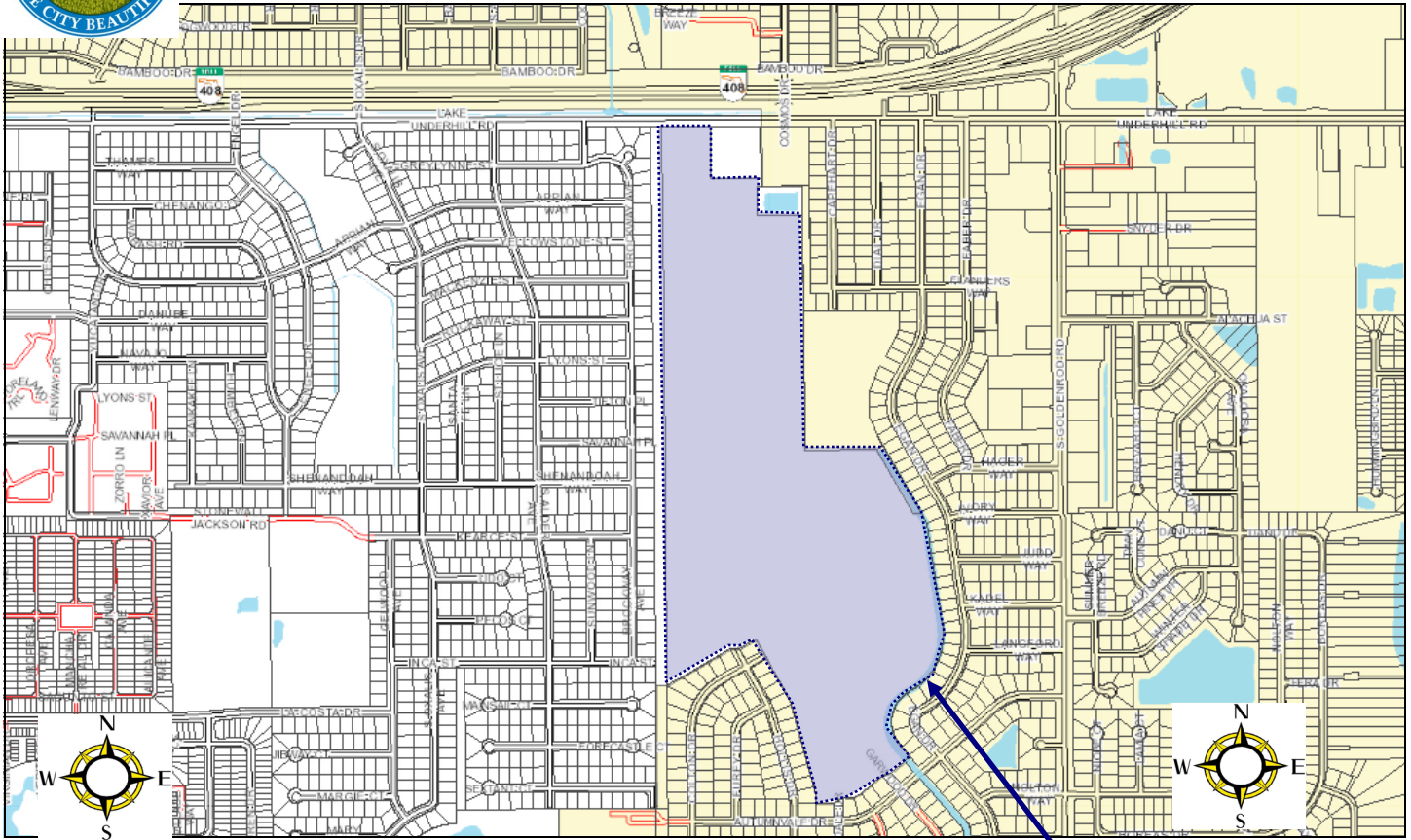




BAYWOODS PD REPLAT



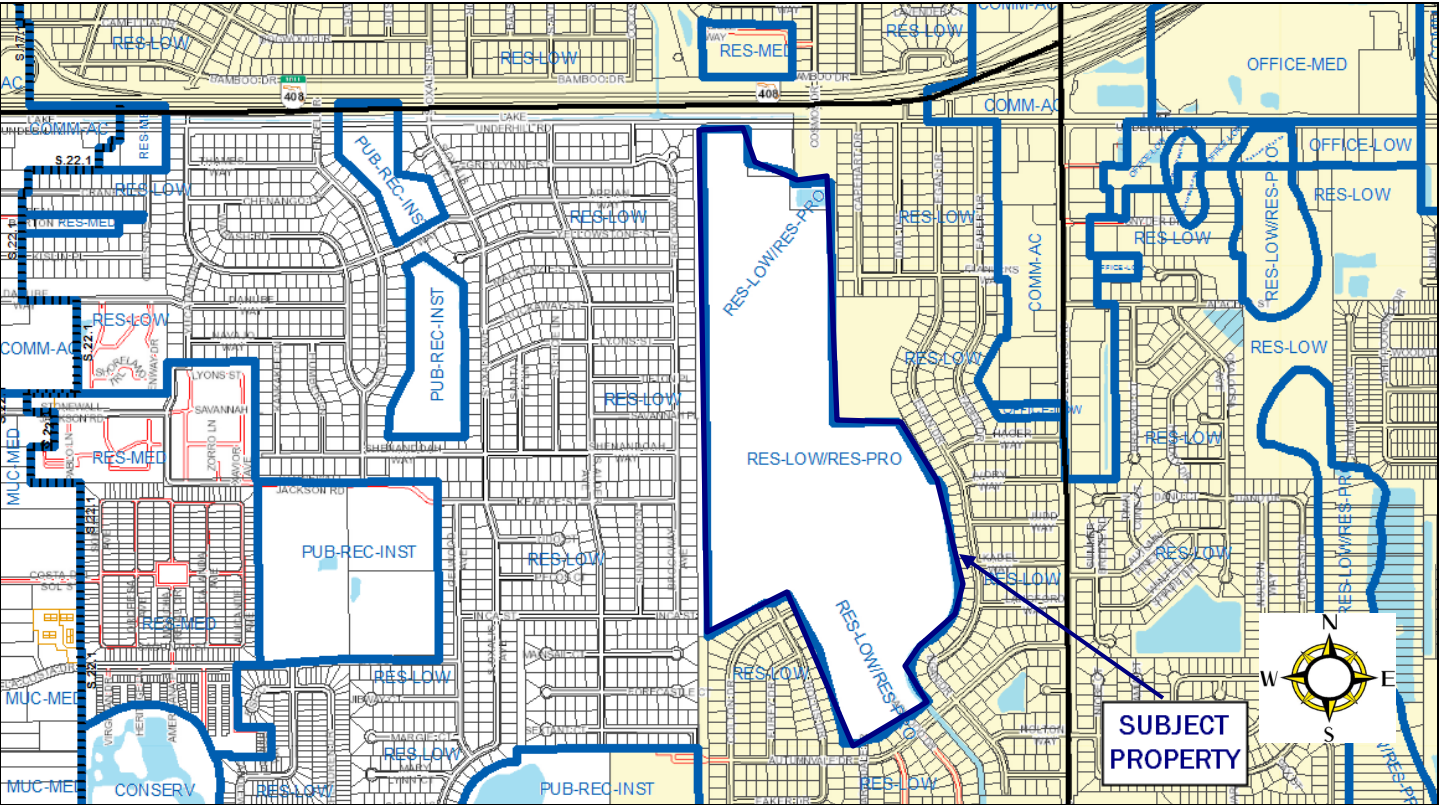
Location Map

 Subject Site

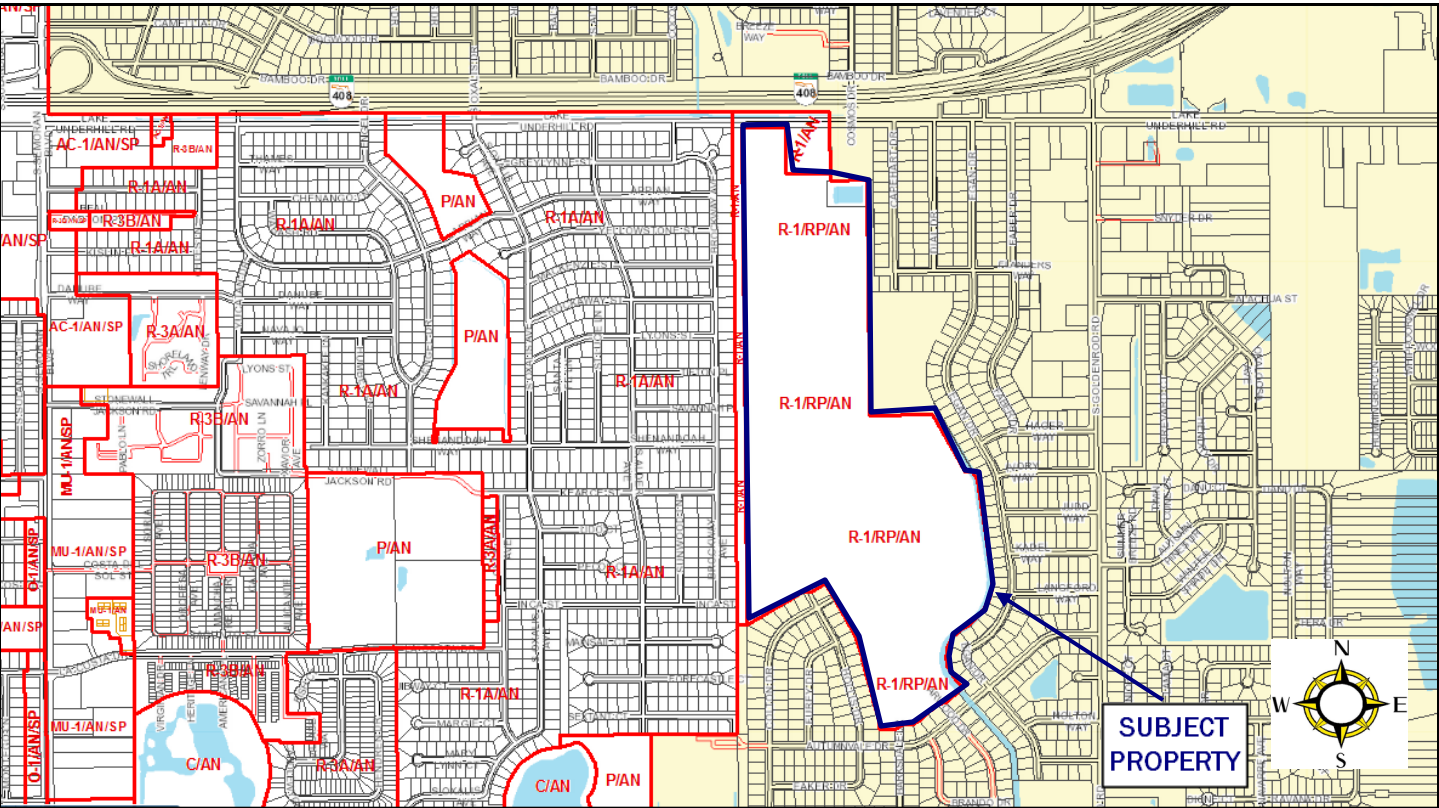
SUMMARY

<p>Owner Kenneth Goldring Baywoods Orlando, LLC</p> <p>Applicant David A. White PEC-Surveying & Mapping</p> <p>Project Planner TeNeika Neasman</p>	<p>Property Location: 6540 Lake Underhill Rd. (north of Autumnvale Dr., south of Lake Underhill Rd., east of Brockway Ave., and west of Egan Dr.; PID: 35-22-30-6400-02-441) (±107.8 acres, District 2)</p> <p>Applicant's Request: Request for a Minor Subdivision replat to combine the existing two (2) residential lots into one for future residential development.</p>	<p>Staff's Recommendation: Approval of the request, subject to the conditions in this report.</p>
<p>Updated: August 3, 2015</p>		

FUTURE LAND USE MAP



ZONING MAP



PROJECT ANALYSIS

Project Description

The subject site is located at 6540 Lake Underhill Rd., south of Lake Underhill Rd., west of S. Goldenrod Rd., east of Brockway Ave., and north of Autumnvale Dr. The site consists of an undeveloped 107.8 acre lot. The site is zoned R-1/RP/AN (One Family Residential in the Resource Protection and Aircraft Noise Overlay District) with a consistent future land designation of RES-LOW/RES-PRO (Residential, Low Intensity and Resource Protection Overlay District).

