

TECHNICAL REVIEW COMMITTEE

AGENDA #s1 ■ MILLENNIA PARK PHASE 1 SUBDIVISION

OCTOBER 5, 2010

Case Number

SUB2010-00019

Applicant/Owner

Kevin Kramer, Development
Manager, K. Hovnanian Cam-
bridge Homes, LLC

Property Location

5550 Conroy Rd. (north of Vine-
land Rd., east of the Florida
Turnpike, south of Conroy Rd.
and west of Shingle Creek)
(±186.7 acres, District 4)

Parcel ID Number

18-23-29-0000-00-005

Requested Action

Major Plat for new Millennia
Park Phase 1 residential subdivi-
sion

Recommendation

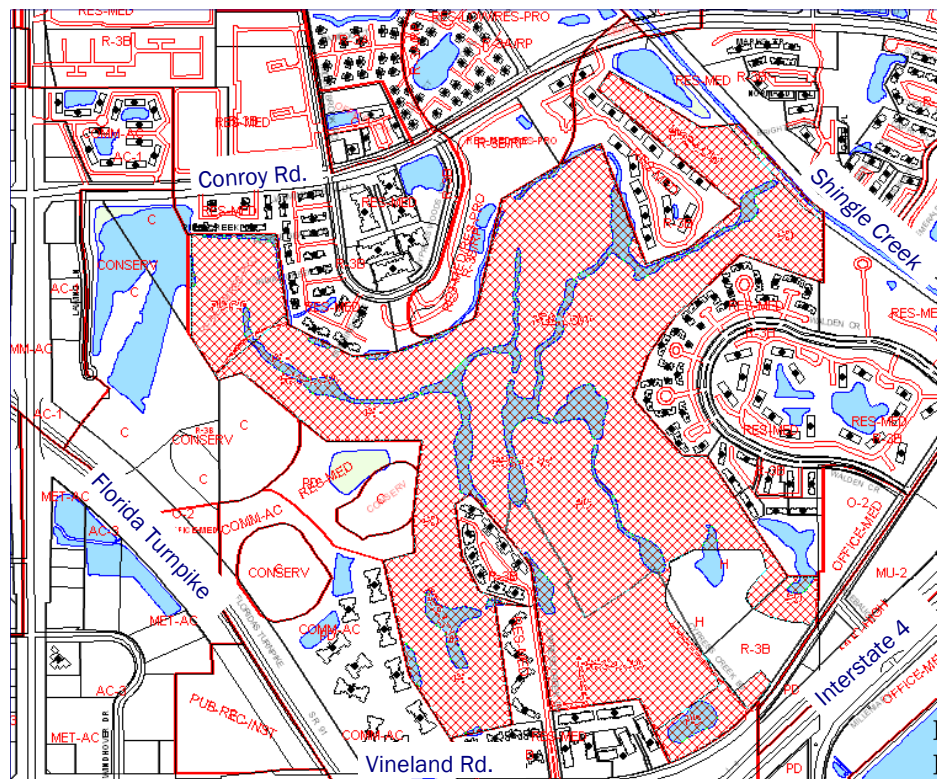
Approval of the Major Plat sub-
ject to the conditions in this
report.

Project Planner

Jim Burnett, AICP



Updated: October 4, 2010



Location Map

Subject Site

NORTH

SUMMARY

Project Description

The applicant proposes to plat property for Phase 1 of the proposed ±450 lot Millennia Park residential subdivision. The property is generally located on the north side of Vineland Rd., east of the Florida Turnpike, south of Conroy Rd. and west of Shingle Creek in the Florida Center North neighborhood.

The property is zoned PD on the Official Zoning Map and has Residential Low Intensity future land use.

Background

1968: Property annexed into the City.
1971: Cypress Creek Golf Course developed.
2003: Golf course closed.
2005: GMP Subarea Policy 24.6 added (GMP 2004-00044) relative to types of residential & commercial uses allowed on the

Cypress Creek property; property rezoned to PD for redevelopment of property (ZON 2004-00041).

April 2010: GMP Subarea Policy 24.6 amended (GMP2010-00019) to decrease number of units and to allow single-family homes.

July 2010: ZON2010-00011 & MPL2010-00009 recommended for approval by Municipal Planning Board (MPB), meeting minutes approved by City Council; zoning amendment not yet scheduled for City Council.

PROJECT CONTEXT

Overview

The ±186.7-acre subject property is located north of Vineland Rd., east of the Florida Turnpike, south of Conroy Rd. and west of Shingle Creek in the Florida Center North neighborhood. A Planned Development (ZON2004-00041) was approved in 2005 for ±1,300 residential units and up to 10,000 sq. ft. of commercial space. In April 2010, GMP Subarea Policy 24.6 was amended (GMP2010-00019) to decrease the number of residential units to ±450, remove the commercial element and allow single-family residential homes to be built. In July 2010, ZON2010-00011 (PD Amendment to implement the GMP changes) & MPL2010-00009 (Master Plan for the new residential subdivision) were recommended for approval by the Municipal Planning Board. The meeting minutes were subsequently approved by the City Council in August 2010 and the zoning amendment ordinance has not yet been approved by the City Council. The applicant has now applied for the platting of Phase 1 of the new Millennia Park residential development, consisting of 146 single-family lots and numerous tracts for the overall Millennia Park development. Platting of the property is required as part of the redevelopment of the former golf course property and is a condition of the approved Master Plan.

Major Subdivision Plat

Major Subdivision Plat Review is intended for subdivisions that require construction of streets or public improvements. In so doing, this review ensures that development in the City of Orlando takes place in an orderly and efficient manner. In this case, the property is being platting based on a pending redevelopment of a portion of the property as illustrated in the approved Master Plan (MPL2010-00009) and soon to be adopted Planned Development amendment (ZON2010-00010).

As previously noted, the initial phase of the new development will consist of 146 single-family lots and numerous tracts for conservation and future phases of development. The amount and sizes of the proposed lots are shown in the table at right.

The developer will be constructing no fewer than eight (8) privately maintained streets and four (4) alleyways and will also be constructing the 12 ft. wide multi-use trail that will connect with the Shingle Creek multi-use trail to the east.

