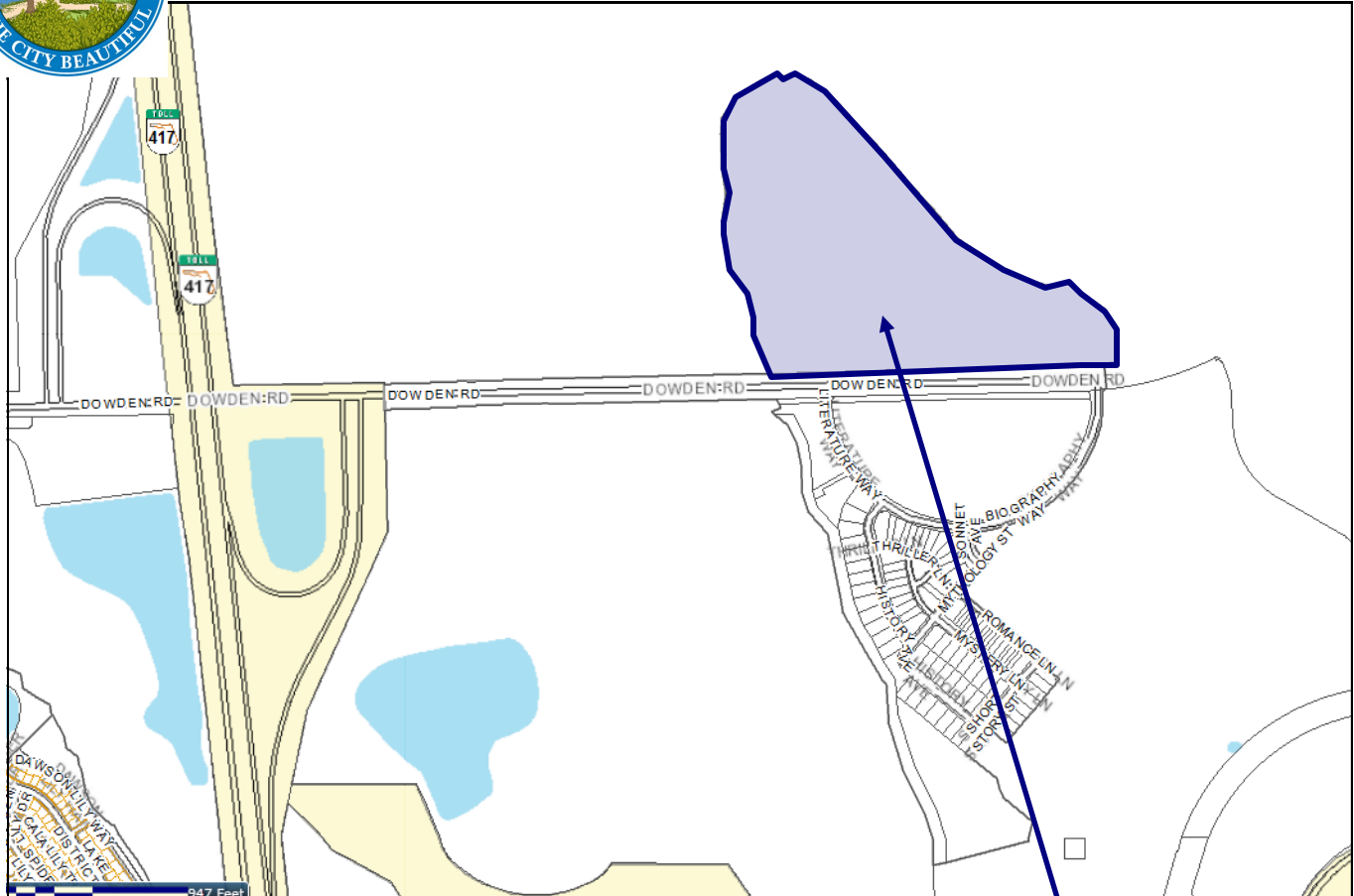




STOREY PARK PARCEL J FINAL PLAT



Location Map

Subject Site

SUMMARY

Owner

Lennar Homes, LLC

Applicant

Keith Malcuit,
Lennar Homes, LLC

Project Planner

Michaëlle Petion, AICP

Property Location: East of the Central Florida Greenway (SR 417), north of Dowden Rd. and south of the Beachline (SR 528) (Parcel ID #04-24-31-8980-00-005) (±38.11 acres, District 1)

Applicant's Request:

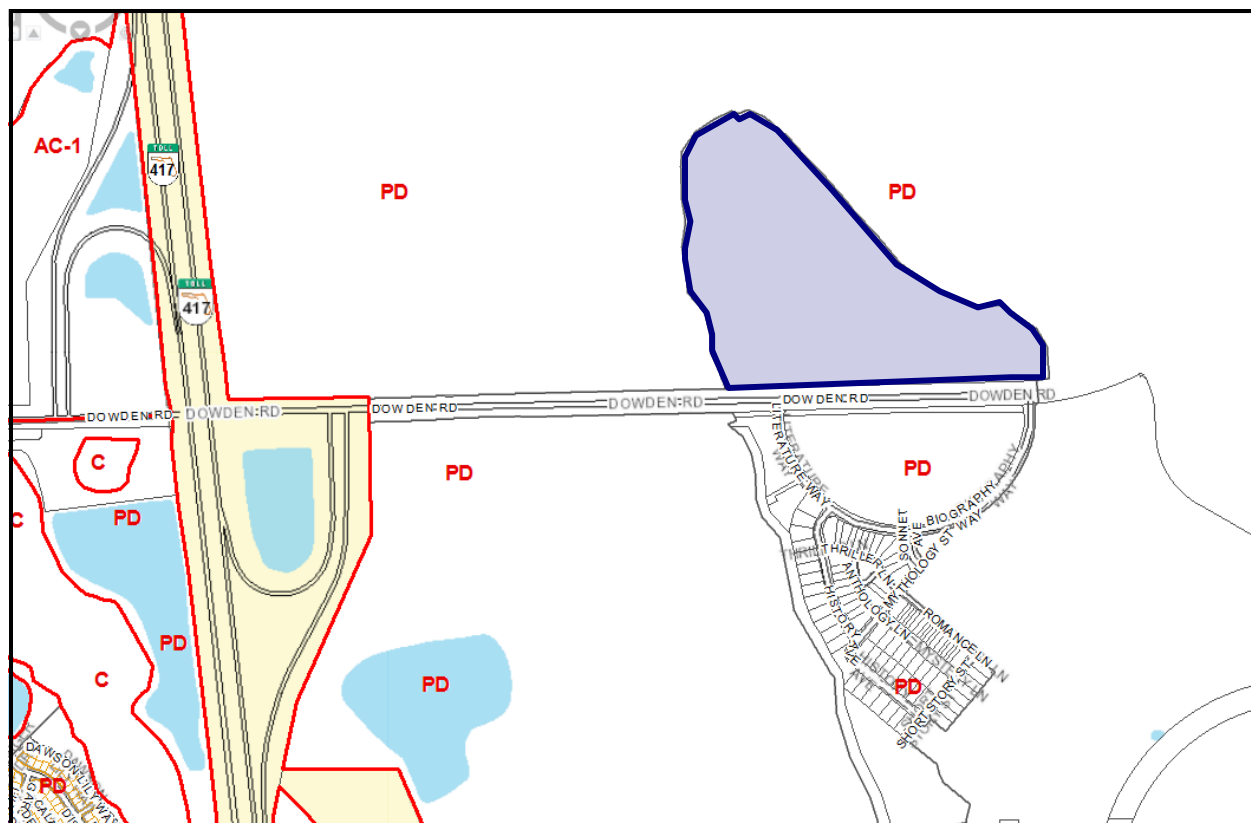
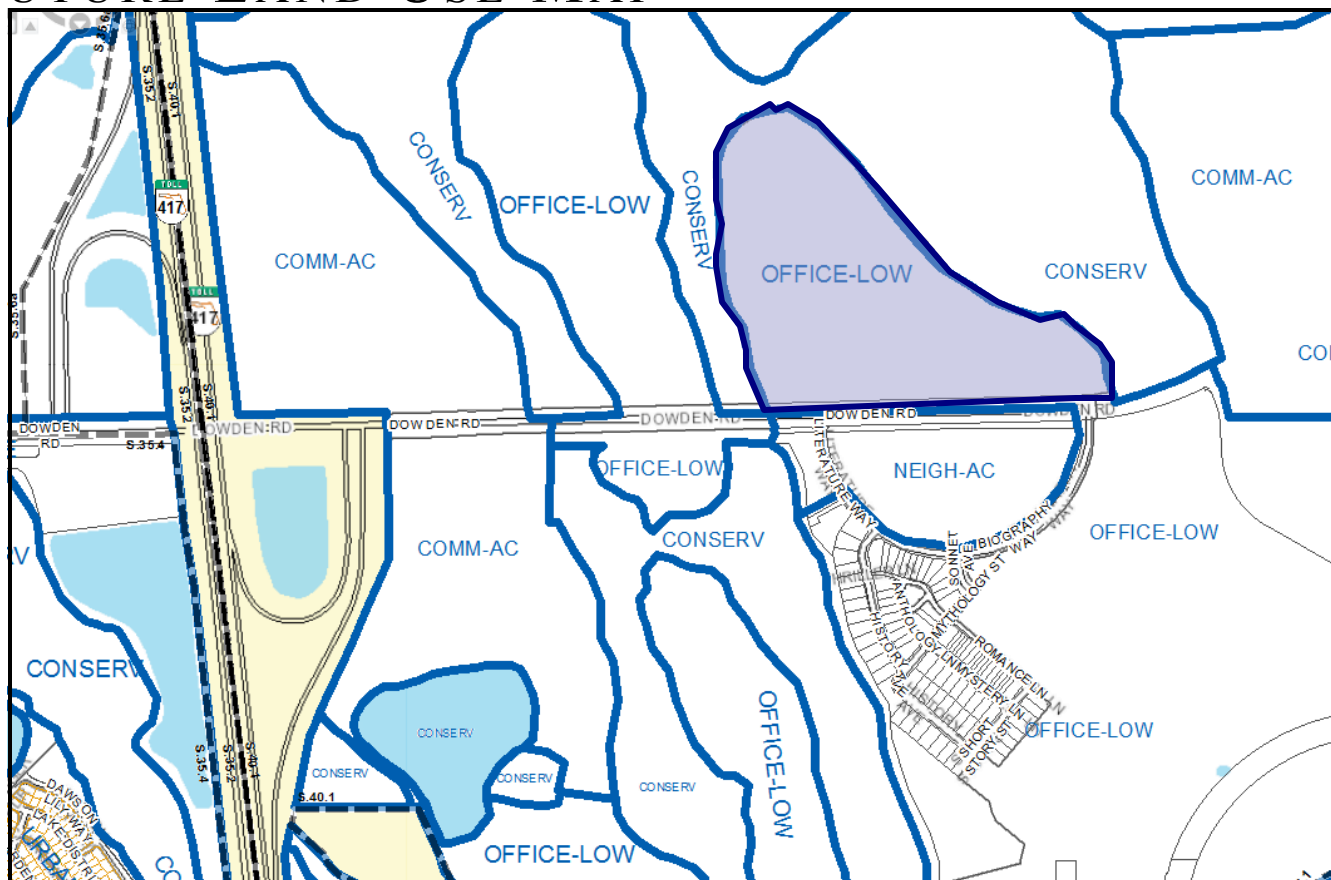
Major Subdivision for the final plat of Parcel J of the Wewahootee PD.

