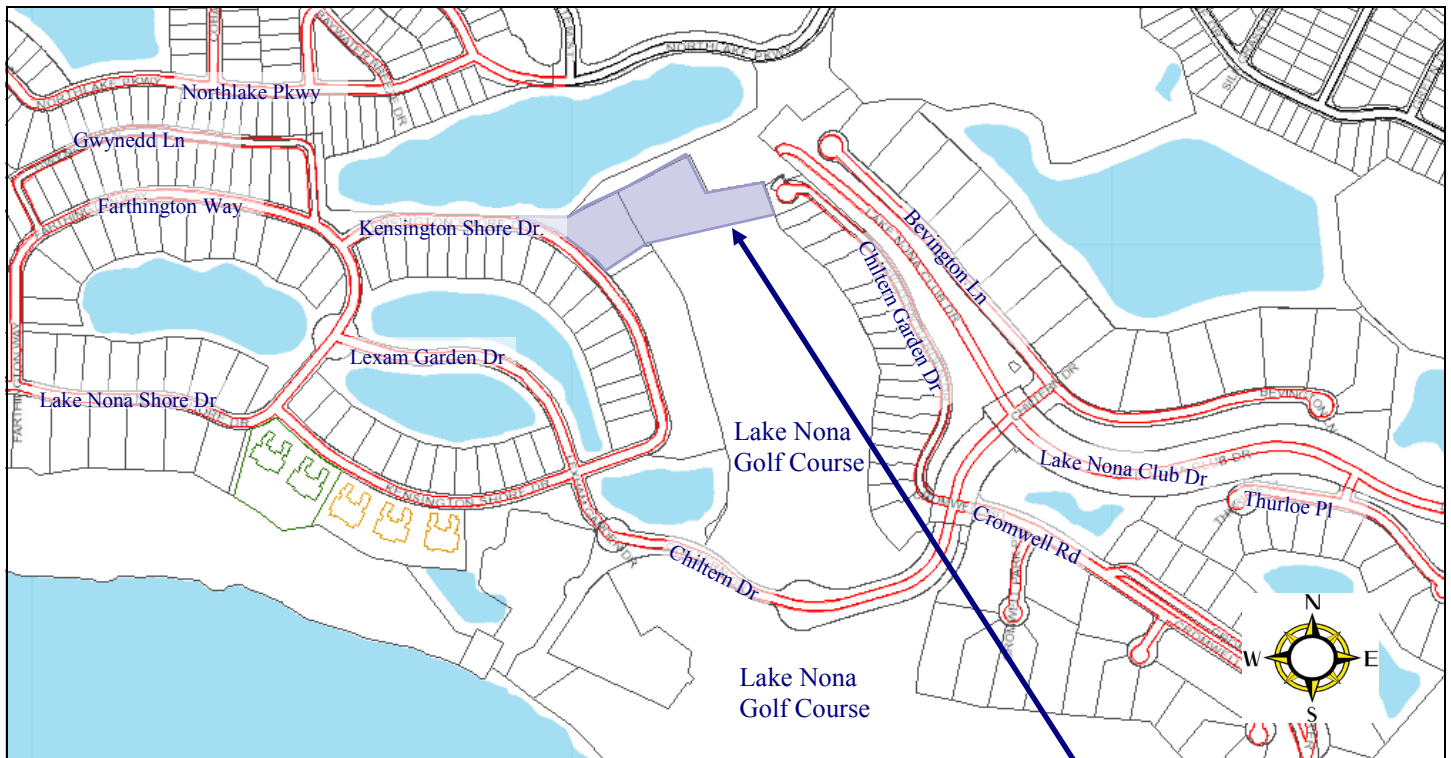




LAKE NONA GOLF COURSE LEARNING CENTER



Location Map



SUMMARY

Owner

James L. Zboril, VP
Lake Nona Estates 1, LLC

Applicant

Heather Isaacs, Planner
Lake Nona Estates 1, LLC

Project Planner

TeNeika Neasman

Property Location: 9100 Chiltern Dr., south of Northlake Parkway, north of Chiltern Drive, east of Kensington Shore Drive, and west of Lake Nona Club Drive (±4.72 acres, District 1)

