Staff Report to the Southeast Town Design Review Committee
May 14, 2015

SUB2015-00022
ITEM #2

LAUREATE PARK NEIGHBORHOOD CENTER PARKING LOT PLAT



Location Map — Subject Site

SUMMARY

Owner

James L. Zboril
Lake Nona Land Company, LLC

Applicant

Heather Isaacs
Lake Nona Land Company, LLC

Project Planner

Michelle Beamon, AICP

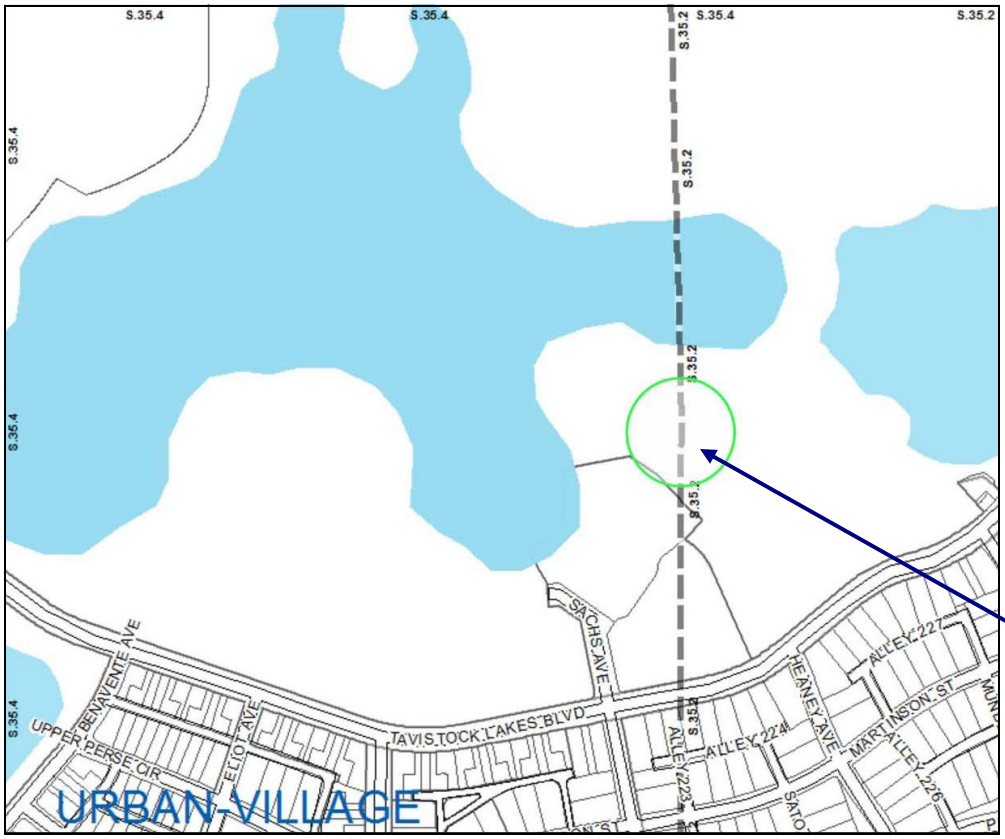
Updated: May 6, 2015

Property Location: The subject property is located north of Tavistock Lakes Boulevard, west of Narcoossee Road, and south of the Central Florida Greeneway (SR 417) (0.566 acres, District 1).

