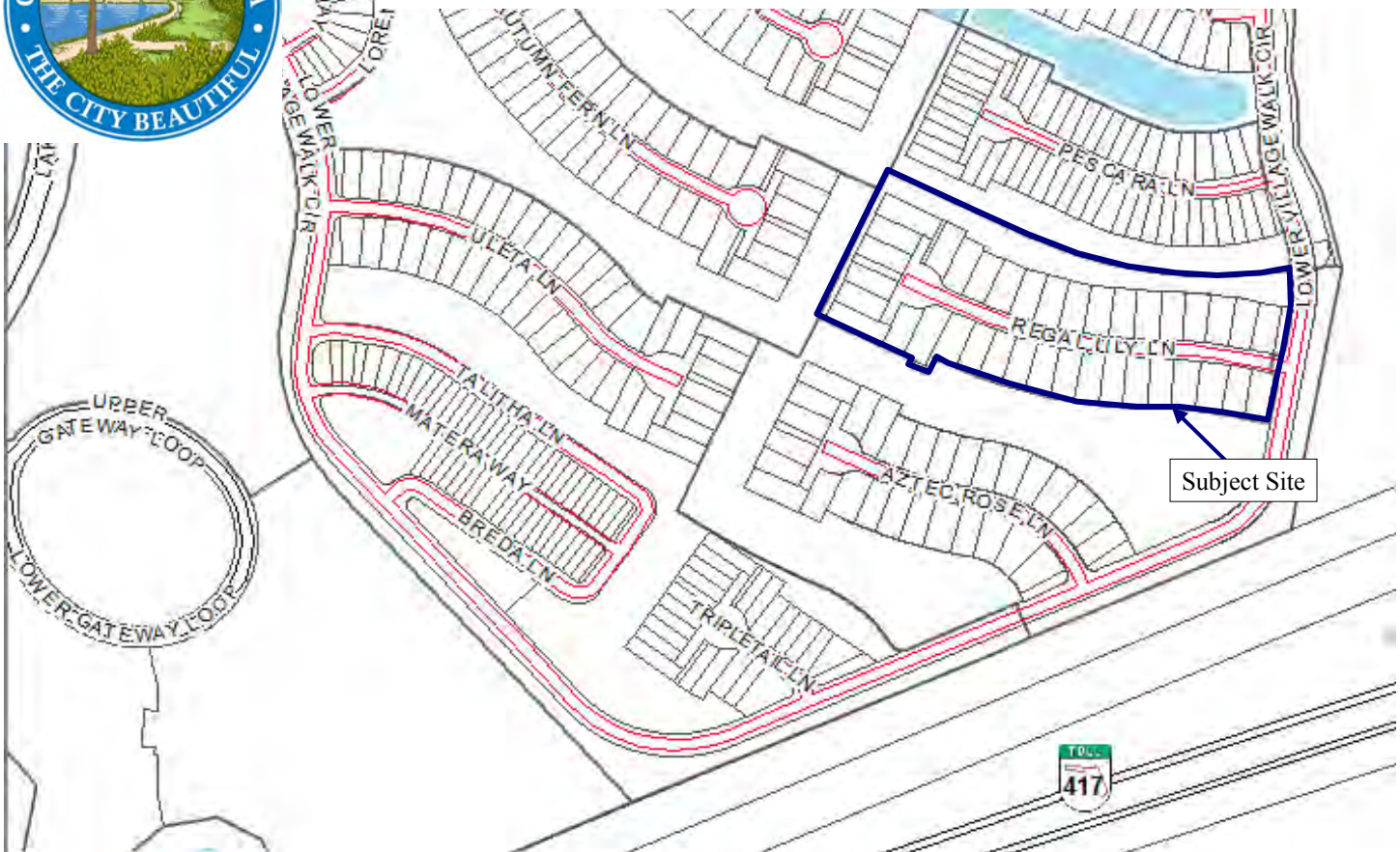




VILLAGE WALK PHASE 4E REPLAT



Location Map



SUMMARY

Owner/Applicant

Mark Evans
DiVosta Homes, L.P.

