



# LAKE NONA SOUTH PARCEL 22C



Location Map



## SUMMARY

**Owner**

James L. Zboril  
 Lake Nona Land Co., LLC

**Applicant**

Heather Isaacs  
 Lake Nona Land Co., LLC

**Project Planner**

Colandra Jones

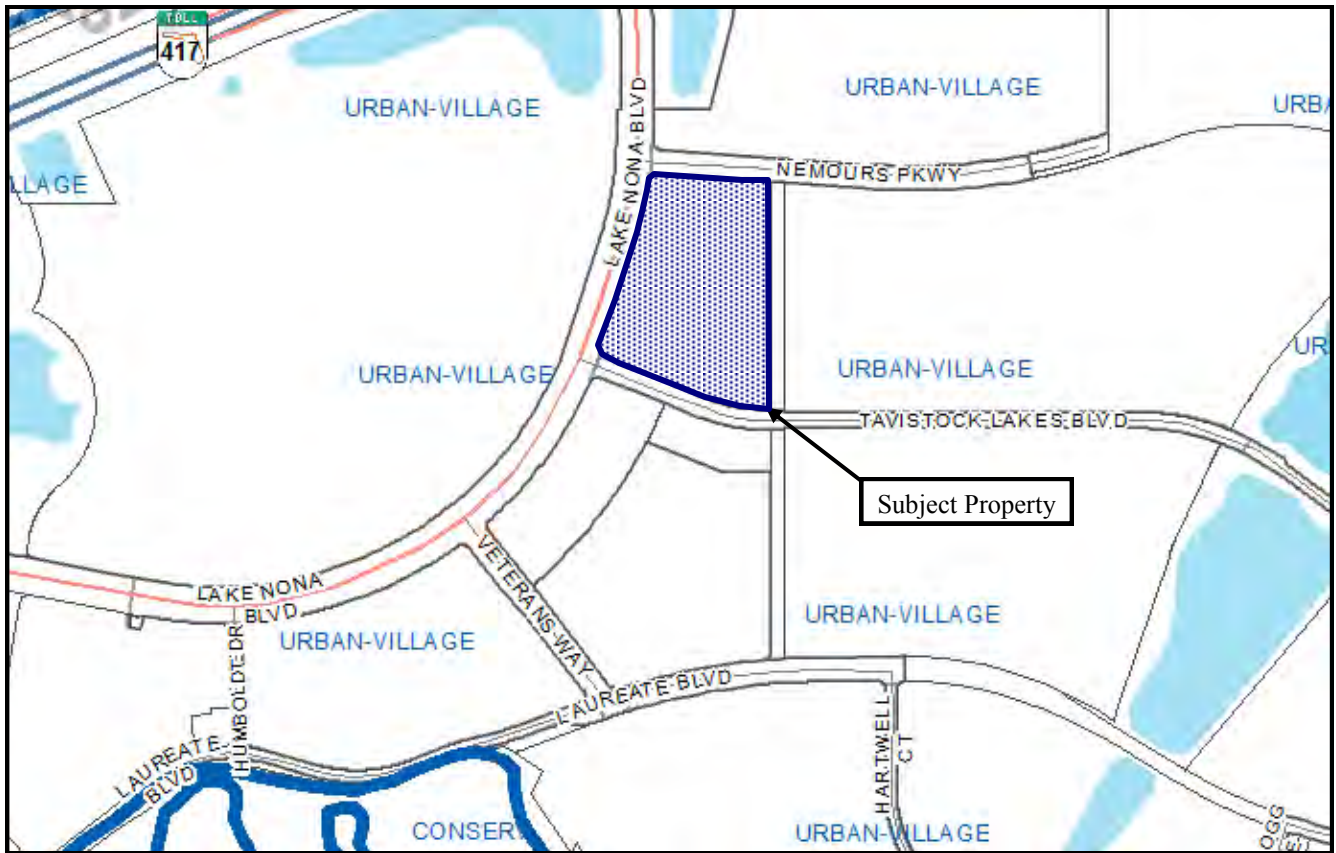
**Property Location:** The subject property is located at the northeast corner of Tavistock Lakes Boulevard and Lake Nona Boulevard (±17.3 acres, District 1).

