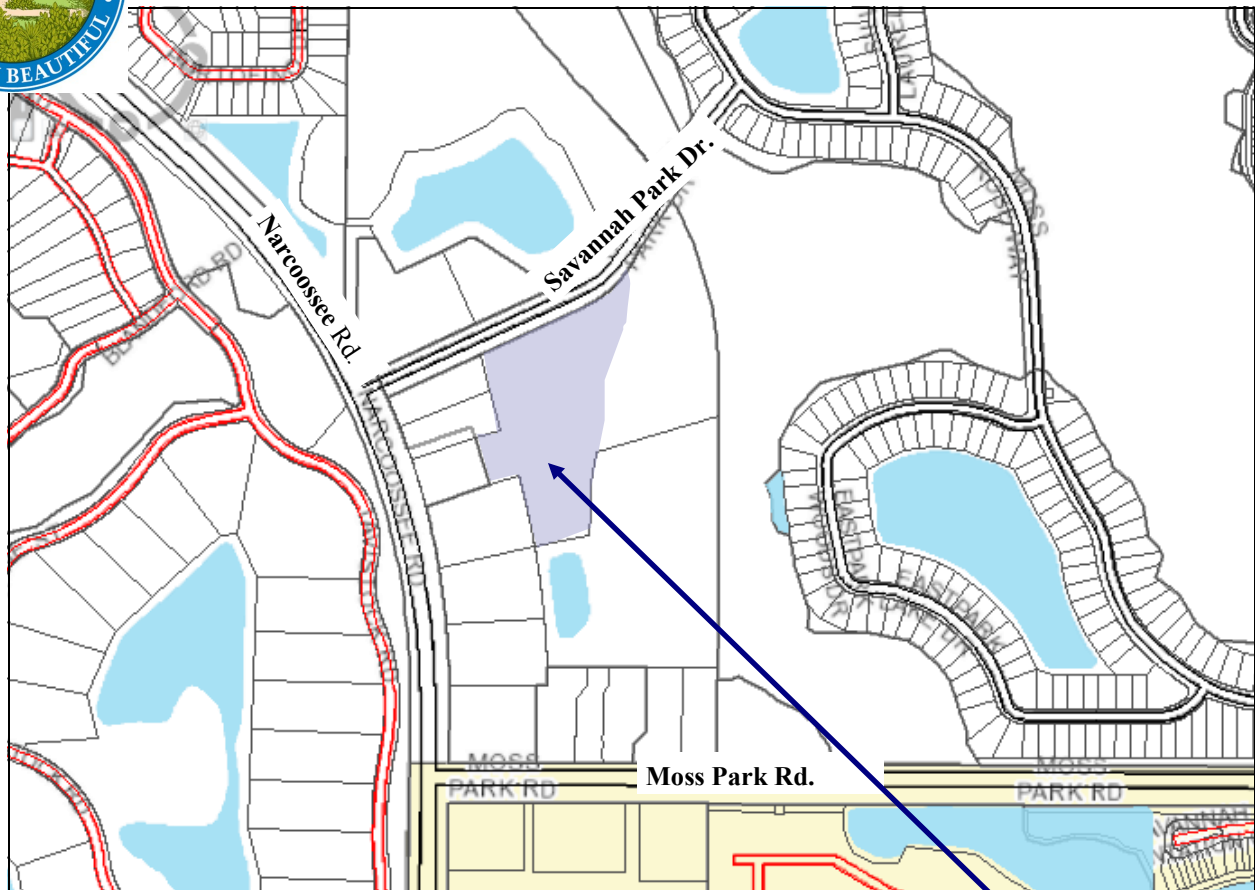




LEGACY AT MOSS PARK PLAT



Location Map

Subject Site

SUMMARY

Owner

James Leiferman, One 80
Group LLC

Applicant

William Shallcross,
One 80 Group

Project Planner

Michaëlle Petion

Property Location: 10298 Savannah Park Dr.
(north of Moss Park Rd., south of Savannah
Park Dr., east of Narcoossee Rd. and west of
SR 417) (Parcel ID #08-24-31-9236-00-001)
(±7.12 acres, District 1)

Applicant's Request:

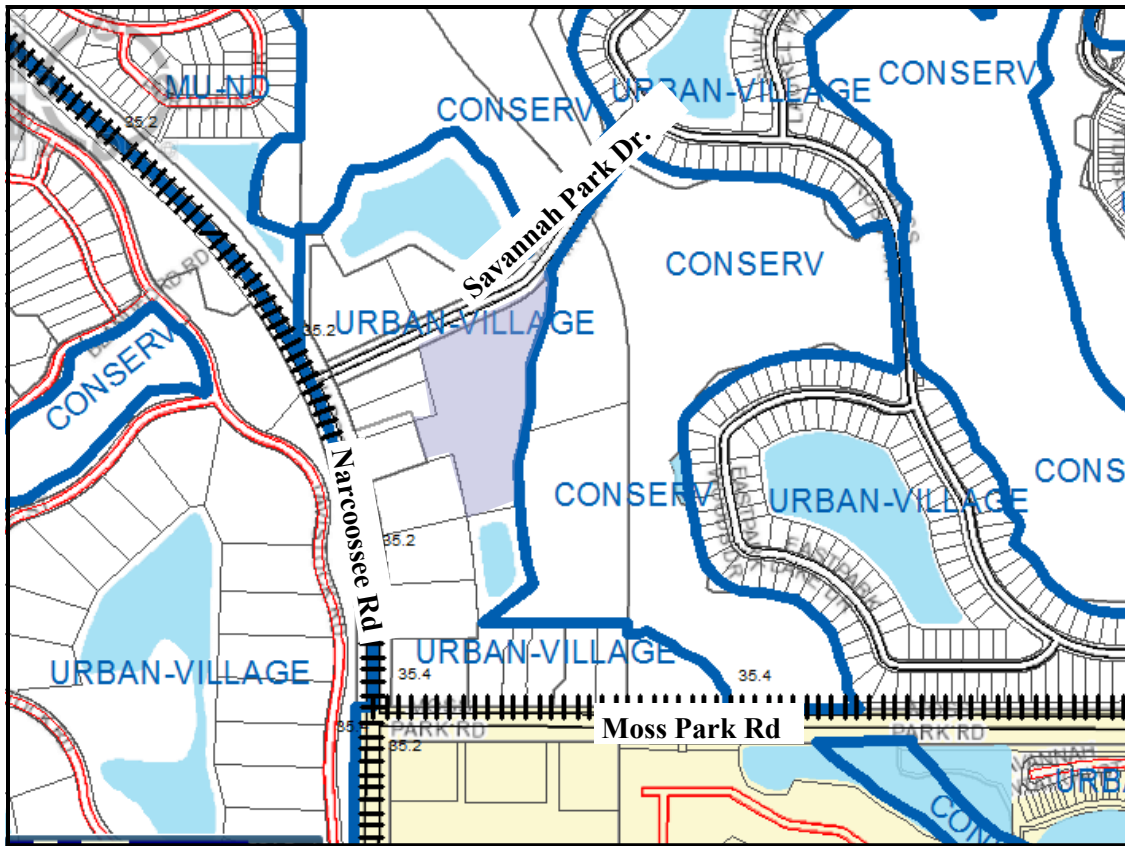
The applicant is requesting Major Plat ap-
proval for a 62 townhome development.

Staff's Recommendation:

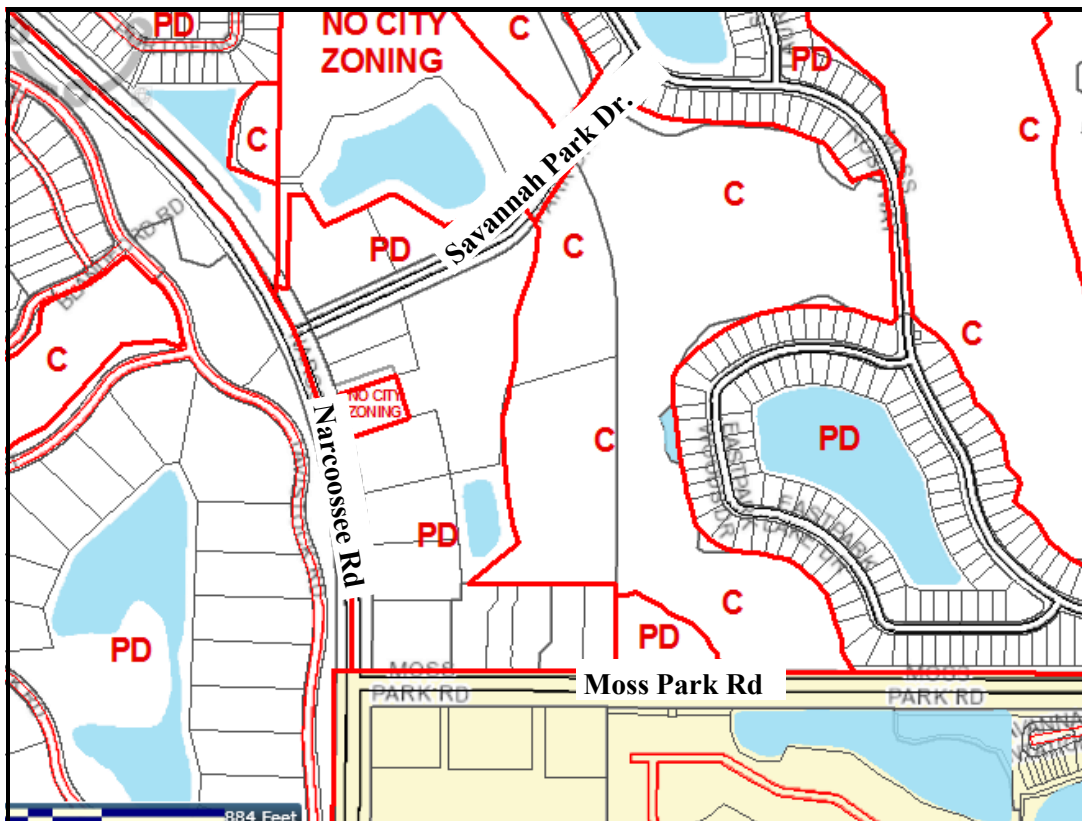
Approval of the request, subject to the condi-
tions in this report.

