

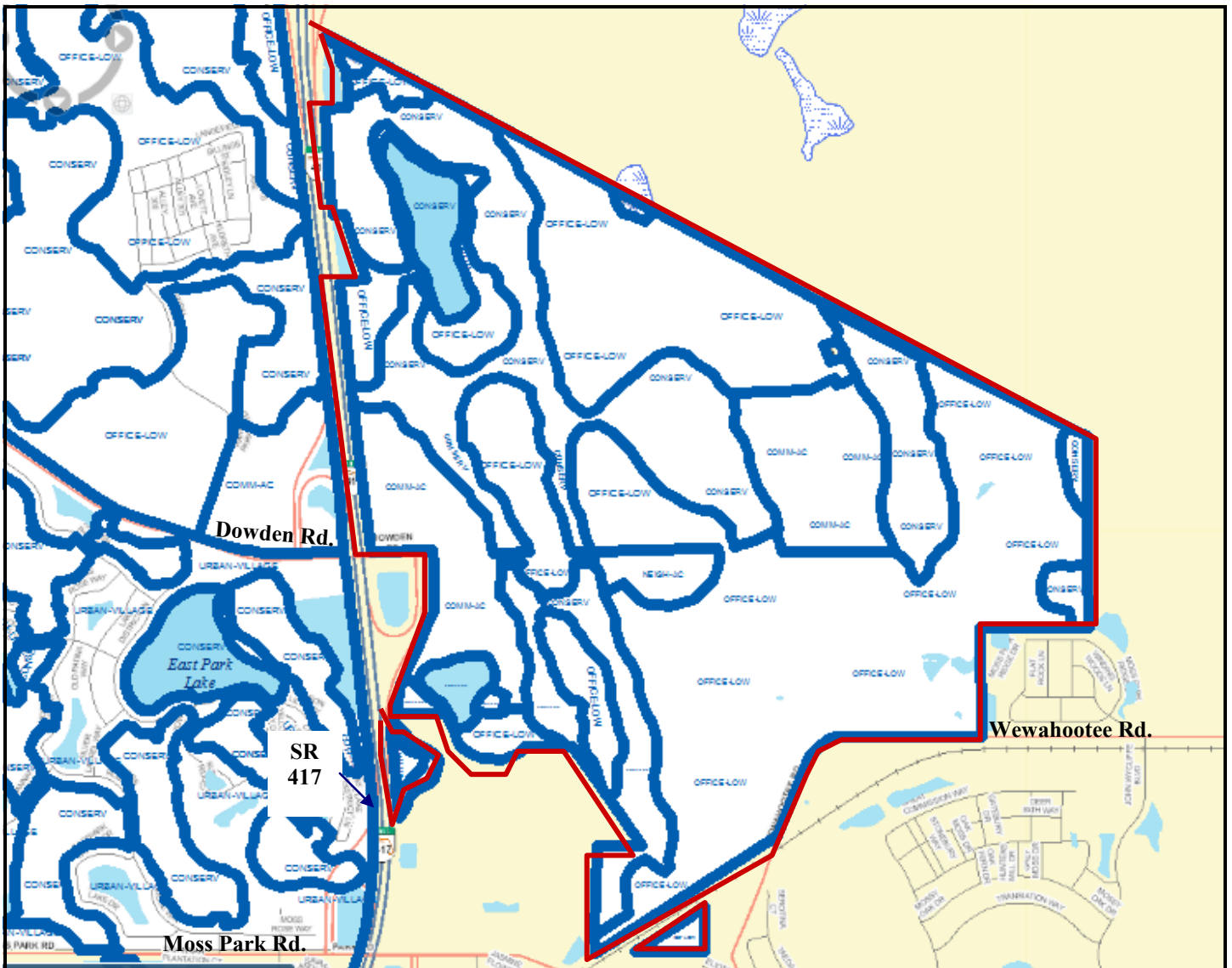
Location Map

Subject Site

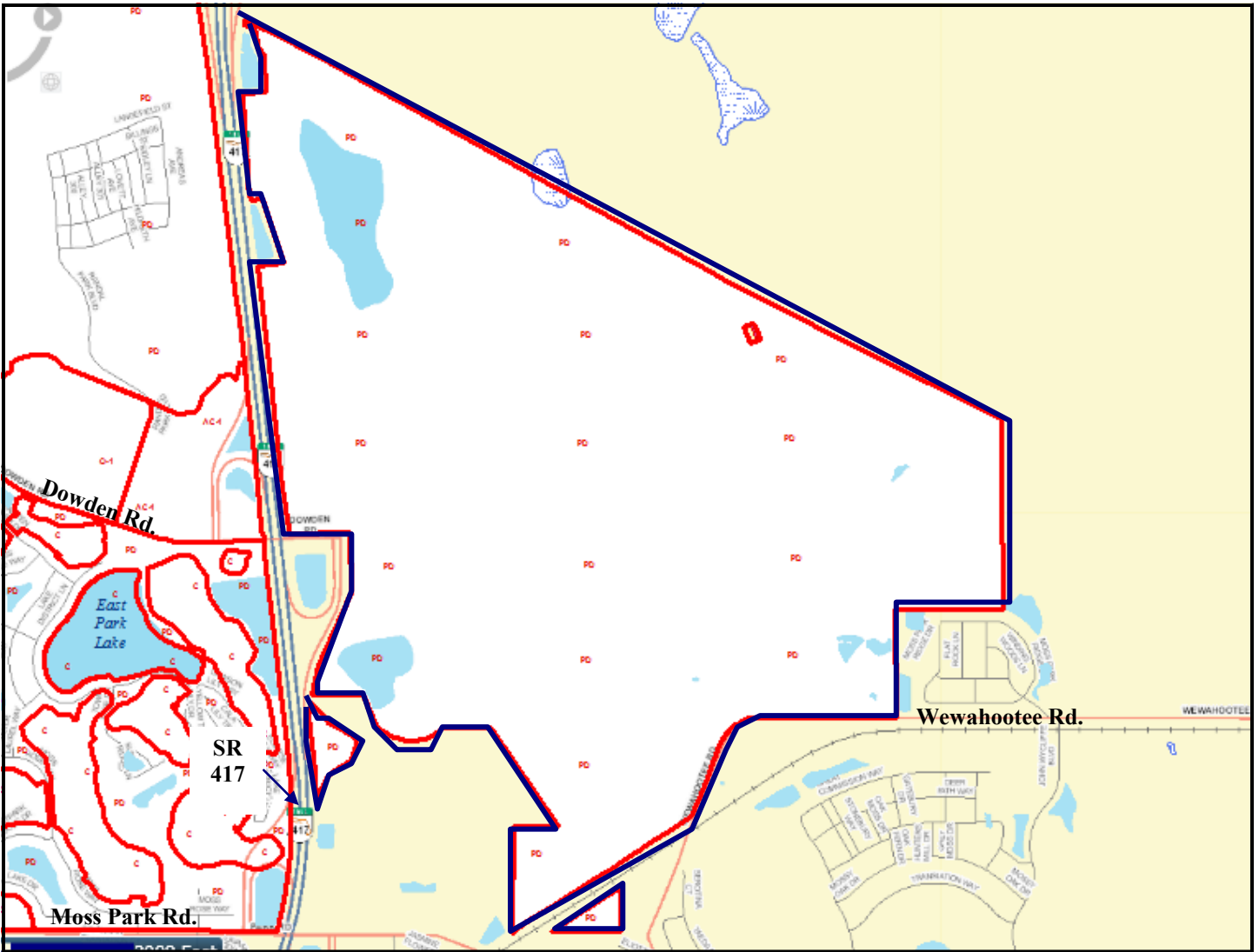
SUMMARY

<p>Owner/Applicant Michael Southward, Lennar Homes</p> <p>Project Planner Michaëlle Petion</p> <p>Updated: February 27, 2014</p>	<p>Property Location: East of the Central Florida Greenway (SR 417), north of Moss Park Rd. and south of the Beachline (SR 528) (Parcel ID #04-24-31-0000-00-001, 003, 004, 09-24-31-0000-00-001, 012, 034) (±1266 acres, District 1)</p> <p>Applicant's Request: Request for a Major Subdivision Plat to create the preliminary plat for the Wewahootee PD.</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 +1266 acre subject site is located east of the Central Florida Greenway (SR 417), north of Moss Park Rd. and south of the Beachline. The Preliminary Plat is for the entire Wewahootee PD which has future land use designations of Community Activity Center, Neighborhood Activity Center, Office Low Intensity and Conservation and a zoning designation of Planned Development (PD). The development program for the PD is a mixed use community of up to 2,752 residential units, 713,845 square feet of retail, 627,000 square feet of office and related civic uses. The property is also within Subarea Policy S.40.1., which addresses the maximum density allowed, components of the Planned Development and SPMP requirements.

The first specific parcel master plan (MPL2014-00001), scheduled for Municipal Planning Board (MPB) review on March 18, 2014, will build out in five phases; this includes 641 single-family homes and townhomes, parks, stormwater ponds, streets and associated infrastructure, within Parcels I & J. Phase 5 of Parcel I, to include commercial development, will be addressed in a future SPMP.

Previous Actions:

- November 2013– City Council annexed the subject property into the city of Orlando (ANX2013-00004, Doc. # 1311251202)
- December 2013– City Council approved the assigning of the Office Low Intensity, Neighborhood Activity Center, Community Activity Center and Conservation future land use designations and Planned Development zoning designation and the creation of Subarea Policy S.40.1. (GMP2013-00010, GMP2013-00011, Doc. # 1312161201, ZON2013-00015, Doc. # 1312161202)

