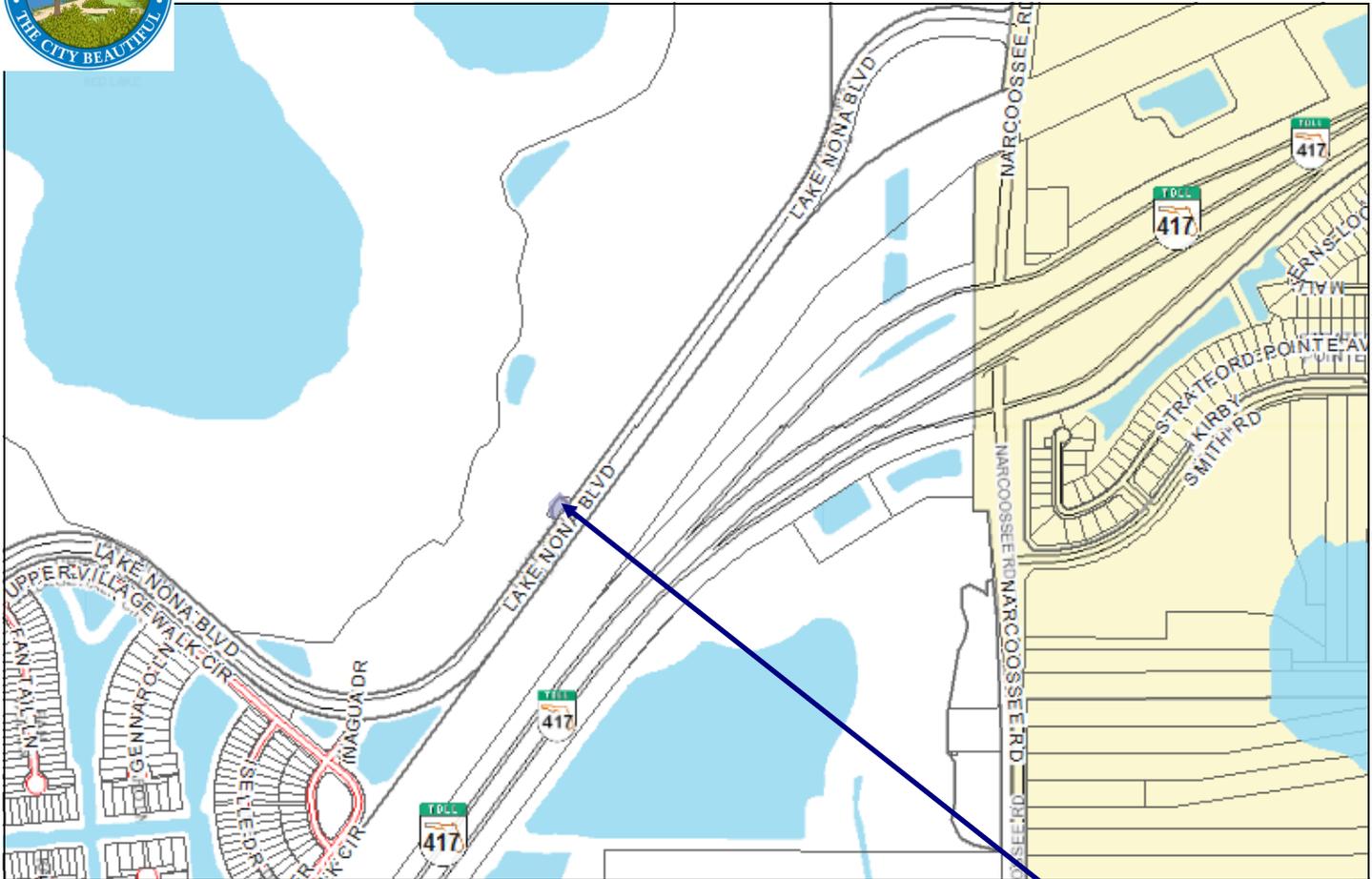




LAKE NONA CENTRAL LIFT STATION #3 PLAT



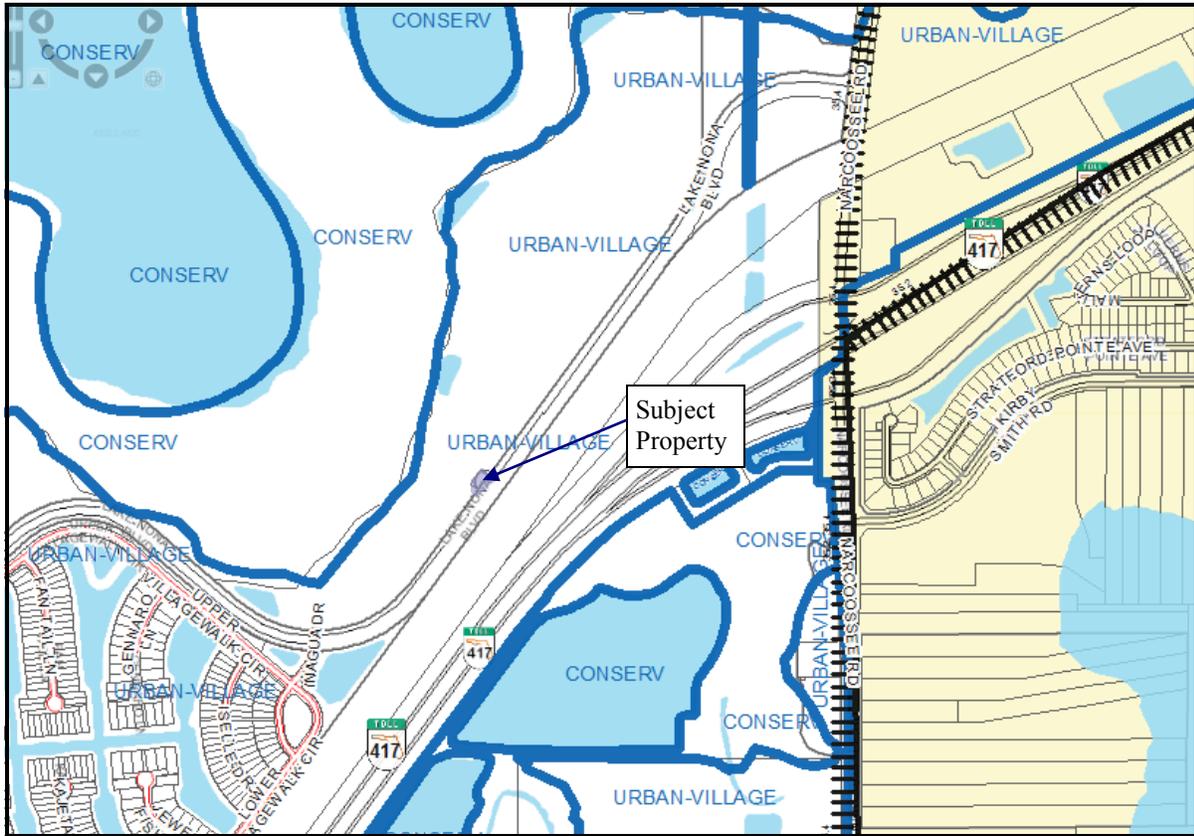
Location Map

Subject Site

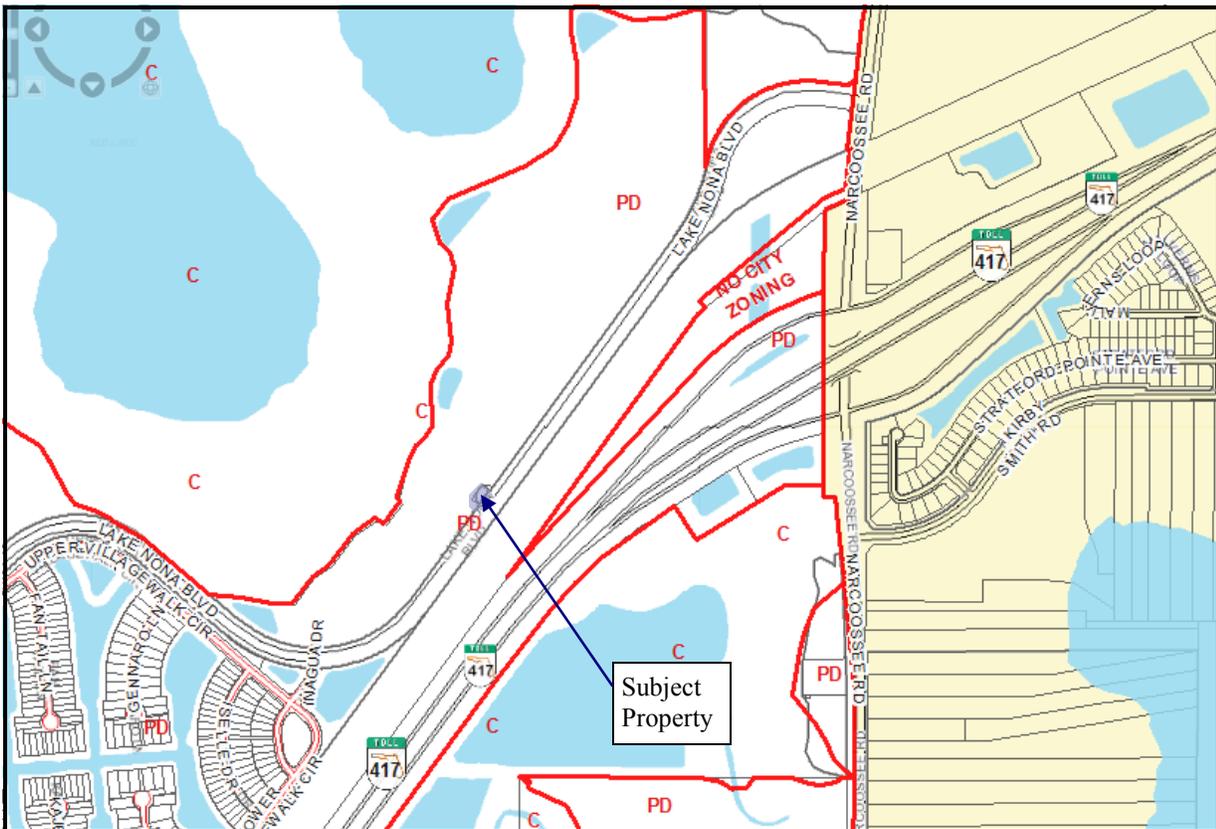
SUMMARY

<p>Owner Robert Adams, Chairman Myrtle Creek Improvement District</p> <p>Applicant Heather Isaacs, Planner Lake Nona Land Company</p> <p>Project Planner Michaëlle Petion</p> <p>Updated: March 25, 2014</p>	<p>Property Location: 9689 Lake Nona Blvd. (northwest of Lake Nona Blvd. and west of Narcoossee Rd.; Parcel ID #18-24-31-0000-00-007) (±0.04 acres, District 1)</p> <p>Applicant's Request: Minor Plat request for the platting of right-of-way to include additional tracts for a lift station.</p>	<p>Staff's Recommendation: Approval of the request, subject to the conditions in this report.</p>
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FUTURE LAND USE MAP



ZONING MAP



PROJECT ANALYSIS

Project Description

The ±0.04 acre subject site consists of currently vacant, unplatted property located northwest of Lake Nona Blvd. and west of Narcoossee Rd. The property is adjacent to the previously platted Lake Nona Central Lift Station 3, which is within Lake Nona Central Parcel 12. The site has a Future Land Use designation of Urban Village and a Zoning designation of Planned Development, the Lake Nona PD specifically.

