



LAKE NONA CENTRAL PARCEL 12



Location Map



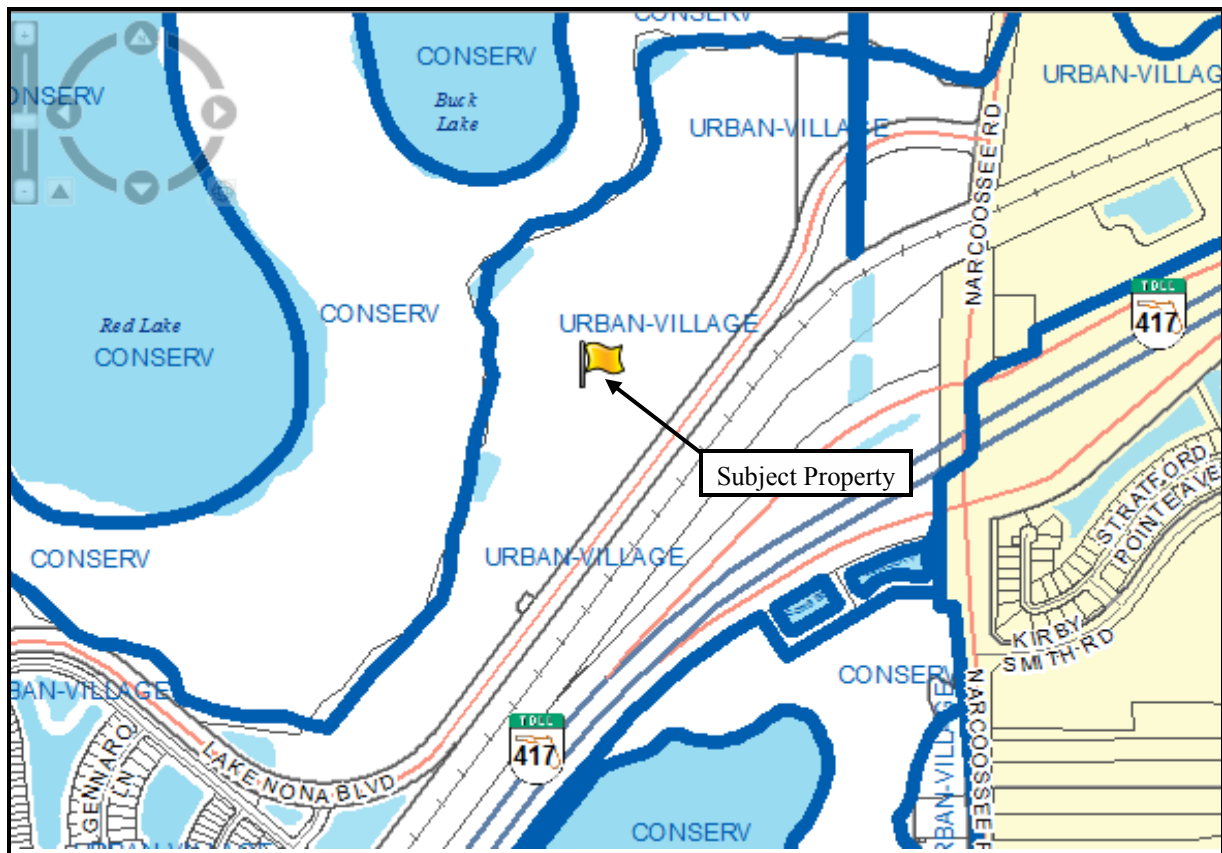
Subject Site

SUMMARY

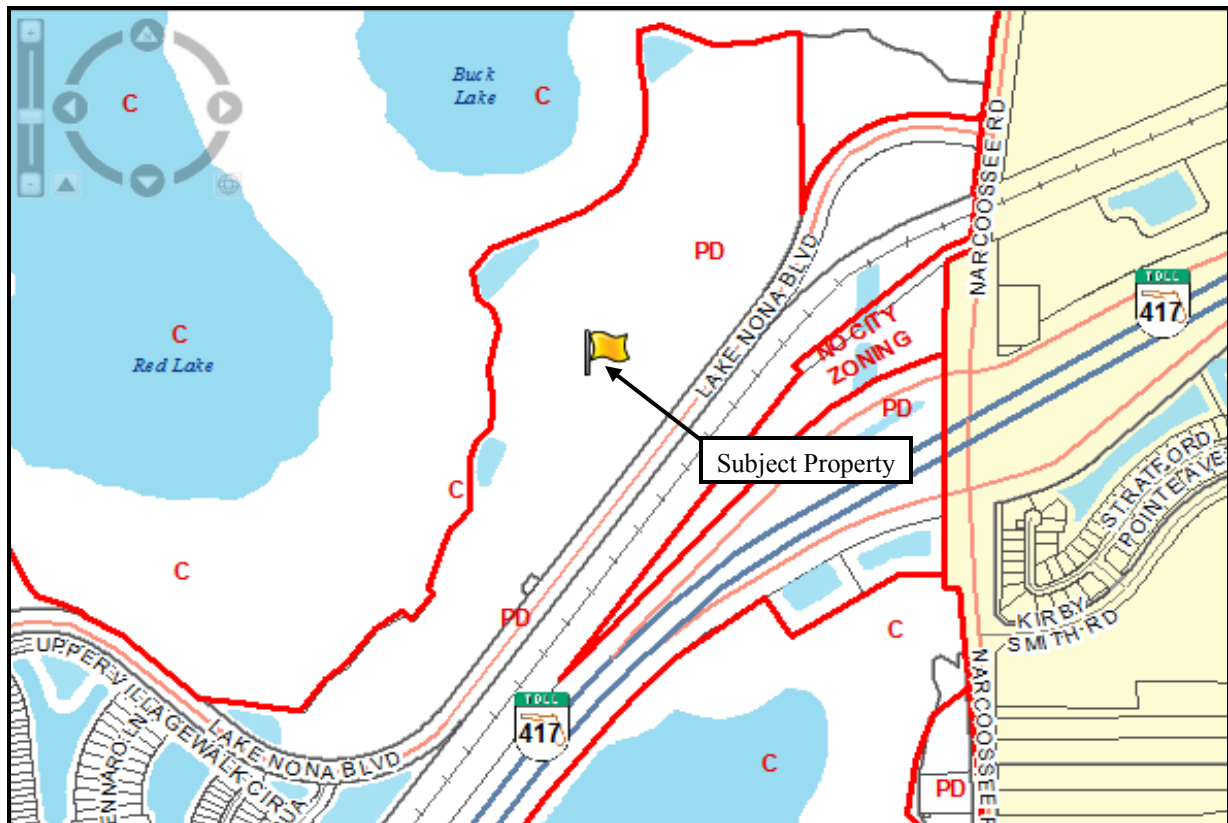
<p>Owner James L. Zboril Lake Nona Land Co., LLC</p> <p>Applicant Heather Isaacs Lake Nona Land Co., LLC</p> <p>Project Planner Colandra Jones</p>	<p>Property Location: The subject property is located west of Narcoossee Road, north of Lake Nona Boulevard, and south of Buck Lake (±70 acres, District 1).</p> <p>Applicant's Requests:</p> <ol style="list-style-type: none"> 1. Specific Parcel Master Plan (SPMP) approval for Lake Nona Central Parcel 12 residential development comprised of 144 single family lots. 2. Request for Major Subdivision Plat to create the preliminary plat for Lake Nona Central Parcel 12. <p>Staff's Recommendations:</p> <ol style="list-style-type: none"> 1. Approval of Lake Nona Central Parcel 12 SPMP and preliminary plat, subject to the 	<p>conditions in this report.</p> <ol style="list-style-type: none"> 2. Approval of preparing a PD ordinance and DRI Development Order for review by City Council.
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Updated: August 16, 2013

FUTURE LAND USE MAP



ZONING MAP



PROJECT ANALYSIS

Project Description

The subject property is approximately 70 acres in size and is generally located west of Narcoossee Road, north of Lake Nona Boulevard, and south of Buck Lake. The site is currently designated Urban Village on the Official Future Land Use Map, and the property is zoned PD. The site is within the Lake Nona Development of Regional Impact (DRI parcel 12).

This SPMP and preliminary plat depicts 144 front-loaded single family lots that are 70 feet x 125 feet. The project also includes neighborhood greens and a club house for residents. The applicant is also proposing that this community be gated. It will developed in three (3) phases with 36 units in the first phase, 51 units in the second phase, and 57 units in the third phase.

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. The property is currently vacant but is designated as “Residential Neighborhood” and “Elementary School” in the DRI. Surrounding future land use designations include Urban Village to the east and south and Conservation to the north and west. Existing uses include vacant land to the east, the Central Florida Greenway (SR 417) to the south, and wetlands and lakes to the north, south, and west. Further to the southwest is the Village Walk residential neighborhood. The proposed residential use would be compatible with the surrounding planned uses.

Table 1—Project Context

	Future Land Use	Zoning	Surrounding Use
North	Conservation	C	Wetlands and Buck Lake
East	Urban Village	PD	Vacant Land
