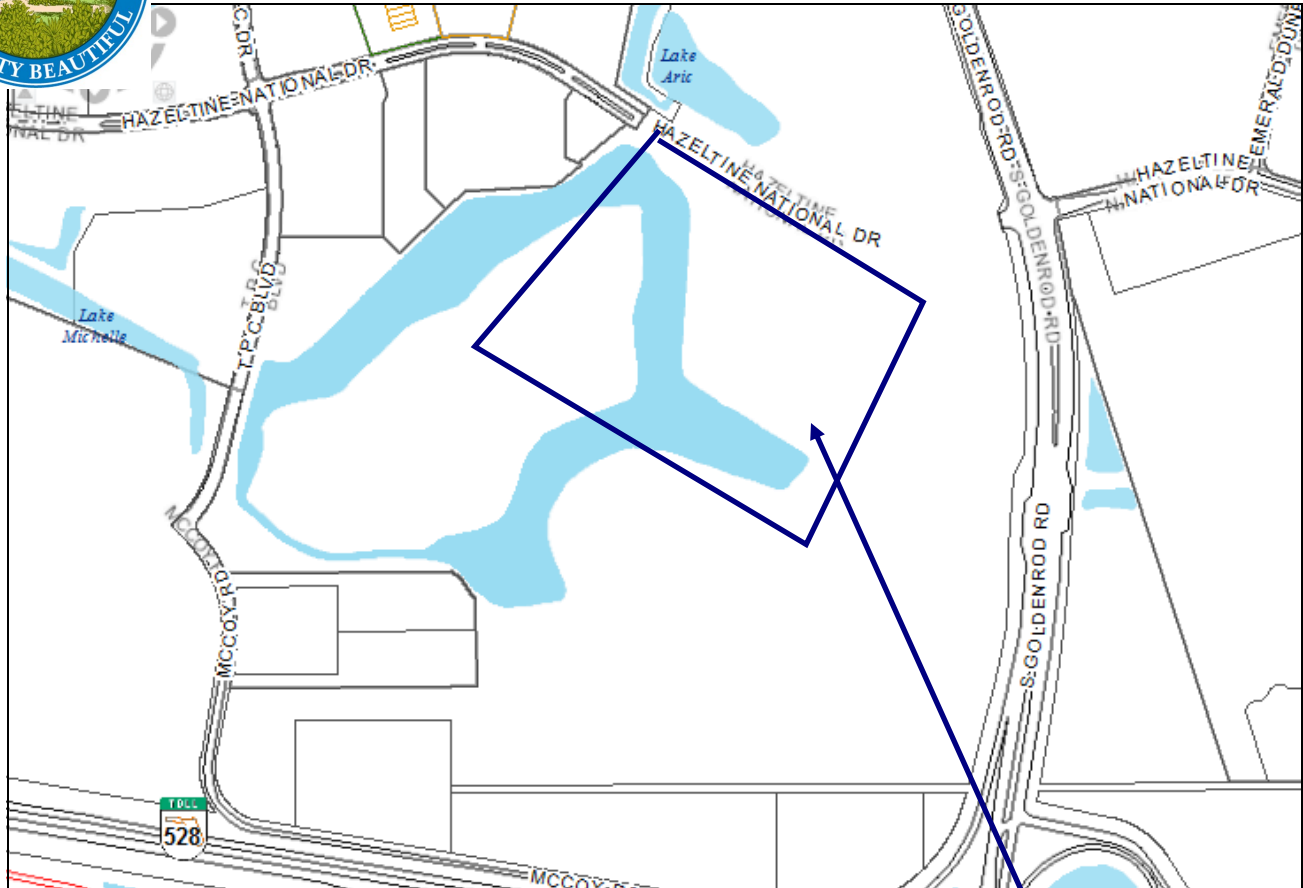




## GRANDVILLE AT JUBILEE PARK PLAT



Location Map

Subject Site

### SUMMARY

**Owner**

Richard Lee,  
FamLee Investment Com-  
pany

**Applicant**

Robert Sears, Sears Survey-  
ing

**Project Planner**

Michaëlle Petion

**Property Location:** 6708 HazelTine National Dr. (south of HazelTine National Dr., east of T P C Blvd., north of McCoy Rd., and west of S. Goldenrod Rd.; Parcel ID #26-23-30-0000-00-006) (±24.6 acres, District 1)