Staff's Recommendation:

Approval of the request, subject to the conditions in this report.

Updated: October 28, 2015

ZONING MAP



PROJECT ANALYSIS

Project Description

The ±38 acre subject site is located east of SR 417, north of Dowden Rd. and south of SR 528 and is designated as Parcel J of the Wewahootee Development. The site is zoned Planned Development (PD) and has a future land use designations of Office Low. Surrounding uses consist of conservation to the north, east and west with future commercial/office development to the south.

The subject property is currently platted as Tract E of the Storey Park— Phase 1 Subdivision. The applicant proposes to plat 155 residential lots and associated streets and tracts, consistent with the approved specific parcel master plan (MPL2014-00001).

Previous Actions:

- November 2013— City Council annexed the subject property into the city of Orlando (ANX2013-00004, Doc. # 1311251202)
- December 2013— City Council approved the assigning of the Office Low Intensity, Neighborhood Activity Center, Community Activity Center and Conservation future land use designations and Planned Development zoning designation and the creation of Subarea Policy S.40.1. (GMP2013-00010, GMP2013-00011, Doc. # 1312161201, ZON2013-00015, Doc. # 1312161202)
- March 2014— The Municipal Planning Board recommended approval of 641 townhomes and single-family homes on parcels I & J of the Wewahootee PD (MPL2014-00001)
- August 2015— Subject property platted as Tract E of the Storey Park Phase 1 Subdivision (SUB2014-00011)

Major Subdivision Plat

According to section 65.425 of the Land Development code, *“The purpose of the Major plat review process is to ensure compliance with the City's Land Development Code and the City's Comprehensive Growth Management Plan. This process also provides for a complete review of technical data and preliminary construction and engineering drawings for proposed subdivisions that are not eligible for a waiver of the platting requirements and that require construction of streets or public improvements. The review includes evaluation of potential impacts on both the site and surrounding areas, and resolution of planning, engineering, and other technical issues so that development may proceed.”*

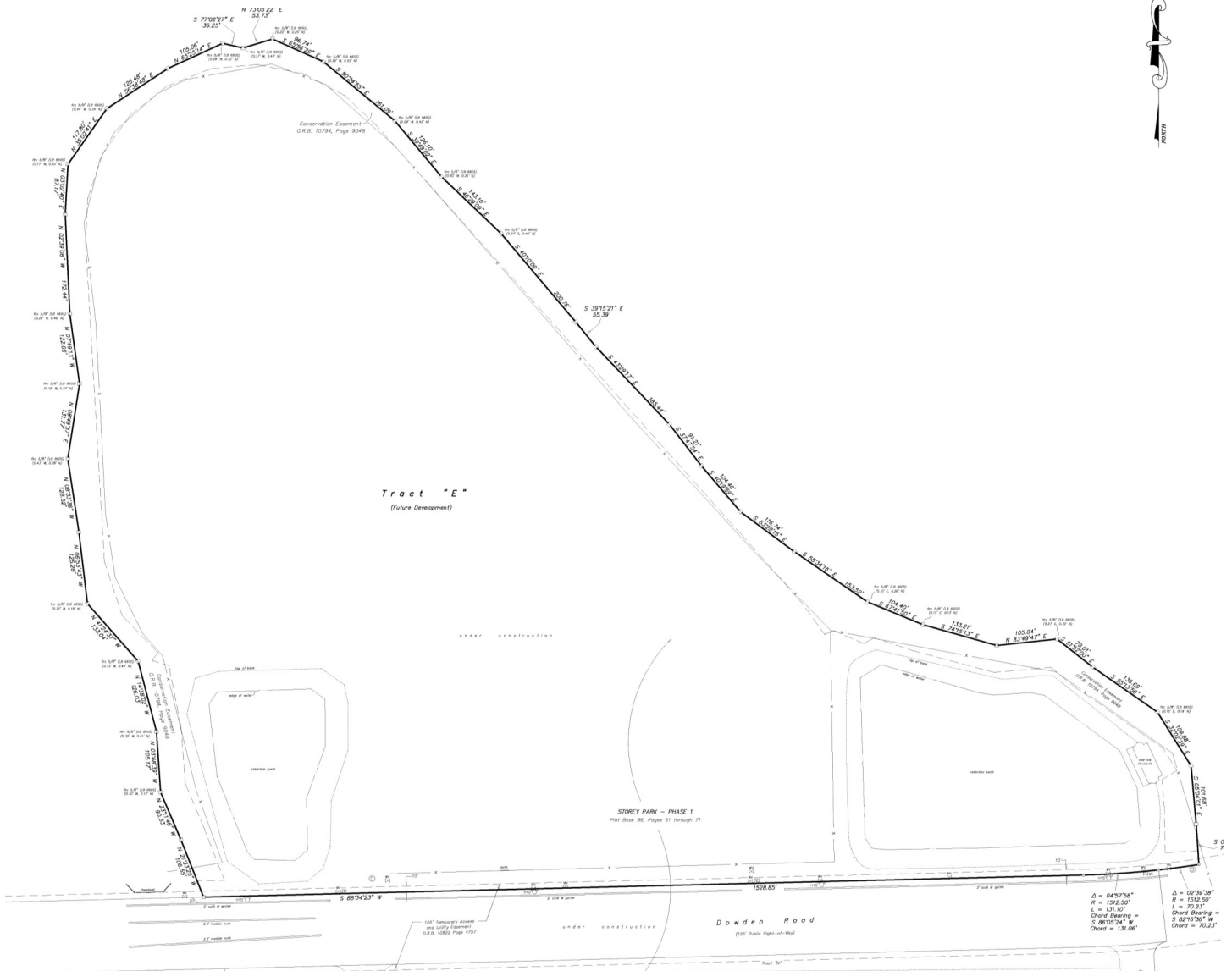
FINDINGS

Subject to the conditions contained herein, the proposal is consistent with the requirements for approval of Major Subdivision Plat applications contained in Section 65.432 of the Land Development Code (LDC):

1. The proposed use is consistent with the purpose and intent of the City's Growth Management Plan.
2. The proposed use is consistent with the purpose and intent of the requirements of the LDC.
3. The subdivision will not result in incompatible land uses.
4. The proposed development will be constructed in accordance with Chapter 59 of the LDC, the concurrency Management Ordinance, which ensures that adequate public facilities are available to serve the development.

Staff recommends approval of the major subdivision request subject to the conditions contained in this staff report.

BOUNDARY SURVEY



PROPOSED PLAT

STOREY PARK - PHASE 2

A replat of Tract "E", STOREY PARK - PHASE 1, according to the plat thereof,
as recorded in Plat Book 86, Pages 61 through 71, Public Records of Orange County, Florida

A portion of Section 4, Township 24 South, Range 31 East
City of Orlando, Orange County, Florida

Legal Description

Tract "E", STOREY PARK - PHASE 1, according to the plat thereof, as recorded in Plat Book 86, Pages 61 through 71,
Public Records of Orange County, Florida, situated in Section 4, Township 24 South, Range 31 East, Orange County, Florida.

Containing 38.11 acres, more or less.

Notes:

1. Bearings are based on an assumed bearing of S 89°34'23" W along the northerly right-of-way line of line of Dowden Road as shown on the plat of STOREY PARK - PHASE 1, as recorded in Plat Book 86, Pages 61 through 71, Public Records of Orange County, Florida.
2. All platted utility easements shall provide that such easements shall also be easements for the construction, installation, maintenance, and operation of cable utility services; provided, however, no such construction, installation, maintenance, and operation of cable television services shall interfere with the facilities and services of an electric, telephone, gas, or other public utility. In the event a cable television company damages the facilities of a public utility, it shall be solely responsible for the damages.
3. Development on this property depicted on this plat is subject to the requirements of Chapter 59, the Concurrence Management Ordinance of the City of Orlando, which governs the City's ability to issue building permits on this property. Approval of this plat shall not be deemed to provide any vested rights, except as to those matters depicted hereon, that are consistent with the requirements of Chapter 177, Florida Statutes, or were required by the City of Orlando as a condition of platting.
4. Tracts J-1 and J-2 (Stormwater) described and shown hereon are dedicated to the Storey Park Community Development District, a Florida unit of special purpose government established under Chapter 190, Florida Statutes (the District), and shall be owned and maintained by the District as part of the CDD public stormwater drainage conveyance system for the property.
5. The Drainage Easements shown hereon constitute CDD Public property and are dedicated to and shall be owned and maintained by the District.
6. A Utility Easement over Tract OS-1, A-3, A-4, A-5, A-6 and R-1 are dedicated to the perpetual use of the public.
7. The 10.00 foot wide Multi-Purpose Easement located adjacent to Dowden Road is dedicated to and shall be maintained by the City of Orlando, Florida.
8. An emergency access easement over the CDD Public storm drainage conveyance system within Tracts J-1 and J-2 and over the Drainage Easements shown hereon is hereby dedicated to the City of Orlando for emergency maintenance purposes in the event inadequate maintenance of the storm drainage system created a hazard to the public's health, safety, and general welfare. The emergency easement granted above does not impose any obligation, burden, responsibility or liability upon the City of Orlando to enter upon the subject property and take any action to repair or maintain the CDD Public drainage system.
9. The following tracts comprise the common areas as more particularly defined in the Declaration for STOREY PARK - PHASE 2 and shall be owned and maintained by the Storey Park Community Association, Inc.:
 - Tract C-1 (Conservation)
 - Tract OS-1 (Open Space, Wall and Landscape)
 - Tracts A-3, A-4, A-5, A-6 (Public Alley)
 - Tract R-1 (Roadway)
 - Tracts P-1 and P-2 (Park)
10. All lines intersecting curves are radial unless otherwise noted as NR (Non-Radial).



NOTICE:
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

QUALIFICATION STATEMENT OF SURVEYOR AND MAPPER

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a professional surveyor and mapper that has prepared the foregoing plat and was made under my direction and supervision and that the plat complies with all of the survey requirements of Chapter 177, Florida Statutes; and that said land is located in the City of Orlando, Orange County, Florida.