South	Urban Village & Conservation	PD & C	Central Florida Greenway (SR 417) & Wetlands
West	Conservation	C	Wetlands and Red Lake

Conformance with the GMP

The proposed development 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 DRI

The adopted Lake Nona DRI Map H 8.2 depicts Parcel 12 in two parts. Parcel 12a is designated as “Residential Neighborhood” and Parcel 12b is designated as “Elementary School”. The SPMP proposes housing units on the “Elementary School” site which is inconsistent with the DRI. Staff originally provided as a condition of approval that *“Prior to the approval of Phase 2 and 3 of the SPMP, the applicant shall submit a DRI and PD amendment to change the “Elementary School” to “Residential Neighborhood” for review and approval by the Municipal Planning Board.”*

After discussion with the applicant, it was found that on February 23, 2009, City Council approved the MPB Minutes of January 20, 2009, which included a PD and DRI amendment for Lake Nona (Case #DRI2008-00002 & #ZON2008-00039). As part of that amendment, the applicant proposed relocating the Civic-School land use to Parcel 14 and placing a Residential Neighborhood use designation in its place on Parcel 12. That amendment was evaluated pursuant to the Notice of Proposed Change (NOPC) process managed by the East Central Florida Regional Planning Council as required by Florida Statutes. As part of that amendment process, the City Council and the Orange County School Board both adopted resolutions in support of the relocated school site. The applicant ultimately decided not to pursue formal adoption of that PD amendment by ordinance.

In subsequent review of this condition, and in discussions with the applicant, staff has reviewed the provisions of LDC Chapter 68 regarding the PD amendment process. Chapter 68 provides for a differential process for “Substantial” and “Presumed Non-Substantial” amendments to the PD. Figure 68-N states that “alterations necessary to accurately reflect the specific location of

schools, parks, libraries, public safety facilities or other small scale public facilities” may be “Presumed Non-Substantial”. Section 68.609(b), PD Amendment Process, states that “the Developer may propose certain amendments to be considered as non-substantial. Presumed non-substantial amendments shall be reviewed by the SETDRC for consistency with the principles of the Southeast Orlando Sector Plan. Following the review of the proposed amendment, the SETDRC shall make a determination as to whether the amendment is substantial or non-substantial.” The language goes on to state, “If the SETDRC determines that the amendment is non substantial, the change shall be recommended to City Council for incorporation into the applicable PD.”

