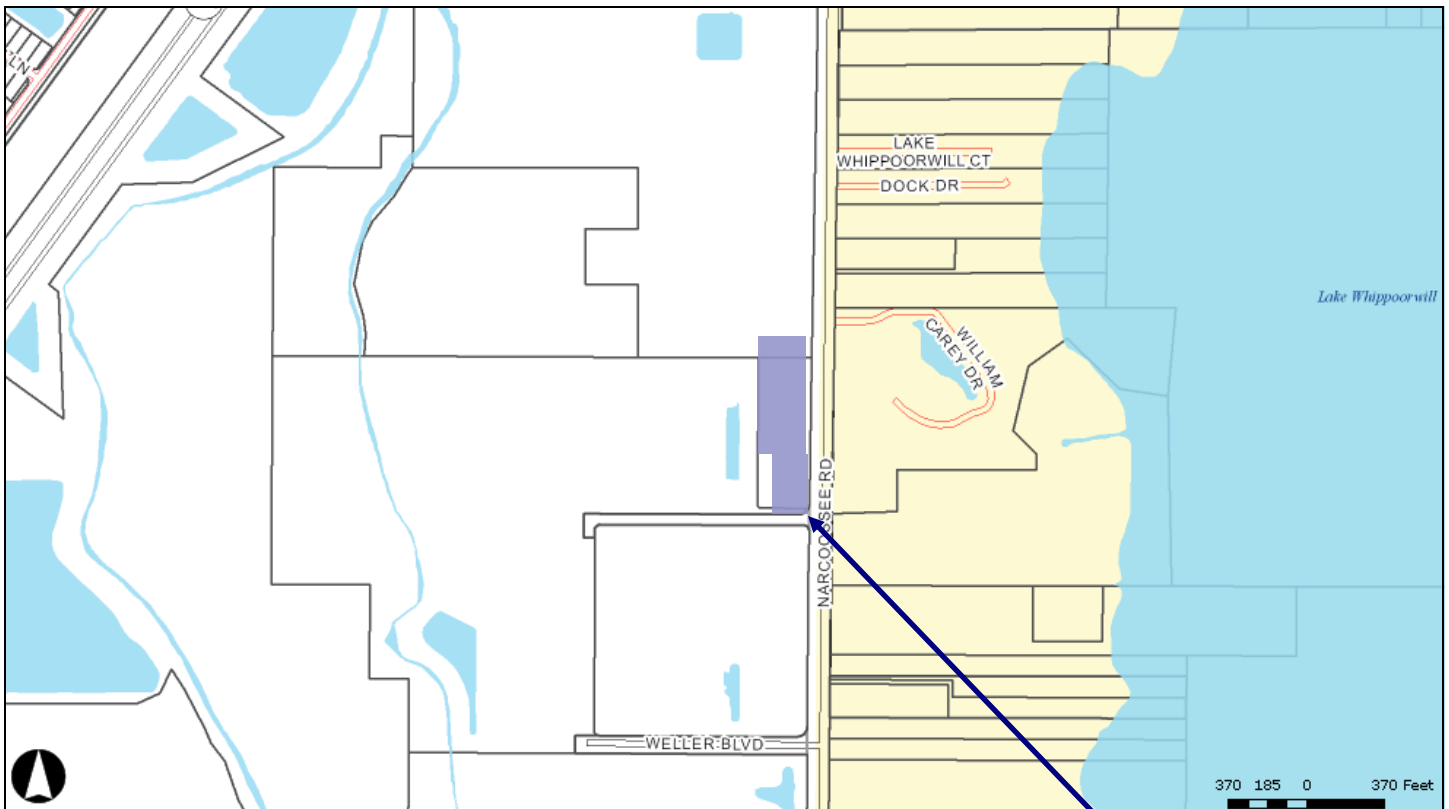




## EDUCATION VILLAGE PHASE II



Location Map

Subject Site

### SUMMARY

**Owner/ Applicant**

James Zboril, President of  
Narcoossee Land Holding  
Two, Inc.