**Applicant's Request:** Request for a Minor Subdivision Plat to create the preliminary plat for Lake Nona Parcel 22C.

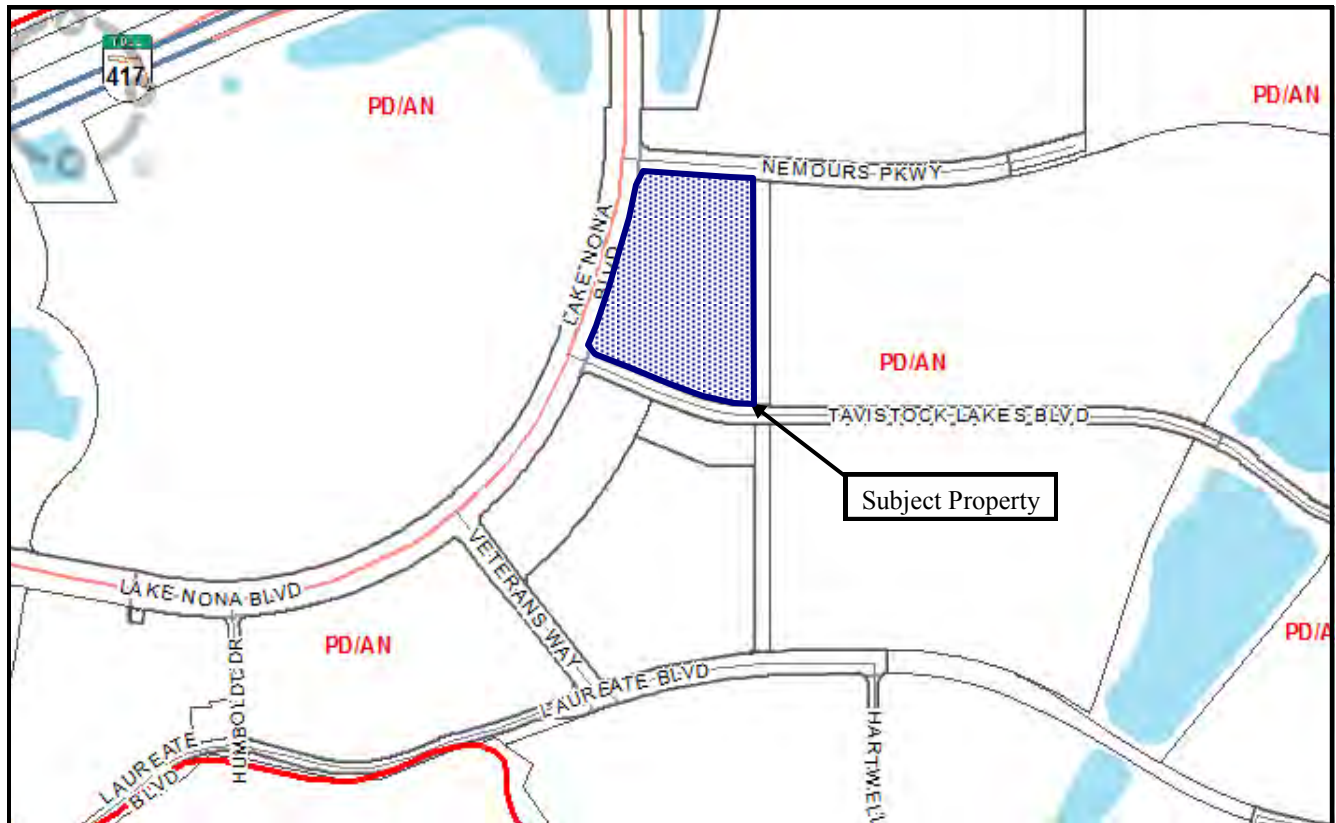
**Staff's Recommendation:** Approval of the request, subject to the conditions in this report.

**Updated:** February 24, 2014

# FUTURE LAND USE MAP



# ZONING MAP



# PROJECT ANALYSIS

## Project Description

The subject property is approximately 17.3 acres in size and is generally located at northeast corner of Tavistock Lakes Boulevard and Lake Nona Boulevard. The site is currently designated Urban Village on the Official Future Land Use Map, and the property is zoned PD/AN. The site is within the Lake Nona Development of Regional Impact and is designated as “Village Center/Urban Transit Center on the DRI Map H (DRI parcel 22b). For platting purposes, since Parcel 22b is divided by Tavistock Lakes Boulevard, the proposed plat which is north of Tavistock Lakes Boulevard is named Parcel 22c and at the time of platting the portion of 22b that is south of Tavistock Lakes Boulevard will retain the Parcel 22b name.