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.”*

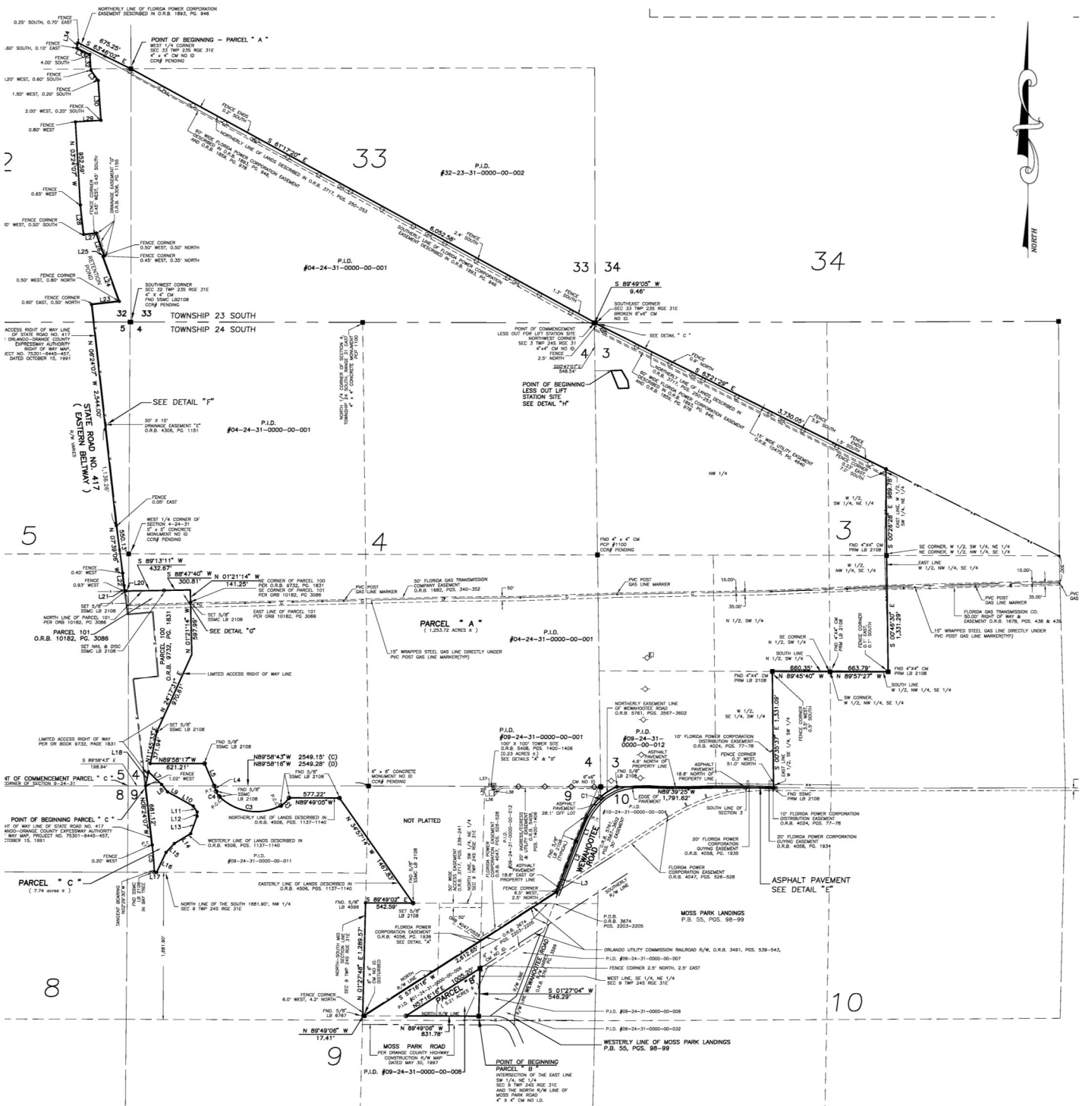
FINDINGS

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):

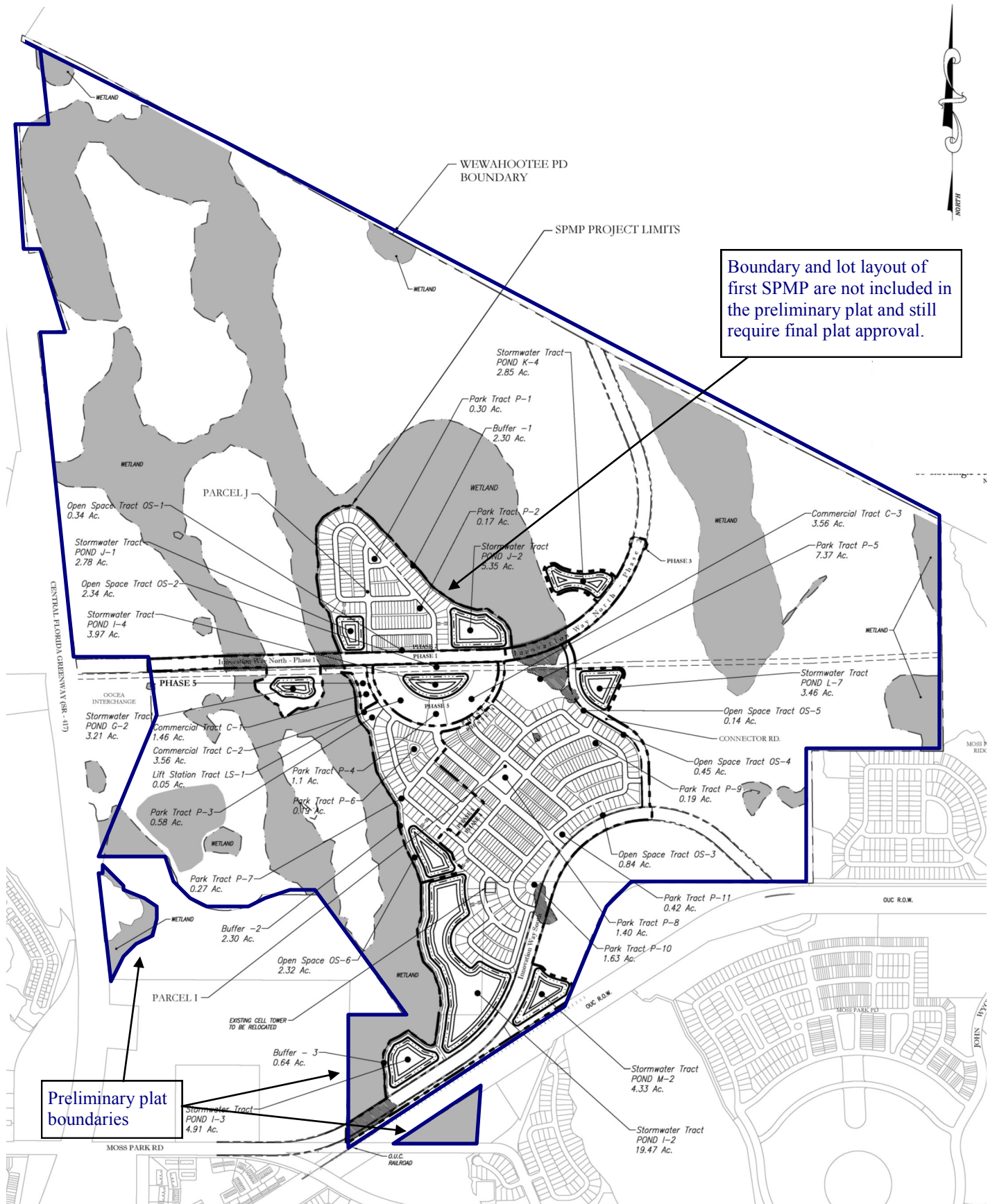
1. The proposed use is consistent with the purpose and intent of the City's Growth Management Plan.
2. The proposed use is consistent with the purpose and intent of the requirements of the LDC.
3. The subdivision will not result in incompatible land uses.
4. The proposed development will be constructed 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