**Project Planner**

Michaëlle Petion

**Property Location:** west of Narcoossee Rd.,  
north of Weller Blvd., east of SR 417 and south  
of SR 417 (Parcel ID #19-22-31-0000-00-002,  
19-22-31-0000-00-007, 19-22-31-0000-00-008)  
(±9.14 acres, District 1)

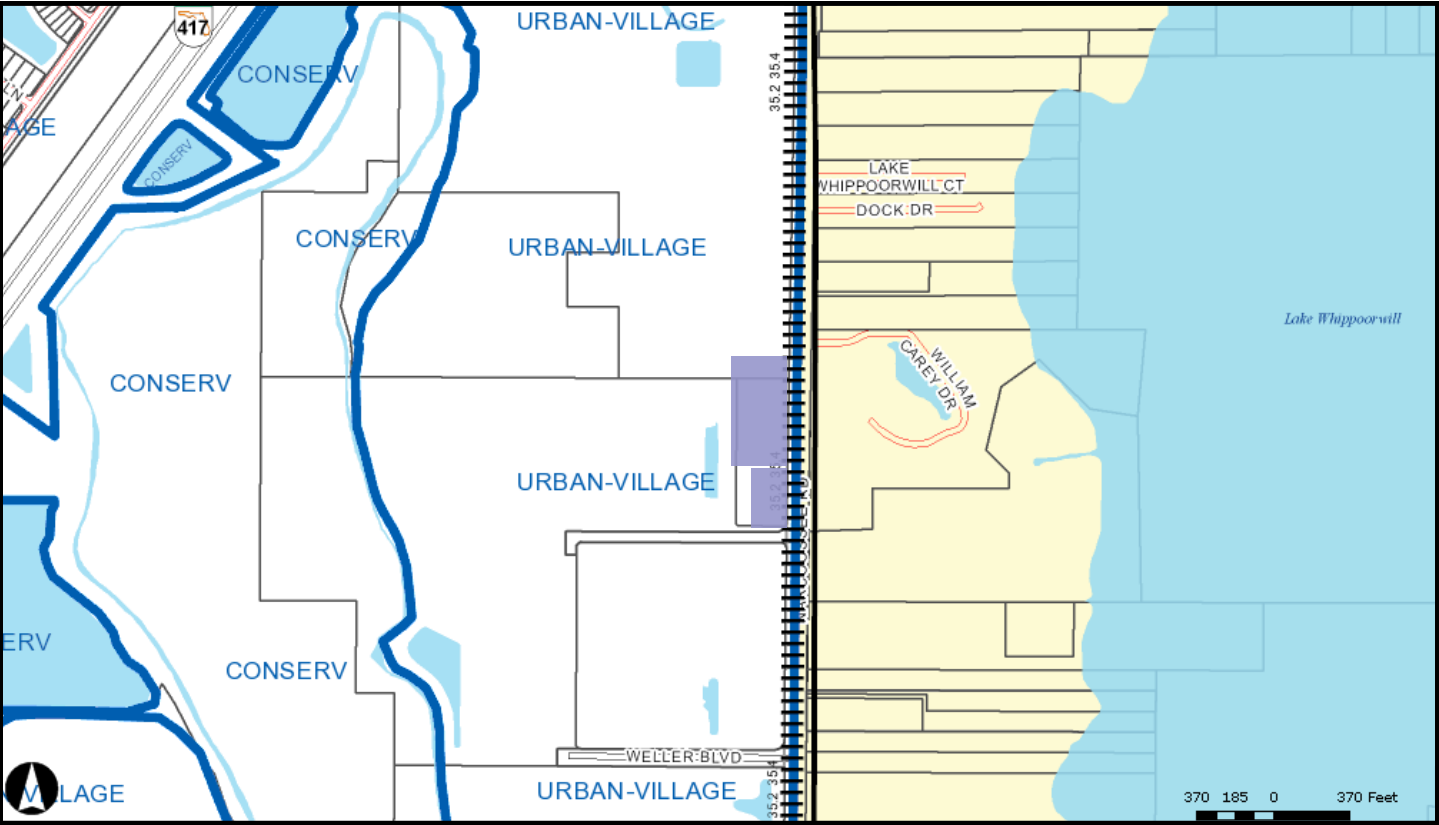
**Applicant's Request:**

The applicant is requesting a Major Subdivision  
Plat to create the preliminary plat for the Educa-  
tional Village Phase II site.