Project Planner

Colandra Jones

Property Location: The subject property is located west of Lower Village Walk Circle, north of Central Florida Greenway (SR 417) and east of Lake Nona Boulevard. (±10.9 acres, District 1).

Applicant's Request:

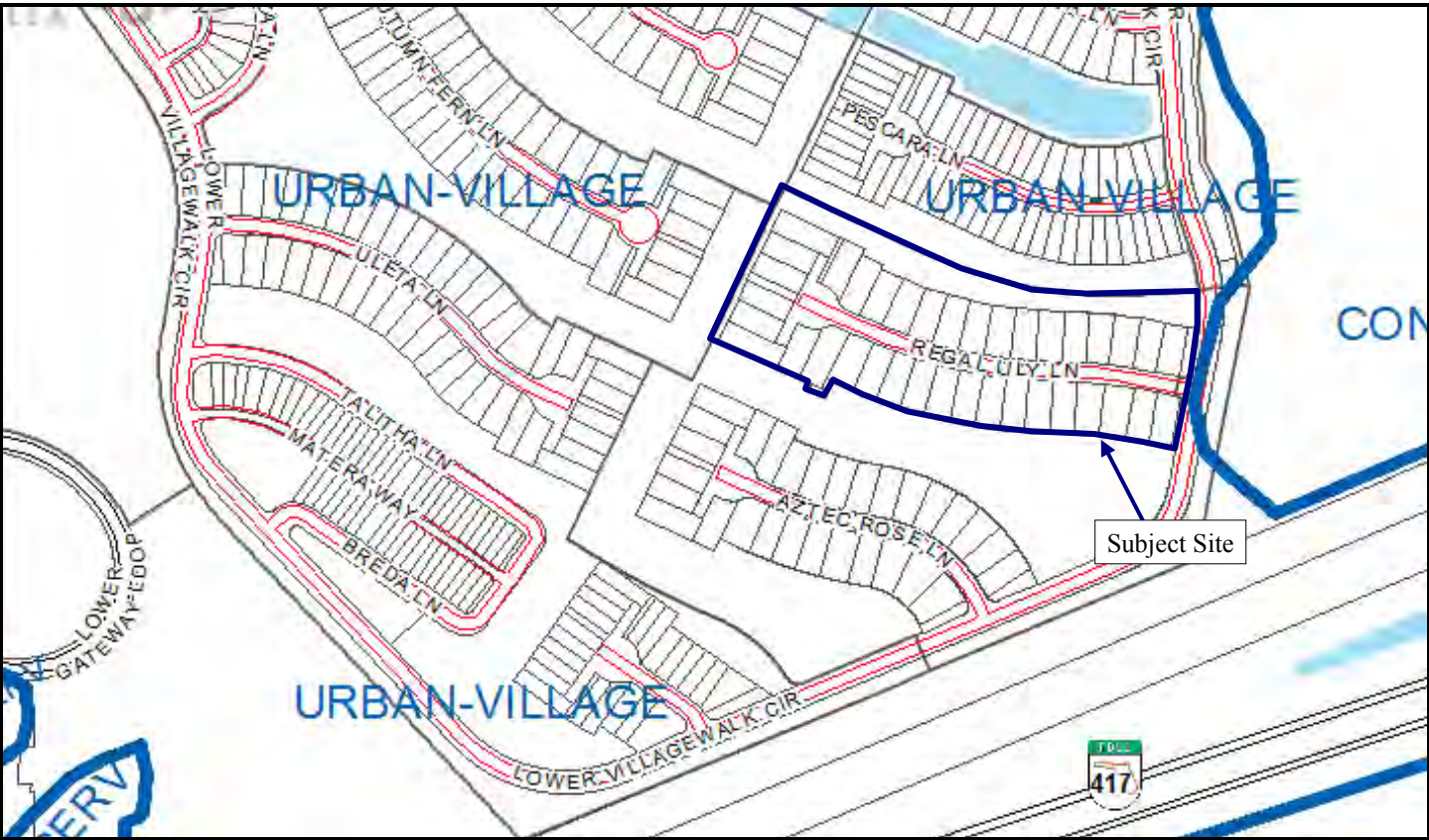
Request for Minor Subdivision Plat to amend the preliminary plat for Village Walk Phase 4E.