PROPOSED PLAT



Boundary and lot layout of first SPMP are not included in the preliminary plat and still require final plat approval.

Preliminary plat boundaries

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. Consistency. The proposed development shall be developed consistent with the conditions of approval for Storey Park SPMP (MPL2014-00001) and Wewahootee PD ordinance.
3. Final Plat. The final plat(s) shall be reviewed by City Planning to determine if all conditions are met prior to the recording of the plat.

Engineering/Zoning

1. 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.
2. 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.
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. 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.
5. Soils Report. Two copies of the soils report are required for this site in accordance with Section 65.418 (f) of the City Land Development Code
6. 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.
7. 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.
8. Storm— Underdrain. Underdrain construction is required in accordance with Section 17.01 of the Engineering Standards Manual.
9. 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 the Water Management District is required. The system is to be privately owned and maintained.
10. Street Name. The proposed name of the new street shall be submitted to the Engineering Bureau for review for duplication of established street names, same sounding name, type of spelling, etc., in accordance with the City Land Development Code, Section 61.221.
11. Roadway Master Plan. The proposed roadway cross section needs to be consistent with the approved Master Plan.
12. 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.
 3. Initial 2 percent inspection fee (based on estimated cost of the improvements. An itemized cost estimate is to be submitted

CONDITIONS OF APPROVAL

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.
13. 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.
14. Floodplain. This site is located within a floodplain. The finished floor elevation must be one (1) foot above the 100' flood elevation.
15. 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.
16. Roadway— design. The proposed typical road section needs to be designed and constructed in accordance with the Annexation and Development Agreement. The standard pavement thickness is 2" of FDOT Type S-III Asphalt with standard curb and gutter each side. The Sub-base shall have a stabilization of 95 FBV (Florida Bearing Value) in addition to the stated compaction.

CONTACT INFORMATION

Land Development

For questions regarding Land Development review, please contact Michaëlle Petion at (407) 246-3837 or michaëlle.petion@cityoforlando.net.

Engineering/Zoning

For questions regarding Engineering or Zoning contact Keith Grayson at (407)246-3234 or keith.grayson@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 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.