



LAUREATE PARK PHASE 5 PLAT



Location Map



SUMMARY

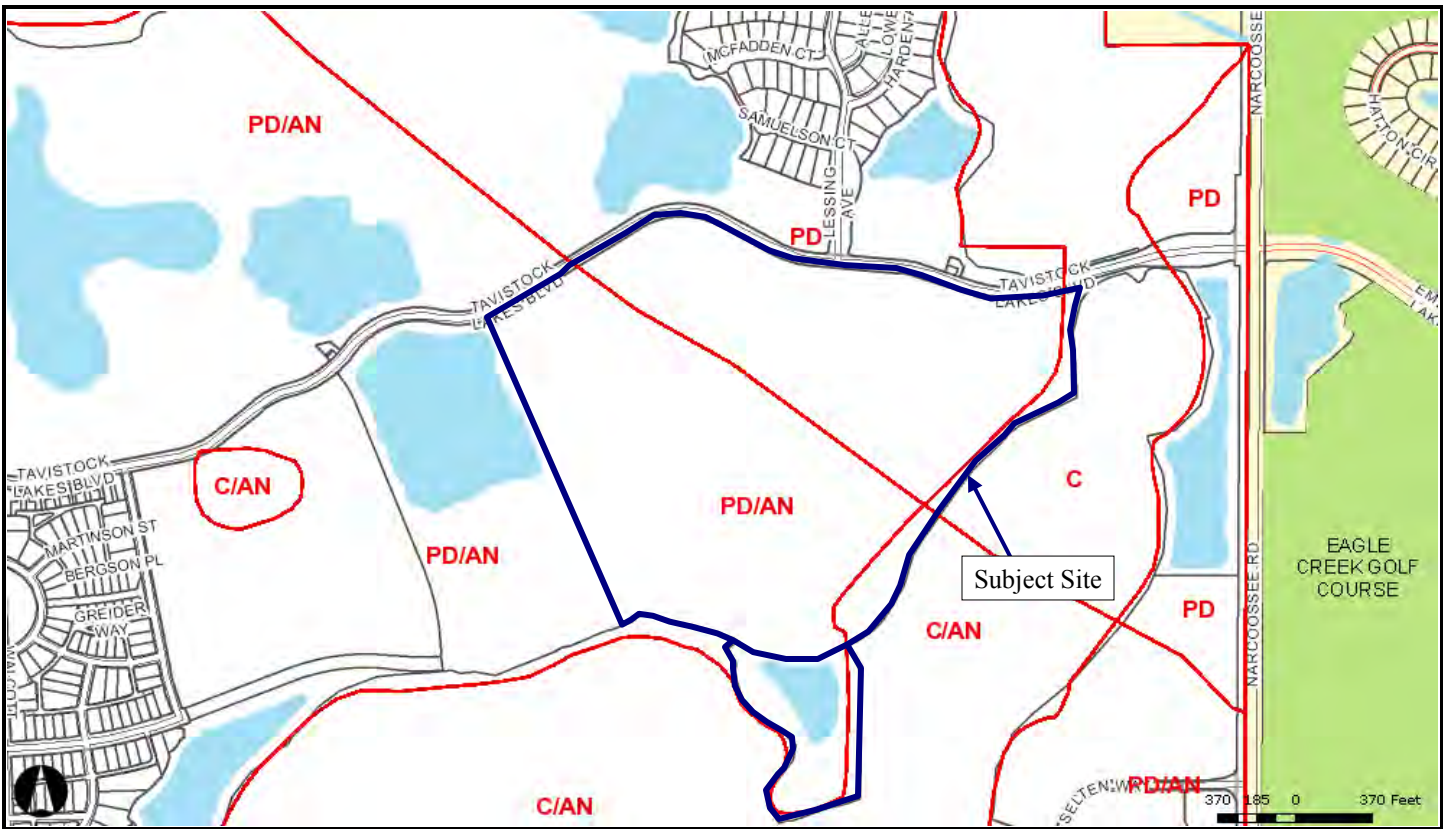
<p>Owner James L. Zboril Lake Nona Land Co., LLC</p> <p>Applicant Heather Isaacs Lake Nona Land Co., LLC</p> <p>Project Planner Colandra Jones</p>	<p>Property Location: The subject property is located south of Tavistock Lakes Boulevard, west of Narcoossee Road, and north of Laureate Boulevard. (±94.2 acres, District 1).</p> <p>Applicant's Request: Request for Major Subdivision Plat to amend the preliminary plat for Laureate Park Phase 5.</p> <p>Staff's Recommendation: Approval of the request, subject to the conditions in this report.</p>	
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Updated: November 27, 2013

FUTURE LAND USE MAP



ZONING MAP



PROJECT ANALYSIS

Project Description

The subject site is generally located south of Tavistock Lakes Boulevard, west of Narcoossee Road, and north of Laureate Boulevard and is approximately 94.2 acres. The site is currently designated Urban Village on the Official Future Land Use Map and is zoned PD and PD/AN. The site is within the Lake Nona Development of Regional Impact (DRI parcel 26) and is designated as “Residential Neighborhood” on the DRI Map H.