Staff acknowledges that some flexibility exists as a result of the GMP and Chapter 68, and is also cognizant of the DRI and PD amendment that was processed through MPB in 2009. Therefore, staff is recommending moving ahead with the DRI and PD amendments and placing these items on the City Council agenda.

The exhibits associated with the 2009 PD/DRI amendment show acreage being added to Parcel 14 from Parcel 13A to create a 15-acre civic site. The Parcel 13A area has since been developed with housing, however more than 15 acres remain undeveloped in Parcel 14. This means that a civic site is still possible within Parcel 14, but in a different configuration than was shown in 2009. Staff has informed OCPS of this change and has requested comments. The DRI and associated agreements with OCPS do not require either site to be donated for use as a public school. Therefore, the site can be used for any number of civic uses such as a library, private school or park. This change ensures that the overall PD/DRI retain the same acreage of civic uses, but does not guarantee that a public school will be located on the site. However, the applicant has indicated that they are supportive of a public school on Parcel 14 and will continue to work with OCPS in that regard.

Conformance with the LDC

According to Section 68.103, the Southeast Sector Plan allows the use of Conventional LDC standards under certain conditions. According to Figure 68-A, Conventional LDC standards are allowed in the “Residential Neighborhood” designation if the project is within 2,000 feet of the Narcoossee Road right-of-way and is north of the Central Florida Greenway and where development is less than an average density of 5 du/gross acre. The proposed Parcel 12 development is approximately 900 feet from the Narcoossee Road right-of-way, is north of the Central Florida Greenway, and has an average density of 2 du/gross acre. Therefore, the Conventional LDC standards are allowed for this development. The R-1A zoning standards shall apply to this development.

Lot Size

The R-1A zoning standard requires a minimum lot width of 70 feet and a minimum lot depth of 110 feet. The SPMP depicts a single family large lot with a minimum lot width of 70 feet and a minimum lot depth of 125 feet, which meets the lot size requirement.

Table 2—Parcel 12				
Lot Type	Phase 1	Phase 2	Phase 3	Total
70'x 125' Single Family Large Lot (7,000—43,560 sq. ft.)	36	51	57	144

Building Height

In the Southeast Sector Plan, height is limited by the number of stories. According to the Lake Nona PD, Parcel 12a “Residential Center” allows for a height limit of 2 stories. The Parcel 12b “Civic” allows for a height limit of 3 stories. The DRI and PD amendment will have to determine the height limit of Parcel 12b when the parcel is changed to residential. The proposed plan does not indicate the height limit for the homes, therefore it would have to meet the building height requirement of the PD.

Impervious Surface Ratio (ISR)

The maximum ISR permitted is 0.55 according to the R-1A zoning standards. However, the development plan depicts an ISR of 0.70 which exceeds the maximum ISR of 0.55. The applicant is requesting an alternative standard of 0.70 and has provided a letter from the project engineer stating that the stormwater system is being designed to handle this amount of impervious surface.

Table 3—Development Standards								
Acreage	Use	Sq. Ft./ Dwelling Units	Density		Building Height		ISR (impervious surface ratio)	
			Maximum	Proposed	Maximum	Proposed	Maximum	Proposed
70	Single-family residential (front-loaded)	144 du	5.7 du/ac	2 du/ac	30 ft.	N/A	0.55	0.70

Setbacks

The required setbacks for the R-1A zoning district is depicted in Table 3 below. The proposed SPMP meets the setback requirements.

Table 4—Setback Requirements			
Use or Phase	Yard	Building Setbacks	
		Minimum	Proposed
Single Family Residential	Front	25 ft.	25 ft.
	Side	7.5 ft.	7.5 ft.
	Street Side	15 ft.	15 ft.
	Rear	25 ft.	25 ft.

Landscaping

The applicant did not submit a landscape plan with this application. It is noted that each lot will include canopy trees to complement the street tree network, as well as ground cover, accent plants, and other landscape features that provide a sense of community identity. The landscape plan shall be developed in accordance with Chapter 60 Part 2 of the LDC.

Community Amenities

The project will have a clubhouse included in 7.1 acres of neighborhood open space. This proposed park land and open space exceeds the adopted level of service (LOS) standards. For neighborhood parks, the LOS unit equivalent of acres per residential unit is 0.0017. The proposed open space equates to 0.2448 acres per residential unit, thus exceeding the adopted LOS. There is also an existing regional trail along Lake Nona Boulevard just to the south of the subject property.

