

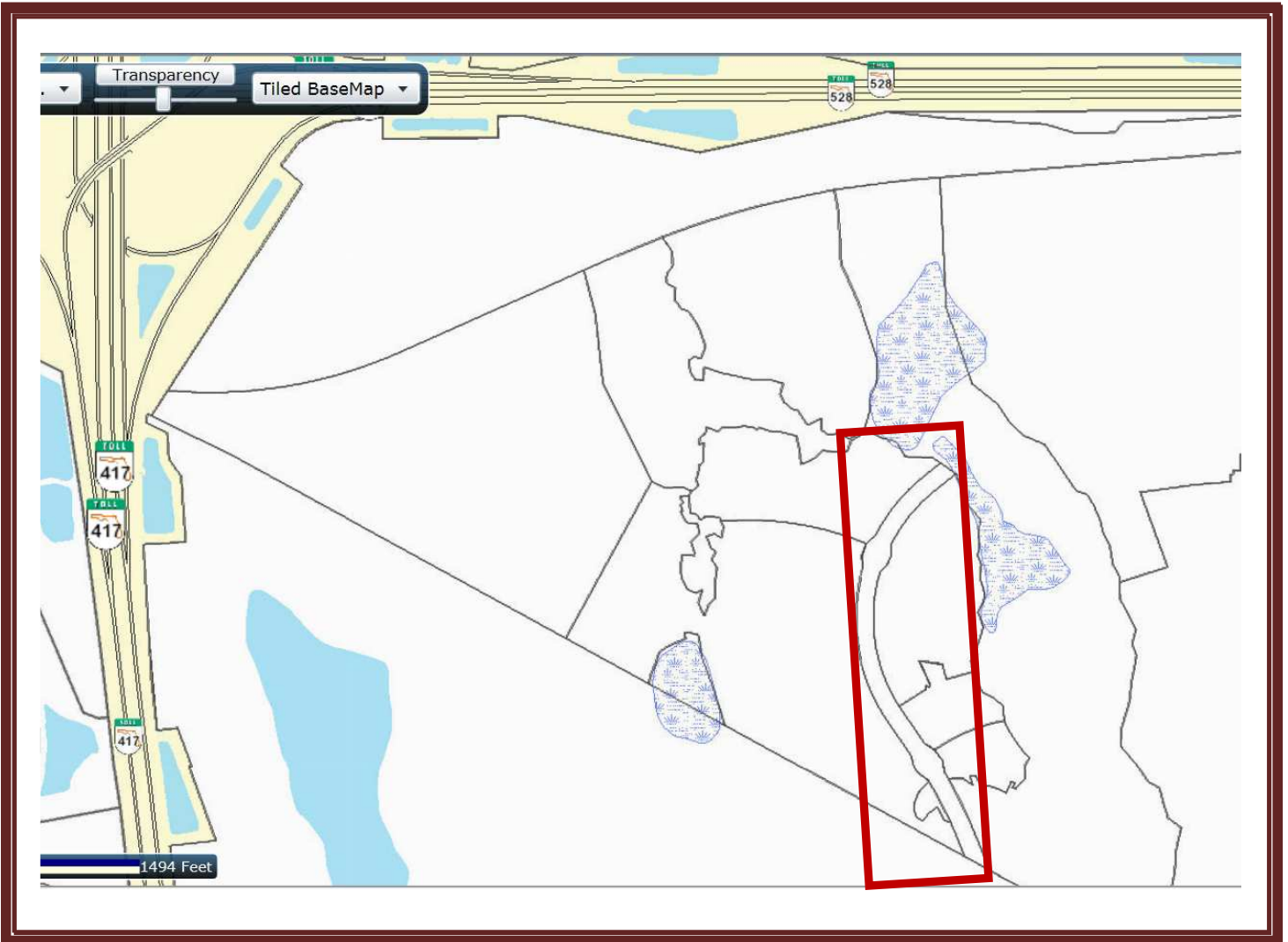
Starwood Dowden Rd. Plat

Project Overview (updated 7/23/2018)

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): SUB2017-10043

Project Location & Property Size: 33-23-31-0000-00-011 (South of Beachline Expressway (SR528) and east of Central Florida Greenway (SR 417)), 9.45 acres, District 1



Project Description: Major Subdivision to plat the Starwood Phase 1 segment of Dowden Rd.

Existing Zoning District and Future Land Use Classifications

Future Land Use Classification – Office Low

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: Greg Clark Address: 4901 Vineland Rd., Ste 450 Orlando, FL 32811 Phone: 407-845-8200 Email: greg.clark@loma-land.com	Name: Michaëlle Petion, AICP, Planner III Email: michaelle.petion@cityoforlando.net Phone: 407-246-3837

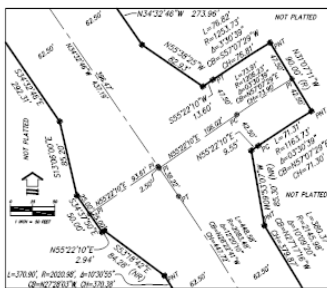
Project Status and Next Steps

September 20, 2017	Application received by City Planning Division
N/A	Staff Report available at cityoforlando.net/mpb
N/A	Municipal Planning Board hearing (tentative)

