

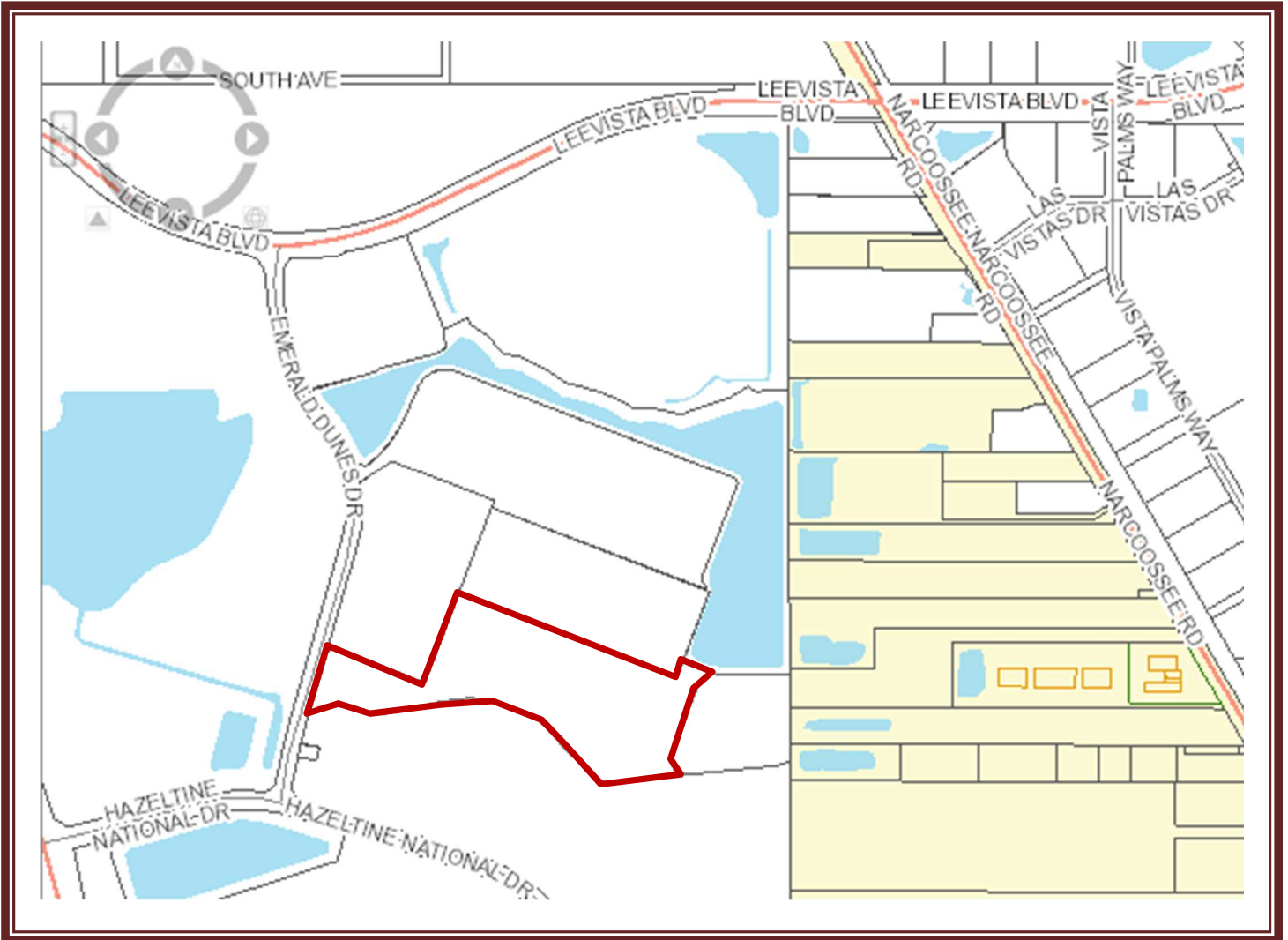
LeeVista Building G

Project Overview (updated 8/14/2017)

NOTE: The information presented in this project overview is based on staff's preliminary review of the submitted application and is subject to change. Contact the Project Planner for the latest project information.

Case Number(s): SUB2017-00020

Project Location & Property Size: 7455 Emerald Dunes Dr. (South of LeeVista Blvd., west of Narcoossee Rd., east of Emerald Dunes Dr. and north of Hazeltine National Dr.), 11.2 acres, District 1



Project Description: Minor Subdivision request for a one lot plat for industrial flexspace and associated parking.

Existing Zoning District and Future Land Use Classifications

Future Land Use Classification – INDUST

Zoning – I-P/AN

Proposed Zoning District Classification

Zoning District- N/A

Application Documents

Scroll down for plans submitted by the applicant for this project.

