



LAUREATE PARK PHASE 5 PLAT



Location Map

 Subject Site

SUMMARY

Owner

James L. Zboril
 Lake Nona Land Co., LLC

Applicant

Heather Isaacs
 Lake Nona Land Co., LLC

Project Planner

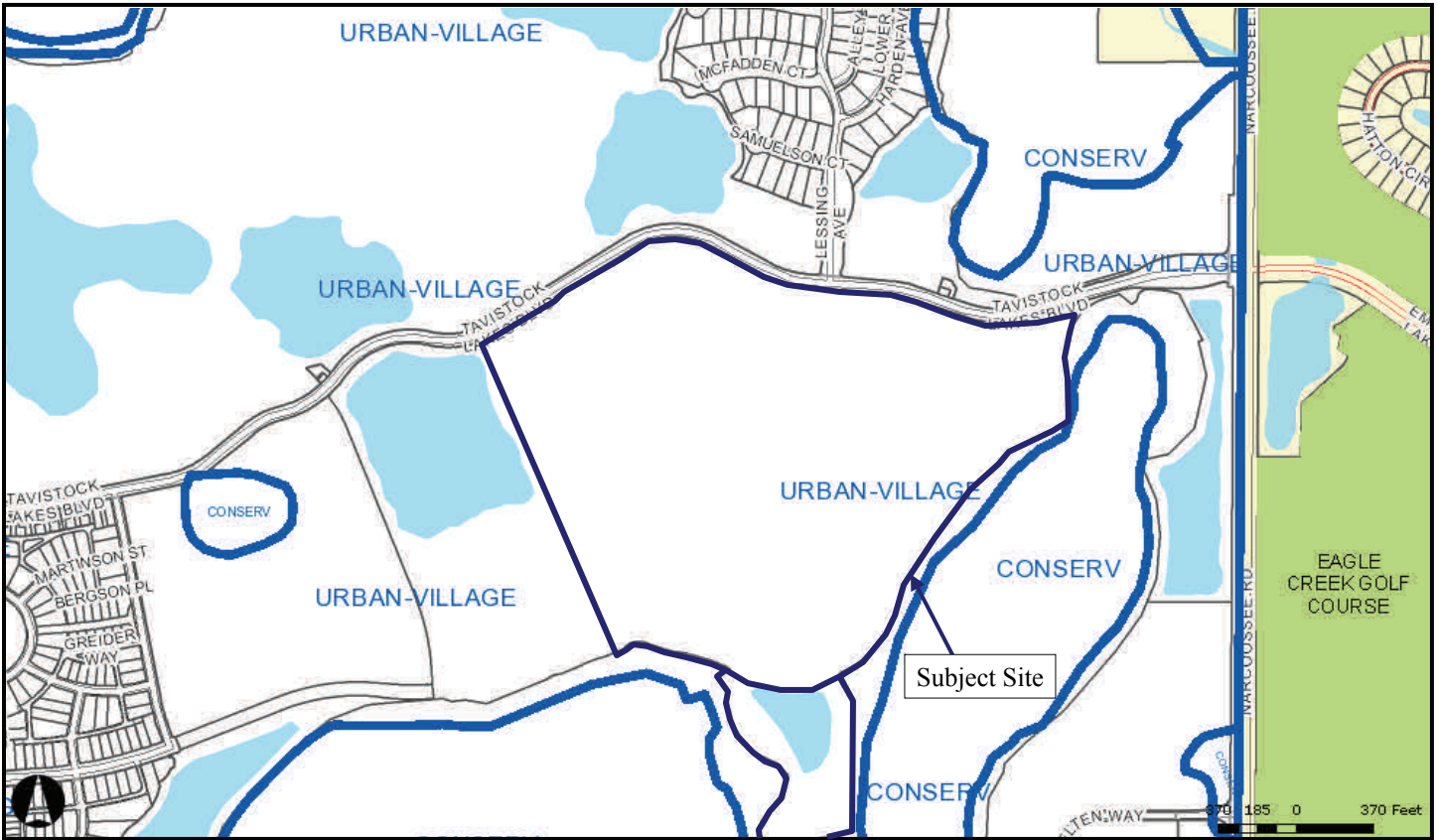
Colandra Jones

Property Location: The subject property is located south of Tavistock Lakes Boulevard, west of Narcoossee Road, and north of Laureate Boulevard. (±94.2 acres, District 1).

