



## LAKE NONA ESTATES PARCEL 12



### Location Map



Subject Site

### SUMMARY

**Owner**

James L. Zboril  
Lake Nona Estates I, LLC

**Applicant**

Heather Isaacs  
Lake Nona

**Project Planner**

Michelle Beamon

**Property Location:** The subject properties are located on the south side of Lake Nona Shore Drive. (±7.75 acres, District 1).

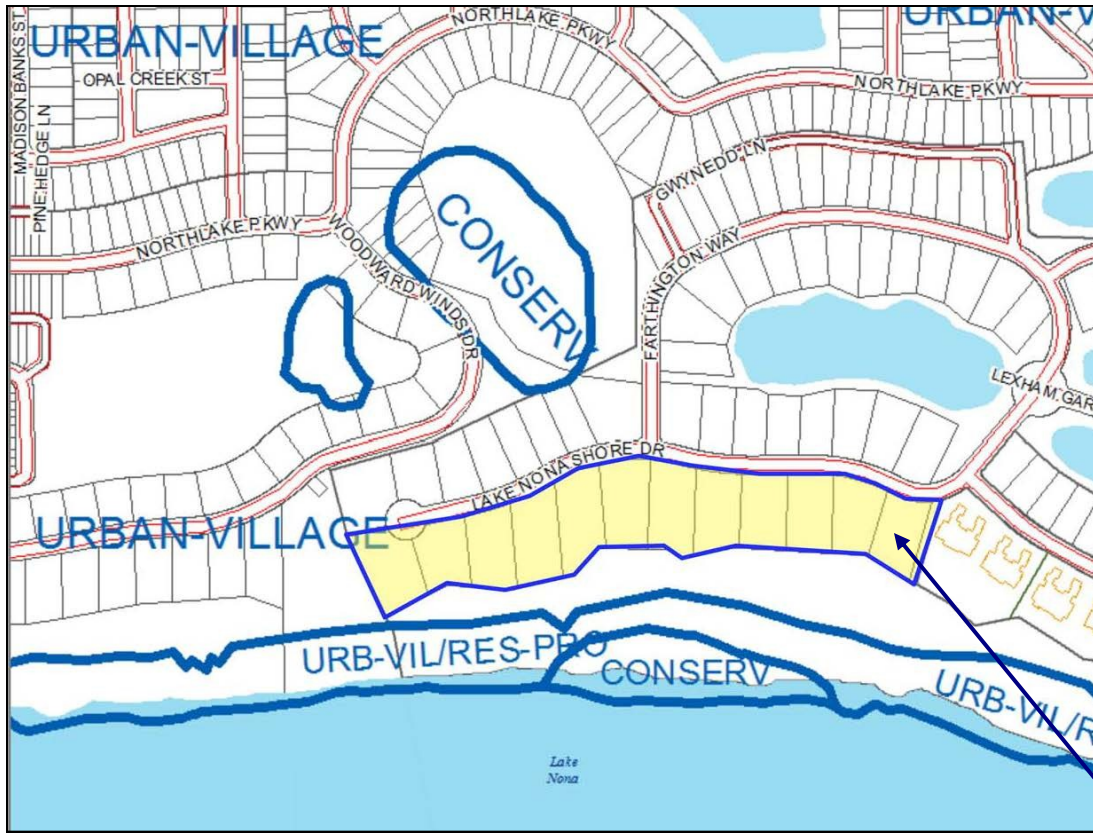
**Applicant's Request:** Amendment to the Parcel 12 Specific Parcel Master Plan (SPMP), to clarify the setbacks on 12 parcels within Parcel 12.

**Staff's Recommendation:**

Approval subject to the conditions in the staff report.

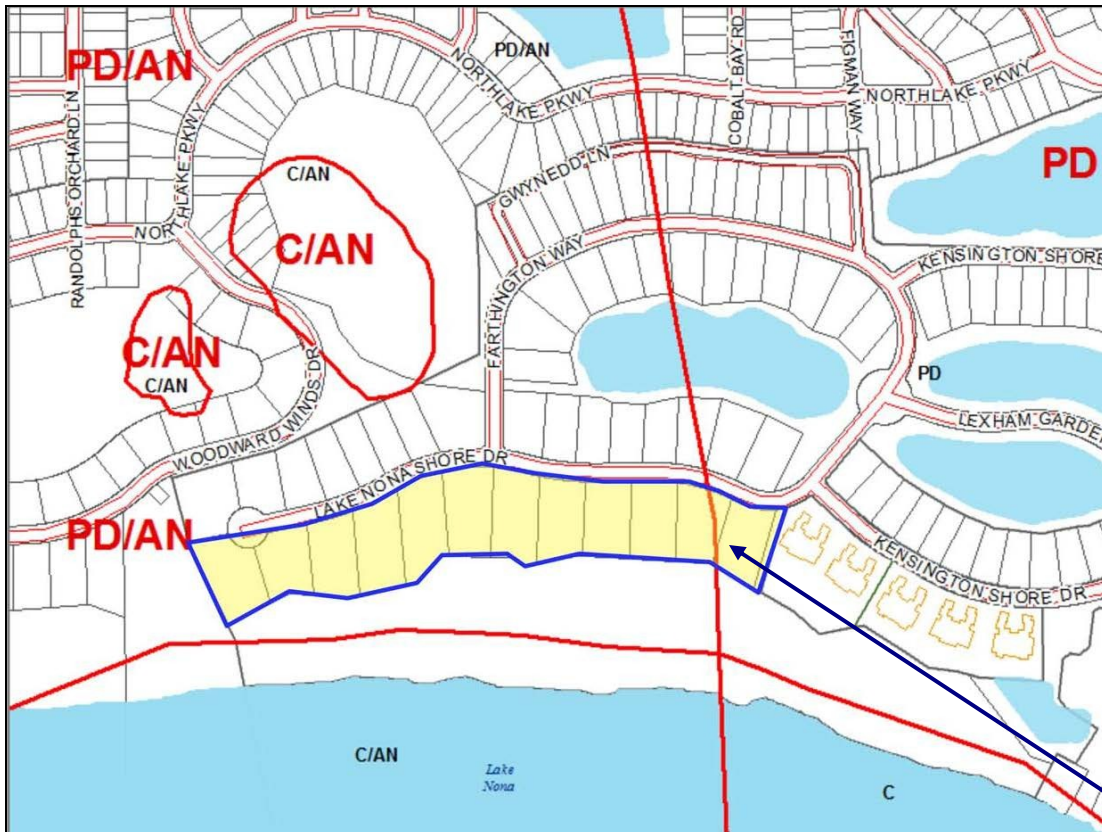
**Updated:** September 2, 2014

# FUTURE LAND USE MAP



Subject Site

# ZONING MAP



Subject Site

# MASTER PLAN ANALYSIS

## Project Description

The subject properties are located south of Lake Nona Shore Drive, within the Lake Nona Golf & Country Club—Estates 12 development. This proposed Specific Parcel Master Plan (SPMP) is for twelve lots within Parcel 12, lot 35—46 are subject to this Specific Parcel Master Plan (SPMP) amendment. The sites are currently designated Urban Village on the Official Future Land Use Map and is zoned PD and PD/AN. This site is within the Lake Nona Development of Regional Impact (DRI Parcel 1) and is designated as “Residential Neighborhood with Golf Uses” on the DRI Map H.

The subject parcels are part of the Lake Nona Golf & Country Club—Estates 12 development which was previously approved by the SETDRC (Case #MPL2004-00016). This proposed Specific Parcel Master Plan (SPMP) is for lots 35—46 within Parcel 12. These parcels are already approved for single family development, specifically Lot Type A as described in MPL2004-00016. This proposal is to amend the rear setbacks to remedy discrepancies between approved construction plans and recorded plats.

## Previous Actions:

- July 2004 —The Southeast Town Design Review Committee (SETDRC) approved the SPMP for Parcel 12 of the Lake Nona Golf & Country Club (Case #MPL2004-00016). This SPMP depicted a 128 residential unit development consisting of five different home sites.

## Project Context

The subject property is located within the Lake Nona PD, a community located in the southeast section of Orlando. The property for the SPMP is currently vacant and is designated as “Residential Neighborhood” in the PD. Surrounding future land use designations include Urban Village to the north, west and east, and Urban Village/Res-Pro and Conservation to the south. Existing uses are outlined in the table below. The proposed amendment would be compatible with the surrounding planned uses.