Registration No. P.L.S. 4236
L.B. 7194

R. Clayton Ganung
Ganung-Belton Associates, Inc.
1275 E. Robinson Street
Orlando, Florida, 32801

Dated: _____

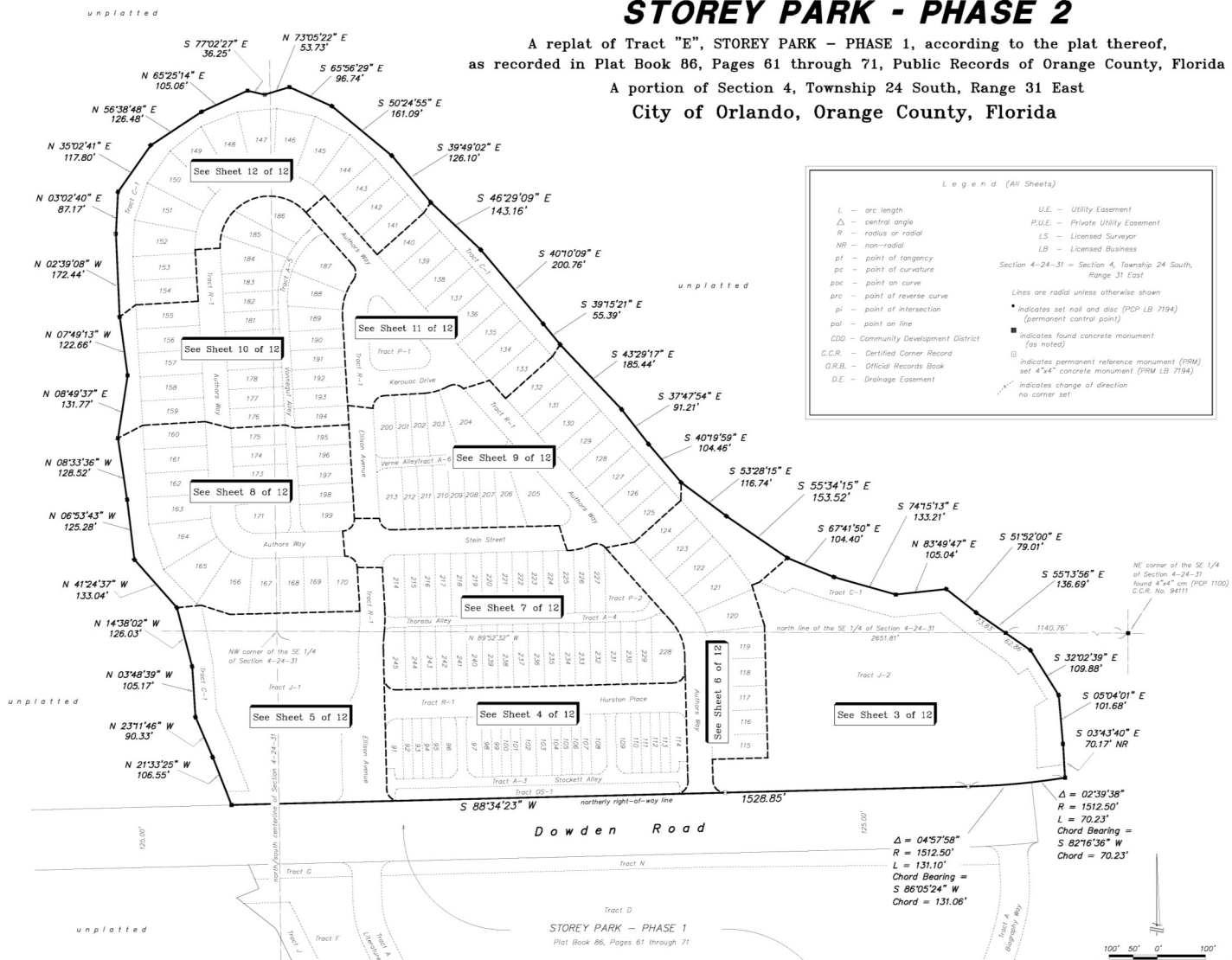
Signed: _____

PROPOSED PLAT

See Sheet 1 for Notes / Sheet 2 for Legend

A replat of Tract "E", STOREY PARK - PHASE 1, according to the plat thereof, as recorded in Plat Book 86, Pages 61 through 71, Public Records of Orange County, Florida

A portion of Section 4, Township 24 South, Range 31 East
City of Orlando, Orange County, Florida



PROPOSED PLAT

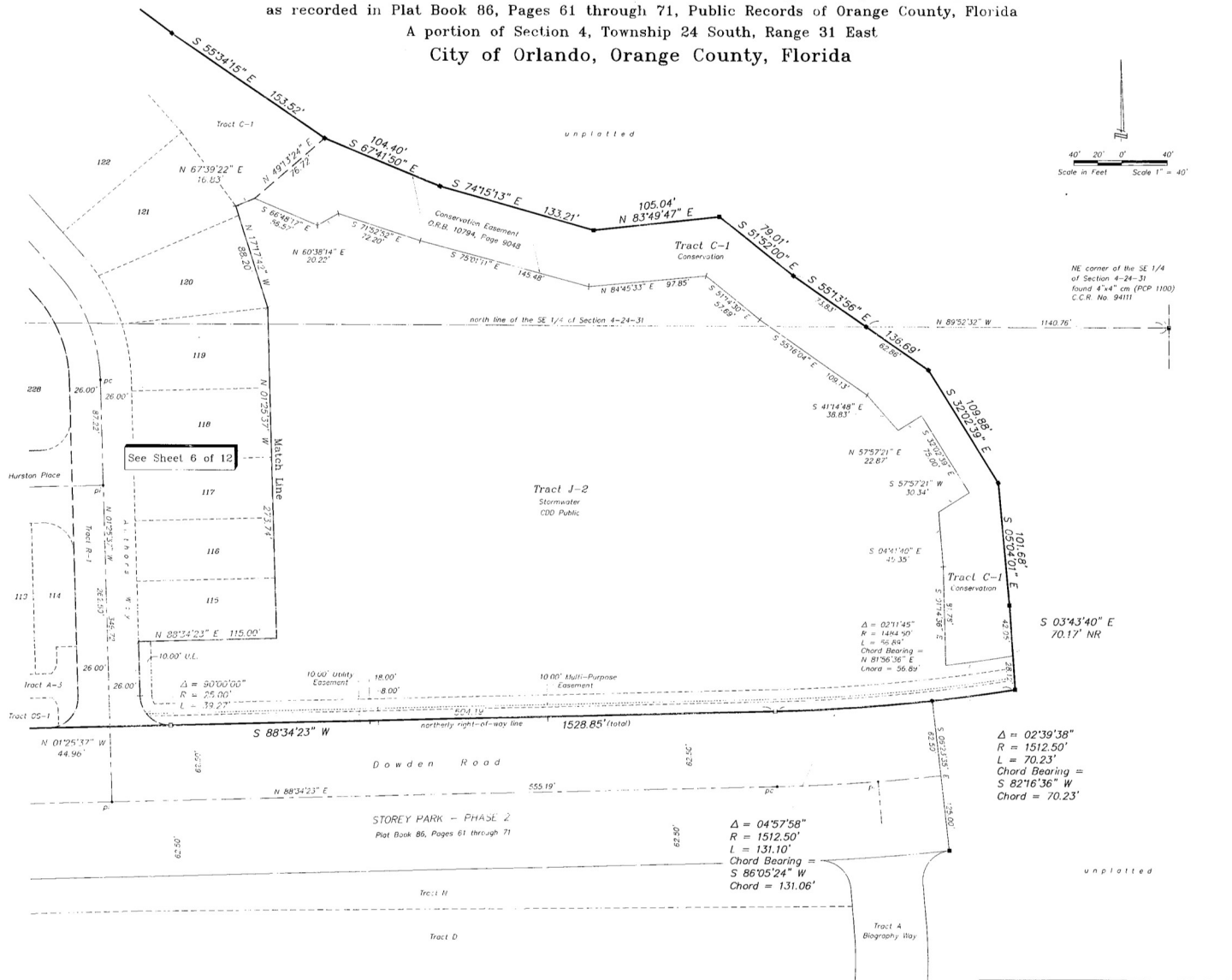
Sheet 3 of 12 PLAT BOOK

PAGE

See Sheet 1 for Notes / Sheet 2 for Legend

STOREY PARK - PHASE 2

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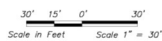
STOREY PARK - PHASE 2

A portion of Section 4, Township 24 South, Range 31 East
City of Orlando, Orange County, Florida



| CURVE TABLE | | | | | |
|-------------|------------|--------|--------|---------------|--------|
| CURVE | DELTA | RADIUS | LENGTH | CHORD BEARING | CHORD |
| C10 | 40°45'36" | 33.00' | 23.48' | S 46°23'37" E | 22.98' |
| C11 | 50°7'06" | 13.00' | 11.41' | S 23°42'56" E | 11.05' |
| C12 | 90°00'30" | 25.00' | 39.27' | N 46°23'37" W | 35.36' |
| C13 | 71°20'13" | 25.00' | 31.15' | N 42°45'37" E | 29.15' |
| C14 | 185°9'47" | 25.00' | 8.14' | N 79°14'30" E | 8.11' |
| C15 | 50°7'06" | 13.00' | 11.41' | N 26°34'10" W | 11.05' |
| C16 | 50°7'06" | 13.00' | 11.41' | S 23°42'56" W | 11.05' |
| C17 | 72°32'33" | 25.00' | 31.65' | S 37°41'54" E | 28.58' |
| C18 | 172°22'27" | 25.00' | 7.62' | S 82°41'54" E | 7.59' |

| LINE | BEARING | LENGTH |
|------|---------------|--------|
| L1 | N 88°14'23" E | 11.26' |
| L2 | N 88°14'23" E | 14.06' |
| L3 | N 01°25'37" W | 12.00' |
| L4 | S 88°34'23" W | 17.00' |
| L5 | N 88°34'23" E | 15.75' |
| L6 | N 88°34'23" E | 15.75' |
| L7 | N 88°34'23" E | 15.75' |
| L8 | N 88°34'23" E | 15.75' |
| L9 | N 88°34'23" E | 13.31' |
| L10 | N 01°25'37" W | 12.00' |
| L11 | N 88°34'23" E | 17.00' |
| L12 | N 88°34'23" E | 10.00' |
| L13 | N 01°25'37" W | 13.69' |
| L14 | N 01°25'37" W | 13.85' |