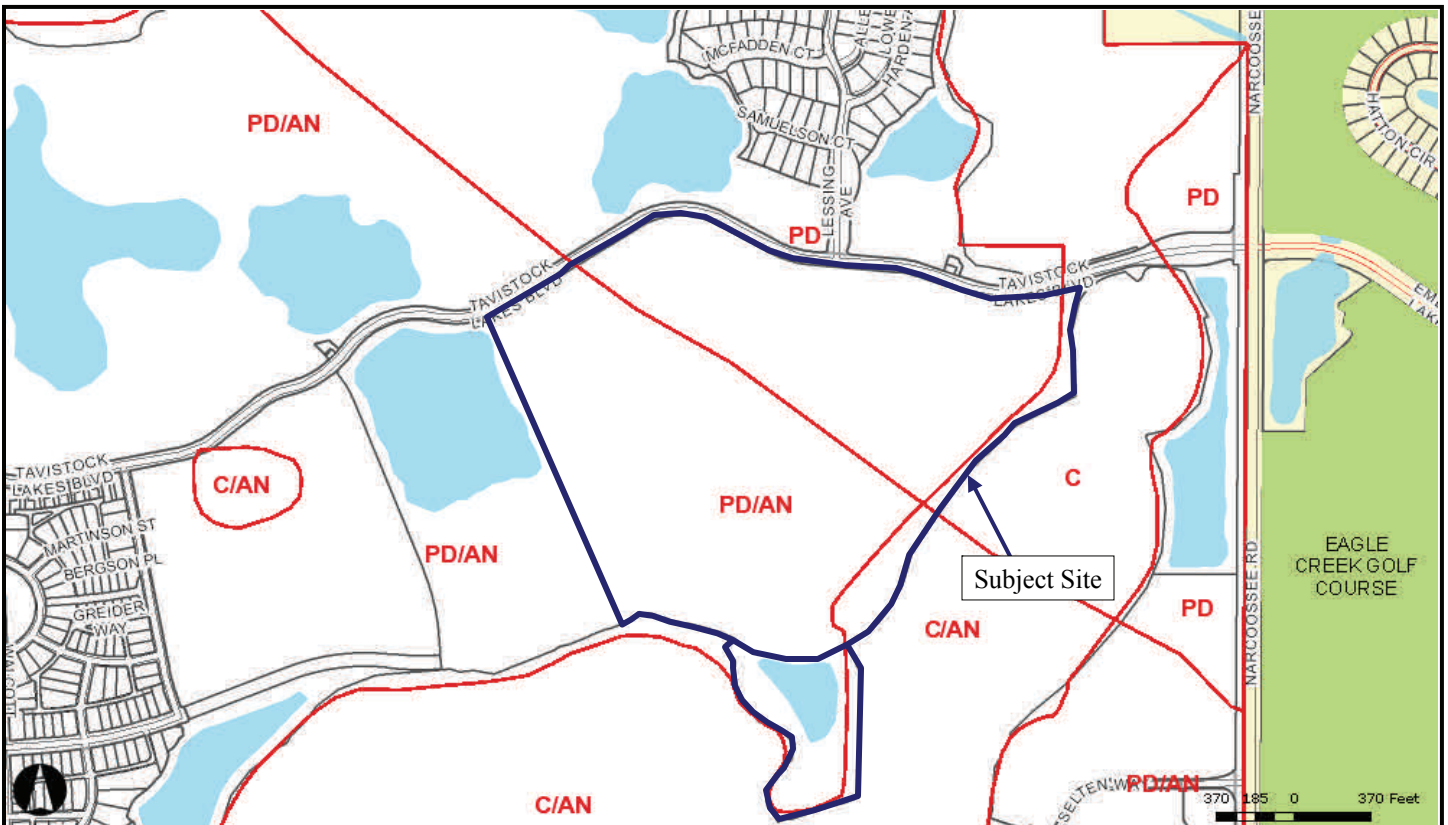
Applicant's Request: Request for Major Subdivision Plat to create the preliminary plat for Laureate Park Phase 5.

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

FUTURE LAND USE MAP



ZONING MAP



PROJECT ANALYSIS

Project Description

The subject site is generally located south of Tavistock Lakes Boulevard, west of Narcoossee Road, and north of Laureate Boulevard and is approximately 94.2 acres. The site is currently designated Urban Village on the Official Future Land Use Map and is zoned PD and PD/AN. The site is within the Lake Nona Development of Regional Impact (DRI parcel 26) and is designated as “Residential Neighborhood” on the DRI Map H.

The Southeast Town Design Review Committee (SETDRC) approved a Specific Parcel Master Plan (SPMP) for the Laureate Park Phase 5 Residential Neighborhood on January 10, 2012 (Case #MPL2012-00032). This SPMP approval comprised of 431 dwelling units consisting of 10 different lot types, including a mix of front-loaded and rear-loaded lots. It proposes 371 detached single family units and 60 townhome units with an overall residential density is ±4.6 dwelling units per acre. This preliminary plat consist of 431 residential lots, open space, which totals approximately 4.36 acres, and an internal circulation network for the project.

Previous Actions:

- Laureate Park Phase 1—September 2010: The SETDRC approved the Laureate Park Phase 1 SPMP for a residential development comprised of 504 dwelling units (Case #MPL2010-00014). The TRC approved the preliminary major plat for the Laureate Park Phase 1 development (Case #SUB2010-00017).
- Laureate Park Phase 2—August 2011: The SETDRC approved the Laureate Park Phase 2 SPMP to allow for a residential development comprised of 159 dwelling units (Case #MPL2011-00013). October 2011: The TRC approved the preliminary major plat for the Laureate Park Phase 2A development (Case #SUB2011-00023). January 2012: The TRC approved the preliminary major plat for the Laureate Park Phase 2B development (Case #SUB2011-00034).
- Laureate Park Phase 3—August 2011: The SETDRC approved the Laureate Park Phase 3 SPMP to allow for a residential development comprised of 130 single family dwelling units (Case #MPL2011-00015). December 2011: The TRC approved the preliminary major plat for the Laureate Park Phase 3A & 3B development (Case #SUB2011-00029).
- Laureate Park Phase 5—January 2013: The SETDRC approved the Laureate Park Phase 5 SPMP to allow for a residential development comprised of 431 single family dwelling units (Case #MPL2012-00032).
- Phase 4 of the project has not yet been reviewed and will be submitted at a future date.

Major Subdivision:

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.”*

Project Context

The subject property is located within the Lake Nona DRI, a community located in the southeast section of Orlando in the planned Laureate Park neighborhood. The property is currently vacant. The Urban Village future land use designation surrounds the subject site to the west and north and the Conservation future land use to the south and east. Existing uses include Phases 1 and 2B of the Laureate Park residential neighborhood which is currently under construction to the west, Phase 3 of the Laureate Park residential neighborhood to the north, and the Primary Conservation Network to the east and south. Also, just east of the Primary Conservation network, is Lake Nona Middle School and Publix shopping plaza which is along Narcoossee Road. The proposed residential development would be compatible with the surrounding existing and planned residential uses.