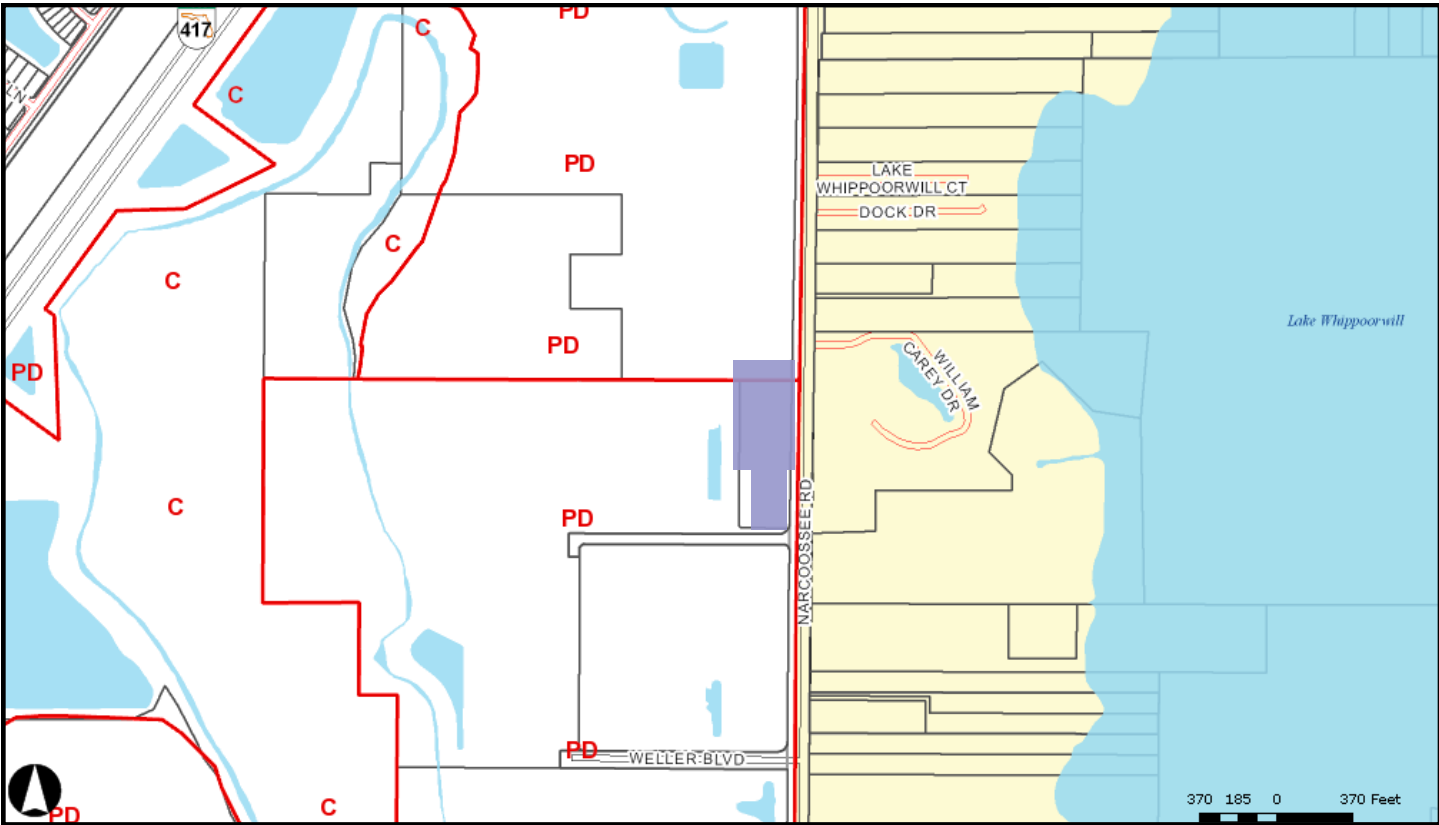
**Staff's Recommendation:**

Approval of the request, subject to the conditions  
in this report.

# FUTURE LAND USE MAP



# ZONING MAP



# PROJECT ANALYSIS

## Project Description

The subject property is approximately 9.1 acres in size and is located west of Narcoossee Rd., north of Weller Blvd., east of SR 417 and south of SR. The site is currently zoned PD and has a Future Land Use designation of Urban Village. It is within the Education Village Planned Development (PD) and a small portion is in the Education Commerce Center PD. The site is currently vacant.

