



GARDENS ON MILLENIA



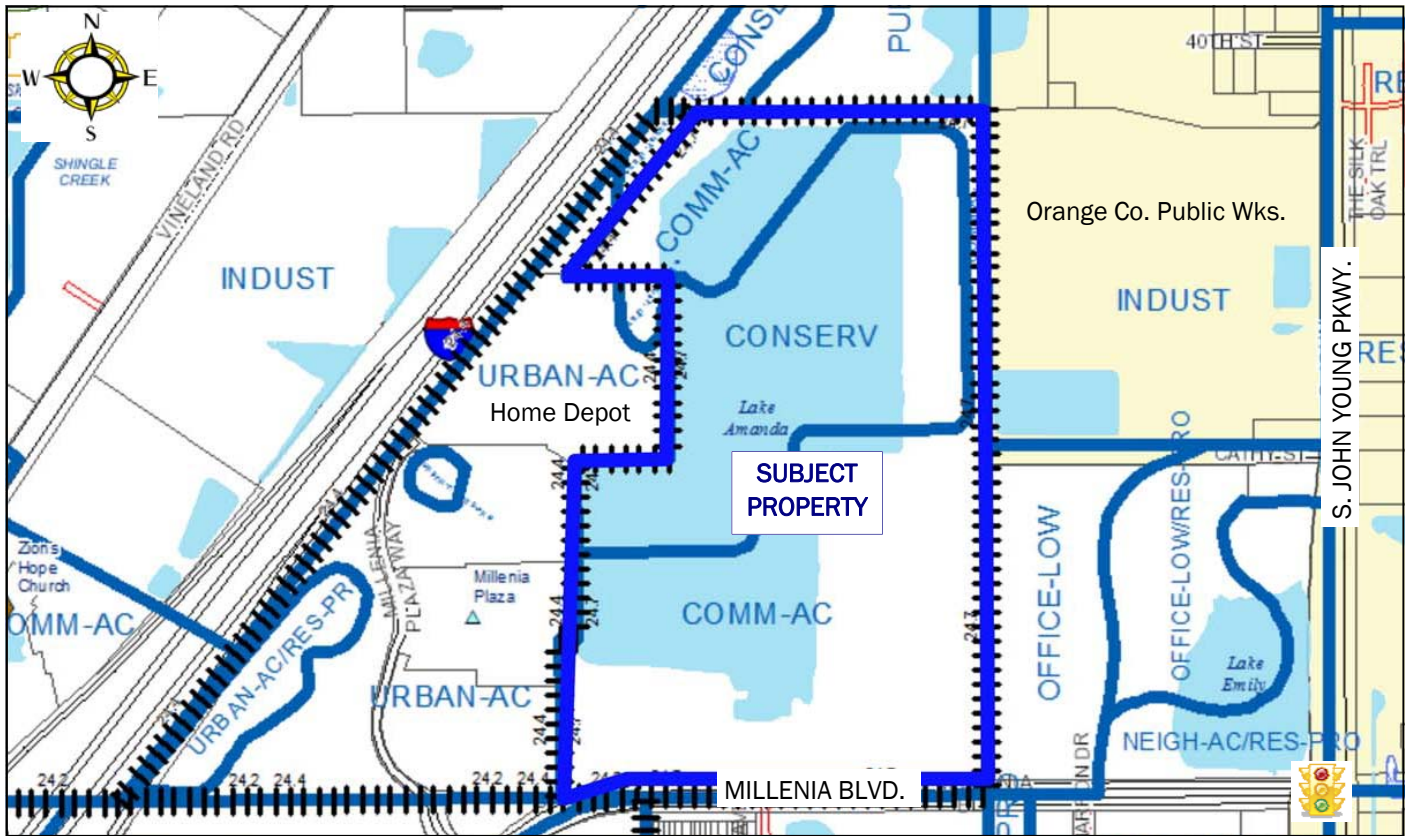
Location Map

Subject Site

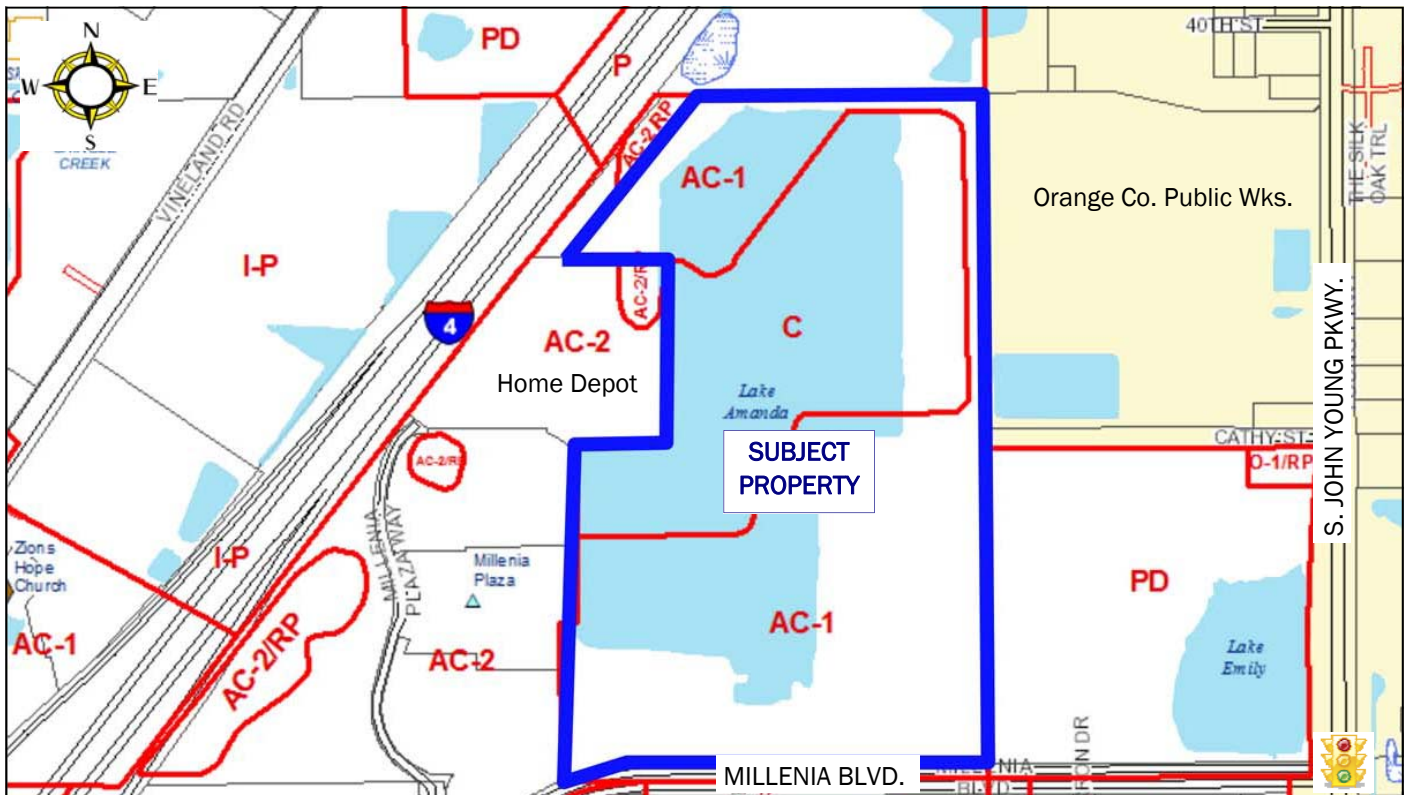
SUMMARY

<p>Applicant James Petersen SE Surveying & Mapping, Inc.</p> <p>Owner Heartwood 21, LLC,</p> <p>Project Planner Jim Burnett, AICP</p>	<p>Property Location: 3851 Millenia Blvd. (north side of Millenia Blvd., between S. John Young Pkwy. and Conroy Rd.) (parcel #09-23-29-0000-00-006; 86.5 acres, District 4).</p> <p>Applicant's Request: The applicant proposes to plat a vacant property for development of a 284-unit apartment complex and multiple retail sites. The property is located in the Millenia neighborhood.</p> <p>Staff Recommendation: Approval of the Major Plat, subject to conditions in this staff report.</p>	
<p><i>Updated: May 1, 2014</i></p>		

FUTURE LAND USE MAP



ZONING MAP



PROJECT ANALYSIS

Project Description

The applicant is requesting to plat a vacant property for development of a 284-unit apartment complex and multiple retail sites. The property is located on the north side of Millenia Blvd., west of S. John Young Pkwy., in the Millenia neighborhood.

Previous Actions

6/2000: Subject property annexed into City of Orlando (City Doc. #32952), with subsequent approval of an annexation agreement (City Doc. #33144).

2007: Portion of site under Office Medium Intensity future land use changed to Urban Activity Center and Conservation; Plat approved but never recorded (SUB2007-00033).

2008: Initial PD zoning approved by City Council (City Doc. #0808041002, ZON2008-00002).

1/2013: Subject property acquired by current owners.

8/2013: PD expired, with no development activity or permits having been issued.