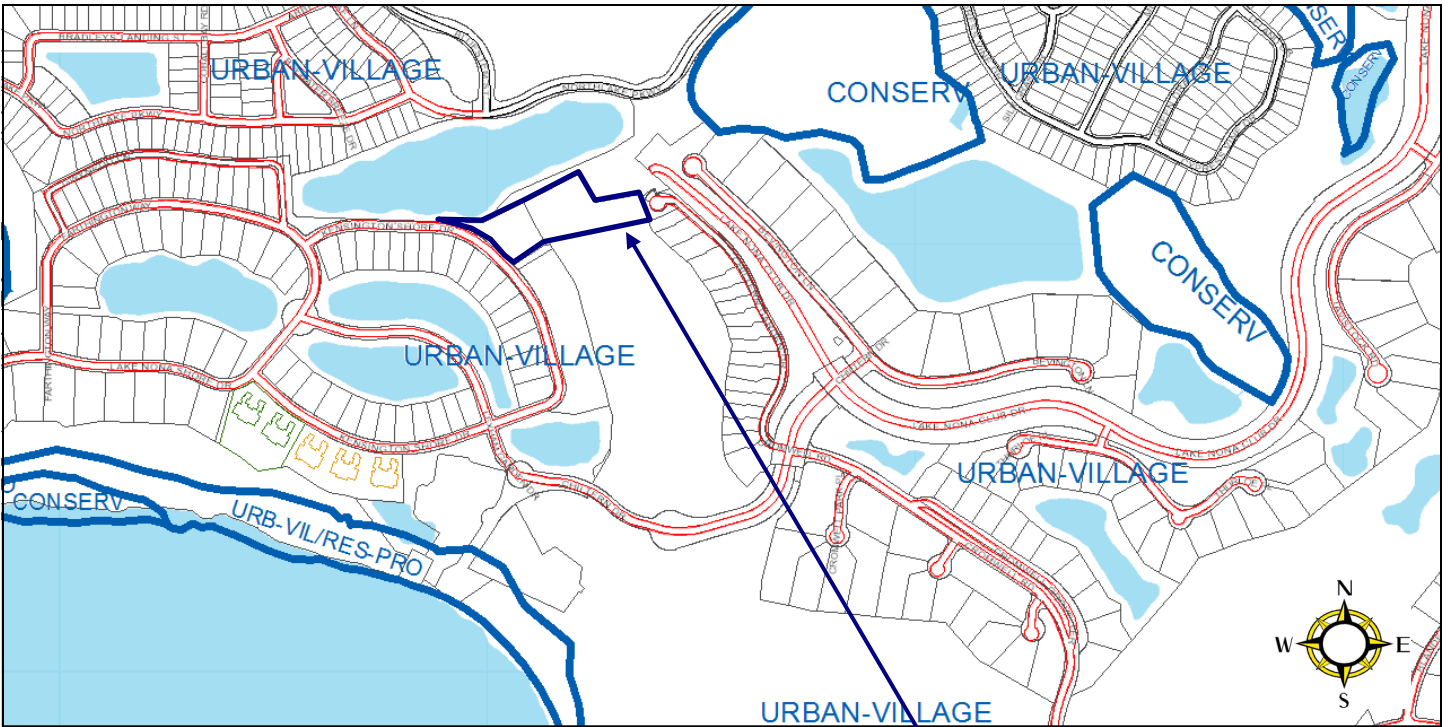
Applicant's Request:

A minor subdivision to allow a two (3) tract re-plat of the Lake Nona Estates Golf Course Learning Center.

