

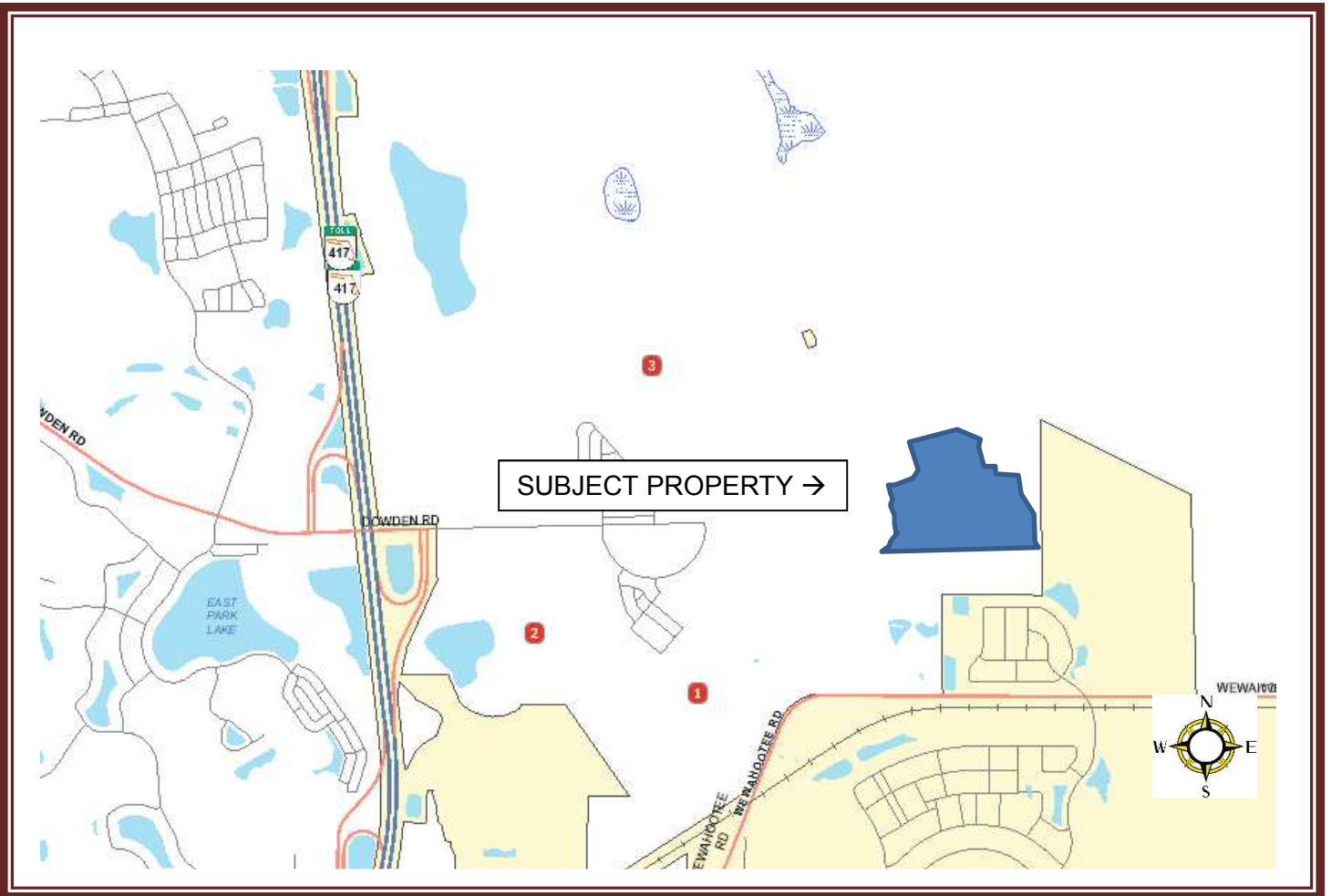
# Storey Park Parcel L Phase 3

*Project Overview (updated 3/25/2019)*

**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):** SUB2018-10026

**Project Location & Property Size:** Wewahoottee Road (north of Wewahoottee Rd., northwest of Moss Park Ridge Dr., and east of Biography Way) ±37.71 acres, District 1.



