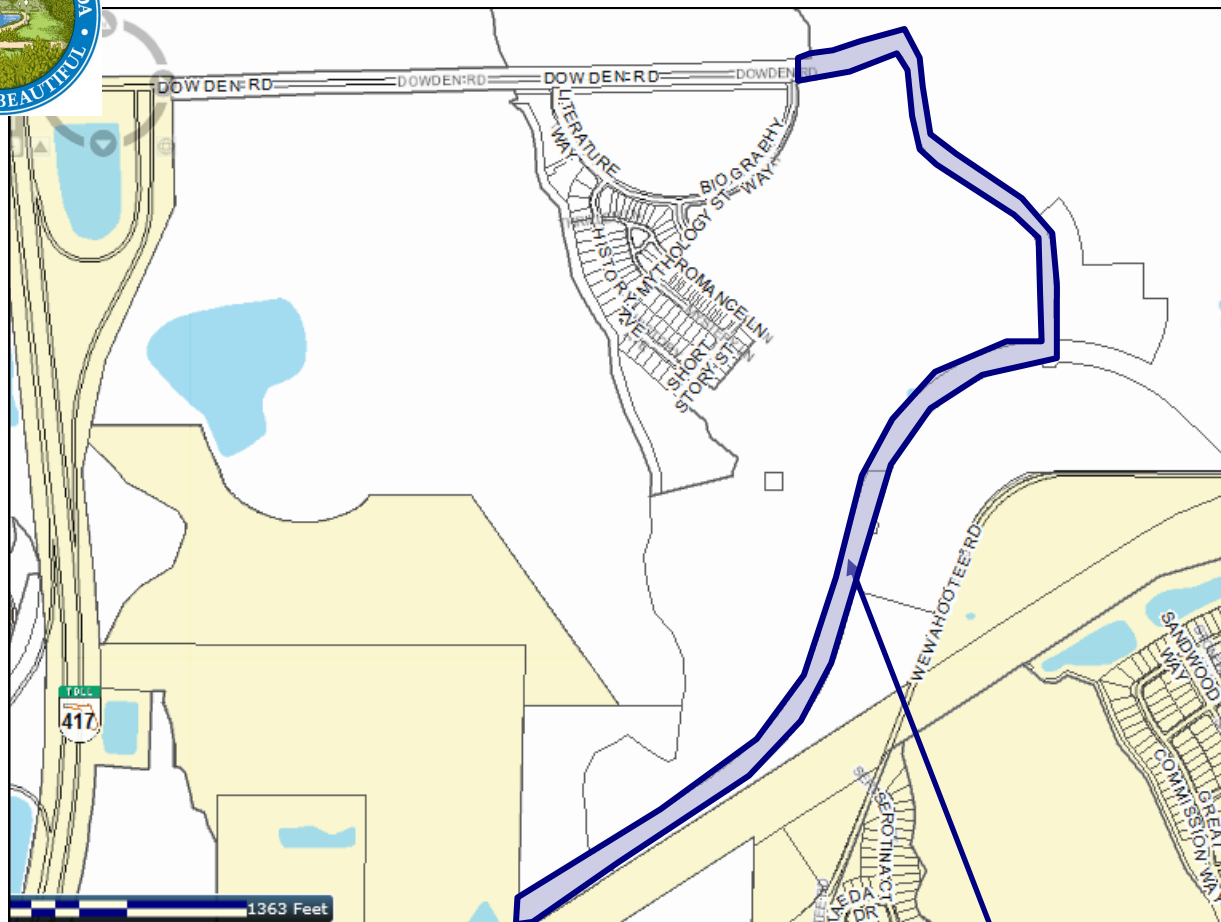




## STOREY PARK ROADWAYS



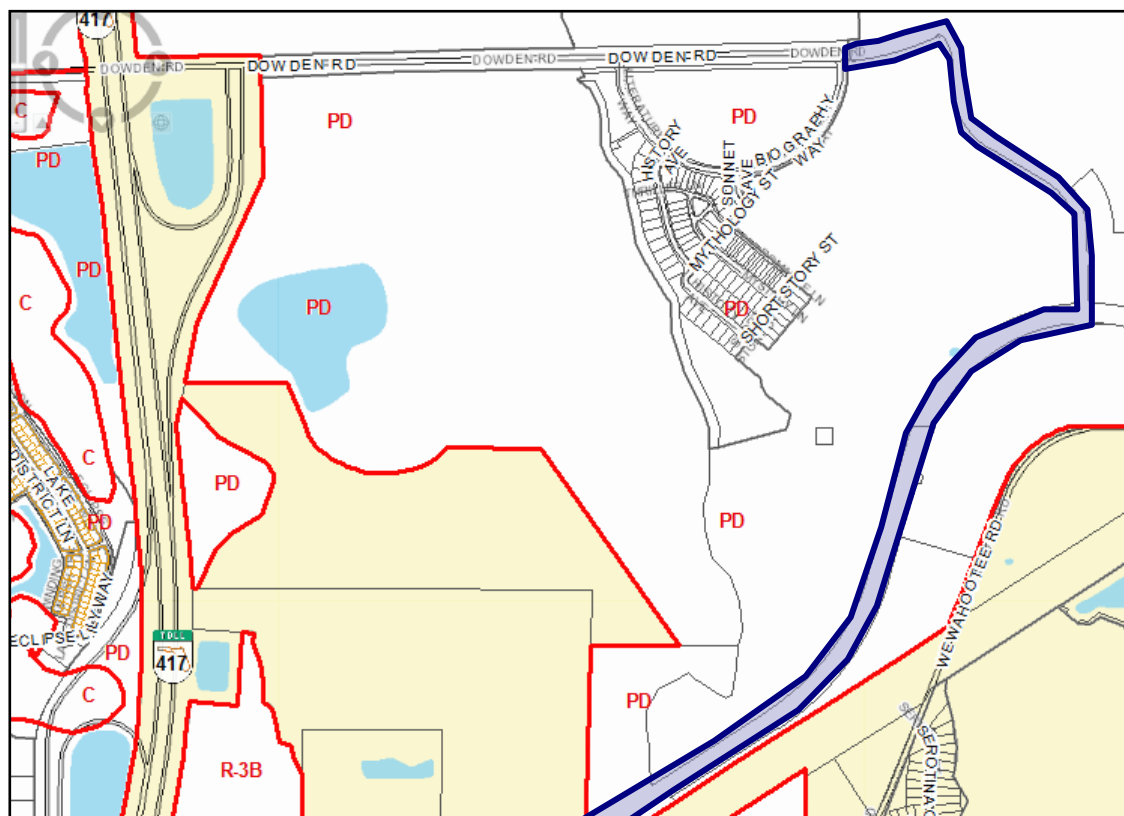
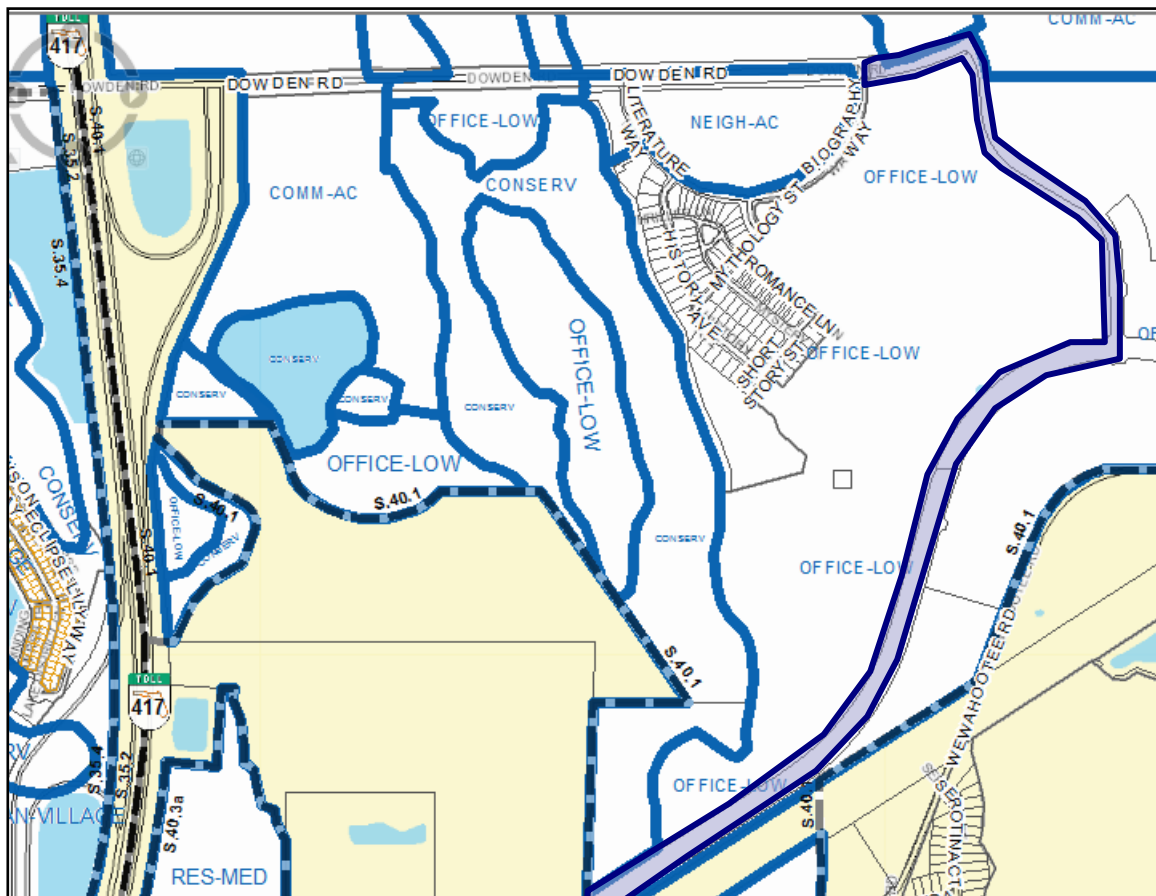
Location Map