The Southeast Town Design Review Committee (SETDRC) approved a Specific Parcel Master Plan (SPMP) for the property on December 8, 2011 (MPL2011-00029). The SPMP approval comprised  $\pm 5,800$  sq. ft. gas station/convenience store and  $\pm 3,500$  sq. ft. restaurant with a drive-through on Parcel H and Parcel I. A separate SPMP will be required prior to development occurring on Parcels E, F and G.

Originally, Road C of the proposed plat was inconsistent with previous approvals for the Education Village Phases I & II SPMP (MPL2011-00005 & MPL2011-00029, respectively) and the Education Commerce Center PD (ZON2009-00015). Previously represented as 52 ft of Right-of way, it was being shown as 24 ft. Consistency shall be provided between the plat and the previous approvals. The applicant has submitted revised Road C cross sections and agreed to provide the 52' right-of-way; however, the cross-section will consist of four travel lanes in lieu of two travel lanes and parallel parking on each side of the road. The construction of the right-of-way may be phased, provided the entire 52' is platted and dedicated to the City

## Previous Actions:

- 2003—Subject property was annexed into the City of Orlando.
- May 2004 — City Council approved the initial zoning of PD (ZON2003-00014), which allowed for a maximum of 500 residential units (Residential Neighborhood), a regional high school, and a park (Public/Recreational/Institutional).
- February 2006 — City Council approved a PD Amendment (ZON2005-00031) which allowed for 4.14 acres along Narcoossee Road to be designated as Village Center instead of Residential Neighborhood. The development program resulting from this PD Amendment consisted of 500 residential units, a regional high school and park, 10,000 sq. ft. of retail, 20,500 sq. ft. of office, and 75,000 sq. ft. of personal storage.
- May 2010 — City Council approved a PD Amendment (ZON2009-00014) which allowed for a development program consisting of 176 multi-family dwelling units, 115,000 sq. ft. of office, 191,400 sq. ft. of civic use, 306 ALF/Assisted Living dwelling units, 141,500 sq. ft. of mixed use and Lake Nona High School. This SPMP is a portion of the larger PD.
- May 2010 — City Council approved a PD Amendment (ZON2009-00015) which allowed for a development program consisting of 315,150 sq. ft. of retail, 106,750 sq. ft. of mixed use (office/retail), and a total of 288 dwelling units.
- December 2011 — The SETDRC approved the SPMP (MPL2011-00029) for a  $\pm 5,800$  sq. ft. gas station/convenience store and  $\pm 3,500$  sq. ft. restaurant with a drive-through.