**Project Description:** Request to plat Storey Park Parcel L Phase 3.

## Existing Zoning District and Future Land Use Classifications

Future Land Use Classification – Office Low Intensity and Conservation

Zoning District – PD (Planned Development)

## Application Documents

**Scroll Down** for plat documents 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/>

## Contact Information:

Applicant	Staff - Project Planner
<b>Name:</b> Candice Hawks, Poulos & Bennett, LLC <b>Address:</b> 2602 E. Livingston St. Orlando, FL <b>Contact:</b> chawks@poulosandbennett.com	<b>Name:</b> Katy Magruder, Planner II <b>Email:</b> <a href="mailto:Kathleen.Magruder@cityoforlando.net">Kathleen.Magruder@cityoforlando.net</a> <b>Phone:</b> 407.246.3355
<b>Owner:</b> Mark McDonald, Lennar Homes	

## Project Status and Next Steps

September 19, 2018	Application received, deemed "complete" by City Planning Division
November 6, 2018	at 2pm – Technical Review Committee (TRC) meeting

## Legal Description

*A portion of Section 3, Township 24 South, Range 31 East, Orange County, Florida, being more particularly described as follows:*

*BEGIN at the northwest corner of Tract OS-L4, STOREY PARK – PARCEL L, according to the plat thereof, as recorded in Plat Book 95, Pages 73 through 86, Public Records of Orange County, Florida; said point lying on the northerly line of an existing 50.00 foot wide Florida Gas Transmission Company Easement, as described and recorded in Official Records Book 1682, Pages 340, 342 and 344, Public Records of Orange County, Florida; thence run S 88°58'56" W, along the northerly line of said gas easement, a distance of 73.36 feet; thence, departing said northerly line, run N 32°55'29" E, a distance of 10.99 feet; thence run N 49°13'25" E, a distance of 141.91 feet; thence run N 26°29'46" E, a distance of 167.28 feet; thence run N 08°47'20" W, a distance of 305.71 feet; thence run N 05°32'16" E, a distance of 76.17 feet; thence run N 15°28'11" W, a distance of 121.75 feet; thence run N 70°19'49" E, a distance of 219.59 feet; thence run N 61°25'37" E, a distance of 52.63 feet; thence run N 43°23'56" E, a distance of 145.81 feet; thence run N 19°40'11" W, a distance of 343.36 feet; thence run N 73°54'22" E, a distance of 539.86 feet; thence run S 63°21'19" E, a distance of 293.16 feet; thence run S 30°20'13" W, a distance of 27.67 feet to a point of curvature of a non-tangent curve, concave easterly, having a radius of 1,893.48 feet; thence, on a chord bearing of S 06°14'30" E and a chord distance of 171.89 feet, run southerly along the arc of said curve, a distance of 171.95 feet, through a central angle of 05°12'12" to the point of tangency thereof; thence run S 08°50'36" E, a distance of 124.72 feet; thence run N 87°23'00" E, a distance of 120.71 feet; thence run S 08°50'36" E, a distance of 14.18 feet to a point of curvature of a curve, concave westerly, having a radius of 948.00 feet and a central angle of 05°35'13"; thence run southerly, along the arc of said curve, a distance of 92.44 feet to a point on said curve; thence run N 86°44'37" E, a distance of 52.00 feet; thence run N 87°23'00" E, a distance of 200.58 feet; thence run S 12°35'45" E, a distance of 59.94 feet; thence run S 11°04'45" E, a distance of 124.16 feet; thence run S 28°41'41" E, a distance of 105.91 feet; thence run S 25°49'50" E, a distance of 106.40 feet; thence run S 34°58'45" E, a distance of 76.19 feet; thence run S 03°05'24" E, a distance of 134.87 feet; thence run S 03°00'17" E, a distance of 187.91 feet; thence run S 26°41'06" E, a distance of 73.39 feet to a point on the northerly line of said STOREY PARK – PARCEL L; thence westerly along the northerly line of said STOREY PARK – PARCEL L, the following courses and distances: run S 88°34'40" W, a distance of 31.05 feet; thence run S 87°23'00" W, a distance of 1,294.36 feet; thence run S 88°58'56" W, a distance of 373.82 feet to the POINT OF BEGINNING.*