2/2014: Future Land Use changed to Community Activity Center and Conservation (GMP2013-00020, City Doc. #1401271202), property rezoned to AC-1 (Community Activity Center) and C (Conservation) (ZON2013-00022, City Doc. #1402241203); Master Plan (MPL2013-00033) approved for a 284-unit apartment complex and multiple retail/restaurant sites.

Adjacent uses, zoning and future land use designations are shown in Table 1 below.

TABLE 1 - PROJECT CONTEXT			
<i>Direction</i>	<i>Future Land Use</i>	<i>Zoning</i>	<i>Adjacent Uses</i>
North	Conservation & Public/Recreational/ Institutional	P (Public Use)	OUC Offices/Warehouse & Wetlands
East	County Industrial & Office Low Intensity (OFFICE-LOW)	County IND-2/-3 & PD (Wesco Square)	County Public Works Complex & Vacant Wesco Sq. Site
South	(across Millenia Blvd.) OFFICE-LOW & Office Medium Intensity	O-1 (Low Intensity Office - Residential) & PD (Belle Terre Offices)	Single-Family Townhomes & Office Building
West	Urban Activity Center (URBAN-AC) & URBAN-AC/Resource-Protection	AC-2 (Urban Activity Center) & AC- 2/RP (w. Resource Protection Overlay)	Home Depot, Retail Shopping Plaza and Vacant Land

Major Subdivision Plat

Major Subdivision Plat Review (LDC Section 65.425) is intended for subdivisions that require construction of streets or public improvements. In so doing, this review ensures that development in the City of Orlando takes place in an orderly and efficient manner. In this case, the property is being platted to allow for the development of a multi-family project and commercial uses on the property.

Existing Zoning and Future Land Use

The property is designated Community Activity Center on the City's Future Land Use Map, and is zoned AC-1 (Community Activity Center). Per Table 2 below, the replat request complies with AC-1 zoning standards and standards for platting of lands as contained in LDC Chapter 65 Part 3D.

Proposed Development

The Garden on Millenia site consists of 8 commercial tracts, one multi-family tract, a large common retention tract (Lake Amanda) and two (2) private R-O-W tracts. The main ± 750 ft. long north-south private roadway tract will vary between 69 and 100 ft. in width. An east-west "leg" of the roadway will be located between tracts E/F and G (south) and tract H (north), will be 57 ft. wide and will also serve as an access drive for the adjacent school site located further east on the Wesco property.

School Impacts

A revised OCPS Concurrency & Capacity Report (dated 4/21/2014) indicates that the proposed 284-unit apartment development meets School Concurrency and passes Capacity Enhancement "at all levels" with no conditions of approval. The Applicant must pay a Capacity Reservation Fee equal to 10% of

Table 2 - Lot Sizes (AC-1)

<i>Tract & Use</i>	<i>Lot Size (sq. ft.)(no min.)</i>
A (commercial)	570,335 (13.09 acres)
B (commercial)	44,507 (1.02 acres)
C (commercial)	45,986 (1.05 acres)
D (commercial)	56,672 (1.3 acres)
E/F (commercial)	109,403 (2.51 acres)
G (commercial)	42,651 (0.97 acres)
H (commercial)	317,684 (7.29 acres)
I (apartments)	501,050 (11.5 acres)
J (retention)	1,400,000 (32.13 acres)
K (commercial)	548,995 (12.6 acres)
L (Private R-O-W)	$\pm 13,767$ (0.32 acres)
M - (Private R-O-W)	$\pm 101,059$ (2.32 acres)

the estimated school impact fees at the time the Final Plat for the property is approved and enter into a Capacity Reservation Fee schedule. The estimated School Impact Fees are approximately \$1,113,564. School concurrency for the other parcels will be addressed at the time of Planning Official Determination review of the individual Master Plans for each parcel.

Findings/Recommendation

Subject to the conditions contained herein, the Gardens on Millenia plat is consistent with the requirements for approval of Major Subdivision Plats contained in Section 65 Part 3D of the Land Development Code (LDC):

1. The proposed Major plat is consistent with the purpose and intent of the City's Growth Management Plan.
2. The proposed plat is consistent with the requirements of the Land Development Code.
3. The Major subdivision plat will not result in incompatible land uses.
4. All future development will be in accordance with Chapter 59 of the LDC, the Concurrency Management Ordinance, which

CONTACT INFORMATION

Land Development

For questions regarding Land Development review, contact Jim Burnett at 407-246-3609 or at james.burnett@cityoforlando.net.