Staff's Recommendation:

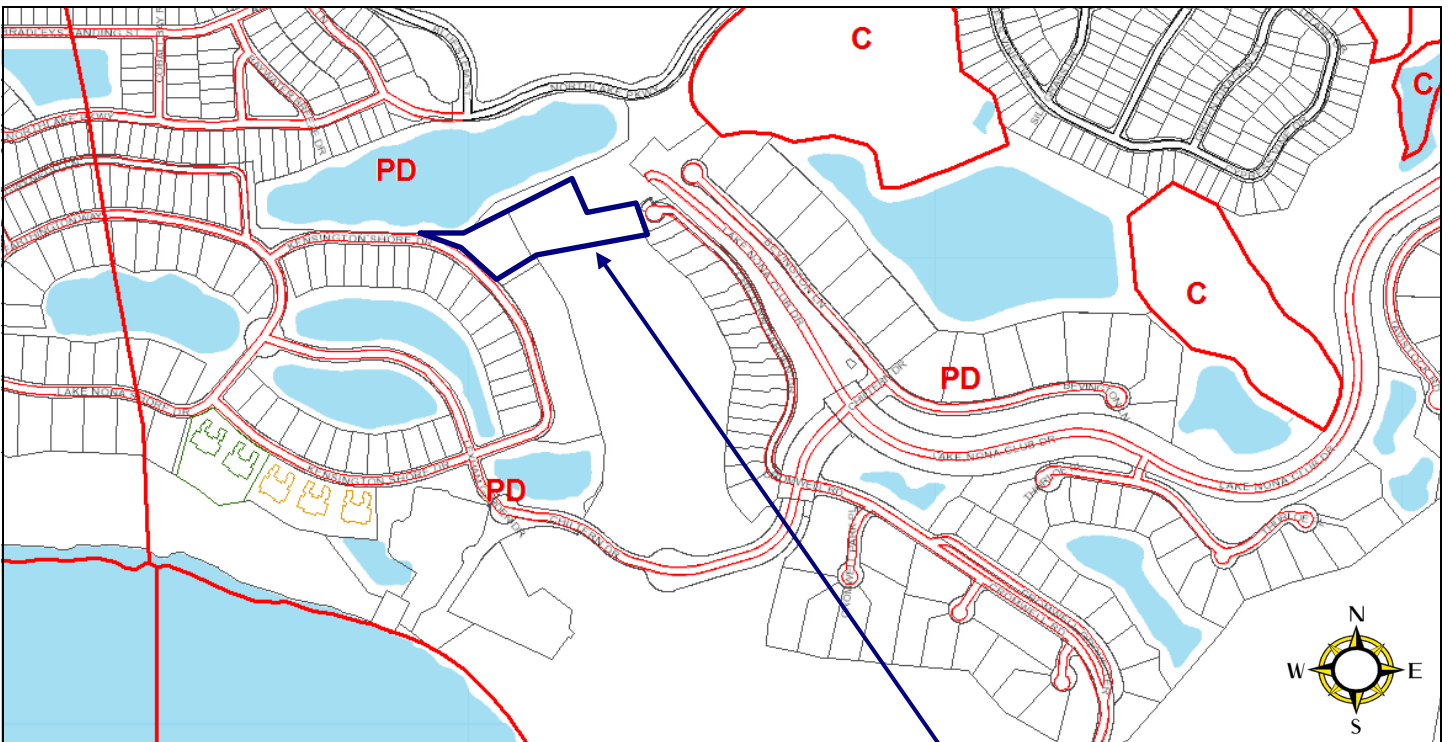
Approval of the request, subject to the conditions in this report.

FUTURE LAND USE MAP



SUBJECT
PROPERTY

ZONING MAP



SUBJECT
PROPERTY

PROJECT ANALYSIS

Project Description

The subject site is located south of Northlake Parkway, north of Chiltern Drive, east of Kensington Shore Drive, and west of Lake Nona Club Drive. The 4.72 acres site is located in the Lake Nona Estates Planned Development zoning district with a consistent future land use designation of Urban Village. The subject property is required to re-plat as a result of development of the Golf Course Learning Center.

The applicant is requesting a minor subdivision plat approval to plat the subject site parcels into 3 tracts a, b, and c for the Lake Nona Golf Course Learning Center. The proposed minor subdivision is consistent with the Lake Nona Estates Ordinance Planned Development requirements.

Previous Actions:

1983: Orange County adopted the Lake Nona DRI Development Order (DO).

1992: A portion of the Lake Nona DRI (1,519 acres) was annexed into the City and a Development Order was issued by the City.