Phase 1, Development Plan	# of units
50-ft. wide x 105-ft. deep front-loaded	48
40-ft. wide x 100-ft. deep front-loaded	13
40-ft. wide x 90-ft. deep alley-loaded	85
Total	146

Existing Zoning

The bulk of the property is classified as Residential Low Intensity on the Future Land Use map (there is a small portion of Conservation future land use in the northwestern portion of the property south of Conroy Rd.). The developable portion of the property is zoned PD (Planned Development), with a conservation tract to the northwest being zoned PD/RP (Resource Protection) and C (Conservation) on the Official Zoning Map. The plat request complies with standards for platting of lands as contained in Chapter 65 Part 3D of the Land Development Code.

School Impacts

On July 7, 2008 City Council approved an Amended Interlocal Agreement for Public School Facility Planning and Implementation of Concurrency between Orange County, each municipality within Orange County, and Orange County Public Schools (OCPS). Under the terms of the agreement, the City will advise Orange County Public Schools of comprehensive plan amendments, zoning amendments, and development proposals that may have the effect of increasing existing residential density. In conformance with the Interlocal Agreement, the City supplied OCPS with relevant data regarding this application.

The Subdivision plat involves a residential use that will be developed under a soon-to-be-amended Planned Development and an approved Master Plan. Consistent with the City's Public School Facilities Element (PSFE) and the Amended Interlocal Agreement for Public School Facility Planning and Implementation of Concurrency, platting the property for the proposed residential use will not require an OCPS Capacity Enhancement Agreement (OCPS issues were resolved during the previous GMP, Master Plan and PD Amendment processes).

Findings

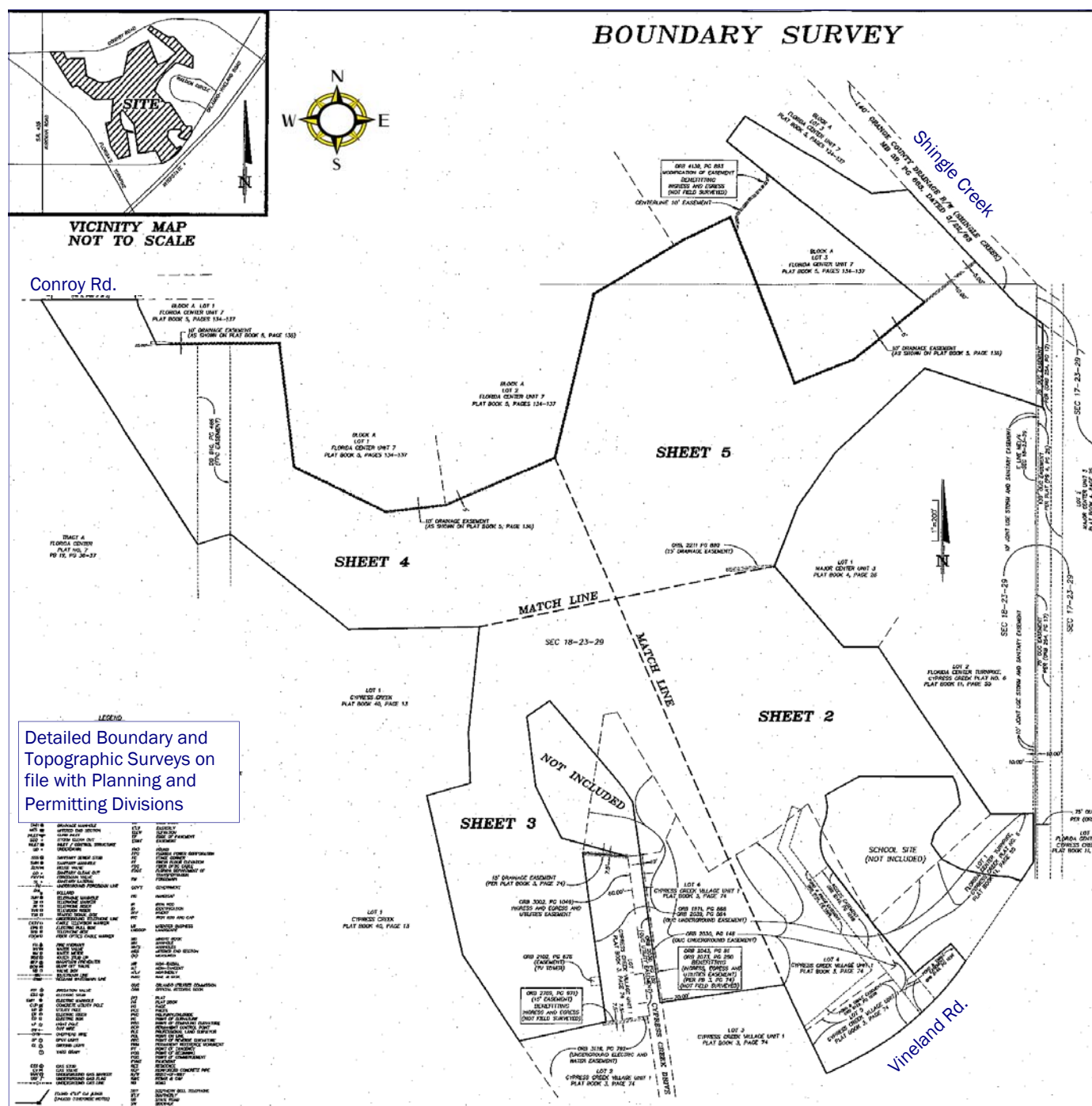
Subject to the conditions contained herein, the Major plat proposal is consistent with the requirements for approval of Major Subdivision Plat applications contained in Section 65 Part 3D of the Land Development Code (LDC):

1. The proposed major plat is consistent with the purpose and intent of the City's Growth Management Plan.
2. The proposed plat is consistent with the purpose and intent of the requirements of the Land Development Code.
3. The Major subdivision plat will not result in incompatible land uses.
4. Any future 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.