The Southeast Town Design Review Committee (SETDRC) approved a Specific Parcel Master Plan (SPMP) for the Laureate Park Phase 5 Residential Neighborhood on January 10, 2013 (Case #MPL2012-00032). This SPMP approval comprised of 431 dwelling units consisting of 10 different lot types, including a mix of front-loaded and rear-loaded lots. The applicant is proposing to revise the lot configurations for various lots in Phase 5A and 5B. Specifically, the changes that occur in Phase 5A are for Lot Type 4 (45' x 120') and Lot Type 5 (50' x 120'). In Phase 5B, the changes are for Lot Type 4 (45' x 120'), the Zipper Lot Type and Townhome. Table 2 on the following page depicts the previously approved lot type count and proposed lot type count. Lot Type 4 increase by 32 lots (+1 in Phase 5A, +31 in Phase 5B), Lot Type 5 decreases by one lot in Phase 5A, the Zipper Lot Type decreases by 31 lots in Phase 5B, and the Townhome Lot Type increases by one lot. The total number of units for the entire development increases from 431 to 432.

Previous Actions:

- Laureate Park Phase 5—January 2013: The SETDRC approved the Laureate Park Phase 5 SPMP to allow for a residential development comprised of 431 single family dwelling units (Case #MPL2012-00032).
- Laureate Park Phase 5 Plat—February 2013: The TRC approved the preliminary plat for Laureate Park Phase 5 for 431 single family dwelling units (Case #SUB2013-00050).
- Laureate Park Phase 5 SPMP—November 2013: The Planning Official approved through a determination, the minor amendment to the Phase 5 development plan which revised the lot configuration and product mix (Case #LDC2013-00413).

Major Subdivision:

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.”*

Project Context

The subject property is located within the Lake Nona DRI, a community located in the southeast section of Orlando in the planned Laureate Park neighborhood. The Urban Village future land use designation surrounds the subject site to the west and north and the Conservation future land use to the south and east. Existing uses include Phases 1 and 2B of the Laureate Park residential neighborhood which is currently under construction to the west, Phase 3 of the Laureate Park residential neighborhood to the north, and the Primary Conservation Network to the east and south. The proposed residential development would be compatible with the surrounding existing and planned residential uses.

Table 1—Project Context

	Future Land Use	Zoning	Surrounding Use
North	Urban Village	PD	Laureate Park Phase 3 Residential Neighborhood
East	Conservation	C and C/AN	Primary Conservation Network
South	Conservation	C/AN	Primary Conservation Network
West	Urban Village	PD/AN	Laureate Park Phase 1A, 1C and 2B Residential Neighborhood

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), Subarea Policies S.35.3 and S.35.4, along with Goal 4 and its associated goals, objectives and policies.

Conformance with the LDC—Chapter 68 Southeast Orlando Sector Plan

Part 3 of the Southeast Orlando Sector Plan describes the residential building standards. Section 68.301 requires a mix of housing types within residential neighborhoods. Housing types may vary by lot size and form. These criteria are intended to insure that homes integrate well with each other and share designs which make neighborhood streets safe and enjoyable to walk along. Lot sizes and patterns within a neighborhood shall be varied to avoid monotonous streetscapes and provide a diverse range of housing types. The Southeast Sector Plan requires a developer that has more than 15 acres to provide at least 3 housing types. The applicant has a development that is approximately 94.2 acres and is proposing 10 different residential lot types. Figure 68-E of the Southeast Plan summarizes approximate lot sizes and densities for a variety of housing types. The lot summary chart below outlines the lot type and the previously approved amount and the new proposed amount in Phase 5. According to the Southeast Orlando Sector Plan Figure 68-E Housing Types, the proposed lot types meet the residential building standards.

Table 2—Phase 5 Lot Summary				
Lot Type	Previously Approved Phase 5A	Proposed Phase 5A	Previously Approved Phase 5B	Proposed Phase 5B
#1 (30'x 120')	12	12	41	41
#3 (40'x 120')	57	57	0	0
#4 (45'x 120')	62	63	18	49
#5 (50'x 120')	57	56	35	35
#6 (60'x 120')	2	2	2	2
#7 (70'x 120')	7	7	0	0
#10 Zipper Lot	0	0	43	12
#11 Townhome	35	35	25	26
#12 (60'x 130')	0	0	9	9
#14 (55'x 130')	0	0	26	26
Total	232	232	199	200