Staff's Recommendation:

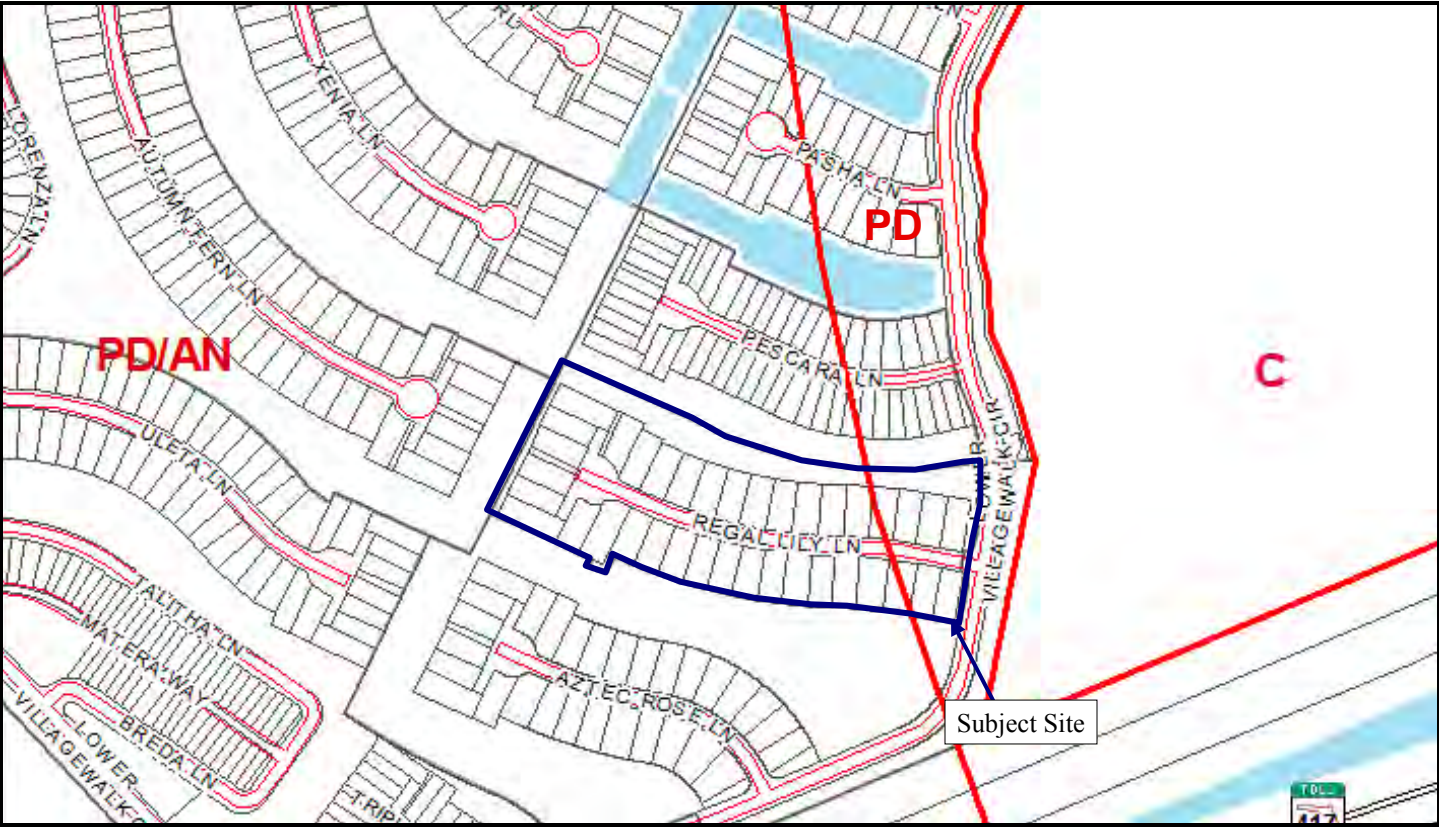
Approval of the request, subject to the conditions in this report.