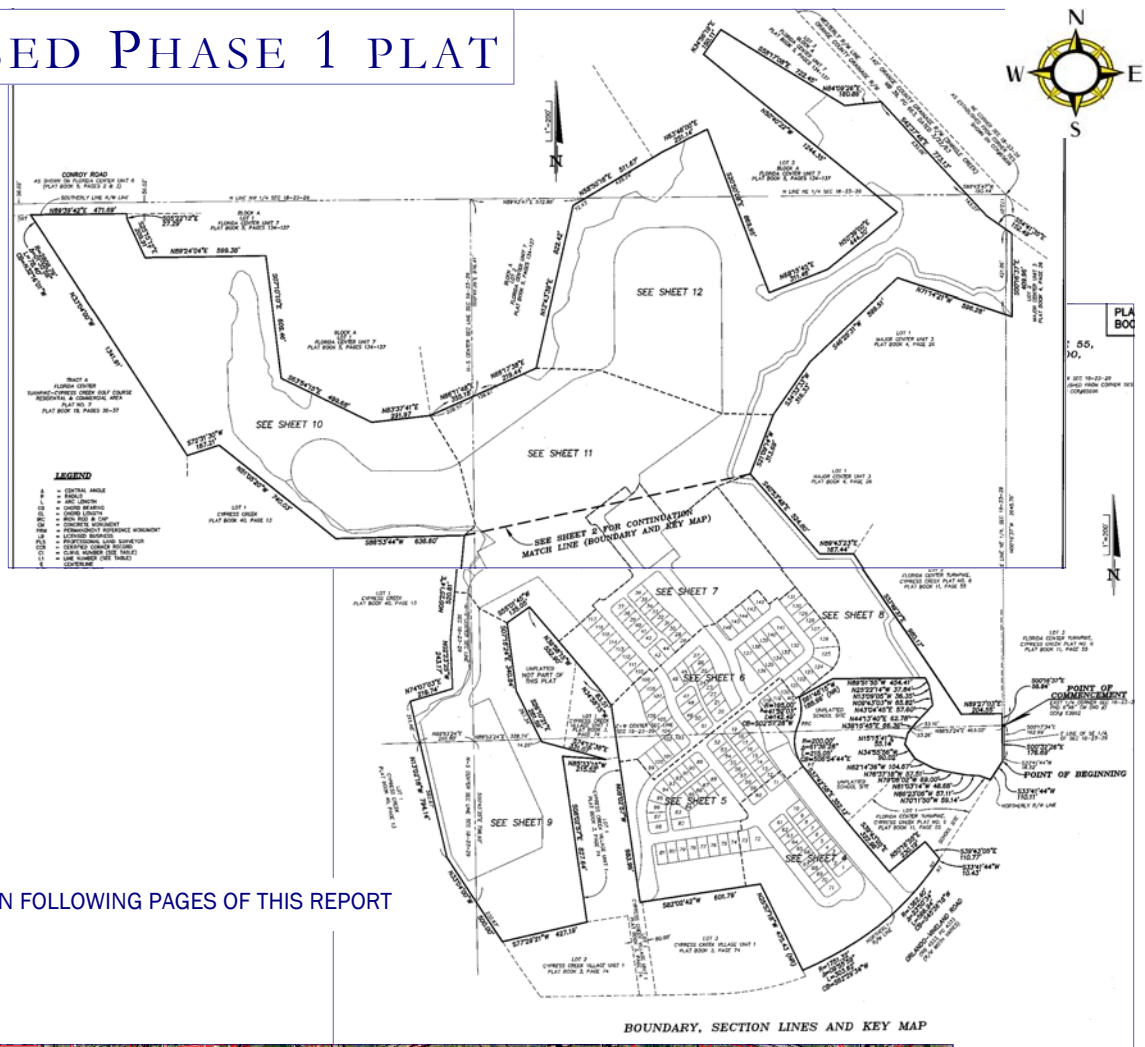
Summary

Staff recommends approval of the proposed Millennia Park Phase 1 subdivision plat subject to the conditions contained in this report.

