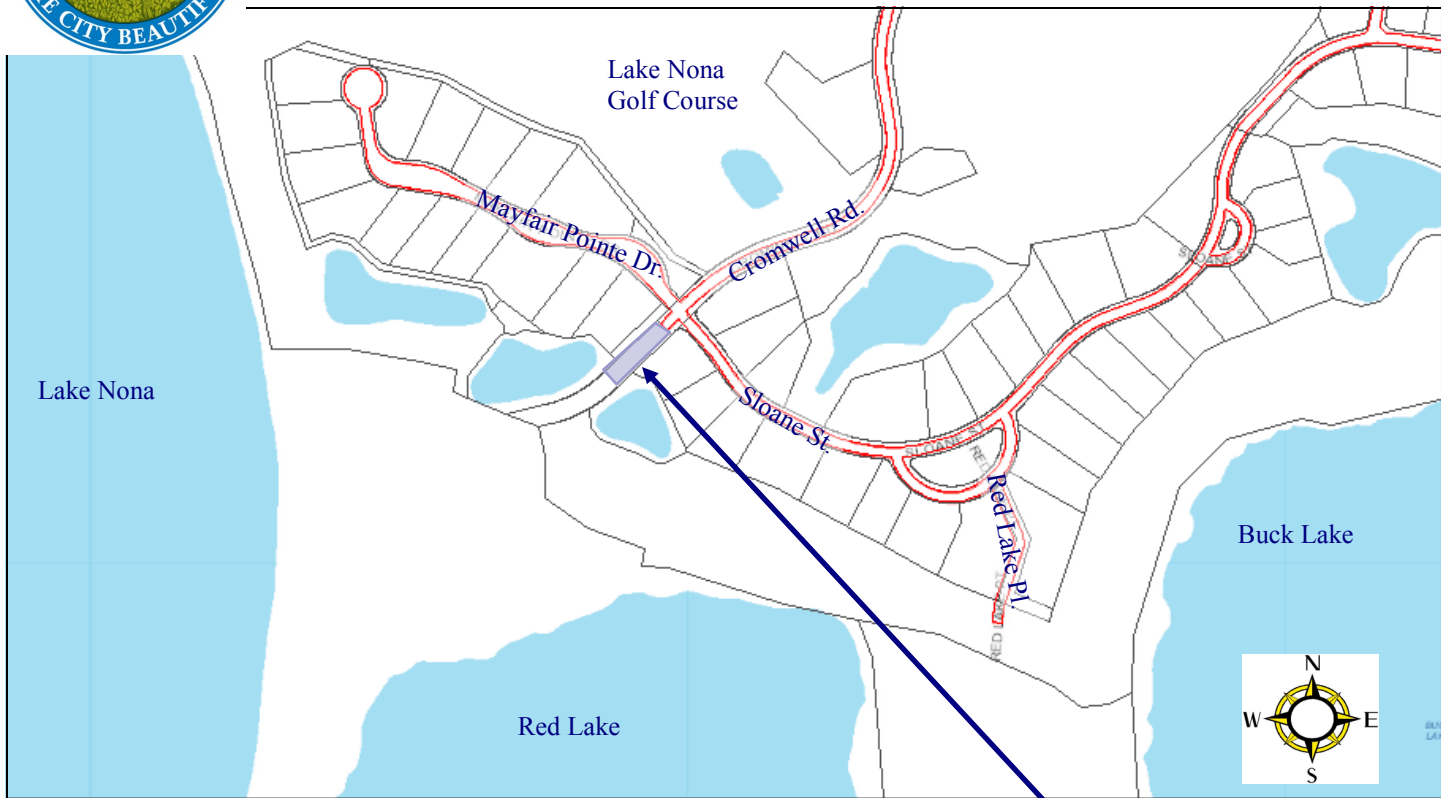




# LAKE NONA ESTATES CROMWELL ROAD



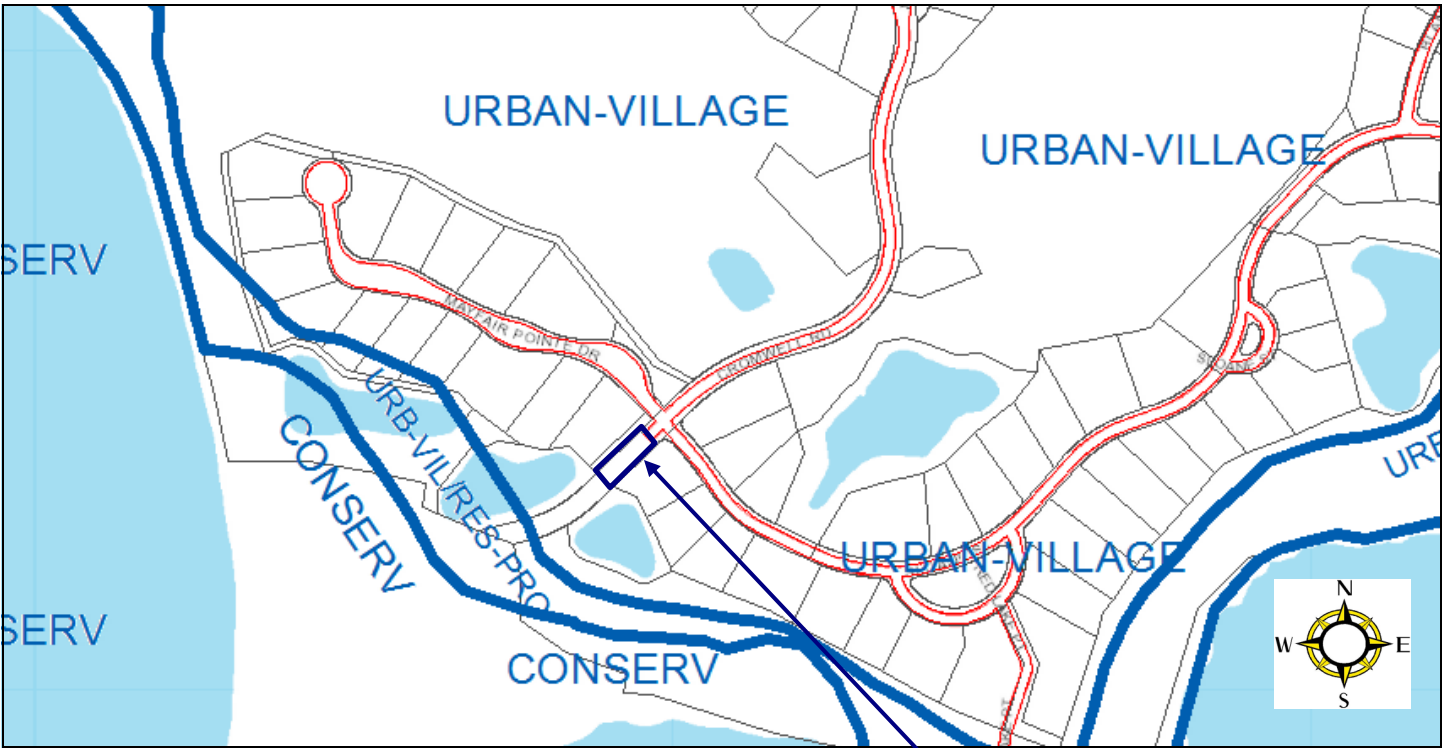
## Location Map



## SUMMARY

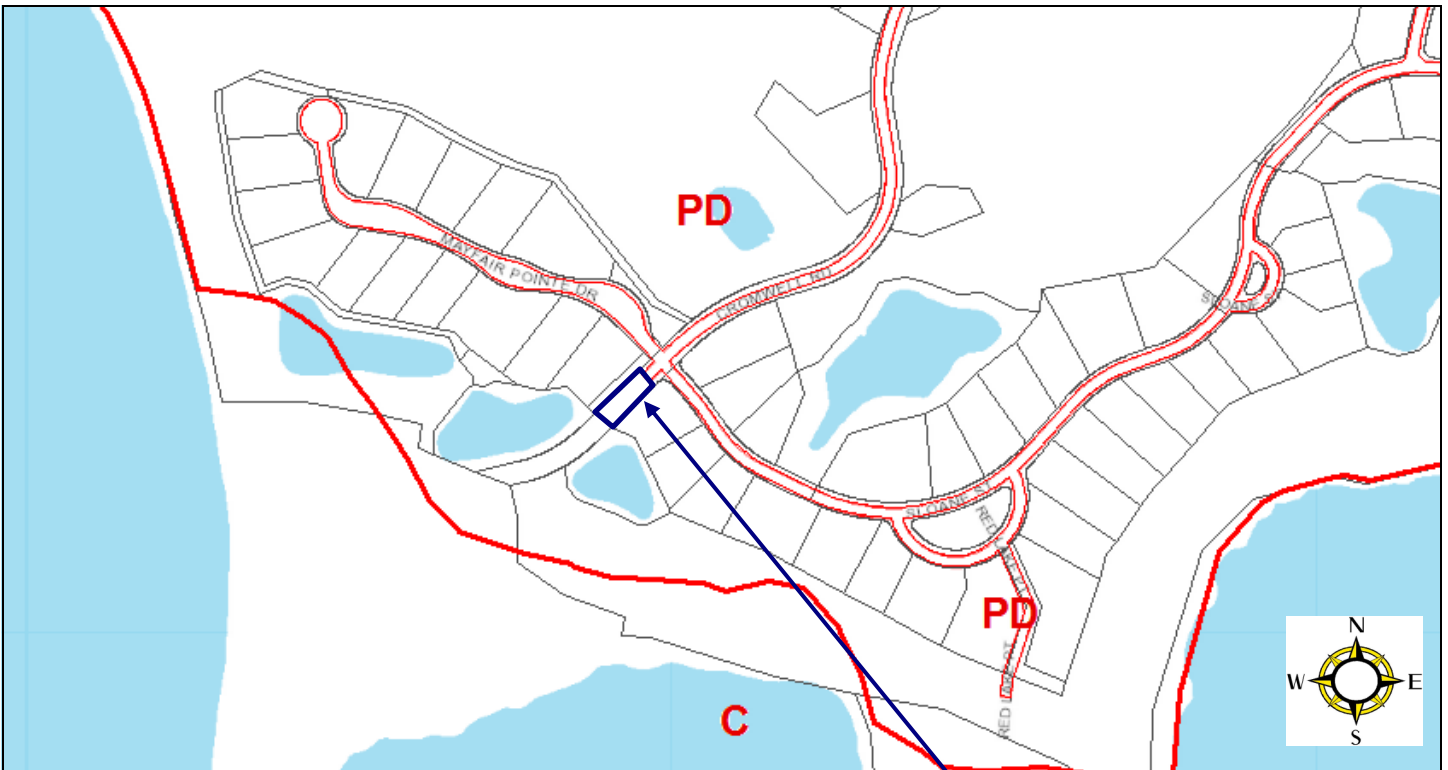
<p><b>Owner</b>                  James L. Zboril, VP                  Lake Nona Estates 1, LLC</p> <p><b>Applicant</b>                  Heather Isaacs, Planner                  Lake Nona Estates 1, LLC</p> <p><b>Project Planner</b>                  TeNeika Neasman</p>	<p><b>Property Location:</b> 10697 Cromwell Rd., west of Mayfair Pointe Dr., east of Chiltern Dr., north of Red Lake, and south of Cromwell Rd. (±0.25 acres, District 1)</p> <p><b>Applicant's Request:</b>                  A Major Subdivision for the extension of the private road for Lake Nona Estates Cromwell Rd. Phase 1.</p>	<p><b>Staff's Recommendation:</b>                  Approval of the request, subject to the conditions in this report.</p>
<p><b>Updated: February 25, 2015</b></p>		

# FUTURE LAND USE MAP



SUBJECT  
PROPERTY

# ZONING MAP



SUBJECT  
PROPERTY

# PROJECT ANALYSIS

## Project Description

The subject site is located west of Mayfair Pointe Dr., east of Chiltern Dr., north of Red Lake Pl., and south of Cromwell Rd. The 0.28 acre site is located in the Lake Nona Estates Planned Development zoning district with a consistent future land use designation of Urban Village. The subject property is required to be developed as a Right-of-Way following the construction of a single family residence on Lot 39, which has a required parking space off Cromwell Rd. The proposed plat is consistent with the Planned Development (Lake Nona Estates) ordinance requirements.

