

## Oakwater Professional Park Annexation Service Report

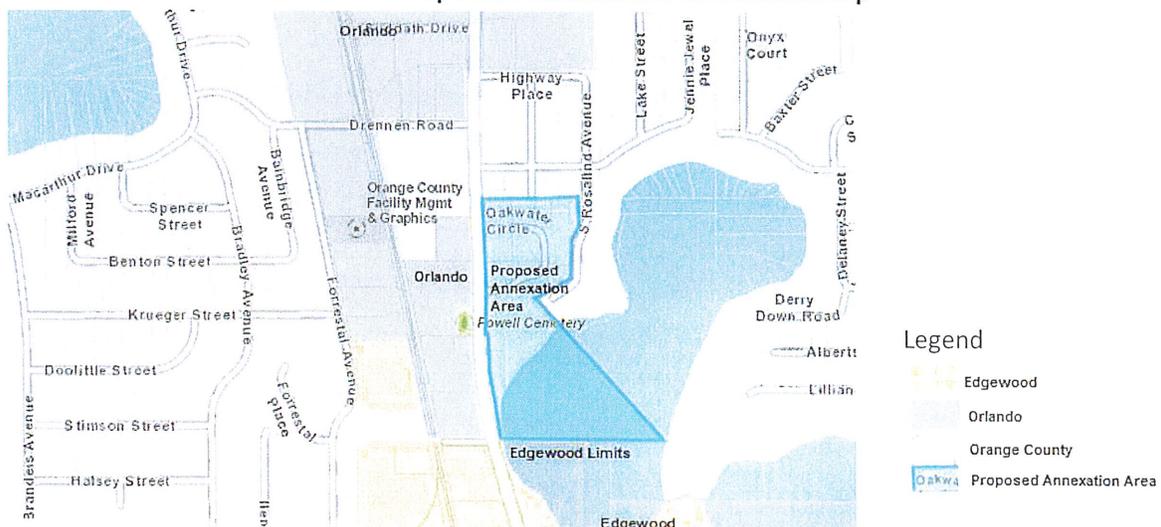
This report is presented in accordance with Chapter 171.042 related to a proposed annexation of ±16.32 acres of the unincorporated area of Orange County, including ±7.4 acres of submerged land, into the City of Edgewood. The land in discussion is on the east side of Orange Avenue, ±1.6 miles south of Michigan Avenue, comprising the tax parcels listed in Exhibit 1. These parcels are located in Orange County Commission District 3, represented by Commissioner Mayra Uribe.

### Exhibit 1 – Orange County Property Appraiser Tax Parcels Comprising the Annexation Area

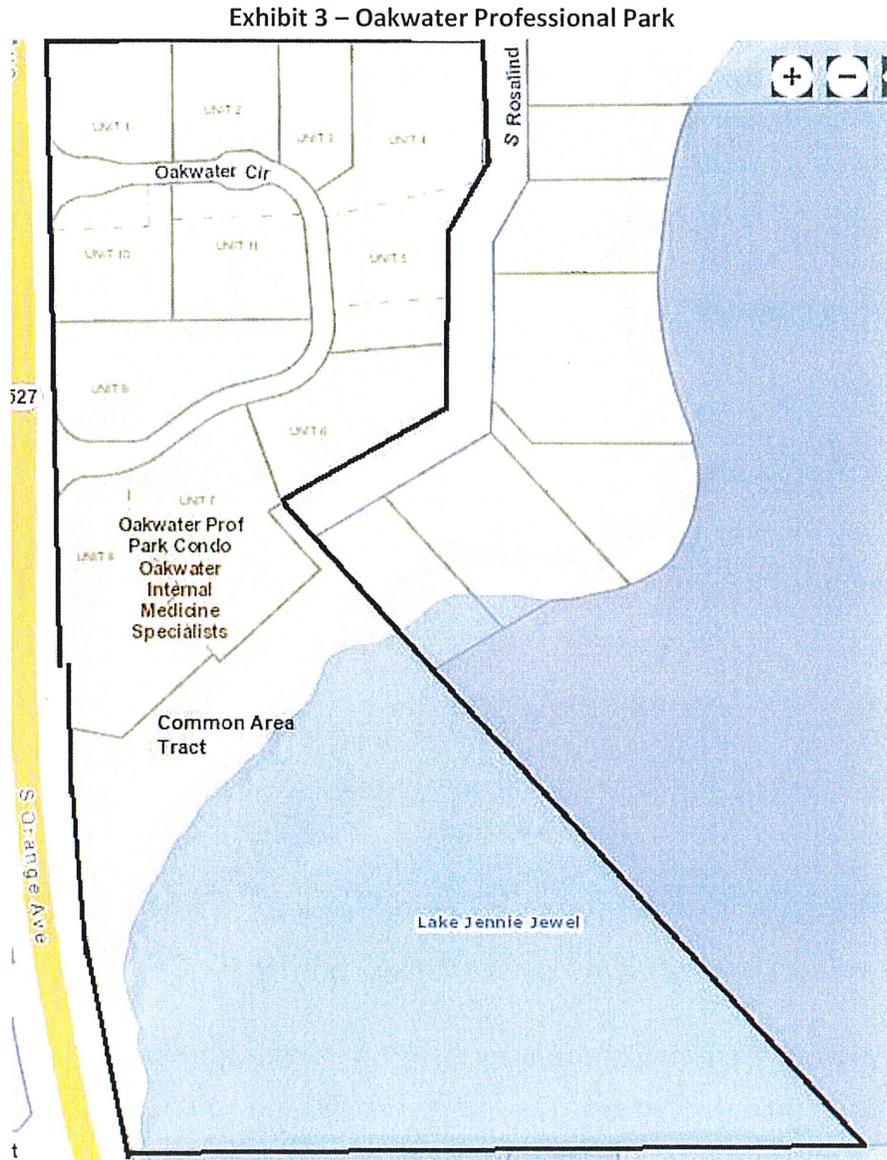
- 12-23-29-6138-00-001
- 12-23-29-6138-00-004
- 12-23-29-6138-00-100
- 12-23-29-6138-00-200
- 12-23-29-6138-00-300
- 12-23-29-6138-00-400
- 12-23-29-6138-00-600
- 12-23-29-6138-00-700
- 12-23-29-6138-00-900
- 12-23-29-6138-01-000
- 12-23-29-6138-01-100