Subject Site

## SUMMARY

<p><b>Owner</b> Moss Park Properties, LLLP</p> <p><b>Applicant</b> Teri Bowley, Lennar Homes, LLC</p> <p><b>Project Planner</b> Michaëlle Petion, AICP</p> <p><b>Updated:</b> January 29, 2016</p>	<p><b>Property Location:</b> 12501 Wewahootee Rd. (East of the Central Florida Greenway (SR 417), north of Wewahootee Rd. and south of the Beachline (SR 528)) (Parcel ID #09-24-31-0000-00-012, 04-24-31-000-00-001) (±22.19 acres, District 1)</p> <p><b>Applicant's Request:</b> Major Subdivision for the Platting of connected segments of Dowden Rd., Storey Park Blvd. and Innovation Way.</p>	<p><b>Staff's Recommendation:</b> Approval of the request, subject to the conditions in this report.</p>
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# ZONING MAP



# PROJECT ANALYSIS

## Project Description

The ±22 acre subject site is generally located east of SR 417, north of Wewahootee Rd. and south of SR 528 and is part 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 future residential to the west, a future middle school to the south and vacant land to the north and east.

The subject property is currently unplatted. The applicant's proposal is comprised of three roadway segments: the easternmost extension of Dowden Rd., the creation of proposed Storey Park Rd. to the south of the newly extended Dowden Rd. and the creation of proposed Innovation Way to the west of proposed Storey Park Rd. The proposal is consistent with the approved specific parcel master plans.

## 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 Sub-area 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)
- December 2015– The Technical Review Committee recommended approval of a minor plat for parcel M of the Wewahootee PD for a middle school site and associated stormwater ponds. (SUB2015-00058)