Table 1—Project Context			
	Future Land Use	Zoning	Surrounding Use
North	Urban Village	PD/AN	Single Family Residential
East	Urban Village	PD/AN	Single Family Residential
South	Urban Village/Res-Pro and Conservation	C/AN	Wetlands/Lake Nona
West	Urban Village	PD/AN	Single Family Residential

## Conformance with the GMP

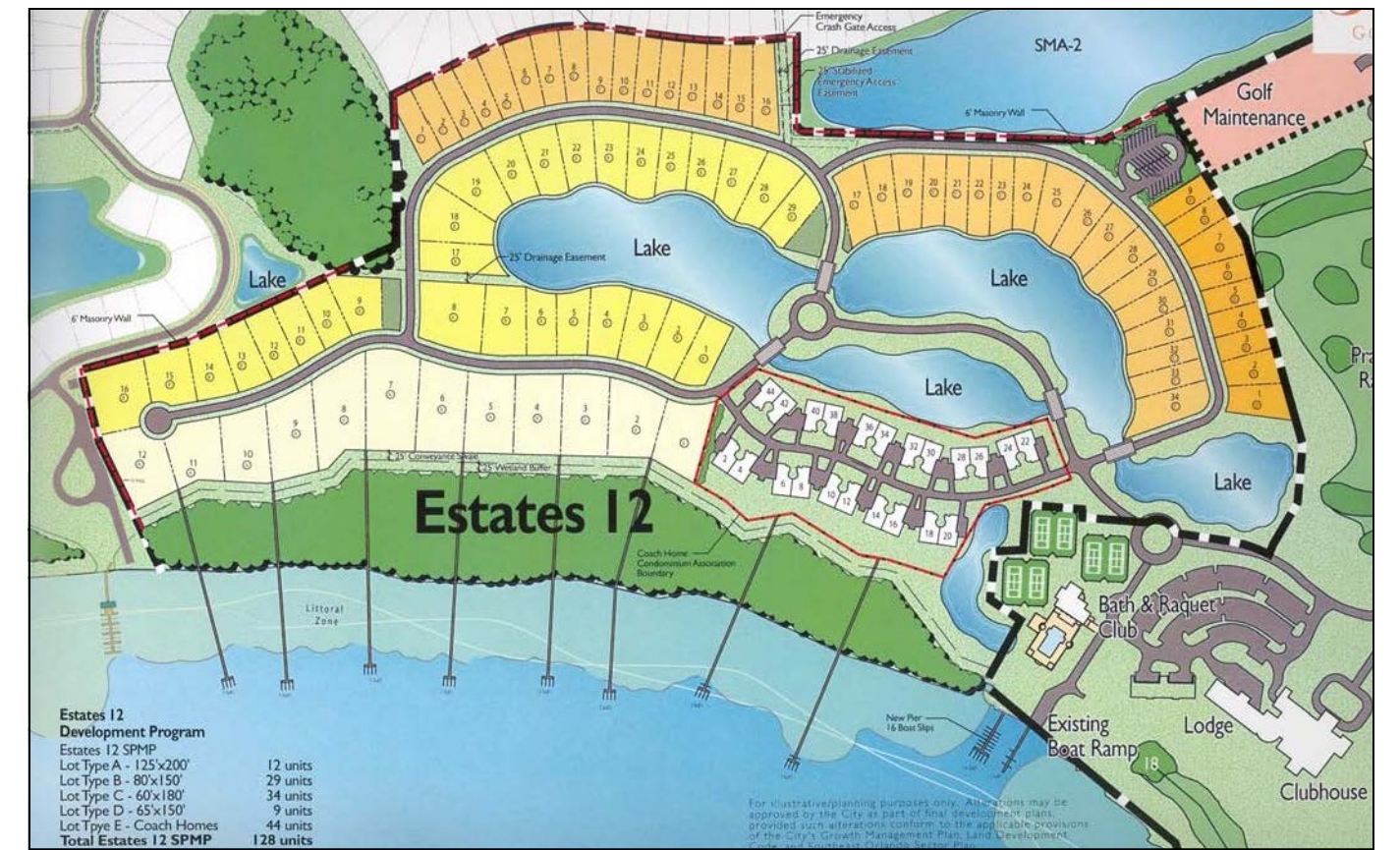
The proposed SPMP is consistent with the GMP Policies related to the Southeast Orlando Sector Plan, including Future Land Use Element Policy 2.4.4 (Urban Village policy) along with Goal 4 and its associated goals, objectives and policies.

## 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 “Residential Neighborhood” in the Lake Nona PD. According to LDC Section 68.204 (a), “All neighborhoods shall be mixed-use, that is, neighborhoods shall contain both residential and non-residential uses. Residential uses shall include both single family and multifamily housing types.” The approved development is compatible with this section. The subject parcels are part of a larger neighborhood which includes different housing types and are walking distance to the Country Club facility. The map of the larger neighborhood, Estates 12, is located on the following page.



Estates 12: Overall Neighborhood Map



Development Standards

The development standards for these single family residential units was approved as part of MPL2004-00016. The subject twelve lots are lot type A, as described in Table 2. Amendments to the rear building setbacks and pool deck/enclosure setback are proposed through this application. Specifics on each parcel are displayed below in Table 3 and maps are located on pages 5 –18 of this staff report

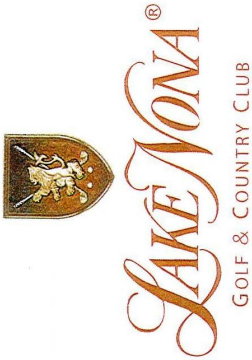
The proposed changes are due to discrepancies between the approved construction plans and the recorded plats. The 2004 SPMP shows a 25 foot wetland buffer, followed by a 25 foot drainage easement and a 20 foot setback from the drainage easement, resulting in a 70 foot setback from the rear lot line (see Lot Type A Characteristics on the following page). After 2004, the property was plat- ted and wetland permits were obtained. The actual wetland buffer and drainage easements are different from what was shown in the SPMP. Therefore, the applicant has requested to amend the setback to better reflect the recorded wetland boundary and drainage easements.

Table 2: Lot Type A: 125' x 200' Approved Setbacks (MPL2014-00016)	
Lot Width	125'
Lot Depth	200'
Front Setback	25'
Rear Building Setback	20'
Pool Deck/Enclosure Setback	10'
Sidyard Setback	10'
Minimum Building Separation	20'
Street Sidyard Setback	20'

Table 3: Setback Comparison	
Lots 35-46	
Rear Building Setback	
Previous	20'
Proposed	5' from Drainage & Swale Easement *
Pool Deck/Enclosure Setback	
Previous	20'
Proposed	5' from Drainage & Swale Easement *
Drainage & Swale Easement varies in size, see specific maps located on pages 5-18	



Lot Type A Characteristics

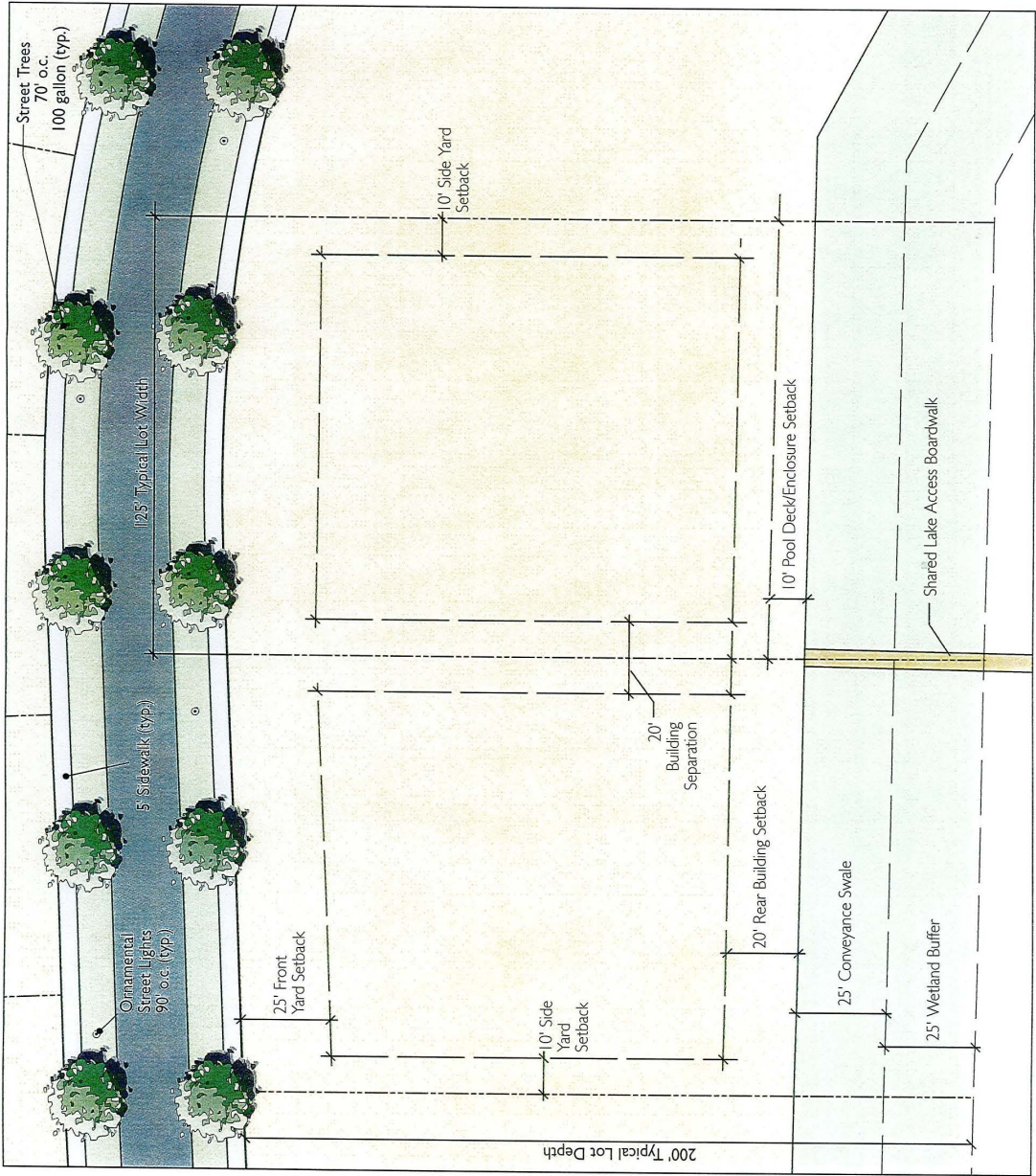


Typical Setback Requirements	
Lot Width	125'
Lot Depth	200'
Front Setback	25'
Rear Building Setback	20'
Pool Deck/Enclosure Setback	10'
Sideyard Setback	10'
Minimum Building Separation	20'
Street Sideyard Setback	20'

Note: Lot Type A are custom home lots and as with all homes in Lake Nona Golf and Country Club are subject to the requirements of the Lake Nona Design Review Manual and the approval of the Lake Nona Golf and Country Club Architectural Review Committee prior to submission for building permits.