Updated: August 29, 2013

FUTURE LAND USE MAP



ZONING MAP



PROJECT ANALYSIS

Project Description

The ±7.12 acre subject site is located north of Moss Park Rd., south of Savannah Park Dr., east of Narcoossee Rd. and west of SR 417. Located on an undeveloped parcel in the Villages at Moss Park PD, the site has master plan approval for a 62 unit townhome development. The site has a Future Land Use designation of Urban Village and a zoning designation of PD (Planned Development).

The applicant is requesting major subdivision plat approval to divide the one existing parcel into 62 lots and several tracts. Tract T contains the private streets and alleyways, excluding the private access drive that currently exists along the west property line. The private access drive is currently in an access easement shared amongst the Villages at Moss Park parcels. Tract T contains 3 proposed streets (Chatman Dr., Cranford Dr., and Clairbridge Dr.) and 3 alleyways (Fairmount St. and Thornwood St.). The name Fairmount St. was used twice for two of the alleyways and therefore one alleyway needs to be renamed. Tract A contains the conservation easement along the eastern portion of the lot. Tracts B-M and O-S contain common areas used for open space. Two tracts are labeled 'M' while there is no tract 'N', this needs to be corrected.

The Southeast Sector provides a typical lot size range of 1,500 to 3,000 sq. ft. for townhomes. The applicant proposes lots at 1,561 sq. ft. (74.3 ft. by 21 ft.) and at 1,635 sq. ft. (74.3 by 22 ft.). One lot (Lot 56) is 1,472 sq. ft. (74.3 ft. by 19.8 ft.) and is therefore slightly below the range. Due to this being only one lot and a minor deviation, staff will allow it. All of the proposed lots contain a 5 ft. Pedestrian Access Easement along the front to allow for a public sidewalk.

Previous Actions:

- 2003– MPB recommended approval of Villages at Moss Park PD
- 2004-2006– PD amendments approved that shifted commercial/office/residential designations within the subject site (ZON2003-00029, ZON2003-00056, ZON2006-00047)
- 2009– City Council adopted an amended and restated PD ordinance allowing for 158 residential units on the subject property, limiting the height within the PD to 65 feet, and requiring that residential development be approved by the Municipal Planning Board.
- 2011– MPB recommended approval of a Master Plan to build a 158 multi-family units in 2 apartment buildings and 4 carriage house buildings on the undeveloped parcels in the PD. (MPL2011-00011)
- July 2013– MPB recommended approval of the Master Plan request for a 62 unit townhome development in the Villages at Moss Park PD. (MPL2013-00017)

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 private streets and alleys are being created with this subdivision.