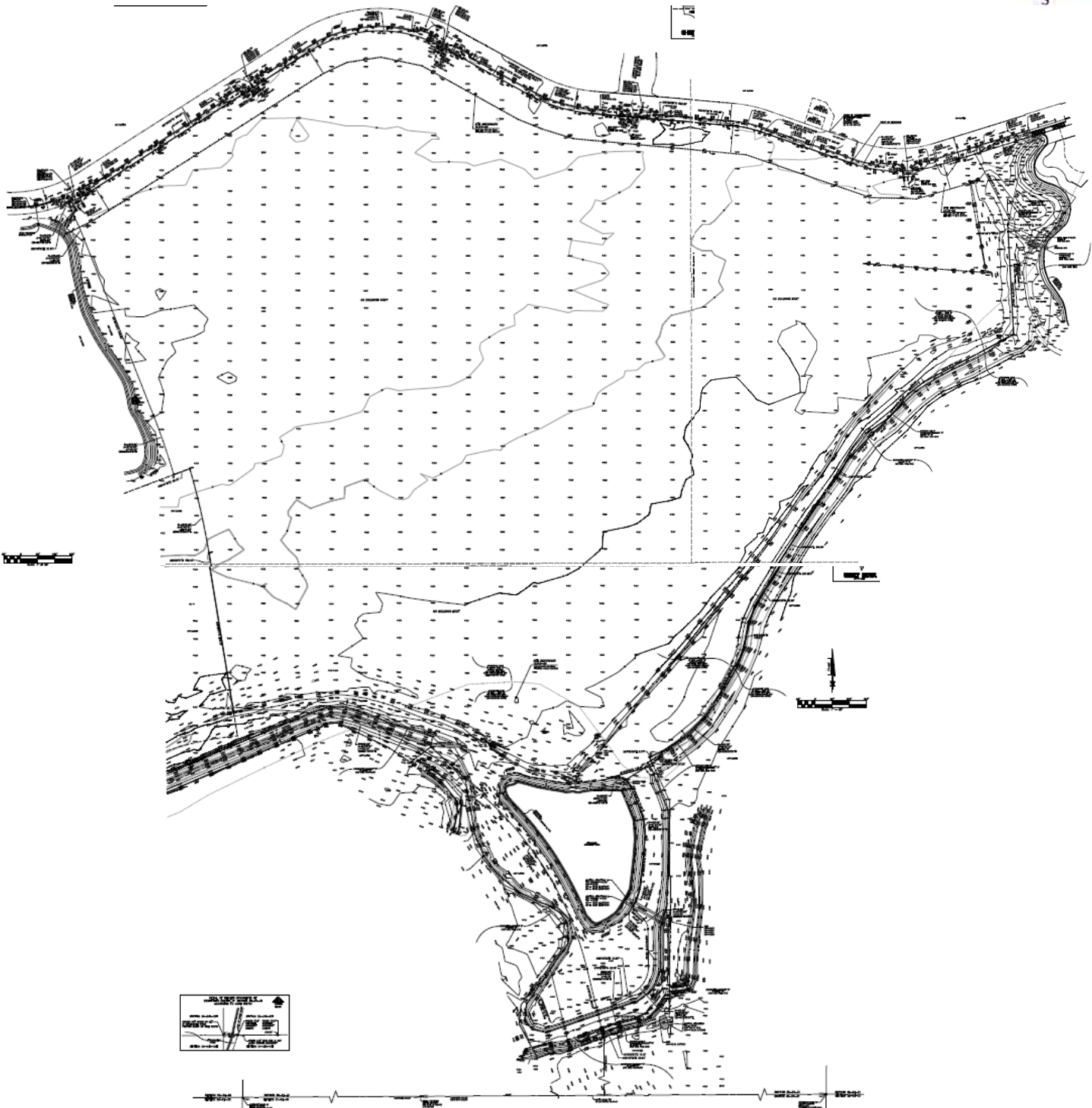
Transportation

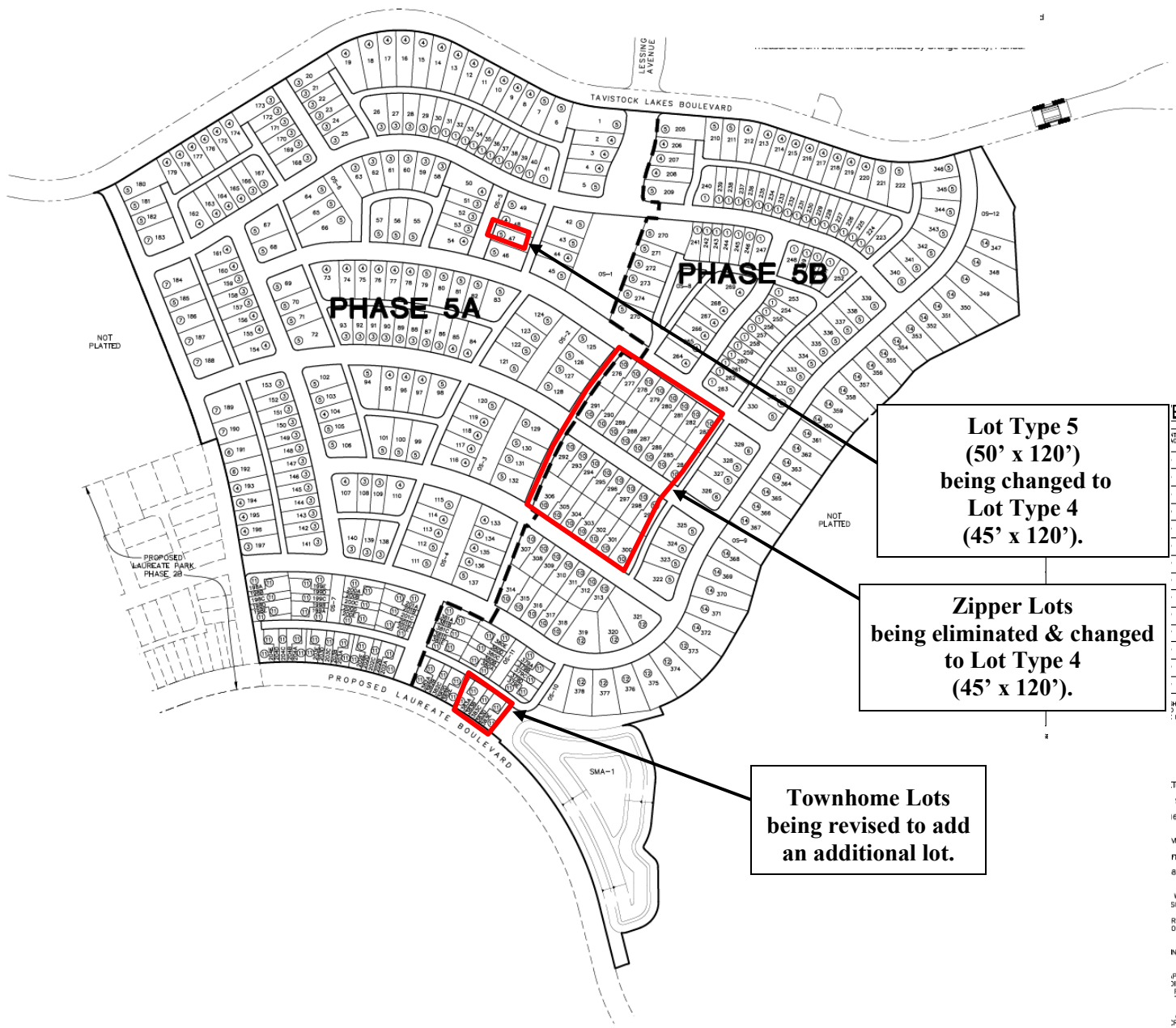
The Southeast Plan contains a section on the Local Circulation System as well as a discussion of roadway connectivity. These standards are to ensure that the proposed development has an interconnected system of arterial, collector and local streets; bicycle lanes; multi-use trails; transit; traffic calming; and parking standards. The intent of the Southeast Orlando Sector Plan's Transportation Design Standards are to assist in creating a sustainable community with a more balanced transportation system. The approved Laureate Park Phase 5 SPMP has been reviewed for conformance with this section of the LDC Chapter 68 as well as the previously approved Lake Nona Southern Circulation SPMP (MPL2008-00023 & MPL2011-00004).