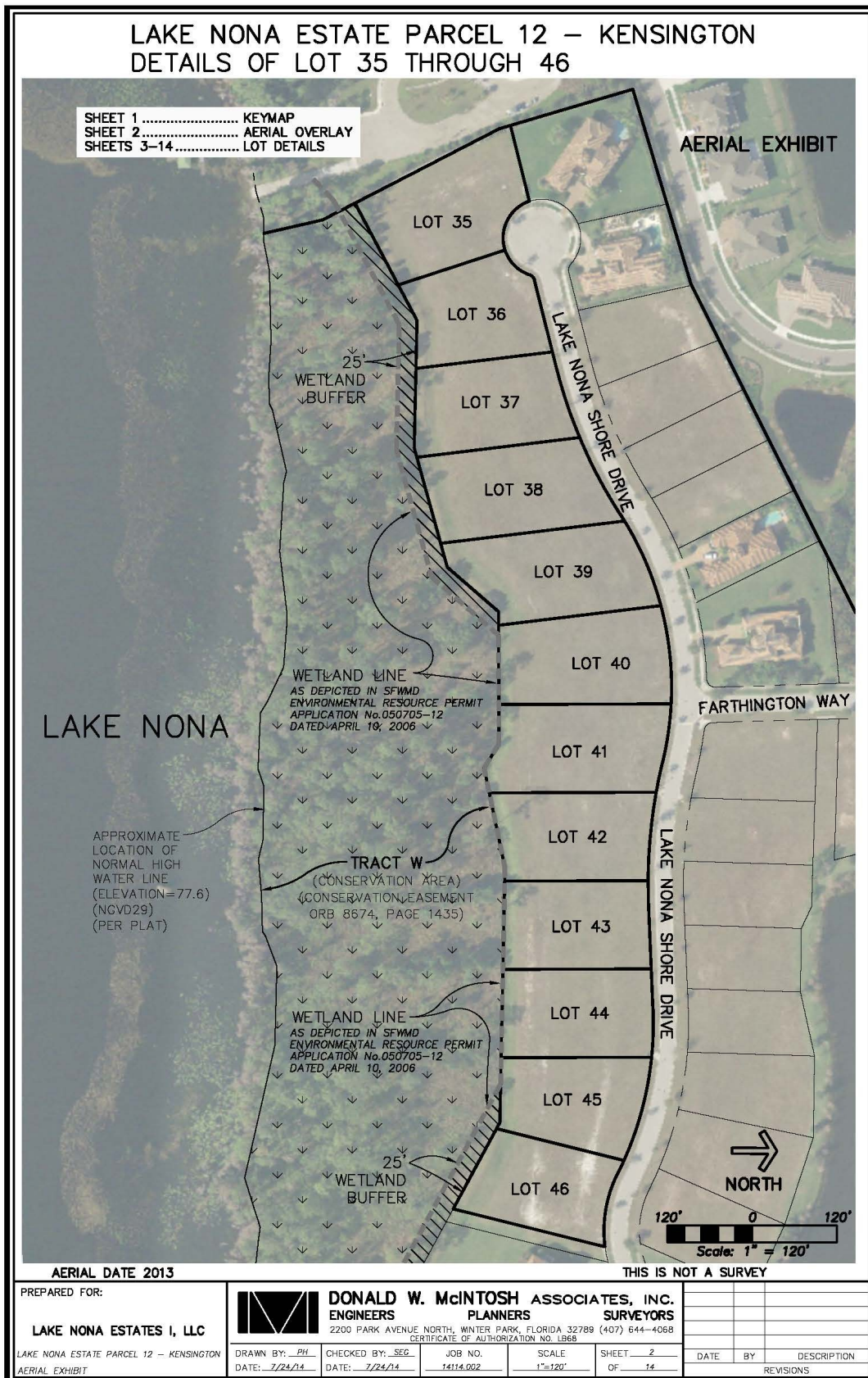
Typical Characteristics of  
Lakefront Estates —  
Lot Type A: 125'x200'  
05.28.04  
1"=30'

For illustrative purposes only. Setbacks may be approved by the City as part of final development plans provided such alterations conform to the applicable provisions of the City's Growth Management Plan, Land Development Code and Southeast Orlando Sector Plan.





## AERIAL PHOTO





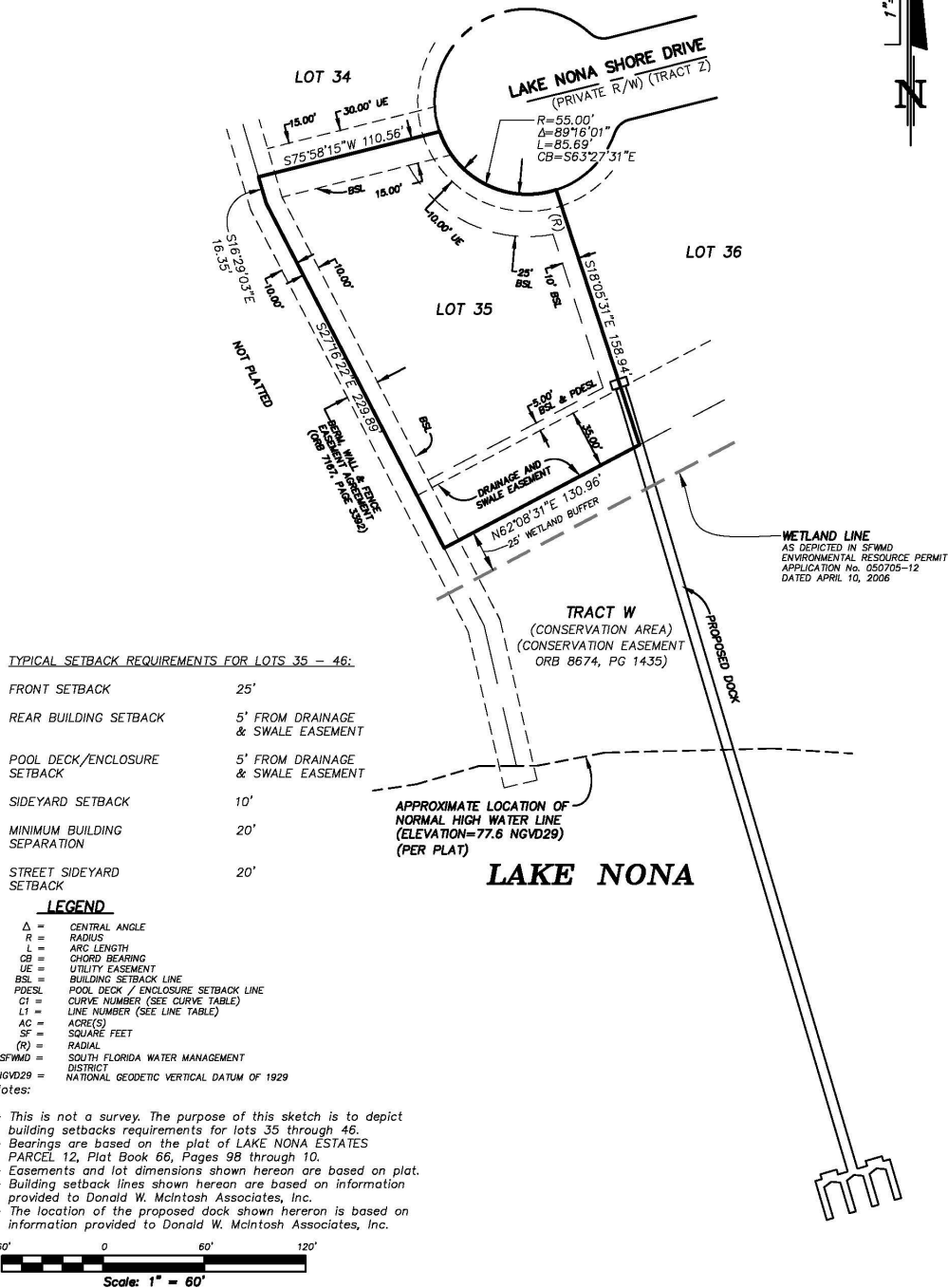


# LAKE NONA ESTATE PARCEL 12 – KENSINGTON

## DESCRIPTION:

Lot 35, LAKE NONA ESTATES PARCEL 12, according to the plat thereof, as recorded in Plat Book 66, Pages 98 through 105 of the Public Records of Orange County, Florida.

Being subject to any rights-of-way, restrictions and easements of record.



