



EXHIBIT

A

VERIFIED LEGAL DESCRIPTION FORM

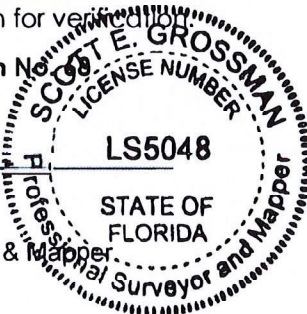
MUNICIPAL PLANNING BOARD

The following legal description has been prepared by Donald W. McIntosh Associates, Inc. and submitted to the City Planning Division for verification.

Certificate of Authorization No. 5048

Signature

Scott E. Grossman, PSM
Florida Registered Surveyor & Mapper
Certificate No. 5048



Date

7/15/2019

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

BOUNDARY SURVEY
BY D.W.M.A.

By

Date

7/08/2020



Application Request (Office Use Only):

File No. GMP2020-10006,
-10007 & ZON2020-10002

VISTA COMMERCE PARK

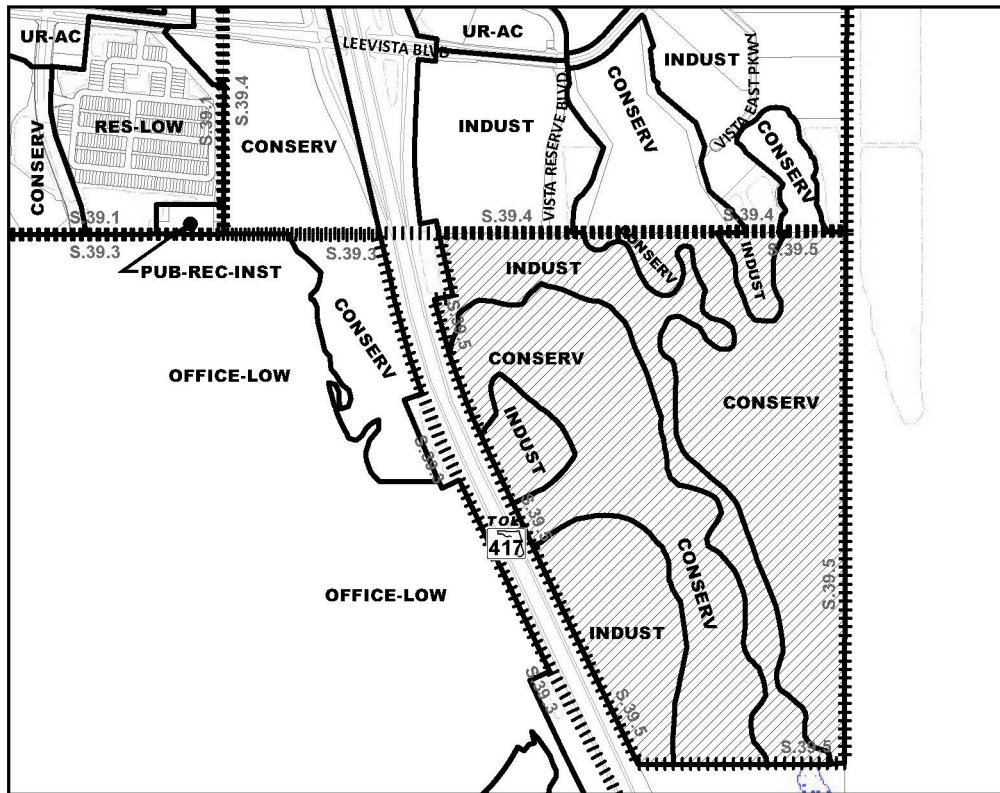
DESCRIPTION:

That portion of the South 1/2 of Section 20, Township 23 South, Range 31 East, Orange County, Florida, lying East of State Road No. 417 (Central Florida Greenway), as described in Official Records Book 4068, Page 3668 of the Public Records of Orange County, Florida, and that portion of the Northeast 1/4 of Section 29, Township 23 South, Range 31 East, Orange County, Florida, lying East of State Road No. 417 (Central Florida Greenway) and North of Parcel No. 41-103, Wetlands Mitigation Areas Taking, as described in Official Records Book 4068, Page 3668 of the Public Records of Orange County, Florida.