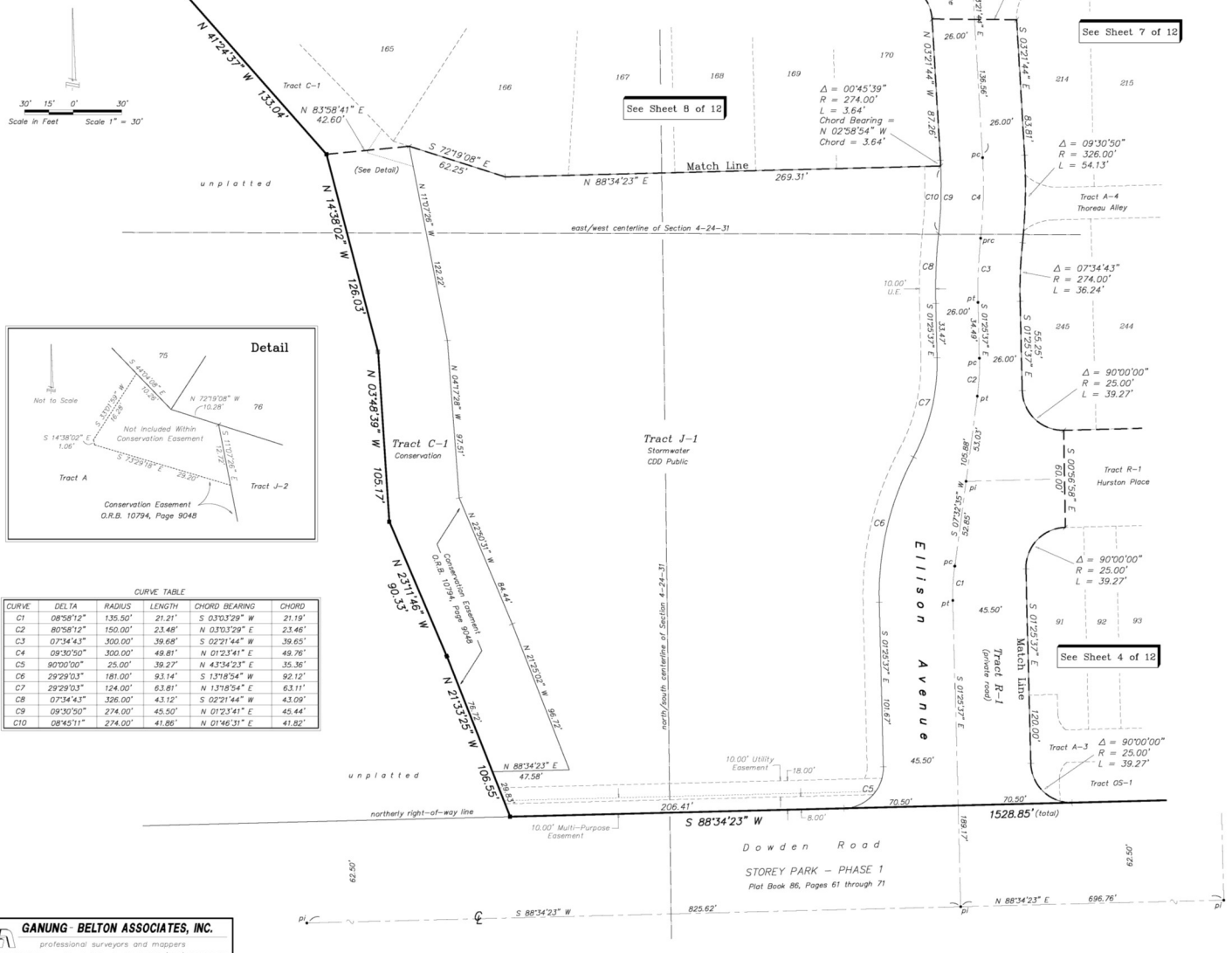
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Sheet 3 of 12
PLAT BOOK
See Sheet 1 for Notes / Sheet 2 for Legend



PROPOSED PLAT

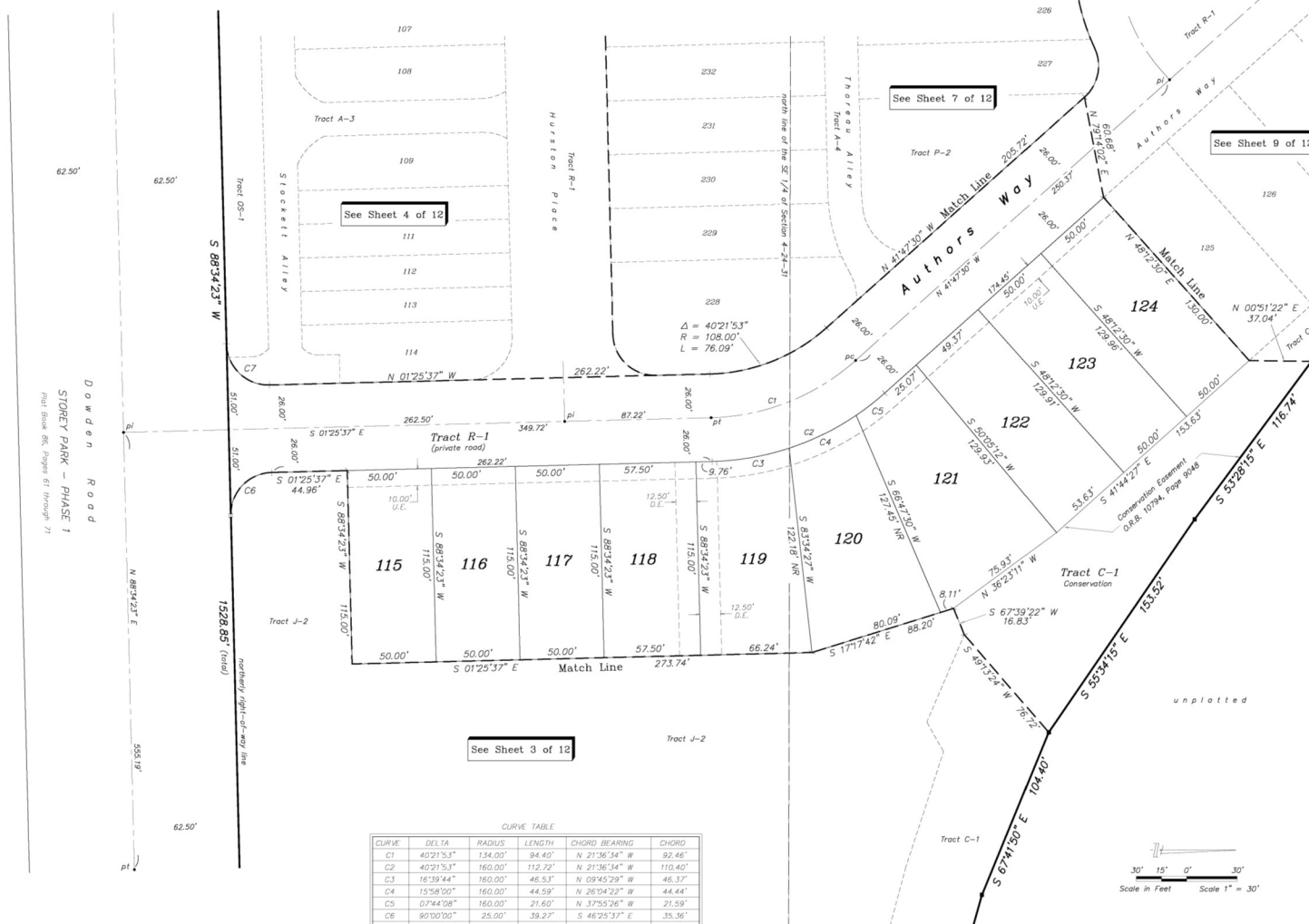
Sheet 6 of 12

| FLAT | PAGE |
|------|------|
| BOOK | |

See Sheet 1 for Notes / Sheet 2 for Legend

A portion of Section 4, Township 24 South, Range 31 East

City of Orlando, Orange County, Florida

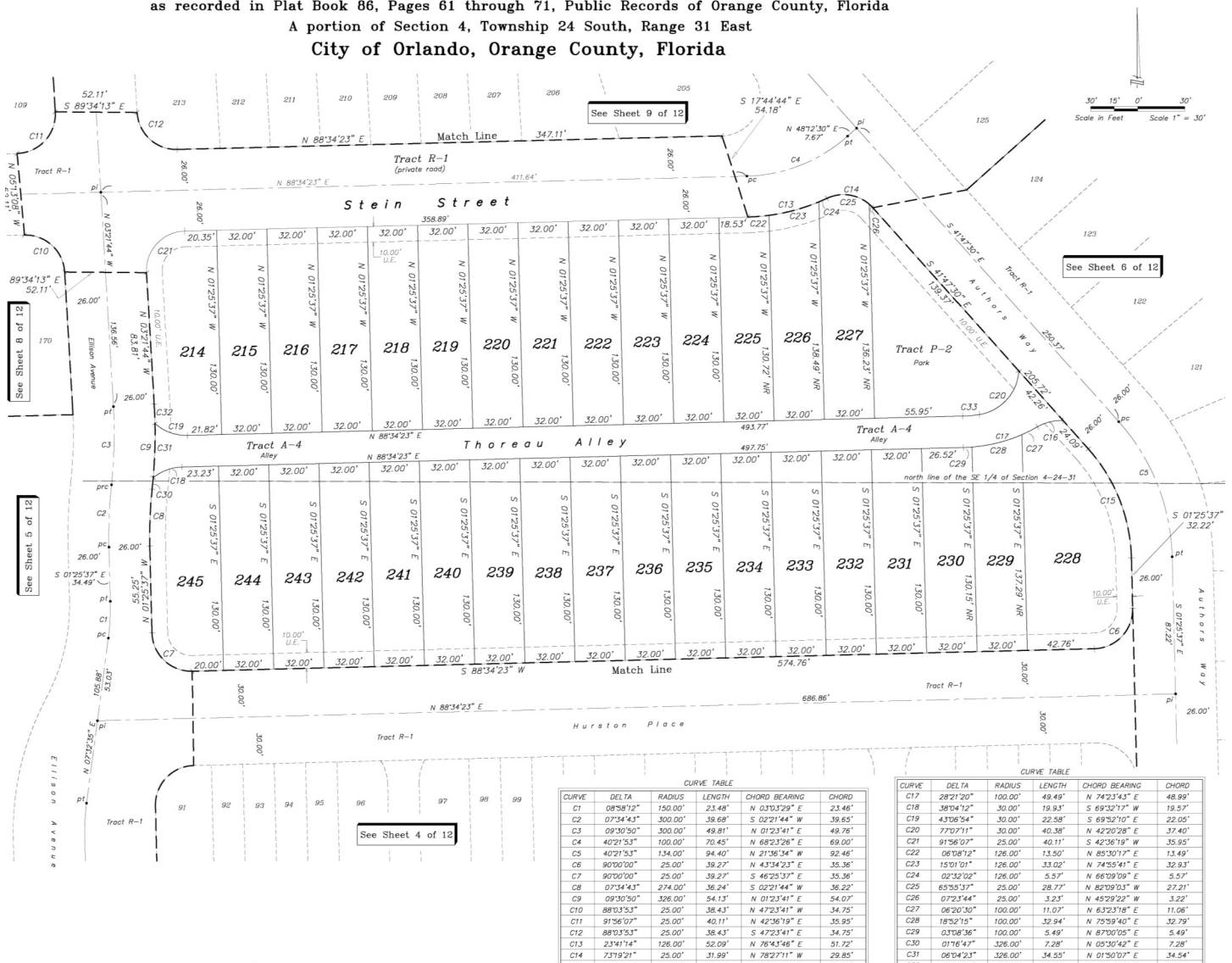


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SHEET 1 OF 12 PLAT BOOK
See Sheet 1 for Notes / Sheet 2 for Legend