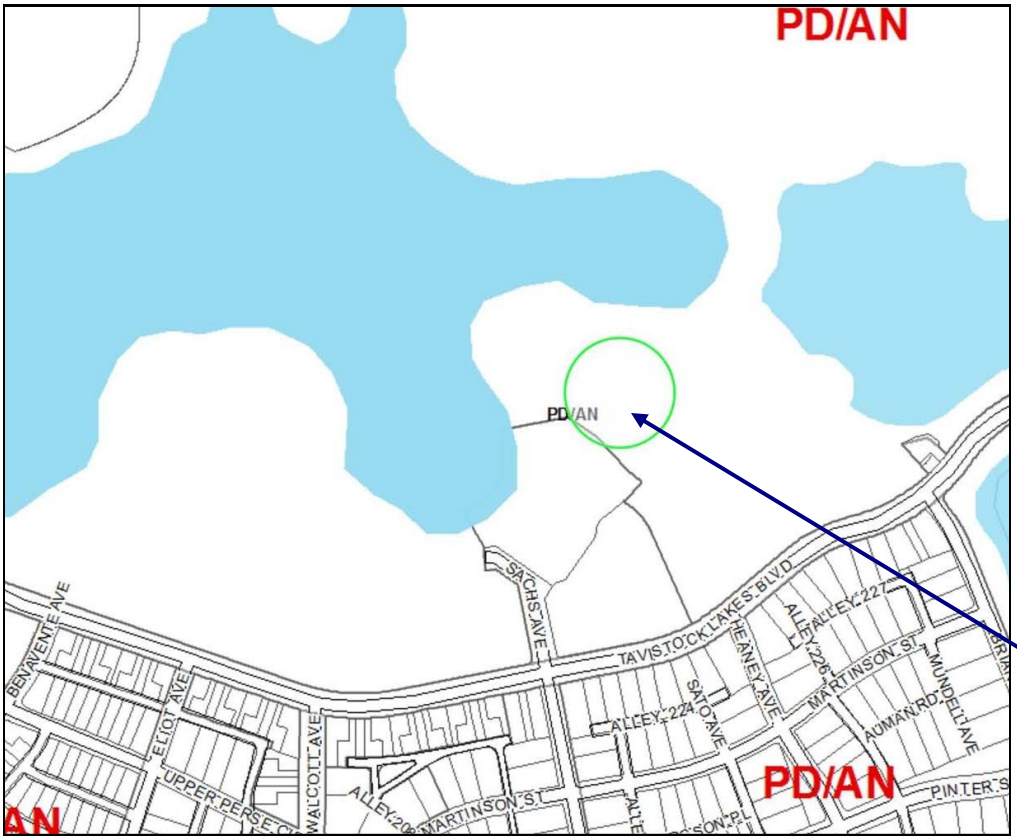
Applicant's Request:
Request for a Minor Subdivision Plat to create the Final Plat for the Phase 2 parking lot of the Laureate Park neighborhood center.

Staff's Recommendation:
Approval of the request, subject to the conditions in the staff report.

FUTURE LAND USE MAP



ZONING MAP



SUBDIVISION ANALYSIS

Project Description

The subject property is located north of Tavistock Lakes Boulevard, west of Narcoossee Road, and south of the Central Florida Greeneway (SR 417). The site is currently designated Urban Village on the Official Future Land Use Map and is zoned PD. This site is within the Lake Nona Development of Regional Impact (DRI Parcel 7) and is designated as a Neighborhood Center on the DRI Map H, a portion of parcel 28D and all of parcel 28C. The subject property is part of the Laureate Park neighborhood center development which is scheduled for the May 14, 2015 SETDRC meeting (Case #MPL2014-00039). The applicant is requesting a minor plat for a parking lot in Phase 2 which will serve the Phase 1 uses that are currently under construction and approved through (MPL2011-00035).

Previous Actions:

- September 2010—The Southeast Town Design Review Committee (SETDRC) approved the Laureate Park Phase 1 SPMP to allow for a residential development comprised of 504 dwelling units (Case #MPL2010-00014). This SPMP depicted four sub-phases within the development. The Laureate Park Neighborhood Center site was depicted as the fourth sub-phase in the plan. The Laureate Park Phase 1 SPMP required as a condition of approval that a separate SPMP for the Neighborhood Center be submitted for review by the SETDRC prior to development on this portion of the development.
- August 2011—The SETDRC approved the Laureate Park Phase 2 SPMP to allow for a residential development comprised of 159 dwelling units (Case #MPL2011-00013).
- August 2011—The SETDRC approved the Laureate Park Phase 3 SPMP to allow for a residential development comprised of 130 single family dwelling units (Case #MPL2011-00015).
- January 2012—The SETDRC approved the SPMP for the Laureate Park Neighborhood Center Phase 1 (Case #MPL2011-00035). This SPMP approved a 4,500 sq. ft. mixed use building that will have an information center and retail, a 1,500 sq. ft. multi-purpose building, a 1,700 sq. ft. fitness center and two swimming pools with a pool cabana.
- December 2014—The corresponding specific parcel master plan (MPL2014-00039) and major plat (SUB2015-00021) were submitted. These applications are scheduled for the May 14, 2015 SETDRC meeting. This SPMP is requesting an additional 1,800 sq. ft. of mixed use building, 800 sq. ft. of multi-purpose building and 1,300 sq. ft of fitness center as well as a new Phase 2 for 141 dwelling units to include townhomes, condominiums, boutique apartment and single family waterfront lots.