## 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.”*

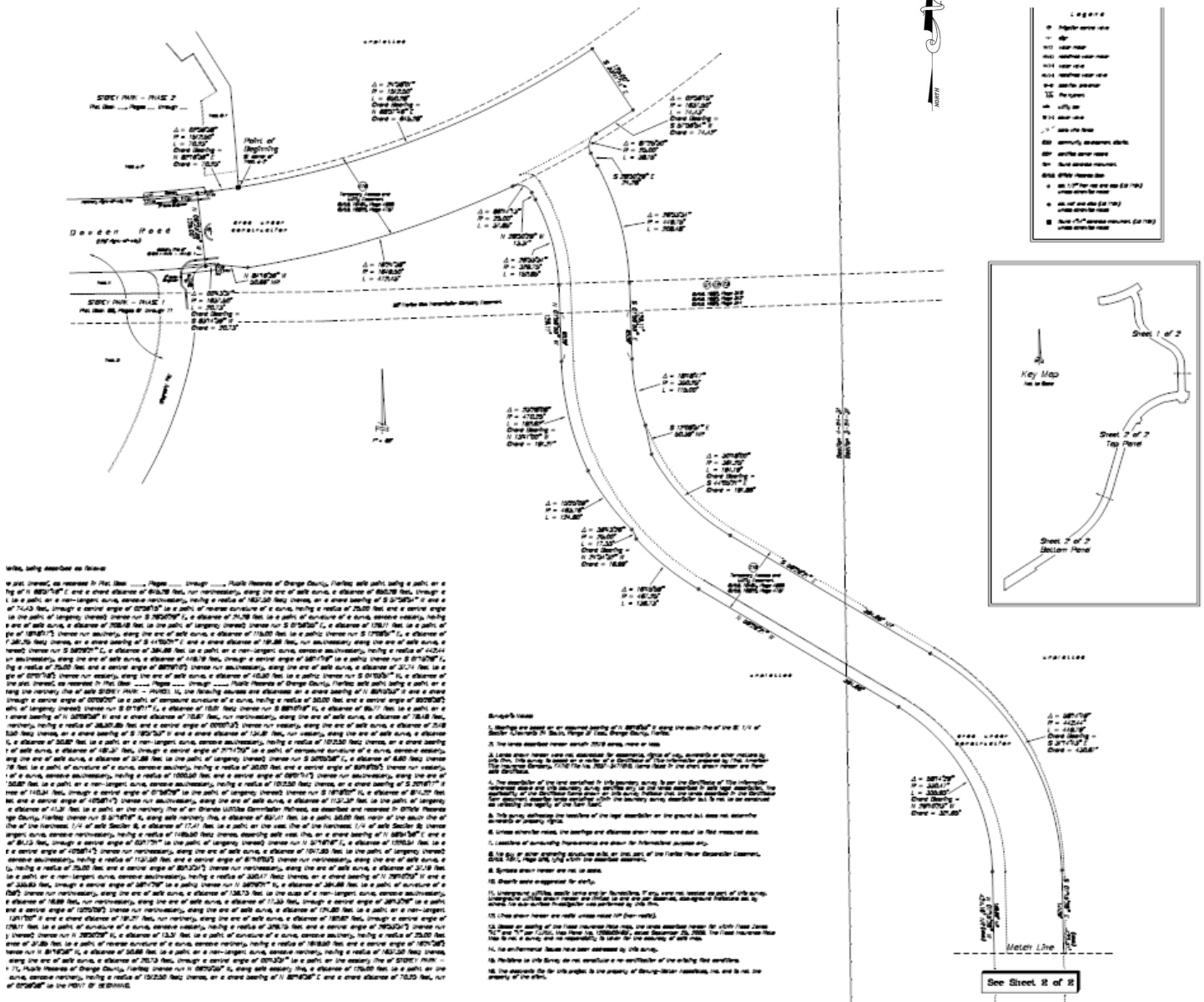
# FINDINGS

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



[illegible]

## PROPOSED PLAT

**STOREY PARK ROADWAYS**

Sheet 1 of 8

A portion of Sections 3, 4 and 9, Township 24 South, Range 31 East

City of Orlando, Orange County, Florida

## Legal Description

A portion of Sections 3, 4 and 9, Township 24 South, Range 31 East, Orange County, Florida, being described as follows:

BEGIN at the southeast corner of Tract J-2, STOREY PARK - PHASE 2, according to the plat thereof, as recorded in Plat Book \_\_\_\_\_, Pages \_\_\_\_\_, through \_\_\_\_\_, Public Records of Orange County, Florida; said point being a point on a curve, concave northwesterly, having a radius of 1512.50 feet; thence, on a chord bearing of N 89°57'16" E and a chord distance of 645.28 feet, run northeasterly, along the arc of said curve, a distance of 850.28 feet, through a central angle of 24°38'01" to a point; thence run S 33°17'4" E, a distance of 125.00 feet to a point on a non-tangent curve, concave northwesterly, having a radius of 1637.50 feet; thence, on a chord bearing of S 57°38'54" W and a chord distance of 74.42 feet, run southeasterly, along the arc of said curve, a distance of 74.43 feet, through a central angle of 02°36'19" to a point of reverse curvature of a curve, having a radius of 25.00 feet and a central angle of 87°25'30"; thence run southerly, along the arc of said curve, a distance of 38.15 feet to the point of tangency thereof; thence run S 28°30'29" E, a distance of 24.28 feet to a point of curvature of a curve, concave westerly, having a radius of 448.75 feet and a central angle of 26°53'34"; thence run southerly, along the arc of said curve, a distance of 208.48 feet to the point of tangency thereof; thence run S 01°56'50" E, a distance of 129.11 feet to a point of curvature of a curve, concave easterly, having a radius of 350.25 feet and a central angle of 18°48'47"; thence run southerly, along the arc of said curve, a distance of 115.00 feet to a point; thence run S 12°08'51" E, a distance of 50.39 feet to a point on a non-tangent curve, concave northwesterly, having a radius of 381.25 feet; thence, on a chord bearing of S 44°08'21" E and a chord distance of 191.86 feet, run southeasterly along the arc of said curve, a distance of 194.19 feet, through a central angle of 3°41'8"00" to the point of tangency thereof; thence run S 58°29'21" E, a distance of 394.66 feet to a point on a non-tangent curve, concave southwesterly, having a radius of 442.44 feet; thence, on a chord bearing of S 31°14'43" E and a chord distance of 430.87 feet, run southeasterly, along the arc of said curve, a distance of 448.78 feet, through a central angle of 58°14'19" to a point; thence run S 01°15'28" E, a distance of 422.31 feet to a point of curvature of a curve, concave northwesterly, having a radius of 1137.50 feet and a central angle of 88°29'10"; thence run southeasterly, along the arc of said curve, a distance of 37.74 feet to a point of reverse curvature of a curve, having a radius of 1137.50 feet and a central angle of 02°01'48"; thence run easterly, along the arc of said curve, a distance of 40.30 feet to a point; thence run S 04°03'57" W, a distance of 125.00 feet to a point on the northerly line of STOREY PARK - PHASE 1, according to the plat thereof, as recorded in Plat Book \_\_\_\_\_, Pages \_\_\_\_\_, through \_\_\_\_\_, Public Records of Orange County, Florida; said point being a point on a non-tangent curve, concave southwesterly, having a radius of 1012.50 feet; thence run along the northerly line of said STOREY PARK - PHASE 1, the following courses and distances: on a chord bearing of N 85°18'53" W and a chord distance of 2.75 feet, run westerly, along the arc of said curve, a distance of 2.75 feet, through a central angle of 00°09'20" to a point of compound curvature of a curve, having a radius of 50.00 feet and a central angle of 92°08'38"; thence run southeasterly, along the arc of said curve, a distance of 83.32 feet to the point of tangency thereof; thence run S 01°19'11" E, a distance of 10.01 feet; thence run S 88°40'49" W, a distance of 95.77 feet to a point on a non-tangent curve, concave southwesterly, having a radius of 50.00 feet; thence, on a chord bearing of N 50°08'38" W and a chord distance of 70.67 feet, run northeasterly, along the arc of said curve, a distance of 78.48 feet, through a central angle of 89°58'38" to a point of reverse curvature of a curve, concave northerly, having a radius of 35,301.80 feet and a central angle of 00°00'07"; thence run westerly, along the arc of said curve, a distance of 2.48 feet to the cusp of a non-tangent curve, concave southwesterly, having a radius of 1000.50 feet; thence, on a chord bearing of S 78°15'33" W and a chord distance of 134.81 feet, run westerly, along the arc of said curve, a distance of 134.81 feet, through a central angle of 07°43'33" to a point; thence run S 88°54'56" W, a distance of 50.87 feet to a point on a non-tangent curve, concave southwesterly, having a radius of 1012.50 feet; thence, on a chord bearing of S 58°14'3" W and a chord distance of 476.84 feet, run southwesterly, along the arc of said curve, a distance of 481.37 feet, through a central angle of 27°14'23" to a point of compound curvature of a curve, concave easterly, having a radius of 30.00 feet and a central angle of 94°13'00"; thence run southerly, along the arc of said curve, a distance of 57.86 feet to the point of tangency thereof; thence run S 50°05'58" E, a distance of 6.60 feet; thence run S 38°54'02" W, a distance of 80.00 feet; thence run N 50°15'56" W, a distance of 0.78 feet to a point of curvature of a curve, concave southerly, having a radius of 30.00 feet and a central angle of 