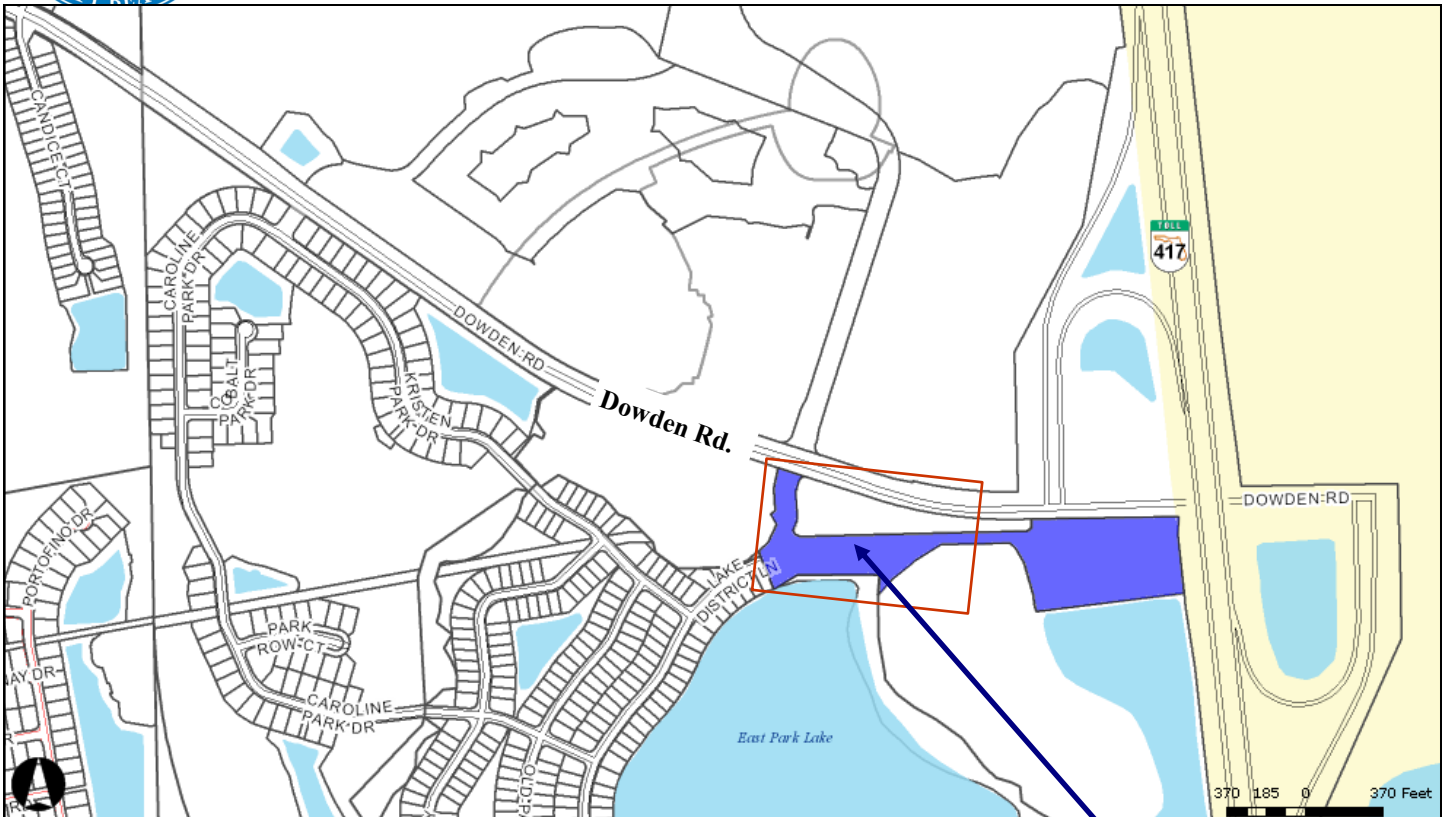




EAST PARK N-2 PLAT— THE OVERLOOK



Location Map

Subject Site

SUMMARY

Owner

W. Gregg Ingham,
D.R. Horton, Inc

Applicant

Larry Ray, Engineer & Environmental Design, Inc.

Project Planner

Michaëlle Petion

Property Location: North of Moss Park Rd., south of SR 528, east of Narcoossee Rd. and west of the SR 417 (Parcel ID #05-24-31-0000-00-066) (±4.21 acres, District 1)

Applicant's Request:

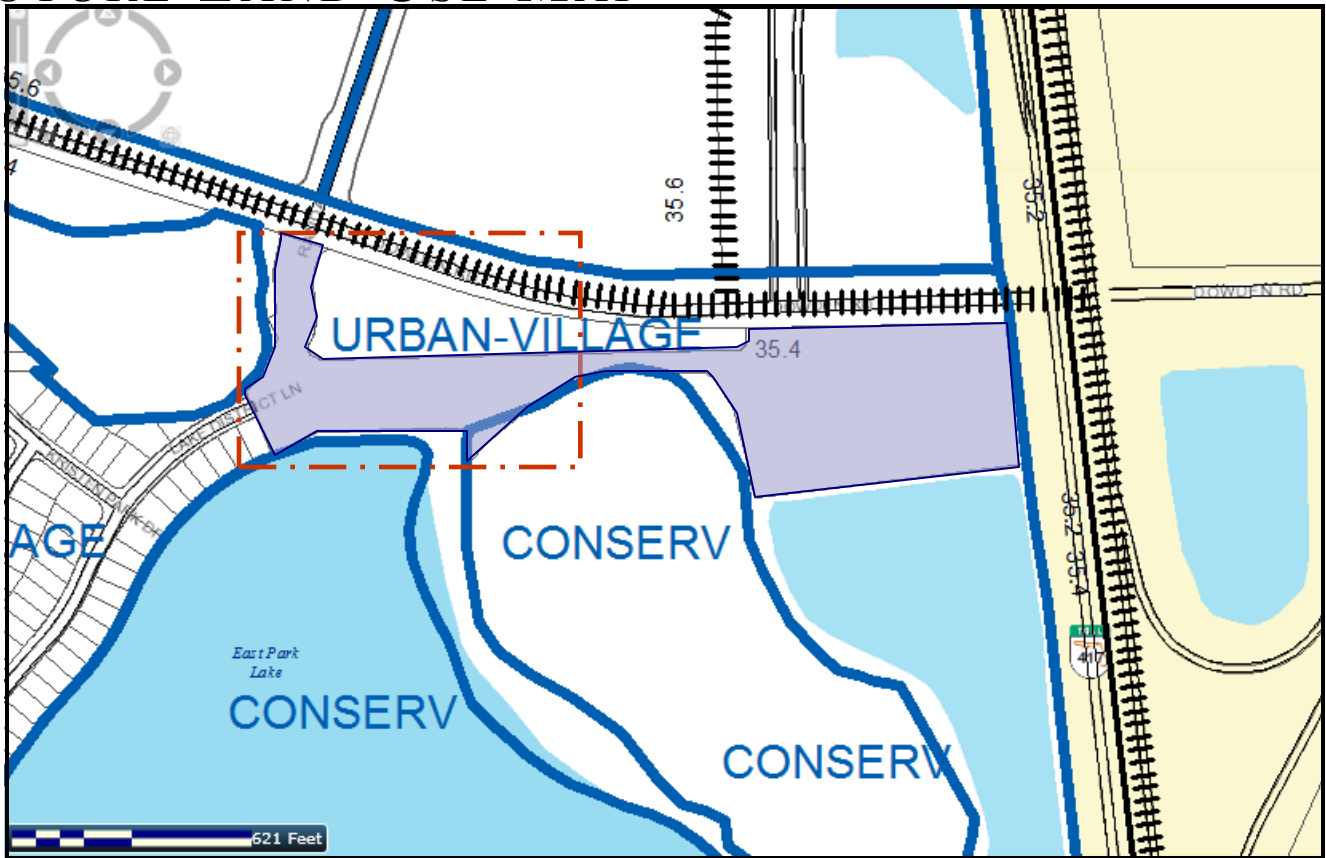
The applicant is requesting Major Plat approval for a 23 townhome development.

Staff's Recommendation:

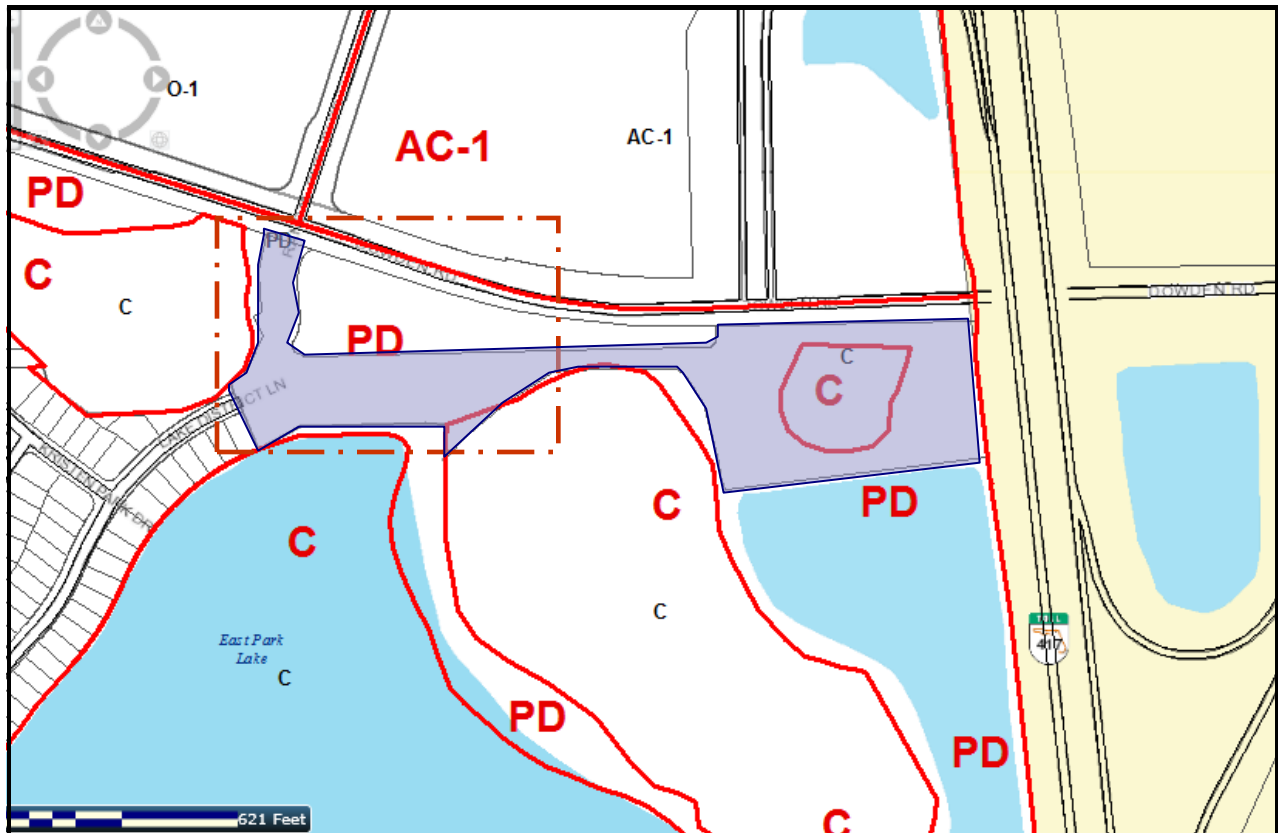
Approval of the request, subject to the conditions in this report.

Updated: August 29, 2013

FUTURE LAND USE MAP



ZONING MAP



PROJECT ANALYSIS

Project Description

The ±4.21 acre subject site is located north of Moss Park Rd., south of Dowden Rd., east of Narcoossee Rd. and west of SR 417. The site has a Future Land Use (FLU) designation of Urban Village and a zoning designation of PD (Planned Development). Consisting only of the western portion of the parcel, the subject site is currently undeveloped and referenced under the name Neighborhood-2 in the East Park development.

The applicant is requesting Major Subdivision Plat approval to divide the parcel into 23 lots and several tracts. The Southeast Sector provides a typical lot size range of 1,500 to 3,000 sq. ft. The proposed lots range from 1,596 sq. ft. to 2,365 sq. ft. The proposed development includes the expansion of Lake District Ln. to Dowden Rd. as well as the creation of Pond Cypress Ln. and Red Cedar Wy., an alleyway, both running east and west. Proposed Tracts A, C and E contain open space while Tract B contains a lift station. Alleyway Red Cedar Wy. is located in Tract D.

