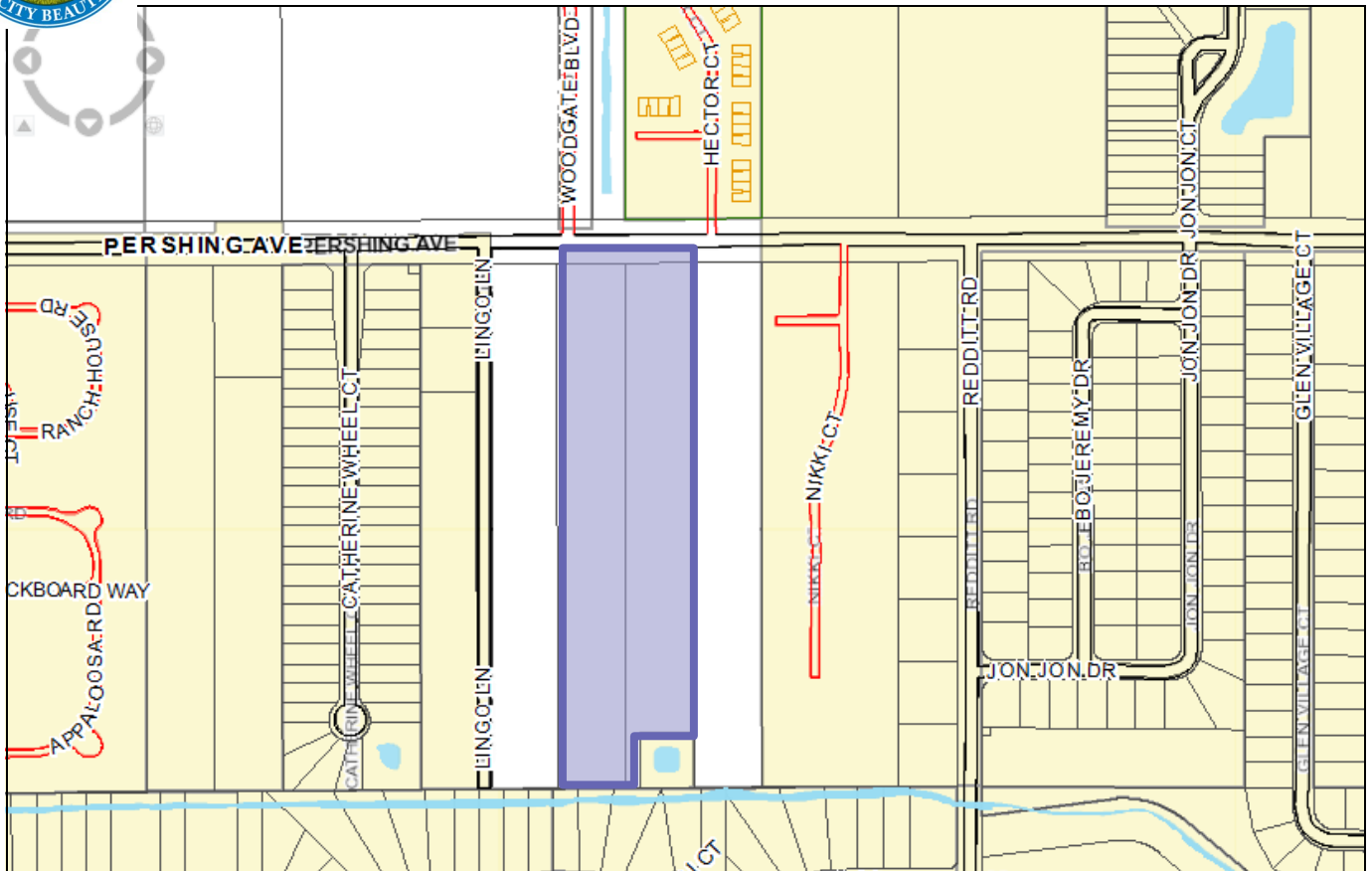




# LINGO COVE PLAT



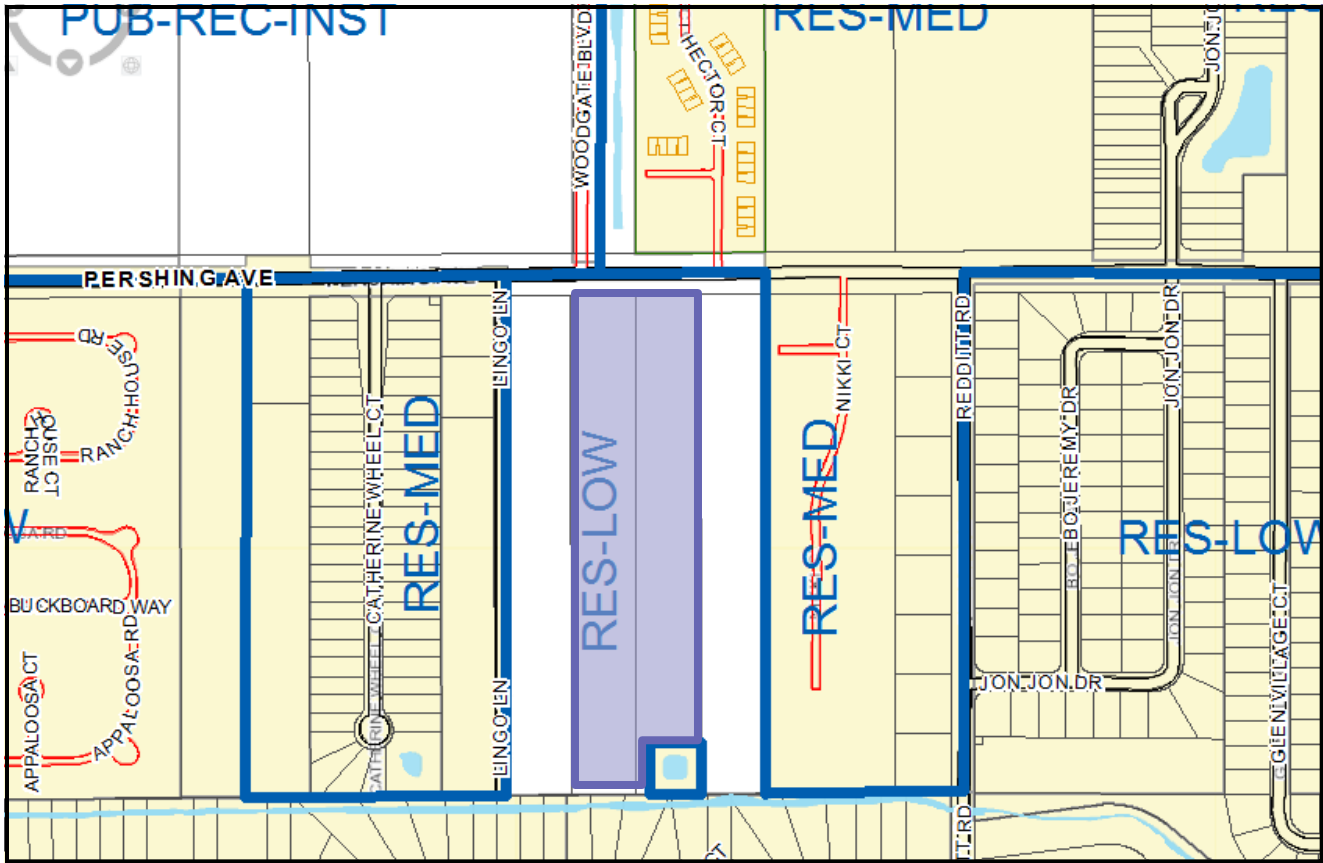
Location Map

 Subject Site

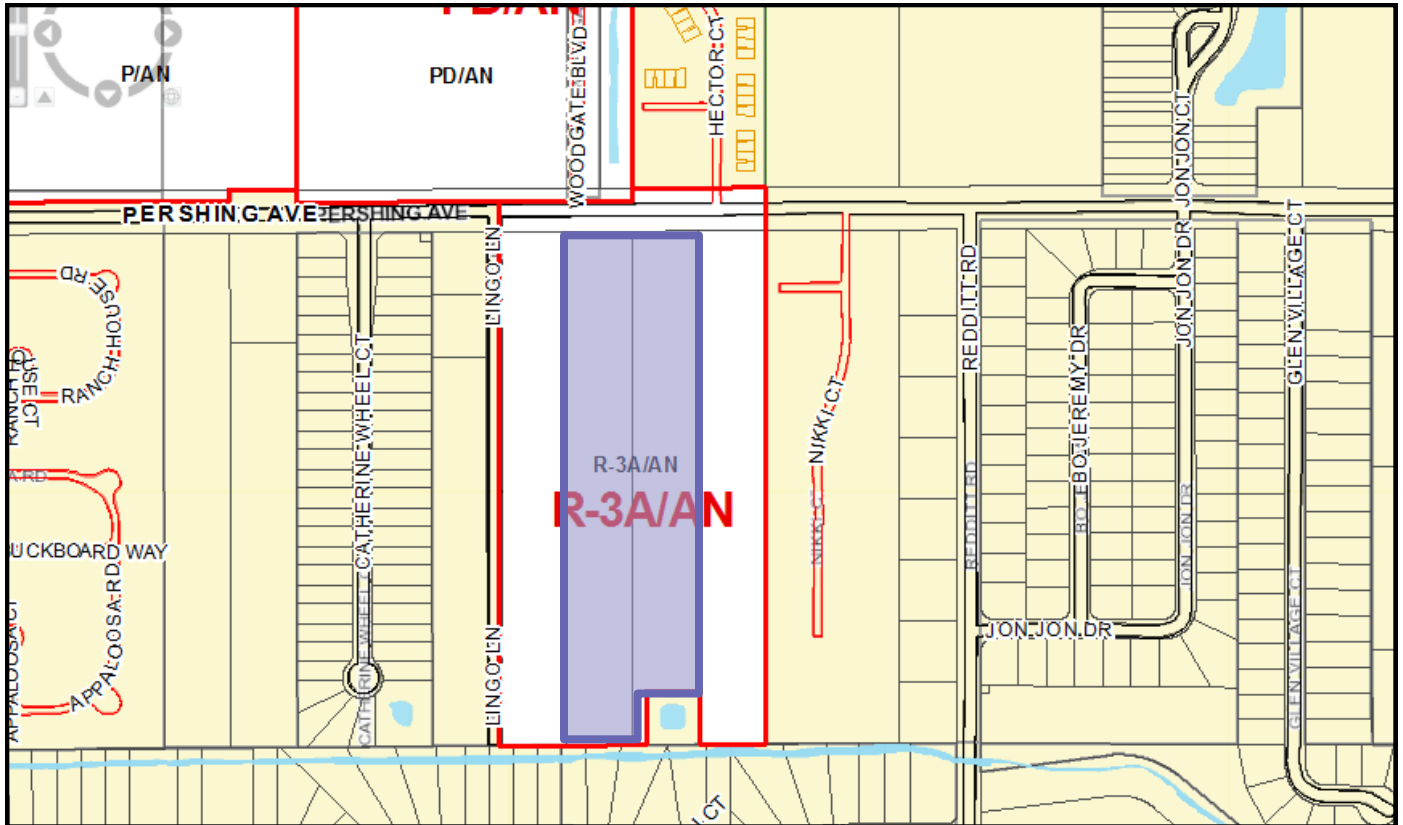
## SUMMARY

<p><b>Owner</b>                  Max Sabeti,                  New Earth Properties,                  LLLP</p> <p><b>Applicant</b>                  Jay Brock, Lingo Cove                  Partners, LTD</p> <p><b>Project Planner</b>                  Michaëlle Petion</p> <p><b>Updated:</b> June 24, 2014</p>	<p><b>Property Location:</b> 6500 &amp; 6570 Pershing Ave. (north of Mediterranean Rd., east of Lingo Ln., west of Redditt Rd. and south of Pershing Ave.; PID: 10-23-30-3023-00-820; 10-23-30-3023-00-810) (±9.23 acres, District 2).</p> <p><b>Applicant's Request:</b>                  The applicant proposes to replat the currently undeveloped parcels into 1 lot for a multi-family development.</p>	<p><b>Staff's Recommendation:</b>                  Approval of the request, subject to the conditions in this report.</p>
--	--	---

# FUTURE LAND USE MAP



# ZONING MAP



# PROJECT ANALYSIS

## **Project Description**

The ±9.23 acre subject site is located in the Pershing neighborhood, north of Mediterranean Rd., east of Lingo Ln., west of Redditt Rd. and south of Pershing Ave. and consists of uncleared land. The site is zoned R-3A/AN with a consistent future land use designation of Residential Low Intensity.