1994: The remaining acreage of the Lake Nona DRI (5,159 acres) was annexed into the City and a Development Order was issued by the City.

1999: The City issued an amended and restated Development Order for the consolidated Orlando International Airport DRI, removing 1,519 acres from the Lake Nona DRI and added that acreage to the OIA DRI.

2001: The City adopted the first amended and restated DO.

2004: The City adopted the second amended and restated DO.

2005: The City adopted the third amended and restated DO.

2007: The City adopted the fourth amended and restated DO.

2008: The City adopted the first amendment to the fourth amended and restated DO.

2012: The City adopted the second amendment to the fourth amended and restated DO.

2013: The City adopted the third amendment to the fourth amended and restated DO.

Table 2 - Project Context
(PD zoning)

	Future Land Use	Zoning	Surrounding Use
North	Urban Village CONSERV	PD	Single Family Homes The Lake Nona Golf Course Vacant Residential Lots
East	Urban Village	PD	Single Family Homes Vacant Residential Lots
South	Urban Village	PD	The Lake Nona Golf Course Single Family Homes
West	URBAN-VILLAGE	PD C	Lake Nona Golf Course Lake Nona

Minor Subdivision Plat

The Minor Subdivision review process 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.

Future Land Use

The subject site is located in the Lake Nona Estates Planned Development with a future land use designation of Urban Village. The proposed request is consistent with uses in both the zoning and future land use designation. The Public Benefit Use designation surrounds the subject site on the north, south, east, and west. The following are Subarea policies related to the plat:

Subarea Policy 2.4.4— *The Urban Village future land use designation provides for a mixture of land uses and intensities within a development site in order to preserve conservation areas, to reduce public investment in provision of services, to encourage flexible and creative site design and to provide sites for schools, recreation and other public facilities which provide an area-wide benefit to the community. The Urban Village future land use designation is specifically intended to provide a means of streamlining the devel-*

PROJECT ANALYSIS

opment review process where a DRI, a Sector Plan, and/or Master Plan, have already fully accounted for the impacts of development. The designation shall be structured to ensure that the Urban Village are compatible with existing or projected surrounding land uses, taking into consideration environmental constraints, health and safety issues, and the appropriateness and potential impact of the Urban Village on adjacent existing and future land uses.

Subarea Policy 35.2.— *Because of the area's proximity to a major roadway network which includes the BeeLine Expressway and the recently completed Central Florida Greenway, and its close proximity to the Orlando International Airport, the City of Orlando believes that it is well situated for appropriately timed urbanization. The City acknowledges that designation of individual properties for urban land use must be based on demonstrated need for additional urban land uses, availability of facilities and services, and appropriate measures to conserve natural resources and environmentally sensitive lands. As properties are annexed into the City of Orlando, the City shall assign future land use designations and zoning classifications in accordance with the above considerations and all provisions of Chapter 163, F.S., including Sections 163.3184, 163.3187, 163.3189, F.s.; Section 171.062, F.; Rule 9j-5.005 (2 and 8), F.A.C. and Rule 9J-11, F.A.C. These GMP amendments will be based upon a Development of Regional Impact Development Order and Master Plan or other appropriate master planning process designed to ensure that the timing and staging of development is both internally and externally consistent with all adopted policies and surrounding land uses.*

Subarea Policy S.35.4— *The properties within the boundary of this Subarea Policy are located within the Southeast Orlando Sector Plan area. The provisions specified in Future Land Use Policy 2.4.4, Goal 4 and associated objectives and policies shall apply within this area.*

These subarea policies relate to the subject site under the Southeast Orlando Sector Plan. The requested minor subdivision plats an existing golf learning center which is a use compatible with the existing golf course.

Staff recommends approval of the request, subject to the conditions in this report.