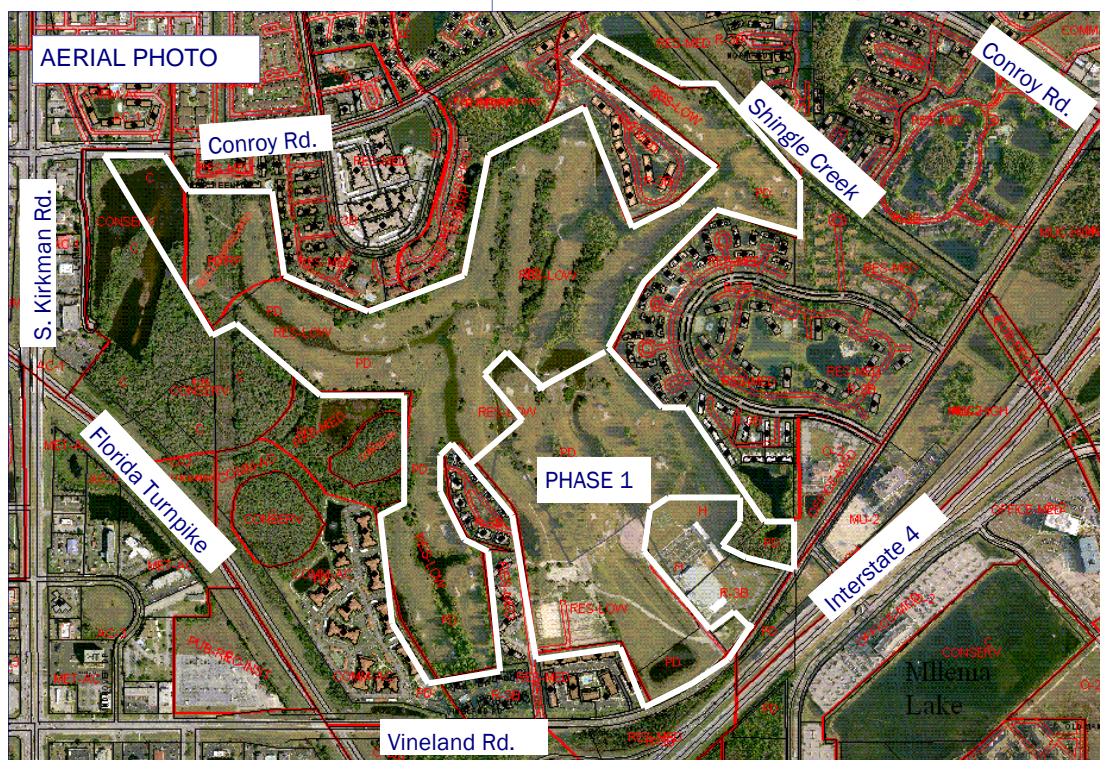
EXISTING SURVEY

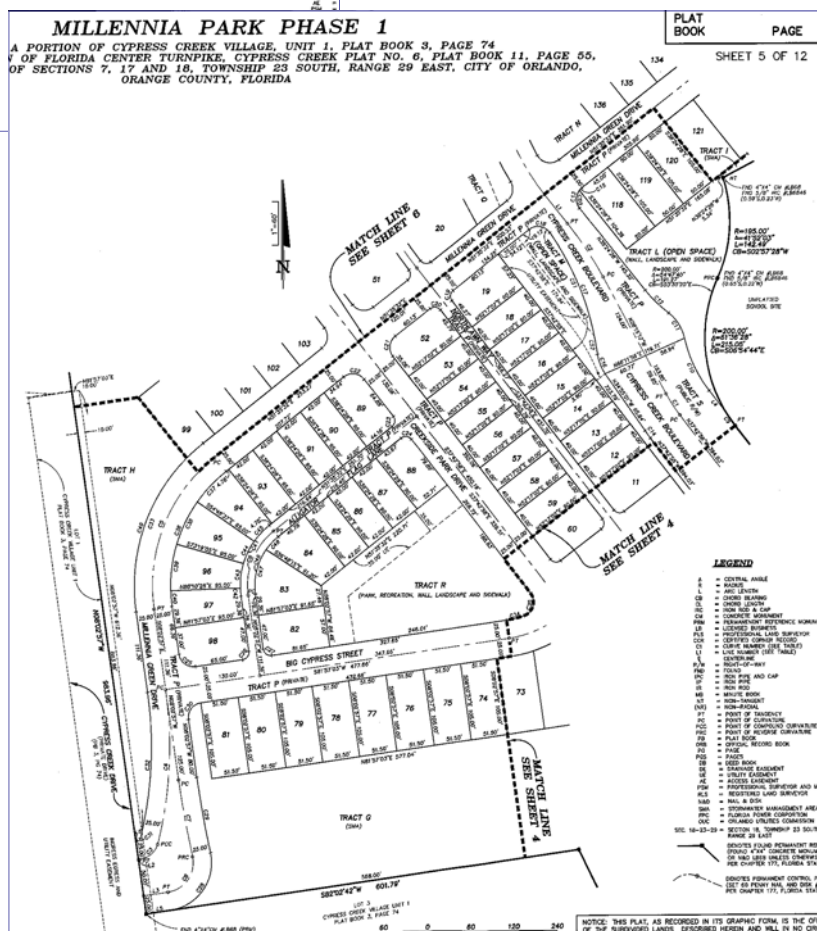
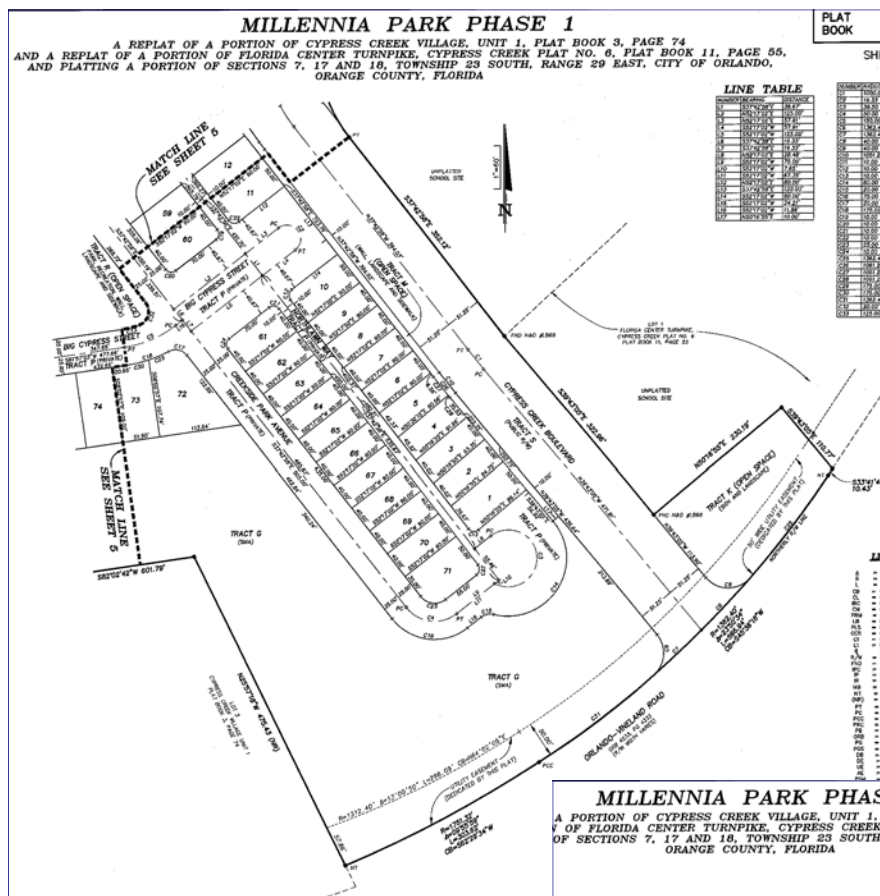