## 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.”*

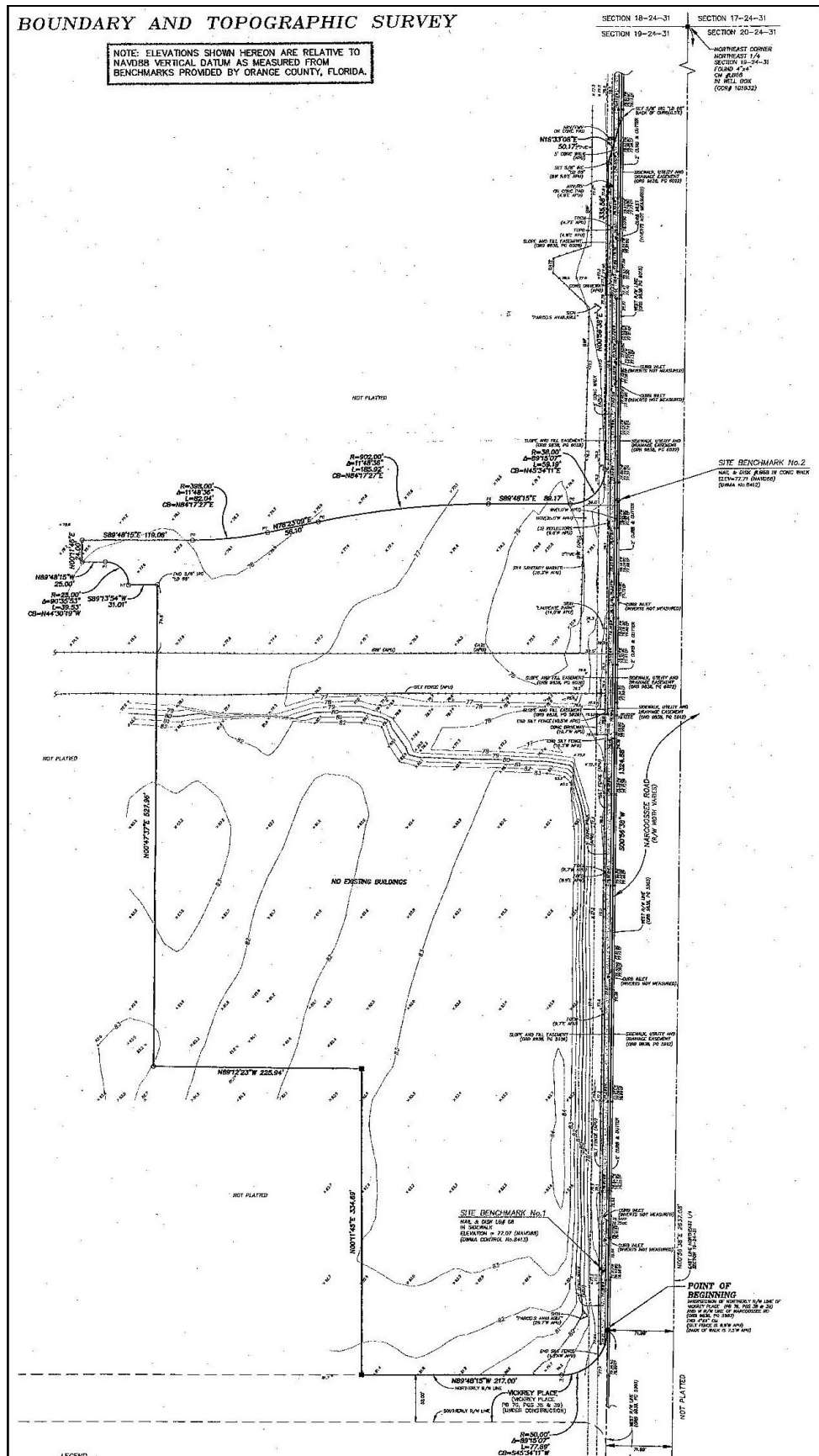
# FINDINGS

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):

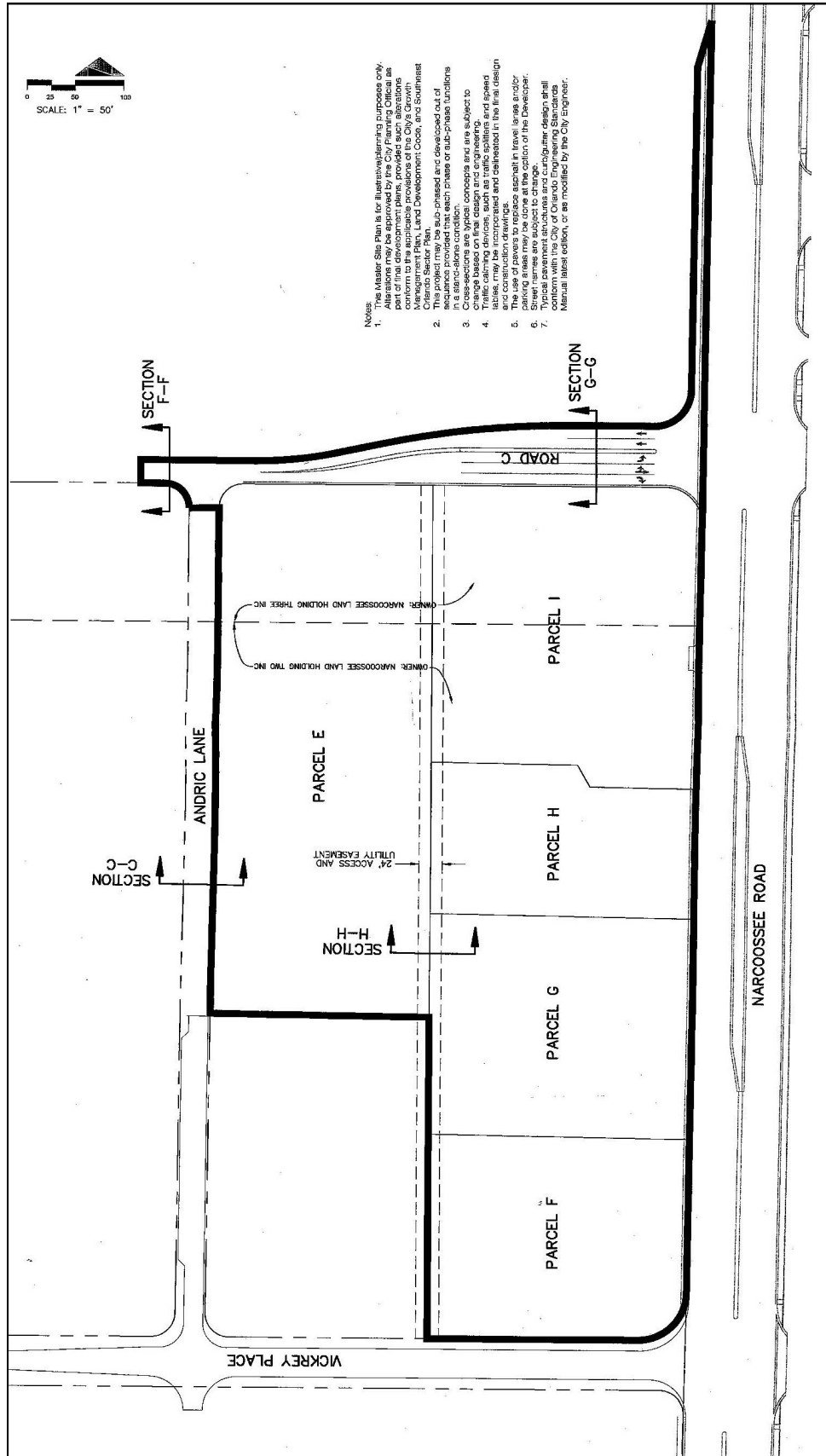
1. The proposed use is consistent with the purpose and intent of the City's Growth Management Plan.
2. The proposed use is consistent with the purpose and intent of the requirements of the LDC.
3. The subdivision will not result in incompatible land uses.
4. The proposed development will be constructed in accordance with Chapter 59 of the LDC, the concurrency Management Ordinance, which ensures that adequate public facilities are available to serve the development.
5. The proposed plat is not consistent with previous approvals for the Education Village Phases I & II SPMP (MPL2011-00005 & MPL2011-00029, respectively). The conditions of approval in this report are provided to ensure consistency between the SPMP, PD and the plat.