The applicant is requesting Minor Subdivision approval to plat the two existing lot into 1 new lot consistent with the previous redevelopment approvals. The proposed development is comprised of three apartment buildings with approximately 82 units and 4 attached dwelling structures with approximately 28 units, for a total of 110 units. Multifamily sites, per sec 58.572, are required to be a minimum of 85 ft. wide and 125 ft. deep. The proposed lot is 329 ft. wide and 1,139 ft. deep.

## Previous Actions:

- 1945- Property platted as part of Golden Acres Sec B Subdivision.
- 2009- Planning Official Letter of Determination approved for a multi-family development. (LDC2009-00096)
- 2014- Planning Official Letter of Determination approved for a 110 unit multi-family development. (LDC2014-00047)

## **Minor Subdivision Plat**

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. In this instance, the property is being platted for the redevelopment of a multi-family development.

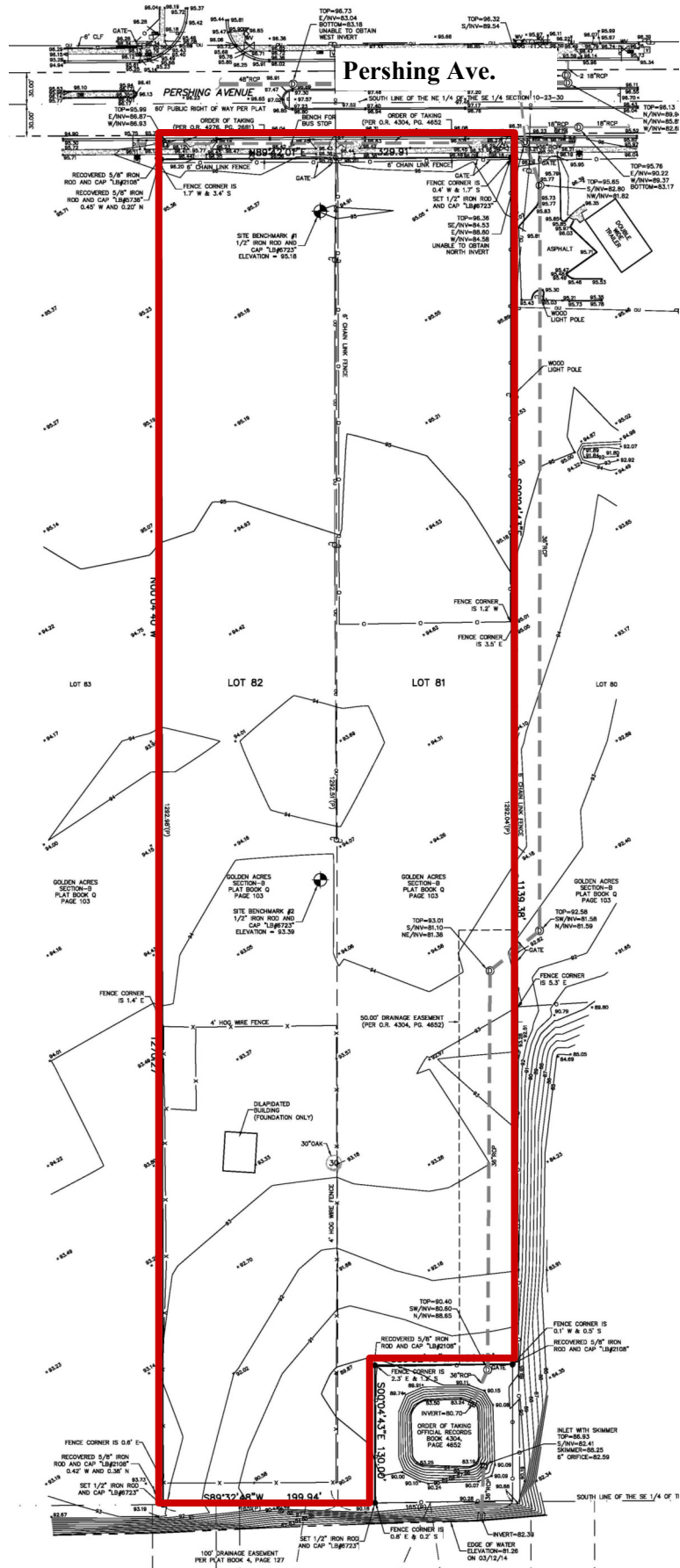
# FINDINGS

Subject to the conditions contained herein, the proposal will be consistent with the requirements for approval of Minor Subdivision Plat applications contained in Section 65.432 of the Land Development Code (LDC):