**Applicant's Request:**

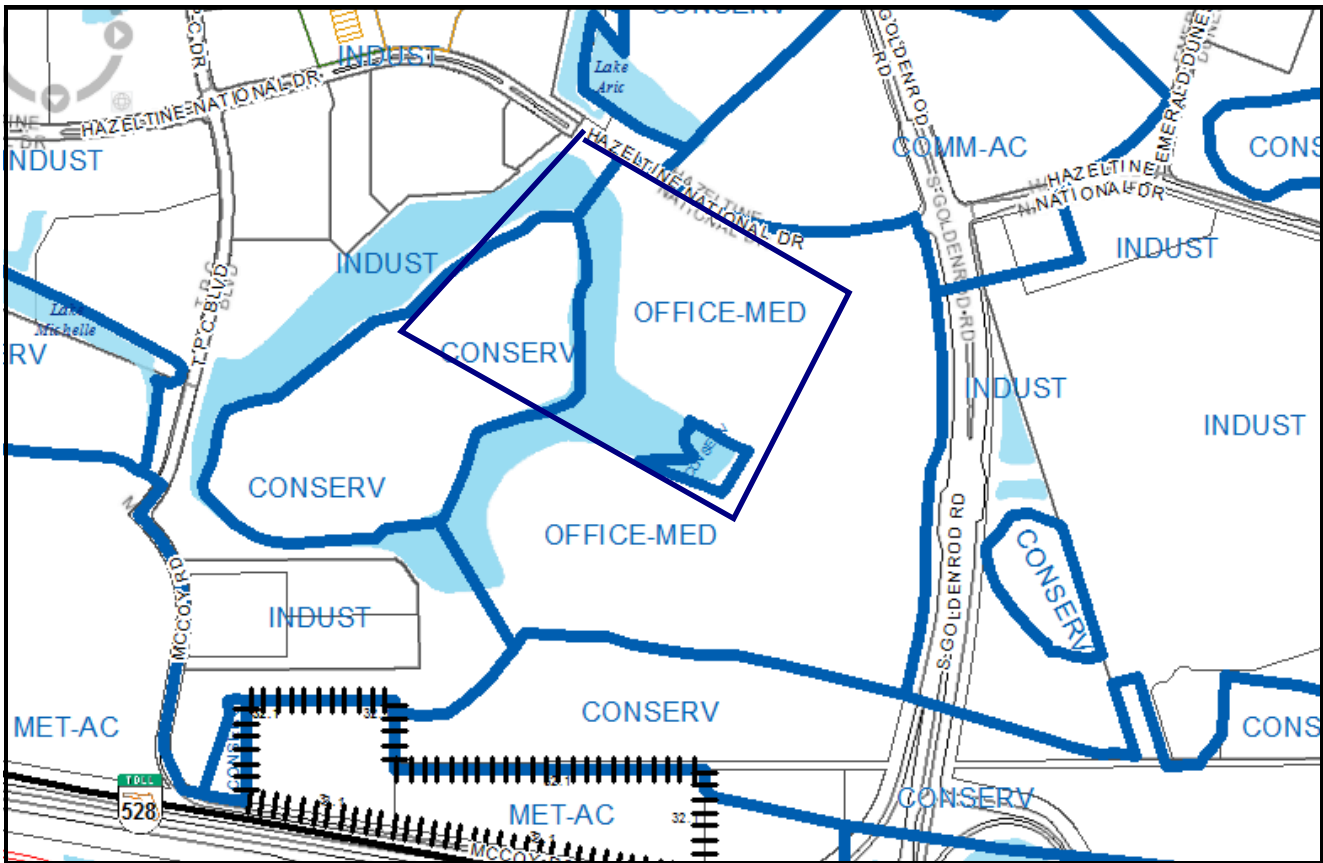
Major Plat request for a one lot development and an internal private road.