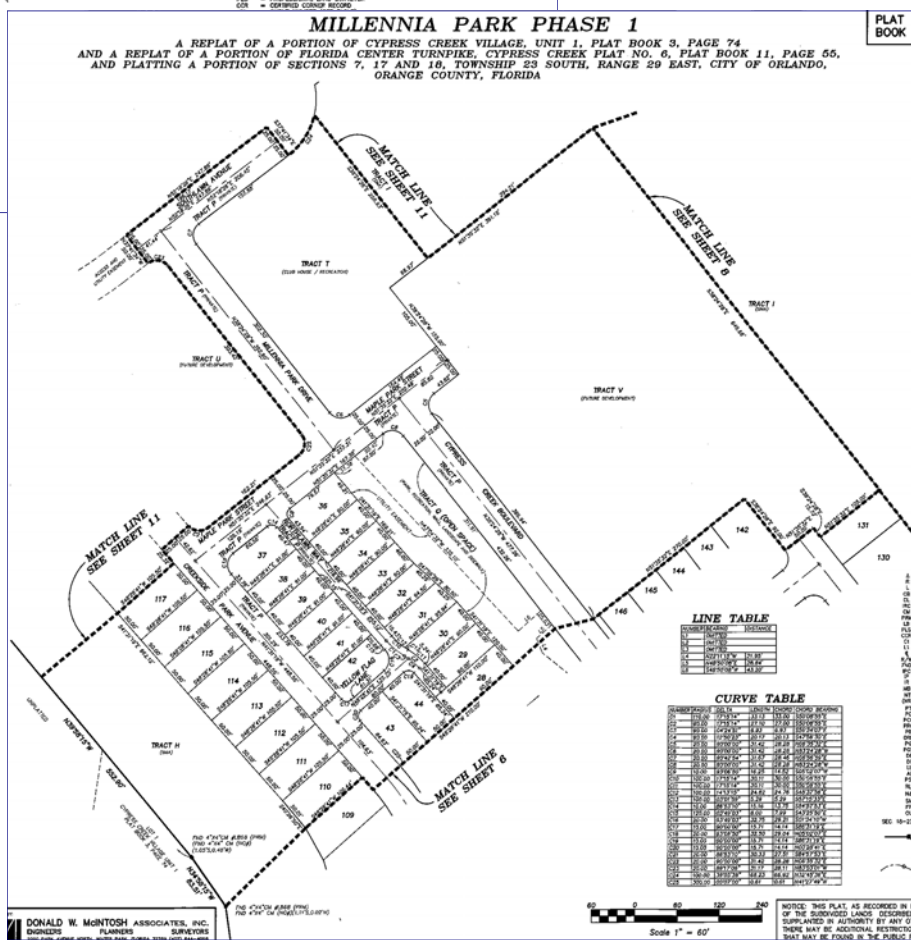
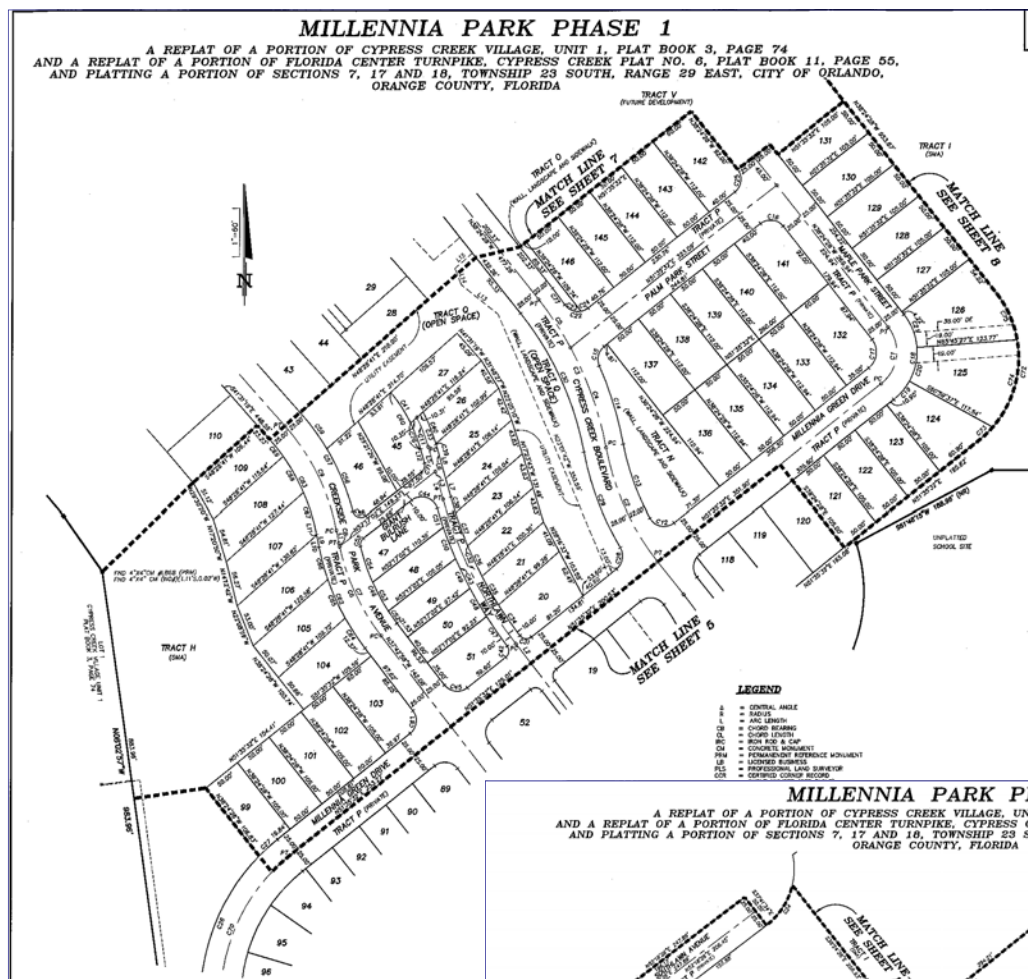
PROPOSED PHASE 1 PLAT