The previous submittal depicted six cross-sections for its Neighborhood Streets and three cross sections for its Alleys. The applicant has submitted the previously approved cross sections and a new cross section (Typical Section Type 2A). The replacement of the zipper lot type to Lot Type 4 has also introduced one-way alleys between the rows of lots which were not previously proposed with the zipper lot type (See Page 7 of this report). Also, some road segments have been assigned to a different cross section than previously approved. The cross sections shown on pages 9-11 depicts the cross sections with the proposed road segments.

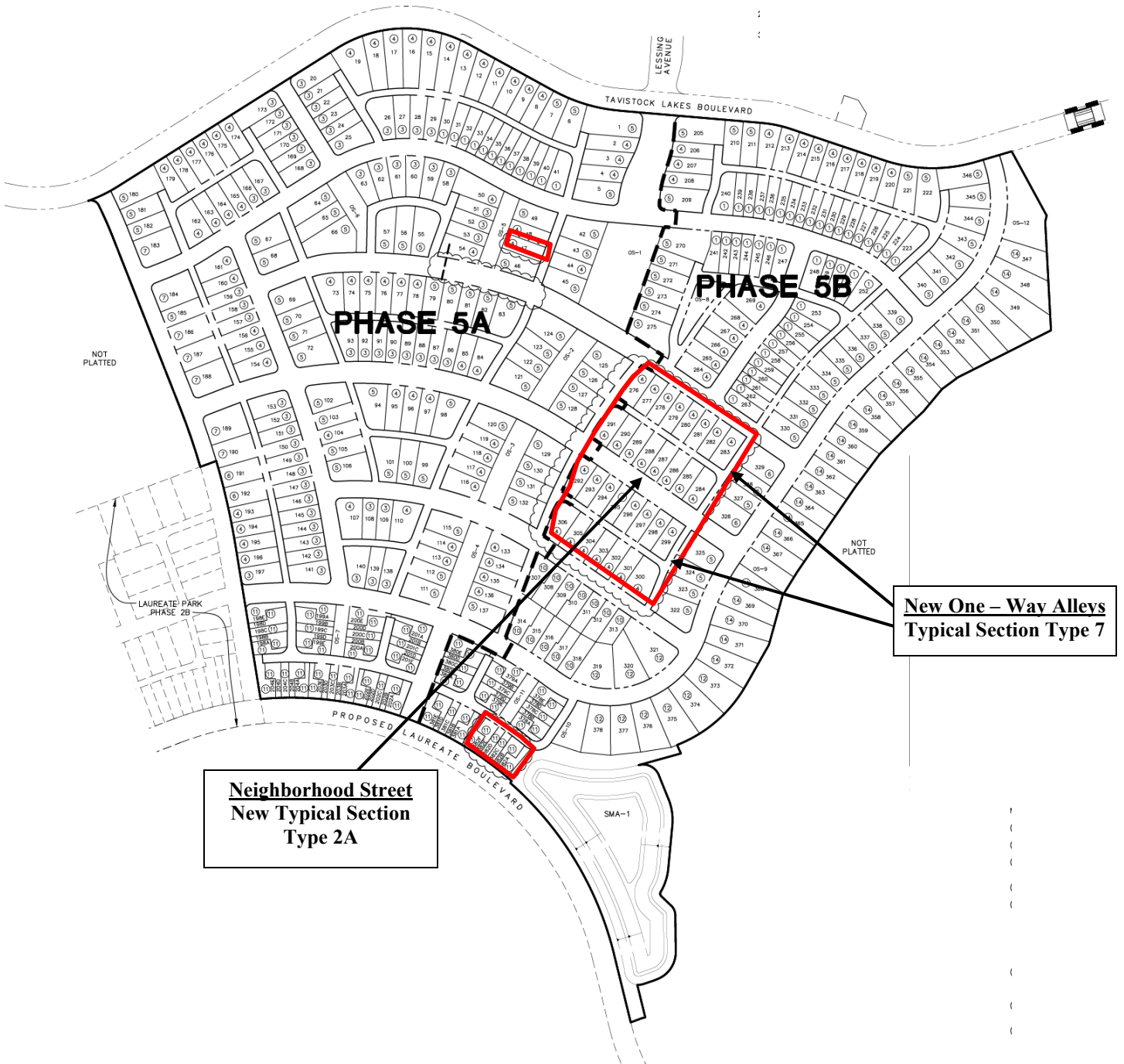
Laureate Park Phase 5 SPMP depicts a formal trail along the east side of the development adjacent to the Primary Conservation Network, which is consistent with the Lake Nona Southern Circulation Plan (MPL2011-00004). The preliminary plat does not depict this proposed trail, therefore, the final plat shall depict the 10 foot wide trail on the east side of the development from Tavistock Lakes Boulevard to Laureate Boulevard.