*Containing 37.71 acres, more or less.*

## Boundary Survey Notes

### Surveyor's Notes:

1. Bearings are based on a bearing of S 88°58'56" W along the north line of Tract OS-L4, STOREY PARK – PARCEL L, according to the plat thereof, as recorded in Plat Book 95, Pages 73 through 86, Public Records of Orange County, Florida.
2. Lands shown hereon were not abstracted for easements, rights of way, ownership or other matters by this firm.
3. The description of the land contained in this boundary survey was provided by the client and this boundary survey certifies only to the lands described in said legal description.
4. This survey delineates the locations of the legal description on the ground but does not determine ownership or property rights.
5. Unless otherwise noted, the bearings and distances shown hereon are equal to field measured data.
6. Locations of surrounding improvements are shown for informational purpose only.
7. Fence locations have been exaggerated for illustrative purposes. Symbols shown hereon are not to scale.
8. Underground utilities, septic tanks and/or foundations, if any, were not located as part of this survey. Underground utilities shown hereon are limited to and are per observed, aboveground indicators set by others. No sub-surface investigation was performed by this firm.
9. Lines shown hereon are radial unless noted NR (non-radial).
10. No environmental issues have been addressed by this survey.
11. Revisions to this Survey do not constitute a re-certification of the existing field conditions.
12. The electronic file for this project is the property of Ganung-Belton Associates, Inc. and is not the property of the client.