The applicant is requesting approval to convert the two lot parcel into one lot for residential development.

Table 1– R-1/RP/AN One Family Residential in Resource Protection and Aircraft Noise Lot Standards		
	Code Requirement	Proposed New Plat
Minimum lot depth	110 ft.	3760 ft.
Minimum lot width	55 ft.	1249 ft.
Minimum lot area	6,000 sq. ft.	4,697,031 sq. ft.

Previous Actions:

1926: Property originally platted as part of the Orlando Terrace Subdivision

1974: The City entered into a Developers Agreement with Kalman Goldberg and Alma Goldberg, which addressed the annexation and planned development of the site.

1973: Master Plan approval obtained for development of 334 patio homes and 288 midrise condominium units for a total of 622 units.

2005: Property acquired by current owner (Baywoods Orlando LLC)

2015: City Council approved the Developer's Agreement to allow development of the site to proceed after Administrative Master Plan approval has been granted.

Minor Subdivision Plat

According to Section 65.420 of the Land Development Code, "The purpose of the 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. The lot is consistent with the zoning, future land use, special plan, and surrounding land uses for the area. This replat will provide consistency between the approved development plan and the land development requirements.

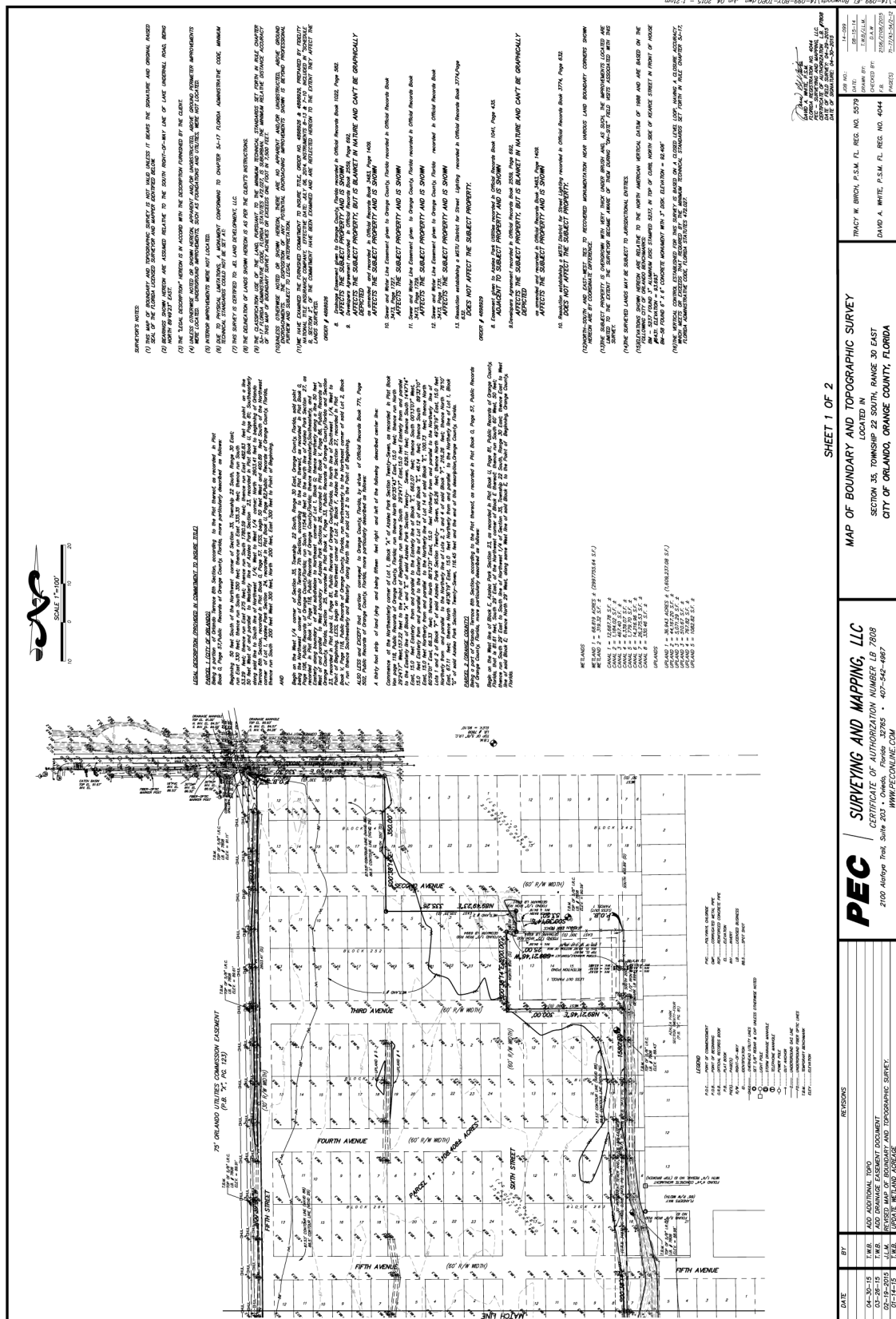
FINDINGS

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.

BOUNDARY SURVEY



SECRET 1 OF 2

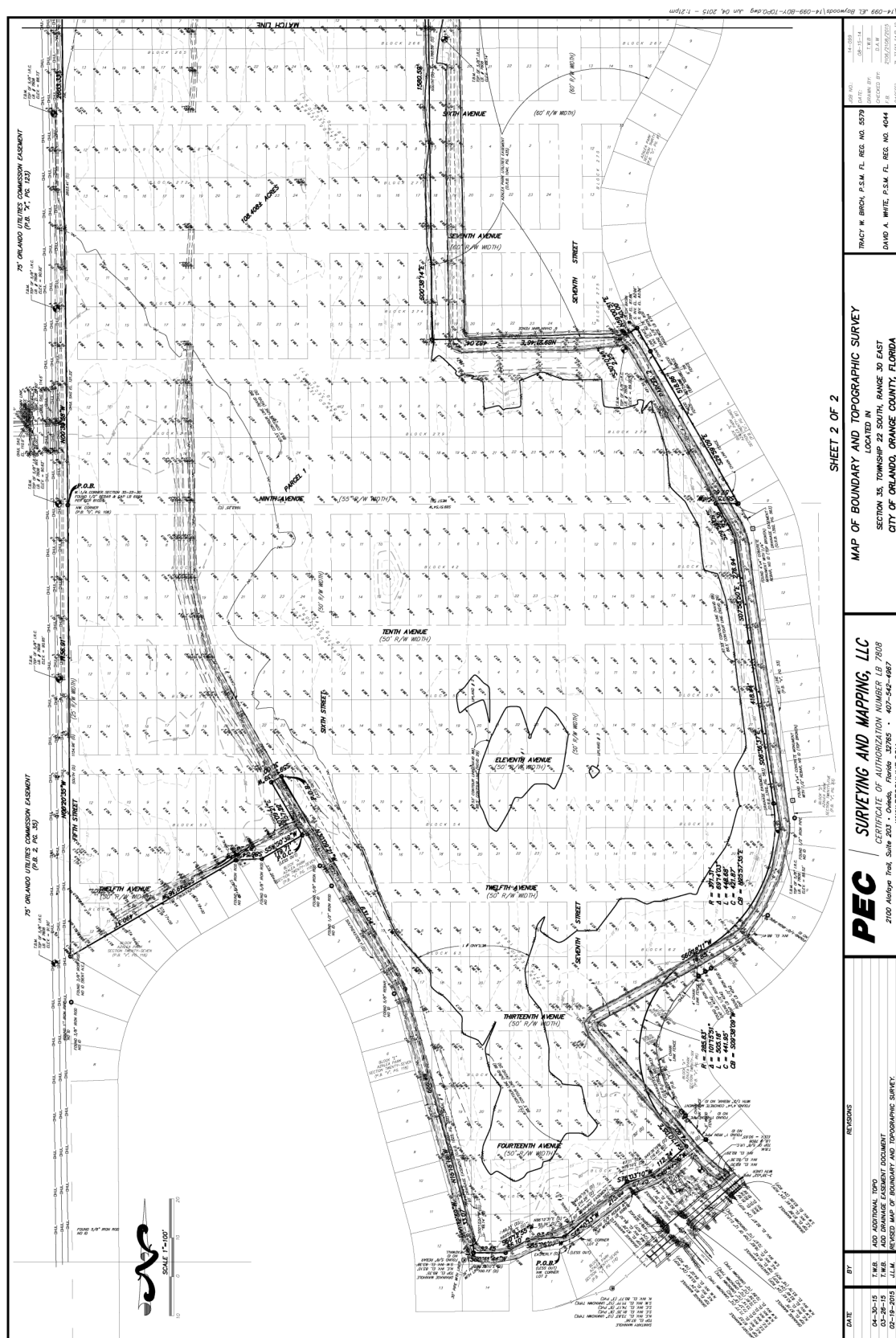
MAP OF BOUNDARY AND TOPOGRAPHIC SURVEY
LOCATED IN
SECTION 35, TOWNSHIP 22 SOUTH, RANGE 30 EAST
CITY OF ORLANDO, ORANGE COUNTY, FLORIDA