Gated Subdivision

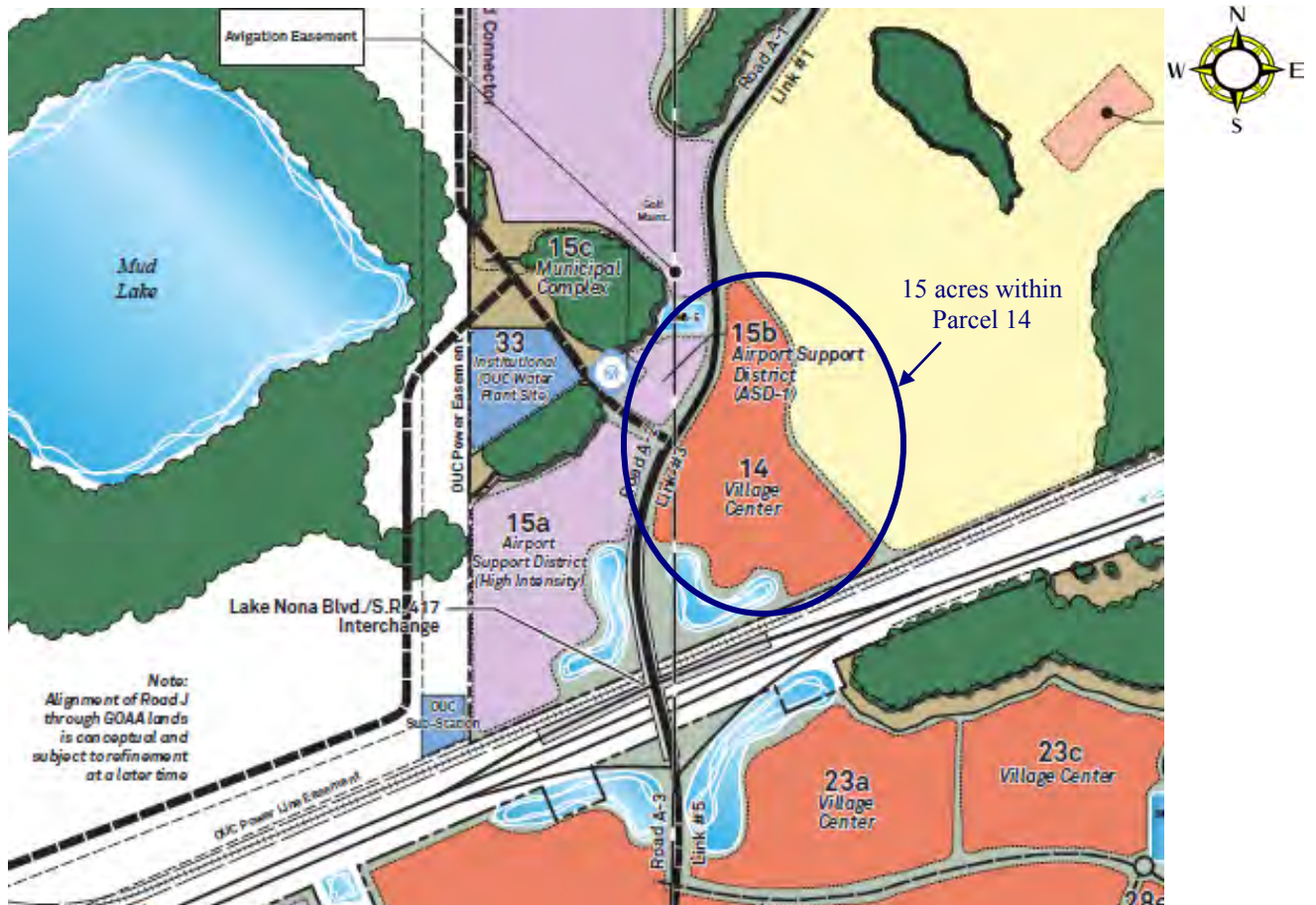
The applicant is requesting the project to be gated. In general, gated entryways are prohibited in the City. However, Section 68.205 (g) of the LDC provides an exception to this standard. This section states, “In general, gated communities shall not be permitted unless the site is either surrounded by wetlands on only three sides or is a pocket of land within a street system that does not connect through some type of mixed use center.” The project is surrounded by wetlands on the north, south and west. Therefore the gated entry is permitted.