Previous Actions:

- September 2000– City council approved the East Park PD. (ZON1999-00205; CC Doc#: 33274)
- June 2001– City Council recommended approval of the East Park PD amendment to change the development plan map and the timeline for the dedication of the school site. (ZON2001-00021; CC Doc#: 33837)
- September 2002– City Council approved the East Park PD amendment of the development standards for several of the neighborhood designations. (ZON2002-00022; CC Doc#: 020909702)
- June 2004– City Council approved the East Park PD amendment to establish 2 new Village Centers and relocated Neighborhood -2 and 4. (ZON2004-00005; CC Doc#: 040607905)
- June 2004– The SETDRC recommended approval of the master plan for Village Center-3 and Neighborhood-2 and 4. (MPL2004-00013)
- October 2005– Property purchased by current owner
- August 2012– The MPB approved a PD amendment to replace the previously approved residential units with office, retail and civic space. (ZON2012-00008). This request was subsequently appealed by the residents of East Park and the applicant withdrew the initial request.
- March 2013– The SETDRC recommended Specific Parcel Master Plan (SPMP) approval for a 23 unit townhome development. (MPL2013-00001)

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.”* Several public streets and a private alleyway are proposed.

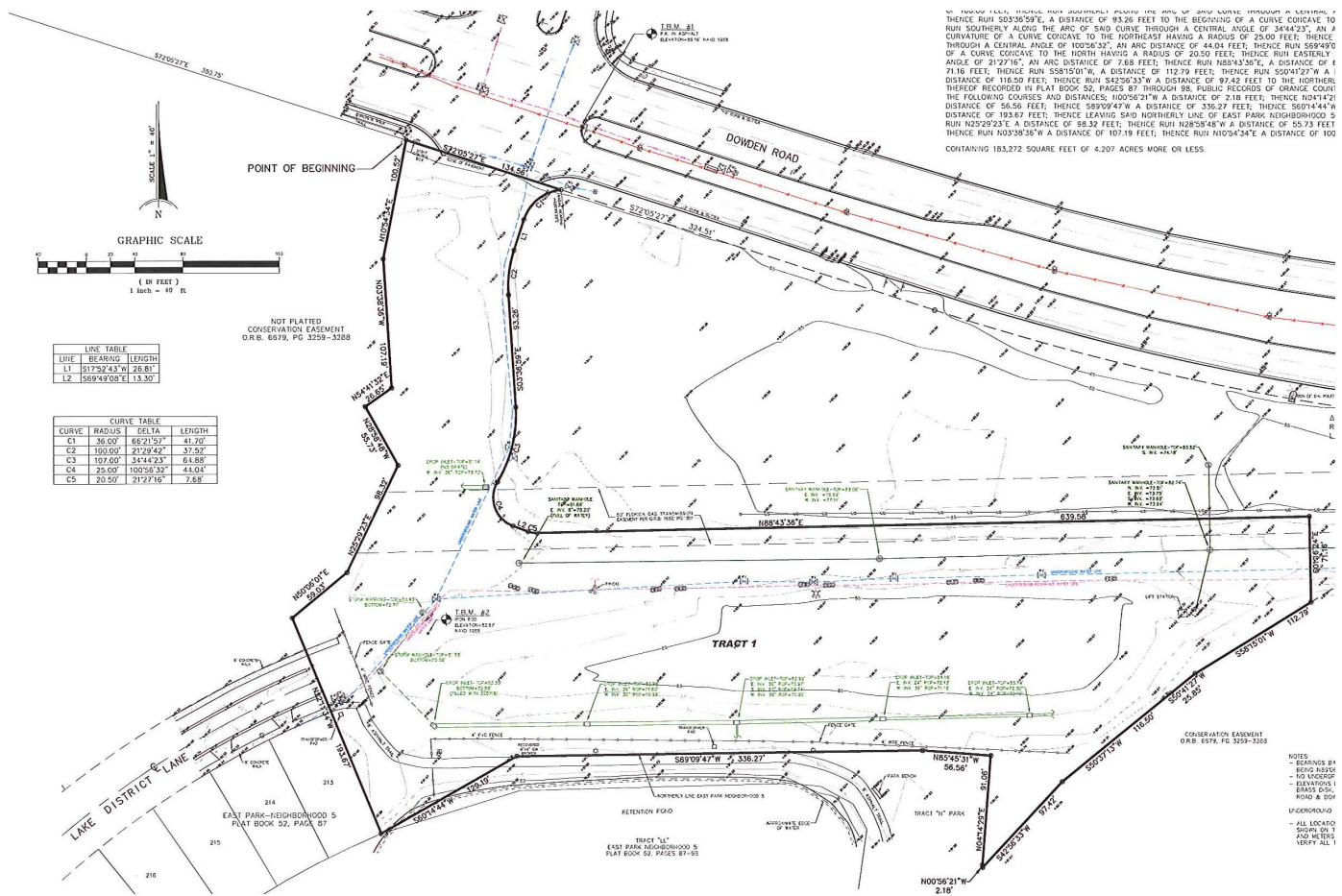
FINDINGS

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):