Table 1—Project Context

	Future Land Use	Zoning	Surrounding Use
North	Urban Village	PD	Laureate Park Phase 3 Residential Neighborhood
East	Conservation	C and C/AN	Primary Conservation Network
South	Conservation	C/AN	Primary Conservation Network
West	Urban Village	PD/AN	Laureate Park Phase 1A, 1C and 2B Residential Neighborhood

Conformance with the GMP

The proposed SPMP 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

Part 3 of the Southeast Orlando Sector Plan describes the residential building standards. Section 68.301 requires a mix of housing types within residential neighborhoods. Housing types may vary by lot size and form. These criteria are intended to insure that homes integrate well with each other and share designs which make neighborhood streets safe and enjoyable to walk along. Lot sizes and patterns within a neighborhood shall be varied to avoid monotonous streetscapes and provide a diverse range of housing types. The Southeast Sector Plan requires a developer that has more than 15 acres to provide at least 3 housing types. The applicant has a development that is approximately 94.2 acres and is proposing 10 different residential lot types. Figure 68-E of the Southeast Plan summarizes approximate lot sizes and densities for a variety of housing types. The lot summary chart below outlines the lot type and the proposed amount in Phase 5. According to the Southeast Orlando Sector Plan Figure 68-E Housing Types, the proposed lot types meet the residential building standards.

Lot Type	Number of Lots	Corresponding Housing Type from Figure 68-E
30’x 120’	53	Single Family Bungalow (2,000—4,000 sq. ft.)
40’x 120’	57	Single Family Small Lot (4,000—5,000 sq. ft.)
45’x 120’	80	Single Family Standard Lot (5,000—7,000 sq. ft.)
50’x 120’	92	Single Family Standard Lot (5,000—7,000 sq. ft.)
60’x 120’	4	Single Family Large Lot (7,000—43,560 sq. ft.)
70’x 120’	7	Single Family Large Lot (7,000—43,560 sq. ft.)
60’x 130’	9	Single Family Large Lot (7,000—43,560 sq. ft.)
55’x 130’	26	Single Family Large Lot (7,000—43,560 sq. ft.)
Townhome	60	Townhouse/Rowhouse (per unit) (1,500—3,000 sq. ft.)
Zipper Lot	43	Single Family Standard Lot (5,000—7,000 sq. ft.)
Total	431	

Transportation

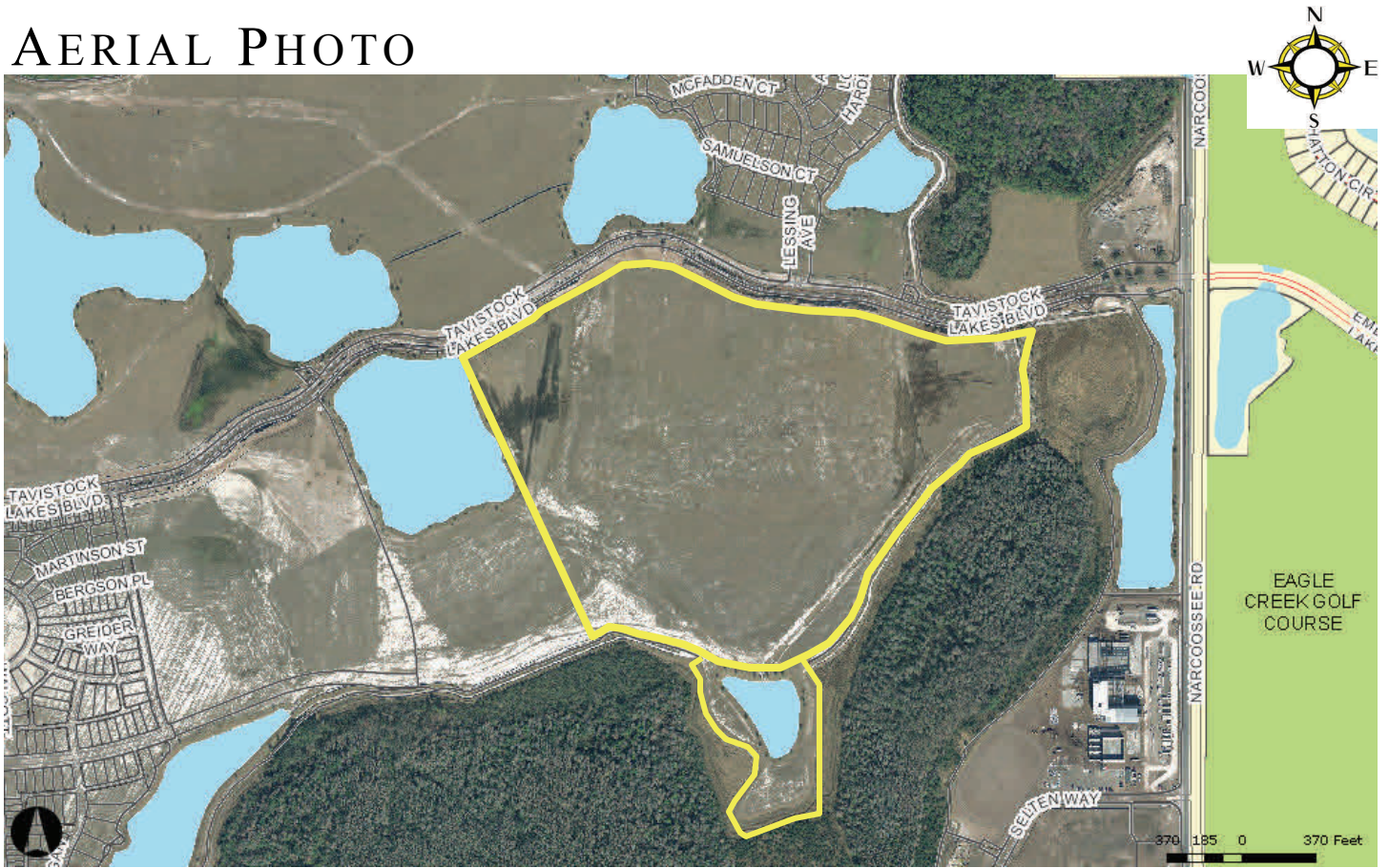
The Southeast Plan contains a section on the Local Circulation System as well as a discussion of roadway connectivity. These standards are to ensure that the proposed development has an interconnected system of arterial, collector and local streets; bicycle lanes; multi-use trails; transit; traffic calming; and parking standards. The intent of the Southeast Orlando Sector Plan’s Transportation Design Standards are to assist in creating a sustainable community with a more balanced transportation system. The approved Laureate Park Phase 5 SPMP has been reviewed for conformance with this section of the LDC Chapter 68 as well as the previously approved Lake Nona Southern Circulation SPMP (MPL2008-00023 & MPL2011-00004).