The Southeast Town Design Review Committee (SETDRC) approved an Specific Parcel Master Plan (SPMP) for Lake Nona Urban Lite Apartments on January 9, 2014 (Case # MPL2013-00041). This SPMP depicted development of multi-family residential comprised of 279 residential units with a parking garage and surface parking to total 503 parking spaces. The proposal also has amenities which include a clubhouse, courtyard and a swimming pool. The applicant indicates that the demand for multi-family dwelling units has increased in this area due to the opening of some medical uses such as the Orlando Veterans Affairs Medical Center.

## 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. The property is currently vacant but is designated as “Village Center/Urban Transit Center” in the DRI. The Urban Village future land use designation surrounds the subject site. Existing uses include vacant land to the north, east, and west, and UCF Medical School and VA Hospital to the south. Further north is the Nemours Children’s Hospital and Watermark Apartments, and further east is the Laureate Park residential neighborhood. The proposed residential use would be compatible with the surrounding uses.

	<b>Future Land Use</b>	<b>Zoning</b>	<b>Surrounding Use</b>
North	Urban Village	PD/AN	Nemours Children’s Hospital
East	Urban Village	PD/AN	Vacant Land
South	Urban Village	PD/AN	Vacant Land, UCF Medical School & VA Hospital (Under Construction)
West	Urban Village	PD/AN	Vacant Land approved for office/hotel

## Conformance with the GMP

The proposed development 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.

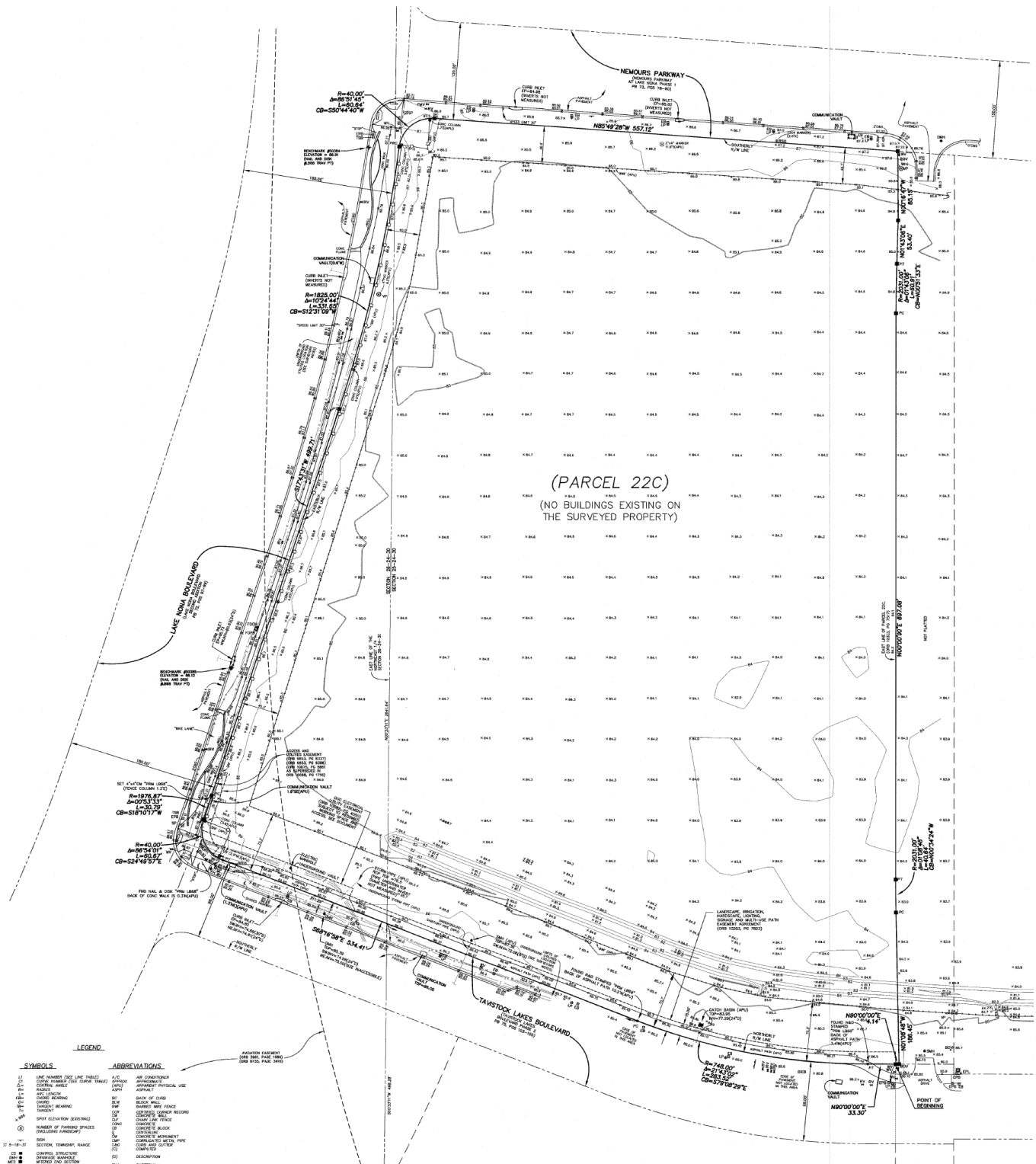
## Conformance with the LDC—Chapter 68 Southeast Orlando Sector Plan