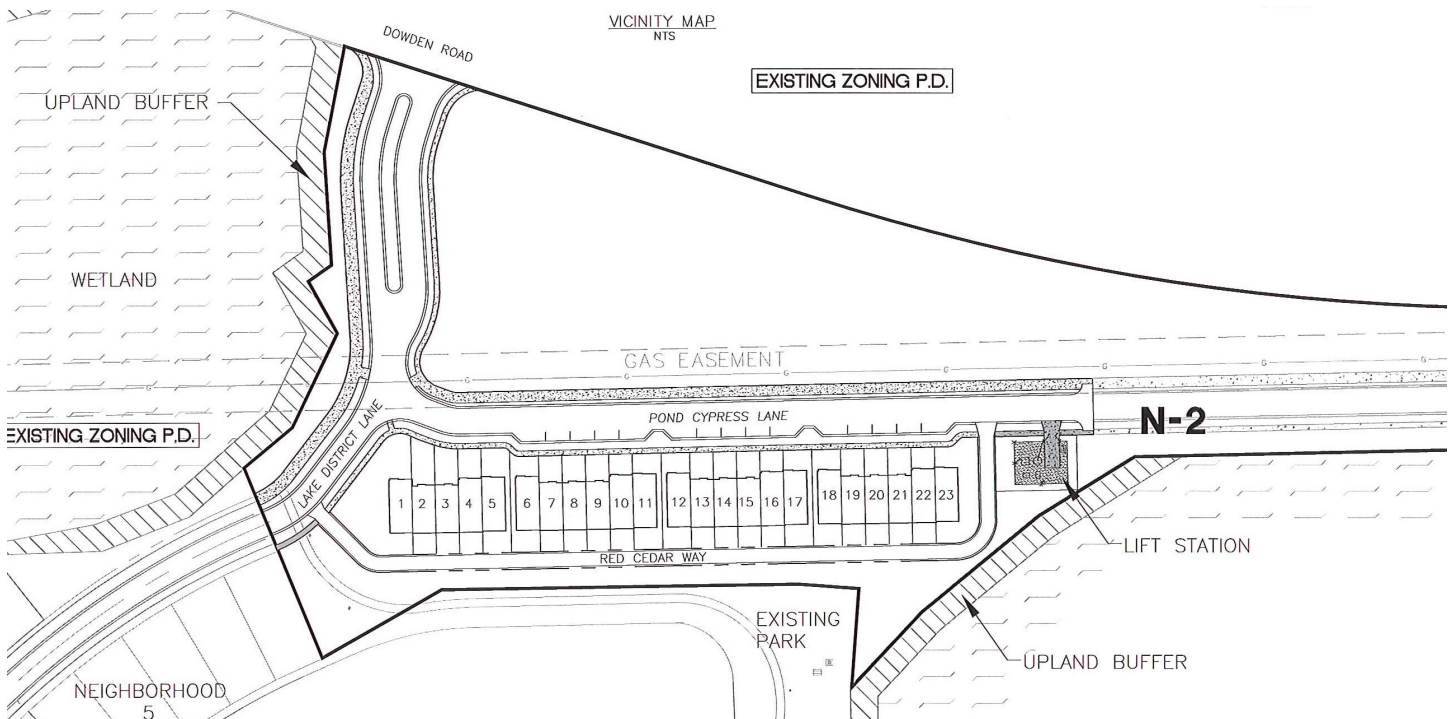
1. The proposed use is consistent with the purpose and intent of the City's Growth Management Plan.
2. The proposed use is consistent with the purpose and intent of the requirements of the LDC.
3. The subdivision will not result in incompatible land uses.
4. The proposed development will be constructed in accordance with Chapter 59 of the LDC, the concurrency Management Ordinance, which ensures that adequate public facilities are available to serve the development.
5. The proposed plat is generally consistent with previous approval for the East Park N-2 Master Plan. (MPL2013-00001).

Staff recommends approval of the major subdivision request subject to the conditions contained in this staff report.

SURVEY



DEVELOPMENT PLAN



PROPOSED PLAT

THE OVERLOOK AT EAST PARK

SECTION 5, TOWNSHIP 24 SOUTH, RANGE 31 EAST,
CITY OF ORLANDO, ORANGE COUNTY, FLORIDA

SHEET 1 OF 3

DESCRIPTION:

THAT PART OF THE SOUTHEAST 1/4 SECTION 5, TOWNSHIP 24 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 5; THENCE RUN S00°32'13"E ALONG THE WEST LINE OF THE SOUTHEAST 1/4 A DISTANCE OF 217.74 FEET; THENCE RUN S72°05'27"E A DISTANCE OF 380.75 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUE S72°05'27"E A DISTANCE OF 134.56 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 36.00 FEET; THENCE FROM A RADIAL BEARING OF S05°45'20"E, RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 66°21'57", AN ARC DISTANCE OF 41.70 FEET; THENCE RUN S17°52'43"W, A DISTANCE OF 26.81 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 100.00 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°29'42", AN ARC DISTANCE OF 37.52 FEET; THENCE RUN S03°36'59"E, A DISTANCE OF 93.26 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 107.00 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 34°44'23", AN ARC DISTANCE OF 64.88 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 25.00 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 100°56'32", AN ARC DISTANCE OF 44.04 FEET; THENCE RUN S69°49'08"E, A DISTANCE OF 13.30 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 20.50 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°27'16", AN ARC DISTANCE OF 7.68 FEET; THENCE RUN N88°43'36"E, A DISTANCE OF 639.58 FEET; THENCE RUN S01°16'24"E, A DISTANCE OF 71.16 FEET; THENCE RUN S58°15'01"W, A DISTANCE OF 112.79 FEET; THENCE RUN S50°41'27"W A DISTANCE OF 25.85 FEET; THENCE RUN S50°37'13"W A DISTANCE OF 116.50 FEET; THENCE RUN S42°56'33"W A DISTANCE OF 97.42 FEET TO THE NORTHERLY LINE OF EAST PARK NEIGHBORHOOD 5 AS PER PLAT THEREOF RECORDED IN PLAT BOOK 52, PAGES 87 THROUGH 98, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN ALONG SAID NORTHERLY LINE THE FOLLOWING COURSES AND DISTANCES; N00°56'21"W A DISTANCE OF 2.18 FEET; THENCE N04°14'29"E A DISTANCE OF 91.08 FEET; THENCE N85°45'31"W A DISTANCE OF 56.56 FEET; THENCE S89°09'47"W A DISTANCE OF 336.27 FEET; THENCE S60°14'44"W A DISTANCE OF 129.19 FEET; THENCE N22°11'34"W A DISTANCE OF 193.67 FEET; THENCE LEAVING SAID NORTHERLY LINE OF EAST PARK NEIGHBORHOOD 5 RUN N50°06'01"E A DISTANCE OF 59.03 FEET; THENCE RUN N25°29'23"E A DISTANCE OF 98.32 FEET; THENCE RUN N28°58'48"W A DISTANCE OF 55.73 FEET; THENCE RUN N54°41'32"E A DISTANCE OF 26.65 FEET; THENCE RUN N03°38'36"W A DISTANCE OF 107.19 FEET; THENCE RUN N10°54'34"E A DISTANCE OF 100.52 FEET TO THE POINT OF BEGINNING.