The applicant has submitted road cross-sections for its Neighborhood Streets and Alleys. The Neighborhood Streets depict several typical cross sections. One typical section depicts a 57 foot right-of-way with 11 foot travel lanes, 7 foot landscaping buffer, with one side of parallel parking and 5 foot sidewalks on both sides of the street. Another typical section depicts a 60 foot right-of-way with 11 foot travel lanes, 9 foot landscaping buffer, and 8 foot sidewalks on both sides of the street. There is a typical section that depicts a 56 foot right-of-way with 11 foot travel lanes, 10 foot landscaping buffer, and 5 foot sidewalks on both sides of the street. Another typical section depicts a 64 foot right-of-way with 11 foot travel lanes, 7 foot landscaping buffer, with parallel parking and 5 foot sidewalks on both sides of the street. And lastly, there is a typical section that depicts a 50 foot right-of-way with 11 foot travel lanes, 7 foot landscaping buffer, and 5 foot sidewalks on both sides of the street.

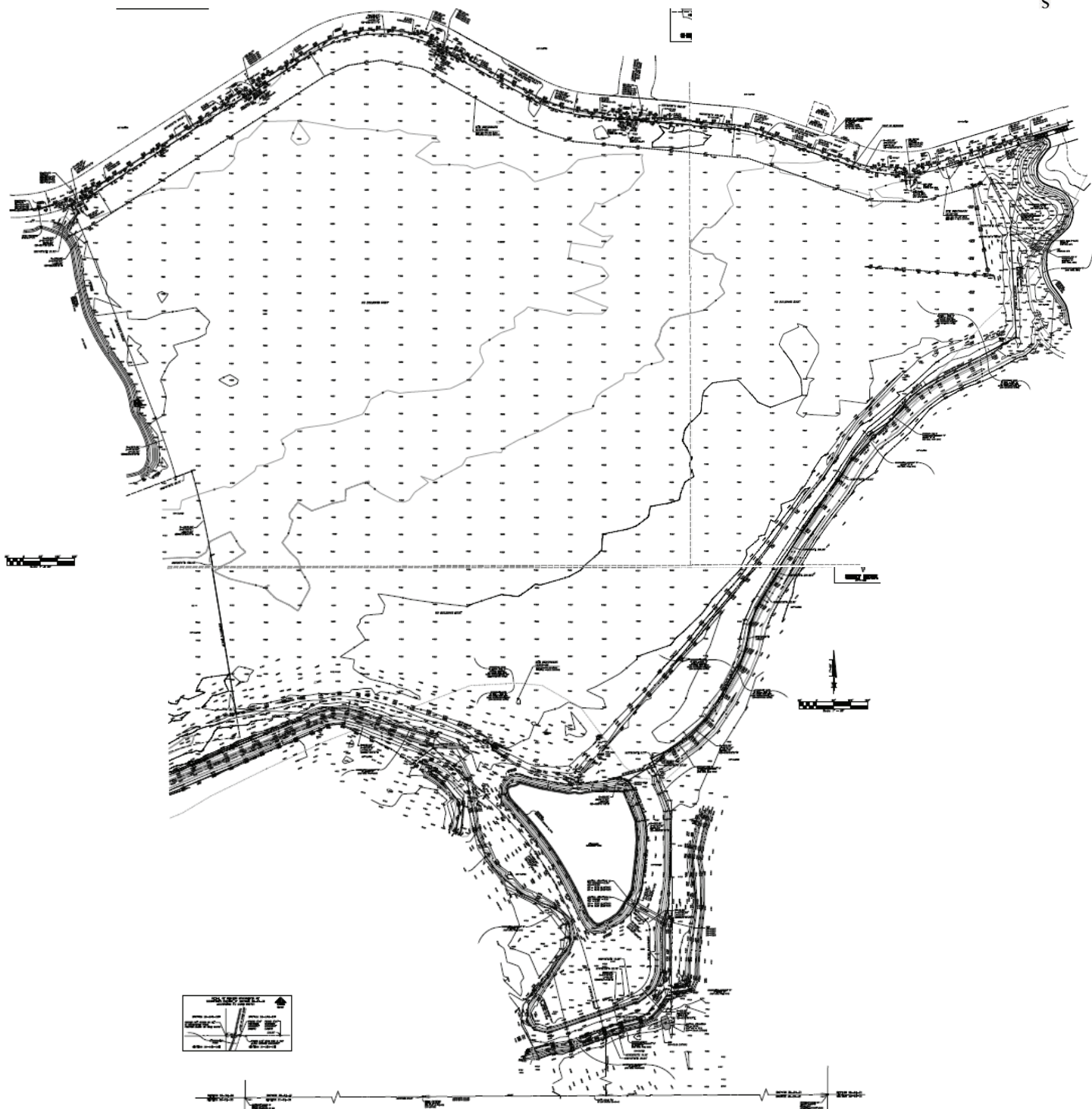
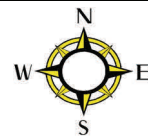
There are three different alley types of cross sections. There is a one-way alley cross-section which has a 20 foot right-of-way with 6 foot travel lanes and 3 foot landscaping buffers. The other one-way alley cross-section has a 26 foot right-of-way with 9 foot travel lanes and 3 foot landscaping buffers. The two-way alley depicts a 26 foot right-of-way with 9 foot travel lanes and 3 foot landscaping buffers.