**Staff's Recommendation:**

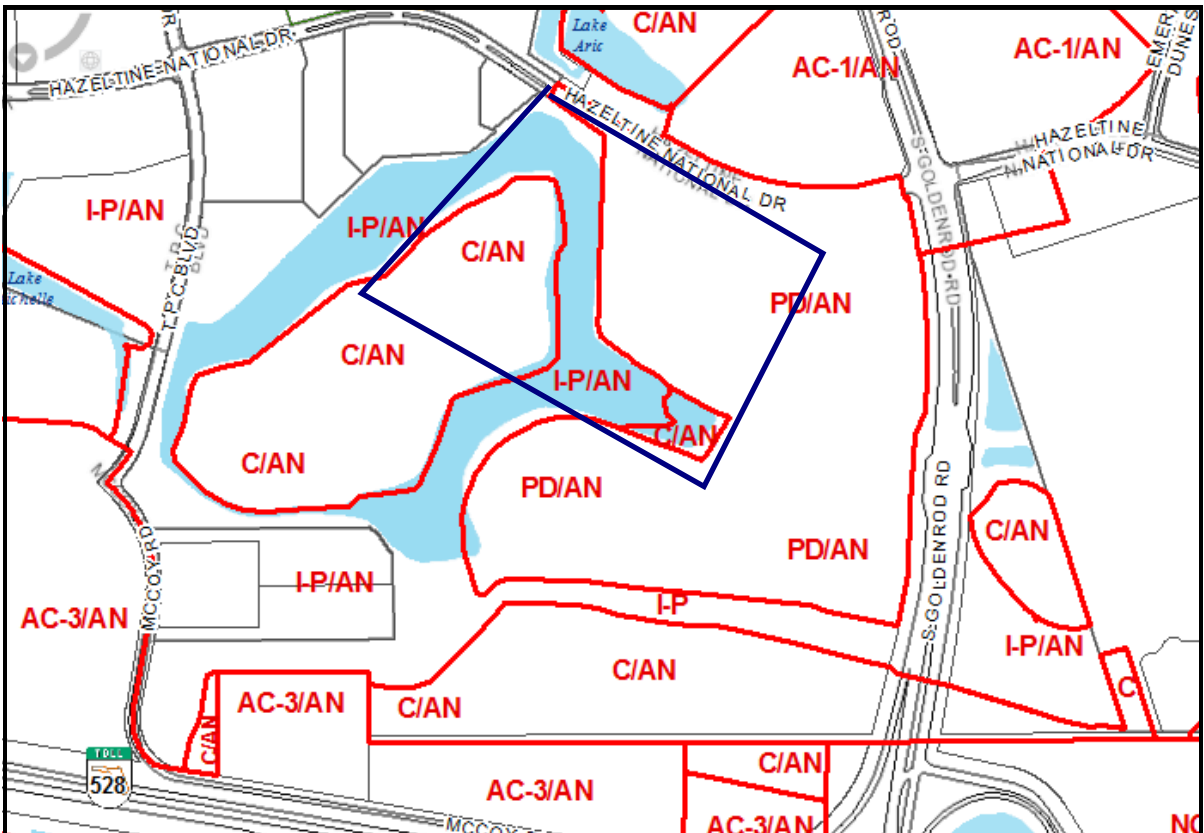
Approval of the request, subject to the conditions in this report.

**Updated:** January 3, 2014

# FUTURE LAND USE MAP



# ZONING MAP



# PROJECT ANALYSIS

## Project Description

The ±24.6 acre subject site is located south of Hazeltine National Dr., east of T P C Blvd., north of McCoy Rd., and west of S. Goldenrod Rd., on an undeveloped portion in the 63.4 acre JubiLee Park development. The subject property is Phase one of the JubiLee Park PD, and was approved for a 330 unit multifamily development. The site has a Future Land Use designation of Office Medium and a zoning designation of PD/AN (Planned Development/ Aircraft Noise Overlay).

The applicant is requesting major subdivision plat approval as a prerequisite for development of the multifamily project. Proposed is a one lot plat to include a retention pond tract and a private street referred to as JubiLee Park Blvd. Also, a 10 ft. City services easement is provided along the northern boundary of the proposed lot. This easement is consistent with the requirements of the PD ordinance section C.1. JubiLee Park Blvd. is not currently shown as a tract and will need to be.

## Previous Actions:

- 1984— City of Orlando adopted the Lee Vista DRI Development Order
- 2008— MPB recommended approval of the request to rezone the subject parcel from I-P and AC-1 to PD/AN (ZON2007-00042)
- 2009— City Council adopted the JubiLee Park PD ordinance. (Doc.# 0903091105)

## 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.”* A private street is 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.

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

**HAZELTINE NATIONAL DRIVE**

**STATE ROAD 581**

**GOLDENROD ROAD**

**PARCEL I**

**Subject site.**

**GRAPHIC SCALE**

(IN FEET)

1 inch = 100 ft.