PEC | **SURVEYING AND MAPPING, LLC**
 CERTIFICATE OF AUTHORIZATION NUMBER LB 7808
 2100 Aloraya Trail, Suite 203 • Oviedo, Florida 32765 • 407-542-4967
WWW.PECOFLOIDA.COM

DATE	BY	REVISIONS
04-30-15	TWB	ADD ADDITIONAL TPO
03-26-15	TWB	ADD DRAINAGE EASEMENT DOCUMENT
03-19-2015	JLM	REVISED MAP OF BOUNDARY AND TOPOGRAPHIC SURVEY.

14-009	19	08U-7
JOB NO.:	TRACY W. BIRCH, P.S.M. FL. REG. NO. 5579	
DATE:	08-12-14	
SHARK BY:	T.W.B./J.L.M.	
BOOKED BY:	D.A.W.	
P.F.#	2159/2159/2025	
PAGE(S)	71-71/142-54/2-12	
	DAVID A. WHITE, P.S.M. FL. REG. NO. 4044	

BOUNDARY SURVEY



PROPOSED PLAT

PEC | **SURVEYING AND MAPPING, LLC**
 CERTIFICATE OF AUTHORIZATION NUMBER LB 7808
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PROPOSED PLAT

BAYWOODS ORLANDO
A REPLAT

REPLATING A PORTION OF ORLANDO TERRACE, 7TH SECTION, PLAT BOOK "O", PAGE 106,
AND A PORTION OF ORLANDO TERRACE, 8TH SECTION, PLAT BOOK "O", PAGE 57,
LOCATED IN SECTION 35, TOWNSHIP 22 SOUTH, RANGE 30 EAST
CITY OF ORLANDO, ORANGE COUNTY, FLORIDA.

P.O.C.
N.W. CORNER SECTION 35-22-30
FOUND "X" OUT REFERENCES
C.E.N. # 8121, CORNER NOT FOUND

LEGEND
P.O.C.....POINT OF COMMENCEMENT
P.O.B.....POINT OF BEGINNING
O.A.B.....OFFICIAL RECORDS BOOK
A.B.....PLAT BOOK
P.G.S.....PAGE(S)
R/W.....RIGHT-OF-WAY
ID.....IDENTIFICATION
R.....RADIUS
Δ.....CENTRAL ANGLE
L.....ARC LENGTH
C.....CHORD BEARING
CB.....CHORD BEARING
QED.....INDICATES BLOCK NUMBER/LETTER
C.C.R.....CERTIFIED CORNER RECORDS
P.L.S.....REGISTERED LAND SURVEYOR
J.L.S.....PROFESSIONAL LAND SURVEYOR
Δ.....DENOTES A SET 1" IRON PIPE WITH CAP STAMPED P.R.M. U.S. # 1906 UNLESS OTHERWISE NOTED.
●.....CONCRETE MONUMENT
○.....IRON PIPE WITH CAP STAMPED P.R.M. U.S. # 1906 UNLESS OTHERWISE NOTED.