Laureate Park Phase 5 depicts a formal trail along the east side of the development adjacent to the Primary Conservation Network, which is consistent with the Lake Nona Southern Circulation Plan (MPL2011-00004). The preliminary plat does not depict this proposed trail, therefore, the final plat shall depict the 10 foot wide trail on the east side of the development from Tavistock Lakes Boulevard to Laureate Boulevard.

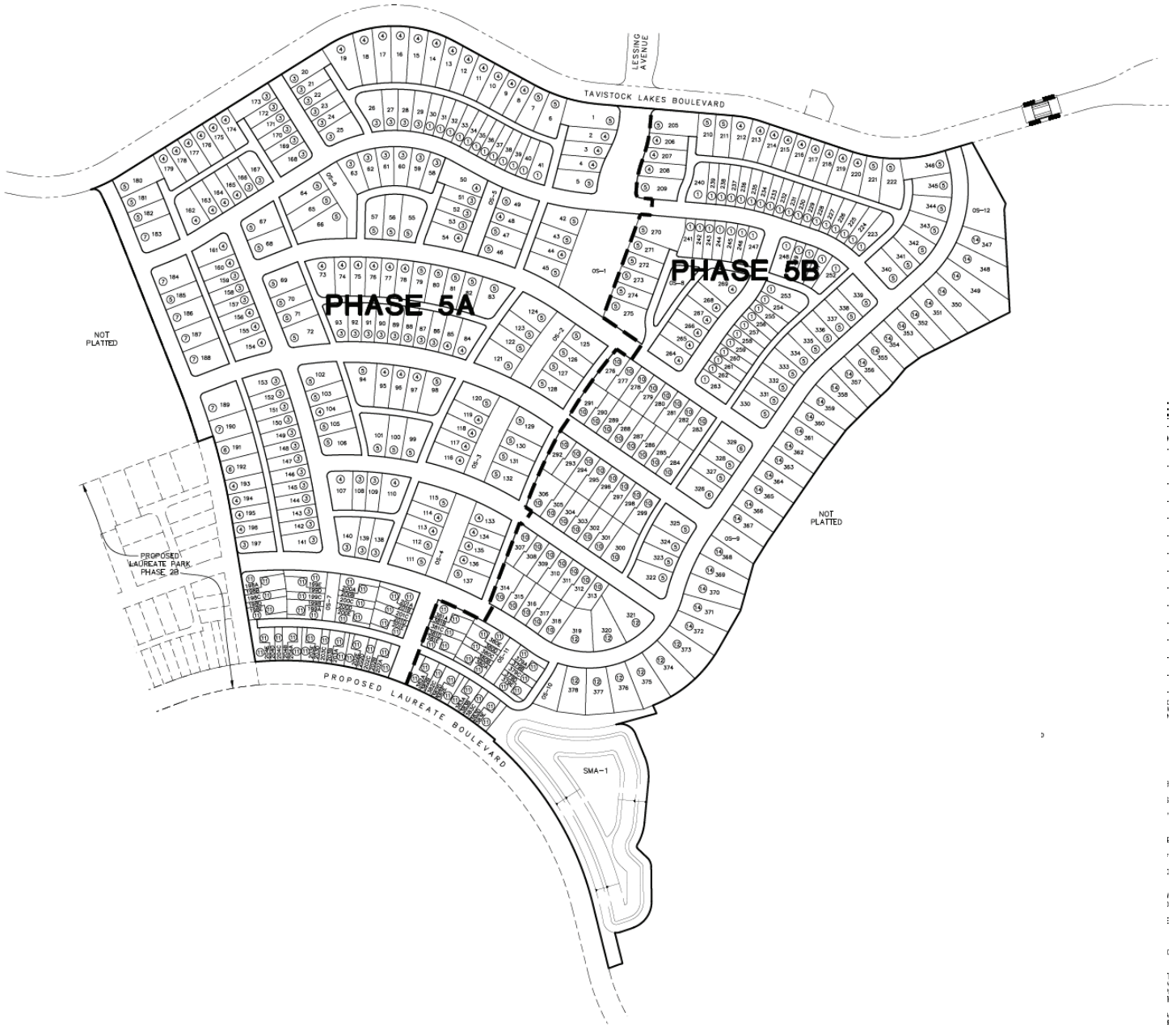
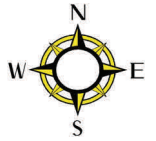
AERIAL PHOTO