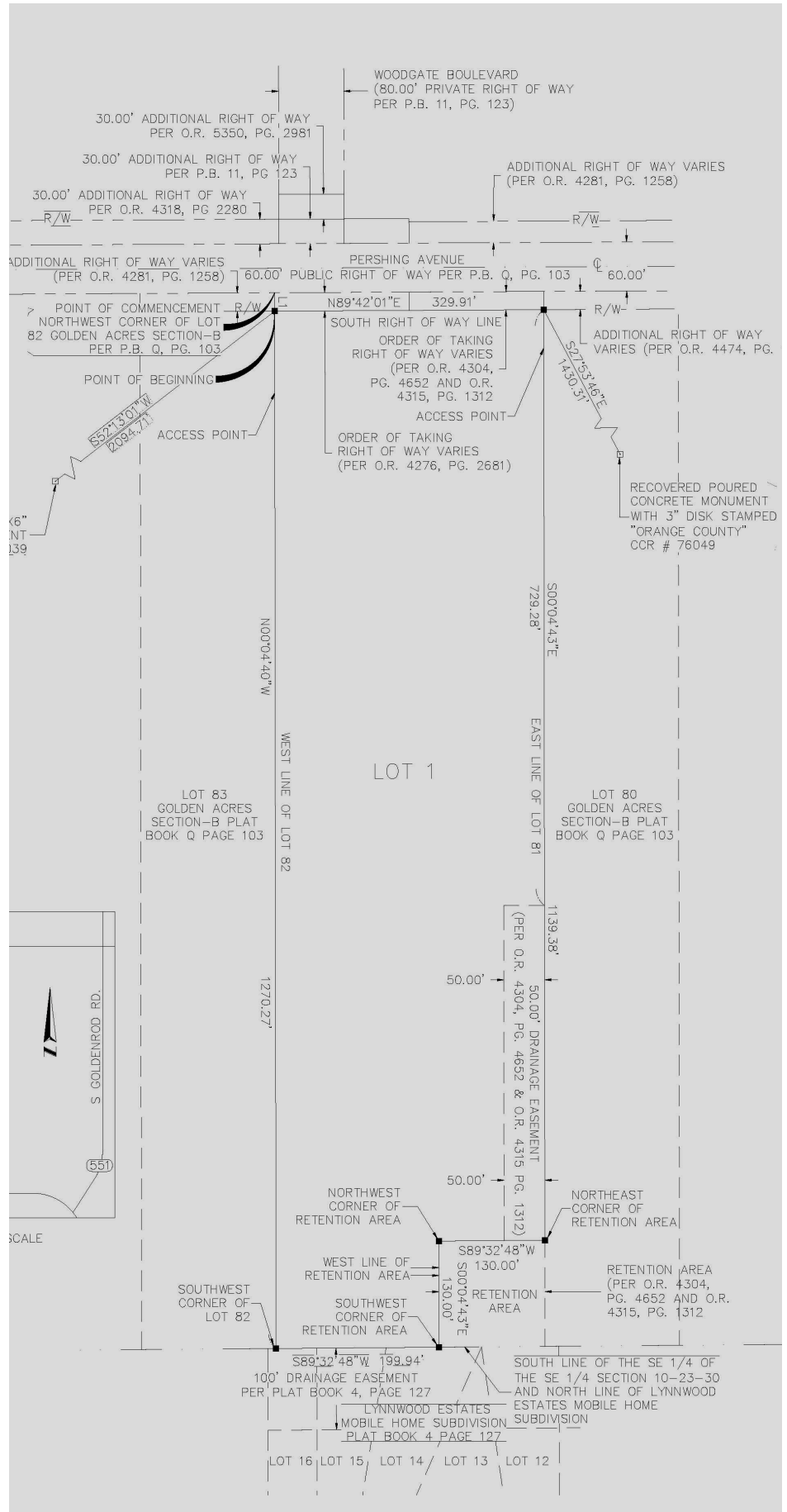
1. The proposed use is consistent with the purpose and intent of the City's Growth Management Plan.
2. The proposed use is consistent with the purpose and intent of the requirements of the LDC.
3. The subdivision will not result in incompatible land uses.
4. The proposed development will be constructed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