FINDINGS

Subject to the conditions contained herein, the proposal will be consistent with the requirements for approval of the Lake Nona Estates Golf Course Learning Center Minor Subdivision Plat applications contained in Section 65.432 of the Land Development Code (LDC):

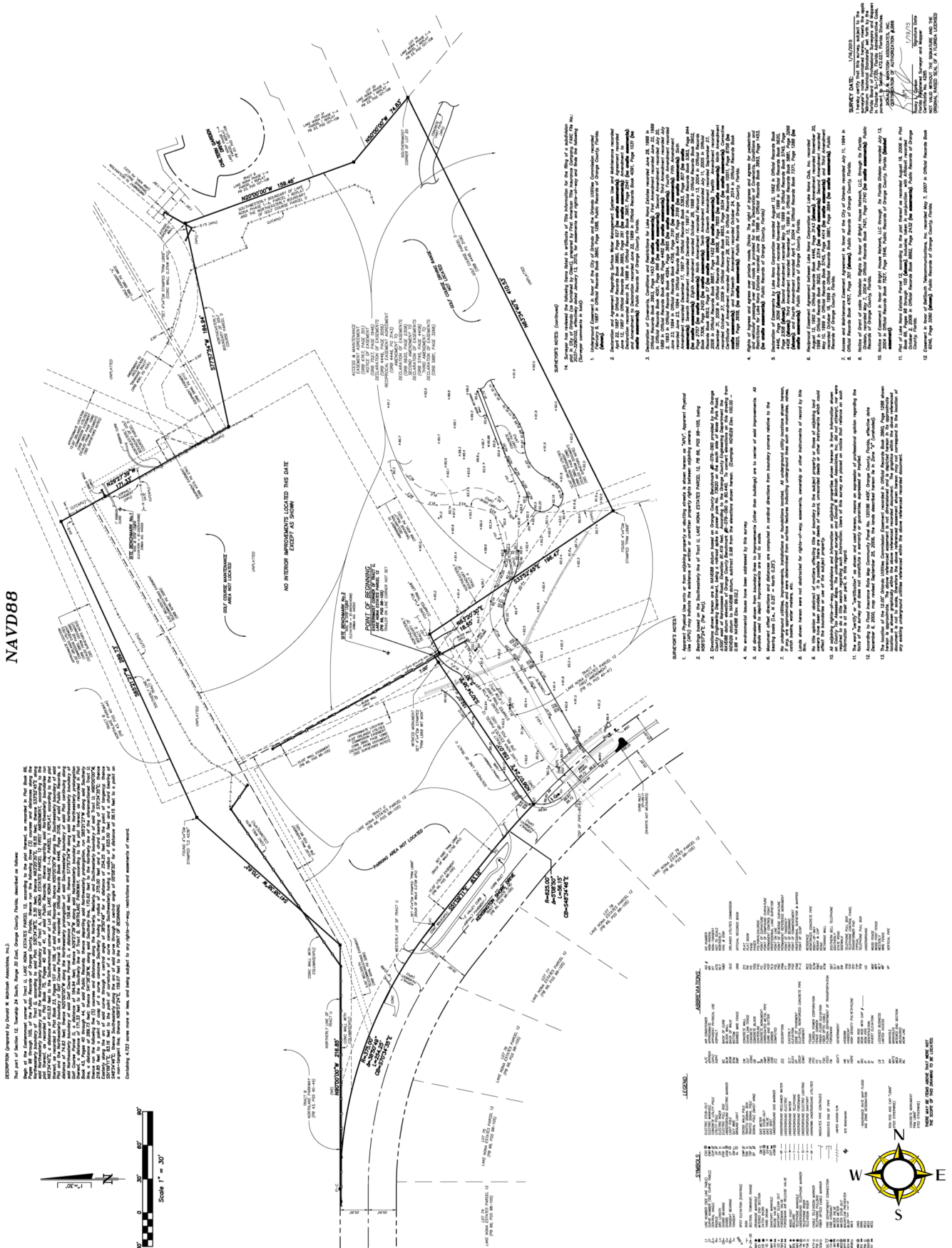
1. The proposed use is consistent with the purpose and intent of the City's Growth Management Plan.
2. The proposed use is consistent with the purpose and intent of the requirements of the LDC.
3. The subdivision will not result in incompatible land uses.
4. The proposed development will be constructed 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 Lake Lake Nona Estates Golf Course Learning Center minor subdivision request subject to the conditions in this staff report.