93°49'05"; thence run westerly, along the arc of said curve, a distance of 48.12 feet to a point of compound curvature of a curve, concave southwesterly, having a radius of 1000.50 feet and a central angle of 08°01'44"; thence run southwesterly, along the arc of said curve, a distance of 157.66 feet to a point; thence run S 39°18'02" W, a distance of 50.82 feet to a point on a non-tangent curve, concave southwesterly, having a radius of 1012.50 feet; thence, on a chord bearing of S 20°16'17" W and a chord distance of 140.22 feet, run southerly, along the arc of said curve, a distance of 140.34 feet, through a central angle of 07°56'29" to the point of tangency thereof; thence run S 18°18'09" W, a distance of 874.22 feet to a point of curvature of a curve, concave northwesterly, having a radius of 1590.50 feet and a central angle of 40°58'14"; thence run southwesterly, along the arc of said curve, a distance of 1137.32 feet to the point of tangency thereof; thence run S 37°16'18" W, a distance of 773.85 feet; thence run S 53°59'20" E, a distance of 41.31 feet to a point on the northerly line of an Orange Utilities Commission Right-of-Way, as described and recorded in Office Records Book 3491, Page 539 and Office Records Book 3674, Page 2203, Public Records of Orange County, Florida; thence run S 57°16'18" W, along said northerly line, a distance of 637.41 feet to a point 50.00 feet north of the south line of the Northeast 1/4 of said Section 9; thence run N 89°49'08" W, parallel with the south line of the Northeast 1/4 of said Section 9, a distance of 17.41 feet to a point on the west line of the Northeast 1/4 of said Section 9; thence run N 02°17'34" E, along said west line, a distance of 189.14 feet to a point on a non-tangent curve, concave northwesterly, having a radius of 1463.50 feet; thence, on a chord bearing of N 38°54'56" E and a chord distance of 81.12 feet, run northeasterly, along the arc of said curve, a distance of 81.13 feet, through a central angle of 03°17'21" to the point of tangency thereof; thence run N 57°16'18" E, a distance of 1220.54 feet to a point of curvature of a curve, concave northwesterly, having a radius of 1465.50 feet and a central angle of 40°58'14"; thence run northeasterly, along the arc of said curve, a distance of 1047.80 feet to the point of tangency thereof; thence run N 18°18'02" E, a distance of 874.22 feet to a point of curvature of a curve, concave southwesterly, having a radius of 1137.50 feet and a central angle of 57°10'00"; thence run northeasterly, along the arc of said curve, a distance of 1343.41 feet to a point of reverse curvature of a curve, concave northwesterly, having a radius of 25.00 feet and a central angle of 85°13'34"; thence run northeasterly, along the arc of said curve, a distance of 37.19 feet to the point of tangency thereof; thence run N 01°15'28" W, a distance of 424.16 feet to a point on a non-tangent curve, concave southwesterly, having a radius of 335.83 feet; thence, on a chord bearing of N 29°40'23" W and a chord distance of 321.85 feet, run northeasterly, along the arc of said curve, a distance of 335.83 feet, through a central angle of 58°14'29" to a point; thence run N 58°29'21" W, a distance of 394.66 feet to a point of curvature of a curve, concave northwesterly, having a radius of 467.25 feet and a central angle of 16°15'59"; thence run northwesterly, along the arc of said curve, a distance of 136.73 feet to the cusp of a non-tangent curve, concave southwesterly, having a radius of 25.00 feet; thence, on a chord bearing of N 24°54'33" W and a chord distance of 16.99 feet, run northwesterly, along the arc of said curve, a distance of 17.33 feet, through a central angle of 38°43'58" to a point of reverse curvature of a curve, concave northwesterly, having a radius of 463.78 feet and a central angle of 15°57'09"; thence run northwesterly, along the arc of said curve, a distance of 124.80 feet to a point on a non-tangent curve, concave easterly, having a radius of 470.25 feet; thence, on a chord bearing of N 13°17'00" W and a chord distance of 191.27 feet, run northerly, along the arc of said curve, a distance of 192.62 feet, through a central angle of 23°28'08" to the point of tangency thereof; thence run N 01°56'50" E, a distance of 129.11 feet to a point of curvature of a curve, concave westerly, having a radius of 329.75 feet and a central angle of 26°53'34"; thence run northerly, along the arc of said curve, a distance of 150.85 feet to the point of tangency thereof; thence run N 28°30'29" W, a distance of 13.31 feet to a point of curvature of a curve, concave southerly, having a radius of 25.00 feet and a central angle of 88°44'13"; thence run westerly, along the arc of said curve, a distance of 37.80 feet to a point of reverse curvature of a curve, concave northerly, having a radius of 1619.50 feet and a central angle of 16°24'38"; thence run westerly, along the arc of said curve, a distance of 472.45 feet to a point; thence run N 81°16'36" W, a distance of 50.66 feet to a point on a non-tangent curve, concave northerly, having a radius of 1637.50 feet; thence, on a chord bearing of S 83°14'39" W and a chord distance of 20.73 feet, run westerly, along the arc of said curve, a distance of 20.73 feet, through a central angle of 00°43'31" to a point on the easterly line of 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; thence run N 08°23'36" W, along said easterly line, a distance of 125.00 feet to a point on the northerly right-of-way line of Dauden Road; said point being a point on a non-tangent curve, concave northerly, having a radius of 1512.50 feet; thence, on a chord bearing of N 82°16'36" E and a chord distance of 70.23 feet, run easterly, along the arc of said curve, a distance of 70.23 feet, through a central angle of 02°29'38" to the POINT OF BEGINNING.