The applicant is requesting Minor Subdivision Plat approval to plat Tracts A & B, adjacent to existing Lift Station 3, for the reconfiguring of the allowable lift station property.

Previous Actions:

- Aug. 2013—The Southeast Town Design Review Committee (SEDTRC) recommended approval of a master plan and preliminary plat for Lake Nona Central Parcel 12 residential development and lift station. (MPL2013-00024 and SUB2013-00029)

Minor Subdivision Plat

Minor Subdivision Plat Review is intended for subdivisions that do not require construction of streets or public improvements. In so doing, the review ensures that development in the City of Orlando takes place in an orderly and efficient manner. In this case, the property is being platted to reconfigure the existing lift station tract.

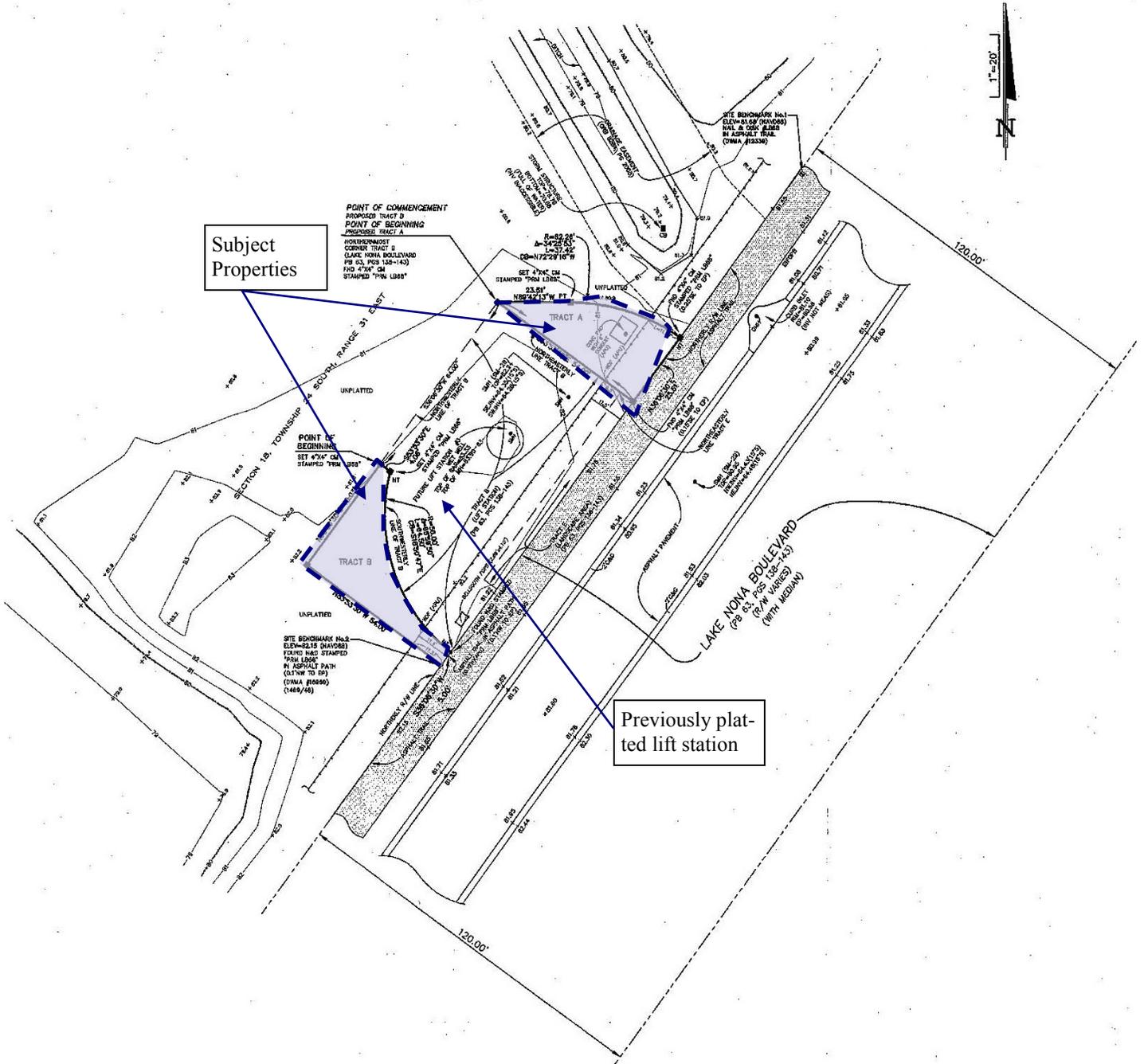
FINDINGS

Subject to the conditions contained herein, the proposal will be consistent with the requirements for approval of Minor 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 minor subdivision request subject to the conditions in this staff report.

SURVEY



Subject Properties

Previously platted lift station



PROPOSED PLAT

LAKE NONA CENTRAL LIFT STATION 3 TRACTS A AND B LYING IN SECTION 18, TOWNSHIP 24 SOUTH, RANGE 31 EAST CITY OF ORLANDO, ORANGE COUNTY, FLORIDA

SHEET 1 OF 2

DESCRIPTION:

That part of Section 18, Township 24 South, Range 31 East, Orange County, Florida, described as follows:

BEGIN at the Northernmost corner of Tract B, according to the plat of LAKE NONA BOULEVARD, as recorded in Plat Book 83, Pages 138 through 143, of the Public Records of Orange County, Florida; thence S53°33'30"E along the Northeastly line of said Tract B and the Northeastly line