PREPARED FOR:

**LAKE NONA ESTATES I, LLC**

LAKE NONA ESTATES PARCEL 12—LOT 35

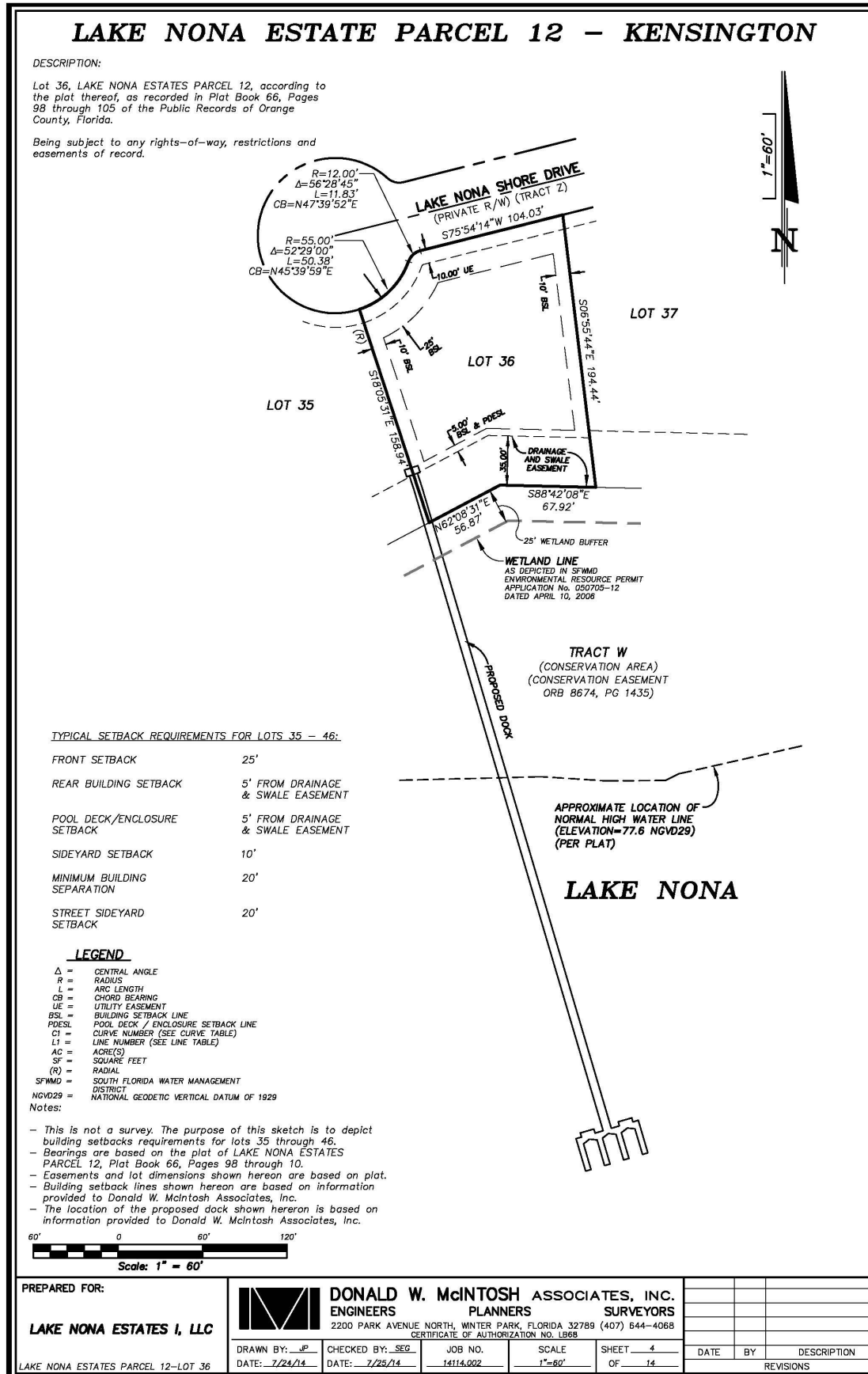


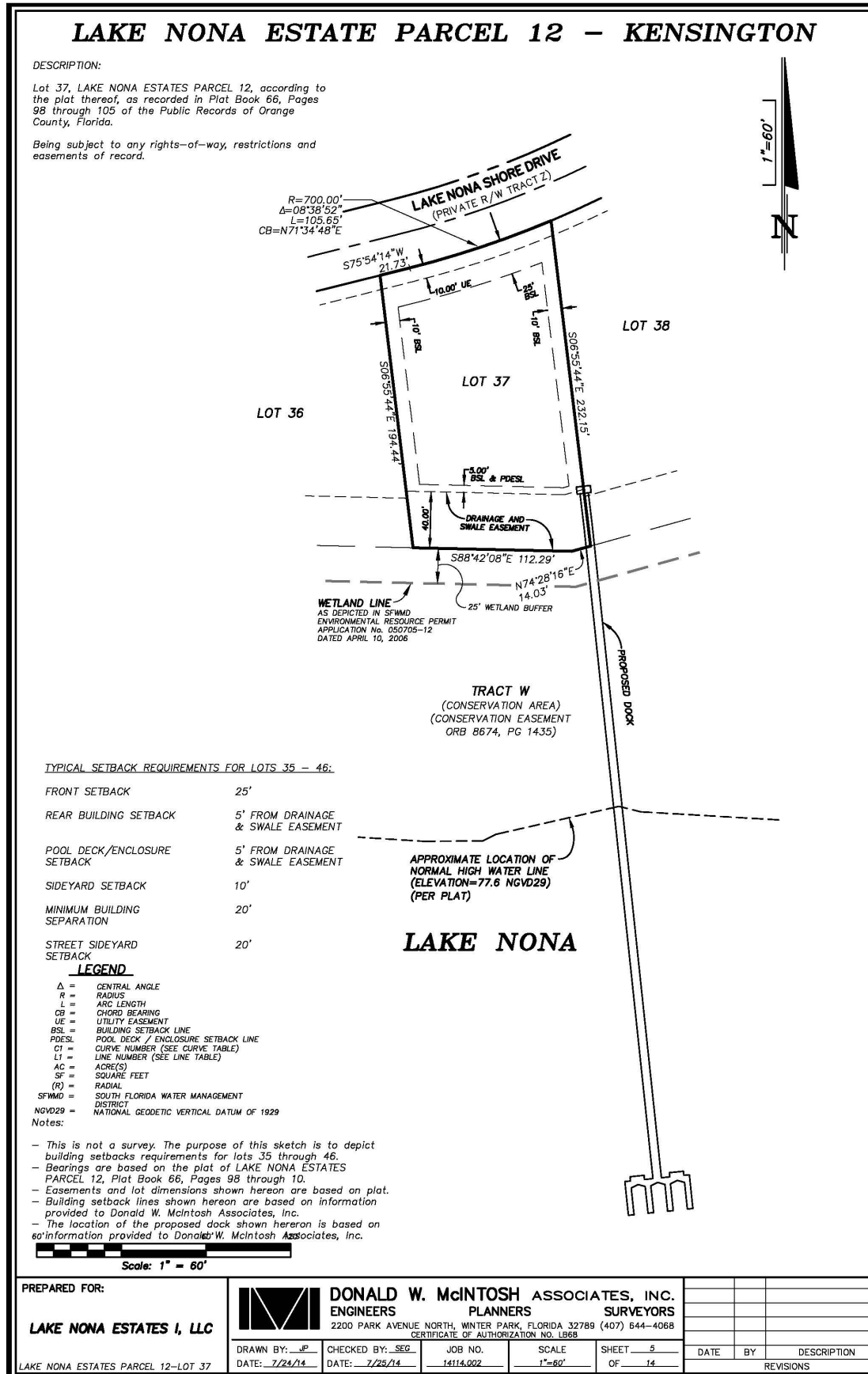
**DONALD W. MCINTOSH ASSOCIATES, INC.**  
ENGINEERS PLANNERS SURVEYORS  
2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 544-4068  
CERTIFICATE OF AUTHORIZATION NO. LB68