Containing 22.19 acres, more or less.



**NOTICE:**  
THIS PLAT, AS RECORDED IN ITS OFFICIAL FORM, IS THE OFFICIAL DECISION OF THE SURVEYED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPERSEDED IN AUTHORITY BY ANY OTHER OFFICIAL OR UNOFFICIAL 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.

## CERTIFICATE OF REVIEW BY CITY ENGINEER

Exemplied and Approved: \_\_\_\_\_ Date: \_\_\_\_\_

City Engineer: \_\_\_\_\_

## CERTIFICATE OF REVIEW BY CITY SURVEYOR

Reviewed for conformity to Chapter 177 Florida Statute.

City Surveyor: \_\_\_\_\_ Date: \_\_\_\_\_

## QUALIFICATION STATEMENT OF SURVEYOR AND MAPPER

I, \_\_\_\_\_, being a professional surveyor and mapper, declare that I have 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 Statute and that said land is located in the City of Orlando, Orange County, Florida.

Registration No. P.L.S. 4238

L.S. 7194

R. Clayton Gahung  
Gahung-Nelson Associates, Inc.  
1793 E. Highway Street  
Orlando, Florida, 32807

Signed: \_\_\_\_\_

Signed: \_\_\_\_\_

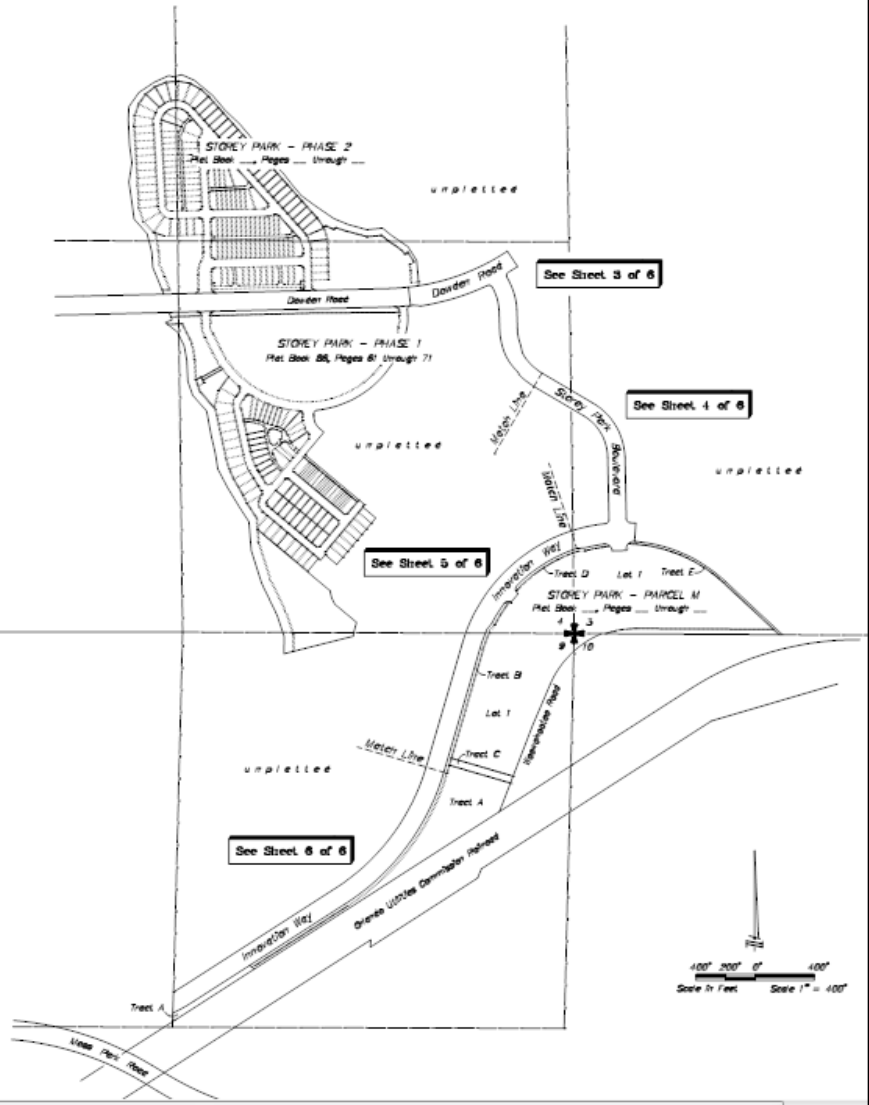
# PROPOSED PLAT

## STOREY PARK ROADWAYS

A portion of Sections 3, 4 and 9, Township 24 South, Range 31 East  
City of Orlando, Orange County, Florida

### Surveyor's Notes

1. Bearings are based on an assumed bearing of N 89°45'33" W along the south line of the Southwest 1/4 of Section 4, Township 24 South, Range 31 East, Orange County, Florida.
2. Development on this property depicted on this plat is subject to the requirements of Chapter 58, the Comprehensive 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 herein, that are consistent with the requirements of Chapter 177, Florida Statutes, or were required by the City of Orlando as a condition of platting.
3. Tract A is dedicated as Open Space and shall be owned and maintained by Storey Park Properties, LLC, its successors and/or assigns.
4. A Multi-Purpose Easement over the northerly 10.00 feet of Tract A is dedicated to and shall be maintained by the City of Orlando, Florida.
5. All platting 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 telephony services shall interfere with the facilities and services of an electric, telephone, gas, or other public utility. In the event a cable telephony company damages the facilities of a public utility, it shall be solely responsible for the damages.