of Tract E, according to said plat of LAKE NONA BOULEVARD, 54.00 feet to the Northern right-of-way line of Lake Nona Boulevard, according to said plat of LAKE NONA BOULEVARD; thence N36°06'30"E along said Northern right-of-way line, 25.51 feet to a point on a non-tangent curve concave Southerly having a radius of 62.26 feet and a chord bearing of N72°29'18"W; thence departing said Northern right-of-way line run Westerly along the arc of said curve through a central angle of 34°25'53" for a distance of 37.42 feet to the point of tangency; thence N89°42'13"W, 23.51 feet to the POINT OF BEGINNING.

AND:

That part of Section 18, Township 24 South, Range 31 East, Orange County, Florida, described as follows:

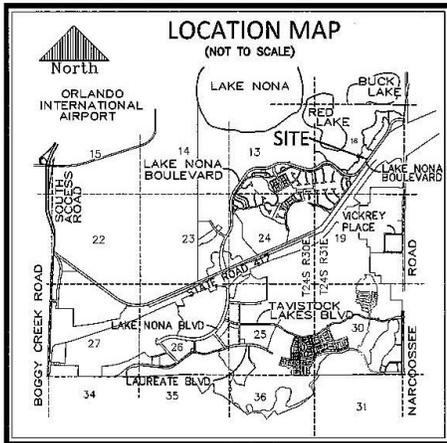
Commence at the Northernmost corner of Tract B, according to the plat of LAKE NONA BOULEVARD, as recorded in Plat Book 83, Pages 138 through 143, of the Public Records of Orange County, Florida; thence run the following courses and distances along Northwesterly and Southwesterly lines of said Tract B: S36°05'30"W, 64.00 feet to the POINT OF BEGINNING; S53°53'30"E, 4.06 feet to a point on a non-tangent curve concave Easterly having a radius of 56.00 feet and a chord bearing of S18°50'47"E; thence Southerly along the arc of said curve through a central angle of 65°59'50" for a distance of 64.50 feet to the Northern right-of-way line of Lake Nona Boulevard, according to said plat of LAKE NONA BOULEVARD and a non-tangent line; thence departing said Southwesterly line run S36°06'30"W along said Northern right-of-way line, 5.00 feet; thence departing said Northern right-of-way line run N53°53'30"W, 54.00 feet; thence N36°06'30"E, 40.03 feet to the POINT OF BEGINNING.