FINDINGS

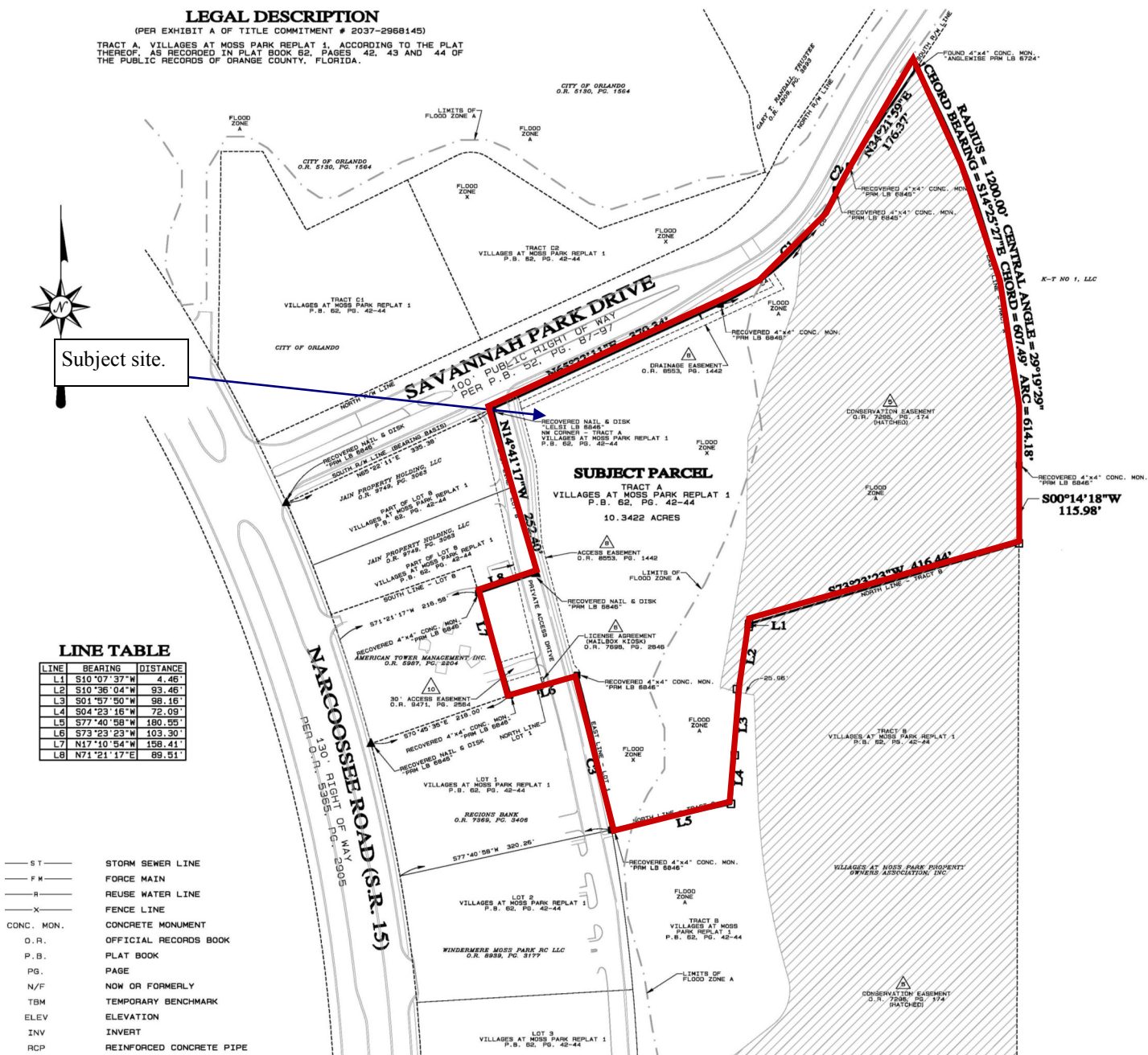
Subject to the conditions contained herein, the proposal is consistent with the requirements for approval of Major Subdivision Plat applications contained in Section 65.432 of the Land Development Code (LDC):

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 Legacy at Moss Park townhomes. (MPL2013-00017).

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

BOUNDARY SURVEY

TRACT A, VILLAGES AT MOSS PARK REPLAT 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 62, PAGES 42, 43 AND 44 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.



PROPOSED PLAT

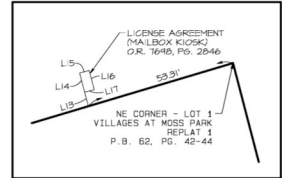
TOWNHOMES AT THE VILLAGES OF MOSS PARK

A REPLAT OF TRACT A OF
VILLAGES AT MOSS PARK REPLAT 1 AS RECORDED
IN PLAT BOOK 62, PAGES 42-44, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA
SECTION 8, TOWNSHIP 24 SOUTH, RANGE 31 EAST
CITY OF ORLANDO, ORANGE COUNTY, FLORIDA