CONTAINING 183,272 SQUARE FEET OF 4.207 ACRES MORE OR LESS.

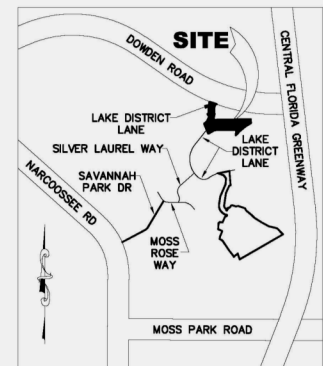
GENERAL NOTES:

- 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 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.
- DIMENSIONS ARE SHOWN IN US SURVEY FEET AND DECIMALS THEREOF.
- BEARING STRUCTURE BASED ON WEST LINE OF THE SE 1/4 OF SECTION 5, TOWNSHIP 24 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA, AS BEING S00°32'13"E (ASSUMED).
- ERROR OF CLOSURE DOES NOT EXCEED 1 IN 10,000.
- ALL LINES ARE NON-RADIAL UNLESS OTHERWISE NOTED AS RADIAL.
- ALL CURVES ARE TANGENT UNLESS OTHERWISE NOTED AS NON-TANGENT.
- ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION 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. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- TRACT "A" IS AN OPEN SPACE TRACT, TO BE DEDICATED TO AND MAINTAINED BY THE EAST PARK COMMUNITY DEVELOPMENT DISTRICT ("CDD").
- TRACT "B" IS A LIFT STATION TRACT TO BE DEDICATED TO AND MAINTAINED BY THE CITY OF ORLANDO.
- TRACT "C" IS A PARK, TO BE CONVEYED TO AND SUBSEQUENTLY MAINTAINED BY THE CDD.
- TRACT "D" IS A PRIVATE 16' WIDE ALLEY, TO BE DEDICATED TO AND MAINTAINED BY THE RAVINIA AT EAST PARK HOMEOWNERS' ASSOCIATION, INC.
- TRACT "E" IS A PRIVATE 12' WIDE LANDSCAPE TRACT, TO BE DEDICATED TO AND MAINTAINED BY THE RAVINIA AT EAST PARK HOMEOWNERS' ASSOCIATION, INC.
- THERE IS A 10' O.U.C. (ORLANDO UTILITIES COMMISSION) EASEMENT ALONG THE FRONT AND REAR OF ALL LOTS.
- SIGN EASEMENT NUMBER 1 IS TO BE DEDICATED TO AND MAINTAINED BY THE CDD.
- SIGN EASEMENT NUMBER 2 IS TO BE DEDICATED TO AND MAINTAINED BY THE RAVINIA AT EAST PARK HOMEOWNERS' ASSOCIATION, INC.
- THE PLATTED LOTS ARE SUBJECT TO A PERPETUAL EASEMENT OVER, UPON AND UNDER ALL LOTS FOR THE INSTALLATION, USE, MAINTENANCE, REPAIR AND REPLACEMENT OF POTABLE WATER LINES, SANITARY SEWER LINES, STORM DRAINS, WATER SPRINKLER SYSTEM LINES, TELEPHONE OR ELECTRICAL CONDUITS, BOXES OR SYSTEMS, GAS MAINS, AIR CONDITIONING PADS, CONDENSERS AND OTHER UTILITIES NECESSARY OR DESIRABLE FOR THE DEVELOPMENT OF THE SUBDIVISION AND FOR THE SERVICE TO THE LOTS AND OTHER PORTIONS OF THE SUBDIVISION. ALL SUCH UTILITIES SHALL BE INSTALLED AND MAINTAINED UNDERGROUND TO THE EXTENT REASONABLY POSSIBLE. SAID EASEMENT SHALL ALSO BE IN FAVOR OF ALL PUBLIC AND PRIVATE UTILITY SERVICE PROVIDERS AND ALL GOVERNMENTAL AND QUASI-GOVERNMENTAL UTILITIES TO ALLOW SUCH ENTITIES THE RIGHT, BUT NOT THE OBLIGATION, TO ENTER ONTO LOTS TO ENSURE THAT PROPER MAINTENANCE AND REPAIRS ARE CONDUCTED TO THE UTILITIES AS STATED IN THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR EAST PARK-NEIGHBORHOOD 2 RECORDED IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
- THE DRAINAGE EASEMENT IS TO BE DEDICATED TO THE CITY OF ORLANDO FOR MAINTENANCE OF THE DRAINAGE SYSTEM.
- EASEMENT GRANT IN FAVOR OF FLORIDA GAS TRANSMISSION COMPANY RECORDED NOVEMBER 15, 1967 IN BOOK 1682, PAGE 351, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. (SUBJECT TO - PLOTTED)
- UTILITY EASEMENT TO STRATEGIC TECHNOLOGIES INC., A FLORIDA CORPORATION, RECORDED MAY 20, 2003 IN BOOK 6919, PAGE 2160, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. (SUBJECT TO)
- ENCROACHMENT AGREEMENTS BY AND BETWEEN FLORIDA GAS TRANSMISSION COMPANY AND K-T NO. 1, LLC, RECORDED AUGUST 21, 2003 IN BOOK 7082, PAGE 320; RECORDED FEBRUARY 11, 2005 IN BOOK 7824, PAGE 4270; AND RECORDED JANUARY 2, 2009 IN BOOK 9809, PAGE 1544, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. (SUBJECT TO)
- TERMS, CONDITIONS, RESERVATIONS AND EASEMENTS AS SET FORTH IN THAT SPECIAL WARRANTY DEED RECORDED OCTOBER 26, 2005 IN BOOK 8270, PAGE 1644, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. (SUBJECT TO)
- DEED-MINERALS, RESOURCES AND GROUNDWATER (WITH RIGHTS OF INGRESS AND EGRESS AND SPRING SURFACE WATER) RECORDED JULY 11, 2007 IN BOOK 9344, PAGE 4507, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. (SUBJECT TO)

SHANNON SURVEYING, INC.
99 NORTH S.R. 434 SUITE 2155
TAMKITE SPRINGS, FLORIDA 32714
(407) 774-8372 LB # 6898

LOCATION MAP

NOT TO SCALE



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:

- - SET PRM #4671 UNLESS OTHERWISE NOTED
- - RECOVERED PRM #6723 UNLESS OTHERWISE NOTED
- - SET PERMANENT CONTROL POINT
- - NO CORNER SET
- ⊙ - INDICATES CENTERLINE
- LB - LICENSED BUSINESS CERTIFICATION
- P.R.M. - PERMANENT REFERENCE MONUMENT
- R/W - RIGHT-OF-WAY
- # - NUMBER
- R - RADIUS
- L - LENGTH
- Δ - DELTA
- CH - CHORD
- P.C. - POINT OF CURVATURE
- P.R.C. - POINT OF REVERSE CURVATURE
- P.T. - POINT OF TANGENCY
- PB. - PLAT BOOK
- PG. - PAGE
- CCR - CERTIFIED CORNER RECORD
- C.B. - CHORD BEARING
- O.R. - OFFICIAL RECORDS BOOK
- O.U.C. - ORLANDO UTILITIES COMPANY
- CDD - COMMUNITY DEVELOPMENT DISTRICT

QUALIFICATION STATEMENT OF SURVEYOR AND MAPPER

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 complies with all the requirements of chapter 177 and that said land is located in the City of Orlando, Orange County, Florida.

JAMES R. SHANNON JR.
Florida Registration Number: 4671
SHANNON SURVEYING, INC. - LB No.6898
499 North S.R. 434 - SUITE 2153 ALTAMONTE SPRINGS,
FLORIDA, 32714, (407) 774-8372

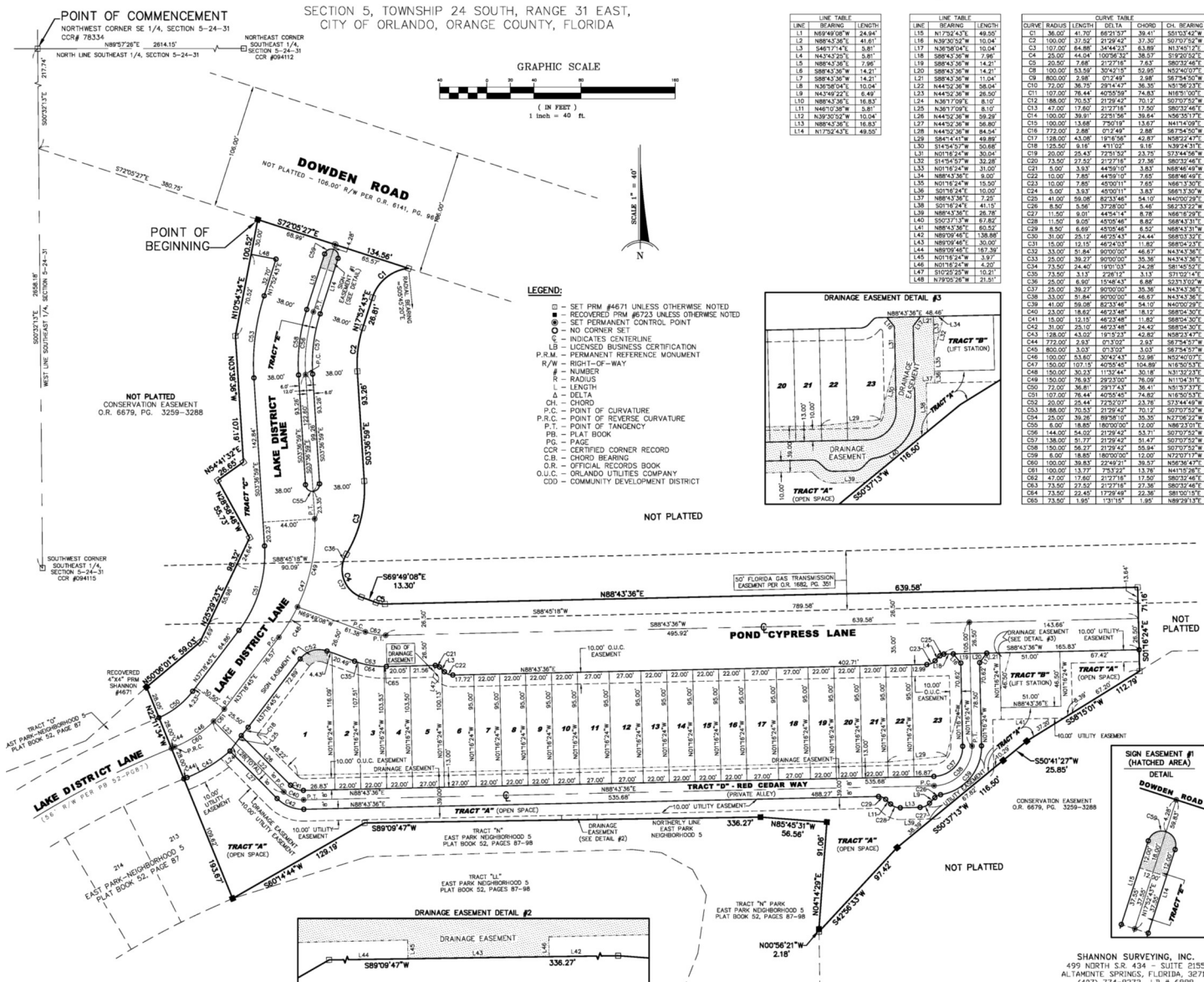
Date

PROPOSED PLAT

SHEET 2 OF 2

PLAT
BOOK

PAGE



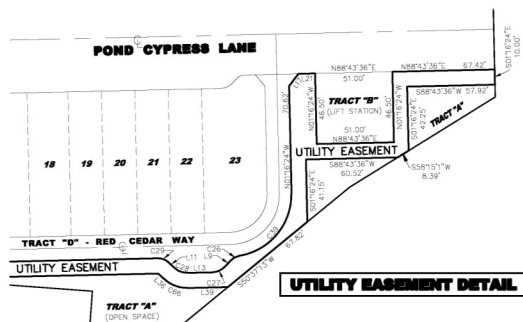
PROPOSED PLAT

SHEET 3 OF 3

PLAT
BOOK

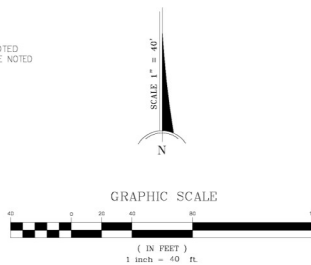
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SECTION 5, TOWNSHIP 24 SOUTH, RANGE 31 EAST,
CITY OF ORLANDO, ORANGE COUNTY, FLORIDA

