

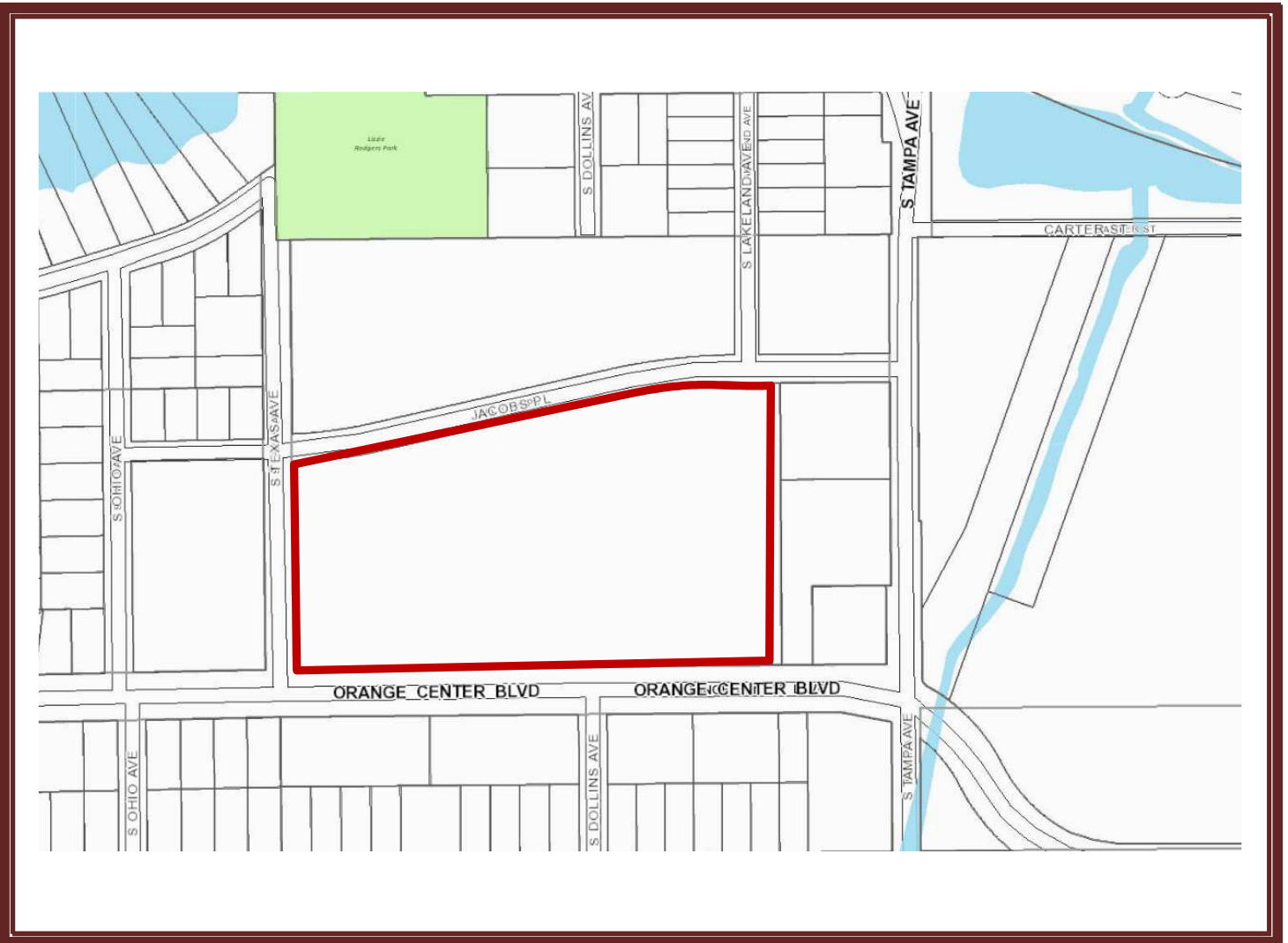
Pendana at West Lake

Project Overview (updated 4/23/2018)

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): SUB2018-10021

Project Location & Property Size: 2023 Orange Center Blvd. (located at the northeast intersection of Orange Center Blvd. and S. Texas Ave.), 12.1 acres, District 6



Project Description: Minor Subdivision to plat one lot for a 200 unit multi-family development.