Containing 0.041 acres (1799 square feet) more or less.

NOTES:

1. 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.
2. Bearings based on the Northwesterly line of Tract B, according to the plat of LAKE NONA BOULEVARD, as recorded in Plat Book 83, Pages 138-143, being S36°06'30"W. (Per Plat)
3. All lines intersecting curves are non-radial unless otherwise noted as (R) = radial.

NOTE:
- THE PROPERTIES DELINEATED ON THIS PLAT ARE SUBJECT TO AIRCRAFT NOISE THAT MAY BE OBJECTIONABLE.



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.

PREPARED BY:

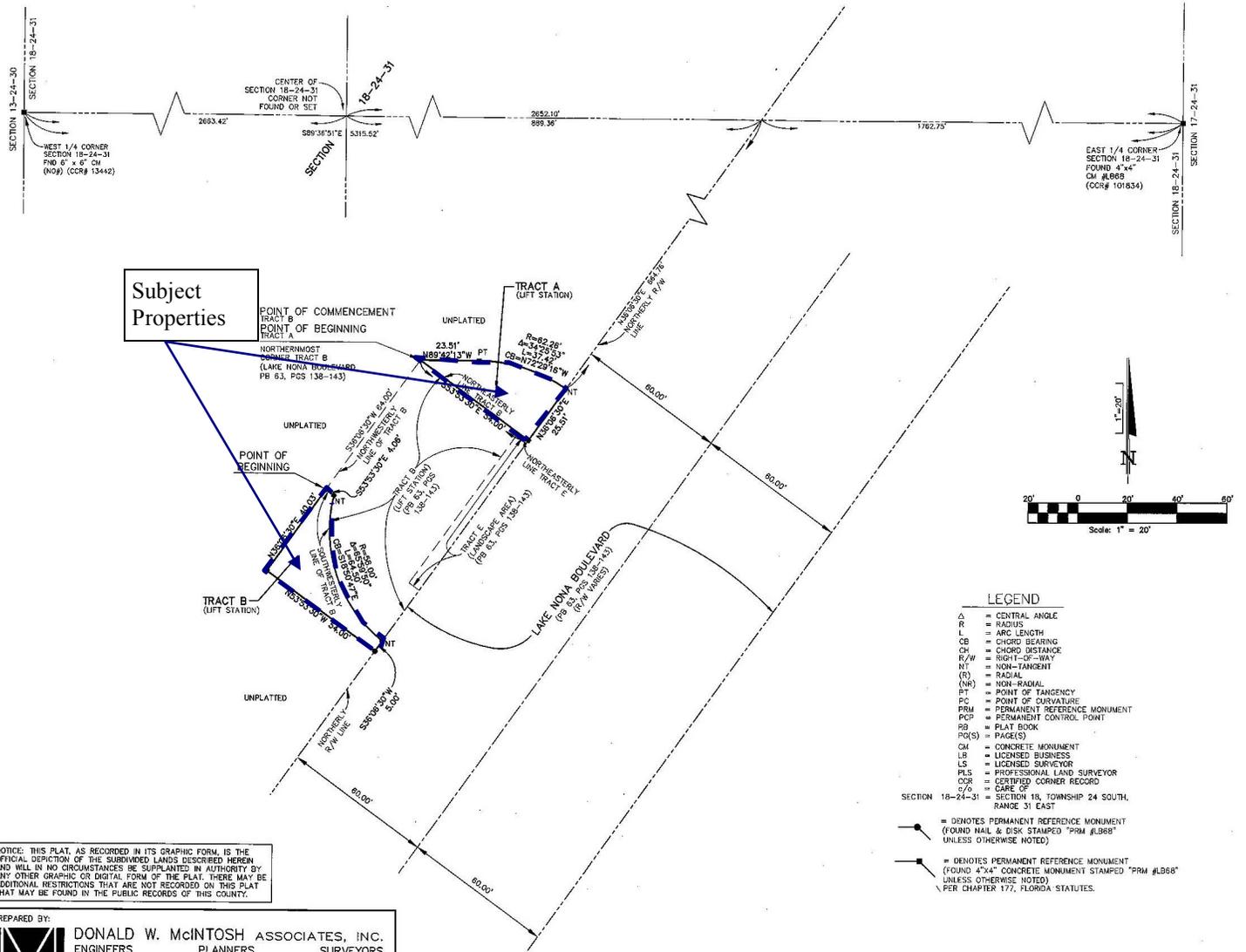


DONALD W. MCINTOSH ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS
2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068

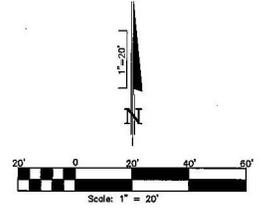
CERTIFICATE OF AUTHORIZATION NUMBER LB68

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PROPOSED PLAT