The applicant is requesting a major subdivision plat approval for the Right-of-Way for the Cromwell Road extension, which is proposed to be 60 ft. wide and 179.78 ft. deep.

## Previous Actions:

**1983:** Orange County adopted the Lake Nona DRI Development Order (DO).

**1992:** A portion of the Lake Nona DRI (1,519 acres) was annexed into the City and a Development Order was issued by the City.

**1999:** The City issued an amended and restated Development Order for the consolidated Orlando International Airport DRI, removing 1,519 acres from the Lake Nona DRI and added that acreage to the OIA DRI.

**2001:** The City adopted the first amended and restated DO.

**2004:** The City adopted the second amended and restated DO.

**2005:** The City adopted the third amended and restated DO.

**2007:** The City adopted the fourth amended and restated DO.

**2008:** The City adopted the first amendment to the fourth amended and restated DO.

**2008:** Changed Village Center designations on parcel 12, 23A, 23B, and 14 to Residential Neighborhood

**2014:** Permit (ENG2015-00096) submission for the two (2) lane undivided roadway for the Cromwell Road lane extension phase 1

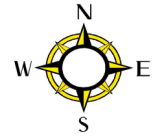
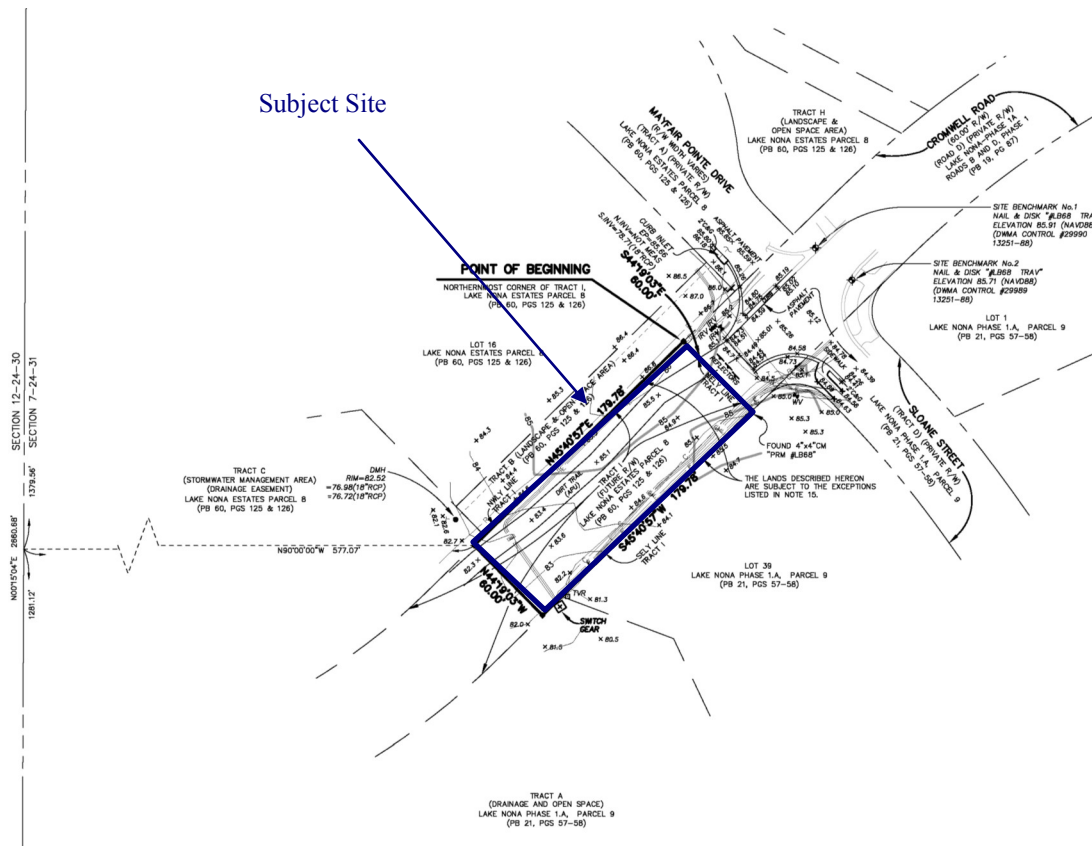
**Table 2 - Project Context**  
(PD zoning)