**Parcel I: (FEE SIMPLE ESTATE)**

A PORTION OF LAND SITUATED IN SECTION 26, TOWNSHIP 23 SOUTH, RANGE 30 EAST, CITY OF PALM BEACH, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF "HAZELTINE NATIONAL DRIVE SEGMENT 'A' AS RECORDED IN PLAT BOOK 46, PAGES 46 & 47 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AND ALSO BEGIN ON THE SOUTHERLY RIGHT-OF-WAY LINE OF HAZELTINE NATIONAL DRIVE; THENCE RUN S56°45'11"E, 496.44 FEET TO A CURVE CONCAVE TO THE NORTHEAST; THENCE RUN SOUTHEASTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 91°02'20", A RADIUS OF 1236.00 FEET, AN ARC LENGTH OF 198.07 FEET, A CHORD BEARING OF S81°17'31"E AND A CHORD DISTANCE OF 195.86 FEET; THENCE RUN S50°17'24"E, 52.86 FEET TO A CURVE CONCAVE TO THE NORTHEAST; THENCE RUN SOUTHEASTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 102°59'31", A RADIUS OF 1247.00 FEET, AN ARC LENGTH OF 238.23 FEET, A CHORD BEARING OF S73°43'27"E AND A CHORD DISTANCE OF 238.86 FEET; THENCE RUN N10°44'47"E, 11.00 FEET TO A CURVE CONCAVE TO THE NORTHEAST; THENCE RUN SOUTHEASTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 06°39'26", A RADIUS OF 238.60 FEET, AN ARC LENGTH OF 143.53 FEET, A CHORD BEARING OF S82°32'56"E AND A CHORD DISTANCE OF 143.53 FEET; THENCE RUN S04°07'21"W, 10.00 FEET TO A CURVE CONCAVE TO THE SOUTHWEST; THENCE RUN SOUTHWESTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 101°35'52", A RADIUS OF 28.00 FEET, AN ARC LENGTH OF 49.65 FEET, A CHORD BEARING OF S43°19'25"W AND A CHORD DISTANCE OF 43.40 FEET TO A POINT OF COMPOUND CURVATURE CONCAVE TO THE NORTHEAST; THENCE RUN SOUTHEASTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 27°33'58", A RADIUS OF 120.00 FEET, AN ARC LENGTH OF 57.04 FEET, A CHORD BEARING OF S21°52'07"E AND A CHORD DISTANCE OF 56.50 FEET; THENCE RUN S34°42'29"E, 162.14 FEET TO A CURVE CONCAVE TO THE NORTHEAST; THENCE RUN SOUTHEASTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 39°51'37", A RADIUS OF 88.00 FEET, AN ARC LENGTH OF 43.86 FEET, A CHORD BEARING OF S49°30'16"E AND A CHORD DISTANCE OF 43.34 FEET; THENCE RUN S84°34'06"E, 60.79 FEET TO A CURVE CONCAVE TO THE SOUTHWEST; THENCE RUN SOUTHEASTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 32°30'54", A RADIUS OF 72.00 FEET, AN ARC LENGTH OF 40.86 FEET, A CHORD BEARING OF S49°18'40"E AND A CHORD DISTANCE OF 40.31 FEET TO A POINT OF COMPOUND CURVATURE CONCAVE TO THE SOUTHWEST; THENCE RUN SOUTHEASTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 23°47'29", A RADIUS OF 532.00 FEET, AN ARC LENGTH OF 220.91 FEET, A CHORD BEARING OF S30°02'28"E AND A CHORD DISTANCE OF 19.32 FEET TO A POINT OF COMPOUND CURVATURE CONCAVE TO THE WEST; THENCE RUN SOUTHWESTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 21°59'47", A RADIUS OF 1167.00 FEET, AN ARC LENGTH OF 448.02 FEET, A CHORD BEARING OF S02°44'09"W AND A CHORD DISTANCE OF 445.27 FEET; THENCE RUN N76°12'26"W, 139.30 FEET TO A CURVE CONCAVE TO THE NORTHEAST; THENCE RUN SOUTHWESTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 02°23'12", A RADIUS OF 1028.00 FEET, AN ARC LENGTH OF 42.82 FEET, A CHORD BEARING OF S15°06'09"W AND A CHORD DISTANCE OF 42.82 FEET TO A POINT OF COMPOUND CURVATURE CONCAVE TO THE NORTHWEST; THENCE RUN SOUTHWESTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 57°05'09"W AND A CHORD DISTANCE OF 452.44 FEET; THENCE RUN N49°09'00"W, 402.36 FEET; THENCE RUN N04°07'40"E, 78.57 FEET; THENCE RUN N07°00'E, 12.35 FEET; THENCE RUN N42°43'27"E, 116.13 FEET; THENCE RUN N53°01'07"E, 6.13 FEET; THENCE RUN N54°23'59"W, 76.34 FEET; THENCE RUN N65°17'22"W, 189.85 FEET; THENCE RUN N67°10'50"W, 338.50 FEET; THENCE RUN N49°10'10"W, 84.01 FEET; THENCE RUN N04°15'47"E, 558.69 FEET; THENCE RUN N00°13'14"E, 163.80 FEET; THENCE RUN N53°55'45"W, 13.52 FEET; THENCE RUN N76°12'26"W, 198.38 FEET TO THE EASTERLY LINE OF TRACT 'A'; ACROSSMENTIONED PLAT BOOK 46, PAGES 46 & 47, THENCE RUN N10°44'47"E, ALONG SAID EASTERLY LINE, 123.14 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF HAZELTINE NATIONAL DRIVE; THENCE RUN S56°45'11"E ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 49.88 FEET TO THE POINT OF BEGINNING.