DRI MAP H—PARCEL 12



DRI MAP H—PARCEL 14 PROPOSED SCHOOL SITE

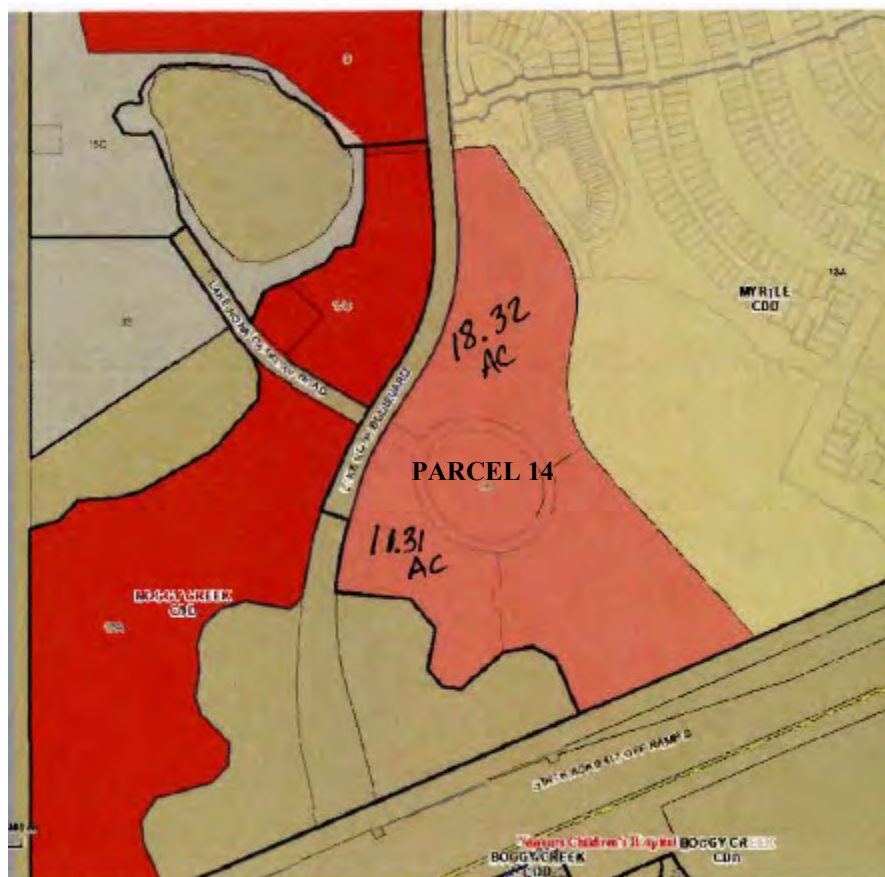


PREVIOUS PARCEL 14 CONFIGURATION

PD AMENDMENT—CASE #ZON2008-00039



NEW PARCEL 14 CONFIGURATION



BOUNDARY & TOPOGRAPHIC SURVEY



BOUNDARY AND TOPOGRAPHIC SURVEY

NOTE: ELEVATIONS SHOWN HEREON ARE RELATIVE TO
NAHNS VERTICAL DATUM AS MEASURED FROM
BENCHMARKS PROVIDED BY ORANGE COUNTY, FLORIDA.



LEGEND

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NOTE: THERE MAY BE OTHER ADJACENT PLOTS WHICH ARE NOT SHOWN ON THIS DRAWING TO BE ACCURATE.

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SECTION 12-1-2

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SECTION 12-1-4

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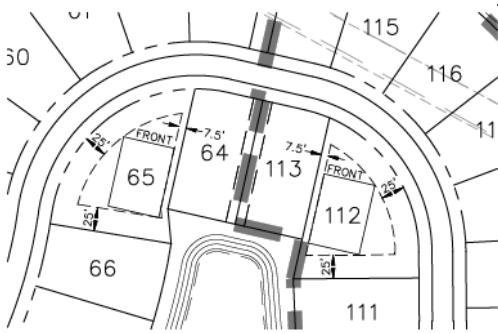
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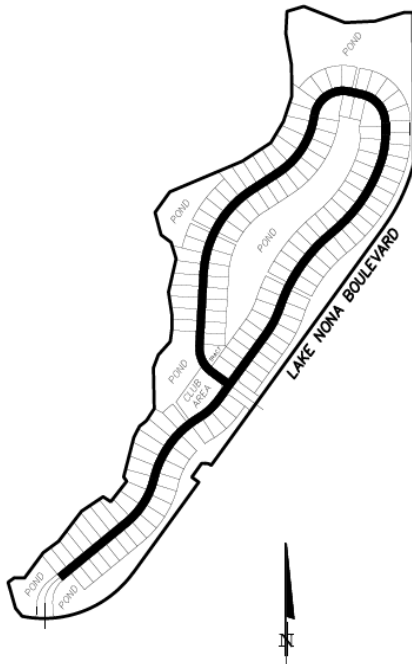
LAKE NONA CENTRAL PARCEL 12 DEVELOPMENT PLAN/PRELIMINARY PLAT



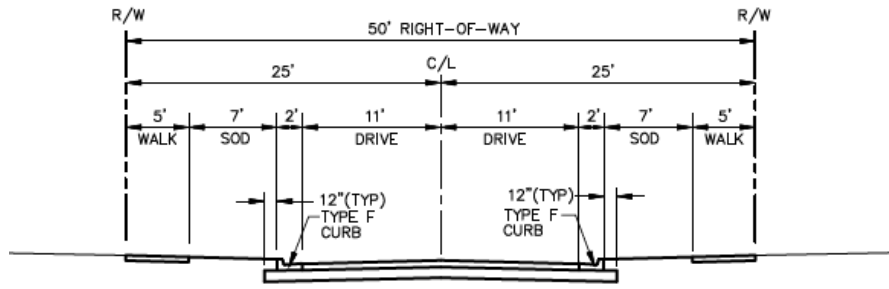
LOT 65 & 112 BUILDING SETBACK DETAIL
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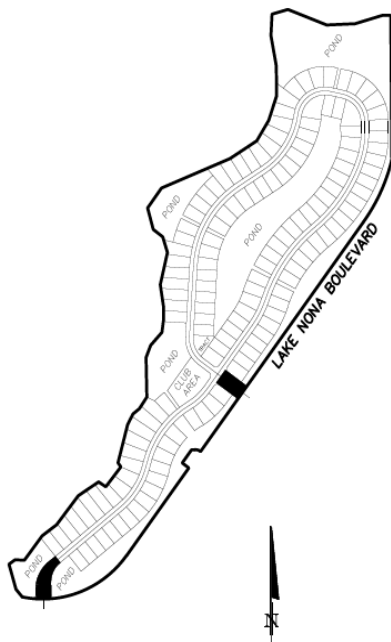
LAKE NONA CENTRAL PARCEL 12 ROADWAY MAP AND CROSS-SECTIONS



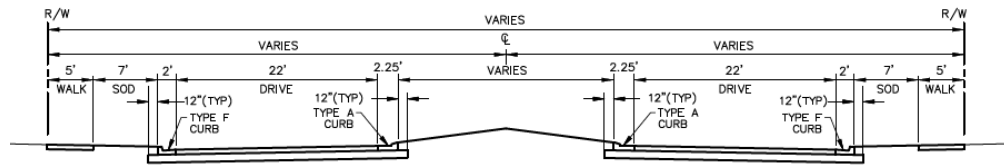
KEYMAP
1"=600'



TYPICAL SECTION TYPE 1 (PRIVATE)
1"=10'



KEYMAP
1"=600'