Updated: November 25, 2013

FUTURE LAND USE MAP



ZONING MAP



PROJECT ANALYSIS

Project Description

The subject site is generally located west of Lower Village Walk Circle, north of Central Florida Greenway (SR 417) and east of Lake Nona Boulevard and is approximately 10.9 acres. The site is currently designated Urban Village on the Official Future Land Use Map and is zoned PD and PD/AN. The site is within the Lake Nona Development of Regional Impact (DRI parcel 13a) and is designated as “Residential Neighborhood” on the DRI Map H. The applicant is proposing to revise the Village Walk Phase 4E plat. The previous plat for this phase consisted of 37 lots of the 60 foot lot type. The proposal changes the lot type to 50 foot which increases the number of lots to 45.

Previous Actions:

- March 2003—The Southeast Town Design Review Committee (SETDRC) approved the Specific Parcel Master Plan (SPMP) for Village Walk at Lake Nona. This SPMP depicted a 1,416 unit residential development with 446 single family units, 796 duplex units and 174 townhome units (Case #MPL2003-00002).
- September 2006—The SETDRC approved an SPMP amendment for Village Walk at Lake Nona. This amendment removed 152 duplex units (Capri III—Lot Type T) and added 152 townhome units (Caymen—Lot Type U) (Case #MPL2006-00032).
- February 2008—The SETDRC approved an SPMP amendment added five new housing types to the master plan (Case #MPL2007-00048).
- August 2011—A Planning Official Determination was approved on August 9, 2011 to add 10 new models and elevations for the 50’ and 60’ single family lots to the SPMP (Case #LDC2011-00162).
- September 2011—The Technical Review Committee (TRC) approved the major subdivision preliminary plat for 288 residential lots in the Village Walk Phase 4 development (Case #SUB2011-00019).

Minor Subdivision:

According to Section 65.420 of the Land Development Code, *“The review process set forth in this Part is intended for subdivisions that are not eligible for a waiver of the platting requirements and do not require construction of streets or public improvements. In so doing, this Part ensures that development in the City of Orlando takes place in an orderly and efficient manner.”*

Project Context

The subject property is located within the Lake Nona DRI, a community located in the southeast section of Orlando in the planned Village Walk neighborhood. The property is currently vacant. The Urban Village future land use designation surrounds the subject site to the north, south and west and the Conservation future land use to the east. Existing uses include Phase 3B of the Village Walk residential neighborhood to the north, Phase 3D of the Village Walk residential neighborhood to the west, vacant land (portion of Village Walk Phase 4) to the south and wetlands to the east. The proposed residential development would be compatible with the surrounding existing and planned residential uses.

Table 1—Project Context			
	Future Land Use	Zoning	Surrounding Use
North	Urban Village	PD & PD/AN	Village Walk Phase 3B
East	Conservation	C	Wetlands
South	Urban Village	PD/AN	Village Walk Phase 4 (Currently Vacant)
West	Urban Village	PD/AN	Village Walk Phase 3D

Conformance with the GMP

The proposed SPMP is consistent with the GMP Policies related to the Southeast Orlando Sector Plan, including Future Land Use Element Policy 2.4.4 (Urban Village policy), Subarea Policies S.35.3 and S.35.4, along with Goal 4 and its associated goals, objectives and policies.

Conformance with the LDC—Chapter 68 Southeast Orlando Sector Plan

Part 3 of the Southeast Orlando Sector Plan describes the residential building standards. Section 68.301 requires a mix of housing types within residential neighborhoods. Housing types may vary by lot size and form. These criteria are intended to insure that homes integrate well with each other and share designs which make neighborhood streets safe and enjoyable to walk along. Lot sizes and patterns within a neighborhood shall be varied to avoid monotonous streetscapes and provide a diverse range of housing types. The Southeast Sector Plan requires a developer that has more than 15 acres to provide at least 3 housing types. For this sub-phase, that is approximately 10.9 acres, the applicant is proposing one residential lot type (50’ x 130’). However, for the overall Phase 4 which is comprised of approximately 102 acres, the applicant is proposing four different lot types. Therefore, this is consistent with the Southeast Orlando Sector Plan.