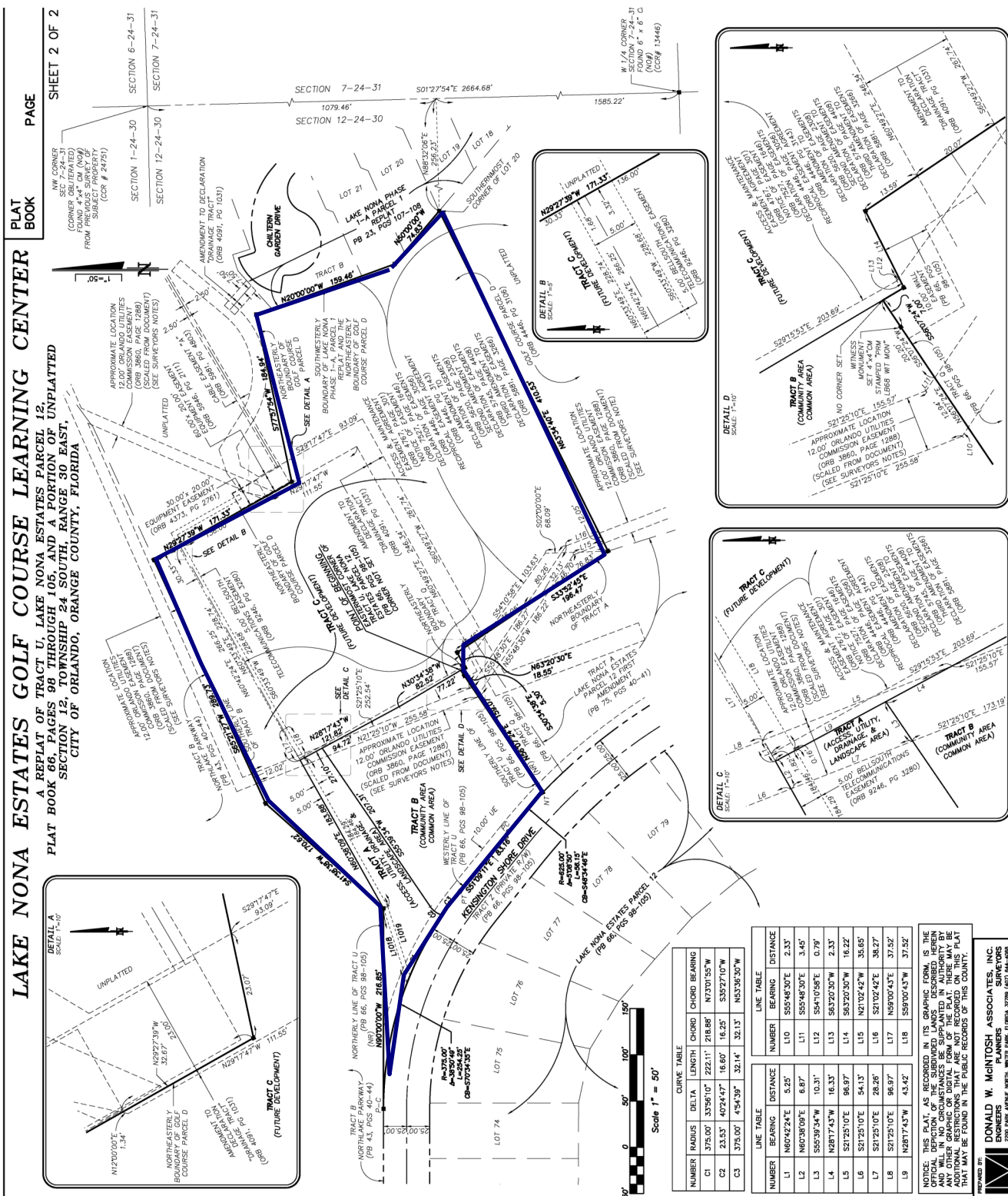
REVIEW/APPROVAL PROCESS—NEXT STEPS


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.