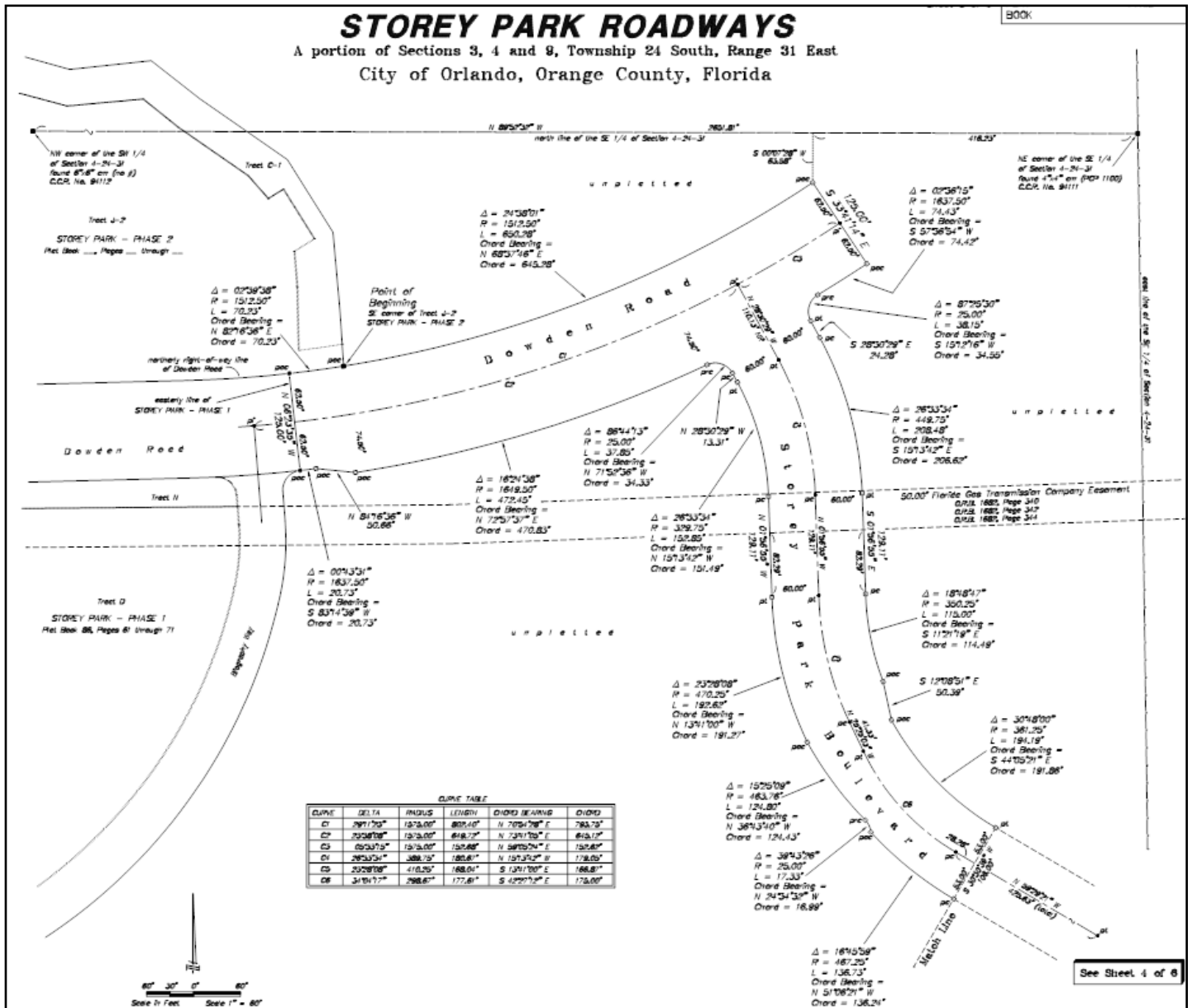


### Legend (All Sheets)

- |                                  |   |
|----------------------------------|---|
| L - arc length                   | C.P.R. - Certified Corner Record                              |
| Δ - central angle                | Section 4-24-31 = Section 4, Township 24 South, Range 31 East |
| R - radius or radii              |   |
| NR - non-radius                  |   |
| pt - point of tangency           |   |
| pc - point of curvature          |   |
| pe - point of entry              |   |
| pr - point of reverse curve      |   |
| pc - point of compound curve     |   |
| pt - point of intersection       |   |
| C.C.R. - Certified Corner Record |   |
| L.S. - Licensed Surveyor         |   |
| L.B. - Licensed Business         |   |
|                                  | Notes are noted unless otherwise shown                        |
|                                  | Indicates set nail and also (P.C.P. 1.0 7194)                 |
|                                  | (Permanent corner point)                                      |
|                                  | Indicates found concrete monument                             |
|                                  | (P.C.P. 1.0 7194) unless otherwise noted                      |
|                                  | Indicates permanent reference monument (P.R.M.)               |
|                                  | set 4"x4" concrete monument (P.R.M. 1.0 7194)                 |
|                                  | Indicates permanent reference monument (P.R.M.)               |
|                                  | set nail and also (P.C.P. 1.0 7194)                           |
|                                  | Indicates change of direction                                 |
|                                  | no corner set   |