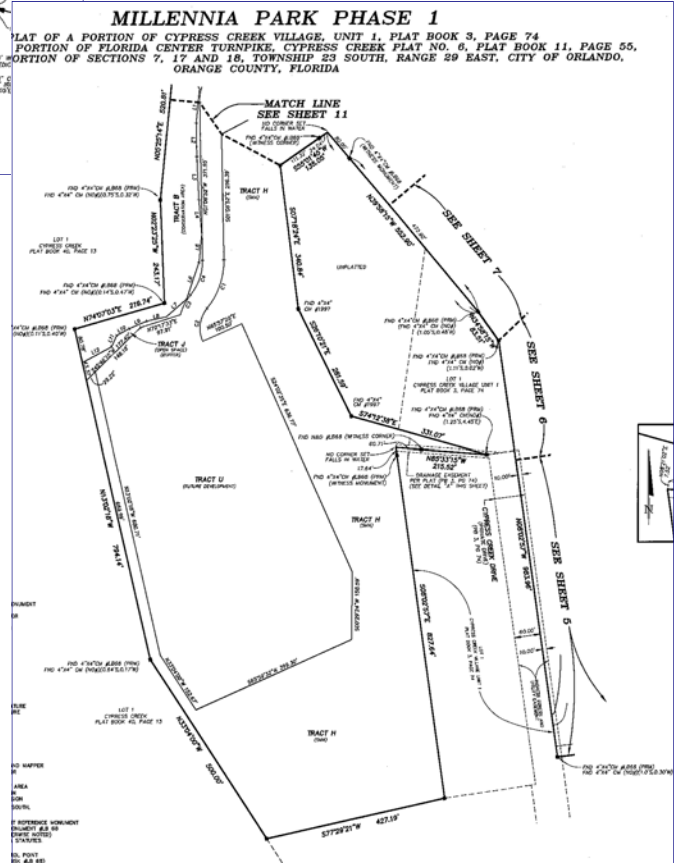
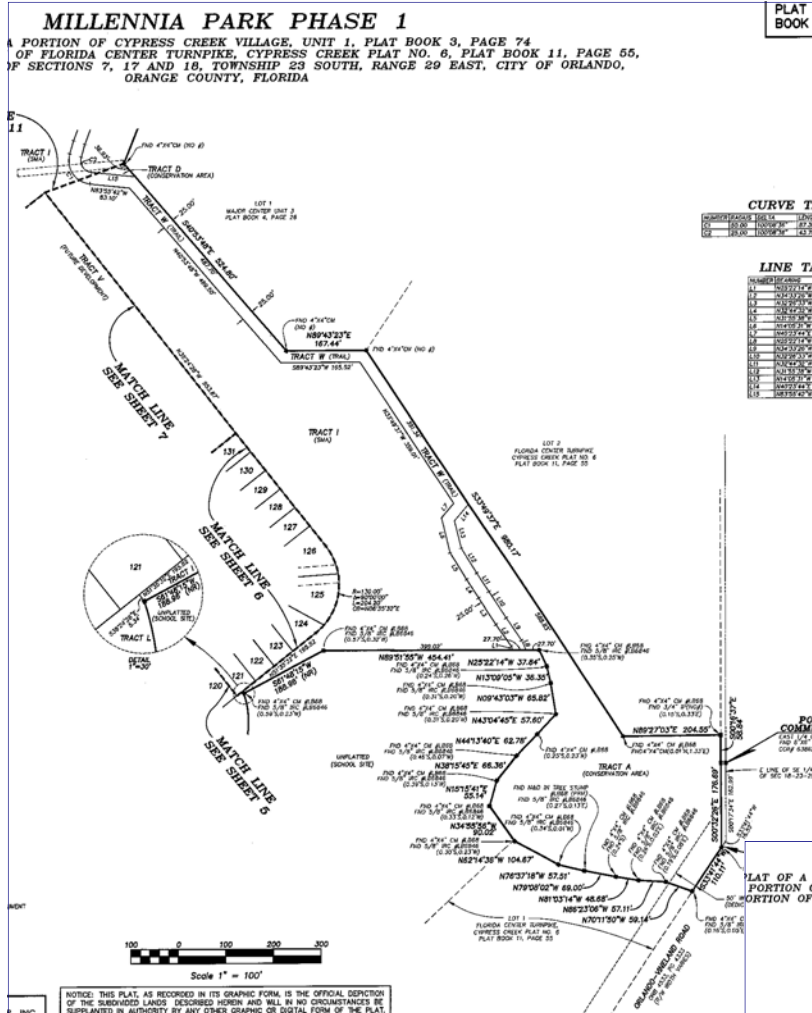
DETAIL SHEETS ON FOLLOWING PAGES OF THIS REPORT