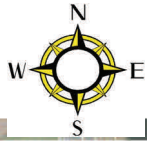
BOUNDARY & TOPOGRAPHIC SURVEY



PRELIMINARY PLAT



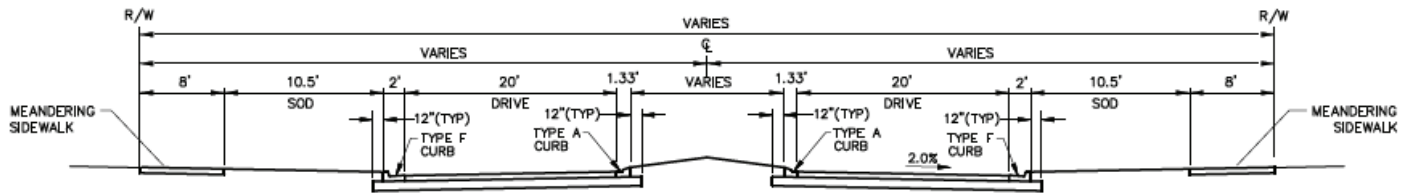
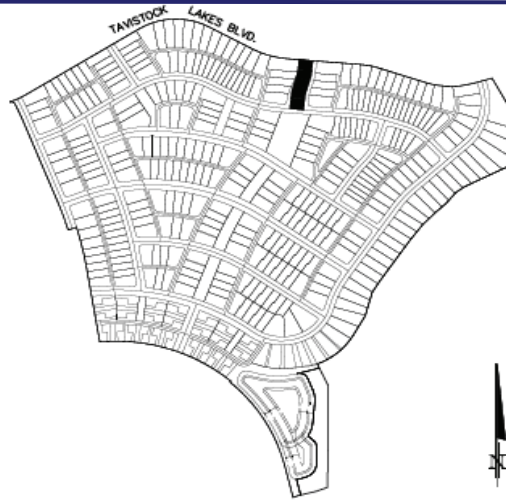
PRELIMINARY PLAT—AERIAL VIEW



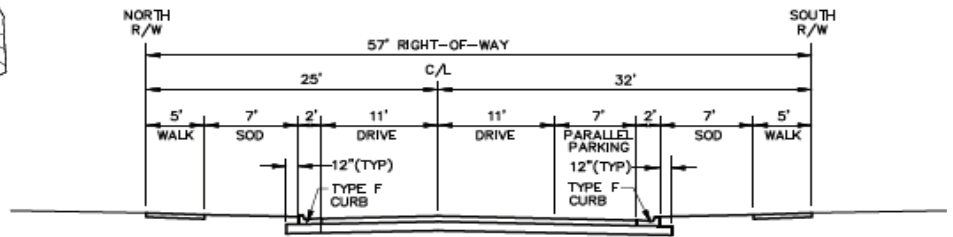
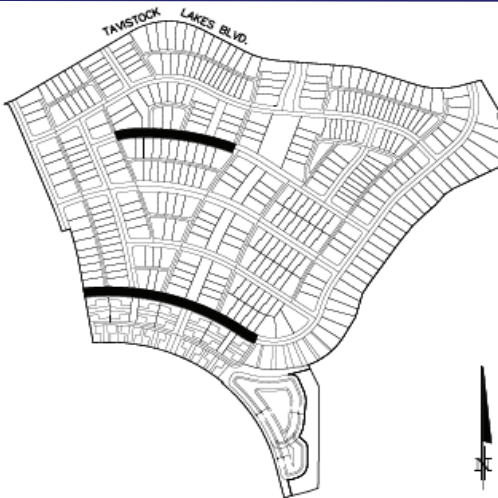
The above graphic is an overlay of the proposed plat on an aerial photo. The southern portion of the plat and the proposed Laureate Boulevard encroach into the current Primary Conservation Network to the south. After discussion with the applicant regarding this matter, it was stated that they have and are continuing to work with the South Florida Water Management District (SFWMD).

Prior to the recording of the final plat, the applicant must show evidence from the appropriate permitting agency (i.e. Army Corps and/or SFWMD) that Laureate Boulevard and adjacent lots are permitted to encroach into the current Primary Conservation Network (PCN), and that amendments to the PCN boundary have been approved to exclude this property. The applicant shall also revise the aerial/plat overlay map to demonstrate the configuration of the road and lots do not encroach into the new PCN boundary.

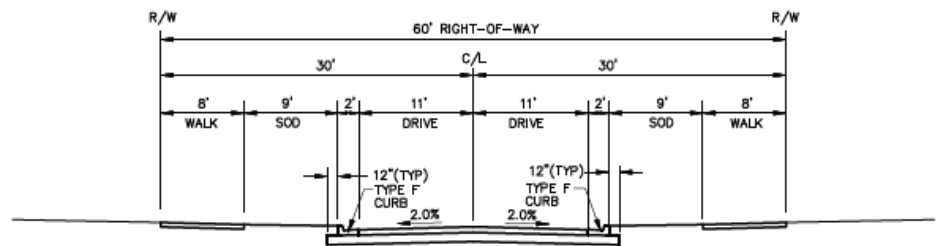
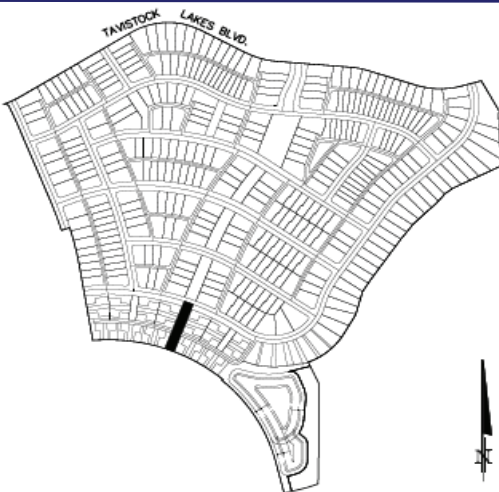
ROAD CROSS SECTIONS



TYPICAL SECTION TYPE 1
1"=10'