**LEGEND**

- Survey map and report or the copies thereof are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
- Terms and provisions of that certain Declaration of Assignment executed by Lee Vatta, Inc., Family Investment Company, Crawl-Vatta #2, dated March 21, 1985, recorded March 29, 1985, in Official Records Book 3623, Page 1475, with thereto by Richard T. Lee recorded December 10, 1985, in Official Records Book 3723, Page 726. Affects subject property, but contains no plottable easements therein.
- Terms and provisions of that certain Goldenrod Road Extension Right-Of-Way Agreement - Leavitt Development of Regional Impact, recorded May 14, 1999 in Official Records Book 3755, Page 4664. Affects subject property, but contains no plottable easements therein.
- City Services Easement by Family Investment Company, a Florida corporation in favor of The City of Orlando, recorded November 15, 2000 in Official Records Book 6130, Page 3830. Affects subject property as shown hereon.
- Terms and provisions of that certain Capacity Enhancement Agreement (CEA 2008 012) by and between The School Board of Orange County, Florida and Family Investment Co., recorded February 12, 2009 in Official Records Book 8628, Page 3872. Affects subject property, but contains no plottable easements therein.

**Surveys Notes:**

- Survey map and report or the copies thereof are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.

Line Table		
Line #	Length	Direction
L1	52.86'	S55°01'24"E
L2	11.00'	N10°46'47"E
L3	10.00'	S04°07'21"W
L4	60.79'	S64°34'06"E
L5	17.35'	S70°20'09"E
L6	48.88'	S56°45'11"E