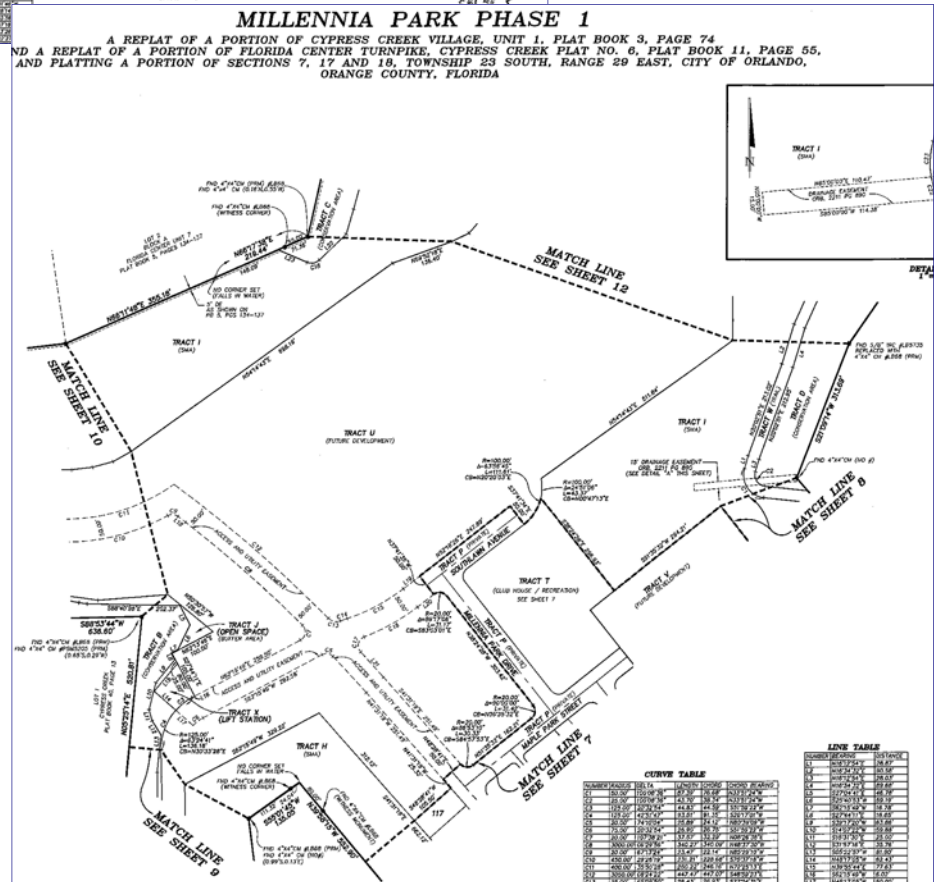


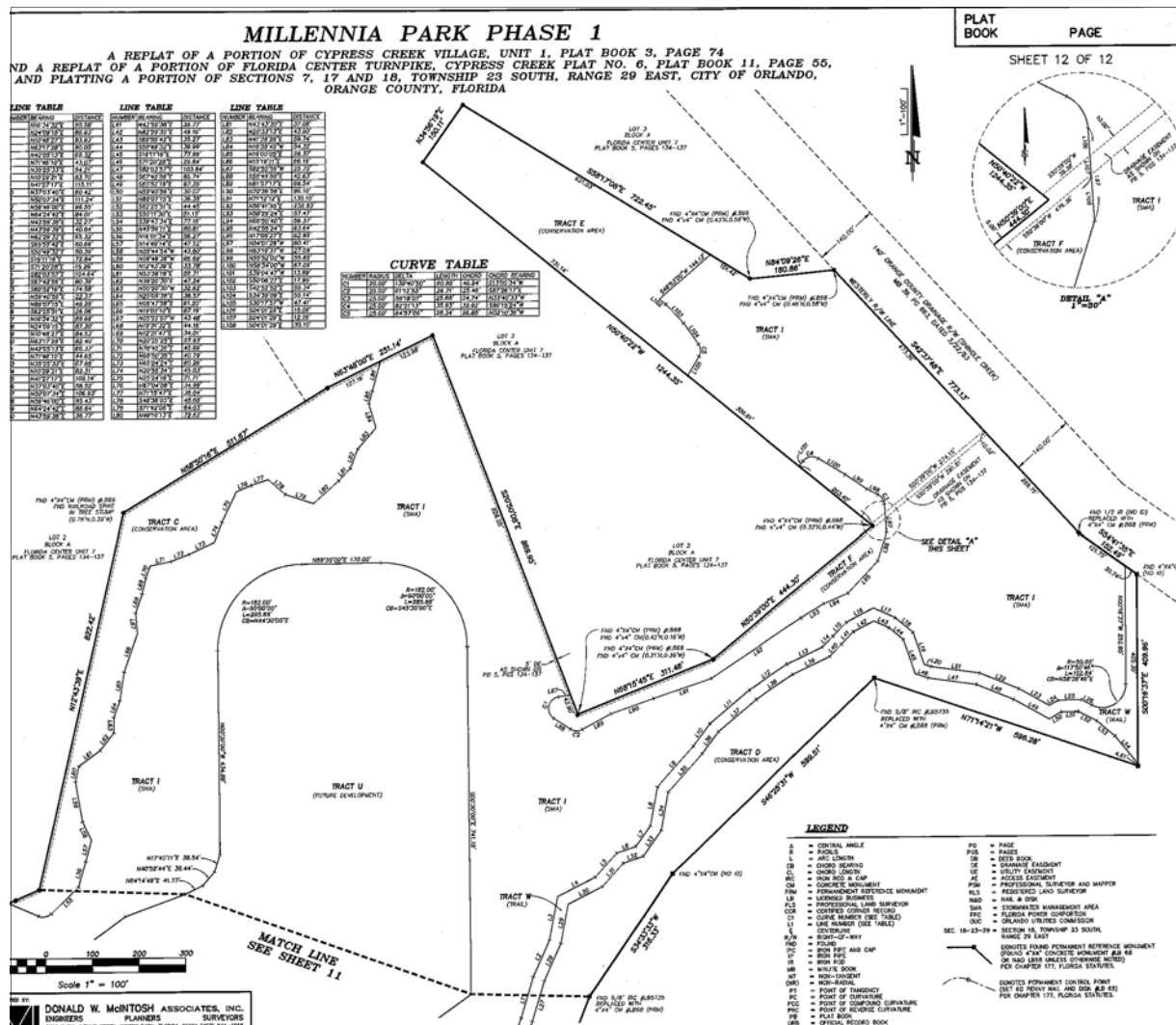




PROPOSED PLAT, SHEETS 8 & 9









CITY OF ORLANDO

October 1, 2010

Appendix A All Conditions For Case #: SUB2010-00019

Primary Contact: K HOVNANIAN CAMBRIDGE HOMES LLC, (407) 865-9600, FAX: (407) 865-9477, email: kkramer@khov.com
Case Address: 5550 CONROY RD
Subtype: Major Plat
Project #: SUB2010-00019
Project Name: MILLENNIA PARK PHASE 1
Case Manager: JIM BURNETT
Case Description: A Request for a Major Plat for a new residential subdivision.