Subject Properties



LEGEND

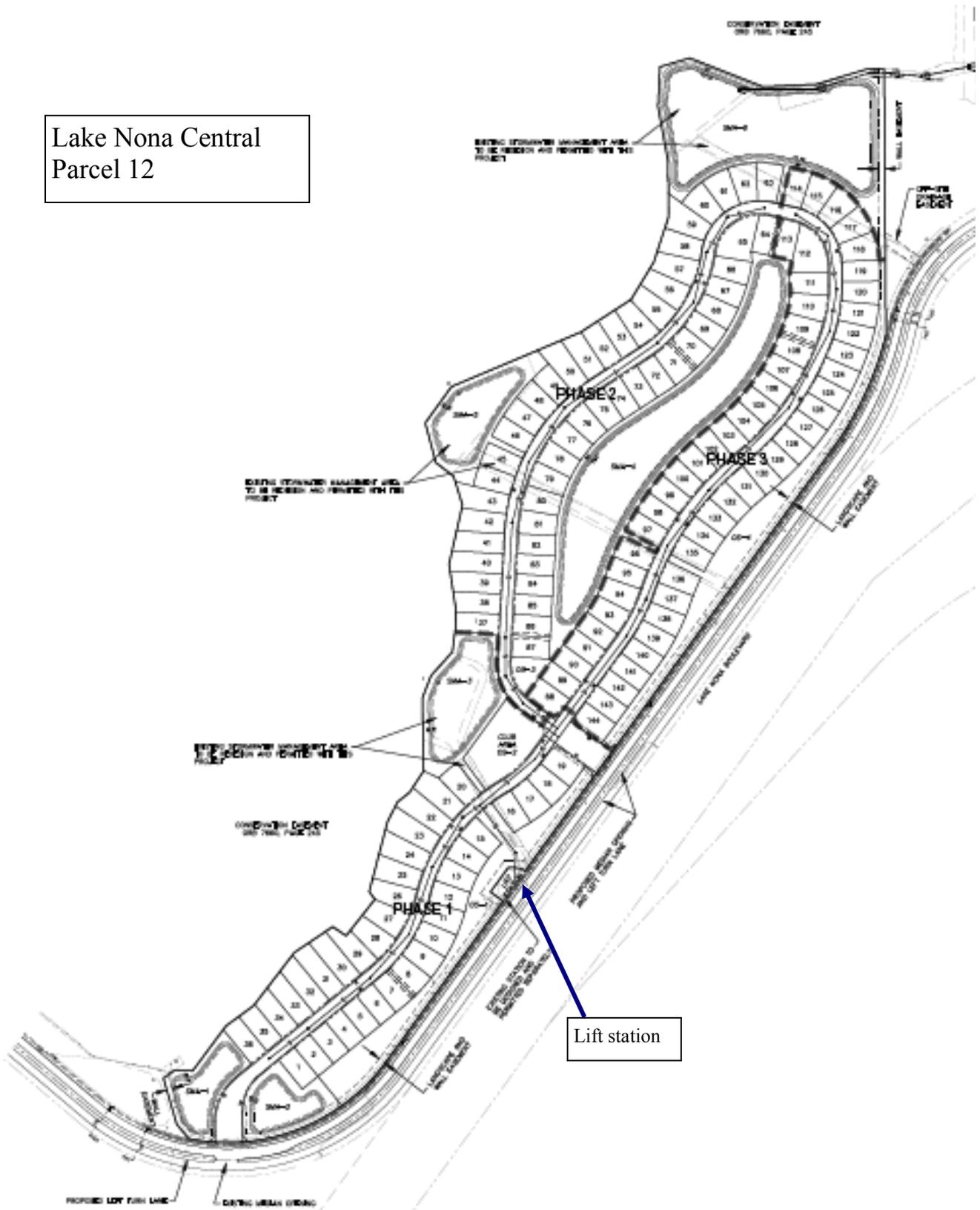
- Δ = CENTRAL ANGLE
 - R = RADIUS
 - L = ARC LENGTH
 - CB = CHORD BEARING
 - CH = CHORD DISTANCE
 - R/W = RIGHT-OF-WAY
 - NT = NON-TANGENT
 - (R) = RADIAL
 - (NR) = NON-RADIAL
 - PT = POINT OF TANGENCY
 - PC = POINT OF CURVATURE
 - PRM = PERMANENT REFERENCE MONUMENT
 - PCP = PERMANENT CONTROL POINT
 - PB = PLAT BOOK
 - PG(S) = PAGE(S)
 - CM = CONCRETE MONUMENT
 - LB = LICENSED BUSINESS
 - LS = LICENSED SURVEYOR
 - PLS = PROFESSIONAL LAND SURVEYOR
 - CCR = CERTIFIED CORNER RECORD
 - C/O = CARE OF
- SECTION 18-24-31 = SECTION 18, TOWNSHIP 24 SOUTH, RANGE 31 EAST
- ⊕ = DENOTES PERMANENT REFERENCE MONUMENT (FOUND NAIL & DISC STAMPED "PRM #LB68" UNLESS OTHERWISE NOTED)
 - ⊕ = DENOTES PERMANENT REFERENCE MONUMENT (FOUND 4"x4" CONCRETE MONUMENT STAMPED "PRM #LB68" UNLESS OTHERWISE NOTED) PER CHAPTER 177, FLORIDA STATUTES.