	Future Land Use	Zoning	Surrounding Use
North	Urban Village	PD	Single Family Homes The Lake Nona Golf Course Vacant Residential Lots
East	Urban Village	PD	Single Family Homes Vacant Residential Lots
South	Urban Village URB-VIL/RES-PRO CONSERV	PD C	The Lake Nona Golf Course Lake Nona Wetlands
West	URBAN-VILLAGE	PD	Lake Nona Golf Course Single Family Homes Vacant Residential Lots

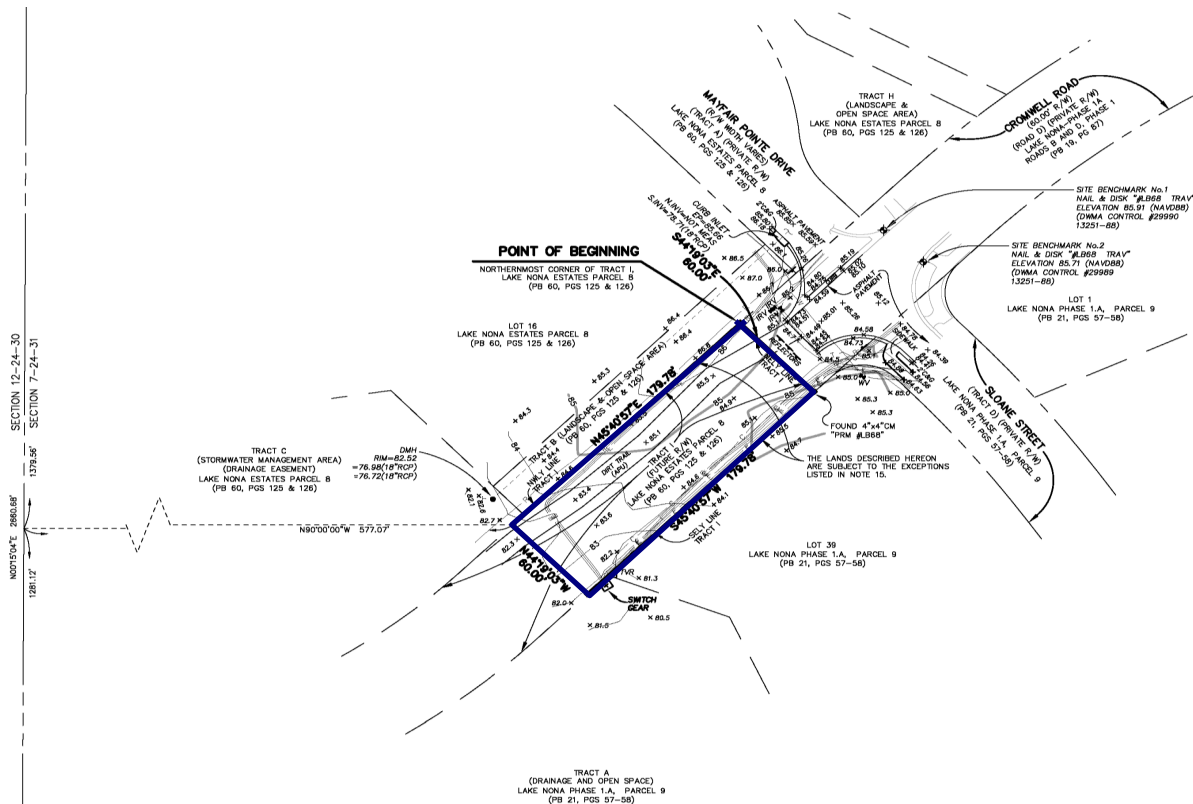
## Major Subdivision Plat

The Major Subdivision 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 the other technical issues that development may proceed. The road extension will be compatible the existing Cromwell Road and MayFair Pointe Drive intersection with 60 ft. width, the same width of the northern portion of Cromwell.