BOUNDARY & TOPOGRAPHIC SURVEY





PROPOSED PRELIMINARY PLAT



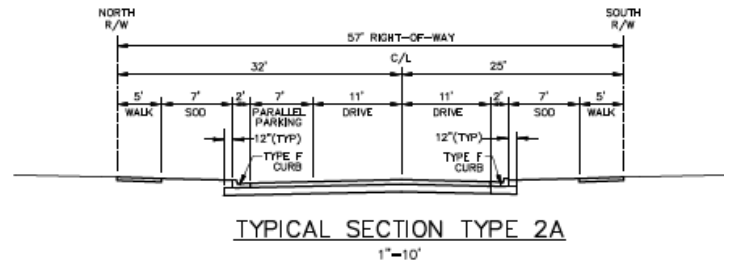
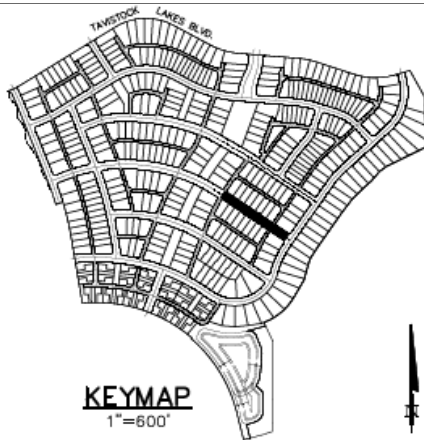
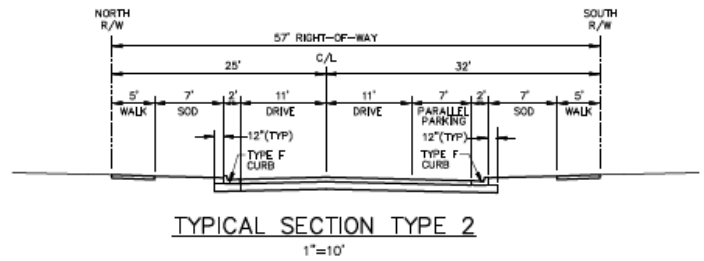
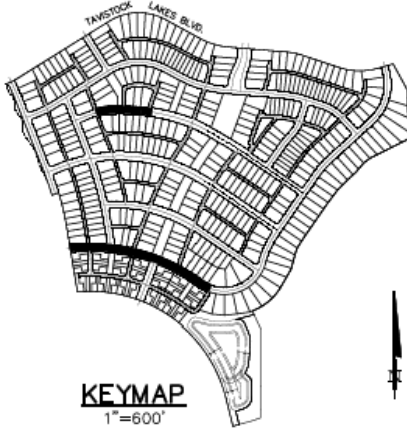
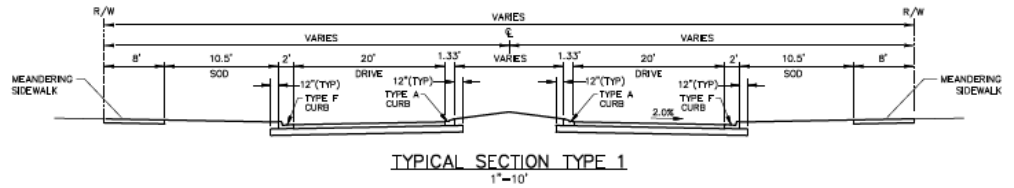
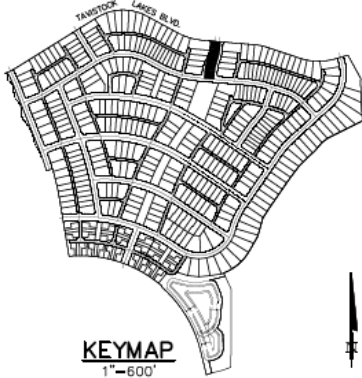
PRELIMINARY PLAT—AERIAL VIEW



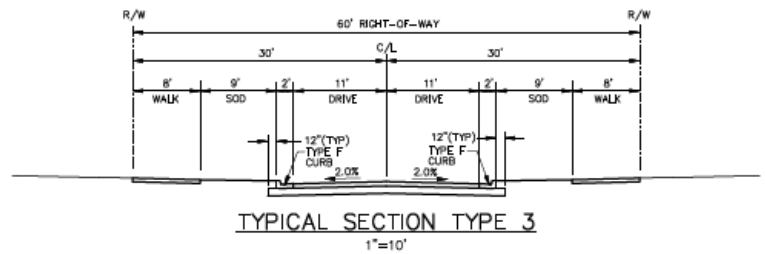
The above graphic is an overlay of the proposed plat on an aerial photo. The southern portion of the plat and the proposed Laureate Boulevard encroach into the current Primary Conservation Network to the south. After discussion with the applicant regarding this matter, it was stated that they have and are continuing to work with the South Florida Water Management District (SFWMD).