BOUNDARY SURVEY



PROPOSED PLAT




DONALD W. MCINTOSH ASSOCIATES, INC.
ENGINEERS
PLANNERS
SURVEYORS
 2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 844-4268
 CERTIFICATE OF AUTHORIZATION NUMBER 1096

Printed: Mon 19-Jan-2015 -- 12:46PM

REQUIRED-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 developed consistent with the conditions of the approved Lake Nona Estates PD.

City Surveyor

1. **Sheet:** (Survey) The SE.line @ tract U is missing a destination arrow for the 7' O/S from the POB.
2. **Sheets:** (Survey & Plat) The title certificate doesn't make reference to the northerly portion of the survey, parcel ID 12-24-30-0000-00-011 Lake Nona Land CO. LLC in the OCPA site.
3. **Sheets :** (Survey,Plat &Exhibit A Legal Description) The distance 196.47 is missing @ the S33-52-45E line.
4. **Sheet :** (Plat) Add missing L1018 & L1019 line table @ NE corner of tract A.
5. **Sheet :** (Plat) Please add to the dedication block area that and hereby dedicates nothing to the public or to that affect.
6. Field Review has passed. FS 177.091(7)
7. Orange County Property Appraiser has not completed their review at this time.
8. **Reminder:** A copy of the Statement of Lien Settlement must be provided to the Office of Permitting Services when the plat is ready for recording. CO(17)
9. **Submission.** Survey will need the following documents for the next review in addition to copies required by other departments: 3 copies of the plat, 3 copies of survey, 2 copies of the title opinion, 2 copies of the closure report, and email, CD, or flash drive containing PDF files of all documents.

Legal Affairs

1. It appears the plat dedicates nothing to the public and should be stated in the dedication(s) accordingly.

INFORMATIONAL-CONDITIONS OF APPROVAL

Building Plan Review

1. Building Plan Review is not applicable to this case at this time

Growth Management Studio

1. The Comprehensive Planning Studio has no objections to the proposed plat.

Permitting

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. **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.
3. **Concurrency-Committed.** Lake Nona DRI development has a Concurrency capacity committed to it. The capacity will be deducted from the Lake Nona account at the time of permitting. An Assignment of Committed Trips form is required from Lake Nona as a condition of building permit issuance.
4. **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.
5. **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.
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 South Florida Water Management District is required. The system is to be privately owned and maintained.
7. **Storm- Lake Nona.** Stormwater management system design shall conform to the criteria outlined in the Lake Nona Developer's Agreement dated May 4, 1994.

INFORMATIONAL-CONDITIONS OF APPROVAL

8. **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.
9. **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: 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
10. **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.
11. **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.
12. **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."
13. The Office of Permitting Services recommends approval of the proposed minor plat, subject to the conditions contained in this report.
14. **Engineering Records-Misc.** The Plat - Lake Nona Estates Golf Course Learning Center, has been reviewed by Engineering Records. The following portion(s) have been approved: Plat Title

Transportation Planning

1. The Transportation Planning Division supports the applicant's request.

Orlando Police Department

1. The Orlando Police Department has no objections to the replat request for the extension of Cromwell Rd. in the Lake Nona Estates 1 neighborhood. A CPTED review will be completed when detailed development plans are submitted to the City for review.
2. 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, which includes crime prevention techniques for various land uses, is available by email.

CONTACT INFORMATION

Land Development

For questions regarding Land Development review, please contact TeNeika Walker Neasman at (407) 246-4257 or teneika.neasman@cityoforlando.net.

Survey

For questions regarding surveying , please contact Ken Brown at 407.246.3812 or ken.brown@cityoforlando.net.

Transportation Planning

For questions regarding Transportation Planning plan review, please contact John Rhoades at 407-246-2293 or john.rhoades@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.

Building Plan Review

For questions regarding Building Plan Review issues contact Don Fields at (407) 246-2654 or don.fields@cityoforlando.net.

Growth Management

For questions regarding Growth Management plan review, Please contact Colandra Jones at 407.246.3415 or Colandra.Jones@cityoforlando.net.

Orlando Police Department

For questions regarding Orlando Police Department plan reviews or to obtain a copy of the brochure, contact Audra Nordaby at 407.246.2454 or Audra.Nordaby@cityoforlando.net.