If you wish to review the file, please submit a Public Records Request at:

<http://www.cityoforlando.net/cityclerk/city-records-and-archive-management-services/>

Additional or revised documents may be included in the Staff Report, to be posted on the City's website a week before the tentative public hearing date below, at: [cityoforlando.net/mpb](http://www.cityoforlando.net/mpb) - then click on "Current Agenda."

Public Hearing

This project is tentatively scheduled for a public hearing at the Municipal Planning Board on N/A. (City Hall 2nd floor, City Council Chambers, 8:30AM)

Parking Availability

At the City Commons Parking Garage located on Boone Ave., between South St. and Anderson St. (on the west side of City Hall). This garage charges a fee. For more information, go to:

<http://www.cityoforlando.net/parking/downtown-parking-locations/>

Contact Information:

Applicant	Staff - Project Planner
Name: Address: Phone: Email:	Name: Michaëlle Petion, AICP, Planner III Email: michaëlle.petion@cityoforlando.net Phone: 407-246-3837

Project Status and Next Steps

April 25, 2017	Application received by City Planning Division
June 14, 2017	Staff Report available at cityoforlando.net/mpb
June 20, 2017	Municipal Planning Board hearing (tentative)

GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.



Surveyor's Report

35. **Relationship of the features and improvements shown within the limits of this survey to the adjacent lands.** The subject property is located on the east side of the intersection of 35 South, 19th East, 30 East, Grand County, Idaho. Specifically the vacant land that is south of existing commercial buildings 7445 and 7453 Emerald Drive, Orinda, Idaho. The subject property is bounded on the north by the existing commercial buildings, on the east by the subject property, on the south by the existing drainage ditch, and on the west by the subject property. The subject property is bounded on the east by the outfall pipe that runs from the retention pond to the drainage ditch.

36. **Bearings shown hereon are based on the East line of Lot 3 of L&MS#7 CENTER 42E EAST, 1/4 Section 36, T42N, R36E, according to the plat thereof as recorded in Plat Book 23, Pages 66 and 67, 1971, 1972, 1973, 1974, 1975, 1976, 1977, 1978, 1979, 1980, 1981, 1982, 1983, 1984, 1985, 1986, 1987, 1988, 1989, 1990, 1991, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613,**

Abbreviations and Legend
R/W = denotes right-of-way



LeeVista Building G

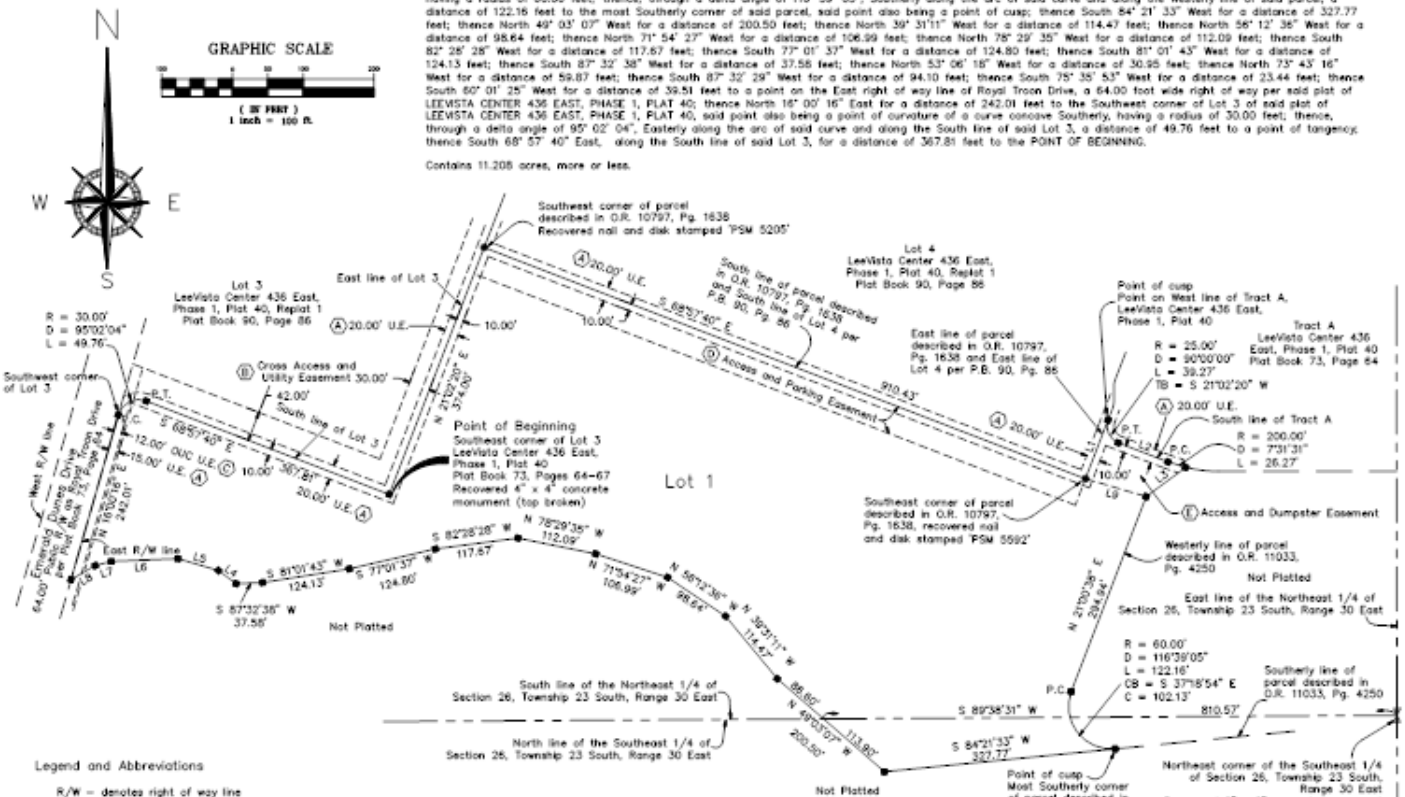
Section 26, Township 23 South, Range 30 East
City of Orlando, Orange County, Florida