TYPICAL SECTION 2 (PRIVATE)
1"=10'

FINDINGS

Subject to the conditions contained herein, the proposal is consistent with the requirements for approval of the proposed Specific Parcel Master Plan applications contained in Section 65.336 and with the requirements for approval for Minor Subdivision Plat applications contained in Section 65.420 of the Land Development Code (LDC) :

1. The proposal is consistent with the State Comprehensive Plan (Chapter 187, Florida Statutes).
2. The proposal is consistent with the East Central Florida Strategic Policy Plan.
3. The proposal is consistent with the provisions of Chapter 163, Part II, Florida Statutes.
4. The proposal is consistent with the objectives and policies of the City's adopted Growth Management Plan (GMP); particularly, Future Land Use Policy 2.4.4, Figure LU-1, Goal 4 and its associated objectives, policies, and figures.
5. The proposal is consistent with and implements the Southeast Orlando Sector Plan, Chapter 68 of the Land Development Code.
6. The proposal is consistent with the requirements of the Lake Nona DRI/PD.
7. The proposal is compatible with the surrounding development and neighborhood pattern.
8. The proposal will not result in demands on public facilities and services that exceed the capacity of such facilities and services since it is subject to Chapter 59 of the City Code, the Concurrency Management Ordinance.

Staff recommends approval of the Specific Parcel Master Plan and Preliminary Subdivision 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. *DEVELOPMENT 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 DRI/PD, and any other pertinent provisions of the Conventional LDC, the Southeast Orlando Development Plan Agreement, the 1994 Lake Nona Developer's Agreement, and all previous agreements between the City and property owner.

3. *APPROVAL*

This SPMP shall become effective when the DRI/PD amendments become effective. From that date, the application must be submitted within thirty-six (36) months of approval or the Master Plan shall expire. However, upon written application filed 30 days prior to the expiration date, the Planning Official may renew the Master Plan for one period of up to 12 months providing good cause is shown.

4. *DRI DEVELOPMENT ORDER & PD ORDINANCE*

In 2009, there was an approval by the Municipal Planning Board of a DRI and PD amendment for the relocation of the school site on Parcel 12 (Case #DRI2008-00002 & Case #ZON2008-00039), but it was not approved by City Council through an amendment to the DRI Development Order or PD ordinance. In order for the DRI and PD to be consistent with this SPMP proposal, the applicant shall prepare a PD ordinance and DRI DO for review by City Council.

5. *IMPERVIOUS SURFACE RATIO (ISR)*

The applicant is requesting an alternative standard of 0.70. The ISR of 0.70 is approved as long as it can be demonstrated that the stormwater system will be designed to handle the increased amount of impervious surface.

6. *LANDSCAPE PLAN*

The landscape plan shall be developed in accordance with Chapter 60 Part 2 of the LDC.

7. *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.

8. *GATED SUBDIVISIONS*

Per LDC Section 68.205(g), gated streets are permitted due to the provision that the site is surrounded by wetlands on three sides.

CONDITIONS OF APPROVAL

City Planning (cont.)

9. CONSTRUCTION PLANS

The applicant may choose to submit final plat and construction plans to the Permitting Services Division immediately following approval of this SPMP by the SETDRC. However, the applicant should be aware that if the case is appealed or the PD/DRI amendments are not approved by the City Council, the property owner risks not being able to move ahead with the project. After the PD and DRI amendments are effective, the plat can be recorded and construction permits can be issued.

Transportation Planning

1. RESIDENTIAL PLANS SUBMITTAL

The submitted plot plan/site plan shall show the following: driveway approach, curb, street pavement edge, public sidewalk, etc. (Please see the Residential Plans Submittal Checklist: <http://www.cityoforlando.net/permits>). Reference Orlando Land Development Code (LDC), Chapters 60 and 65, and Engineering Standards Manual (ESM), Article Section 1.

2. WORK WITHIN ROAD R-O-W

For any construction work planned or required within a public right-of-way or City sidewalk easement adjacent to a public right-of-way (including but not limited to: irrigation, drainage, utility, cable, sidewalk, driveway, road construction/reconstruction or landscaping), the owner/applicant shall submit the following:

- a. Maintenance of traffic plans (M.O.T.) (For more information/detailed requirements contact the Office of Special Events & Permits at 407-246-3704).
- b. Roadway plans including paving, grading, pavement markings and signage (Contact the Permitting Transportation Engineer at 407-246-3322 for details).
- c. A copy of all required County and State permits (If permits are pending attach a copy of the application).

3. PRIVATE ROAD ROW

The proposed street serves only the proposed development and does not provide connectivity between the local street networks. The internal street shall be privately owned and maintained, in accordance with the Orlando Land Development Code (LDC), Part 2D.

4. DRIVEWAY SPACING

The proposed driveway onto Lake Nona Boulevard shall meet the minimum driveway separation from street intersection of neighboring driveways, as required by the Orlando Land Development Code (LDC), Chapter 61, Figures 1 and 2.

5. HC RAMPS AT STREET INTERSECTIONS

Handicap (HC) ramps shall be constructed at the street intersection(s) and driveway connection(s) to comply with the Americans with Disability Act (ADA). Pedestrian ramps at street corners shall be designed to provide a separate ramp in each direction, or as approved by the City Engineer.

6. PEDESTRIAN CROSSINGS

Pedestrian crossing areas within the site shall be clearly marked with pavement markings and maintained at all times.

7. MULTIUSE TRAIL ACCESS

Please provide pedestrian connections from the site to the existing multiuse trail, located along the north side of Lake Nona Boulevard. The Orlando Land Development Code (LDC), Section 60.125, requires residential subdivision developments to provide pedestrian access to surrounding areas, including schools, public parks, and other destinations.