Prior to the recording of the final plat, the applicant must show evidence from the appropriate permitting agency (i.e. Army Corps and/or SFWMD) that Laureate Boulevard and adjacent lots are permitted to encroach into the current Primary Conservation Network (PCN), and that amendments to the PCN boundary have been approved to exclude this property. The applicant shall also revise the aerial/plat overlay map to demonstrate the configuration of the road and lots do not encroach into the new PCN boundary.

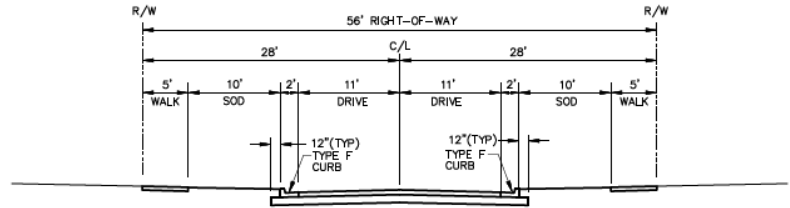
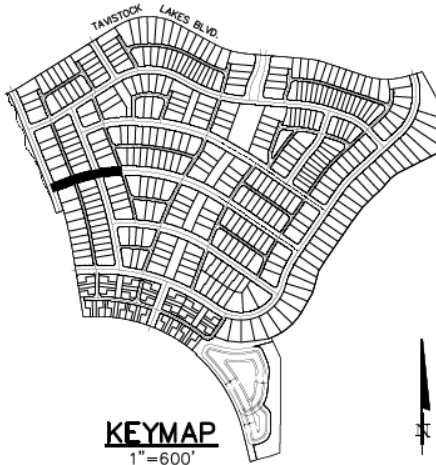
ROAD CROSS SECTIONS



New Cross Section

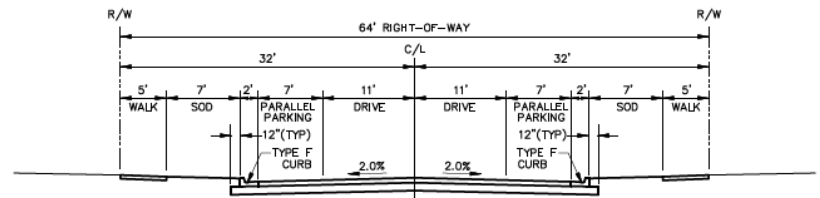
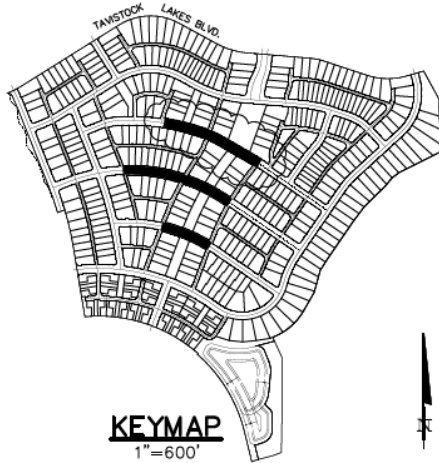


ROAD CROSS SECTIONS



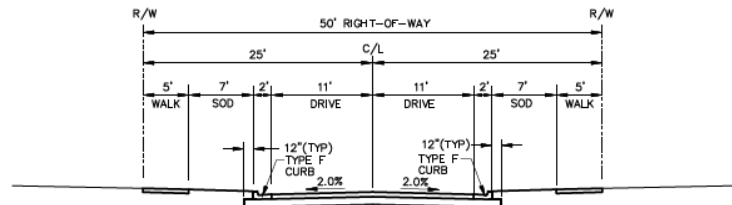
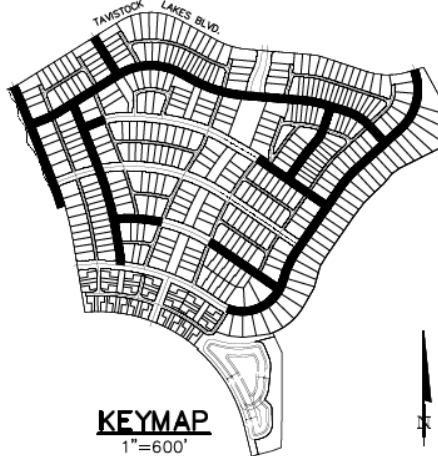
TYPICAL SECTION TYPE 4

1"=10'



TYPICAL SECTION TYPE 5

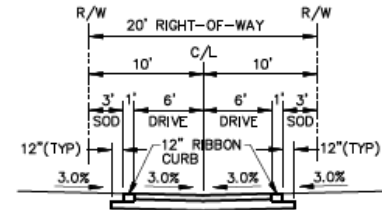
1"=10'