Property Description

A parcel of land being a portion of the Northeast 1/4 and Southeast 1/4 of Section 26, Township 23 South, Range 30 East, Orange County, Florida. Being more particularly described as follows:

BEGIN at the Southeast corner of Lot 3, LEEVISTA CENTER 436 EAST, PHASE 1, PLAT 40, according to the plat thereof as recorded in Plat Book 73, Pages 64 through 67, Public Records of Orange County, Florida; thence North 21° 02' 20" East, along the East line of said Lot 3, a distance of 374.00 feet to the Southeast corner of a parcel of land described in that certain Special Warranty Deed recorded in Official Records Book 10797, Page 1638, Public Records of Orange County, Florida; thence South 68° 57' 40" East, along the South line of said parcel, a distance of 910.43 feet to the Southeast corner of said parcel; thence North 21° 02' 20" East, along the East line of said parcel, a distance of 89.00 feet to a point on the West line of Tract A of said plot of LEEVISTA CENTER 436 EAST, PHASE 1, PLAT 40, said point also being a point of curve with a curve concave Northeasterly and having a radius of 25.00 feet; thence, from a tangent bearing of South 21° 02' 20" West, via Southeasterly through a delta angle of 90° 00' 00", along the arc of said curve and along the South line of said Tract A, a distance of 39.27 feet to the point of tangency; thence South 68° 57' 40" East, along the South line of said parcel, a distance of 75.24 feet to a point of curvature of a curve concave Northerly, having a radius of 200.00 feet; thence, through a delta angle of 07° 31' 31", Easterly along the arc of said curve and along the South line of said Tract A, a distance of 26.27 feet to a point of intersection with the Westerly line of a parcel of land described in that certain Quit Claim Deed recorded in Official Records Book 11033, Page 4250, Public Records of Orange County, Florida; thence South 53° 32' 00" West, along the Westerly line of said parcel, a distance of 69.38 feet; thence South 21° 00' 38" West, along the Westerly line of said parcel, a distance of 294.94 feet to a point of curvature of a curve concave Easterly, having a radius of 60.00 feet; thence, through a delta angle of 116° 39' 05", Southerly along the arc of said curve and along the Westerly line of said parcel, a distance of 122.16 feet to the most Southerly corner of said parcel, said point also being a point of curve; thence South 84° 21' 33" West for a distance of 327.77 feet; thence North 49° 03' 07" West for a distance of 200.50 feet; thence North 39° 31' 11" West for a distance of 114.47 feet; thence North 56° 12' 36" West for a distance of 95.64 feet; thence North 71° 54' 27" West for a distance of 106.99 feet; thence North 78° 29' 35" West for a distance of 112.09 feet; thence South 82° 28' 28" West for a distance of 117.67 feet; thence South 77° 01' 37" West for a distance of 124.80 feet; thence South 81° 01' 43" West for a distance of 124.13 feet; thence South 87° 32' 38" West for a distance of 37.55 feet; thence North 53° 06' 18" West for a distance of 30.95 feet; thence North 73° 43' 16" West for a distance of 59.87 feet; thence South 87° 32' 29" West for a distance of 94.10 feet; thence South 75° 35' 53" West for a distance of 23.44 feet; thence South 60° 01' 25" West for a distance of 39.51 feet to a point on the East right of way line of Royal Tron Drive, a 64.00 foot wide right of way per said plot of LEEVISTA CENTER 436 EAST, PHASE 1, PLAT 40; thence North 16° 00' 16" East for a distance of 242.01 feet to the Southwest corner of Lot 3 of said plot of LEEVISTA CENTER 436 EAST, PHASE 1, PLAT 40, said point also being a point of curvature of a curve concave Southerly, having a radius of 30.00 feet; thence, through a delta angle of 95° 02' 04", Easterly along the arc of said curve and along the South line of said Lot 3, a distance of 49.76 feet to a point of tangency; thence South 68° 57' 40" East, along the South line of said Lot 3, for a distance of 367.81 feet to the POINT OF BEGINNING.