8. TRAFFIC CONTROL DEVICES

Traffic control devices shall be shown per Manual of Uniform Traffic Control Devices (MUTCD) standards (stop signs, stop bars, etc.). Stop bars shall be shown at the exits from the property. Stop signs and stop bars shall be located in-line and 4 feet behind sidewalks/crosswalks.

9. BIKE PARKING: GENERAL REQUIREMENTS

Bicycle parking shall be provided in the club house area, in accordance with the standards of Chapter 61, Part 3D of the Orlando Land Development Code, and shall be made available prior to the issuance of any Certificate of Occupancy for the use being served.

CONDITIONS OF APPROVAL

Transportation Planning (cont.)

10. SIGN LOCATIONS

The owner/applicant shall submit a scaled and dimensioned site plan or survey showing the existing site improvements for the property and indicating compliance with Chapter 64 of the Orlando Land Development Code (LDC), including the following:

- a. No part of any sign shall extend into the existing or future road right-of-way.
- b. Any sign support / base shall not be erected within the on-site driving aisles or adjacent driveways.
- c. Any sign support / base shall be buffered from on-site driveways, driving aisles, parking spaces and circulation so as not to constitute a fixed object hazard, and shall not reduce the number of required on-site parking spaces.

11. DRIVEWAYS: SIGHT DISTANCE

At all project entrances, clear sight distances for drivers and pedestrians shall not be blocked by signs, buildings, building columns, landscaping, or other visual impediments. The applicant shall design the site plan as necessary to comply with the street corner visibility requirements (Chapter 60, Sections 60.141 through Sections 60.143) and the driveways and curb cuts requirements (Chapter 61, Sections 61.101 through Sections 61.107) of the Orlando Land Development Code (LDC).

12. SOLID WASTE

Documentation shall be provided from the City's Solid Waste Division indicating curb pick-up or other approved arrangement. For more information, contact Mr. Jonathan Gilliam, Solid Waste Operations Manager at: 407.246.2314 or jonathan.guilliam@cityoforlando.net.

13. DRIVEWAY GATES

The driveway gates shall be positioned to allow a minimum storage of the length of one standard size vehicle between the gate (gate controller) and the right-of-way (R-O-W) line/sidewalk. Gates shall be designed to swing IN to the property only, or slide gates shall be used. Gates shall be equipped with optical sensor or approved lock boxes for fire department access. Entrances for gated communities shall be designed to allow the length of at least two design vehicles to be stored between the gate controller and the R-O-W line/sidewalk, and shall provide a turn-around area for denied or errant entries. Show the location of the actuation device(s), and show driver's clear sight distance. The minimum width for the divided section of an entrance shall be 20 feet on both sides of the median(s) to allow for emergency vehicle access.

INFORMATIONAL COMMENTS

Transportation Engineering

The traffic signal at Narcoossee Road and Lake Nona Boulevard must be installed before construction begins.

Engineering/Zoning

1. 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.

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. CONCURRENCY-COMMITTED

Lake Nona DRI development has a Concurrency capacity committed to it. The capacity will be deducted from the Lake Nona account at the time of permitting. An Assignment of Committed Trips form is required from Lake Nona as a condition of building permit issuance.

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."

INFORMATIONAL COMMENTS

Engineering/Zoning (cont.)

5. *STORM- LAKE NONA*

Stormwater management system design shall conform to the criteria outlined in the Lake Nona Developer's Agreement dated May 4, 1994.

6. *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.

7. *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.

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*

Final Plat: At the time of final plat submittal, the following is required:

Ten (10) folded and collated sets are required to be submitted to Permitting Services

- Paper copy of plat
- Title opinion, no more than 90 days old with 1 set of supporting documents (can be a digital file). (1 original)
- Joinder and Consent (1 original), if applicable.
- Boundary Survey
- Topographic Survey.
- Signed and Sealed Appendix C and lot closure report.
- Page 1 of the subdivision application making reference to the SUB case number that has been assigned.
- Any other documents required in the SEDTRC staff report.
- 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.
- 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.

10. *EROSION-BUILDING SITE*

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

11. *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.

12. *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.

13. *SEWER-MISC.*

City provides sanitary sewer and reclaimed water to the site. Existing sanitary sewer infrastructure was installed in Lake Nona Blvd including a wet well for a future lift station along with a 10" force main to serve this site. The lift station shall be equipped with pumps to provide sufficient cleansing velocity in the 10" force main. Sufficient space on the lift station site shall be provided for a generator to be provided in the future.

INFORMATIONAL COMMENTS

Engineering/Zoning (cont.)

14. STORM-FEMA

In accordance with Federal Emergency Management Act (FEMA) requirements, a letter of map revision is required by the owner or engineer. This site is located within a floodplain. The finished floor elevation must be one (1) foot above the 100' flood elevation.

15. SEWER-PRIVATE

The owner/developer should contact this office relative to filing an application for the proposed development in accordance with the City of Orlando Sewer Service Policy. A straight lateral connection to each lot is required. The construction of the system is at the owner/developer expense and the maintenance of the system is the responsibility of the property owner (s) being serviced. This is in accordance with the City of Orlando Sewer Service Policy.

16. SOILS REPORT-SUBMIT

Two copies of the soils report are required for this site in accordance with Section 65.418 (f) of the City LDC.