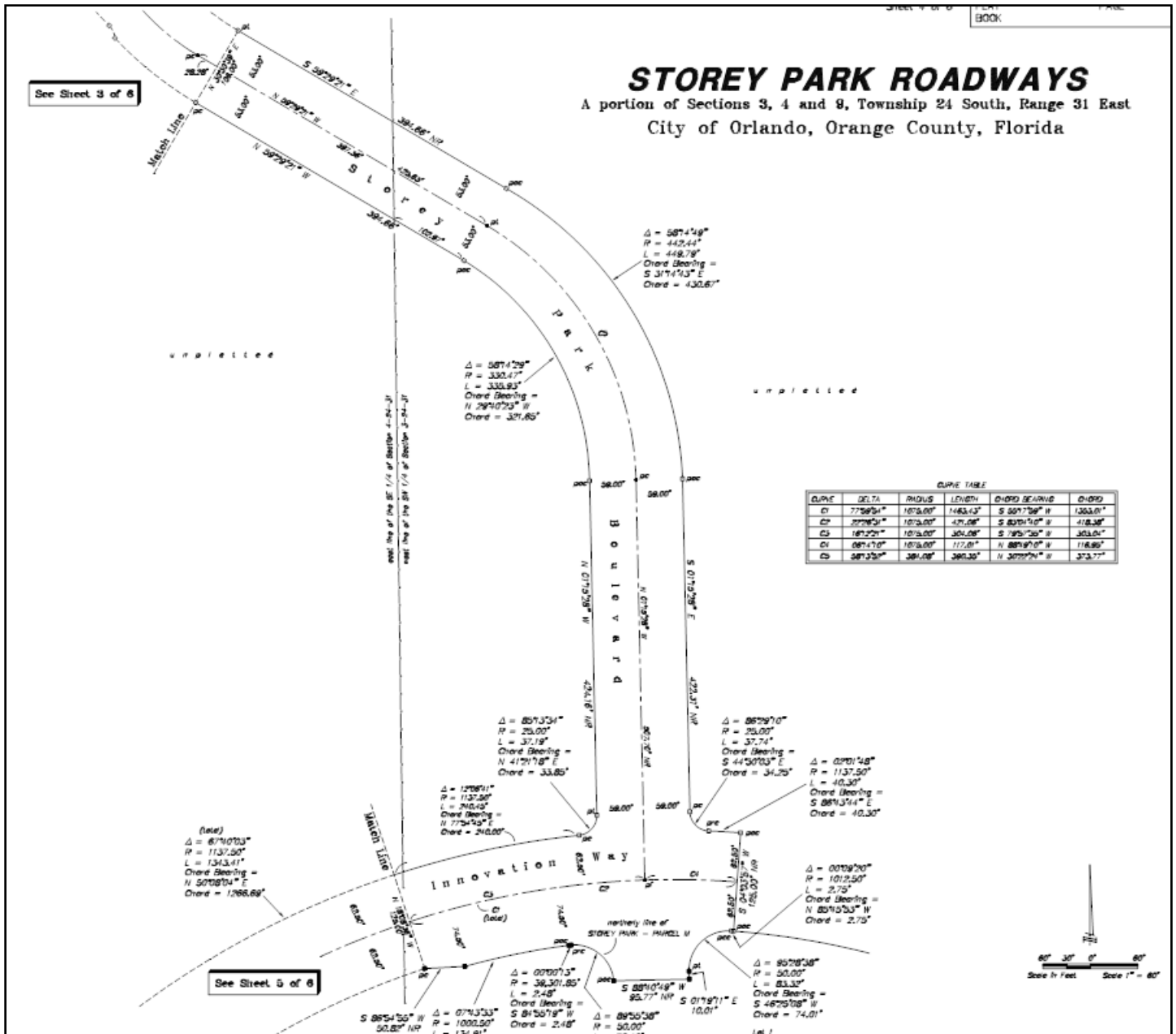


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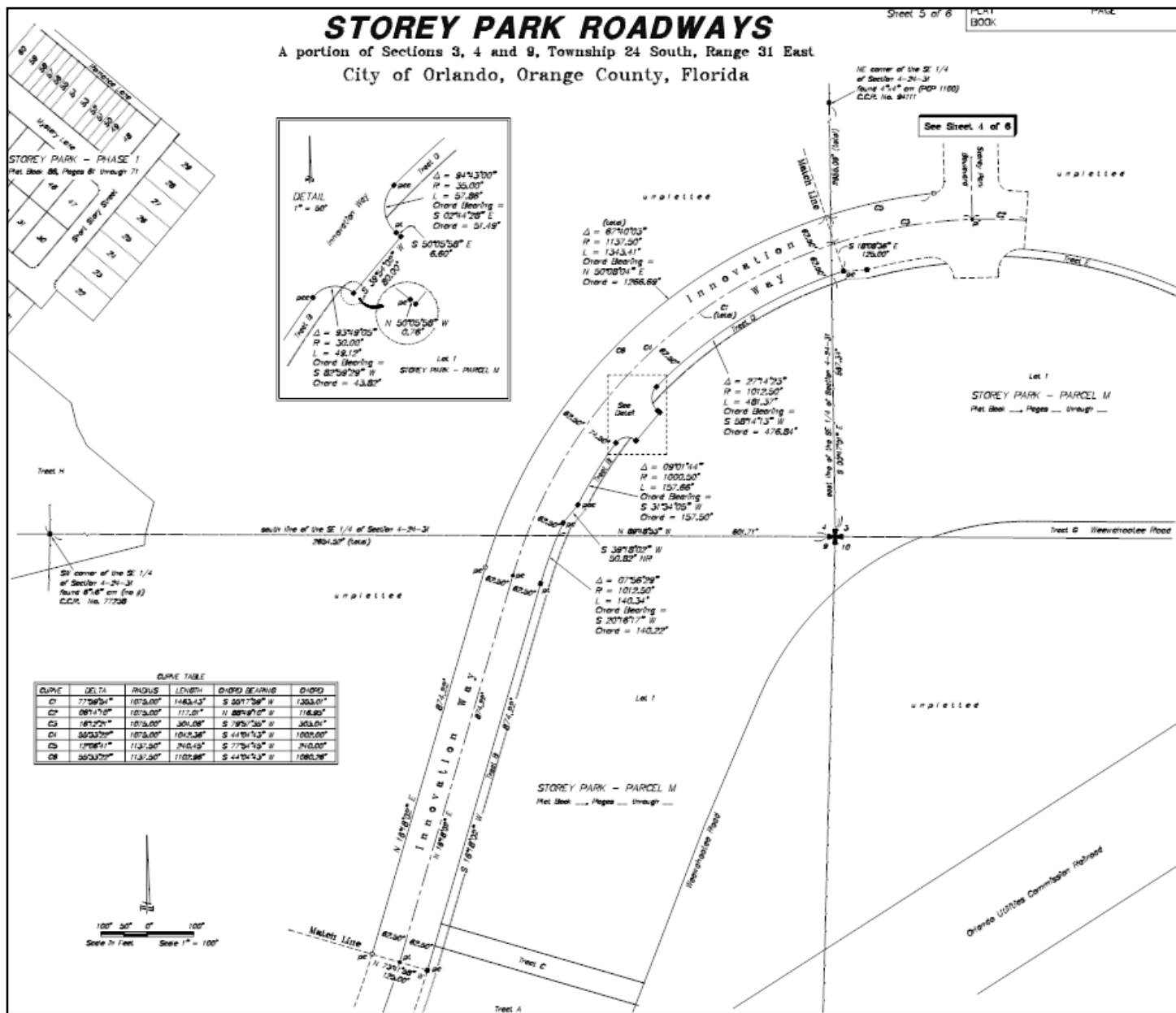