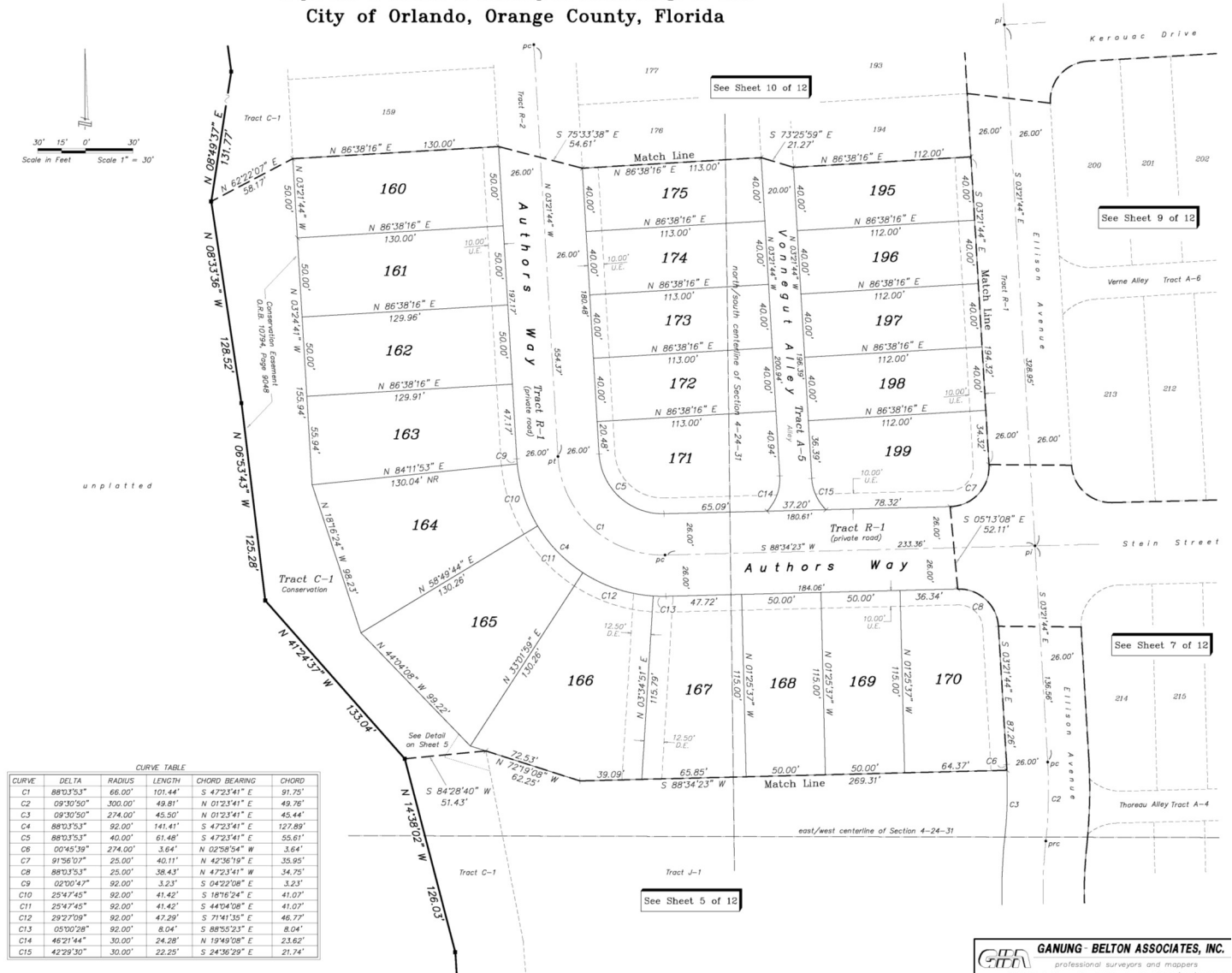


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SHEET 0 OF 12 PLAT BOOK
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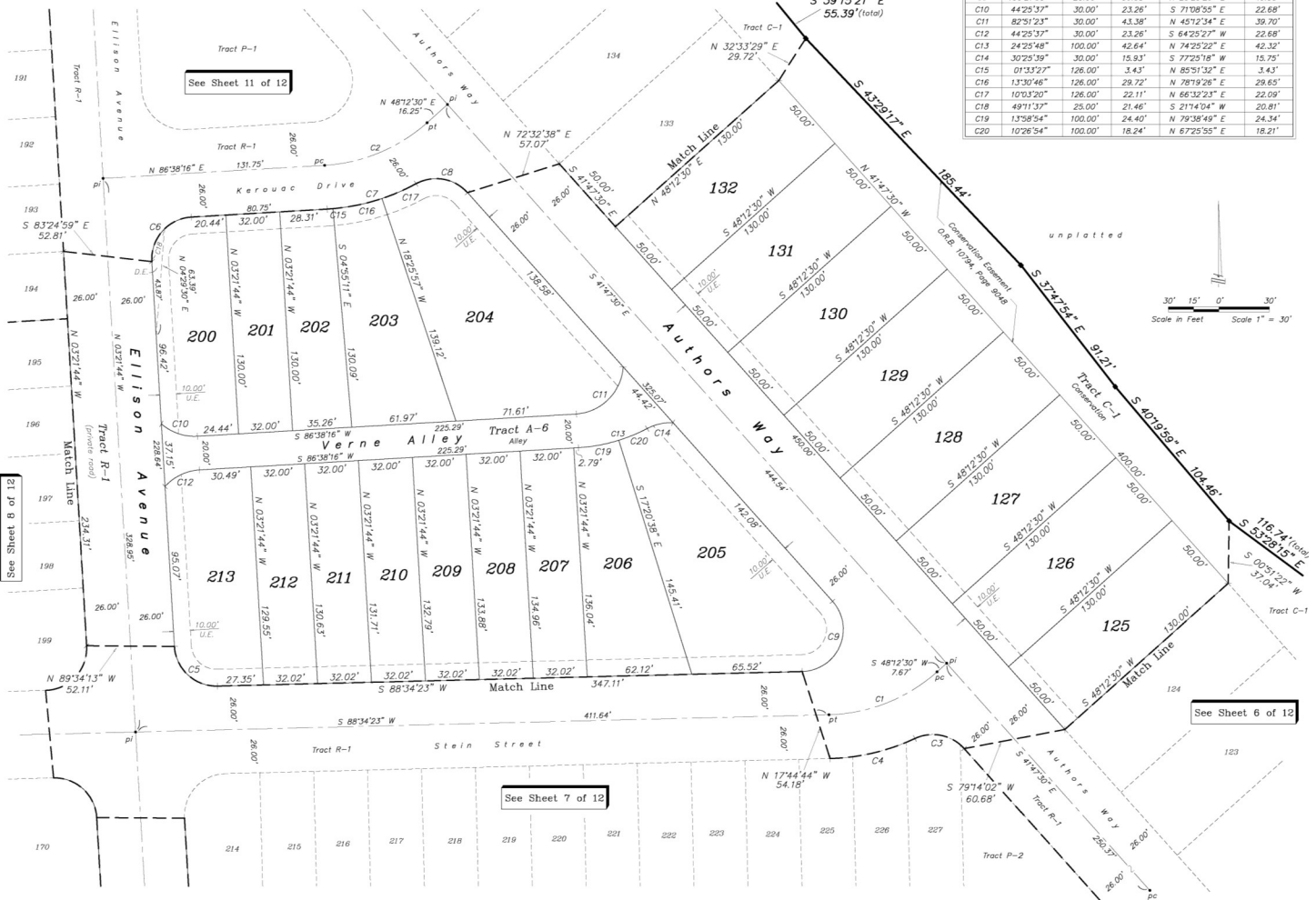
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Sheet 9 of 12
FLAT BOOK
See Sheet 1 for Notes / Sheet 2 for Legend

| CURVE | DELTA | RADIUS | LENGTH | CHORD BEARING | CHORD |
|-------|------------|---------|--------|---------------|--------|
| C1 | 40°21'53" | 100.00' | 70.45' | N 68°32'26" E | 69.00' |
| C2 | 38°29'46" | 100.00' | 67.07' | N 67°25'23" E | 65.82' |
| C3 | 73°19'21" | 25.00' | 31.99' | N 78°27'11" W | 29.85' |
| C4 | 23°41'14" | 126.00' | 52.09' | N 76°43'46" E | 51.72' |
| C5 | 88°03'53" | 25.00' | 38.43' | S 47°23'41" E | 34.75' |
| C6 | 90°00'00" | 25.00' | 39.27' | S 41°39'16" W | 35.36' |
| C7 | 25°07'33" | 126.00' | 55.25' | N 74°04'30" E | 54.81' |
| C8 | 76°41'49" | 25.00' | 33.47' | N 80°08'23" W | 31.02' |
| C9 | 130°21'53" | 25.00' | 56.88' | N 23°23'26" E | 45.38' |
| C10 | 44°29'37" | 30.00' | 23.26' | S 71°08'55" E | 22.68' |
| C11 | 82°51'23" | 30.00' | 43.38' | N 45°12'34" E | 39.70' |
| C12 | 44°29'37" | 30.00' | 23.26' | S 64°25'27" W | 22.68' |
| C13 | 24°29'48" | 100.00' | 42.64' | N 74°25'22" E | 42.32' |
| C14 | 30°29'39" | 30.00' | 15.93' | S 77°25'18" W | 15.75' |
| C15 | 01°33'27" | 126.00' | 3.43' | N 85°51'32" E | 3.43' |
| C16 | 13°30'46" | 126.00' | 29.72' | N 78°19'26" E | 29.65' |
| C17 | 10°03'20" | 126.00' | 22.11' | S 64°32'23" E | 22.09' |
| C18 | 49°11'37" | 25.00' | 21.46' | S 21°14'04" W | 20.81' |
| C19 | 13°58'54" | 100.00' | 24.40' | N 79°38'49" E | 24.34' |
| C20 | 10°26'54" | 100.00' | 18.24' | N 67°25'55" E | 18.21' |