The annexation area meets the criteria set forth in subsection 171.043 (1) and (2), Florida Statutes, entitled “Character of the Area to be Annexed.” As shown by Exhibit 2, the annexation area is contiguous to existing City boundaries and is reasonably compact, not creating any enclaves upon annexation. Furthermore, the property is not part of another incorporated municipality.

### Exhibit 2- Proposed Annexation Area Location Map



As required for annexation by Chapter 171.043(1), Florida Statutes, the property and its surrounding area have been developed for urban purposes. The subject property is the Oakwater Professional Park, comprised of 11 lots as illustrated in Exhibit 3, each less than one acre, and 100 percent used for nonresidential urban purposes.



The surrounding land use is of urban intensity, with commercial uses fronting Orange Avenue and residential to the east as illustrated by Exhibit 4.

**Exhibit 4 -Existing Land of Subject Property and Surrounding Area**



The existing use is consistent with Orange County’s future land use designation of the property. The parcels fronting Orange Avenue currently have an Orange County future land use designation of Commercial, with the remainder of the property designated as Office. The City of Edgewood’s future land use designation of Commercial, which includes offices, would be consistent with the current use of the property.

The zoning of the property reflects the future land use designations, with C-1 along the Orange Avenue frontage and P-O on the Office designated parcels. The City will likely retain the County’s zoning districts on the property after annexation.

Given the existing and planned commercial use of the property, the study area would not increase the City’s population if annexed.

Urban services already serve the subject property. The table in Exhibit 5 and following text summarize the current service providers and those that would serve the subject area if the annexation ordinance was adopted. With the exception of police protection and solid waste pickup, the provision of urban services to the proposed annexation area will be unchanged. Services provided by the City will extend into the annexed area on substantially the same basis and in the same manner as such services are currently provided within the rest of the municipality without the need for any additional financing. There are no anticipated financial implications to the City relating to the annexation.