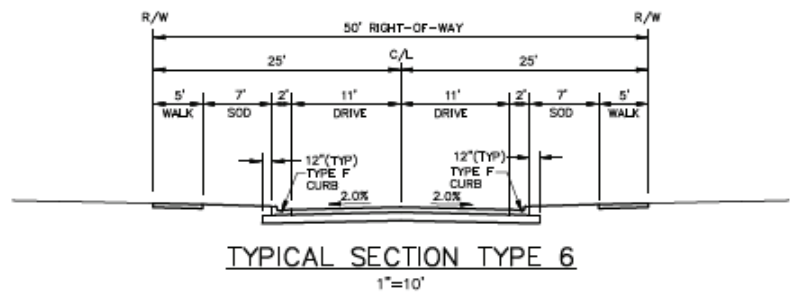
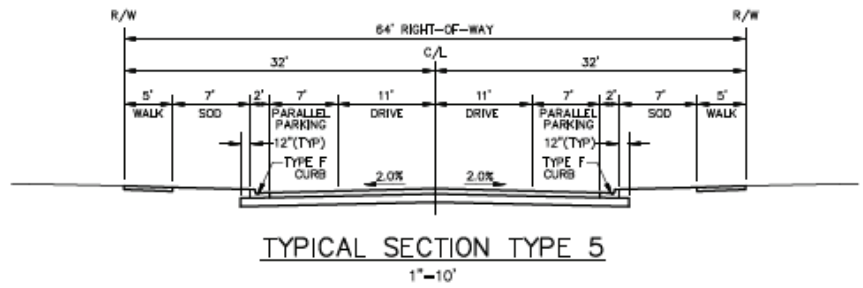
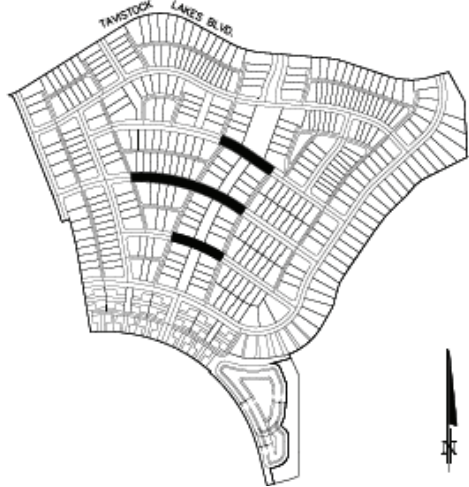
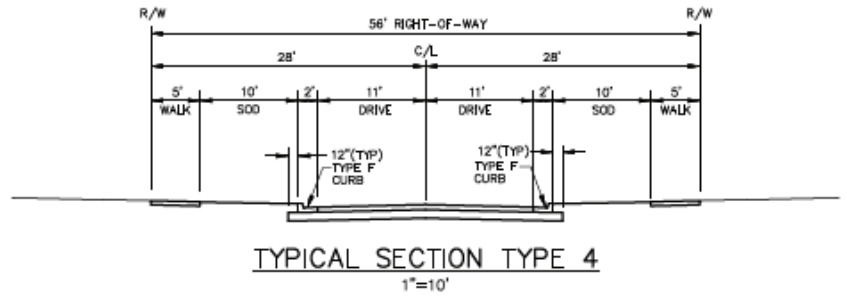


TYPICAL SECTION TYPE 2
1"=10'

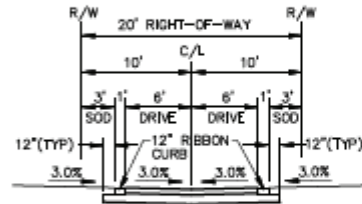


TYPICAL SECTION TYPE 3
1"=10'

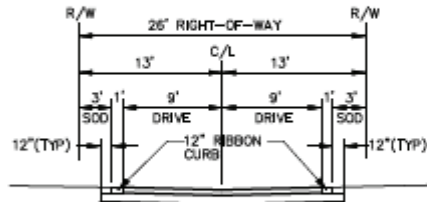
ROAD CROSS SECTIONS



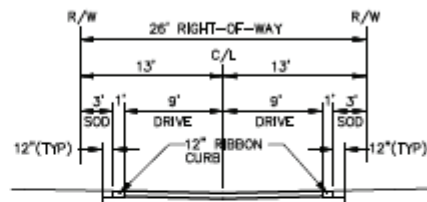
ALLEY CROSS SECTIONS



ONE-WAY ALLEY
TYPICAL SECTION TYPE 7
1"=10'



ONE-WAY ALLEY
TYPICAL SECTION TYPE 8
1"=10'
(SECTION REQUIRED TO MEET FIRE CODE ACCESS REQUIREMENTS)



TWO-WAY ALLEY
TYPICAL SECTION TYPE 9
1"=10'

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 plat 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 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 Laureate Park Phase 5 SPMP (Case #MPL2012-00032).

Staff recommends approval of the major subdivision request 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 Laureate Park Phase 5 Specific Parcel Master Plan (Case #MPL2012-00032).

3. TRAILS

The Laureate Park Phase 5 SPMP addresses a trail network on the east side of the development. The preliminary plat does not depict this proposed trail, therefore, the applicant shall provide a recorded trail easement document that will allow for public access prior to the recording of the Laureate Park Phase 5B plat.

4. LAUREATE BOULEVARD

Laureate Boulevard, as shown on Phase 2B plat, shall be constructed prior to the construction of the townhome lots which front the street.

5. RECORDING OF THE FINAL PLAT

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

6. ENCROACHMENT INTO THE PRIMARY CONSERVATION NETWORK (PCN)

Prior to the recording of the final plat, the applicant must show evidence from the appropriate permitting agency (i.e. Army Corps and/or SFWMD) that Laureate Boulevard and adjacent lots are permitted to encroach into the current Primary Conservation Network (PCN), and that amendments to the PCN boundary have been approved to exclude this property.

Transportation

1. TRAIL REQUIREMENTS

The trail system shall be constructed as proposed, consistent with Exhibit 1.6 of the Lake Nona Southern Circulation SPMP, to provide connectivity within adjacent neighborhoods and parks.