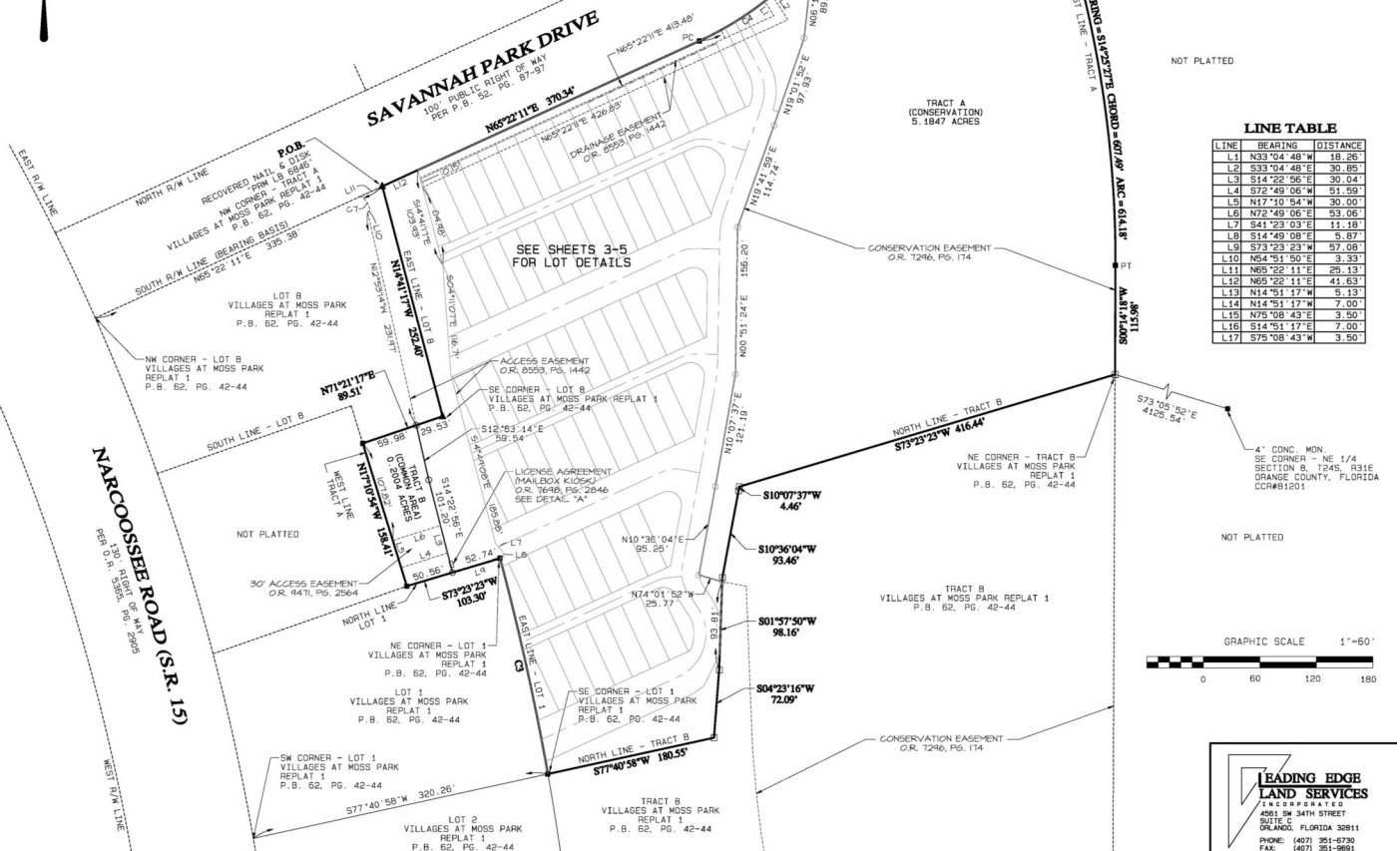
SHEET 2 OF 5

CURVE TABLE

LINE	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD	ARC
C1	350.00'	40°15'31"	N45°14'26"E	240.90'	245.93'
C2	250.00'	9°15'19"	N28°44'20"E	40.34'	40.38'
C3	2741.78'	4°54'10"	N12°30'56"W	234.54'	234.61'
C4	350.00'	28°09'01"	N32°49'41"E	182.01'	183.23'
C5	350.00'	15°10'30"	N32°41'55"E	92.43'	92.70'
C6	350.00'	1°38'43"	N51°14'21"E	10.05'	10.05'
C7	24.33'	43°26'14"	N33°11'33"W	18.01'	18.45'



DETAIL "A"
SCALE 1" = 20'