DRAWN BY: JP CHECKED BY: SEG JOB NO. 14114.002 SCALE 1"=60' SHEET 3  
DATE: 7/24/14 DATE: 7/25/14 OF 14

DATE BY DESCRIPTION  
REVISIONS







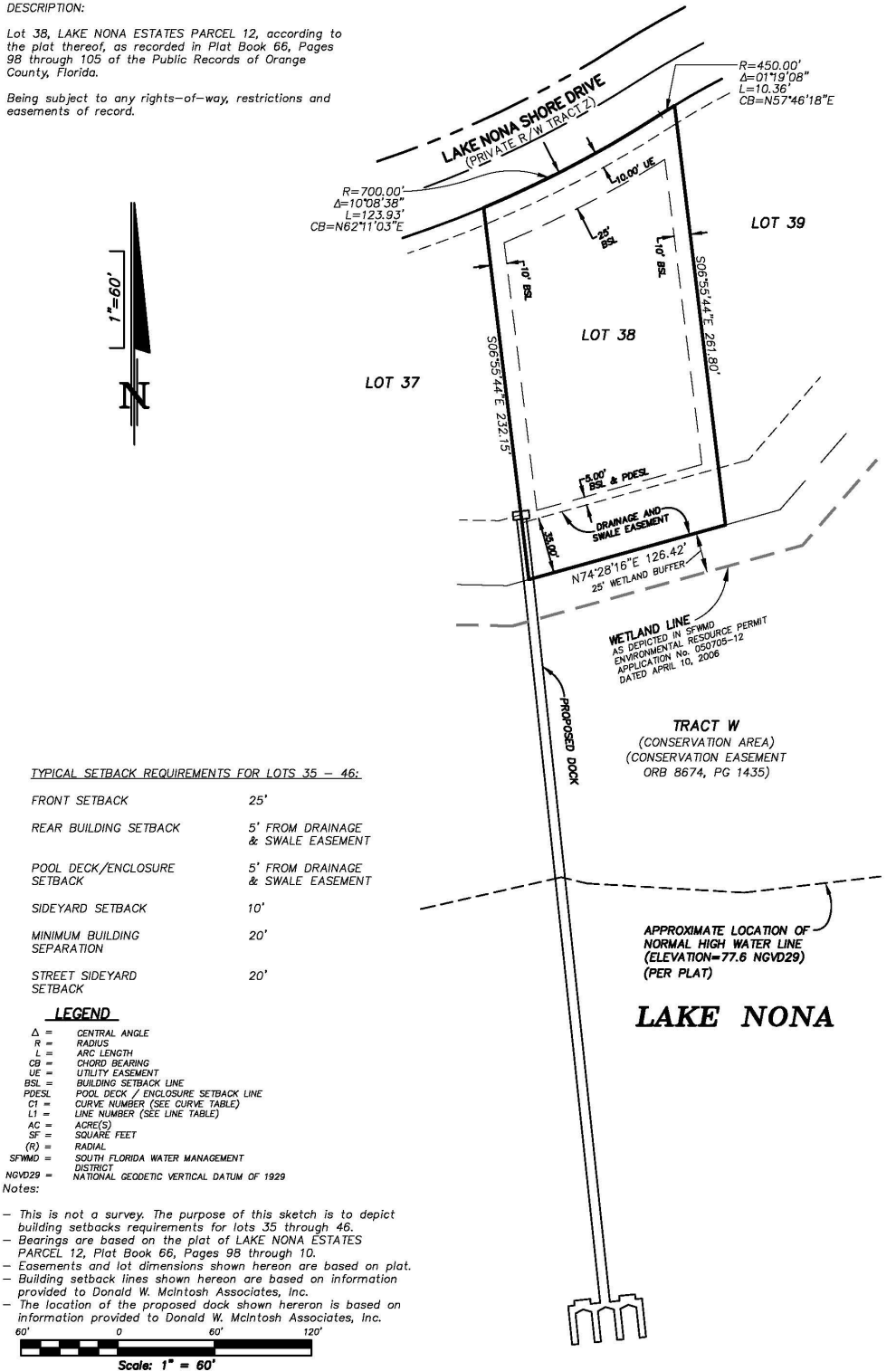


# LAKE NONA ESTATE PARCEL 12 - KENSINGTON

## DESCRIPTION:

Lot 38, LAKE NONA ESTATES PARCEL 12, according to the plat thereof, as recorded in Plat Book 66, Pages 98 through 105 of the Public Records of Orange County, Florida.

Being subject to any rights-of-way, restrictions and easements of record.



PREPARED FOR:

LAKE NONA ESTATES I, LLC

LAKE NONA ESTATES PARCEL 12-LOT 38



**DONALD W. MCINTOSH ASSOCIATES, INC.**  
ENGINEERS PLANNERS SURVEYORS

2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 844-4068  
CERTIFICATE OF AUTHORIZATION NO. LB68

DRAWN BY: J.P.  
DATE: 7/24/14

CHECKED BY: SEG  
DATE: 7/25/14

JOB NO.  
14114.002

SCALE  
1"=60'

SHEET 6  
OF 14

DATE BY DESCRIPTION

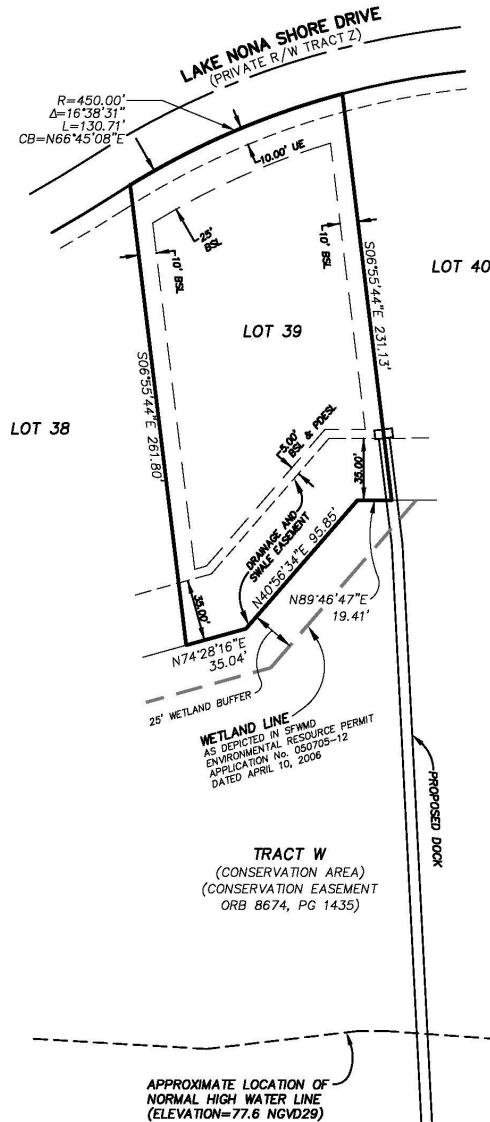
REVISIONS

# LAKE NONA ESTATE PARCEL 12 - KENSINGTON

## DESCRIPTION:

Lot 39, LAKE NONA ESTATES PARCEL 12, according to the plat thereof, as recorded in Plat Book 66, Pages 98 through 105 of the Public Records of Orange County, Florida.

Being subject to any rights-of-way, restrictions and easements of record.



## TYPICAL SETBACK REQUIREMENTS FOR LOTS 35 - 46:

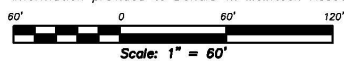
FRONT SETBACK	25'
REAR BUILDING SETBACK	5' FROM DRAINAGE & SWALE EASEMENT
POOL DECK/ENCLOSURE SETBACK	5' FROM DRAINAGE & SWALE EASEMENT
SIDEYARD SETBACK	10'
MINIMUM BUILDING SEPARATION	20'
STREET SIDEYARD SETBACK	20'

## LEGEND

Δ	=	CENTRAL ANGLE
R	=	RADIUS
L	=	ARC LENGTH
CB	=	CHORD BEARING
UE	=	UTILITY EASEMENT
BSL	=	BUILDING SETBACK LINE
POESL	=	POOL DECK / ENCLOSURE SETBACK LINE
C1	=	CURVE NUMBER (SEE CURVE TABLE)
L1	=	LINE NUMBER (SEE LINE TABLE)
AC	=	ACRE(S)
SF	=	SQUARE FEET
(R)	=	RADIAL
SFWMD	=	SOUTH FLORIDA WATER MANAGEMENT DISTRICT
NGVD29	=	NATIONAL GEODETIC VERTICAL DATUM OF 1929

## Notes:

- This is not a survey. The purpose of this sketch is to depict building setbacks requirements for lots 35 through 46.
- Bearings are based on the plat of LAKE NONA ESTATES PARCEL 12, Plat Book 66, Pages 98 through 10.
- Easements and lot dimensions shown hereon are based on plat.
- Building setback lines shown hereon are based on information provided to Donald W. McIntosh Associates, Inc.
- The location of the proposed dock shown hereon is based on information provided to Donald W. McIntosh Associates, Inc.



LAKE NONA

PREPARED FOR:

LAKE NONA ESTATES I, LLC

LAKE NONA ESTATES PARCEL 12-LOT 39

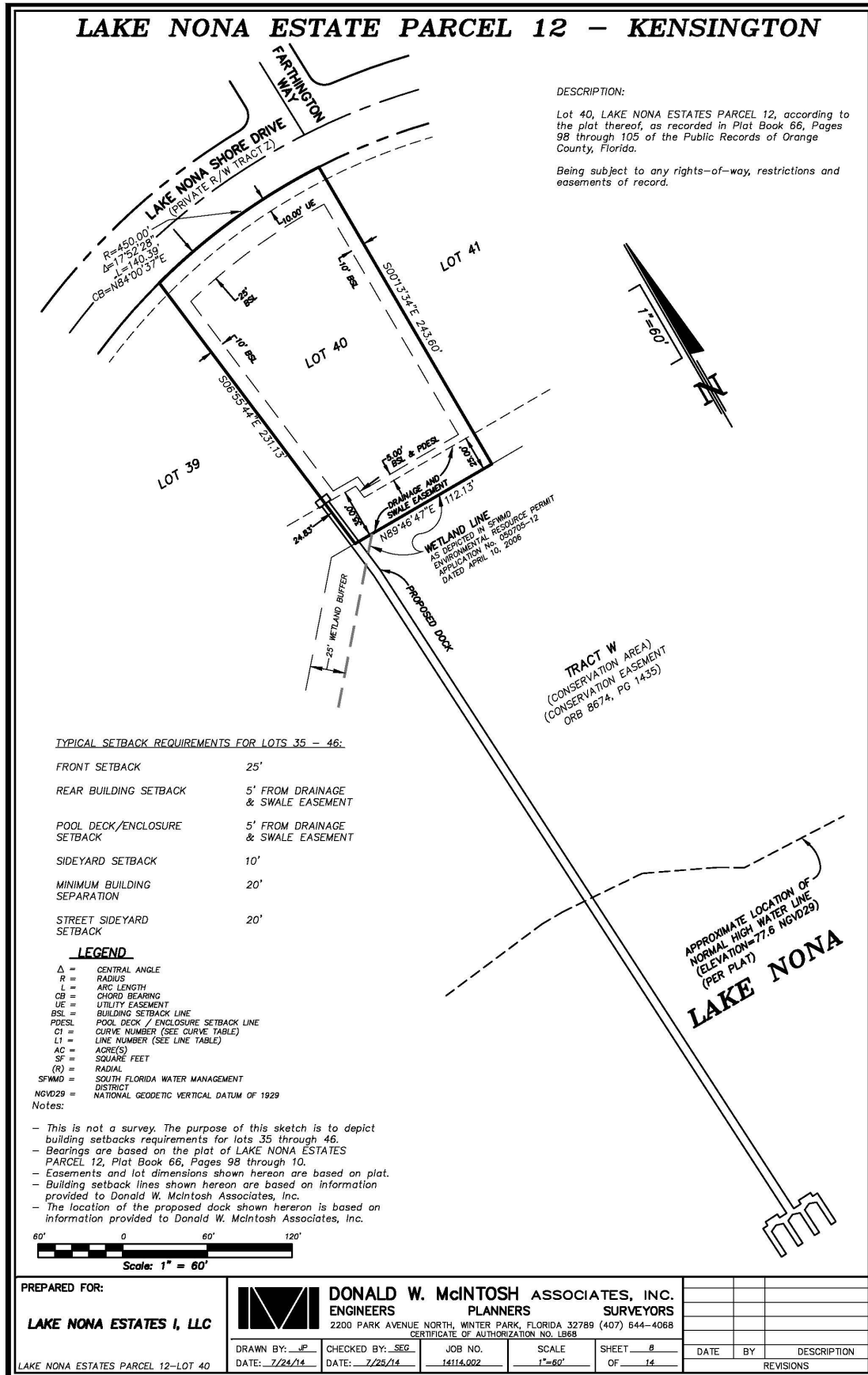


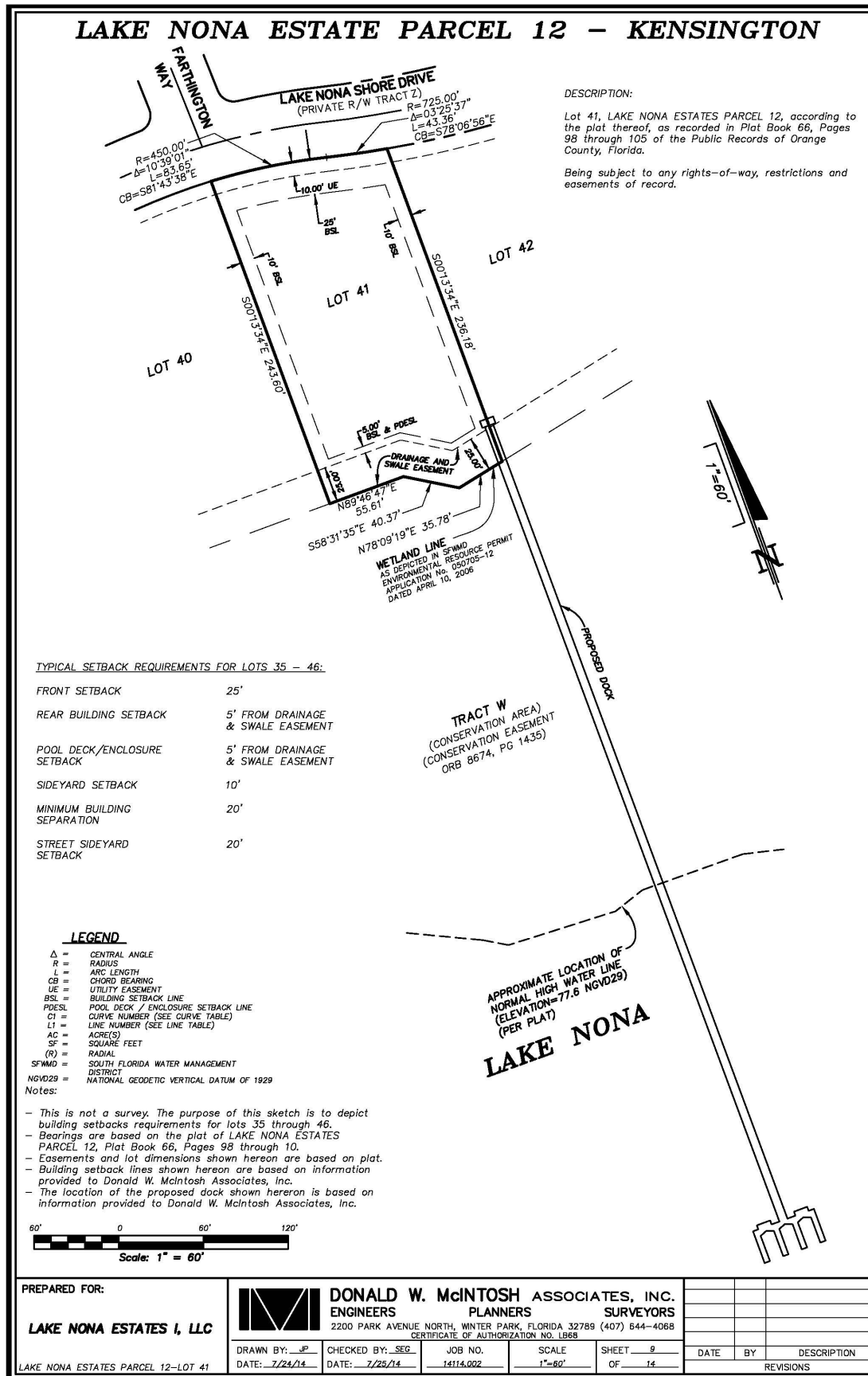
**DONALD W. MCINTOSH ASSOCIATES, INC.**  
ENGINEERS PLANNERS SURVEYORS  
2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068  
CERTIFICATE OF AUTHORIZATION NO. LB68

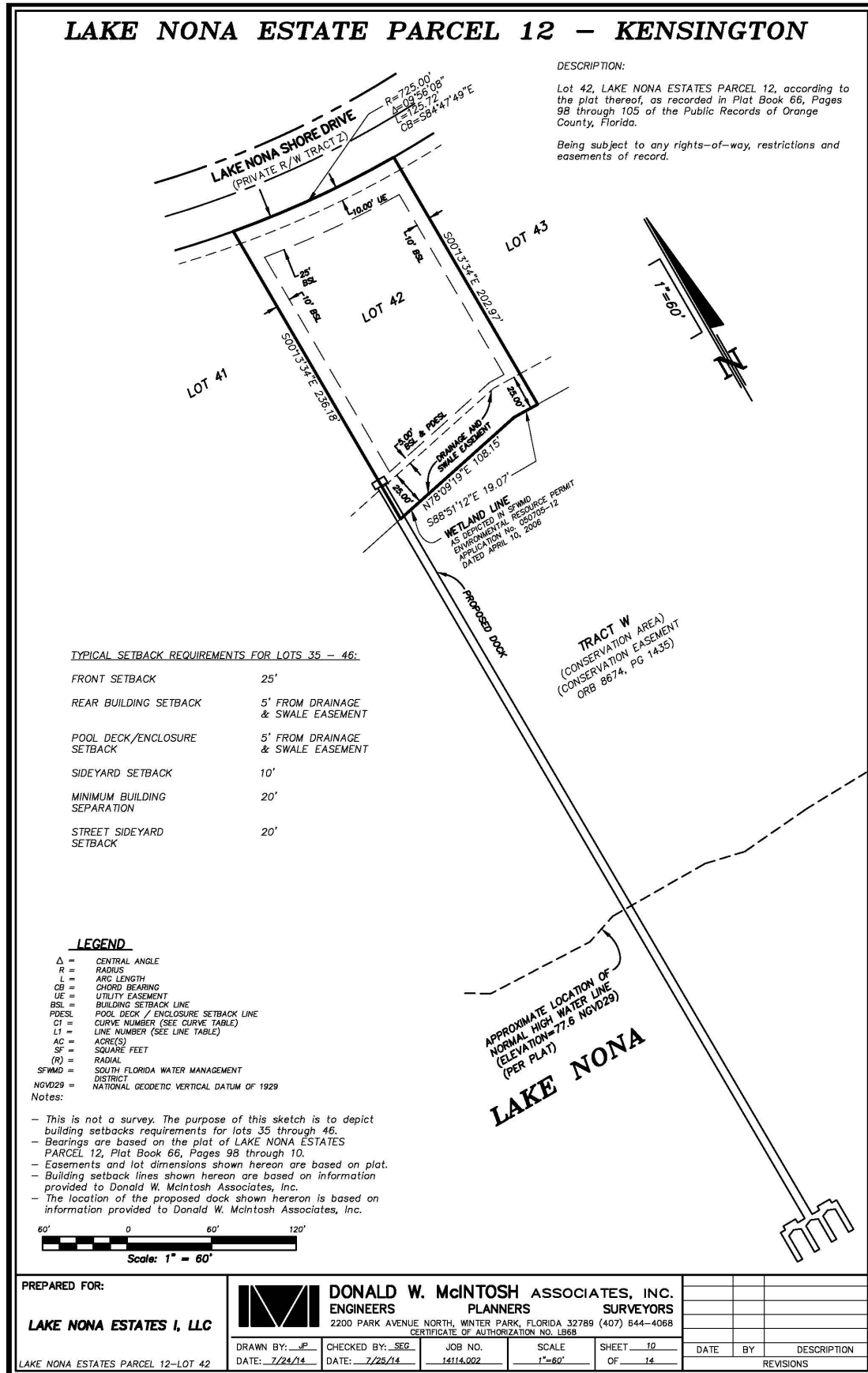
DRAWN BY: JP CHECKED BY: SEG JOB NO. 14114.002 SCALE 1"=60' SHEET 7  
DATE: 7/24/14 DATE: 7/25/14 OF 14