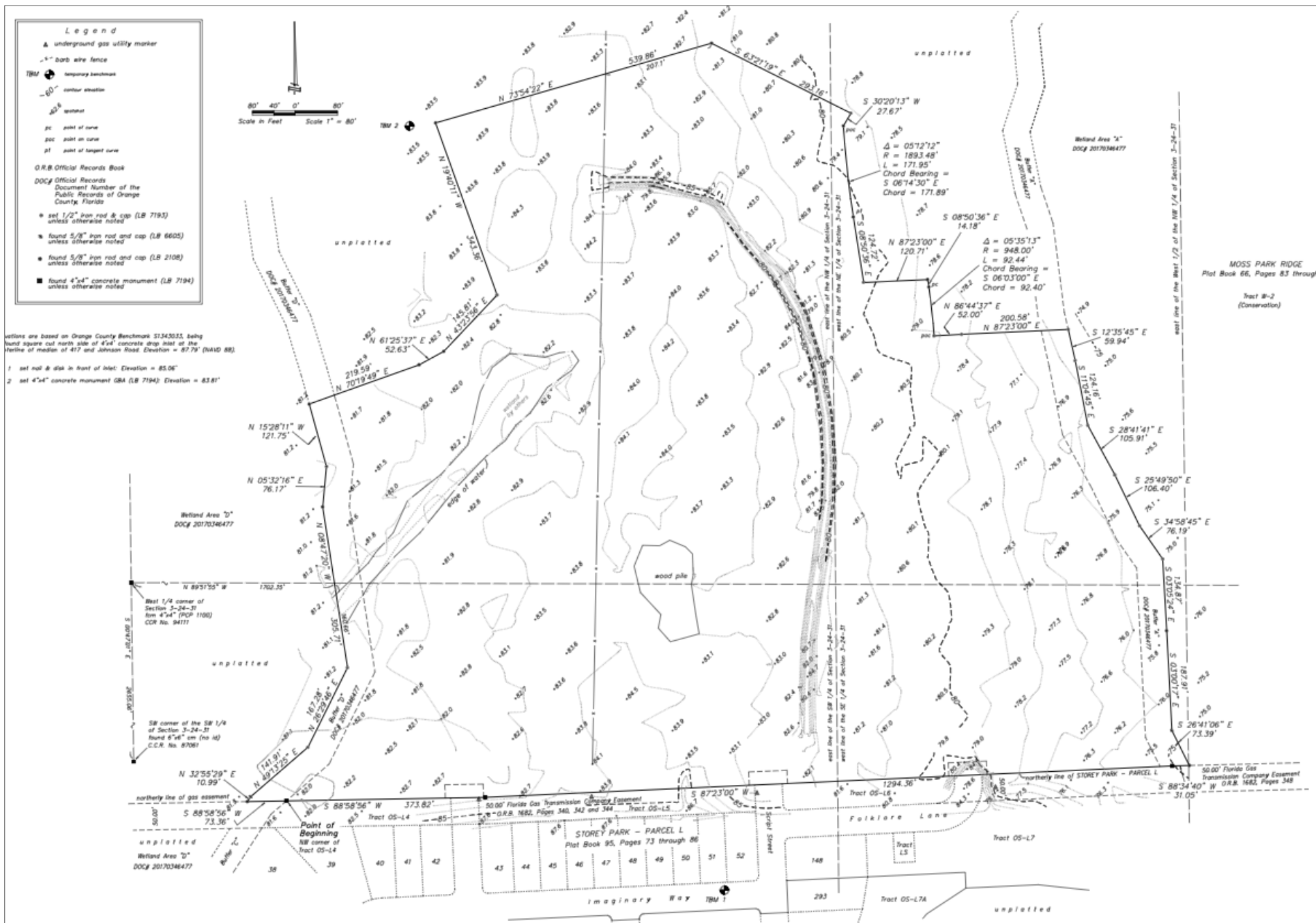
## Topographic Survey Notes

### Surveyor's Notes:

1. Bearings are based on a bearing of S 88°58'56" W along the north line of Tract OS-L4, STOREY PARK – PARCEL L, according to the plat thereof, as recorded in Plat Book 95, Pages 73 through 86, Public Records of Orange County, Florida.
2. NOT A BOUNDARY SURVEY. For additional information, please refer to the boundary survey prepared by Ganung-Belton Associates, Inc. (GBA Job No. 0813.151).
3. The description of the land contained in this boundary survey was provided by the client and this boundary survey certifies only to the lands described in said legal description.
4. This survey delineates the locations of the legal description on the ground but does not determine ownership or property rights.
5. Unless otherwise noted, the bearings and distances shown hereon are equal to field measured data.
6. Locations of surrounding improvements are shown for informational purpose only.
7. Fence locations have been exaggerated for illustrative purposes. Symbols shown hereon are not to scale.
8. Underground utilities, septic tanks and/or foundations, if any, were not located as part of this survey. Underground utilities shown hereon are limited to and are per observed, aboveground indicators set by others. No sub-surface investigation was performed by this firm.
9. Lines shown hereon are radial unless noted NR (non-radial).
10. No environmental issues have been addressed by this survey.
11. Revisions to this Survey do not constitute a re-certification of the existing field conditions.
12. The electronic file for this project is the property of Ganung-Belton Associates, Inc. and is not the property of the client.