No.	Title/Description	Updated	Updated By
Land Development			
L509	CONTACT JIM BURNETT, PLANNER III	10/1/2010	J A. Burnett
For questions regarding Land Development plan review, please contact Jim Burnett, Planner III, at (407)246-3609 or at james.burnett@cityoforlando.net .			
L879	Subject to codes-subdivision	10/1/2010	J A. Burnett
Except as provided herein, the proposed plat is subject to all codes and ordinances of the State of Florida, City of Orlando, and all other applicable regulatory agencies.			
L999	SUBJECT TO ADOPTED PD	10/1/2010	J A. Burnett
Development of the property is subject to the approved Master Plan (MPL2010-00009) and soon to be adopted PD amendment (ZON2010-00010).			
Building			
B620	Miscellaneous	9/15/2010	D N. Fields
This case is not applicable to Building Plan Review at this time.			
The building design will be reviewed for code compliance during the design development and construction documents phase.			
For questions regarding Building Plan Review issues contact Don Fields at (407) 246-2654 or don.fields@cityoforlando.net .			
Engineering/Zoning			
K001	Contact-Weekley	9/9/2010	S G. Weekley
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.			
K500	Sidewalk	9/9/2010	S G. Weekley
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.			
K505	Engineering Standards Manual	9/9/2010	S G. Weekley
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.			
K525	Sewer-FDEP	9/10/2010	S G. Weekley
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:			

Appendix A

All Conditions For Case #: SUB2010-00019

No.	Title/Description	Updated	Updated By
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Engineering/Zoning

1. Permit Application - signed/sealed by the owner. This Office will complete page 10 of 11 when the construction plans are approved. 2. 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

K530Sewer-Laterals	9/10/2010	S G. Weekley
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All sanitary sewer construction is to be in accordance with the Engineering Standards Manual. The sanitary sewer lines are to be dedicated to and maintained by the City of Orlando. One lateral for each lot is required. Section 9.03.02 (J) of the ESM provides that a double wye is not acceptable.

K550Concurrency-Chapter 59	9/9/2010	S G. Weekley
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Please be advised that the development of this project/property is subject to the terms and provisions of Concurrency Management Chapter 59 of the City Code and the Committed Trip Allocation Policy.

K562WETLAND BUFFER STATEMENT	9/10/2010	S G. Weekley
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In the 25' wetland buffer statement the word "greater" has been removed and the project is encroaching into the wetland buffer area.

K562PHASING LINES	9/10/2010	S G. Weekley
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As this project will be a phased project, the phasing line shall be clearly marked on the plat.

K6100n-Site Fees	9/9/2010	S G. Weekley
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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.

K632Plat-Major	9/9/2010	S G. Weekley
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Final Plat: At the time of final plat submittal, the following is required:

1. Mylar plat (executed by the owner and signed and sealed by the surveyor).
- 2.. Certificate of Title or Title Opinion (A title insurance policy is not acceptable.) Refer to Florida Statutes 177.041 for additional information.
3. Initial 2 percent inspection fee (based on estimated cost of the improvements. An itemized cost estimate is to be submitted to this office for approval.
4. Six sets of approvable construction plans.
5. Performance Bond - 110 percent of the cost of the improvements. The form is available in the Office of Permitting Services.
6. Joinder and Consent to Plat - If there is a mortgage on the property, a joinder and consent to plat document is required from each mortgage holder. The document is recorded with the plat. Refer to Florida Statute 177.081 for additional information.
7. Fixed Asset Report - The form is available in the Office of Permitting Services or at our website www.cityoforlando.net/permits.
8. 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. Carol Walker), 200 S. Orange Avenue, Sun Trust

Appendix A

All Conditions For Case #: SUB2010-00019

No.	Title/Description	Updated	Updated By
Engineering/Zoning			
	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.		
	9. An original executed Joinder and Consent form is required for all property which is mortgaged.		
K634	Refuse Containers	9/9/2010	S G. Weekley
	In accordance with City Code Section 28.6 (f) 1-3, the Office of Permitting Services is authorized to make a determination of approval/disapproval of refuse container sites. Approval/disapproval of the use of commercial hand pick-up of refuse from any non-residential entity shall be determined solely by the Refuse Collection Bureau Staff.		
K638	Recommendation	9/9/2010	S G. Weekley
	The Office of Permitting Services recommends approval of the proposed major plat, subject to the conditions contained in this report.		
K665	Street Tree Fund	9/9/2010	S G. Weekley
	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.		
K677	Utility Construction	9/10/2010	S G. Weekley
	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.		
Fire			
F814	TRC-Contact-Richardson	9/16/2010	J E. Richardson
	For any questions regarding fire issues, please contact Jack Richardson at 407.246.3150 or at jack.richardson@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.		
F839	TRC-Florida Fire Prevention Code	9/16/2010	J E. Richardson
	Be advised that any new construction must adhere to the requirements of the Florida Fire Prevention Code, 2007 Edition, and The City of Orlando Fire Prevention Code.		
F840	TRC-Fire Code Review	9/16/2010	J E. Richardson
	TRC fire code review is preliminary in nature, and is intended to expose or prevent evident design deficiencies with State and City Fire Codes. The design will be reviewed in detail for State and City Fire Code compliance at the time of permit application.		
Unknown			
T000	TRANSPORTATION CONCURRENCY	9/13/2010	N Jurus-Ottini
	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.		
T000	TRANSPORTATION IMPACT FEE CREDITS	9/13/2010	N Jurus-Ottini
	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.		
	The current developer shall acknowledge and accept all of the previous and future obligations of the Cypress Creek		

Appendix A

All Conditions For Case #: SUB2010-00019

No.	Title/Description	Updated	Updated By
Unknown			
	Developer's Agreement regarding Transportation Concurrency and Transportation Impact Fees.		
	T000TRANSPORTATION IMPACT FEES	9/13/2010	N Jurus-Ottini
	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 \$1,572,192.00, based on the construction of 424 single family units (to be located on the subject site), will be due at the time of building permit issuance.		
	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		
	T000CONTACT - OTTINI	9/13/2010	N Jurus-Ottini
	For questions and information regarding Transportation Impact Fee Rates you may contact Nancy Ottini at (407)246-3529 or nancy.jurus-ottini@cityoforlando.net		
	T000REQUIREMENTS	9/13/2010	C T. Brown
	The Transportation Planning Division supports the applicant's request to replat the subject property.		
	T000Contact Transportation Planning	9/13/2010	C T. Brown
	For questions regarding this Transportation Planning Division review, please contact Charles Brown at (407) 246-3325 or Charles.Brown@cityoforlando.net		