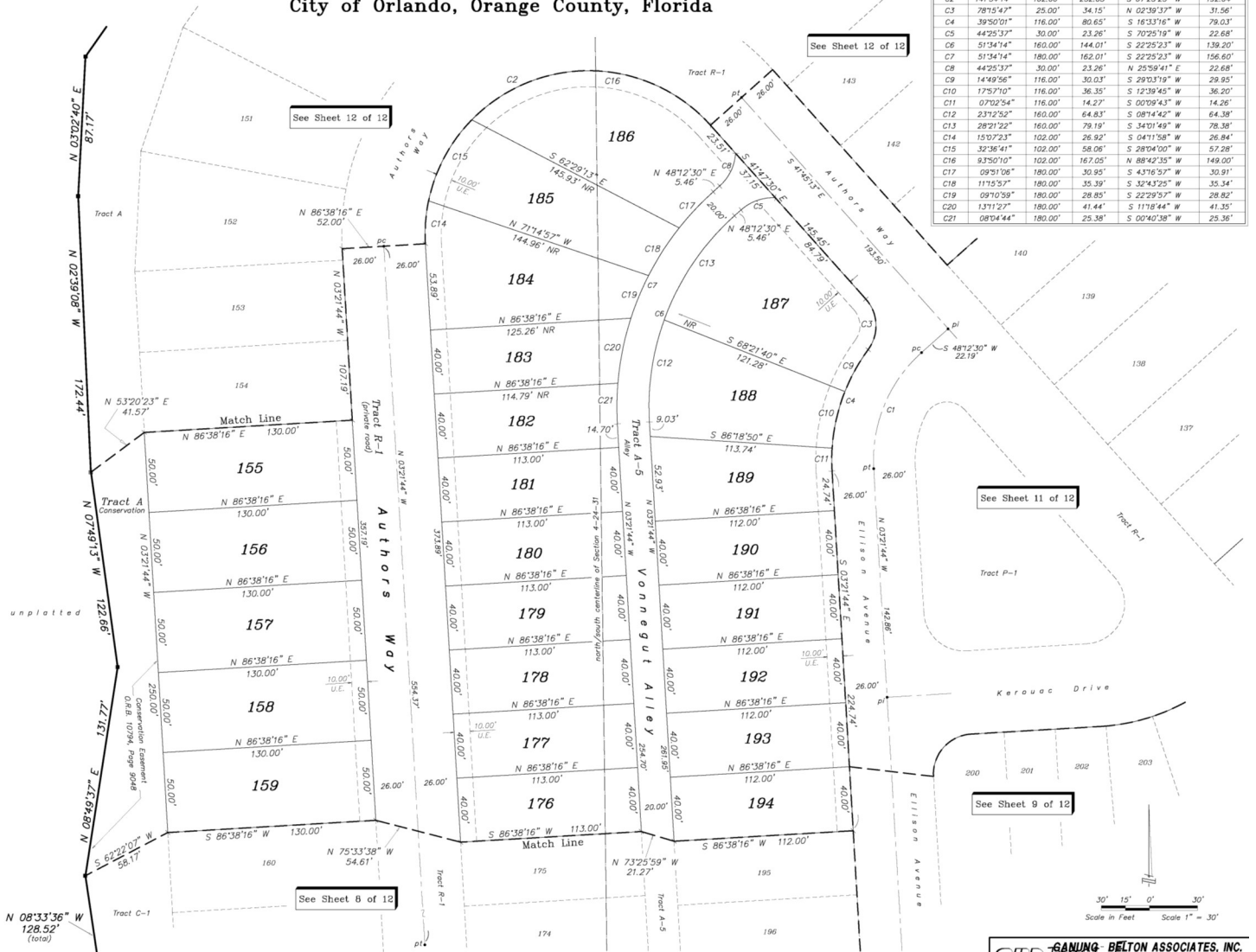


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SHEET 10 OF 12 PLAT BOOK
See Sheet 1 for Notes / Sheet 2 for Legend



| CURVE | DELTA | RADIUS | LENGTH | CHORD BEARING | CHORD |
|-------|------------|---------|---------|---------------|---------|
| C1 | 51°34'14" | 90.00' | 81.01' | S 22°25'23" W | 78.30' |
| C2 | 141°34'14" | 102.00' | 252.03' | S 67°25'23" W | 192.64' |
| C3 | 28°15'42" | 25.00' | 34.15' | N 02°39'37" W | 31.56' |
| C4 | 39°50'01" | 116.00' | 80.65' | S 16°33'16" W | 79.03' |
| C5 | 44°25'37" | 30.00' | 23.26' | S 70°25'19" W | 22.68' |
| C6 | 51°34'14" | 160.00' | 144.01' | S 22°25'23" W | 139.20' |
| C7 | 51°34'14" | 160.00' | 162.01' | S 22°25'23" W | 156.60' |
| C8 | 44°25'37" | 30.00' | 23.26' | N 25°39'41" E | 22.68' |
| C9 | 14°49'56" | 116.00' | 30.03' | S 29°03'19" W | 29.95' |
| C10 | 17°57'10" | 116.00' | 36.35' | S 12°39'45" W | 36.20' |
| C11 | 07°02'54" | 116.00' | 14.27' | S 00°09'43" W | 14.26' |
| C12 | 23°12'52" | 160.00' | 64.83' | S 08°14'42" W | 64.38' |
| C13 | 28°21'52" | 160.00' | 79.19' | S 34°01'49" W | 78.35' |
| C14 | 15°07'23" | 102.00' | 26.92' | S 24°11'58" W | 26.94' |
| C15 | 32°36'41" | 102.00' | 58.06' | S 28°04'00" W | 57.28' |
| C16 | 93°50'10" | 102.00' | 167.05' | N 88°42'35" W | 149.00' |
| C17 | 09°51'06" | 180.00' | 30.95' | S 43°16'57" W | 30.91' |
| C18 | 11°15'57" | 180.00' | 35.39' | S 32°43'25" W | 35.34' |
| C19 | 09°10'39" | 180.00' | 26.85' | S 22°29'57" W | 26.82' |
| C20 | 13°11'22" | 180.00' | 41.44' | S 11°18'44" W | 41.35' |
| C21 | 08°54'44" | 180.00' | 25.38' | S 00°40'38" W | 25.36' |

Scale in Feet Scale 1" = 30'

GANUNG-BELTON ASSOCIATES, INC.
Professional Surveyors and Mappers

PROPOSED PLAT

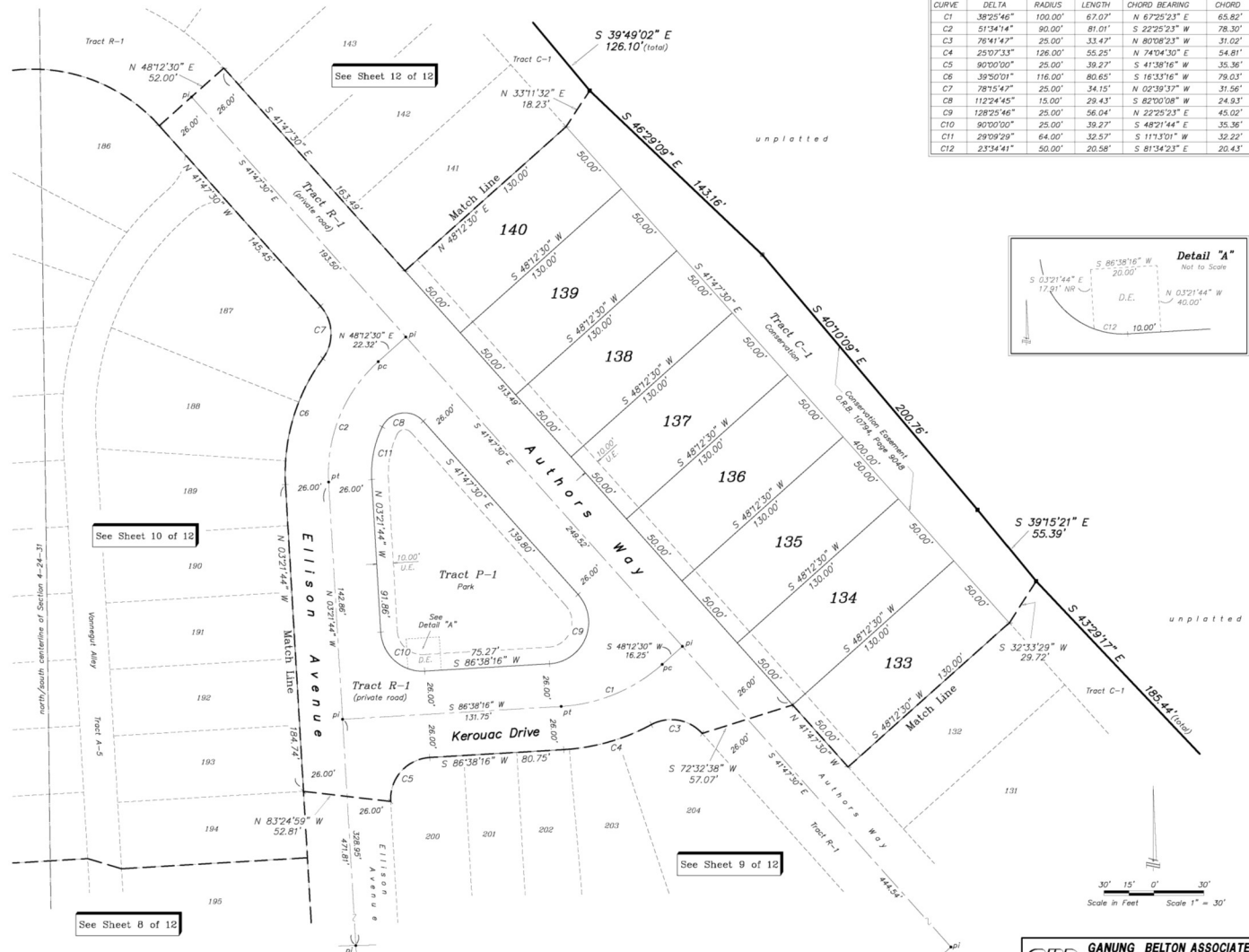
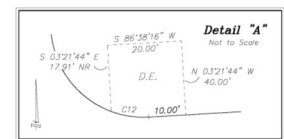
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Sheet 11 of 12 | PLAT BOOK
See Sheet 1 for Notes / Sheet 2 for Legend

| CURVE | DELTA | RADIUS | LENGTH | CHORD BEARING | CHORD |
|-------|------------|---------|--------|---------------|--------|
| C1 | 38°25'46" | 100.00' | 67.07' | N 67°25'23" E | 65.82' |
| C2 | 51°34'14" | 90.00' | 81.01' | S 22°25'23" E | 78.30' |
| C3 | 76°41'42" | 25.00' | 33.47' | N 80°08'23" W | 31.02' |
| C4 | 25°07'33" | 126.00' | 55.25' | N 74°04'30" E | 54.81' |
| C5 | 90°00'00" | 25.00' | 39.27' | S 41°38'16" W | 35.36' |
| C6 | 39°50'01" | 116.00' | 80.65' | S 16°33'16" W | 79.03' |
| C7 | 78°15'42" | 25.00' | 34.15' | N 02°39'37" W | 31.56' |
| C8 | 112°24'45" | 15.00' | 29.43' | S 82°00'08" W | 24.93' |
| C9 | 128°25'46" | 25.00' | 56.04' | N 22°25'23" E | 45.02' |
| C10 | 90°00'00" | 25.00' | 39.27' | S 48°21'44" E | 35.36' |
| C11 | 29°09'29" | 64.00' | 32.57' | S 11°37'01" W | 32.22' |
| C12 | 23°34'41" | 50.00' | 20.58' | S 81°34'23" E | 20.43' |