# BOUNDARY SURVEY



# PROPOSED PLAT



## REQUIRED-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 developed consistent with the conditions of the approved Lake Nona Estates PD.

### City Surveyor

1. **Sheet.** (Survey & Plat) Dimension the remaining portion of tract I.
2. **Sheet.** (Survey) Please show the relationship of tract I to an established identifiable real property corner.
3. **Sheet.** (Survey & Plat) Sloane St. and Cromwell Rd. missing R/W width and Mayfair Point Dr. is missing R/W varies
4. **Sheet.** (Plat) If there are no dedications being made its needs to be stated as such.
5. **Sheet.** (Survey & Plat) There are missing tract and lot boundaries.
6. Field Review has passed. FS177.091(7)
7. **OCPA.** Orange County Property Appraiser has not completed their review at this time.
8. **Reminder.** A copy of the Statement of Lien Settlement must be provided to the Office of Permitting Services when the plat is ready for recording. CO(17)
9. **Submission.** Survey will need the following documents for the next review in addition to copies required by other departments: 3 copies of the plat, 3 copies of survey, 2 copies of the title opinion, 2 copies of the closure report, and email, CD, or flash drive containing PDF files of all documents.

### Legal Affairs

1. It appears the plat dedicates nothing to the public and should be stated in the dedication accordingly.

## INFORMATIONAL-CONDITIONS OF APPROVAL

### Building Plan Review

1. Building Plan Review is not applicable to this case at this time

### Growth Management Studio

1. The Comprehensive Planning Studio has no objections to the proposed plat.

### Permitting

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. **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.
3. **Plat. Lake Nona Estates Cromwell Road Extension Phase 1,** has been reviewed by engineering Records . The following portion (s) have been approved: Plat Title and Street names.
4. **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."
5. **Storm-Water.** Stormwater management system design shall conform to the criteria outlined in the Lake Nona Developer's Agreement dated May 14, 1994.
6. **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.
7. **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.
8. **Erosion and 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.

## INFORMATIONAL-CONDITIONS OF APPROVAL

9. **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.
10. **Recommendation.** The Office of Permitting Services recommends approval of the proposed major plat, subject to the conditions contained in this report.
11. **Plat-Major.** 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 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](http://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, SunTrust 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.

### Transportation Planning

1. The Transportation Planning Division supports the applicant's request.

### Orlando Police Department

1. The Orlando Police Department has no objections to the replat request for the extension of Cromwell Rd. in the Lake Nona Estates 1 neighborhood. A CPTED review will be completed when detailed development plans are submitted to the City for review.
2. 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.

## FINDINGS

Subject to the conditions contained herein, the proposal will be consistent with the requirements for approval of the Lake Nona Estates Cromwell Rd. Phase 1 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 Lake Nona Estates Cromwell Rd. Phase 1 major subdivision request subject to the conditions in

## 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.

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# CONTACT INFORMATION

**Land Development**

For questions regarding Land Development review, please contact TeNeika Walker Neasman at (407) 246-4257 or [teneika.neasman@cityoforlando.net](mailto:teneika.neasman@cityoforlando.net).

**Survey**

For questions regarding surveying , please contact Ken Brown at 407.246.3812 or [ken.brown@cityoforlando.net](mailto:ken.brown@cityoforlando.net).

**Transportation Planning**

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

**Building Plan Review**

For questions regarding Building Plan Review issues contact Don Fields at (407) 246-2654 or [don.fields@cityoforlando.net](mailto:don.fields@cityoforlando.net).

**Growth Management**

For questions regarding Growth Management plan review, Please contact Colandra Jones at 407.246.3415 or [Colandra.Jones@cityoforlando.net](mailto:Colandra.Jones@cityoforlando.net).

**Orlando Police Department**

For questions regarding Orlando Police Department plan reviews or to obtain a copy of the brochure, contact Audra Nordaby at 407.246.2454 or [Audra.Nordaby@cityoforlando.net](mailto:Audra.Nordaby@cityoforlando.net).