Staff recommends approval of the major subdivision request subject to the conditions contained in this staff report.

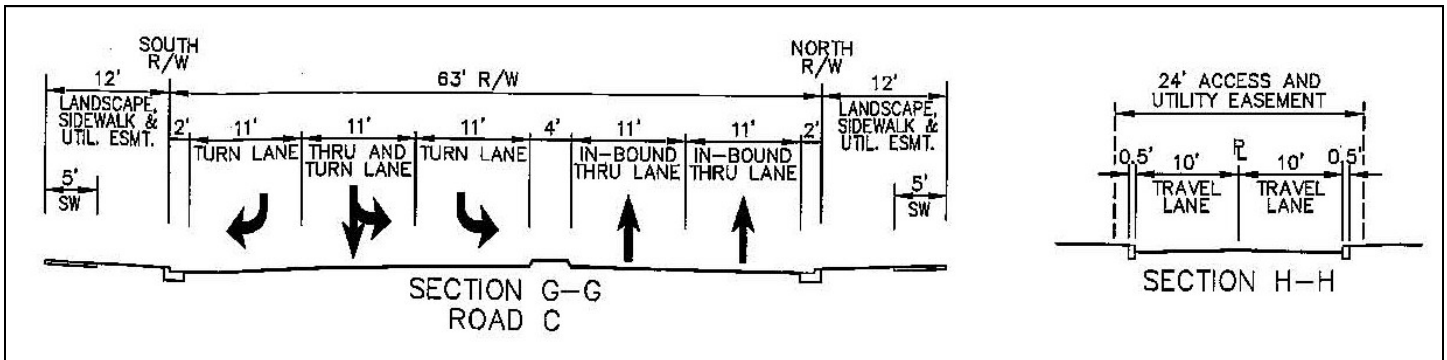
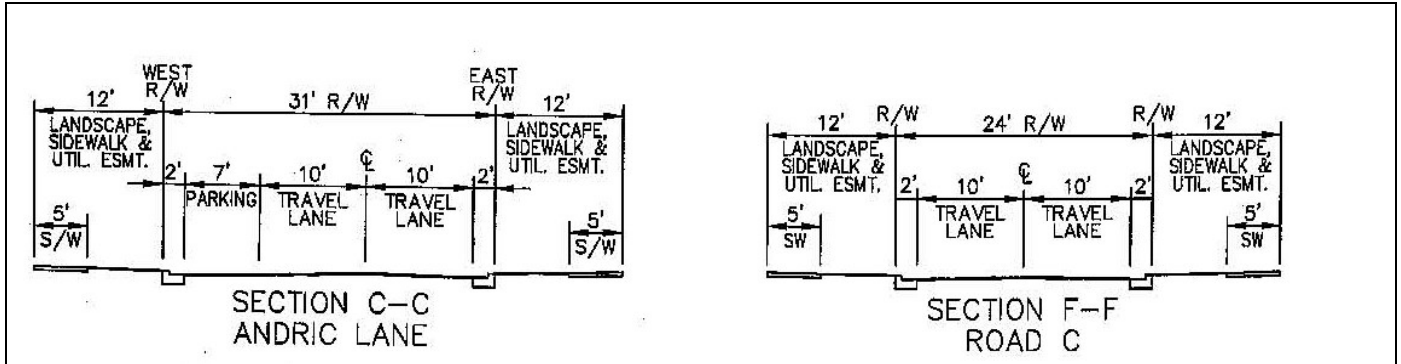
# BOUNDARY AND TOPOGRAPHIC SURVEY