Transportation Planning

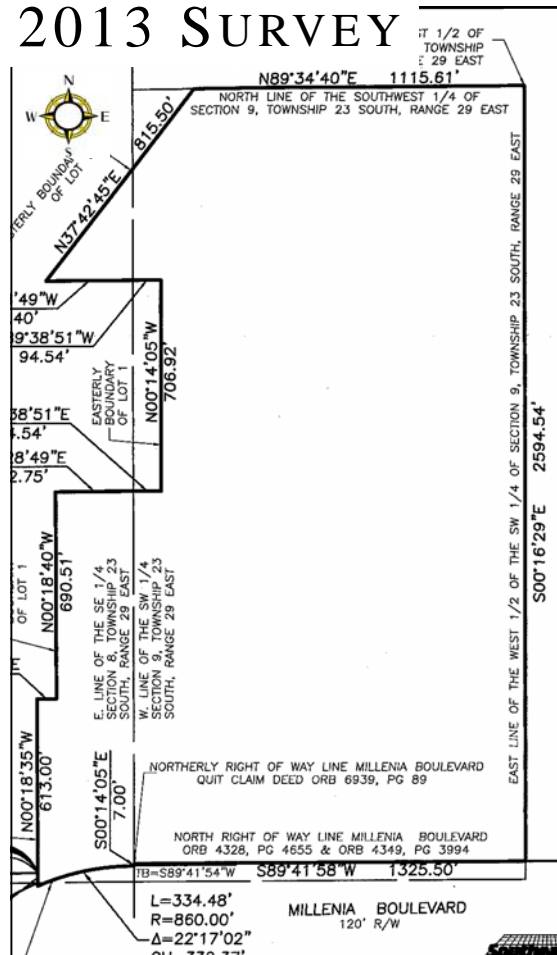
For questions regarding Transportation Planning review, contact John Rhoades at 407-246-2293 or at john.rhoades@cityoforlando.net.

Engineering/Zoning

For questions regarding Plat & Engineering/Zoning review, contact Shirley Green at 407-246-2134 or at Shirley.green@cityoforlando.net. To obtain plan review status, schedule/cancel an inspection or obtain inspection results, please call PROMPT, our Interactive Response System at 407.246.4444.



2013 SURVEY

[illegible]

PROPOSED PLAT

ON FILE - TOO LARGE FOR REPORT

CONDITIONS OF APPROVAL - REQUIRED

Land Development

1. Development shall be consistent with the approved Gardens on Millenia Master Plan (MPL2013-00033) and the approved Planning Official Determination of Administrative Master Plan for the 284-unit Apartment site (LDC2014-00044).
2. Required vehicle landscape buffers (per LDC Section 61.312(a7)) shall be required if Lots E & F are developed separately.
3. Tract L is mislabeled as being part of Tract M. Since Tract L is a stand-alone private street, it cannot be considered part of Tract M.

Engineering/Zoning

Final Plat: Upon TRC approval of the replat, the applicant shall resubmit ten (10) folded and collated sets of the following items to Permitting:

- > Copy of plat (provided with initial submittal)
- > Title opinion (not a title insurance policy), not more than 90 days old, with 1 set of supporting documents (can be digital file).
- > Joinder and Consent (1 original)
- > Boundary Survey (provided with initial submittal)
- > Topographic Survey (provided with initial submittal)
- > Signed and Sealed Appendix C and lot closure report (Signed & sealed Appendix C provided with initial submittal).
- > Page 1 of the subdivision application making reference to the SUB case number that has been assigned.
- > Any other documents/conditions referenced in the MPB staff report.

City Attorney's Office

(no comments yet)

City Surveyor

(no comments yet)

Transportation Planning

1. Cross Access Easements between Tracts "C" & "D" and between Tracts "I" & "K" shall be shown on the plat or described in the notations. A similar cross access easement between Tracts "E" & "F" shall be required when the boundary between these two (2) tracts is platted. An easement assigning access rights between all tracts in the development may be substituted for the specific cross access easements described above.
2. OCPS Access - The easement labeled "OCPS Access Easement" on Tract "M" shall be relabeled as "Access Easement" on the plat and wherever else it may appear.

Orange County Public Schools

The Applicant shall pay a Capacity Reservation Fee equal to 10% of the estimated school impact fees at the time the Final Plat for the property is approved and enter into a Capacity Reservation Fee schedule. The estimated School Impact Fees are approximately \$1,113,564. School concurrency for the other parcels will be addressed at the time of Planning Official Determination review of the individual Master Plans for each parcel.

INFORMATIONAL (pertains more to development/permitting of the new uses)

Land Development

Except as provided herein, the proposed plat is subject to all codes and ordinances of the State of Florida, City of Orlando, and all other applicable state regulatory agencies. Any applicable state or federal permits must also be obtained before commencing development.

REVIEW/APPROVAL PROCESS-NEXT STEPS

Engineering/Zoning will handle the remainder of the plat review following the Technical Review Committee, including scheduling City Council approval of the plat (date to be determined by Engineering/Zoning).