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.

PREPARED BY:
 **DONALD W. McINTOSH ASSOCIATES, INC.**
 ENGINEERS PLANNERS SURVEYORS
 2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068
 CERTIFICATE OF AUTHORIZATION NUMBER 1868

APPROVED DEVELOPMENT PLAN

Lake Nona Central
Parcel 12



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.
2. Previous Approvals Consistency. The proposed development shall be consistent with the conditions of the approved Master Plans (MPL2013-00024).
3. Dedication to City. The lift station tracts shall be deeded fee simple to the City.

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– Chapter 59. 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.
4. Sewer– Misc. After the plat is recorded, the property ownership shall be conveyed to the City of Orlando through separate document.
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.
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. 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.
8. 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.
9. Erosion– Building Site. All building site plans submitted for review should include a detailed erosion and sedimentation control plan.
10. Sewer– Misc. All lots of the plat that are for the purpose of City lift station use shall be fee simple City ownership.

Legal Affairs

1. The City's Office of Legal Affairs review comments and required conditions of approval shall be copied to the applicant as soon as this evaluation is complete. The applicant shall also be subject to those conditions.

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 review, please contact Gus Castro at 407-246-3385 or gustavo.castro@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.

Legal Affairs

For questions regarding Legal Affairs review, please contact Cindi Sanford at 407-246-2295 or cynthia.sanford@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.