# BOUNDARY

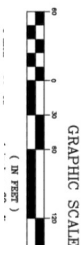
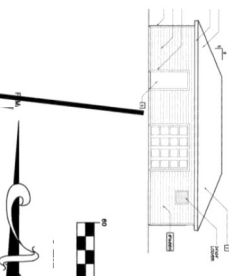
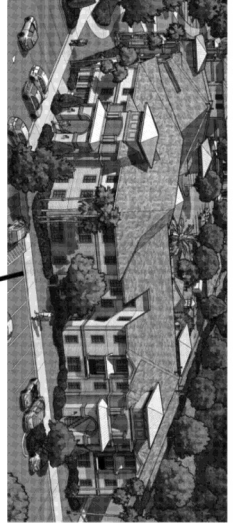
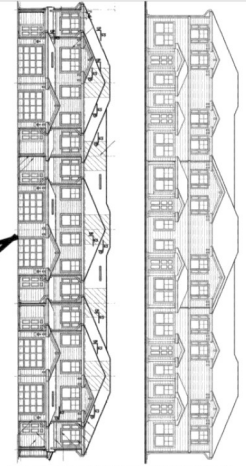
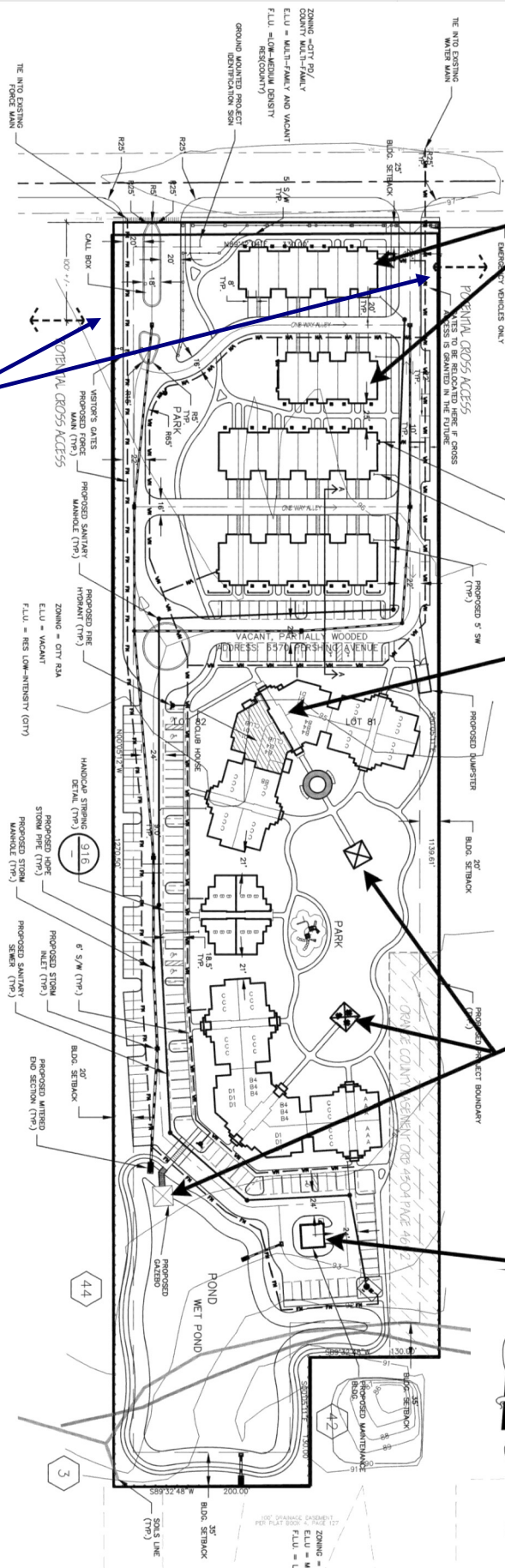


# PROPOSED PLAT



# DEVELOPMENT PLAN

Cross access ease-  
ment to be shown  
on plat.