Project Context

The subject property is located within the Lake Nona DRI, a community located in the southeast section of Orlando. More specifically, the site is located within the planned Laureate Park neighborhood. Phase 1 of the property is under construction and Phase 2 is vacant, both phases are designated as Neighborhood Center in the DRI.

Table 1—Project Context

	Future Land Use	Zoning	Surrounding Use
North	Urban Village	PD/AN	Stormwater Pond
East	Urban Village	PD/AN	Residential Neighborhood (vacant land)
South	Urban Village	PD/AN	Residential Neighborhood (under construction)
West	Urban Village	PD/AN	Neighborhood Center (vacant)

Conformance with the GMP

The proposed minor plat 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) along with Goal 4 and its associated goals, objectives and policies.

Conformance with the LDC

Chapter 68 Southeast Orlando Sector Plan

The proposed minor plat is consistent with LDC Chapter 68, the subject property is located within a neighborhood Center as described by this chapter.

Minor Subdivision

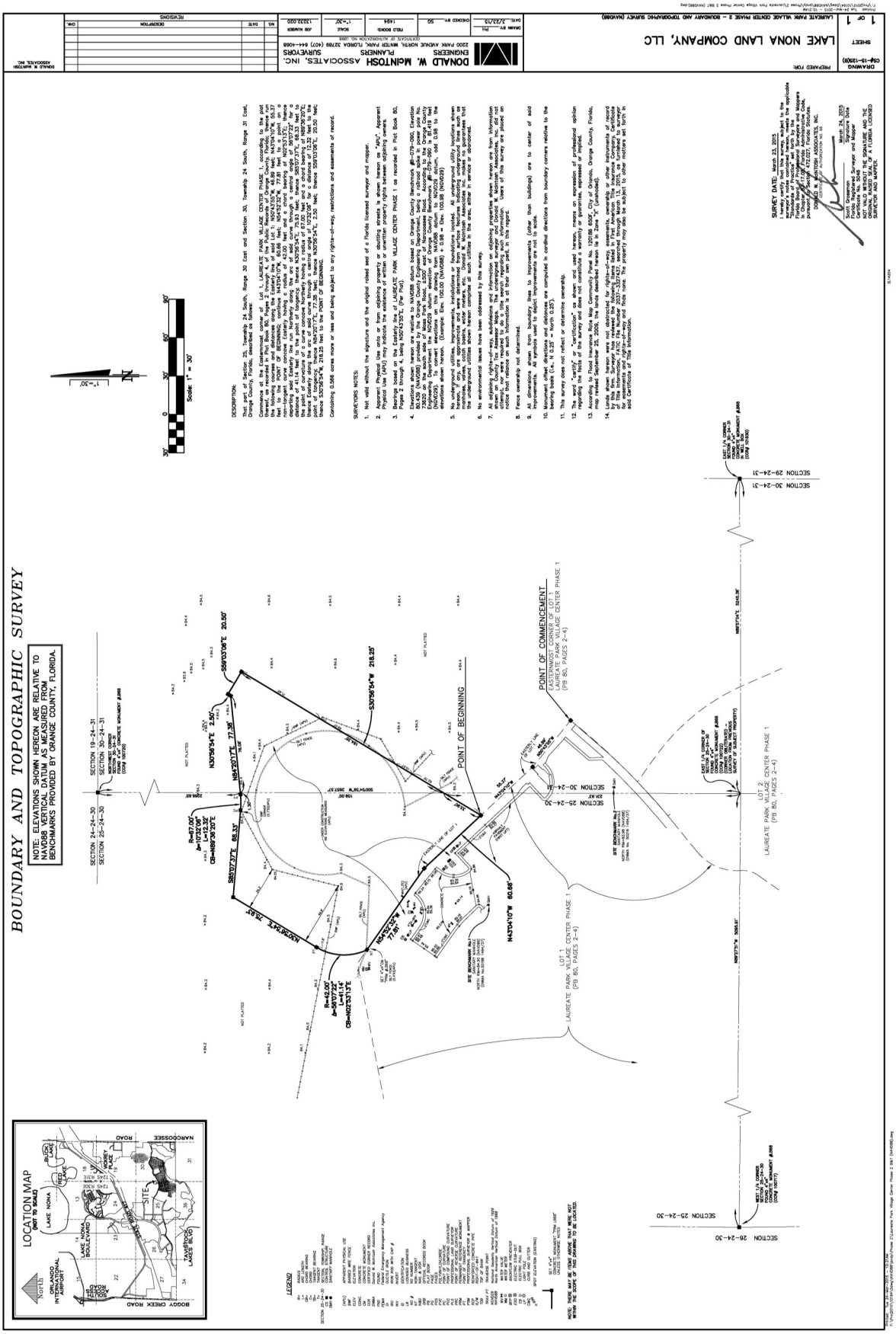
Minor Subdivision Plat Review is intended for subdivisions that do not require construction of streets or public improvements. In so doing, the review ensures that development in the City of Orlando takes place in an orderly and efficient manner.