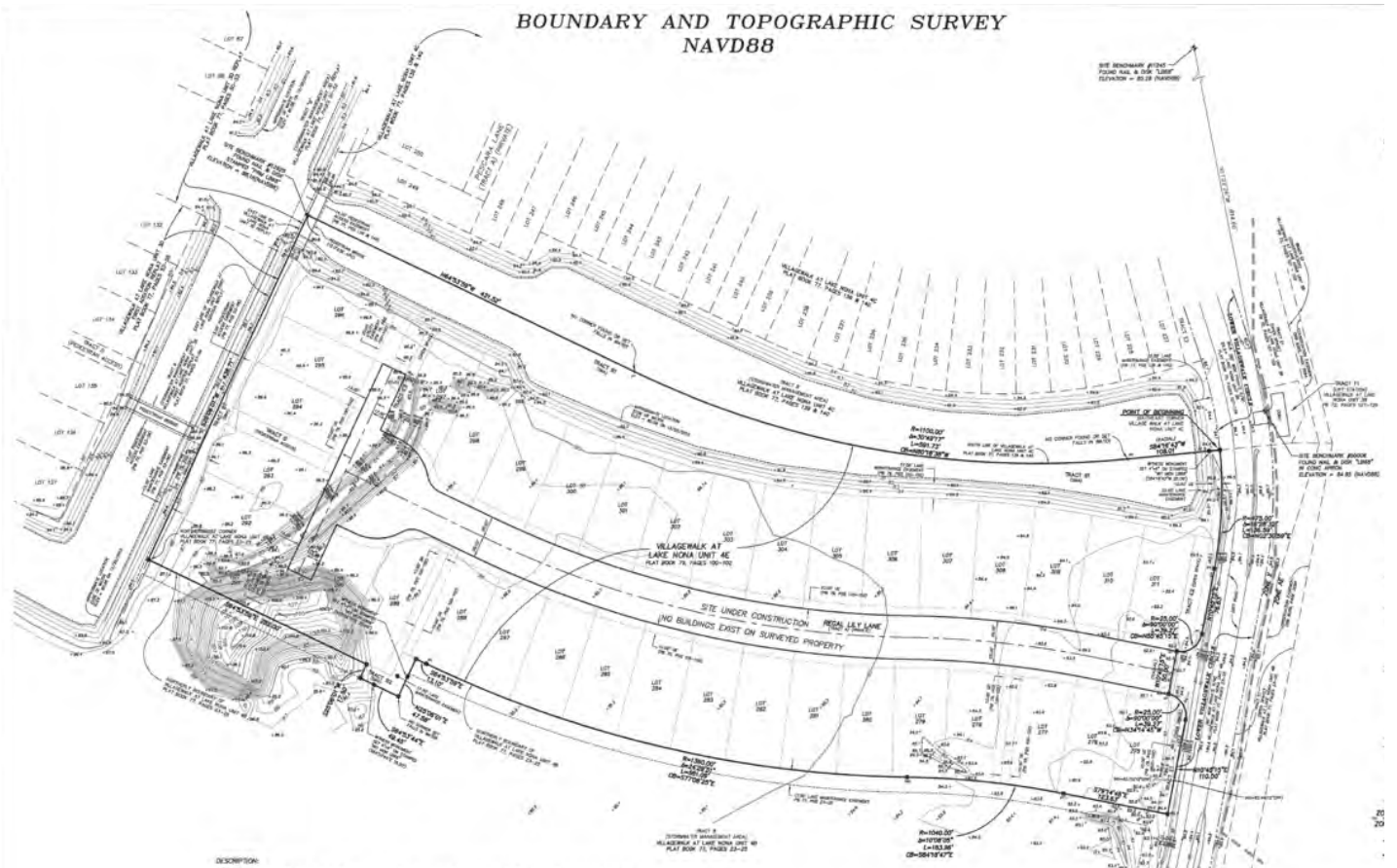
Conformance with the Approved Master Plan