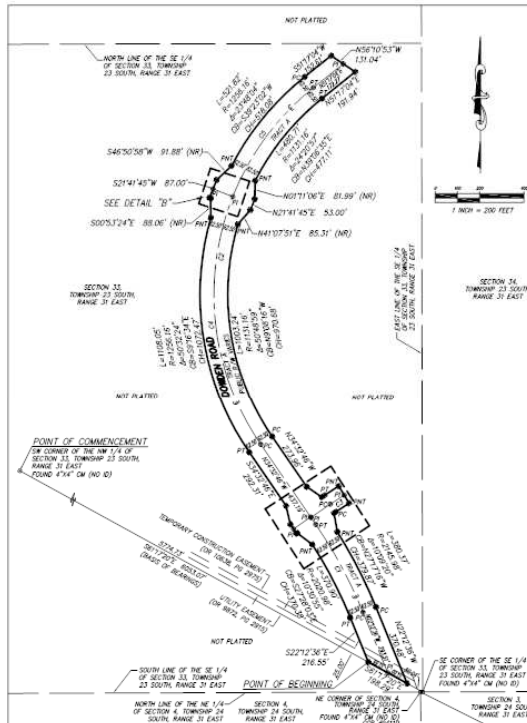
LOCATED IN SECTION 33, TOWNSHIP 23 SOUTH, RANGE 31 EAST, CITY OF ORLANDO, ORANGE COUNTY, FLORIDA

[illegible][illegible]

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL
REPRESENTATION 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.



CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	448.58'	2083.48'	12°20'10"	447.72'	N28°22'41"W
C2	1788.14'	1783.66'	85°49'50"	1625.55'	N08°22'06"E
C3	73.91'	1206.23'	3°30'39"	73.90'	N57°07'29"E
C4	1171.71'	1193.66'	58°14'31"	1125.23'	N08°25'31"E
C5	616.43'	1193.66'	29°35'59"	608.48'	N38°29'25"E



#	NAME OF LESS	L	LENGTH
#	DESCRIPTION	A	ANALYSIS
#	SPECIAL RECORD BOOK	S	STATUS
#	PLAT BOOK	C	CHANGING
#	FILE	C	CHANGING
#	CONTRACT CORNER RECORD	P	POINT OF NON-JOINTNESS
#	CERTIFICATE	A	POINT OF CURVATURE
#	FOUND CONCRETE ANCHORAGE AS NOTED	A	POINT OF REVERSE CURVATURE
#	NOT FOUND CONCRETE ANCHORAGE AS NOTED	A	POINT OF INFLUENCE
#	PERMANENT REFERENCE MONUMENT	A	POINT OF VIEW
#	SET OF MONUMENTS (FOR SURVEY)	A	POINT OF VIEW
#	PERMANENT CORNER	A	POINT OF VIEW
#	CHANGE IN DIRECTION (FOR SURVEY)	A	POINT OF VIEW
#	PUBLIC DRAINAGE CASSEMENT	A	POINT OF VIEW
#	RE INTERVIEW	A	POINT OF VIEW
#	NATIONAL AMERICAN HISTORICAL SOCIETY	A	POINT OF VIEW

BY COUNTY COMPTROLLER

I HEREBY CERTIFY THAT THE FOREGOING PLAT WAS RECORDED IN THE
ORANGE COUNTY OFFICIAL RECORDS ON _____,
2017, AT FILE NO. _____

COUNTY COMPTROLLER IN AND FOR ORANGE COUNTY, FLORIDA

BY: _____

DOWDEN ROAD SEGMENT 3
DEDICATION
KNOW MEN BY ALL THESE PRESENTS, THAT BEACHLINE SOUTH

IN WITNESS WHEREOF, THE OWNER HAS CAUSED THESE PRESENTS TO
BE SIGNED BY THE OFFICER NAMED BELOW ON _____
A.D. 2017.

NAME _____

NAME: _____

WITNESS (SIGNATURE) _____ WITNESS (PRINTED) _____

STATE OF FLORIDA COUNTY OF ORANGE

AS _____ OF BEACHLINE SOUTH RESIDENTIAL, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY. HE IS PERSONALLY KNOWN TO ME OR PRODUCED _____ AS IDENTIFICATION AND

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL ON THE ABOVE DATE.

NOTARY PRINTED NAME _____

<p>QUALIFICATION STATEMENT OF SUSPECTED AND ALLEGED</p>

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 COMBINES WITH ALL OF THE SURVEY

AND THAT SAID LAND IS LOCATED IN THE CITY OF ORELAND, ORANGE
COUNTY, FLORIDA

DATED: _____

WITNESSED:

DE MORGNY
131 W KALEY STREET
ORLANDO, FLORIDA 32806
CERTIFICATE OF AUTHORIZATION NO. 8011

THIS IS TO CERTIFY, THAT ON _____, 2017 THE

MAYOR _____

CERTIFICATE OF APPROVAL BY
CITY PLANNING OFFICIAL

EXAMINED & APPROVED BY: _____ DATE: _____
CITY PLANNING OFFICIAL _____

EXAMINED & APPROVED BY: _____ DATE: _____

CERTIFICATE OF REVIEW
BY CITY SURVEYOR

CITY SURVEYOR _____ DATE: _____

SHEET 1 OF 1