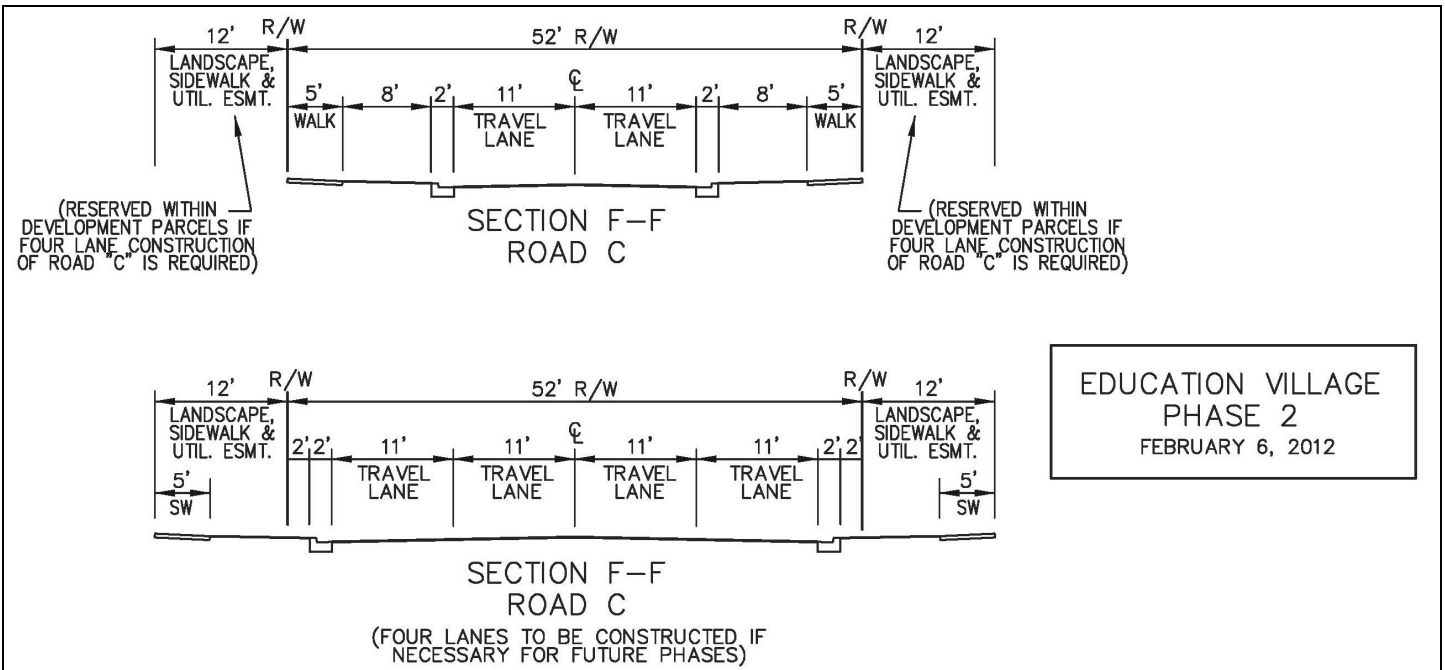
# PROPOSED PLAT



# CROSS SECTIONS



# ROAD C (REVISED)



# CONDITIONS OF APPROVAL

## Land Development

1. General Code Compliance. The proposed project shall be developed consistent with the conditioned in this report and all codes and ordinances of the City of Orlando, the State of Florida and all applicable regulatory agencies.
2. Master Plan and PD compliance. The proposed development shall be developed consistent with the conditions of the Education Commerce PD, Education Village PD and the Education Village Commercial Phases 1 & 2 Master Plans.
3. Recording of Final Plat. The final plat shall not be recorded until Education Village Commercial Phase 2 SPMP has received final approval by the Planning Official. The final major plat shall be reviewed by City Planning to determine if all conditions are met prior to the recording of the plat.

## Transportation Planning

1. OC approval/permits. The proposed driveway improvements, located within the Narcoossee Rd. right-of-way, require Orange County permits and approval. The owner/applicant shall provide a copy of the permits and approval (or letter of intent of approval) from the approving agency to the City of Orlando prior to final permit/construction plans approval.
2. Vehicular Access. Vehicular access onto the subject property shall be consistent with the Narcoossee Rd. construction plans, and shall be limited to the access points shown on the Educational Village PD plan.
  - a. All roadways shown in a solid line on Exhibit B indicate primary streets and must be dedicated to the City by plat.
  - b. Full vehicular access onto the Property shall be consistent with the Narcoossee Rd. construction plans and shall be limited to the full access points shown on the exhibits attached. The location of right-in / right-out access driveways onto Narcoossee Rd. is subject to review and approval by the City's Transportation Official, in accordance with construction plans for the widening of Narcoossee Rd.

## Engineering/Zoning

1. Sidewalk. As per Section 61.225 of the Land Development Code, a 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. Sewer. The project lies within the City reclaimed water service area. The reclaimed water system shall be designed and constructed in accordance with the City of Orlando Engineering Standards for reclaimed water systems. The project sites lies outside the City sewer service area. Orange County provides sewer service to the site.
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. Stormwater 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 South Florida Water Management District is required. The system is to be privately owned and maintained unless the stormwater facilities are within the public rights-of-way.
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 distur-



## CONDITIONS OF APPROVAL

bance of one acre total land area which are not part of a larger common plan of development or sale.

8. 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.

9. Plat– Major. At the time of final plat submittal, the following is required:

Upon approval of the project by the Technical Review Committee fifteen (15) folded and collated sets of the following items are required to be submitted to Permitting.

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

10. Roadways. All roadways and alleyways shall be privately owned and maintained unless specified in the Narcoossee Road construction plans, Education Village PD and/or Education Commerce Center PD.

11. Refuse Containers. In accordance with City Code Section 28.6 (f) 1-3, the Office of Permitting Services is authorized to make a determination of approval/disapproval of refuse container sites. Approval/disapproval of the use of commercial hand pick-up of refuse from any non-residential entity shall be determined solely by the Refuse Collection Bureau Staff.

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

13. Erosion & Sediment 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. This is in accordance with Section 6 of the Orlando Urban Storm Water Management Manual.

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.

### Transportation Impact Fees

1. Transportation Impact Fees. Any new construction, change in use, addition, or redevelopment of a site or structure shall be subject to a review for Transportation Impact Fees. A Transportation Impact Fee assessment will be done at the time of building permit review. This fee will be calculated based on the proposed building's use and gross square footage, as submitted in the final permit set of plans. Any additional Transportation Impact Fees assessed on this project shall be due prior to building permit issuance.

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. Transportation Impact Fee Credits.

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.

## CONTACT INFORMATION

### **Land Development**

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

### **Transportation Planning**

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 Shirley Weekley at 407.246.2134 or [Shirley.Weekley@cityoforlando.net](mailto: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.

### **Transportation Impact Fees**

For questions regarding Transportation Impact fees, please contact Nancy Ottini at 407-246-3529 or [nancy.jurusottini@cityoforlando.net](mailto:nancy.jurusottini@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. Final Specific Parcel Master Plan for Education Village is reviewed and approved by the Planning Official.
4. Applicant submits a final plat and is reviewed and approved in accordance with LDC section 65.442.
5. The plat is recorded with the Orange County Comptroller.