Minor plat review shall apply to any subdivision or re-subdivision of land where all of the following standards are met;

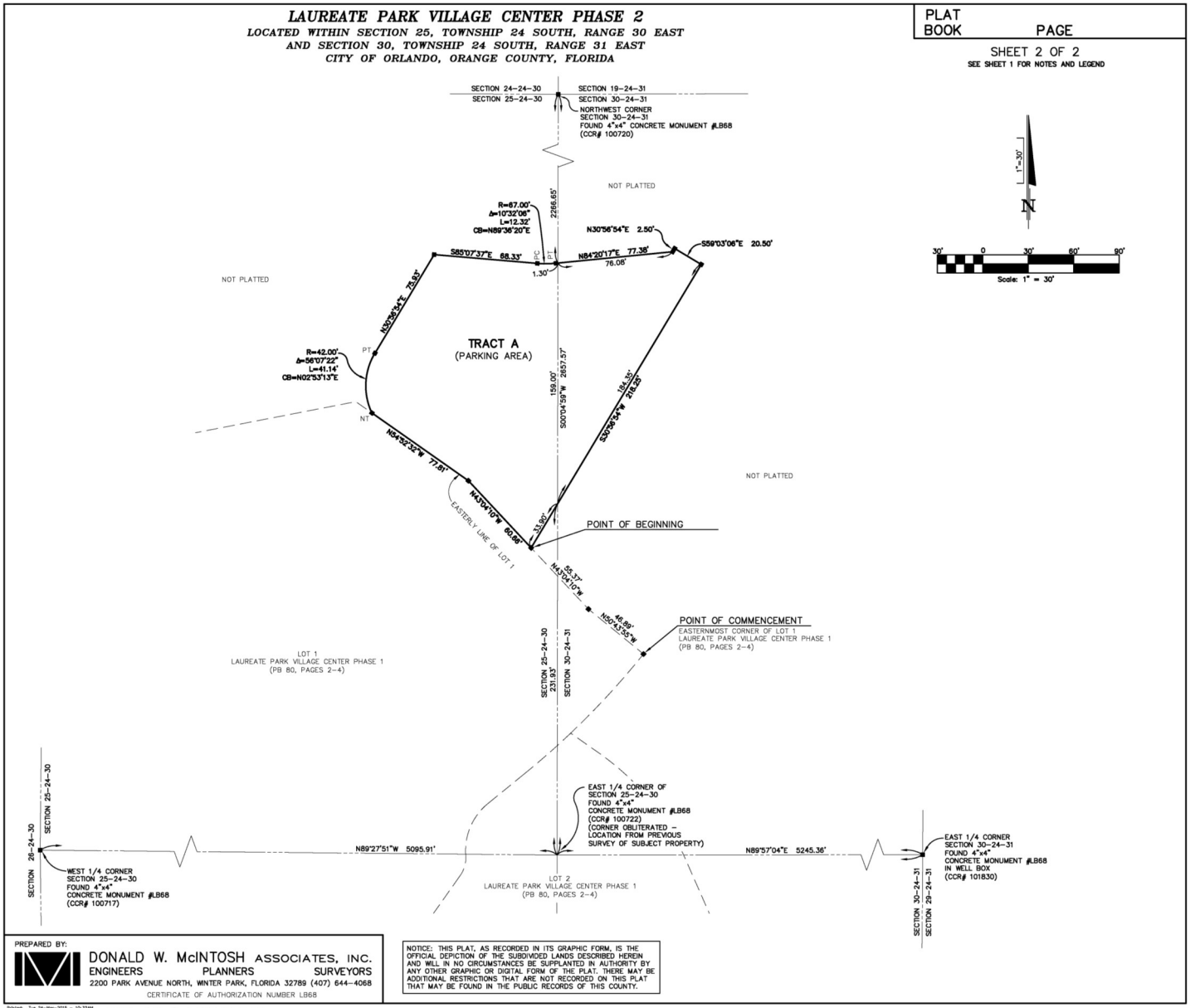
A. No additional public improvements are required by this Code, except utility laterals, sidewalks, acceleration/deceleration lanes, and/or fire hydrants;
B. The street layout will not be affected except for dedication of additional right-of-way, where required;
C. All building sites front on an existing public or private street; and
D. All lots are serviceable by existing water and sewer lines.