# Topographic Survey



# STOREY PARK - PARCEL L PHASE 3

A portion of Section 3, Township 24 South, Range 31 East

City of Orlando, Orange County, Florida

## Legal Description

A portion of Section 3, Township 24 South, Range 31 East, Orange County, Florida, being more particularly described as follows:

BEGIN at the northwest corner of Tract OS-L4, STOREY PARK – PARCEL L, according to the plat thereof, as recorded in Plat Book 95, Pages 73 through 86, Public Records of Orange County, Florida; said point lying on the northerly line of an existing 50.00 foot wide Florida Gas Transmission Company Easement, as described and recorded in Official Records Book 1682, Pages 340, 342 and 344, Public Records of Orange County, Florida; thence run S 88°58'56" W, along the northerly line of said gas easement, a distance of 73.36 feet; thence, departing said northerly line, run N 32°55'29" E, a distance of 10.99 feet; thence run N 49°13'25" E, a distance of 141.91 feet; thence run N 26°29'46" E, a distance of 167.28 feet; thence run N 08°47'20" W, a distance of 305.71 feet; thence run N 05°32'16" E, a distance of 76.17 feet; thence run N 15°28'11" W, a distance of 121.75 feet; thence run N 70°19'49" E, a distance of 219.59 feet; thence run N 61°25'37" E, a distance of 52.63 feet; thence run N 43°23'56" E, a distance of 145.81 feet; thence run N 19°40'11" W, a distance of 343.36 feet; thence run N 73°54'22" E, a distance of 539.86 feet; thence run S 63°21'19" E, a distance of 293.16 feet; thence run S 30°20'13" W, a distance of 27.67 feet to a point of curvature of a non-tangent curve, concave easterly, having a radius of 1,893.48 feet; thence, on a chord bearing of S 06°14'30" E and a chord distance of 171.89 feet, run southerly along the arc of said curve, a distance of 171.95 feet, through a central angle of 05°12'12" to the point of tangency thereof; thence run S 08°50'36" E, a distance of 124.72 feet; thence run N 87°23'00" E, a distance of 120.71 feet; thence run S 08°50'36" E, a distance of 14.18 feet to a point of curvature of a curve, concave westerly, having a radius of 948.00 feet and a central angle of 05°35'13"; thence run southerly, along the arc of said curve, a distance of 92.44 feet to a point on said curve; thence run N 86°44'37" E, a distance of 52.00 feet; thence run N 87°23'00" E, a distance of 200.58 feet; thence run S 12°35'45" E, a distance of 59.94 feet; thence run S 11°04'45" E, a distance of 124.16 feet; thence run S 28°41'41" E, a distance of 105.91 feet; thence run S 25°49'50" E, a distance of 106.40 feet; thence run S 34°58'45" E, a distance of 76.19 feet; thence run S 03°05'24" E, a distance of 134.87 feet; thence run S 03°00'17" E, a distance of 187.91 feet; thence run S 26°41'06" E, a distance of 73.39 feet to a point on the northerly line of said STOREY PARK – PARCEL L; thence westerly along the northerly line of said STOREY PARK – PARCEL L, the following courses and distances: run S 88°34'40" W, a distance of 31.05 feet; thence run S 87°23'00" W, a distance of 1,294.36 feet; thence run S 88°58'56" W, a distance of 373.82 feet to the POINT OF BEGINNING.

Containing 37.71 acres, more or less.

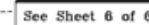
## Surveyor's Notes:

- Bearings are based on an assumed bearing of S 00°47'01" E along the west line of the SW 1/4 of Section 3, Township 24 South, Range 31 East, Orange County, Florida.
- 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.
- Development on 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 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.
- The following tracts described and shown hereon dedicated to the perpetual use of the public are dedicated with the intent to be owned and maintained by the Storey Park Community Development District, a Florida unit of special purpose government established under Chapter 190, Florida Statutes (the District or CDD), its successors and/or assigns, for the purposes stated below:
  - Tract R-6 (Roadway)
  - Tracts AT-27, AT-28, AT-29 and AT-30 (Public Alleys)
  - Tracts OS-10 and OS-11 (Open Space)
  - Tracts SW-4 and SW-5 (Stormwater)
  - Tracts B-1 and B-2 (Upland Buffer)
- The Utility Easements (U.E.'s), Drainage Easements (D.E.'s) and the Drainage & Utility Easements (D.U.E.'s) dedicated to the perpetual use of the public are dedicated with the intent to be owned and maintained by the District, its successors and/or assigns.
- The Utility Easement and Drainage Easement over Tract R-6 (Roadway), Tracts AT-27, AT-28, AT-29 and AT-30 (Public Alleys) and Tracts OS-10 and OS-11 (Open Space) dedicated to the perpetual use of the public are dedicated with the intent to be owned and maintained by the District, its successors and/or assigns.
- An emergency access easement over the CDD Public storm drainage conveyance system within Tract R-6 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.
- All lines intersecting curves are radial unless otherwise noted as NR (Non-Radial).
- Homeowners own and maintain their individual water and /or reclaim services (collectively "water services") which extend to their homes from public water and/ or reclaim meters located adjacent to the CDD public right-of-way. The privately owned water services for Lots 330 through 335 and Lots 354 through 359, extend to these units through the utility easements within Tract OS-L10 (Open Space) fronting these lots and are granted a non-exclusive easement over the utility easements within Tract OS-L10 for the purpose of maintaining their respective water services. The privately owned water services for Lots 366 through 371 and Lots 390 through 395, extend to these units through the utility easements within Tract OS-L11 (Open Space) fronting these lots and are granted a non-exclusive easement over the utility easements within Tract OS-L11 for the purpose of maintaining their respective water services.

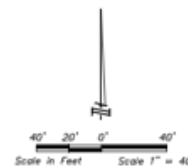


See Sheet 4 of 6

See Sheet 5 of 6



CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	90°00'00"	10.00'	15.71'	S 42°23'00" W	14.14'
C2	90°00'00"	10.00'	15.71'	S 47°37'00" E	14.14'
C3	90°00'00"	10.00'	15.71'	S 42°23'00" W	14.14'
C4	45°19'48"	33.00'	26.11'	N 40°05'34" E	25.43'
C5	45°19'48"	33.00'	26.11'	N 45°19'34" W	25.43'

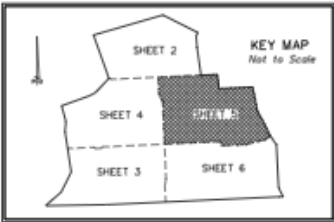


A portion of Section 3, Township 24 South, Range 31 East  
City of Orlando, Orange County, Florida

See Sheet 6 of 6

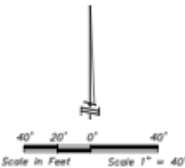
STOREY PARK - PARCEL L PHASE 3

A portion of Section 3, Township 24 South, Range 31 East  
City of Orlando, Orange County, Florida