In order to be consistent with the Southeast Orlando Sector Plan, applications must be reviewed for compliance with LDC Chapter 68, which lays out the detailed development guidelines and standards for the Southeast Plan area. The proposed development is categorized as “Village Center/Urban Transit Center” in the Lake Nona DRI/PD. According to LDC Section 68.200 (a) (2), Village Center/Urban Transit Center (VC/UTC District) is described as such: “Village Center districts shall be developed as important destinations for each Residential Neighborhood, providing a variety of shops, services, restaurants, and civic facilities that serve the needs of the surrounding neighborhoods.” Figure 68-C provides requirements for Residential Blocks. The Lake Nona Mixed Use District Plan (Case # MPL2013-00040) also provides some additional standards for residential properties in the Village Center/Urban Transit Center District.

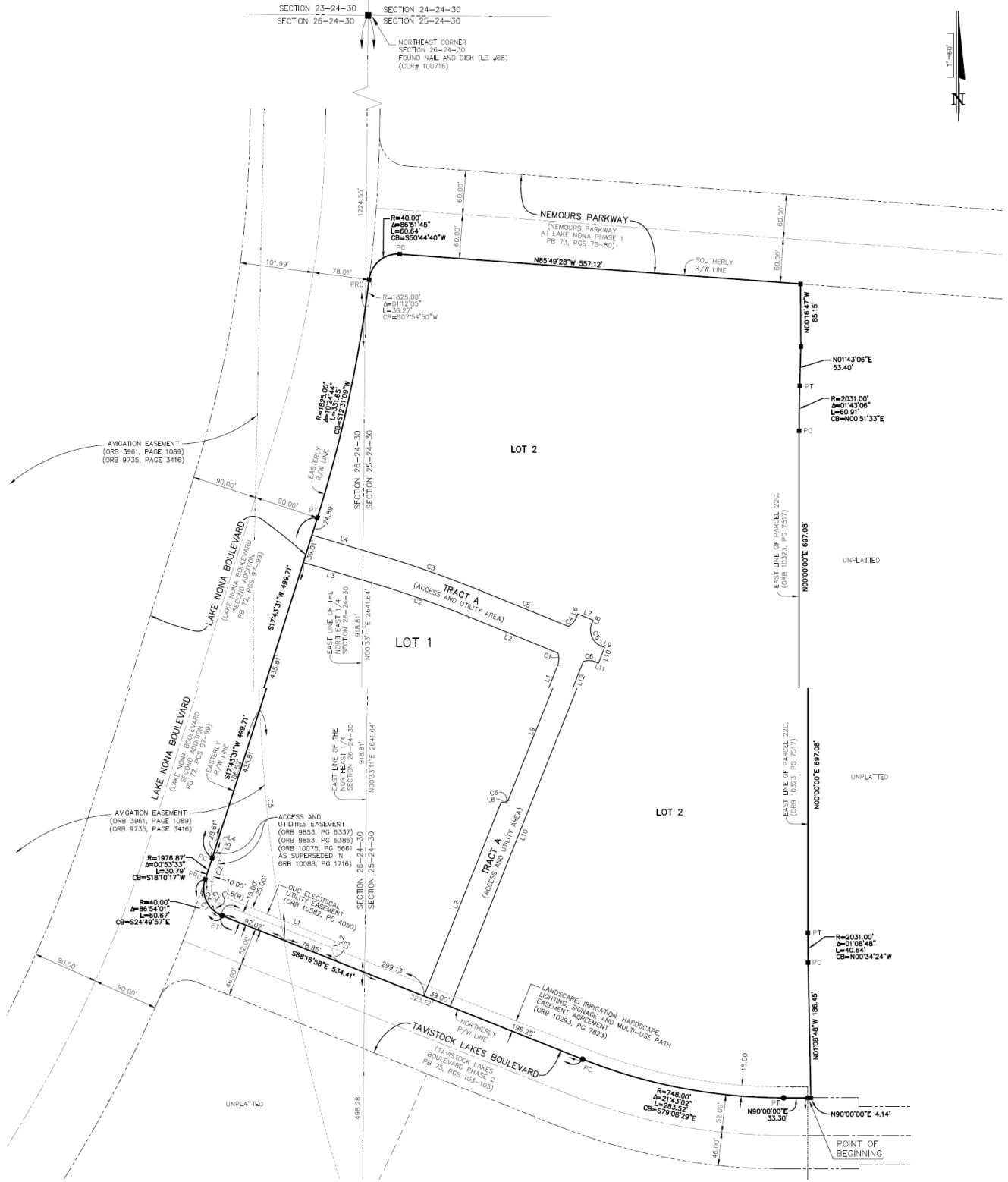
# AERIAL PHOTO



# BOUNDARY & TOPOGRAPHIC SURVEY



# PRELIMINARY SUBDIVISION



## 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 proposal plat is consistent with the purpose and intent of the City's Growth Management Plan.
2. The proposal 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 Lake Nona Urban Lite Apartments SPMP (Case #MPL2013-00041).

Staff recommends approval of the minor subdivision 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 conditions of the Lake Nona Urban Lite Apartments Specific Parcel Master Plan (Case #MPL2013-00041).

#### 3. RECORDING OF THE FINAL PLAT

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

### Transportation Planning

#### 1. PRIVATE DRIVE DEDICATION/RESERVATION REQUIREMENTS

The owner/applicant of Lot 2 development shall dedicate/reserve at least eight (8') feet along the twenty-three (23') feet wide adjacent side of Tract A to accommodate the approved on-street parking along the private drive to be build on this tract, consistent with the approved MPL2013-00041 development.

## INFORMATIONAL COMMENTS

### Engineering/Zoning

#### 1. 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.

#### 2. CONCURRENCY-COMMITTED

Lake Nona development has a Concurrency capacity committed to it. The capacity will be deducted from the Lake Nona DRI account at the time of permitting. An Assignment of Committed Trips form is required from Lake Nona as a condition of building permit issuance.