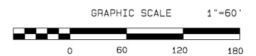


LINE TABLE

LINE	BEARING	DISTANCE
L1	N33°04'48"W	18.26'
L2	S33°04'48"E	30.00'
L3	S14°22'56"E	30.04'
L4	S72°49'06"W	51.59'
L5	N17°10'54"W	30.00'
L6	N72°49'06"E	53.06'
L7	S41°23'03"E	11.18'
L8	S14°49'08"E	5.87'
L9	S73°23'23"W	57.08'
L10	N54°51'50"E	3.33'
L11	N65°22'11"E	29.13'
L12	N65°22'11"E	41.63'
L13	N14°51'17"W	5.13'
L14	N14°51'17"W	7.00'
L15	N75°08'43"E	3.50'
L16	S14°51'17"E	7.00'
L17	S75°08'43"W	3.50'

NOT PLATTED

NOT PLATTED

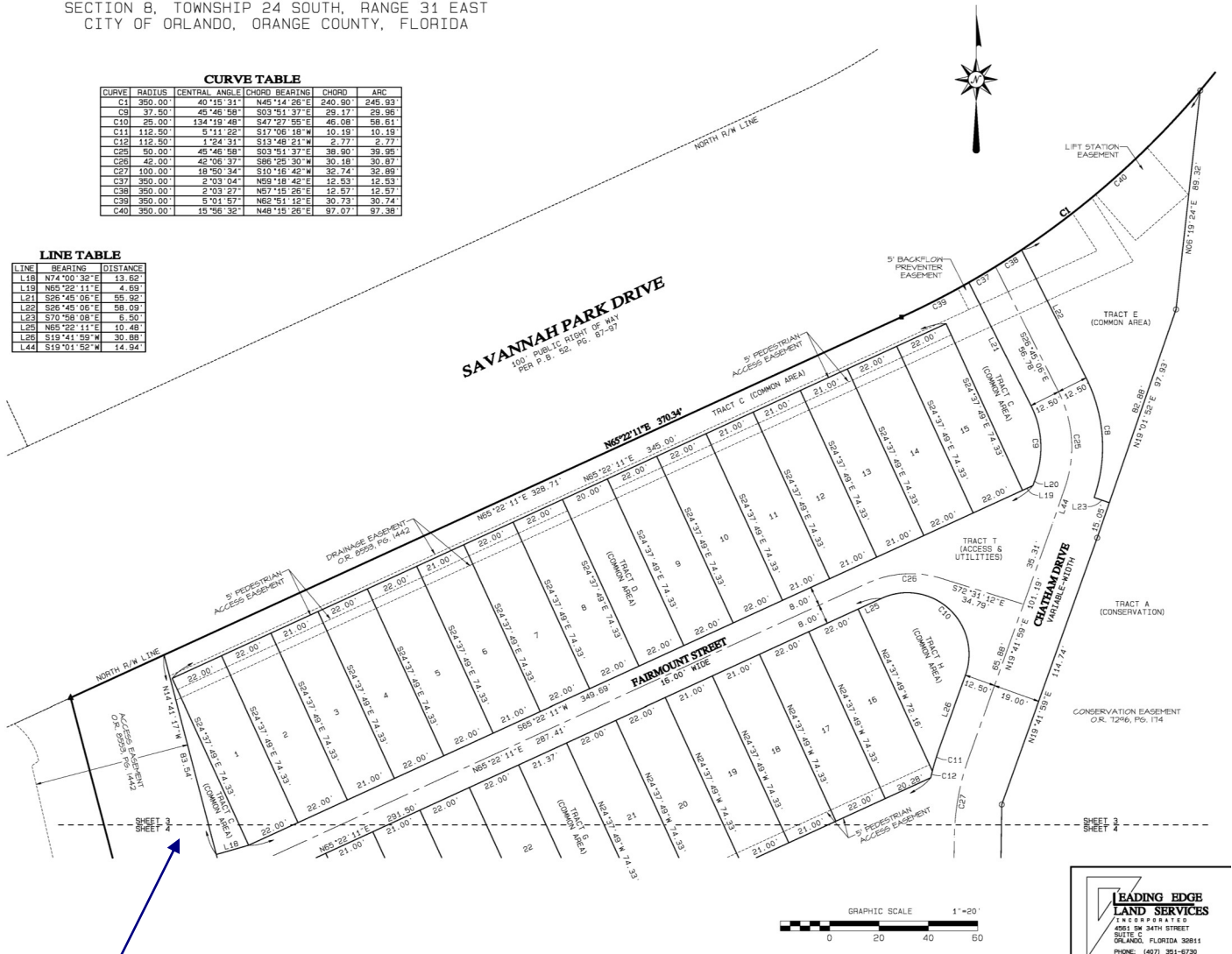


**LEADING EDGE
LAND SERVICES**
INCORPORATED
4061 NW 34TH STREET
SUITE C
ORLANDO, FLORIDA 32811
PHONE: (407) 351-4730
FAX: (407) 351-9691