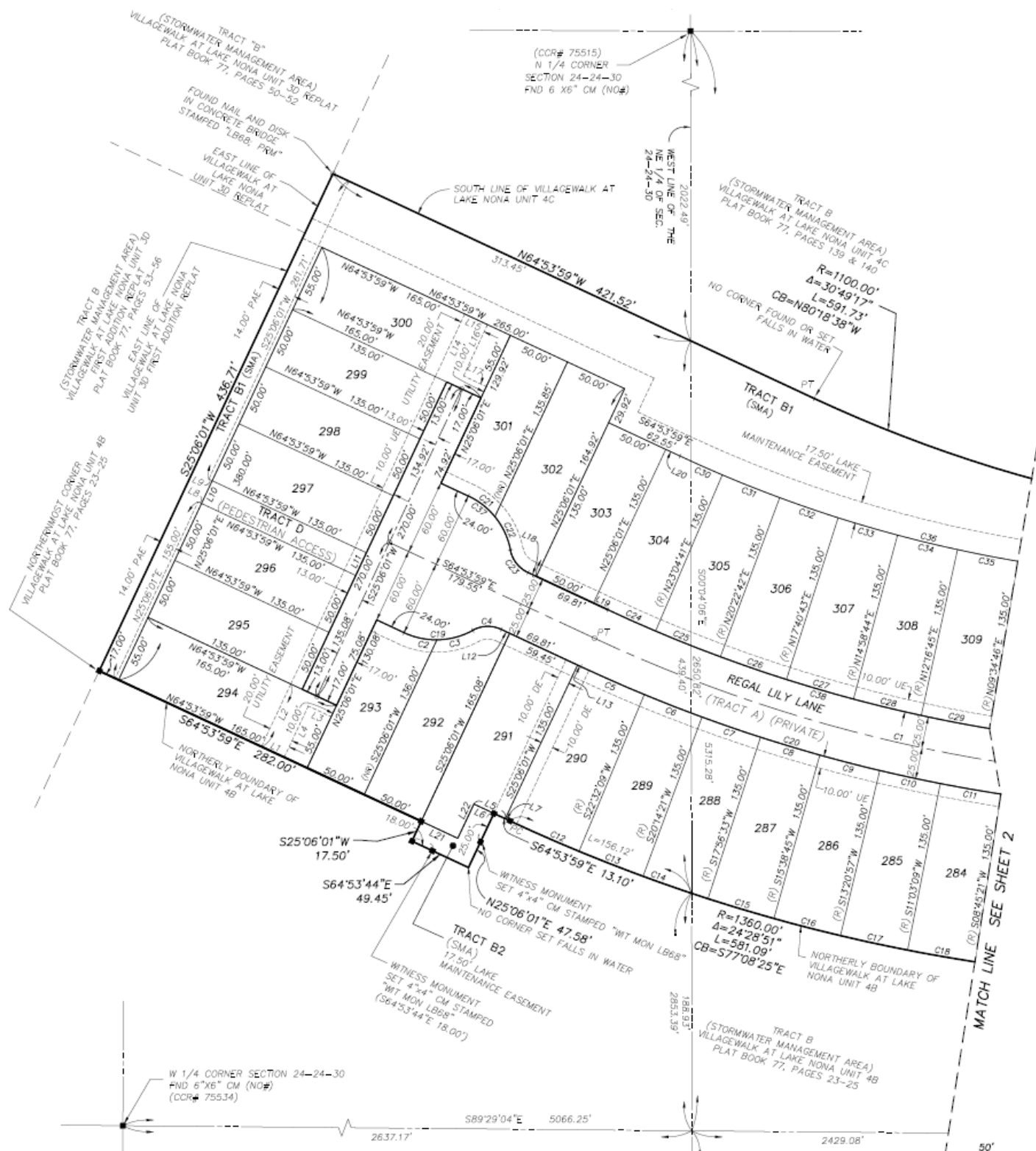
Per Case #LDC2012-00425, the proposed area can be either 50' or 60' lots.