2. DRIVEWAYS: LOCAL STREET

The spacing between adjacent driveways accessing public streets classified as local shall comply with the PD requirements and the Lake Nona Southern Circulation SPMP.

3. ALLEYWAYS

As per the Orlando Land Development Code (LDC), Section 61.221, Figure 5, the alleyways shall have a minimum R-O-W width of 16 feet and a minimum asphalt pavement width of 12 feet; the garages shall be set back a minimum of 3 feet from the R-O-W.

4. DRIVEWAYS: SIGHT DISTANCE

The applicant shall design the site plan as necessary to comply with the City's Engineering Standards for street corner visibility.

CONDITIONS OF APPROVAL

Transportation (cont.)

5. GENERAL SIDEWALK REQUIREMENTS

The Orlando Land Development Code (LDC), Section 61.225, requires that sidewalks be provided on both sides of all streets.

6. HC RAMPS AT STREET INTERSECTIONS

Handicap (HC) ramps shall be constructed at street intersection(s) and driveway connection(s) to comply with the Americans with Disabilities Act (ADA).

7. TRAFFIC CONTROL DEVICES

MUTCD compliant traffic control devices shall be installed at public driveways to alert drivers and pedestrians and minimize conflicts.

8. TRAFFIC ANALYSIS

Construction plans and Final Plat must be submitted for review and approval for the Laureate Boulevard extension. The Laureate Boulevard extension from Sachs Avenue to the site shall be substantially completed prior to the issuance of any Certificate of Occupancy for the residential lots within Phase 5. If the Laureate Boulevard extension to Narcoossee Road is not completed within the 3 year approval time, the applicant will provide a traffic study and/or documentation to the board supporting their reasons why the road is not completed or required at that time, and no additional permits will be issued for Phase 5 until approval is given for the amended SPMP.

INFORMATIONAL COMMENTS

Transportation Impact Fees

1. Any new construction, change in use, addition, or redevelopment of a site or structure shall be subject to a review for Transportation Impact Fees. An estimated Transportation Impact Fee in the amount of \$1,645,558, based on the construction of 431 single family residential units, will be due at the time of building permit issuance, subject to change upon final permit plan review. For a copy of the complete ordinance or impact fee rate chart, you may reference our website at: <http://www.cityoforlando.net/planning/Transportation/ifees.htm>
2. Any exemptions or credits against the Transportation Impact Fee must be reviewed prior to permit issuance. All Transportation Impact Fee Credits shall be initiated and processed by the Transportation Impact Fee Coordinator.

Engineering/Zoning

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. 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."

3. STORM- LAKE NONA

Stormwater management system design shall conform to the criteria outlined in the Lake Nona Developer's Agreement dated May 4, 1994.

4. 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.

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.

INFORMATIONAL COMMENTS

Engineering/Zoning (cont.)

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. *EROSION-BUILDING SITE*

All building site plans submitted for review should include a detailed erosion and sedimentation control plan.

8. *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.

9. *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.

10. *PLAT-MAJOR*

Final Plat: At the time of final plat submittal, the following is required:

Upon approval of the project by the Municipal Planning Board ten (10) folded and collated sets of the following items are required to be submitted to Permitting.

- Copy of fully executed mylar with 1 original mylar
- Title opinion, no more than 90 days old with 1 set of supporting documents. (1 original)
- Joinder and Consent (1 original), if applicable.
- Boundary Survey
- Topographic Survey.
- Signed and Sealed Appendix C and lot closures.

11. *SEWER-MISC.*

The sanitary sewer layout depicted on the plans is not consistent with the LS 4 and LS8 divide shown on the most recent Lake Nona South and Central, Master Sanitary Sewer Plan, Revised through 1/8/13. Placement of sanitary sewer in open spaces shall be avoided. Please contact the Wastewater Division to discuss these issues.

12. *ROADWAY-MISC.*

Construction plans and Final Plat must be submitted for review and approval for Laureate Boulevard extension simultaneously.

Note: As per conditions of approval for phase 5, the Laureate Park Boulevard extension from Sachs Avenue to the eastern end of development shall be completed within a three year period or pending traffic study or no additional Certificate of Occupancy will be issued for any home sites within phase 5.

13. *STORM-MISC.*

The Stormwater Management Area to the West of this subdivision is now surrounded by approved subdivision [Laureate Park 1C and Laureate Park 2B] that are recorded or in the plat review process, therefore this area should be included with this plat along with all utility easements and easements shown.

Depending on what phase of Phase 5 is development first the phasing lines may have to be adjusted in order to accommodate some of the utilities and right-of-way construction.

14. *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.

15. *FLOODPLAIN*

This site is located within a floodplain. The finished floor elevation must be one (1) foot above the 100' flood elevation.

INFORMATIONAL COMMENTS

Building Review

Building Plan Review is not applicable to this case at this time. The building design will be reviewed for code compliance during the design development and construction documents phase.

This project shall comply with the 2010 Florida Building Code, Florida Fire Prevention Code, Florida Fuel Gas Code, Florida Mechanical Code, Florida Plumbing Code, 2012 Florida Accessibility Code, and NEC 2008

CONTACT INFORMATION

City Planning

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

Transportation

For questions regarding Transportation Planning plan review, please contact Gus Castro at 407-246-3385 or gustavo.castro@cityoforlando.net

Transportation Impact Fees

For questions and information regarding Transportation Impact Fee Rates you may contact Nancy Ottini at (407)246-3529 or nancy.jurus-ottini@cityoforlando.net.

Engineering/Zoning

For questions regarding Engineering or Zoning contact Shirley Weekley at 407.246.2134 or Shirley.Weekley@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 Review

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.