KEY MAP
NOT TO SCALE

NOTICE:
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEFINITION OF THE SUBDIVISION HEREIN AND WILL, IN NO CIRCUMSTANCES, BE SUBJECT TO ANY CHANGES OR MODIFICATIONS WHATSOEVER. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY."

SURVEYING AND MAPPING, LLC
CERTIFICATE OF AUTHORIZATION NUMBER LB 7808
2100 Airtoppe Trail, Suite 203 • Ocoee, Florida 32665 • 407-542-4987

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.

Permitting

1. The Office of Permitting Services recommends approval of the proposed minor final plat, subject to the conditions contained in this report.
2. Storm-FEMA. In accordance with Federal Emergency Management Act (FEMA) requirements, a letter of map revision is required by the owner or engineer, prior to the issuance of permits.
3. Easement-Encroachment. The final plat shall contain the following note: There shall be no building encroachment, roof-overhang or underground structure in the easement.
4. Soils Report-Submit. Two copies of the soils report are required for this site in accordance with Section 65.418 (f) of the City Land Development Code
5. Storm-Floodplain. This project is in the 100 year Floodplain. The owner/developer is required to provide compensating storage, positive legal outfall and separate facilities for retention and detention in accordance with Orlando Urban Storm Water Management Manual (OUSWMM) 2ND edition.
6. 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.
7. 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:
8. 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."
9. Sewer-Benefit Fee. The Office of Permitting Services has reviewed final plans for this project. The owner/developer is required to pay the Sewer Benefit Fee in accordance with the Sewer Service Policy.
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. Storm-Water Management District. The owner/developer is required to design and construct an on-site storm water system in accordance with the Orlando Urban Storm Water Management Manual and 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.
12. 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.
13. Engineering Records-Misc. Should any trees need to be removed or encroached upon, please contact Justin Garber with the Bureau of Parks at (407) 246-4047 or (321) 229-6367 for a Tree Encroachment or Tree Removal Permit prior to encroaching within 6' of any existing 4" caliper or larger tree as per Orlando Land Development Code, Section 60.211.
14. Storm-Wetland. If the proposed wetlands are to be altered, the owner/developer needs to submit documentation from St John's River Water Management District and/or the Army Corp of Engineers.
15. Storm-Underdrains. Underdrain construction is required in accordance with Section 17.01 of the Engineering Standards Manual.
16. Street Tree Fund. 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.
17. 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. This is in accordance with Section 6 of the Orlando Urban Storm Water Management Manual.
18. 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.
19. Floodplain. This site is located within a floodplain. The finished floor elevation must be one (1) foot above the 100' flood elevation.
20. 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 draw-

REQUIRED-CONDITIONS OF APPROVAL

ings 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

21. 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. 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.

Legal Affairs

1. The word "the" is misspelled in the notary block.

INFORMATIONAL-CONDITIONS OF APPROVAL

Orlando Police Department

1. The Orlando Police Department has no objections to the plat request for Baywood PD located southeast of Lake Underhill Rd. and Brockway Ave. A CPTED review will be completed when detailed development plans are submitted to the City.
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.

Permitting

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.

Transportation Planning

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

Comprehensive Planning Studio

The Comprehensive Planning Studio has no objections to the proposed subdivision application.

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.

CONTACT INFORMATION

Land Development

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

Transportation Planning

For questions regarding Transportation Planning plan review, please contact Nancy Ottini at 407-246-3529 or nancy.jurus-ottini@cityoforlando.net

Engineering/Zoning

For questions regarding Engineering or Zoning contact John Groenendaal at (407)246-3437 or john.groenendaal@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.

Growth Management

For questions regarding Growth Management plan review, please contact Michelle Beamon at michelle.beamon@cityoforlando.net or 407.246.3145.

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.