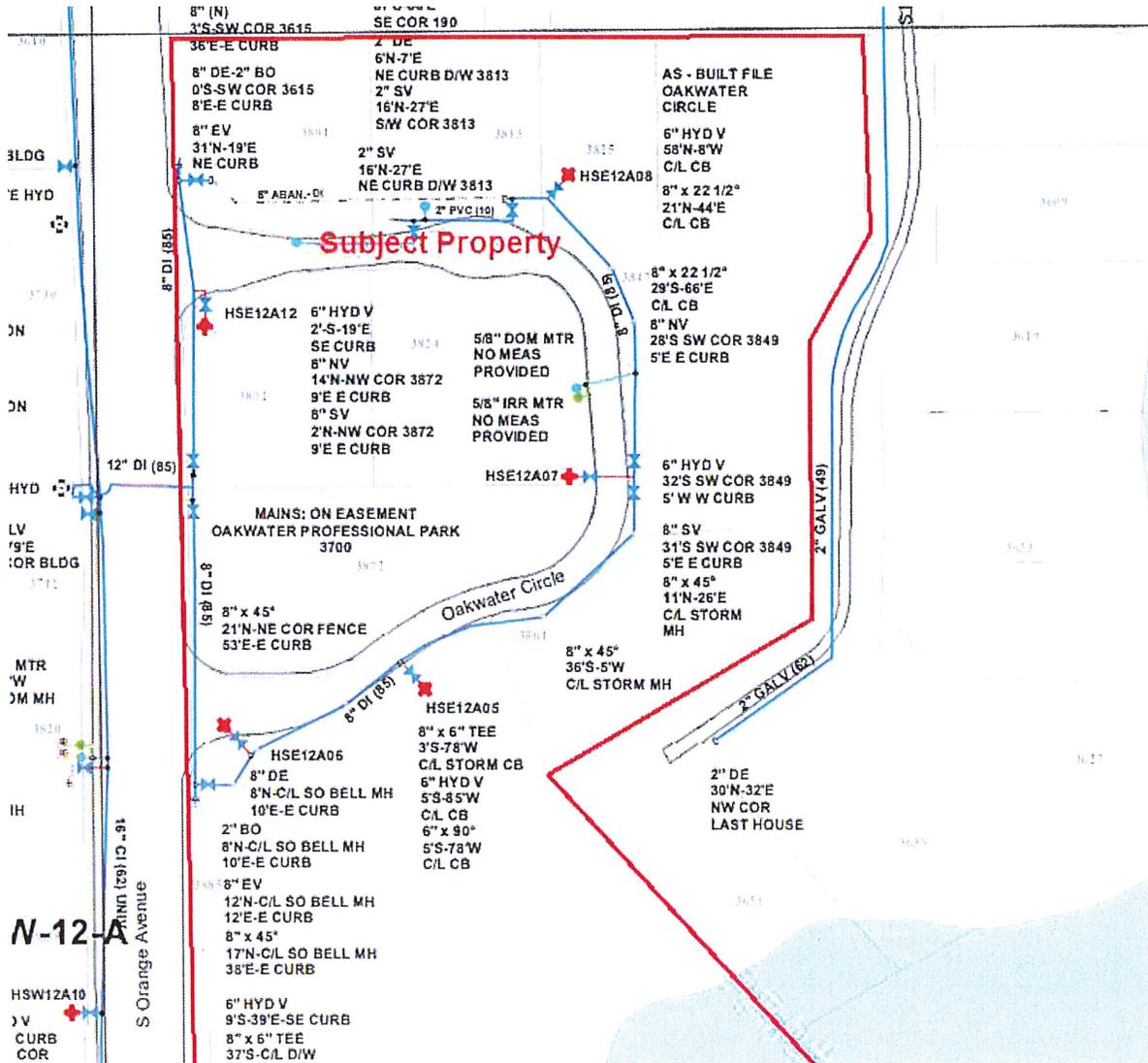
**Exhibit 5 Current and Upon Annexation Service Providers**

Service	Current Service Providers	Upon Annexation Service Providers
Potable Water	Orlando Utilities Commission	Orlando Utilities Commission
Wastewater	Onsite Sewage Disposal	Onsite Sewage Disposal
Electric Service	Duke Energy	Duke Energy
Solid Waste	Private hauler licensed by the County	Private hauler contracted by City
Stormwater	Property Owner’s Association	Property Owner’s Association
Police	Orange County Sheriff’s Office	Edgewood Police Department
Fire	Orange County Fire Department	Orange County Fire Department

Potable Water:

Orlando Utilities Commission (OUC) currently provides water services to the subject property. The water service lines are identified in Exhibit 6. If annexed, the subject properties will remain within the OUC service territory and there will be no interruption of service. Extension or upgrade of water lines will not be needed to continue to serve the annexed area; thus, there is no need for a finance plan for extension of services to the proposed annexation area.

Exhibit 6 – OUC Water Lines Adjacent to the Subject Property



Wastewater:

The property is within the City of Orlando’s wastewater service area; however, the closest trunk line is ±7/10 mile north of the property on East Pineloch Avenue. The subject property is currently served by onsite sewage disposal systems (septic tanks). No change will be required upon annexation; thus, there is no need for a finance plan for extension of services to the proposed annexation area.

**Electric Service:** Duke Energy currently provides electric services to the subject property. If annexed, the area will remain within Duke Energy service district and there will be no interruption of service.

**Solid Waste:** Solid waste pickup for non-residential uses in the unincorporated area is by one of the County permitted commercial licensees, a private hauler, contracted by the property owner. Upon annexation, solid waste pickup for non-residential uses will be by the private hauler as set forth for all non-residential properties in the City's franchise agreement per Code Section 30-48. The billing for solid waste pickup, whether in the County or the City, is direct between the customer and private hauler.

**Stormwater Management:** The stormwater management onsite was approved by Orange County and the St. Johns River Water Management District as part of the development approval process. It is maintained by the Property Owners association and there is no financial implication to the City after annexation.

**Police Protection:** The Orange County Sheriff's Office currently provides crime prevention and police protection services to the proposed annexation area. Upon annexation, the Edgewood Police Department will provide police services to the subject property. The City's provision of police service to the annexed area will not adversely impact the manner of service provided within the rest of the municipality prior to annexation. Additional staffing will be unnecessary to serve the area upon annexation.

**Fire Protection:** Fire Protection is currently provided by Orange County Fire Station #70, which will be the same station providing services after annexation as the City contracts with the County for fire protection.

Based on the information presented in this report, the City of Edgewood has the ability to provide all urban services to the area proposed for annexation, the area proposed for annexation meets the criteria in Section 171.043, and all other requirements of Chapter 171 have been met.