DATE BY DESCRIPTION  
REVISIONS

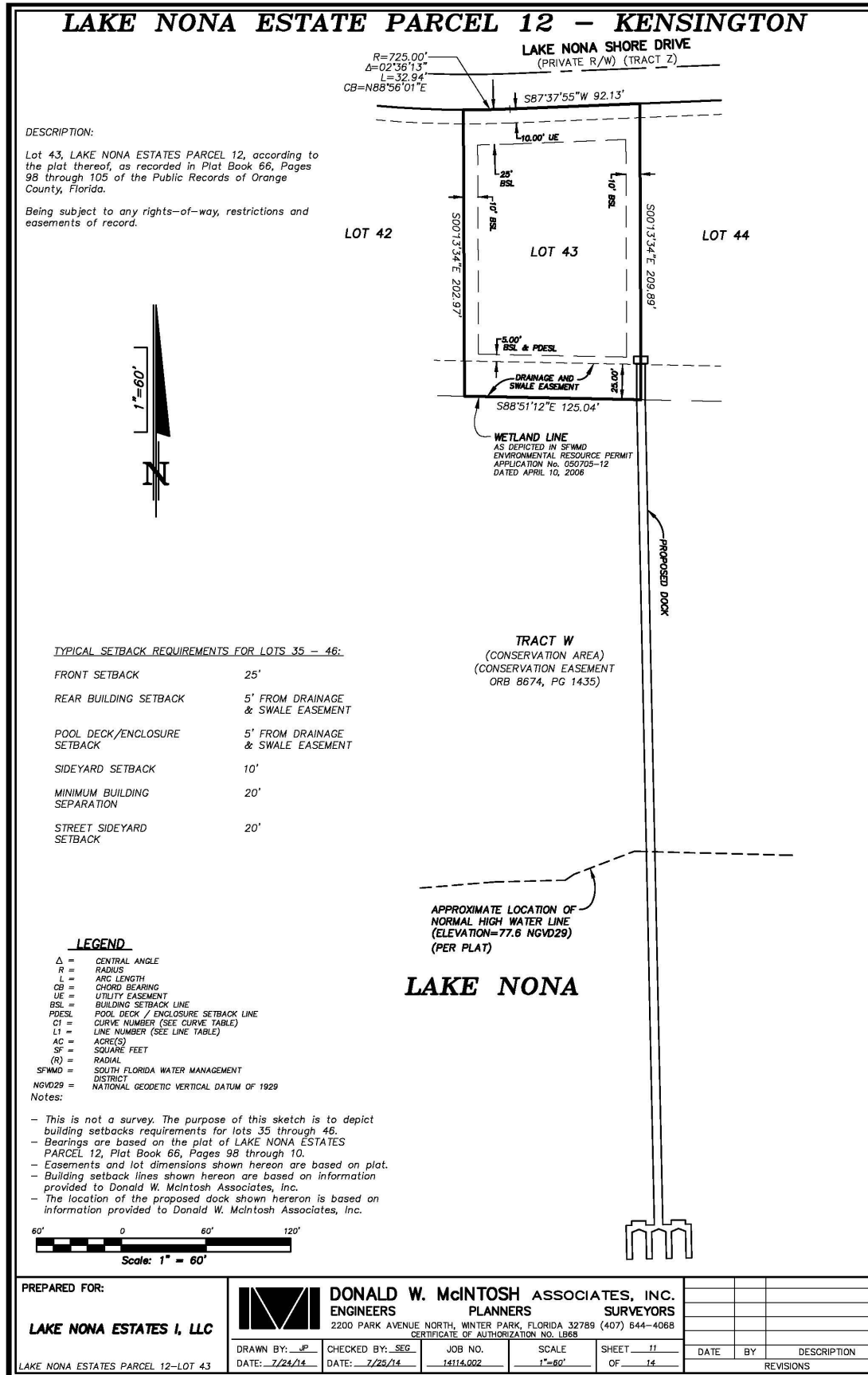


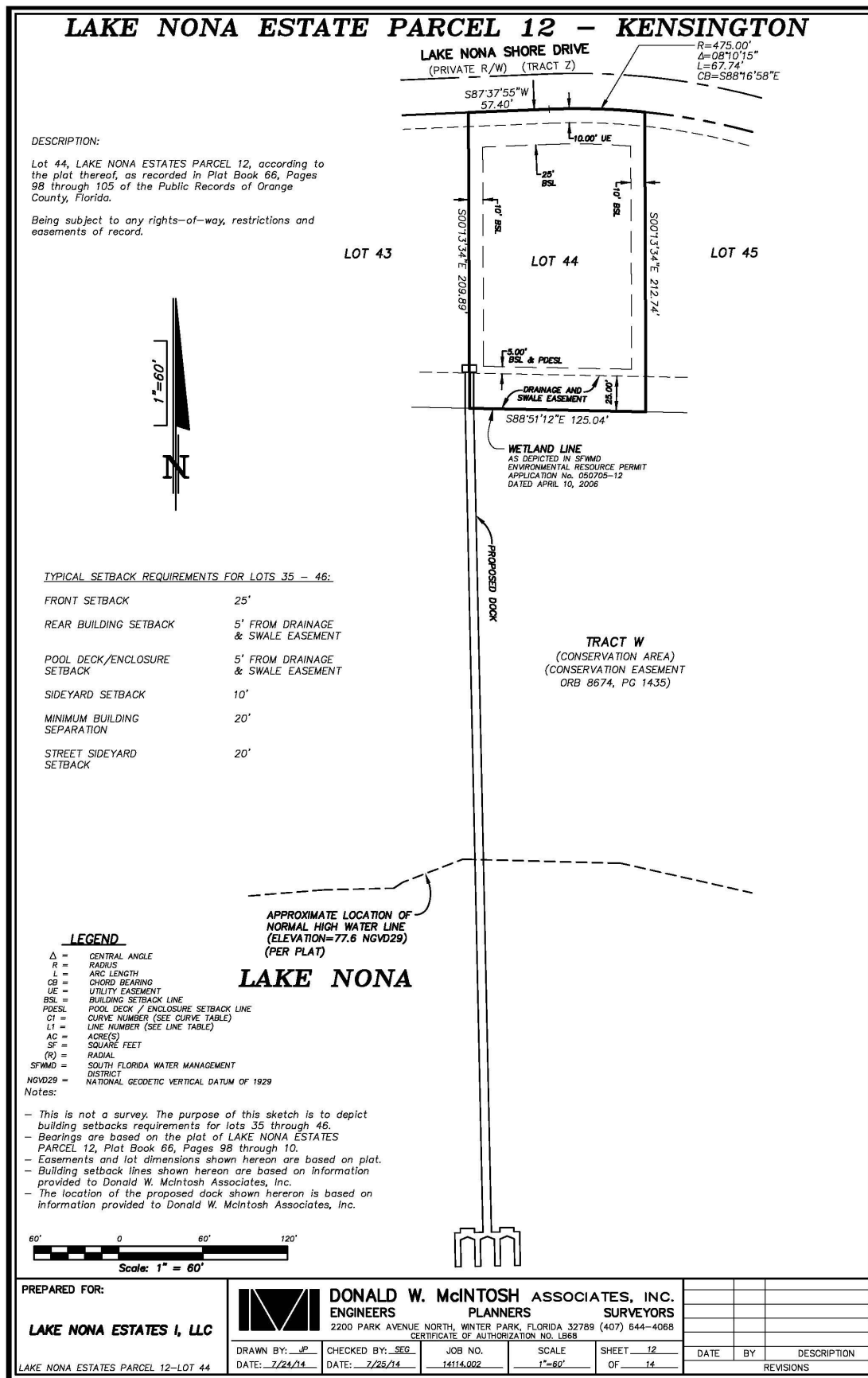


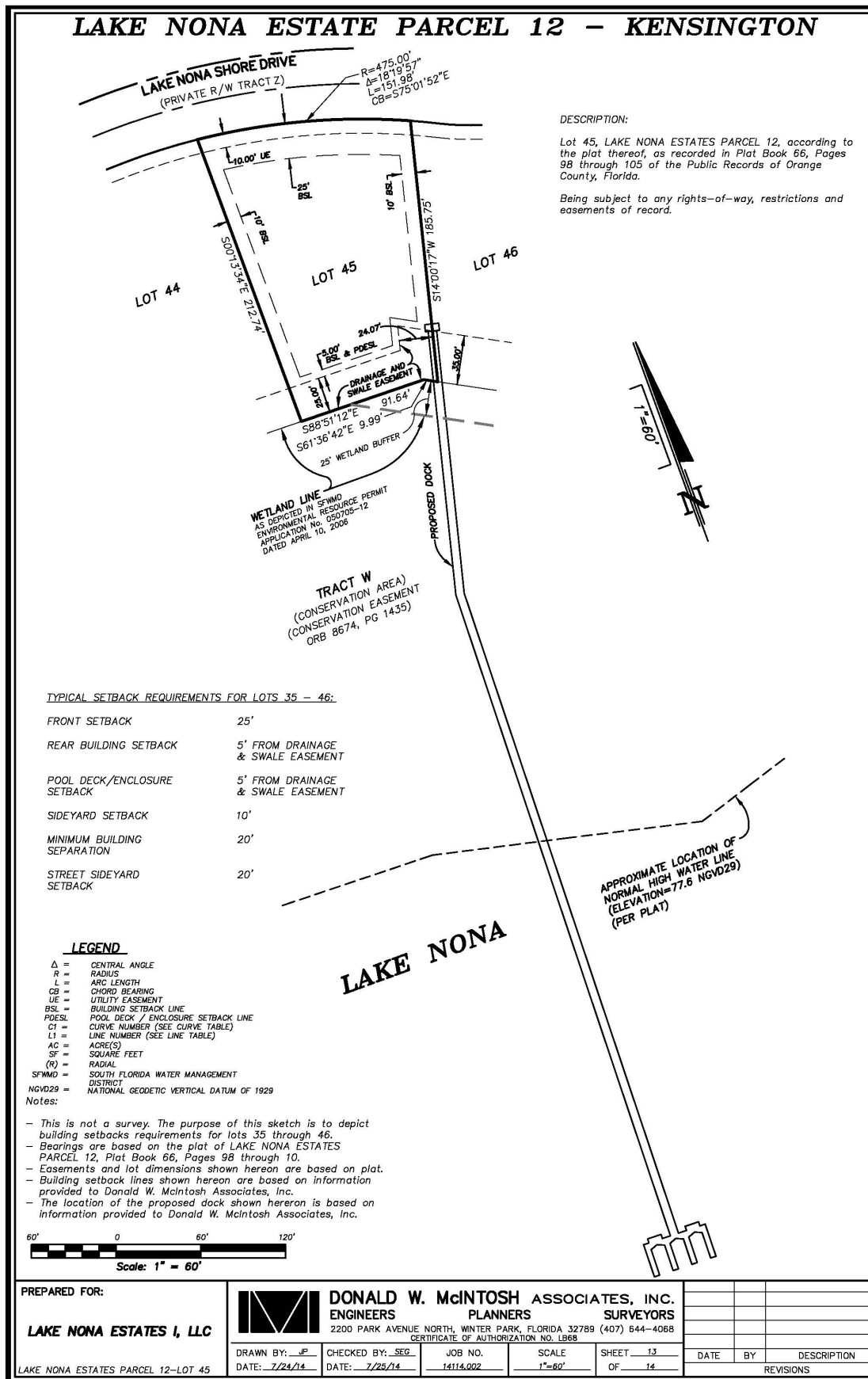




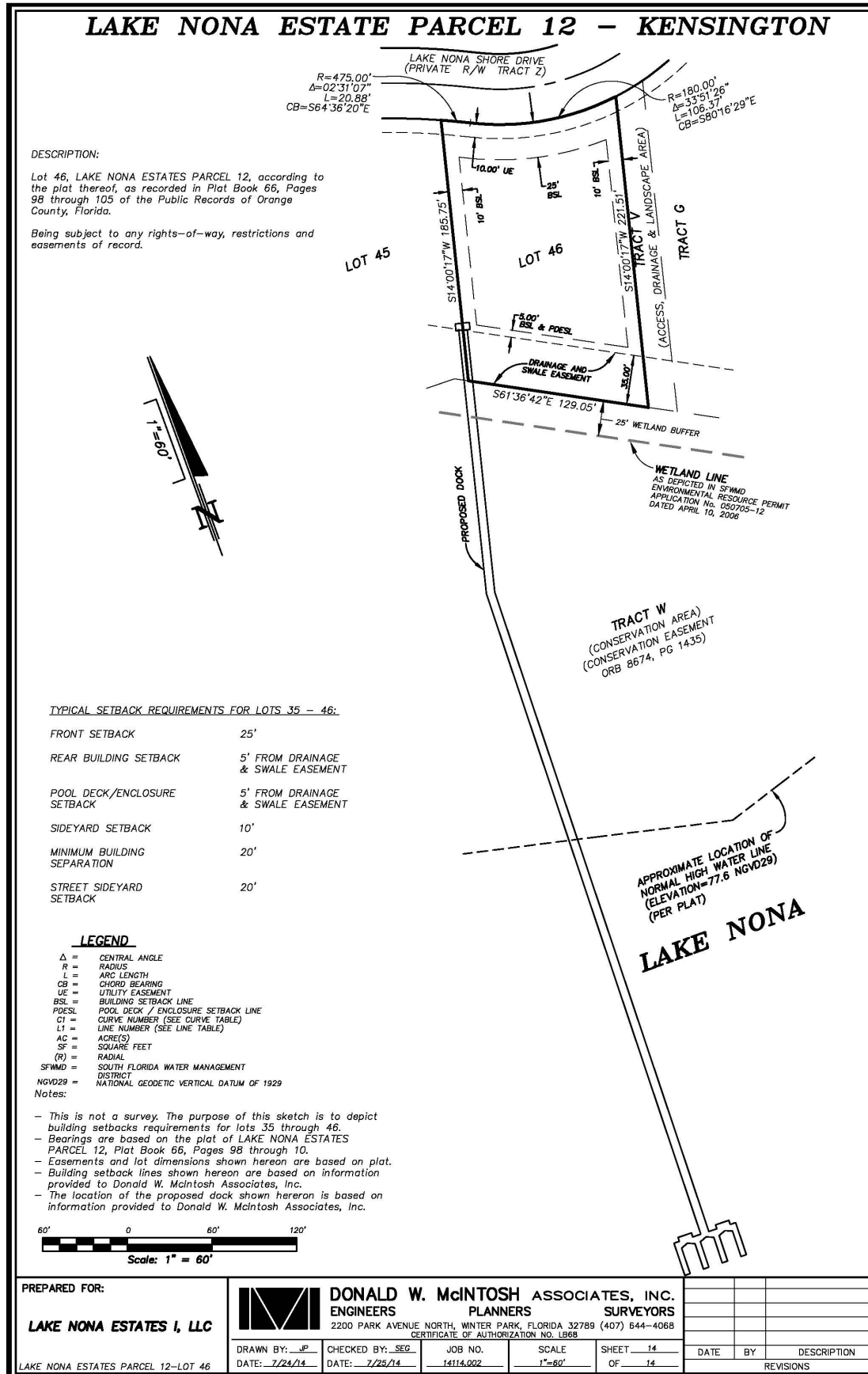












## FINDINGS

Subject to the conditions contained herein, the proposal is consistent with the requirements for approval of the proposed Specific Parcel Master Plan applications contained in Section 65.336 of the Land Development Code (LDC):

1. The proposal is consistent with the State Comprehensive Plan (Chapter 187, Florida Statutes).
2. The proposal is consistent with the East Central Florida Strategic Policy Plan.
3. The proposal is consistent with the provisions of Chapter 163, Part II, Florida Statutes.
4. The proposal is consistent with the objectives and policies of the City's adopted Growth Management Plan (GMP); particularly, Future Land Use Policy 2.4.4, Figure LU-1, Goal 4 and its associated objectives, policies, and figures.
5. The proposal is consistent with and implements the Southeast Orlando Sector Plan, Chapter 68 of the Land Development Code.
6. The proposal is consistent with the requirements of the Education Village PD.
7. The proposal is compatible with the surrounding development and neighborhood pattern.
8. The proposal will not result in demands on public facilities and services that exceed the capacity of such facilities and services since it is subject to Chapter 59 of the City Code, the Concurrency Management Ordinance.

Staff recommends approval of the Specific Parcel Master Plan subject to the conditions below:

## CONDITIONS OF APPROVAL

### City Planning

#### 1. *SUBJECT TO CODES –ZONING*

Except as provided herein, the development is subject to all codes and ordinances of the State of Florida, City of Orlando, and all other applicable regulatory agencies.

#### 2. *DEVELOPMENT REQUIREMENTS*

Except as modified herein, the project shall be developed in accordance with the requirements of the Growth Management Plan, Chapter 68 of the Land Development Code, the Lake Nona PD, and any other pertinent provisions of the Conventional LDC, and all previous agreements between the City and property owner.

#### 3. *APPROVAL*

Approval of the Specific Parcel Master Plan by City Council shall grant the applicant authority to submit an application for site plan/master plan review for a building permit. The application must be submitted within thirty-six (36) months of approval of the Specific Parcel Master Plan (by the City Council) or the Master Plan shall expire. However, upon written application filed 30 days prior to the expiration date, the Planning Official may renew the Master Plan for one period of up to 12 months providing good cause is shown.