Existing Zoning District and Future Land Use Classifications

Future Land Use Classification – RES-MED

Zoning – PD

Proposed Zoning District Classification

Future Land Use Classification- N/A

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

N/A

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/>

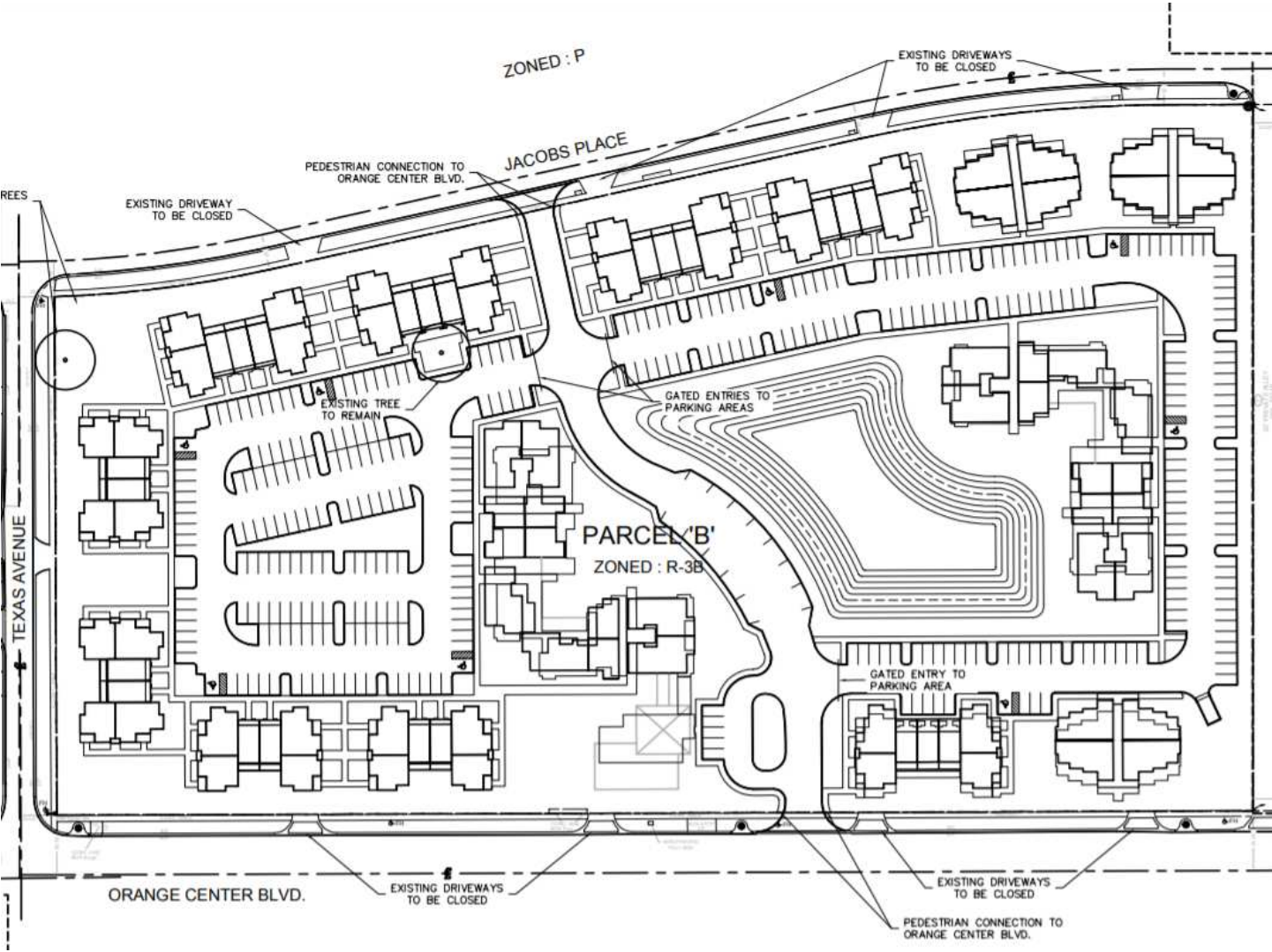
Contact Information:

Applicant	Staff - Project Planner
Name: James D. Bray Address: 2012 E. Robinson St. Orlando, FL 32803 Phone: 407-894-6314 Email: jbray@accurightsurveys.net	Name: Michaëlle Petion, AICP, Planner III Email: michaëlle.petion@cityoforlando.net Phone: 407-246-3837