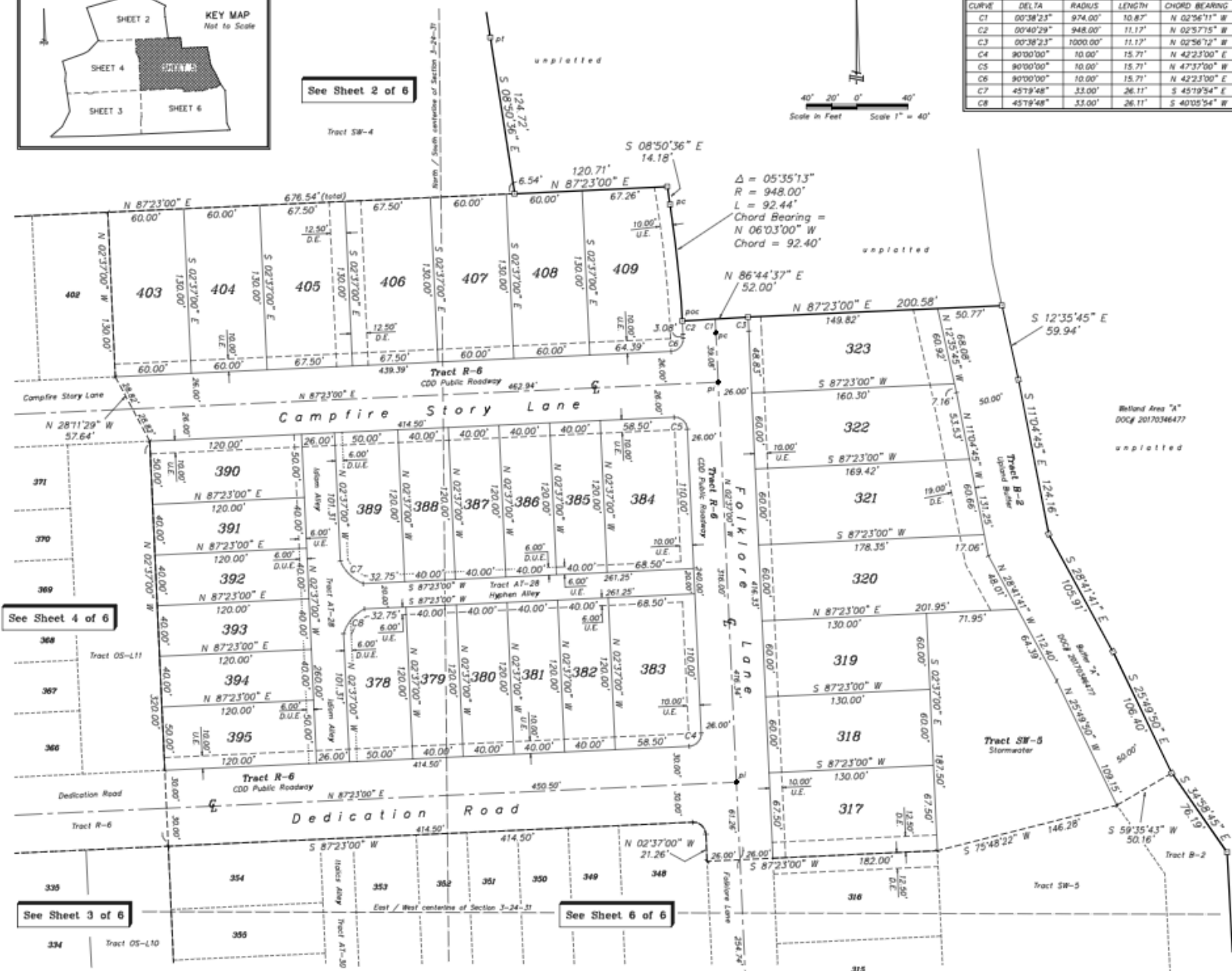


See Sheet 2 of 6

Tract SW-4



CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	00°38'23"	974.00'	10.87'	N 02°56'11" W	10.87'
C2	00°40'29"	948.00'	11.17'	N 02°57'15" W	11.17'
C3	00°38'23"	1000.00'	11.17'	N 02°56'12" W	11.17'
C4	90°00'00"	10.00'	15.71'	N 42°37'00" E	14.14'
C5	90°00'00"	10.00'	15.71'	N 47°37'00" W	14.14'
C6	90°00'00"	10.00'	15.71'	N 42°37'00" E	14.14'
C7	45°19'48"	33.00'	26.11'	S 45°19'54" E	25.43'
C8	45°19'48"	33.00'	26.11'	S 40°05'54" W	25.43'



See Sheet 4 of 6

See Sheet 3 of 6

See Sheet 6 of 6

MOSS PALM RIDGE  
Plat Book 66, Pages 83 through 91  
Sheet B-2  
(Continuation)

A portion of Section 3, Township 24 South, Range 31 East  
City of Orlando, Orange County, Florida