GRAPHIC SCALE  
( IN FEET )



# 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.

2. Previous Approvals Consistency. The proposed development shall be consistent with the conditions of the previous approval. (LDC2014-00047)

## Transportation Planning

1. Easement Dedications. The plat shall include depiction of the cross-access easements to the adjacent properties on the east and west sides of the subject parcel. These shall be located in the northern third of the subject parcel as previously agreed upon.

## Legal Affairs

1. The name of the subdivision in the dedication is incorrect.

2. There is an Order of Taking shown on the plat along the south row line of Pershing which is incorrectly labeled. The book and page shown references a deed.

3. The following easements are shown on the certificate of title but not on the plat or in the plat notes: 1865/455 and 4276/2683

4. If there is to be no public dedication it should be so indicated in the dedication block as "nothing" or "N/A"; if there is to be a public dedication it should be specifically indicated in the dedication block.

## Engineering/Zoning

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.

2. 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.

3. 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

4. Sewer– Orange County. Per the Orlando-Orange County Wastewater Territorial Agreement the subject property is located within Orange County's territorial service area. The site is presently being serviced by Orange County.

5. 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."

6. Concurrency– Chapter 59. A Concurrency Management application must be completed and reservation of capacity must be made prior to the final plat being recorded in accordance with the provisions of Concurrency Management Chapter 59 of the City Code and the Committed Trip Allocation Policy. The application is available on our website, [www.cityoforlando.net/permits](http://www.cityoforlando.net/permits). The application

## CONDITIONS OF APPROVAL

fee is \$250.00.

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— 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 St. John's River Water Management District is required. The system is to be privately owned and maintained.

9. 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.

10. Plat— Minor. Plat Face Changes - There are a number of 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 to the face of the plat.
- 2) Recording Fees (Checks should be made payable City of Orlando.)
- 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.

11. 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.

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

13. 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.

14. 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.

15. Orange county. Any construction, including signalization, within the Pershing Avenue right of-way of will require Orange County approval/permit prior to construction.

16. Plat Title. There are discrepancies between the plat title in the title block and the dedication block. Which is correct.

17. Engineering Records. Change the plat title in the dedication portion of the plat to "LINGO COVE".

### **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 \$277,970.00, based on the construction of 110 multi-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>

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. Credit shall be available for the pre-



---

## CONDITIONS OF APPROVAL

vious use located on the subject site.

2. The applicant shall comply with all applicable requirements of Chapter 59, the Concurrency Management Ordinance, to ensure that all public facilities and services are available concurrent with the proposed development, and that the potential impacts on public facilities and services are mitigated.

All new construction, changes in use, additions or redevelopment are required to submit a Concurrency Management application as a part of the building plan review process. A Concurrency Management application is available on the City's website: <http://www.cityoforlando.net/permits/forms/concurrency.htm>.

The City has adopted a Transportation Concurrency Exception Area (TCEA) citywide, substituting transportation concurrency with mobility management strategies; therefore, the City requires all development projects to support a multi-modal transportation system.

All development within the City, including new development, redevelopment, changes in use, and expansion of existing uses, shall mitigate their transportation impacts by incorporating Transportation Mitigation Strategies. In addition to the Concurrency Management application, applicants are required to submit a Request for Mobility Management Determination application, as part of the development review process. Approval of these applications shall not be deemed to provide any vested rights. For additional information or to obtain a Mobility Management Determination application please contact Gus Castro at: 407.246.3385.

## CONTACT INFORMATION

### **Land Development**

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

### **Transportation Planning**

For questions regarding Transportation Planning review, please contact John Rhoades at 407-246-2293 or [John.Rhoades@cityoforlando.net](mailto:John.Rhoades@cityoforlando.net)

### **Legal Affairs**

For questions regarding Legal Affairs review, please contact Cindi Sanford at 407-246-3489 or [Cynthia.sanford@cityoforlando.net](mailto:Cynthia.sanford@cityoforlando.net)

### **Engineering/Zoning**

For questions regarding Engineering or Zoning contact Shirley Green at 407.246.2134 or [Shirley.Green@cityoforlando.net](mailto:Shirley.Green@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.

### **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](mailto:nancy.jurus-ottini@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 plat is recorded with the Orange County Comptroller.