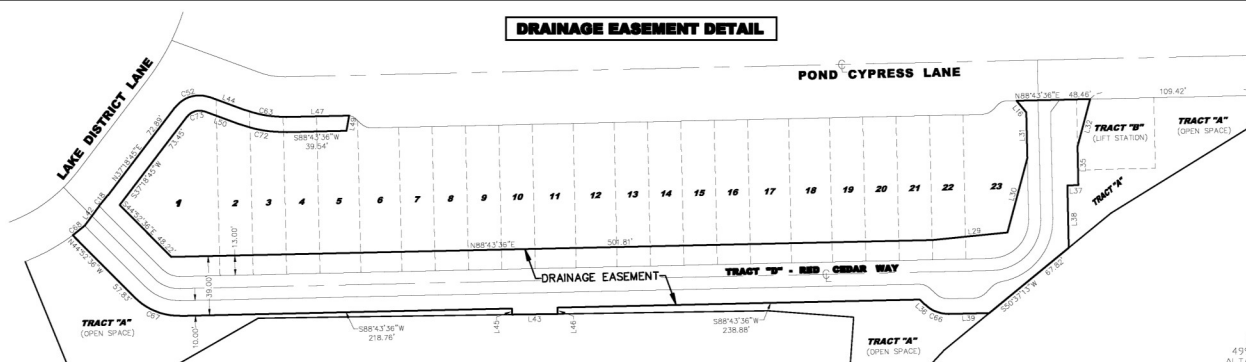
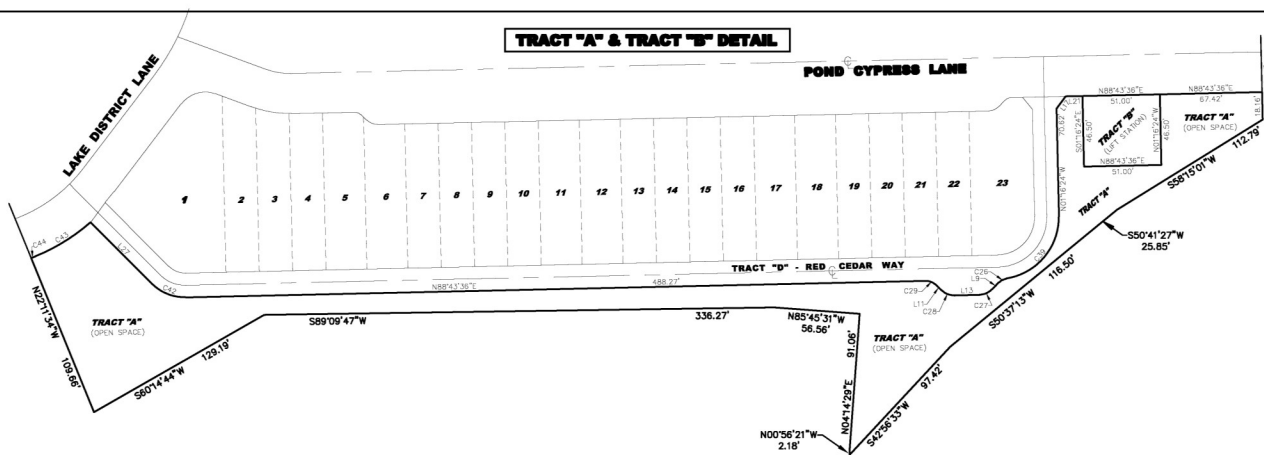


LEGEND

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 G.B. - GROUND BEARING
 O.R. - OFFICIAL RECORDS BOOK
 Q.U.C. - ORLANDO UTILITIES COMPANY
 COMMUNITY DEVELOPMENT DISTRICT



LINE TABLE			CURVE DATA		
LINE	BEARING	LENGTH	CURV. CIB	CHS. SLO	CHS. DELTA
L1	N86°02'39"W	5.81	C26	8.50	37.790
L2	N86°02'39"W	18.81	C27	11.50	80.700
L3	N39°16'24"W	10.04	C28	8.50	37.790
L4	N39°16'24"W	10.04	C29	8.50	6.89
L5	N39°16'24"W	10.04	C30	8.50	37.790
L6	N44°52'36"W	58.80	C31	20.00	45.130
L7	S84°12'41"W	49.89	C34	19.00	43.520
L8	S14°43'37"W	22.00	C35	20.00	45.130
L9	N01°16'24"W	30.04	C36	20.00	24.45
L10	S14°43'37"W	22.00	C37	20.00	45.130
L11	N01°16'24"W	22.00	C44	73.50	19.290
L12	N88°43'36"W	75.50	C38	73.50	19.290
L13	S21°16'24"W	41.12	C39	33.00	51.840
L14	S14°43'37"W	22.00	C40	33.00	51.840
L15	S42°53'17"W	16.19	C41	73.50	24.45
L16	S14°43'37"W	22.00	C42	73.50	19.290
L17	N01°16'24"W	3.97	C43	73.50	19.290
L18	S21°16'24"W	4.20	C45	150.00	107.15
L19	S14°43'37"W	11.81	C46	150.00	107.15
L20	S10°29'29"W	14.21	C47	150.00	78.53
L21	N68°49'49"W	20.52	C48	73.50	19.290
			C49	73.50	19.290
			C50	41.00	33.20
			C51	150.00	107.15
			C52	125.92	9.24
			C53	73.50	27.52
			C54	83.50	3.21
			C55	150.00	12.21



SHANNON
499 NORTH S.
ALTAMONTE SPR
(407) 774-

CONDITIONS OF APPROVAL

Land Development

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.
2. Previous Approvals Consistency. The proposed development shall be developed consistent with the conditions of the approved Master Plan and East Park PD.
3. Dedication to City. The Lift Station in Tract B shall be deeded fee simple to the City rather than dedicated.

Transportation Planning

1. Mobility Management. The proposed development project is located within Mobility Area C and is expected to generate more than 40 daily trips. The Owner/Applicant shall comply with the Mobility Management Requirements of Orlando City Code, Chapter 59, Part 2, Section 59.209. The Owner/Applicant shall submit a completed Request for Mobility Management Determination at the time of building permit application.