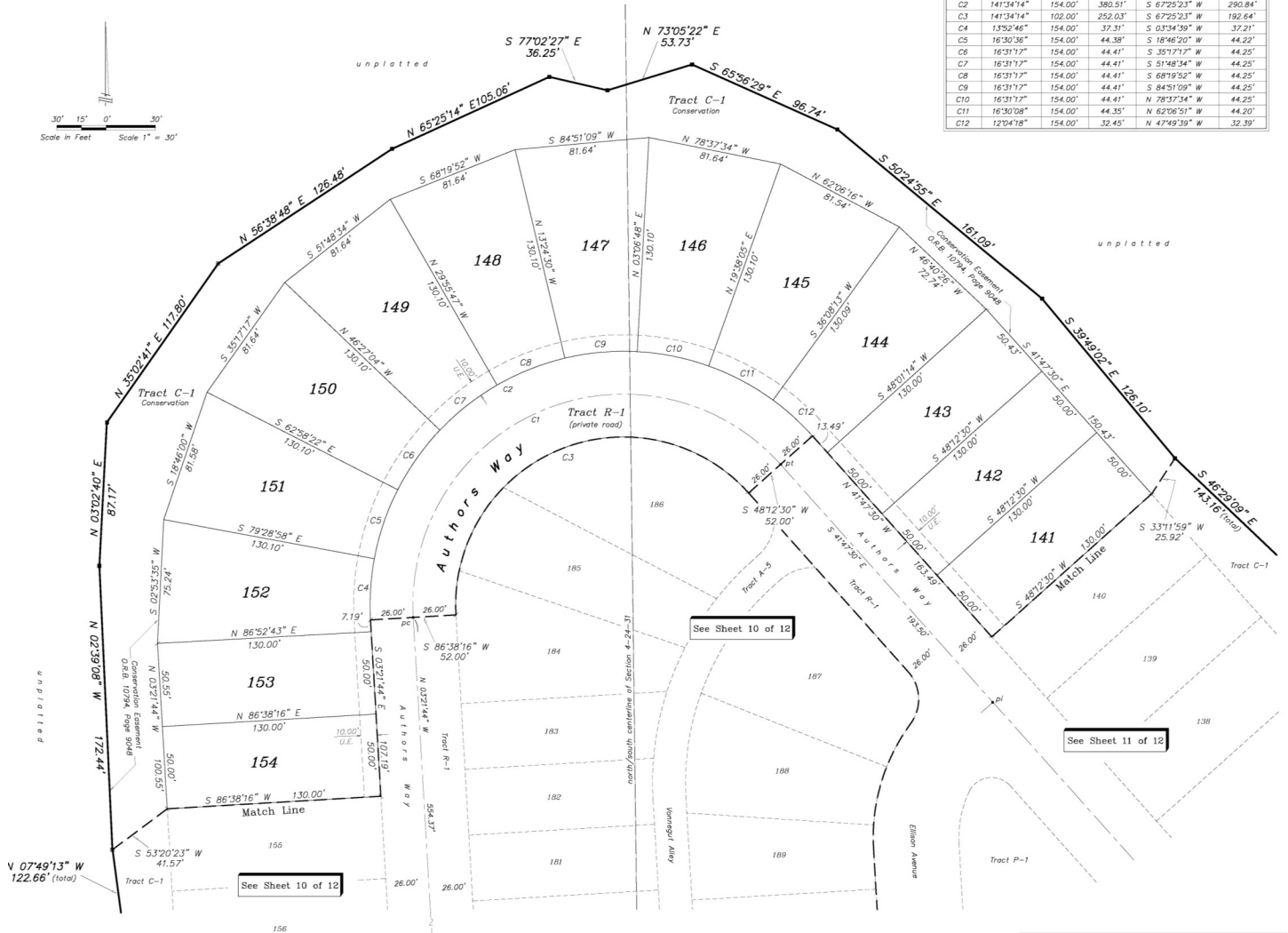
GANUNG BELTON ASSOCIATES, INC.
professional surveyors and mappers

PROPOSED PLAT

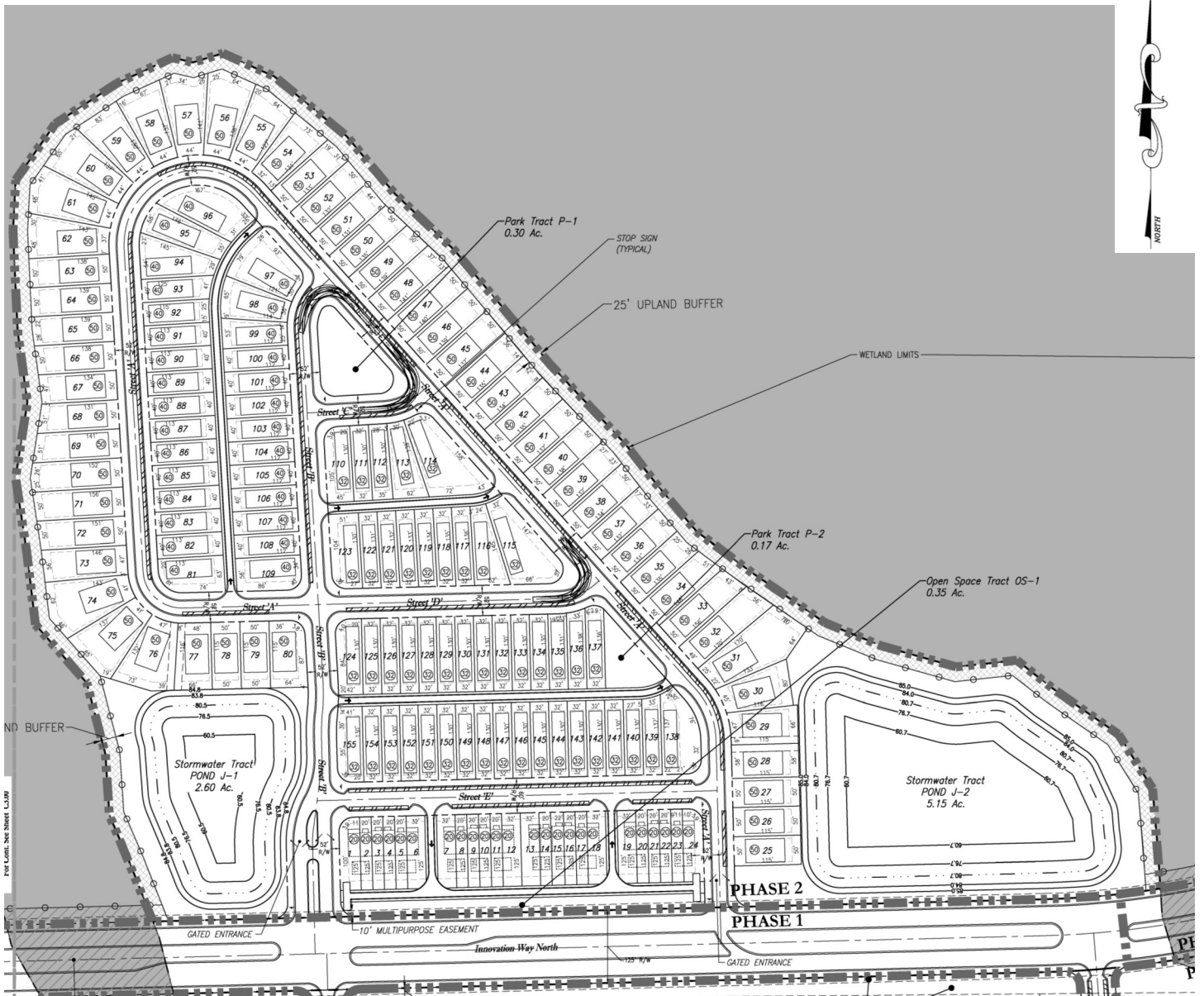
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Sheet 12 of 12 PLAT BOOK
See Sheet 1 for Notes / Sheet 2 for Legend



APPROVED SITE PLAN



CONDITIONS OF APPROVAL

Land Development

1. General Code Compliance. Development of the proposed project shall be consistent with the conditions in this report and all codes and ordinances of the City of Orlando, the State of Florida and all applicable regulatory agencies. All other applicable state or federal permits must be obtained before commencing development.
2. Consistency. The proposed development shall be developed consistent with the conditions of approval for Storey Park SPMP (MPL2014-00001) and Wewahootee PD ordinance.

Transportation Engineering

1. All alleys shall be private ROW and shall be shown on the face of the plat as such.
2. All roads in gated communities shall be private and shown as such on the face of the plat.
3. Each page of the plat shall show private/public designation on the alleys and roads.

Legal Affairs

1. Move all "common area" language shown in the dedication, beginning with "None of the property designated "Common Area"...and ending with ..."are more fully set forth in the Declaration." to the notes section on the plat. The dedication section is reserved for Public Dedications, not private. It appears there is a 10' utility easement dedicated to the City and should be stated in the dedication.
2. The title opinion expires on October 15, 2015. An updated one must be provided.