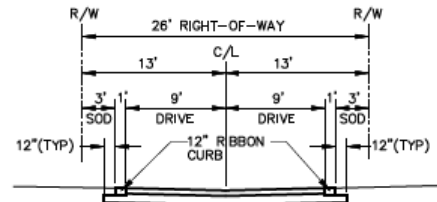
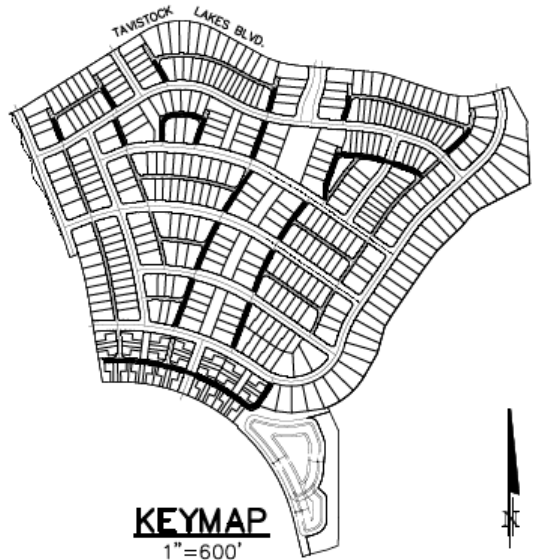
TYPICAL SECTION TYPE 6

1"=10'

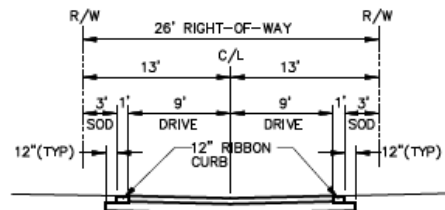
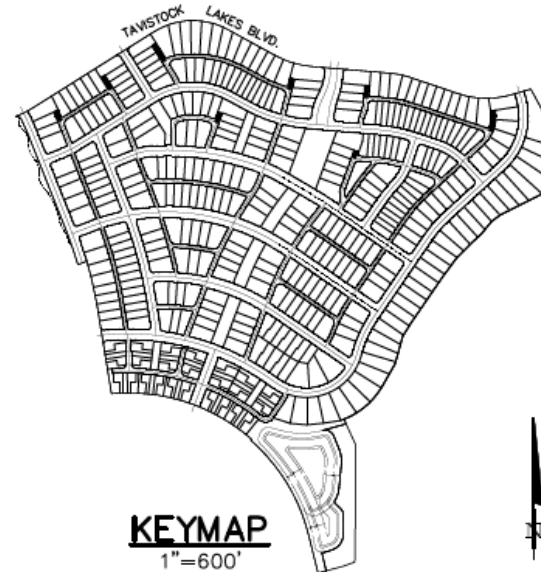
ALLEY CROSS SECTIONS



ONE-WAY ALLEY
TYPICAL SECTION TYPE 7
1"=10'



ONE-WAY ALLEY
TYPICAL SECTION TYPE 8
1"=10'
(SECTION REQUIRED TO MEET FIRE CODE ACCESS REQUIREMENTS)



TWO-WAY ALLEY
TYPICAL SECTION TYPE 9
1"=10'

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 plat 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 Land Development Code.
3. The subdivision will not result in incompatible land uses.
4. The proposed development will be constructed in accordance with Chapter 59 of the Land Development Code, the Concurrency Management Ordinance, which ensures that adequate public facilities are available to serve the development.
5. The proposed plat is generally consistent with the Laureate Park Phase 5 SPMP (Case #MPL2012-00032 and LDC2013-00413).

Staff recommends approval of the major subdivision request subject to the conditions below:

CONDITIONS OF APPROVAL

City Planning

1. GENERAL CODE COMPLIANCE

The proposed project shall be developed consistent with the conditions in this report, and all codes and ordinances of the City of Orlando, the State of Florida, and all other applicable regulatory agencies.

2. MASTER PLAN COMPLIANCE

The proposed development shall be developed consistent with the conditions of the Laureate Park Phase 5 Specific Parcel Master Plan (Case #MPL2012-00032) and the associated Planning Official Determination (Case #LDC2013-00413).

3. TRAILS

The Laureate Park Phase 5 SPMP addresses a trail network on the east side of the development. The preliminary plat does not depict this proposed trail, therefore, the applicant shall provide a recorded trail easement document that will allow for public access prior to the recording of the Laureate Park Phase 5B plat.

4. LAUREATE BOULEVARD

Laureate Boulevard, as shown on Phase 2B plat, shall be constructed prior to the construction of the townhome lots which front the street.

5. RECORDING OF THE FINAL PLAT

The final major plat shall be reviewed by City Planning to determine if all conditions are met prior to the recording of the plat.

6. ENCROACHMENT INTO THE PRIMARY CONSERVATION NETWORK (PCN)

Prior to the recording of the final plat, the applicant must show evidence from the appropriate permitting agency (i.e. Army Corps and/or SFWMD) that Laureate Boulevard and adjacent lots are permitted to encroach into the current Primary Conservation Network (PCN), and that amendments to the PCN boundary have been approved to exclude this property.

Transportation

1. TRAIL REQUIREMENTS

The trail system shall be constructed as proposed, consistent with Exhibit 1.6 of the Lake Nona Southern Circulation SPMP, to provide connectivity within adjacent neighborhoods and parks.