Engineering/Zoning

1. Plat– Major. Final Plat: At the time of final plat submittal, the following is required:

Upon approval of the project by the Technical Review Committee, ten (10) folded and collated sets of the following items are required to be submitted to Permitting Services.

- a) Copy of plat
 - b) Title opinion, no more than 90 days old with 1 set of supporting documents (can be a digital file). (1 original)
 - c) Joinder and Consent (1 original), if applicable.
 - d) Boundary Survey
 - e) Topographic Survey.
 - f) Signed and Sealed Appendix C and lot closure report.
 - g) Page 1 of the subdivision application making reference to the SUB case number that has been assigned.
 - h) Any other documents required in the TRC staff report.
 - i) The plat must be reviewed by Orange County prior to recording. Begin this process by taking a copy of the executed plat to Room 1700 (Orange County Property Appraiser's Office, Attn. Rocco Campanale), 200 S. Orange Avenue, Sun Trust Bank Center. The original completed Statement of Lien from Orange County is required by this office. The Statement of Lien must be received in this office prior to recording the plat.
2. Sidewalk. As per Section 61.225 of the Land Development Code, a 5 foot wide concrete sidewalk is required along all dedicated rights-of-way. Any existing sidewalk damaged or broken is to be repaired.
 3. ESM. The City Council Adopted the Engineering Standards Manual (ESM), Fourth Edition, on March 9, 2009. All plans must conform to the ESM and all construction must be accomplished in accordance to the ESM.
 4. Sewer– FDEP. This project requires a Florida Department of Environmental Protection (FDEP) permit for the sanitary sewer system. At the time of FDEP permit submittal to the Office of Permitting Services, the following is required:
 - a) Permit Application - signed/sealed by the owner. This Office will complete page 10 of 11 when the construction plans are approved.
 - b) Construction Plans - four sets, signed/sealed by the engineer. The plans are to include the on-site and off-site sewer design together with the City's details. If a lift station is part of the sewer design, the engineer is to submit the shop drawings for the lift station (private or public).

The construction plans are reviewed by the City of Orlando's Waste Water Bureau and returned to the Office of Permitting Services when approved. This Office will contact the engineer to pick up the application and two sets of the approved plans or the transport to FDEP. The remaining sets will be retained by the Office for distribution.

Reminder: PLEASE ALLOW 3-4 WEEKS FOR THIS PROCESS

CONDITIONS OF APPROVAL

5. Concurrency Management/Plat. The final recorded plat shall contain the following note: "Development on the 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 application 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."

6. Storms— NPDES. Construction activities including clearing, grading and excavating activities shall obtain an Environmental Protection Agency (EPA) National Pollution Discharge Elimination System (NPDES) permit, except: Operations that result in the disturbance of one acre total land area which are not part of a larger common plan of development or sale.

7. Storm— Water Management District. The owner/developer is required to design and construct an on-site storm water system in accordance with the approved Master Drainage Plan. Approval from South Florida Water Management District is required. The system is to be privately owned and maintained. Plat Sheet 1 of 2, Note 17 shall be changed to reflect this.

8. On-Site Fees. At the time of development, the owner/developer is required to pay an on-site inspection fee that is a percentage of the cost of the on-site improvements, excluding the building, in accordance with City Land Development Code Section 65.604.

9. Erosion & Sedimentation Control. Storm water control measures to minimize the impact of the erosion/sedimentation shall be incorporated in the plan of the development for all projects in the City of Orlando and a detailed description of these measures are to be included with the final engineering submittal.

10. Street Tree Fund. The Orlando City Council approved a Resolution at the January 27, 1997 City Council Meeting. Section 61.226 of the City's Land Development Code provides for a Street Tree Trust Fund. The developer is required to contribute funds to the Trust Fund prior to issuance of the building permit. The City is responsible for installation of the trees. The cost is \$350 for each 12'-14' height of canopy tree. The developer may install the street trees in lieu of contribution to the Trust Fund in accordance with Section 61.226.

11. Erosion— Building Site. All building site plans submitted for review should include a detailed erosion and sedimentation control plan.

12. Utility Construction. Section 1.04 of the Engineering Standards Manual provides that all utility lines shall be installed beneath the surface of the ground. Subdivision construction plans must include all proposed utilities.

Transportation Impact Fees

1. Transportation Impact Fees. Any new construction, change in use, addition, or redevelopment of a site or structure shall be subject to a review for Transportation Impact Fees. An estimated Transportation Impact Fee in the amount of \$58,121.00 based on the construction of approximately 23 multi-family units, will be due at the time of building permit issuance, subject to change upon final permit plan review.

For a copy of the complete ordinance or impact fee rate chart, you may reference our website at: <http://www.cityoforlando.net/planning/Transportation/ifees.htm>

Any exemptions or credits against the Transportation Impact Fee must be reviewed prior to permit issuance. All Transportation Impact Fee Credits shall be initiated and processed by the Transportation Impact Fee Coordinator. Credit shall be available for the previous use located on the subject site.

2. Transportation Concurrency. All new construction, changes in use, additions or redevelopments are required to submit a Concurrency Management application as a part of the building plan review process. A Concurrency Management application is available on the City's website: <http://www.cityoforlando.net/permits/forms/concurrency.htm>

The applicant shall comply with all applicable requirements of Chapter 59, the Concurrency Management Ordinance, to ensure that all public facilities and services are available concurrent with the proposed development. Approval of this application shall not be deemed to provide any vested rights.

CONTACT INFORMATION

Land Development

For questions regarding Land Development review, please contact Michaëlle Petion at (407) 246-3837 or michaelle.petion@cityoforlando.net.

Transportation Planning

For questions regarding Transportation Planning plan review, please contact John Rhoades at 407-246-2293 or john.rhoades@cityoforlando.net

Engineering/Zoning

For questions regarding Engineering or Zoning contact Shirley Weekley at 407.246.2134 or Shirley.Weekley@cityoforlando.net. To obtain plan review status, schedule/cancel an inspection and obtain inspection results, please call PROMPT, our Interactive Voice Response System at 407.246.4444.

Transportation Impact Fees

For questions regarding Transportation Impact Fees review, please contact Nancy Ottini at 407-246-3529 or nancy.jurus-ottini@cityoforlando.net

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 plat is recorded with the Orange County Comptroller.