AERIAL PHOTO

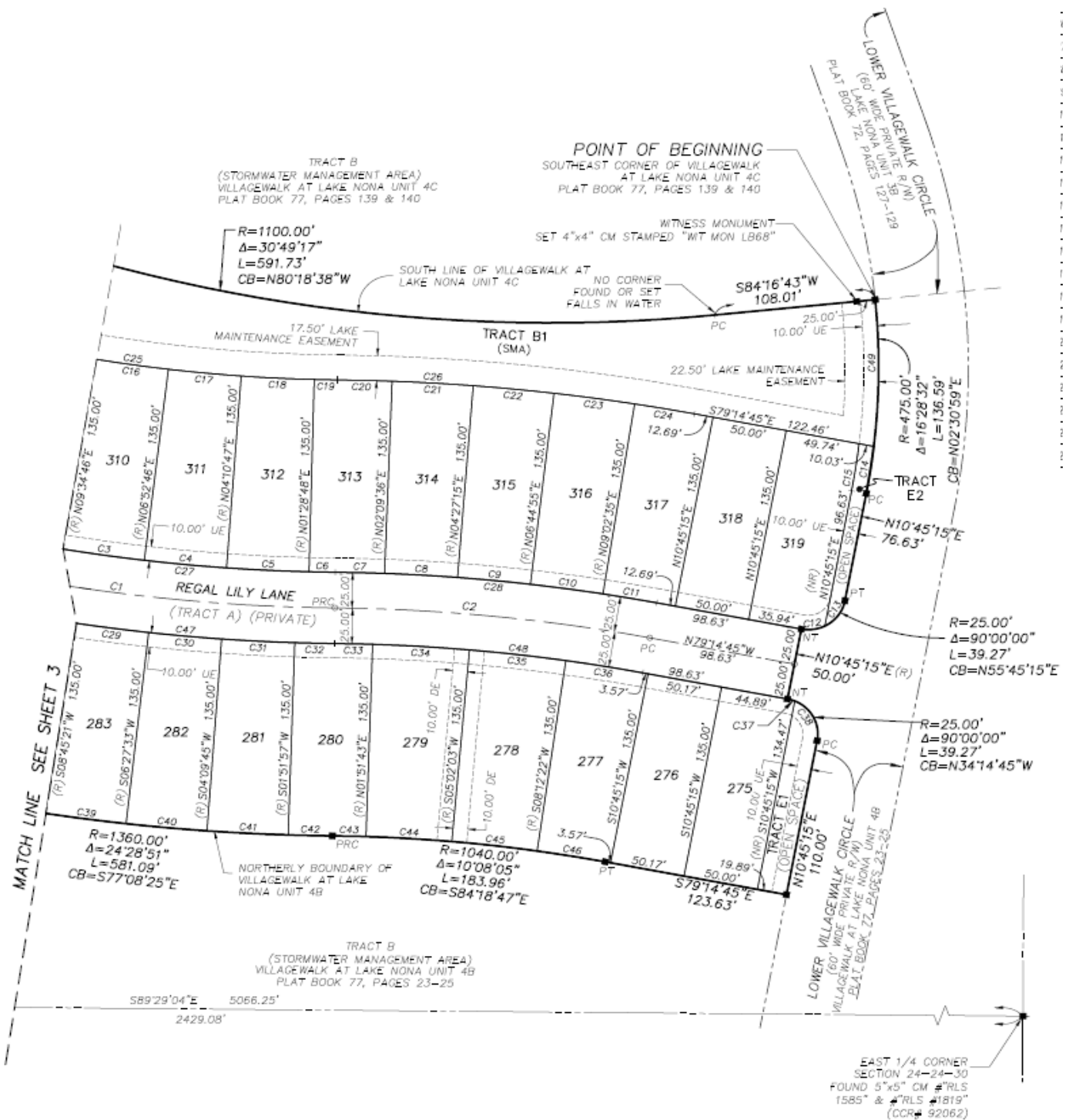


BOUNDARY & TOPOGRAPHIC SURVEY





VILLAGE WALK PHASE 4E PRELIMINARY PLAT (EAST SIDE)