#### 4. *SETBACKS*

The rear building setback and pool deck/enclosure setback for Lots 35-46 are amended to 5' from Drainage & Swale Easement.

#### 5. *DRAINAGE & SWALE EASEMENT*

The drainage and swale easement is located at the rear of each subject parcel, in between the wetland line and the proposed building site. The easement varies per parcel, refer to the following and the maps located on pages 5-18 of this staff report. The drainage and swale easements are as follows; Lot 35 = 35', Lot 36 = 35', Lot 37 = 40', Lot 38 = 35', Lot 39 = 35', Lot 40 = approximately 25' to 35', Lot 41 = 25', Lot 42 = 25', Lot 43 = 25', Lot 44 = 25', Lot 45 = approximately 25' to 35' and Lot 46 = 35'.

### Engineering/Zoning

#### 1. *FOUNDATION LOCATIONS*

All foundation shall be located outside of the 5' rear building setback.

#### 2. *FUTURE SUBMITTALS*

With all future submittals, this staff report showing the individual lot layouts shall be submitted.

## INFORMATIONAL CONDITIONS

### Transportation Planning

The Transportation Planning Division supports the applicant's request without further conditions.

### Building

TRC is a Land Development Code function. The design will be reviewed for City Building Code compliance at the time of permit application.

### Police Department

The Orlando Police Department has no objections to the requested amendment to the rear setbacks for Lake Nona Estates, Parcel 12. A CPTED plan review will be completed when detailed plans are submitted to the City for review. 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

### City Planning

For questions regarding City Planning review, please contact Michelle Beamon at 407.246.3145 or [michelle.beamon@cityoforlando.net](mailto:michelle.beamon@cityoforlando.net).

### Urban Design

For questions regarding Urban Design plan review, please contact Holly Stenger, at 407.246.2861 or [holly.stenger@cityoforlando.net](mailto:holly.stenger@cityoforlando.net)

### Transportation

For questions regarding Transportation Planning plan review, please contact Gus Castro at 407.246.3385 or [gustavo.castro@cityoforlando.net](mailto:gustavo.castro@cityoforlando.net)

### Engineering/Zoning

For questions regarding Engineering or Zoning contact Keith Grayson at (407)246-3234 or [keith.grayson@cityoforlando.net](mailto:keith.grayson@cityoforlando.net).

### Police

For questions regarding Orlando Police Department plan review, please contact Audra Nordaby at 407.246.2454 or [Audra.Nordaby@cityoforlando.net](mailto:Audra.Nordaby@cityoforlando.net).

## REVIEW/APPROVAL PROCESS—NEXT STEPS

1. SETDRC minutes scheduled for review and approval by City Council.
2. Appearance Review by the Urban Design staff.
3. Building permits.