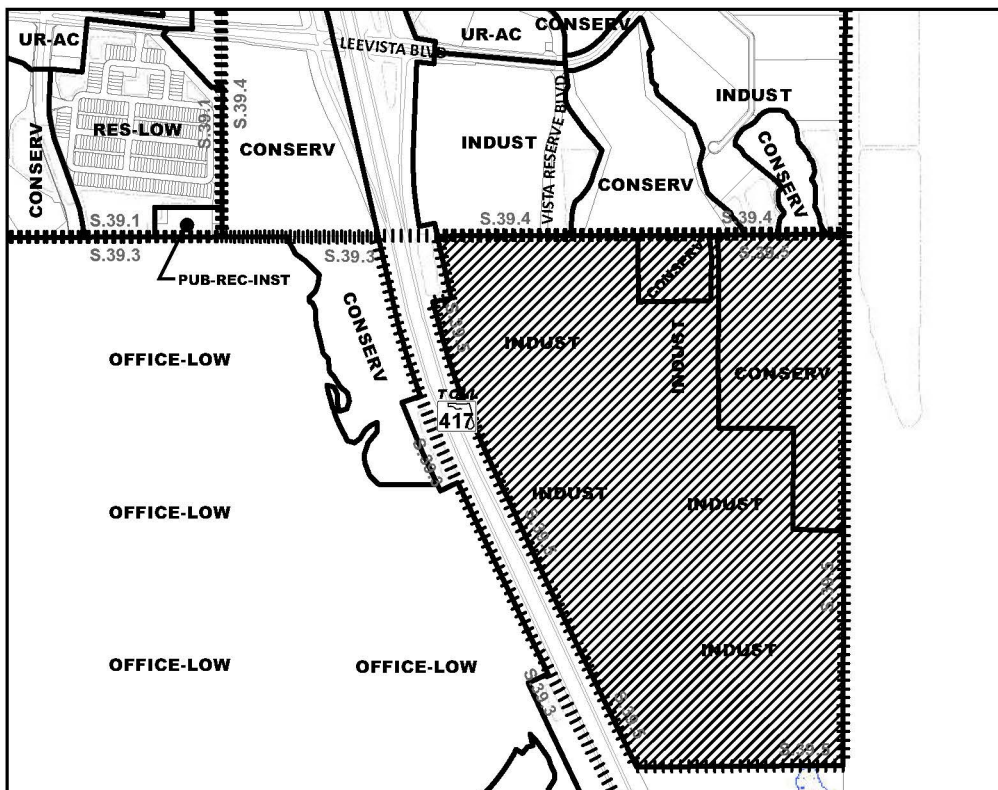
Being subject to any rights-of-way, restrictions and easements of record.

EXHIBIT

B



Future Land Use - Existing GMP2020-10006



Future Land Use - Proposed GMP2020-10006



EXHIBIT

C

Because this area is located within a Formerly Used Defense Site, and because the site is located directly adjacent to the Orange County landfill, any development proposals must be supported by engineering and environmental studies demonstrating the suitability of the development for the uses proposed. The property owner shall comply with all Defense Environmental Restoration Program (DERP-FUDS), and Military Munitions Response Program requirements and protocols as recommended and established by the U.S. Department of Defense – U.S. Army Corps of Engineers as part of the development of the property.

The boundaries of environmentally sensitive areas shall be determined through and based upon appropriate environmental studies and analysis. Development must conform to Conservation Policies 1.4.1 through 1.4.6 and be coordinated with all appropriate governmental agencies to minimize any potential adverse environment impacts.

Roads that cross major wetland systems must incorporate bridges or oversized culverts to maintain wildlife corridors.

Prior to development, an overall master plan that addresses the entire land area and maximum development program shall be reviewed and approved. The maximum development program shall be limited to ~~1,500,000~~ 3,388,000 square feet of permitted uses. ~~Notwithstanding the foregoing, the property owner agrees that no certificates of occupancy may be issued before June 1, 2015, for development which will generate more than 1,000 external average daily trips. At such time as the property owner is ready to proceed with development that generates more than 1,000 external average daily trips, but in no event before June 1, 2015, the property owner shall submit to the City transportation official a traffic impact analysis. The traffic impact analysis shall (i) address roadway links and intersections on which the development is projected to use more than five percent of the adopted level of service capacity, (ii) shall include appropriate mitigation measures, if required, complying with the laws, ordinances, and transportation requirements that are in effect at the time analysis is performed; (iii) shall be reviewed for sufficiency prior to the commencement of development that exceeds 1,000 external average daily trips; and (iv) shall assess impacts to State SIS facilities consistent with the appropriate statutory requirements.~~

The following structures and uses are prohibited within this area: billboards, residential, emergency shelters, treatment/recovery facilities, adult entertainment, and intensive retailing. Allowable uses must be consistent with Future Land Use Figure LU-1 and the Land Development Code.