FINDINGS

Subject to the conditions contained herein, the proposal is consistent with the requirements for approval of Minor Subdivision Plat applications contained in Section 65.420 of the Land Development Code (LDC):

1. The proposed plat 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 Land Development Code.
3. The subdivision will not result in incompatible land uses.
4. The proposed development will be constructed in accordance with Chapter 59 of the Land Development Code, the Concurrency Management Ordinance, which ensures that adequate public facilities are available to serve the development.
5. The proposed plat is generally consistent with the Village Walk SPMPs (Case #MPL2003-00002, Case #MPL2006-00032 & Case #MPL2007-00048).

Staff recommends approval of the major subdivision request subject to the conditions below:

CONDITIONS OF APPROVAL

City Planning

1. *GENERAL CODE COMPLIANCE*

The proposed project shall be developed consistent with the conditions in this report, and all codes and ordinances of the City of Orlando, the State of Florida, and all other applicable regulatory agencies.

2. *MASTER PLAN COMPLIANCE*

The proposed development shall be developed consistent with the pertinent conditions of the Village Walk at Lake Nona SPMP (Case #MPL2003-00002), (Case #MPL2006-00032), (Case #MPL2007-00048), as well as the conditions of the Planning Official Determination approved on August 9, 2011 (Case #LDC2011-00162).

3. *RECORDING OF THE FINAL PLAT*

The final major plat shall be reviewed by City Planning to determine if all conditions are met prior to the recording of the plat.

INFORMATIONAL COMMENTS

Engineering/Zoning

1. *ENGINEERING STANDARDS MANUAL*

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.

2. *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."

3. *SIDEWALK*

As per Section 61.225 of the Land Development Code, a minimum 5 foot wide concrete sidewalk is required along all dedicated rights-of-way. Any existing sidewalk damaged or broken is to be repaired.

4. *STORM-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.

5. *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.

INFORMATIONAL COMMENTS

Engineering/Zoning (cont.)

6. *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.

7. *EROSION-BUILDING SITE*

All building site plans submitted for review should include a detailed erosion and sedimentation control plan.

8. *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.

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. *PLAT-MINOR*

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 Orange County Comptroller.)
- 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.

Police

A CPTED plan review is not applicable to this case at this time. We encourage developers and property owners to incorporate CPTED strategies in their projects. A brochure entitled Crime Prevention Through Environmental Design, Your Guide to Creating a Safe Environment is available on-line at: http://www.cityoforlando.net/planning/cityplanning/Policy%20Document/cpted_2008.pdf and includes crime prevention techniques for various land uses.

Fire

1. *DEPARTMENT ACCESS*

Every building constructed shall be accessible to fire department apparatus by way of access roadways with all-weather surface of not less than 20 feet of unobstructed width, adequate roadway turning radius, capable of supporting the imposed loads of fire apparatus, and having a minimum vertical clearance of 13 ft. 6 in. [NFPA 1: 18.2.3]

2. *DEPARTMENT ACCESS DEAD END*

A dead-end in the fire department access road in excess of 150' will require an approved turnaround or cul-de-sac. [NFPA 1: 18.2.3.4.4]

3. *FIRE CODE REVIEW*

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.

CONTACT INFORMATION

City Planning

For questions regarding City Planning review, please contact Colandra Jones at 407.246.3415 or colandra.jones@cityoforlando.net.

Engineering/Zoning

For questions regarding Engineering or Zoning contact Shirley Green at 407.246.2134 or Shirley.Green@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.

Police

For questions regarding Orlando Police Department plan reviews, please contact Audra Nordaby at 407.246.2454 or Audra.Nordaby@cityoforlando.net.

Fire

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.

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 approval.
3. The applicant submits a final plat and is reviewed and approved in accordance with LDC Section 65.442.
4. The plat is recorded with the Orange County Comptroller.