2. DRIVEWAYS: LOCAL STREET

The spacing between adjacent driveways accessing public streets classified as local shall comply with the PD requirements and the Lake Nona Southern Circulation SPMP.

3. ALLEYWAYS

As per the Orlando Land Development Code (LDC), Section 61.221, Figure 5, the alleyways shall have a minimum R-O-W width of 16 feet and a minimum asphalt pavement width of 12 feet; the garages shall be set back a minimum of 3 feet from the R-O-W.

4. DRIVEWAYS: SIGHT DISTANCE

The applicant shall design the site plan as necessary to comply with the City's Engineering Standards for street corner visibility.

5. GENERAL SIDEWALK REQUIREMENTS

The Orlando Land Development Code (LDC), Section 61.225, requires that sidewalks be provided on both sides of all streets.

CONDITIONS OF APPROVAL

Transportation (cont.)

6. *HC RAMPS AT STREET INTERSECTIONS*

Handicap (HC) ramps shall be constructed at street intersection(s) and driveway connection(s) to comply with the Americans with Disabilities Act (ADA).

7. *TRAFFIC CONTROL DEVICES*

MUTCD compliant traffic control devices shall be installed at public driveways to alert drivers and pedestrians and minimize conflicts.

8. *LAUREATE BOULEVARD EXTENSION*

Construction plans and Final Plat must be submitted for review and approval for the Laureate Boulevard extension. The Laureate Boulevard extension from Sachs Avenue to the site shall be substantially completed prior to the issuance of any Certificate of Occupancy for the residential lots within Phase 5. If the Laureate Boulevard extension to Narcoossee Road is not completed within the 3 year approval time, the applicant shall provide a traffic study and/or documentation supporting their reasons why the road is not completed or required at that time, and no additional permits shall be issued for Phase 5 until approval is given for the amended SPMP.

INFORMATIONAL COMMENTS

Engineering/Zoning

1. *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.

2. *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."

3. *SIDEWALK*

As per Section 61.225 of the Land Development Code, a minimum 5 foot wide concrete sidewalk is required along all dedicated rights-of-way. Any existing sidewalk damaged or broken is to be repaired.

4. *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.

5. *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 South Florida Water Management District is required. The system is to be privately owned and maintained.

6. *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.

7. *EROSION-BUILDING SITE*

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

8. *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.

INFORMATIONAL COMMENTS

Engineering/Zoning (cont.)

9. *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.

10. *PLAT-MAJOR*

Final Plat: 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.
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, 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 in this office prior to recording the plat.

11. *ROADWAY-MISC.*

Construction plans and Final Plat must be submitted for review and approval for Laureate Boulevard extension simultaneously.

Note: As per conditions of approval for phase 5, the Laureate Park Boulevard extension from Sachs Avenue to the eastern end of development shall be completed within a three year period or pending traffic study or no additional Certificate of Occupancy will be issued for any home sites within phase 5.

12. *STORM-MISC.*

Please note on the survey the actual FEMA map must be used. It is not permissible to use a scaled FEMA map.

13. *STORM-FEMA*

In accordance with Federal Emergency Management Act (FEMA) requirements, a letter of map revision is required by the owner or engineer, prior to the issuance of permits.

Police

A CPTED plan review is not applicable to this case at this time. 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 is available on-line at: http://www.cityoforlando.net/planning/cityplanning/Policy%20Document/cpted_2008.pdf and includes crime prevention techniques for various land uses.

Fire

1. *DEPARTMENT ACCESS*

Every building constructed shall be accessible to fire department apparatus by way of access roadways with all-weather surface of not less than 20 feet of unobstructed width, adequate roadway turning radius, capable of supporting the imposed loads of fire apparatus, and having a minimum vertical clearance of 13 ft. 6 in. [NFPA 1: 18.2.3]

2. *DEPARTMENT ACCESS DEAD END*

A dead-end in the fire department access road in excess of 150' will require an approved turnaround or cul-de-sac. [NFPA 1: 18.2.3.4.4]

3. *FLORIDA FIRE PREVENTION CODE*

Be advised that any new construction must adhere to the requirements of the Florida Fire Prevention Code, 2010 Edition, and The City of Orlando Fire Prevention Code.

INFORMATIONAL COMMENTS

Fire (cont.)

4. FIRE CODE REVIEW

TRC fire code review is preliminary in nature, and is intended to expose or prevent evident design deficiencies with State and City Fire Codes. The design will be reviewed in detail for State and City Fire Code compliance at the time of permit application.

CONTACT INFORMATION

City Planning

For questions regarding City Planning review, please contact Colandra Jones at 407.246.3415 or colandra.jones@cityoforlando.net.

Transportation

For questions regarding Transportation Planning plan review, please contact Gus Castro at 407-246-3385 or gustavo.castro@cityoforlando.net

Engineering/Zoning

For questions regarding Engineering or Zoning contact Shirley Green at 407.246.2134 or 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.

Police

For questions regarding Orlando Police Department plan reviews, please contact Audra Nordaby at 407.246.2454 or Audra.Nordaby@cityoforlando.net.

Fire

For any questions regarding fire issues, please contact Jack Richardson at 407.246.3150 or at jack.richardson@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 Review

For questions regarding Building Plan Review issues contact Don Fields at (407) 246-2654 or don.fields@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 approval.
3. The applicant submits a final plat and is reviewed and approved in accordance with LDC Section 65.442.
4. The plat is recorded with the Orange County Comptroller.