#### 3. 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.

#### 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. PLAT

This property is required to plat in accordance with Section 65.401 of the City's Land Development Code prior to the issuance of building permits.

# INFORMATIONAL COMMENTS

## Engineering/Zoning (cont.)

### 6. *PLAT-MINOR*

Plat Face Changes - There may be 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 and/or Conditions to the face of the plat are available on our website under SUB2014-00006
- 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.

### 7. *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.

### 8. *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.

### 9. *STORM-WATER MANAGEMENT DISTRICT*

The owner/developer is required to design and construct a 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.

### 10. *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

### 11. *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.

## Wastewater

### 1. *SEWER*

The case involves easements in the northeast corner of Lake Nona Blvd and Tavistock Lakes Blvd. Construction plans for this parcel have not yet been reviewed by the Wastewater Division. Easement needs for wastewater components (sanitary sewer and reclaimed water) are subject to change depending on the utilities depicted in the construction plans, which have not yet been submitted to the Wastewater Division for review.

## Legal Affairs

1. A joinder and consent for the mortgage recorded in 10658/6113 must be provided.
2. The dedication and qualification statement must be properly executed.



## CONTACT INFORMATION

### **City Planning**

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

### **Transportation Planning**

For questions regarding Transportation review, please contact Gus Castro at 407.246.3385 or gustavo.castro@cityoforlando.net.

### **Engineering/Zoning**

For questions regarding Engineering or Zoning contact Keith Grayson at 407.246.3234 or keith.grayson@cityoforlando.net.

### **Legal Affairs**

For questions regarding Legal Affairs comments, please contact Cynthia Sanford at 407.246.3489 or cynthia.sanford@cityoforlando.net

### **Building**

Building Plan Review is not applicable to this case at this time. For questions regarding Building Plan Review issues contact Don Fields at 407.246.2654 or don.fields@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 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.