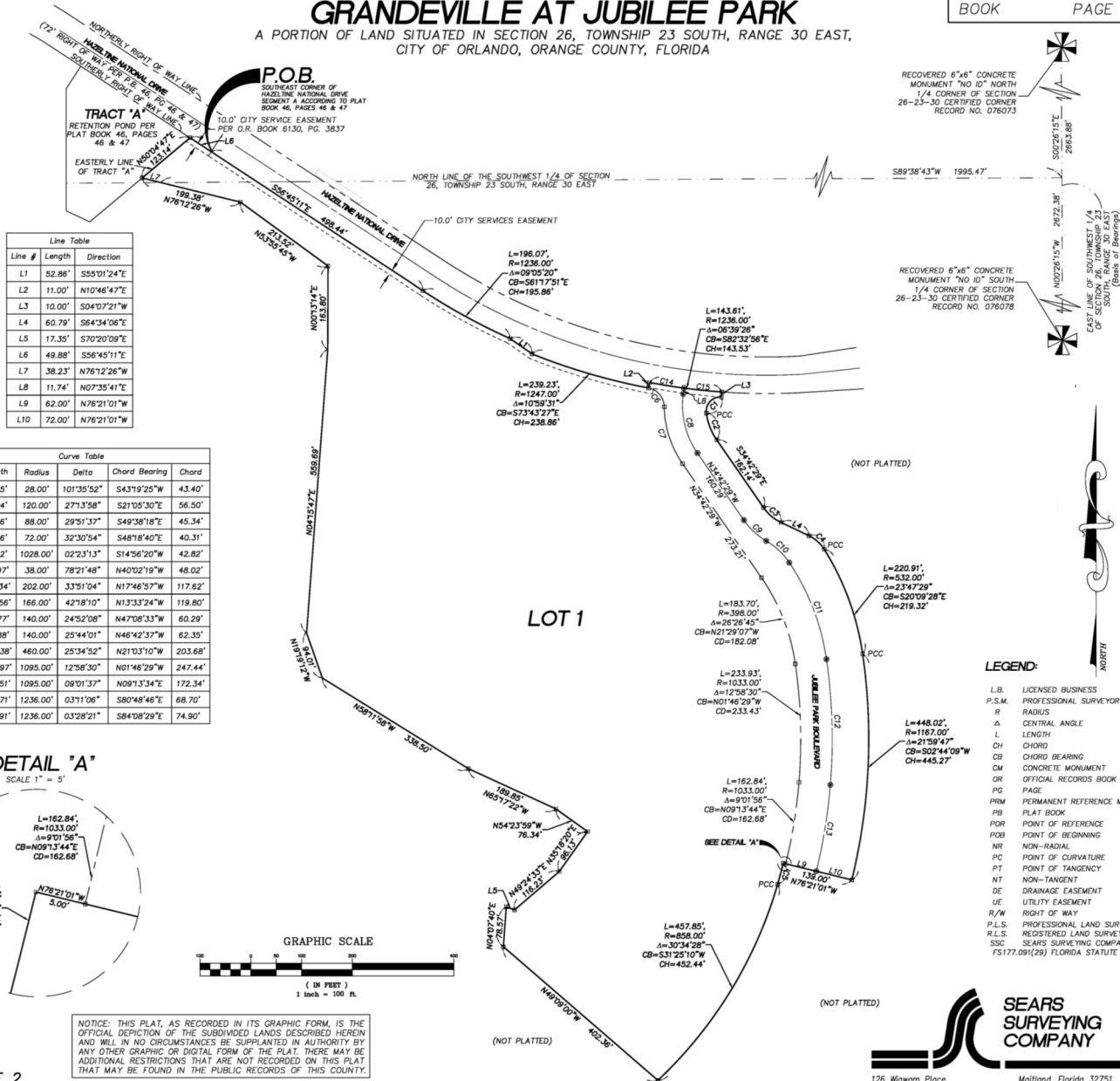
Open Table

# PROPOSED PLAT

## GRANDVILLE AT JUBILEE PARK

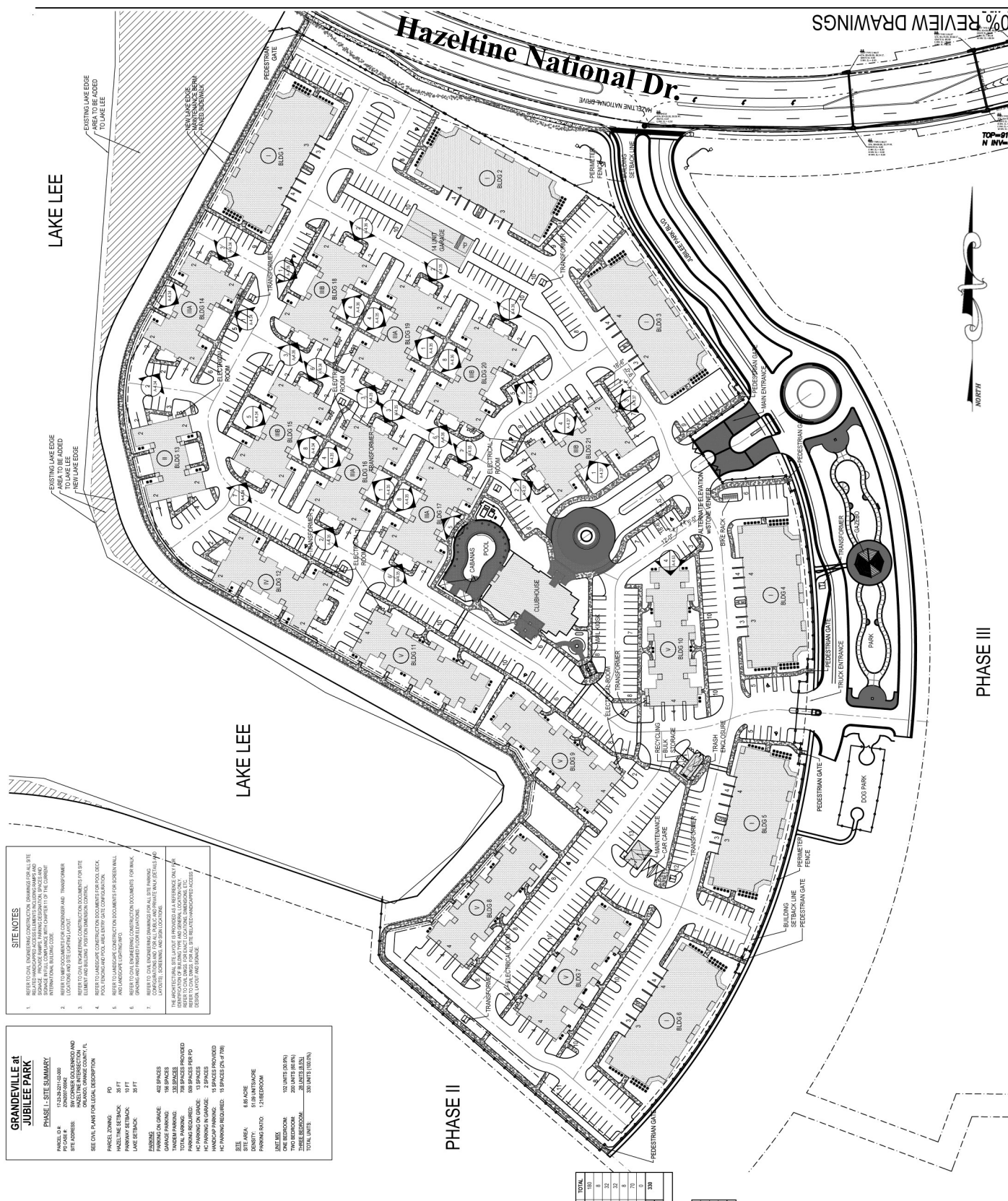
A PORTION OF LAND SITUATED IN SECTION 26, TOWNSHIP 23 SOUTH, RANGE 30 EAST, CITY OF ORLANDO, ORANGE COUNTY, FLORIDA

PLAT BOOK PAGE





# CONCEPTUAL 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 JubiLee Park PD.
3. Tract. Jubilee Park Blvd. shall be placed within a labeled tract.

## Transportation Planning

1. Easement. The final parcel plat shall show the City Services and Sidewalk easement on the south side of Hazeltine National Drive. This easement shall be a minimum of 10 ft wide and shall expand as necessary to encompass the entire sidewalk where the sidewalk meanders further from the back of curb.
2. Corner Clip. A 25 ft by 25 ft triangular City Services easement shall be shown on both sides of the approach of Jubilee Boulevard to Hazeltine National Drive beyond the easements for the sidewalk. These "corner clips" are needed to accommodate the potential installation of a traffic signal at this location if warranted in the future.

## Engineering/Zoning

1. 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.
2. 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.
3. Concurrency Management. 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."
4. Sewer– Misc. This Plat encompasses Phase 1 of the Grandville Apartments at JubiLee Park currently under construction plan review. Sanitary sewer to be installed on Lot 1 as depicted on the Plat shall be privately owned and maintained including sanitary sewer within Jubilee Park Blvd.
5. 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.
6. 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 St John's River Water Management District is required. The system is to be privately owned and maintained.
7. 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.
8. Plat– Major.  
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.

## CONDITIONS OF APPROVAL

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](http://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. 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.
9. Erosion— Building Site. All building site plans submitted for review should include a detailed erosion and sedimentation control plan.
10. Erosion & Sediment 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.
11. 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 \$833,910.00, based on the construction of 330 multi-family residential 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. 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, and that the potential impacts on public facilities and services are mitigated.

All new construction, changes in use, additions or redevelopment 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>.



## CONTACT INFORMATION

### **Land Development**

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

### **Engineering/Zoning**

For questions regarding Engineering or Zoning contact Shirley Green at 407.246.2134 or [Shirley.Green@cityoforlando.net](mailto: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.

### **Transportation Impact Fees**

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