SHEET 3 OF 5

CURVE	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD	ARC
C1	350.00	40° 15' 31"	N45° 14' 26" E	240.90	245.93
C9	37.50	45° 46' 58"	N45° 51' 37" E	29.17	296.96
C10	25.00	134° 14' 49"	S47° 27' 55" E	46.08	58.61
C11	112.50	5° 11' 22"	S17° 06' 18" W	10.19	10.19
C12	50.00	112° 50' 11"	S12° 52' 37" W	3.72	3.72
C26	50.00	45° 46' 58"	S45° 51' 37" E	38.50	39.85
C28	42.00	42° 06' 37"	S86° 25' 30" W	30.18	30.87
C27	100.00	20° 50' 34"	N10° 16' 42" N	32.74	32.83
C37	350.00	18° 03' 04"	S59° 18' 42" E	12.53	12.53
C38	350.00	18° 03' 04"	N57° 18' 42" E	3.72	3.72
C40	350.00	5° 01' 57"	N48° 51' 12" E	30.73	30.74
C49	350.00	15° 56' 32"	N45° 15' 26" E	97.37	97.38

LINE	BEARING	DISTANCE
L18	N74°00'32"E	13.62'
L19	N65°22'11"E	4.69'
L21	S26°45'06"E	55.92'
L22	S26°45'06"E	58.09'
L23	S70°58'08"E	6.50'
L25	N65°22'11"E	10.48'
L26	S19°41'59"W	30.88'
L44	S19°01'52"W	14.94'

Existing private
access drive

PROPOSED PLAT

TOWNHOMES AT THE VILLAGES OF MOSS PARK

A REPLAT OF TRACT A OF
VILLAGES AT MOSS PARK REPLAT 1 AS RECORDED
IN PLAT BOOK 62, PAGES 42-44, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA

SECTION 8, TOWNSHIP 24 SOUTH, RANGE 31 EAST
CITY OF ORLANDO, ORANGE COUNTY, FLORIDA

BOOK

PAGE

SHEET

CURVE TABLE

CURVE	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD	ARC
C13	14.50'	115°29'13"	S58°53'12"E	24.52'	29.23'
C14	15.00'	122°31'21"	S53°22'09"E	26.30'	32.08'
C15	187.50'	2°14'05"	S09°00'34"W	7.31'	7.31'
C16	14.50'	125°13'53"	S52°00'53"E	25.75'	31.69'
C26	42.00'	42°06'37"	S88°25'30"W	30.18'	30.87'
C27	100.00'	18°50'34"	S10°16'42"W	32.74'	32.89'
C28	37.00'	25°29'13"	S78°06'48"W	16.32'	16.46'
C29	200.00'	9°16'13"	S05°29'31"W	32.32'	32.36'
C30	33.00'	25°29'13"	S78°06'48"W	14.58'	14.68'
C31	37.00'	34°45'26"	S82°44'54"W	22.10'	22.45'



CONSERVATION EASEMENT
O.R. T246, PG. 174

LINE TABLE

LINE	BEARING	DI
L18	N74°00'32"E	
L24	N14°41'17"W	
L27	N65°22'11"E	
L28	S00°51'24"W	
L29	S65°22'11"W	
L30	N65°22'11"E	
L31	S10°07'37"W	
L32	S10°07'37"W	
L44	S19°01'52"W	
L45	S89°08'36"E	
L46	S79°52'23"E	
L48	S14°41'17"E	
L49	S14°41'17"E	
L50	S04°11'07"E	
L51	S04°11'07"E	
L52	S14°49'08"E	
L53	S14°49'08"E	
L54	S14°49'08"E	
L60	S70°24'55"W	

TRACT A
(CONSERVATION)

TRACT 1
VILLAGES AT MOSS PARK
P.B. 62, P. 4

LEADING LAND
4081 SW 34TH
SUITE C
ORLANDO, FL 32811
PHONE: (407) 255-1111

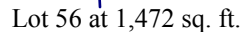
LOT B
VILLAGES AT MOSS PARK
REPLAT 1
P.B. 62, PG. 42-44

Both alley-
ways name
Fairmount St.