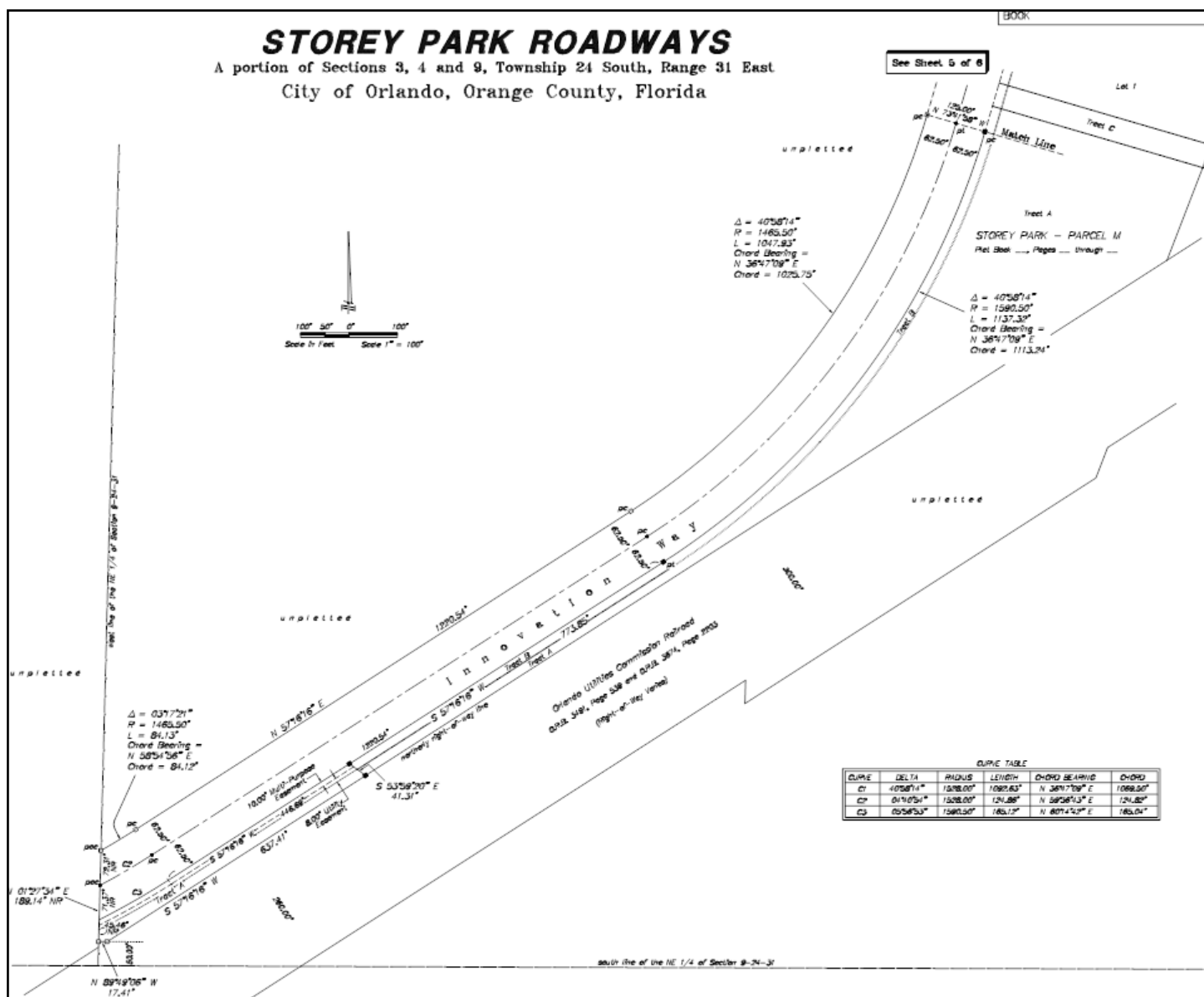
## PROPOSED PLAT



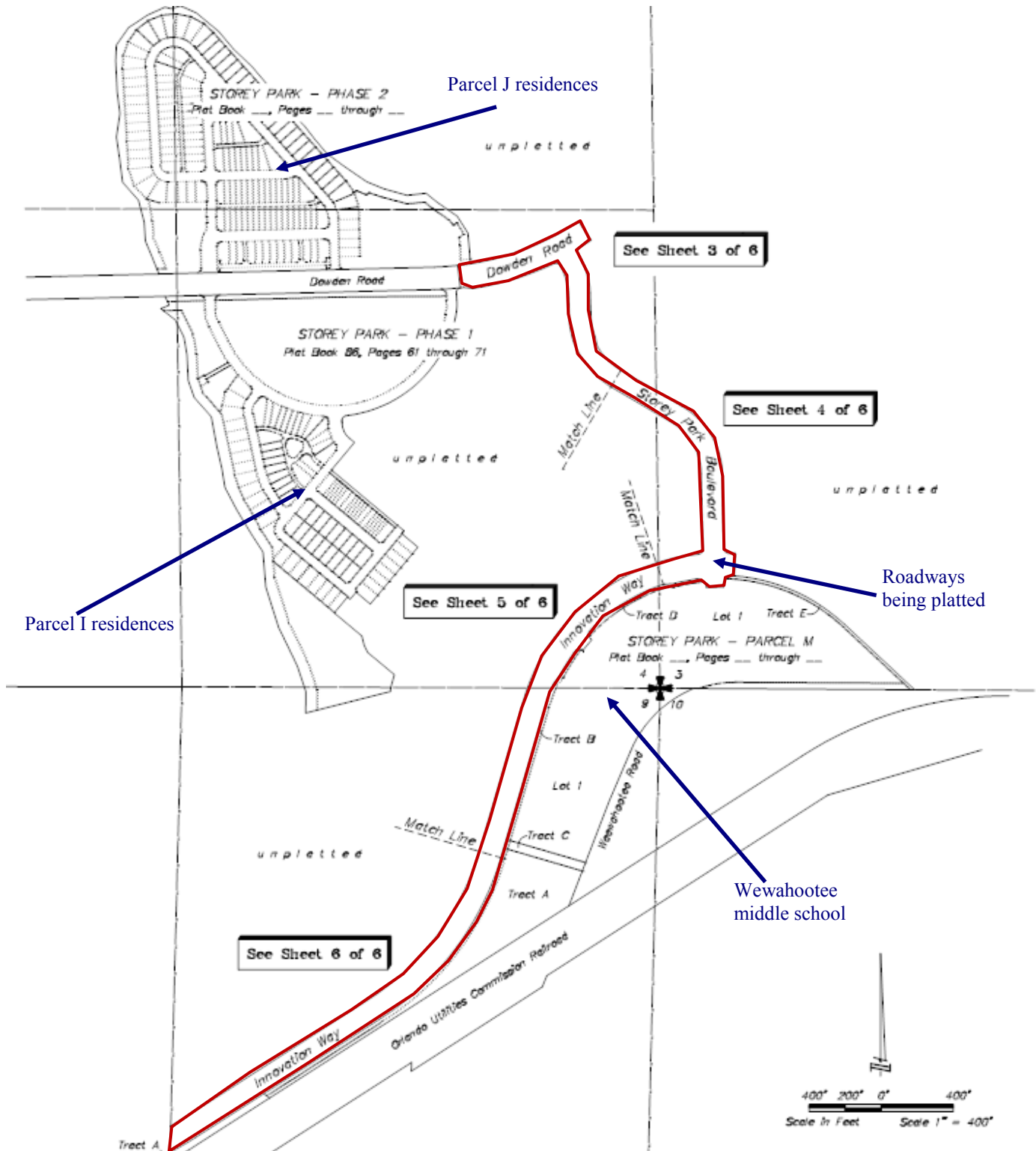
## PROPOSED PLAT



## PROPOSED PLAT



# APPROVED SITE PLAN



## AERIAL



## 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.

## Department Review Status Report

**Project Name:** SUB2015-00073

**Workflow Started:** 12/21/2015 1:55 PM

**Report Generated:** 01/29/2016 03:38 PM

Department	Reviewer	Email	Status	Reviewer Comments
Addressing	Andrea Kelley	andrea.kelley@cityoforlando.net	Recommend for Denial	Innovation Way is already in use as a street name. Please submit new street name.
Building	Don Fields	don.fields@cityoforlando.net	No Review Required	Building Plan Review is not applicable to this case at this time. For questions regarding Building Plan Review issues contact Don Fields at (407) 246-2654 or don.fields@cityoforlando.net.
City Attorney	Cynthia Sanford	cynthia.sanford@cityoforlando.net	Recommend for Denial	There appears to be several easements that are shown on the title certificate but not shown on the plat or in the plat notes. Please address. More comments will follow in the next review.
Development Review	John Groenendaal	john.groenendaal@cityoforlando.net	Recommend Approval with Conditions	
Fire	Charles Howard	charles.howard@cityoforlando.net	Recommend for Approval	Roadways shall have all-weather driving surface, capable of supporting the load of fire apparatus, shall be at least 20 ft. in width, and shall have a minimum vertical clearance of at least 13 ft. 6 in. Please submit revisions correcting this deficiency. [NFPA 1: 18.2.3.1]
Growth Management	Mary-Stewart Droege	mary-stewart.droege@cityoforlando.net	Recommend Approval with Conditions	Proposed plat with roadways is located within an area with both Conservation and Office Low Intensity future land use (FLU) designations with Planned Development (PD) zoning. Per Future Land Use Figure LU-1, roadway development is not an allowable use in the Conservation FLU. Project files do not provide adequate information to evaluate the proposed location of the road in relationship to the future land use designations.  Condition: The applicant shall provide a subject area future land use map, overlaid with the proposed roadway location, prior to TRC so as to verify that the roadway does not encroach into the conservation area. If the roadway does encroach into the Conservation future land use area, then the applicant shall be required to submit a request for a determination, which shall require additional environmental information including water management district permits and related environmental data, in order for the Planning Official to shift the Conservation boundary.

## Department Review Status Report

Land Development	Michaelle Petion	michaelle.petion@cityoforlando.net	Recommend Approval with Conditions	<p>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.</p> <p>2. Consistency. The proposed development shall be developed consistent with the conditions of approval for Storey Park Phase 1 and Parcel M SPMPs as well as the Wewahootee PD ordinance.</p>
OUC Development Svcs	Stephanie Tate	state@ouc.com	Recommend Approval with Conditions	OUC's final approval subject to review and approval by OUC's Transmission Dept and Right of Way Administrator as proposed road location is adjacent to OUC transmission line and dedicated Right of Way for OUC and the Railroad.
OUC Water	Steve Lockington	slockington@ouc.com	No Review Required	
Police	Audra Nordaby	audra.nordaby@cityoforlando.net	Recommend for Approval	<p>The Orlando Police Department has no objections to the plat request for Storey Park Roadways located around 12501 Wewahootee Rd.. A CPTED review will be completed when detailed development plans are submitted to the City.</p> <p>We encourage developers and property owners to incorporate CPTED strategies in their projects. A brochure entitled Crime Prevention Through Environmental Design, Your Guide to Creating a Safe Environment, which includes crime prevention techniques for various land uses, is available by email.</p> <p>For questions regarding Orlando Police Department plan reviews or to obtain a copy of the brochure, contact Audra Nordaby at 407.246.2454 or Audra.Nordaby@cityoforlando.net.</p>
Solid Waste	Jonathan Guillian	jonathan.guillian@cityoforlando.net	No Review Required	
Transportation Engineering	Lauren Torres	lauren.torres@cityoforlando.net	Recommend Approval with Conditions	
Transportation Planning	John Rhoades	john.rhoades@cityoforlando.net	Recommend for Approval	TPL has no comments or conditions for this case.





## Changemarks Report

**Project Name:** SUB2015-00073  
**Workflow Started:** 12/21/2015 1:55 PM  
**Report Generated:** 01/29/2016 03:43 PM

Resolved?	Department	File	Markup Subject	Markup Text	Markup Date	Updated By
False	Transportation Engineering	STOREY PARK ROADWAYS PLAT 12-17-15 (002).pdf	LLT	1- Label ROW on the face of the plat.	01/14/2016 8:16 AM	Lauren Torres