City Surveying

1. Sheet: (Boundary Survey) The 10' Multi-Purpose & Utility Easements aren't shown.
2. Sheet: (Boundary Survey & Plat) There's a dimensioned POL PRM missing on the south line of Tract E to meet the 1400' placement requirement.
3. Sheet 1: (Plat) The 10' Multi-Purpose Easement being dedicated needs to be in the Dedication.
4. Sheet 7: (Plat) The Thoreau Alley width is missing.
5. Sheet 2: (Plat) The match line of sheet 2 of 12 needs to be changed at the PC and PT on west end of Hurston Place to reflect sheet 4 of 12.
6. Sheet (Plat) the boundary needs to be tied to two public land survey corners with the information and CCR numbers shown. COO Plat requirement 2.
7. The required copies of closure report for the parent boundary all interior lots, tracts and easements weren't submitted. COO Plat requirement 3.
8. Field Review has not been completed at this time. Email Dean Hill and copy me to schedule future field checks. Dean can be reached at dean.hill@cityoforlando.net. FS177.091(7)
9. Orange County Property Appraiser has not completed their review at this time.
10. Reminder: A copy of the Statement of Lien Settlement must be provided to the Office of Permitting Services when the plat is ready for recording. CO(17)
11. Survey will need the following documents for the next review in addition to copies required by other departments:
 - a. 2 copies of the plat

CONDITIONS OF APPROVAL

- b. 2 copies of survey
- c. 1 copies of the title opinion
- d. 1 copies of the closure report

Engineering Records

1. As "Authors Way" intersects "Ellison Ave" twice, please change the East/West portion of "Authors Way" to continue "Stein St" and "Hurstons Place" is too close to "Thurstons Way".

Engineering/Zoning

1. ESM. The City Council Adopted the Engineering Standards Manual (ESM), Fourth Edition, on March 9, 2009. All plans must conform to the ESM and all construction must be accomplished in accordance to the ESM.

2. Sidewalk. AAs per Section 61.225 of the Land Development Code, a 5 foot wide concrete sidewalk is required along all dedicated rights-of-way. Any existing sidewalk damaged or broken is to be repaired.

3. Sewer Benefit Fee. The Office of Permitting Services has reviewed final plans for this project. The owner/developer is required to pay the Sewer Benefit Fee in accordance with the Sewer Service Policy.

4. Sewer- FDEP. This project requires a Florida Department of Environmental Protection (FDEP) permit for the sanitary sewer system. At the time of FDEP permit submittal to the Office of Permitting Services, the following is required:

- 1. Permit Application - signed/sealed by the owner. This Office will complete page 10 of 11 when the construction plans are approved.
- 2. Construction Plans - four sets, signed/sealed by the engineer. The plans are to include the on-site and off-site sewer design together with the City's details. If a lift station is part of the sewer design, the engineer is to submit the shop drawings for the lift station (private or public).

The construction plans are reviewed by the City of Orlando's Waste Water Bureau and returned to the Office of Permitting Services when approved. This Office will contact the engineer to pick up the application and two sets of the approved plans or the transport to FDEP. The remaining sets will be retained by the Office for distribution. Reminder: PLEASE ALLOW 3-4 WEEKS FOR THIS PROCESS

5. Concurrency Management/ Plat. The final recorded plat shall contain the following note: "Development on the property depicted on this plat is subject to the requirements of Chapter 59, the Concurrency Management Ordinance of the City of Orlando, which governs the City's ability to issue building permits on this property. Approval of this application shall not be deemed to provide any vested rights, except as to those matters depicted hereon, that are consistent with the requirements of Chapter 177, Florida Statutes, or were required by the City of Orlando as a condition of platting."

6. Soils Report. Two copies of the soils report are required for this site in accordance with Section 65.418 (f) of the City Land Development Code

7. Storm- FEMA. In accordance with Federal Emergency Management Act (FEMA) requirements, a letter of map revision is required by the owner or engineer, prior to the issuance of permits.

8. Storm- NPDES. Construction activities including clearing, grading and excavating activities shall obtain an Environmental Protection Agency (EPA) National Pollution Discharge Elimination System (NPDES) permit, except: Operations that result in the disturbance of one acre total land area which are not part of a larger common plan of development or sale.

9. Storm- Water Management District. The owner/developer is required to design and construct an on-site storm water system in accordance with the Orlando Urban Storm Water Management Manual and the approved Master Drainage Plan. Approval from South Florida Water Management District is required. The system is to be privately owned and maintained.

10. Storm- Underdrains. Underdrain construction is required in accordance with Section 17.01 of the Engineering Standards Manual.

11. On-site fees. At the time of development, the owner/developer is required to pay an on-site inspection fee that is a percentage of the cost of the on-site improvements, excluding the building, in accordance with City Land Development Code Section 65.604.

CONDITIONS OF APPROVAL

12. Plat— Major. Final Plat: At the time of final plat submittal, the following is required:

- a) Mylar plat (executed by the owner and signed and sealed by the surveyor).
- b) Certificate of Title or Title Opinion (A title insurance policy is not acceptable.) Refer to Florida Statutes 177.041 for additional information.
- c) Initial 2 percent inspection fee (based on estimated cost of the improvements. An itemized cost estimate is to be submitted to this office for approval.
- d) Six sets of approvable construction plans.
- e) Performance Bond - 110 percent of the cost of the improvements. The form is available in the Office of Permitting Services.
- f) Joinder and Consent to Plat - If there is a mortgage on the property, a joinder and consent to plat document is required from each mortgage holder. The document is recorded with the plat. Refer to Florida Statute 177.081 for additional information.
- g) Fixed Asset Report - The form is available in the Office of Permitting Services or at our website www.cityoforlando.net/permits.
- h) The plat must be reviewed by Orange County prior to recording. Begin this process by taking a copy of the executed plat to Room 1700 (Orange County Property Appraiser's Office, Attn. Rocco Campanale), 200 S. Orange Avenue, Sun Trust Bank Center. The original completed Statement of Lien from Orange County is required by this office. The Statement of Lien must be received in this office prior to recording the plat.

13. Street Tree Fund. The Orlando City Council approved a Resolution at the January 27, 1997 City Council Meeting. Section 61.226 of the City's Land Development Code provides for a Street Tree Trust Fund. The developer is required to contribute funds to the Trust Fund prior to issuance of the building permit. The City is responsible for installation of the trees. The cost is \$350 for each 12'-14' height of canopy tree. The developer may install the street trees in lieu of contribution to the Trust Fund in accordance with Section 61.226.

14. Erosion & Sedimentation control. Storm water control measures to minimize the impact of the erosion/sedimentation shall be incorporated in the plan of the development for all projects in the City of Orlando and a detailed description of these measures are to be included with the final engineering submittal. This is in accordance with Section 6 of the Orlando Urban Storm Water Management Manual.

15. Utility construction. Section 1.04 of the Engineering Standards Manual provides that all utility lines shall be installed beneath the surface of the ground. Subdivision construction plans must include all proposed utilities.

16. Storm— Wetland. If the proposed wetlands are to be altered, the owner/developer needs to submit documentation from South Florida Water Management District and/or the Army Corp of Engineers.

Fire

1. Dept. Access. Every building constructed shall be accessible to fire department apparatus by way of access roadways with all-weather surface of not less than 20 feet of unobstructed width, adequate roadway turning radius, capable of supporting the imposed loads of fire apparatus, and having a minimum vertical clearance of 13 ft. 6 in. [NFPA 1: 18.2.3]

2. Florida Fire Prevention code. Be advised that any new construction must adhere to the requirements of the Florida Fire Prevention Code, 2012 Fifth Edition, and The City of Orlando Fire Prevention Code.

3. Fire Code Review. TRC fire code review is preliminary in nature, and is intended to expose or prevent evident design deficiencies with State and City Fire Codes. The design will be reviewed in detail for State and City Fire Code compliance at the time of permit application.

4. Fire Permits Required. Underground main contractor must apply for a Fire permit for the installation or modification of any underground mains serving fire hydrants and/or fire protection systems prior to any installation.

If the water distribution system and fire hydrants are located in a right-of-way or recorded easement and owned/installed/maintained by the water purveyor, we will only require installation to the water purveyor's standards for underground components and connections.

CONDITIONS OF APPROVAL

However, hydrants must be in compliance with hydrant spacing, location, distribution, color coding, and needed fire flow minimums as specified in City Fire Code.

Underground main and fire hydrant installations on private property will require an FIR permit and full compliance with NFPA 24. [City Fire Code, Section 24.13(t)(13)]

5. Construction Phase. Please inform contractor that where underground mains and hydrants are to be provided, they shall be installed, completed, and in service prior to storage of combustibles on site. [NFPA 1: 16.4.3.1]

Fire department access shall be provided at the start of the project and shall be maintained throughout construction. [NFPA 1: 16.1.4]

In all buildings more than one story in height, at least one stairway shall be provided that is in usable condition at all times and that meets the requirements of 7.2.2 of the Life Safety Code, NFPA 101. [NFPA 1: 16.3.4.5.1]

6. Required Fire Flow. All structures must be protected by fire hydrants in accordance with City Fire Code 24.30(f). A determination will be made at the time plans are submitted for permitting. We will need a Required Fire Flow calculation in accordance with the ISO method demonstrating the water distribution system and new/existing fire hydrant(s) can deliver the demand.

CONTACT INFORMATION

Land Development

For questions regarding Land Development review, please contact Michaëlle Petion at 407-246-3837 or michaelle.petion@cityoforlando.net.

Transportation Planning

For questions regarding Transportation Planning review, please contact Matt Wiesenfeld at 407-246-2290 or matthew.wiesenfeld@cityoforlando.net

Legal Affairs

For questions regarding Legal Affairs review, please contact Cindi Sanford at 407-246-3489 or Cynthia.sanford@cityoforlando.net

City Surveying

For questions regarding Surveying review, please contact Ken Brown at 407-246-3812 or Ken.brown@cityoforlando.net

Engineering Records

For questions regarding Engineering Records review, please contact Andrea Kelley at 407-246-4267 or andrea.kelley@cityoforlando.net

Engineering/Zoning

For questions regarding Engineering or Zoning contact John Groenendaal at (407)246-3437 or john.groenendaal@cityoforlando.net. To obtain plan review status, schedule/cancel an inspection and obtain inspection results, please call PROMPT, our Interactive Voice Response System at 407.246.4444.

Fire

For questions regarding fire plans review, please contact Charles Chip Howard at 407.246.2143 or at Charles.Howard@cityoforlando.net. To obtain plan review status, schedule/cancel an inspection and obtain inspection results, please call PROMPT, our Interactive Voice Response System at 407.246.4444.

Wastewater

For questions regarding Wastewater review, please contact David Breitrick at 407-246-3525 or david.breitrick@cityoforlando.net

REVIEW/APPROVAL PROCESS—NEXT STEPS

1. The applicant revises the plat to satisfy the conditions in this report.
2. The plat is scheduled for City Council.
3. The applicant submits a final plat and is reviewed and approved in accordance with LDC Section 65.442.
4. The plat is recorded with the Orange County Comptroller.