Project Status and Next Steps

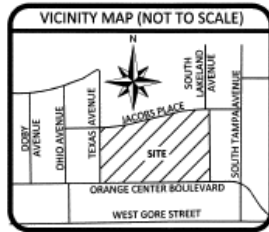
December 22, 2017	Application received by City Planning Division
N/A	Staff Report available at cityoforlando.net/mpb
N/A	Municipal Planning Board hearing (tentative)

Site Plan

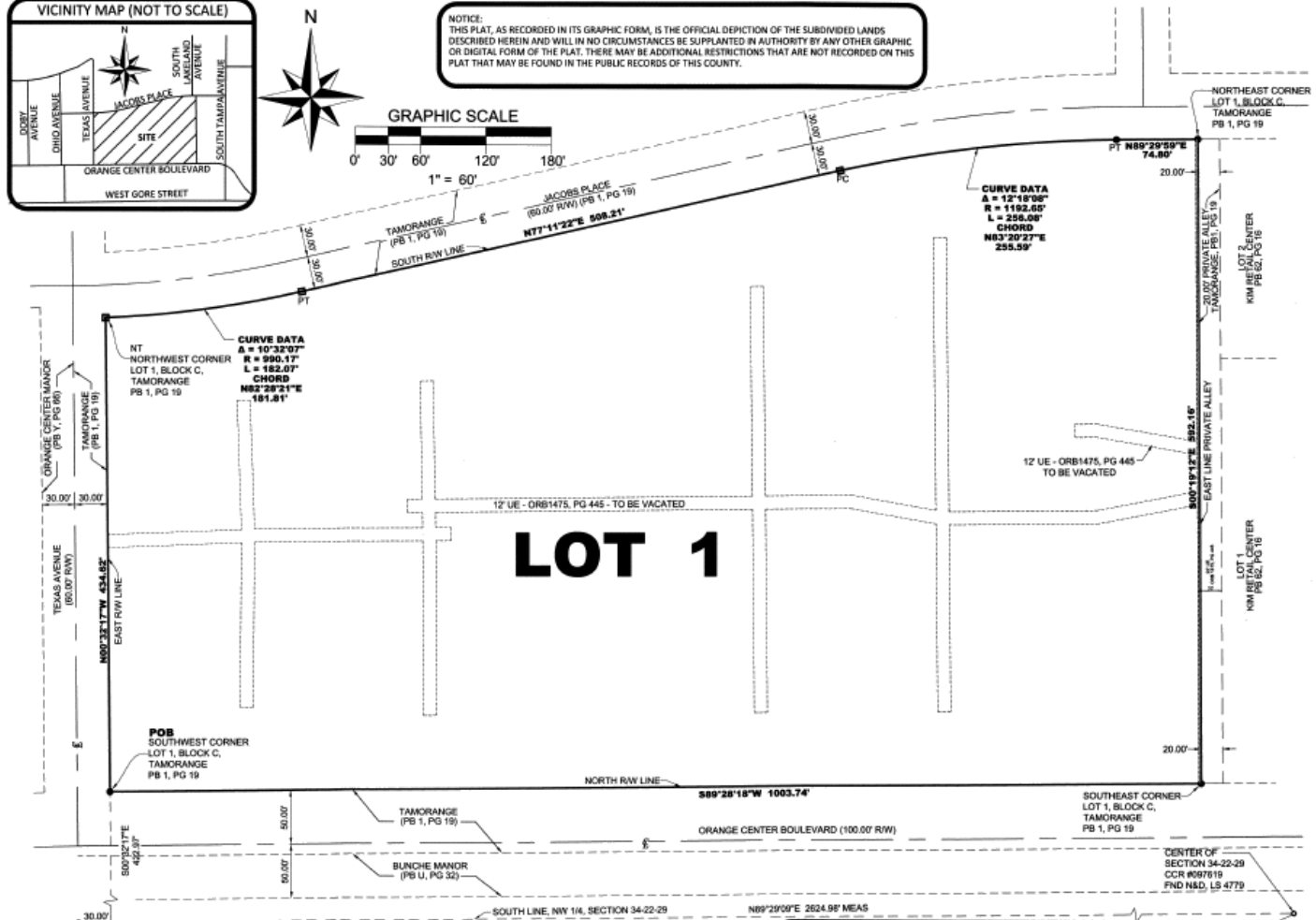
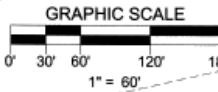


PENDANA AT WEST LAKES

A REPLAT OF LOT 1, BLOCK C, TAMORANGE, AS RECORDED IN PLAT BOOK 1, PAGE 19, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA LOCATED IN THE CITY OF ORLANDO, SECTION 34, TOWNSHIP 22 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA.



