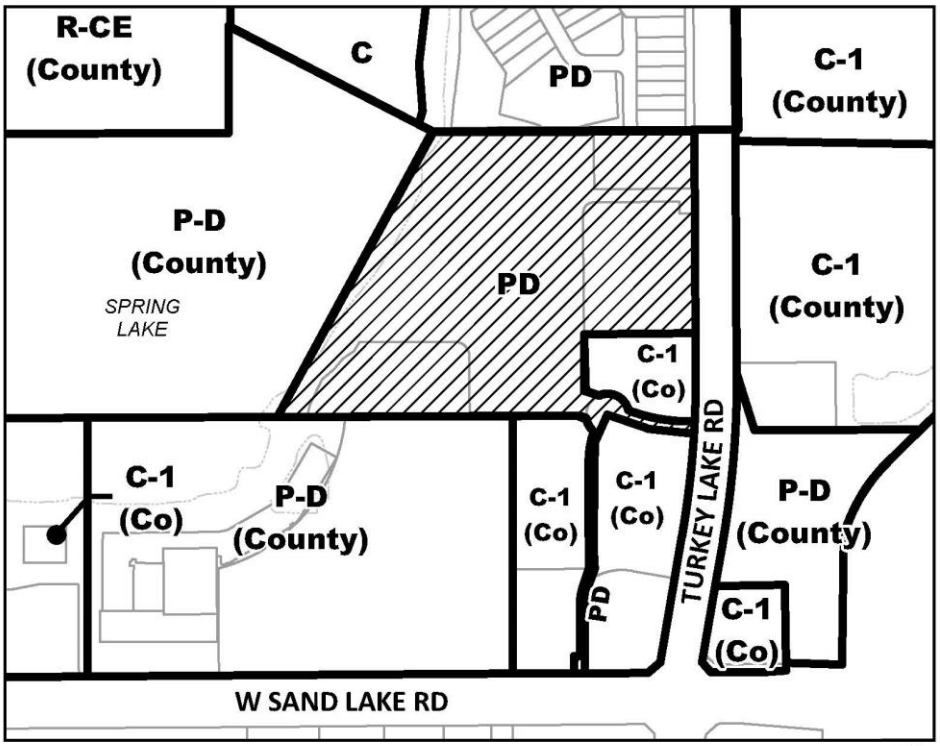


Future Land Use - Proposed

Exhibit 3 – Majorca Study Area County Zoning Map (current and proposed)



Zoning - Existing



Zoning - Proposed

Exhibit 4 – Statement certifying that the area to be annexed meets the criteria in S. 171.043, F.S.

In accordance with section 171.043(1), Florida Statutes, the Majorca annexation area was contiguous to the city's boundaries at the time the instant annexation proceeding began, and was and is reasonably compact, and that no part of the Majorca annexation area is within the boundary of another incorporated municipality.

In accordance with subsection 171.043(2), Florida Statutes, part or all of the Majorca annexation area is developed for urban purposes in that it is so developed that at least 60% of the total number of lots and tracts in the area at the time of annexation are used for urban purposes, and it is subdivided into lots and tracts so that at least 60% of the total acreage, not counting the acreage used at the time of annexation for nonresidential urban purposes, consists of lots and tracts five acres or less in size.

In accordance with subsection 171.043(3), Florida Statutes, the Majorca annexation area lies between the city's existing boundary and an area developed for urban purposes, so that the area developed for urban purposes is either not adjacent to the city's existing boundary or cannot be served by the city without extending services or water or sewer lines through such sparsely developed area.

Paul Lewis, FAICP, Chief Planning Manager
on behalf of Dean Grandin, AICP, Planning Director

Exhibit 4 – Statement certifying that the area to be annexed meets the criteria in S. 171.043, F.S.

In accordance with section 171.043(1), Florida Statutes, the Majorca annexation area was contiguous to the city's boundaries at the time the instant annexation proceeding began, and was and is reasonably compact, and that no part of the Majorca annexation area is within the boundary of another incorporated municipality.

In accordance with subsection 171.043(2), Florida Statutes, part or all of the Majorca annexation area is developed for urban purposes in that it is so developed that at least 60% of the total number of lots and tracts in the area at the time of annexation are used for urban purposes, and it is subdivided into lots and tracts so that at least 60% of the total acreage, not counting the acreage used at the time of annexation for nonresidential urban purposes, consists of lots and tracts five acres or less in size.

In accordance with subsection 171.043(3)(a), Florida Statutes, any area included in the Majorca annexation area that does not meet the requirements of subsection (2) lies between the city's existing boundary and an area developed for urban purposes, so that the area developed for urban purposes is either not adjacent to the city's existing boundary or cannot be served by the city without extending services or water or sewer lines through such sparsely developed area. In accordance with subsection 171.043(3)(b), Florida Statutes, any area included in the Majorca annexation area that does not meet the requirements of subsection (2) is adjacent, on at least 60 percent of its external boundary, to any combination of the city's existing boundary and the boundary of an area or areas developed for urban purposes as defined in subsection (2).

Dean Grandin, AICP, Planning Director

6/14/2016

Date