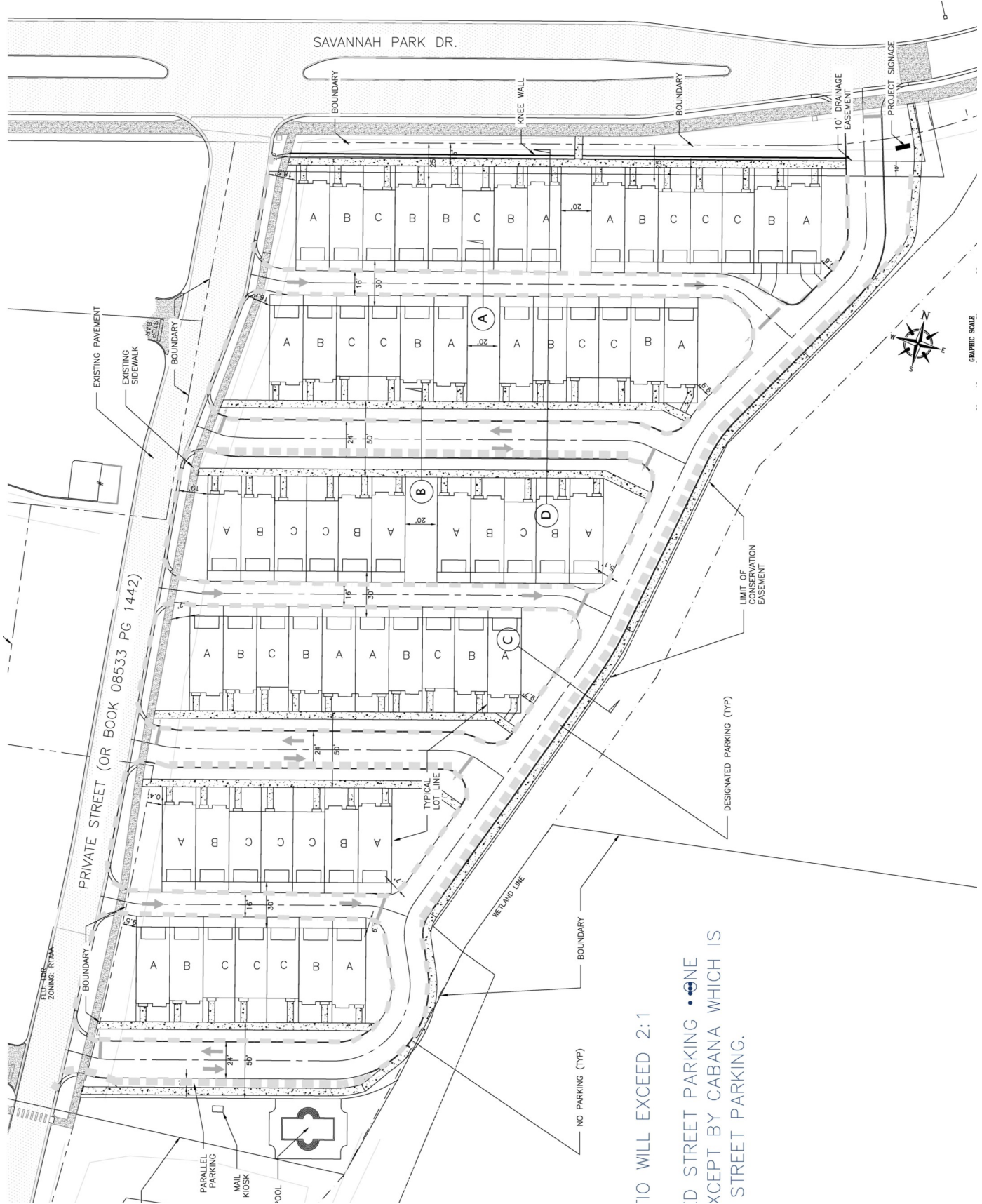
Existing private
access drive

TOWNHOMES AT THE VILLAGES OF MOSS PARK

BOOK PAGE
SHEET 5 OF 5



DEVELOPMENT PLAN



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 Villages of Moss Park PD.
3. OUC Metering. An individual residence metering system shall be utilized.
4. Tract N. One of the two Tracts labeled 'M' shall be renamed to 'N'.
5. Alleyway Name. Two alleyways are named Fairmount Street. Please rename one.

Transportation Planning

1. Requirements. The Transportation Planning Division supports the applicant's replat request, provided that sidewalks are built and maintained within the 5' Pedestrian Access Easement shown on the face of the plat.

Engineering/Zoning

1. Plat— Final Major. Plat Face Changes - There are a number of changes required to the face of the plat. In addition to the changes required on the plat, the following is a list of additional requirements.
 - 1) Changes to the face of the plat. (A copy has already been returned to the surveyor).
 - 2) Recording Fees (Checks should be made payable City of Orlando.)
 - 3) 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 by 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

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."

CONDITIONS OF APPROVAL

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.
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 \$156,674.00 based on the construction of 62 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 Gus Castro at 407-246-3385 or gus-tavo.castro@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.