This property has not been platted, therefore the plat is required. This property will be access from the Phase 1 area of the Laureate Park neighborhood center, which was platted with SUB2011-00040. This area is also included in SUB2015-00021 which contains the Phase 2 development area.

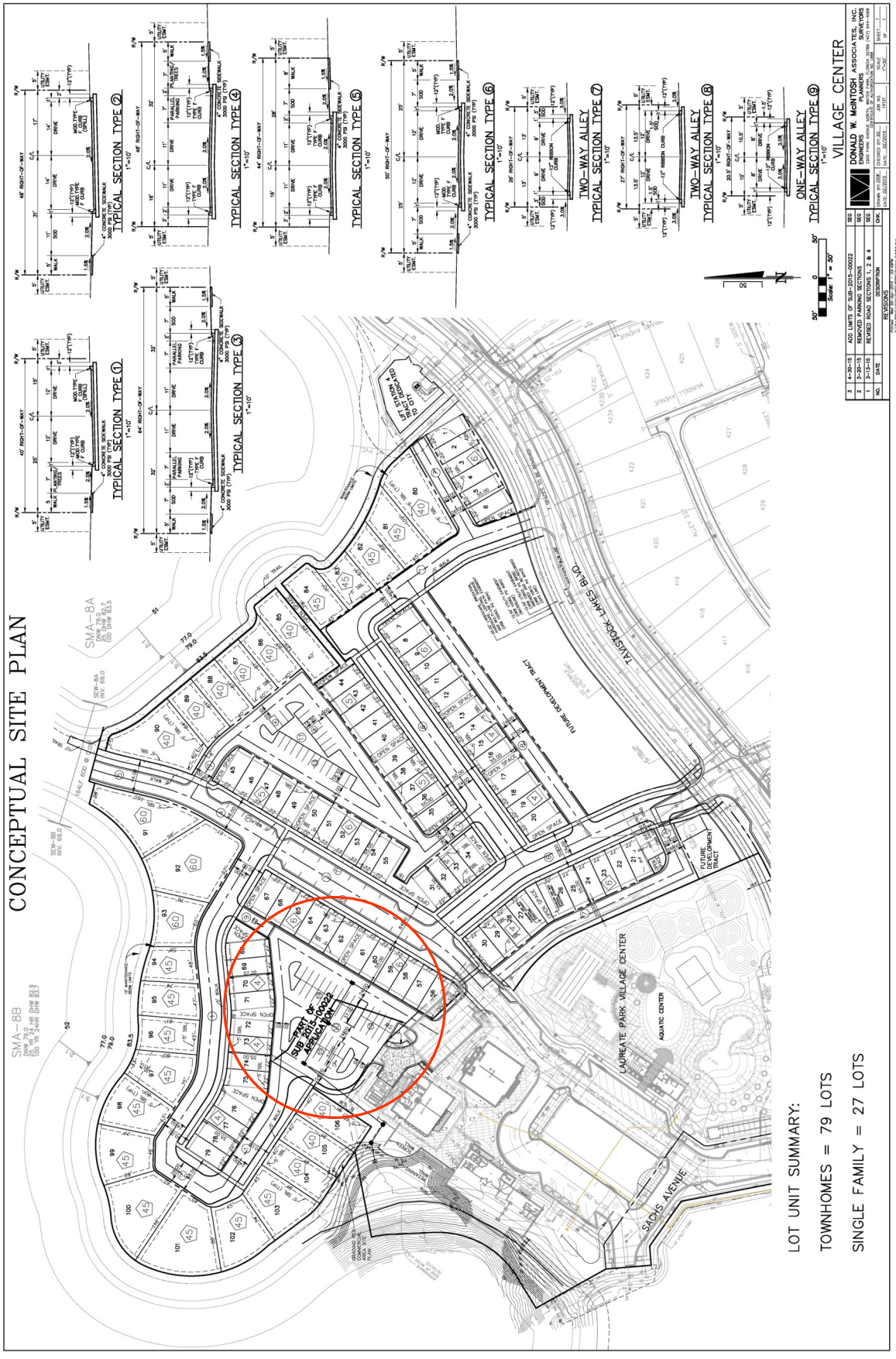
BOUNDARY SURVEY



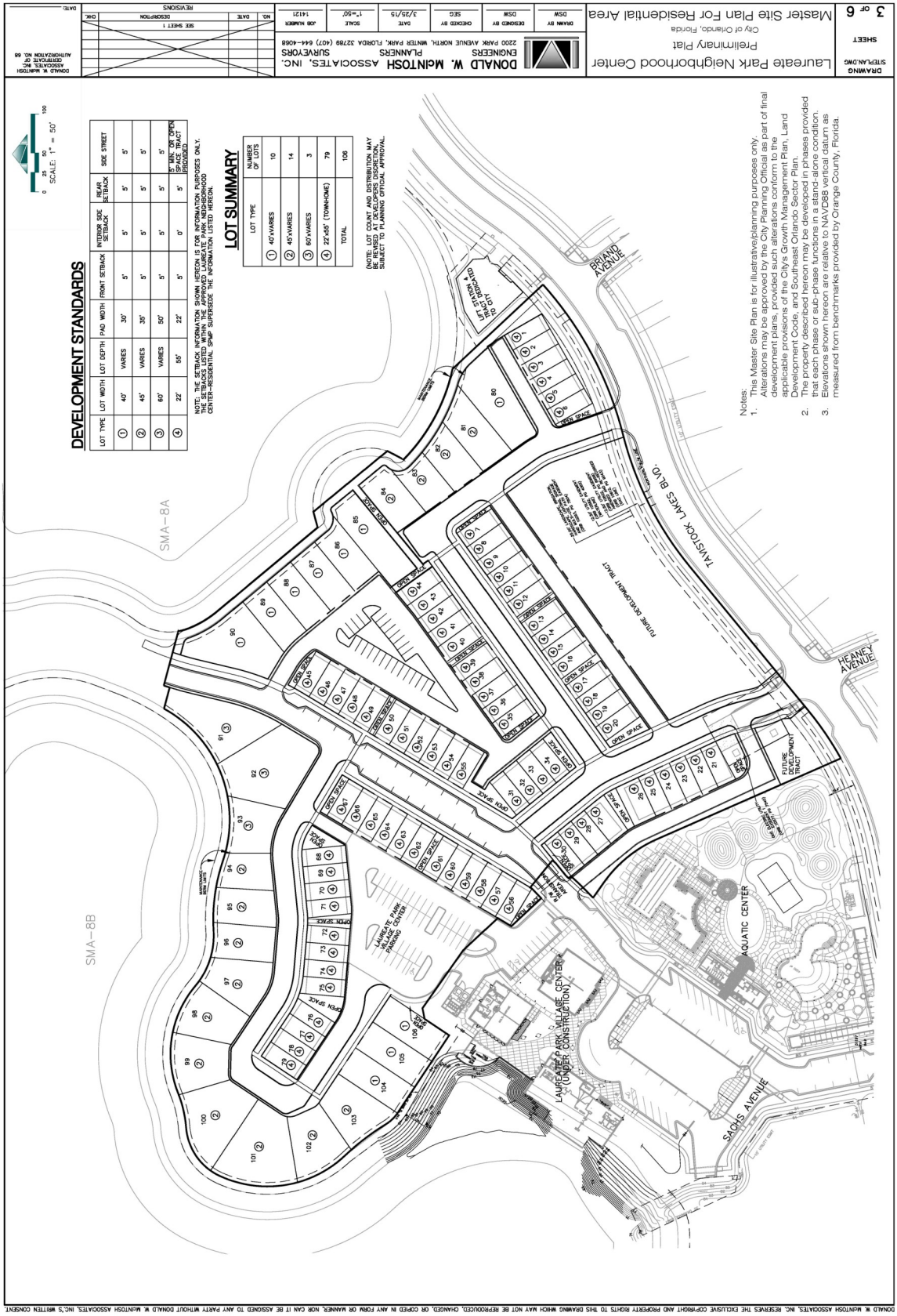
PROPOSED PLAT



PROPOSED CONCEPTUAL SITE PLAN (MPL2014-00039)



PROPOSED PRELIMINARY PLAT (SUB2015-00022)



FINDINGS

Subject to the conditions contained herein, the Fitzpatrick Subdivision (replat) is consistent with the requirements for approval of Minor Subdivision Plat applications contained in Section 65 Part 3C of the Land Development Code (LDC):

1. The proposed Minor plat is consistent with the purpose and intent of the City's Growth Management Plan.
2. The proposed Minor plat is consistent with the requirements of the Land Development Code.
3. The Minor 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 ensures that adequate public facilities are available to serve said development.

Staff recommends approval of the Specific Parcel Master Plan subject to the conditions below:

CONDITIONS OF APPROVAL

City Planning

1. *SUBJECT TO CODES –ZONING*
   Except as provided herein, the development is subject to all codes and ordinances of the State of Florida, City of Orlando, and all other applicable regulatory agencies.

2. *DEVELOPME NT REQUIREMENTS*
   Except as modified herein, the project shall be developed in accordance with the requirements of the Growth Management Plan, Chapter 68 of the Land Development Code, the Lake Nona PD, and any other pertinent provisions of the Conventional LDC, and all previous agreements between the City and property owner.

3. *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.

INFORMATIONAL COMMENTS

Police

1. *CPTED PRINCIPLES*
   The Orlando Police Department has no objections to the plat request for Laureate Park Village Center Phase 2 located in Lake Nona South. A CPTED review will be completed when detailed plans for this project are submitted to the City. 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.

Transportation Planning

The Transportation Planning Division supports the applicant's plat without further comment.

CONTACT INFORMATION

City Planning
For questions regarding City Planning review, please contact Michelle Beamon at 407.246.3145 or michelle.beamon@cityoforlando.net.

Urban Design
For questions regarding Urban Design plan review, please contact Holly Stenger, at 407.246.2861 or holly.stenger@cityoforlando.net

Transportation Planning
For questions regarding Transportation Planning plan review, please contact John Rhoades at 407.246.2293 or john.rhoades@cityoforlando.net.

Transportation Engineering
For questions regarding Transportation Engineering plan review, please contact Lauren Torres at 407.246.3220 or lauren.torres@cityoforlando.net.

Engineering/Zoning
For questions regarding Engineering or Zoning contact John Groenendaal at (407)246-3437 or john.groenendaal@cityoforlando.net.

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

Fire
For questions regarding Fire review, please contact Jack Richardson at 407.246.3150 or at jack.richardson@cityoforlando.net.

Wastewater
For questions regarding Wastewater review, please contact David Bri

REVIEW/APPROVAL PROCESS—NEXT STEPS

1. SETDRC minutes scheduled for review and approval by City Council.
2. Appearance Review by the Urban Design staff.
3. Building permits.