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.



LEGEND

- CCR - CERTIFIED CORNER RECORD
- E - CENTERLINE SYMBOL
- CM - CONCRETE MONUMENT
- FND - FOUND
- LB - LICENSED BUSINESS
- MEAS - MEASURED
- NAD - NAIL & DISK
- NT - NON-TANGENT
- ORB - OFFICIAL RECORDS BOOK
- PC - POINT OF CURVATURE
- PB - PLAT BOOK
- PG - PAGE
- POB - POINT OF BEGINNING
- PRM - PERMANENT REFERENCE MONUMENT
- PSM - PROFESSIONAL SURVEYOR AND MAPPER
- PT - POINT OF TANGENCY
- RW - RIGHT-OF-WAY

DESCRIPTION

LOT 1, BLOCK C, TAMORANGE, AS RECORDED IN PLAT BOOK 1, PAGE 19, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK C, RUN THENCE N00°32'17"W ALONG THE EAST RIGHT-OF-WAY LINE OF TEXAS AVENUE A DISTANCE OF 434.62 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, BLOCK C, BEING A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF JACOBS PLACE AND A NON-TANGENT POINT ON A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 990.17 FEET, A CHORD BEARING OF N87°28'21"E, A CHORD DISTANCE OF 182.07 FEET, RUN THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°32'07", A DISTANCE OF 182.07 FEET TO A POINT OF TANGENCY; THENCE CONTINUE ALONG SAID SOUTH RIGHT-OF-WAY LINE N77°11'22"E A DISTANCE OF 508.21 FEET TO A POINT OF CURVATURE ON A CURVE

NOTES

1. BEARING STRUCTURE IS BASED ON THE MONUMENTED NORTH RW LINE OF ORANGE CENTER BOULEVARD BEING N89°28'18"E (STATE PLANE COORDINATES ARE RELATIVE TO FLORIDA EAST ZONE).
2. ■ - DENOTES A PERMANENT REFERENCE MONUMENT, A 4"x4" CONCRETE MONUMENT WITH A BRASS DISC MARKED "PRM LB 4475", UNLESS OTHERWISE NOTED.
3. ● - DENOTES A PERMANENT REFERENCE MONUMENT, A NAIL & DISC MARKED "PRM LB 4475", UNLESS OTHERWISE NOTED.
4. DEVELOPMENT OF THE PROPERTY DEPICTED ON THIS PLAT IS SUBJECT TO THE REQUIREMENTS OF CHAPTER 59, THE CONCURRENT MANAGEMENT ORDINANCE OF THE CITY OF ORLANDO, WHICH GOVERNS THE CITY'S ABILITY TO ISSUE
5. THE PROPERTY DEPICTED ON THIS PLAT IS SUBJECT TO THE FOLLOWING BLANKET EASEMENTS RECORDED IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA (NOT REIMPOSED BY THIS PLAT):
 - a. EASEMENT TO BRIGHT HOUSE NETWORKS, LLC, RECORDED IN OFFICIAL RECORDS BOOK 10804, PAGE 1155.
 - b. EASEMENT TO BRIGHTHOUSE NETWORKS, LLC, RECORDED IN INSTRUMENT NO. 20170535397.
 - c. EASEMENT TO BELLSOUTH TELECOMMUNICATIONS, LLC, RECORDED IN INSTRUMENT NO. 20170535396.
 - d. EASEMENT TO ORLANDO UTILITIES COMMISSION, RECORDED IN OFFICIAL RECORDS BOOK 10103, PAGE 6190.
 - e. A 12.00 FOOT WIDE ORLANDO UTILITIES COMMISSION UTILITY EASEMENT RECORDED IN INSTRUMENT NO. 20170331528. THE LOCATION OF THE EASEMENT IS NOT