Contains 11.208 acres, more or less.



Legend and Abbreviations

- R/W - denotes right of way line
OUC - denotes Orlando Utilities Commission
U.E. - denotes Utility Easement
P.B. - denotes Plat Book
O.R. - denotes Official Records Book
Pg. - denotes Page
R - denotes radius
D - denotes central angle
L - denotes length of curve
P.C. - denotes point of curvature
P.T. - point of tangency
PRM - denotes permanent reference monument
PSM - denotes Professional Surveyor and Mapper
■ - denotes set 4" x 4" concrete monument with disk stamped PRM - PSM # 5205', unless otherwise noted

Easement Notes

- Declaration of Protective Covenants, Conditions, Restrictions, Reservations and Easements for LeeVista Business Center recorded December 2, 2008 in Book 9797, Page 2194; and Supplemental Declaration recorded August 28, 2014 in Book 10797, Page 1647; and Supplemental Declaration recorded August 26, 2016 under Instrument No. 20160450737, as amended by that certain First Amendment to Declaration of Protective Covenants, Conditions, Restrictions, Reservations and Easements LeeVista Business Center recorded August 26, 2016 under Instrument No. 20160450739 and as amended by that certain Second Amendment to Declaration of Protective Covenants, Conditions, Restrictions, Reservations and Easements LeeVista Business Center recorded March 13, 2017 under Instrument No. 20170130715.
- Cross-Access and Utility Easement Agreement by and between McDonald LeeVista D, LLC, McDonald LeeVista E, and Fintlee Investment Company recorded December 2, 2008 in Book 9797, Page 2280, as amended by that certain First Amendment to Cross-Access and Utility Easement Agreement recorded August 26, 2016 under Instrument No. 20160450738.
- Orlando Utilities Commission Utility Easement in favor of the Orlando Utilities Commission recorded August 25, 2009 in Book 9923, Page 9194.
- Easement Agreement in favor of McDonald LeeVista F, LLC, a Georgia limited liability company recorded August 28, 2014 in Book 10797, Page 1657.
- Easement Agreement for access and trash dumpster recorded September 19, 2016 under Instrument No. 20160482161.

General Notes

- Bearings shown herein are based on the East line of Lot 3 of LEEVISTA CENTER 436 EAST, PHASE 1, PLAT 40, according to the plat thereof as recorded in Plat Book 73, Pages 64 through 67, Public Records of Orange County, Florida being as North 21°02'20" East.
- CONCURRENCY MANAGEMENT: Development of this 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 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.
- All platted utility easements shall also be easements for the construction, installation, maintenance, and operation of cable television services which shall not 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. Such construction, installation, maintenance, and operation shall comply with the national electrical safety codes adopted by the Florida Public Service Commission.

Line	Bearing	Distance
L1	N 21°02'18" E	89.00'
L2	S 68°57'40" E	75.24'
L3	S 53°32'00" W	69.38'
L4	N 53°06'18" W	30.95'
L5	S 87°32'29" W	94.10'
L6	S 75°35'53" W	23.44'
L7	S 60°01'25" W	39.51'
L8	S 68°57'40" E	367.81'
L9	S 73°43'16" E	89.45'

Southeast corner of the Southeast 1/4 of Section 26, Township 23 South, Range 30 East
Recovered 6" x 6" concrete monument
Certified Corner Record # 076076

Benchmark Surveying & Mapping, LLC
Certificate of Authorization Number - LB-7874

Post Office Box 771065, Winter Garden, Florida 34777-1065
3110 Red Fox Run, Kissimmee, Florida 34746
(407) 654-5183 www.benchmarksurveyingandmapping.com

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.

MPL2008-00007 (April 2008)