17. SEWER-FDEP

This project requires a Florida Department of Environmental Protection (FDEP) permit for the sanitary sewer system. The Office of Permitting Services processes the permit for projects with reserved sewer capacity. At the time of FDEP permit submission to the Office of Permitting Services, the following is required:

1. Permit Application - signed/sealed by the owner. This Office will complete page 10 of 11 when the construction plans are approved. 2. Construction Plans - six sets, signed/sealed by the engineer. The plans are to include the on-site and off-site sewer design together with the City's details. If a lift station is part of the sewer design, the engineer is to submit the shop drawings for the lift station (private or public). The construction plans are reviewed by the City of Orlando's Waste Water Bureau and returned to the Office of Permitting Services when approved. This Office will contact the engineer to pick up the application and two sets of the approved plans or the transport to FDEP. The remaining sets will be retained by the Office for distribution.

Reminder: PLEASE ALLOW 3-4 WEEKS FOR THIS PROCESS

Police

1. CPTED REVIEW

The Orlando Police Department has received the plans for the Lake Nona Central Parcel 12 located at 9689 Lake Nona Blvd. utilizing CPTED (Crime Prevention Through Environmental Design) principles. CPTED emphasizes the proper design and effective use of a created environment to reduce crime and enhance the quality of life. There are four overlapping strategies in CPTED that apply to any development: Natural Surveillance, Natural Access Control, Territorial Reinforcement and Target Hardening.

2. NATURAL SURVEILLANCE

Design the site to keep intruders easily observable. This is promoted by features that maximize visibility of people, parking areas and building entrances; doors and windows that look out onto streets, alleys and parking areas; pedestrian-friendly sidewalks and street; front porches and adequate nighttime lighting.

- The design of the homes should provide residents with good Natural Surveillance from all sides.
- All doorways that open to the outside should be well lit and front doors should be visible from the street.
- Windows should be included on all sides of a house to provide full visibility of the property. Homes should be positioned so that each walkway between homes has good natural surveillance, i.e., windows, from at least one of the homes. A fence without a gate should be installed if a walkway is bordered by a "windowless" side of both homes.
- The driveway should be visible from either the front or back door and at least one window.
- Lighting plays a very important role in CPTED. It is crucial that lighting sends the right messages to the public about the safe and appropriate use of space at different times of the day and night.
 - An overall lighting plan should be submitted and all lighting for this project shall meet the guidelines in Orange County Ordinance No. 2003-08 and Orlando Land Development Code.
 - In order to give residents a sense of safety, private streets within the development should not have any dark spots that can serve as hiding places.
 - Street lights should be included and each garage should have lighting that is controlled by the resident.
 - Appropriate lighting should be included in the Club area if it is anticipated that this area will be utilized after-dark.
 - Pedestrian-scale street lighting should be used in high-pedestrian traffic areas.
- Landscaping is another crucial aspect of CPTED.
 - Trees branches should be kept trimmed to no lower than 6 feet from the ground and shrubs should be kept trimmed to no higher than 30 inches.

INFORMATIONAL COMMENTS

Police (cont.)

- Avoid conflicts between landscaping and lighting, especially lighting adjacent to canopy trees.
- Landscaping should not create blind spots or hiding places and should not cover or block windows.
- Open green spaces and community recreational areas should be located so that they can be observed from nearby homes.
- Benches placed in common areas and park tracts are a good way to increase surveillance and create a sense of community. However, consider bench designs that encourage stopping and resting but reduce opportunities for unlawful activity (i.e. a ribbed design rather than solid and center rails or arm rests to discourage sleeping).

3. *NATURAL ACCESS CONTROL*

Design the site to decrease crime opportunity by denying access to crime targets and creating in offenders, a perception of risk. This can be attained by designing structural elements such as streets, sidewalks, building entrances and neighborhood gateways to clearly indicate public routes and discourage access to private areas.

- Front porches create a private space for residents.
- Balcony railings (if installed) should never be made of a solid opaque material or more than 42 inches high.
- Walkways and landscaping should be designed to direct visitors to the home's proper entrance and away from private areas.

4. *TERRITORIAL REINFORCEMENT*

Design can create or extend a sphere of influence, where users develop a sense of territorial control, while potential offenders are discouraged. This is promoted by incorporating features that define property lines and distinguish private spaces from public spaces such as; landscape plantings, pavement designs, gateway treatments and CPTED post and pillar fences.

- Each house address should be clearly visible from the street with numbers a minimum of five-inches high made of non-reflective material. Lots, streets and houses should be designed to encourage interaction between neighbors.
- If fences are used, OPD's Crime Prevention Unit strongly recommends the use of CPTED style post and pillar fencing to add security, delineate property lines, allow transparency for surveillance, be unobtrusive, and create a sense of community.
- Low growing, hostile or thorny vegetation may also be used to discourage potential offenders while directing legitimate users. To enhance safety by the easement wall proposed around the neighborhood, the developer is encouraged to use hostile or thorny vegetation to discourage potential offenders.

5. *TARGET HARDENING*

This can be accomplished by features that prohibit entry or access such as window locks, dead bolts for doors and interior door hinges.

- Exterior doors should be hinged on the inside and should have a single cylinder deadbolt lock with a minimum one-inch throw.
- Interior doors that connect a garage to the house should have a single cylinder deadbolt.
- Door locks should be located a minimum of 40 inches from adjacent windows.
- Homes should not have jalousie, casement or awning-style windows. All windows that open should have locks.
- Sliding glass doors should have one permanent door on the outside and the inside moving door should have a docking device and a pin.
- In addition, the developer should join with the residents to create a Neighborhood Watch. Neighborhood Watch training and other residential crime prevention strategies are available from OPD; please contact our Neighborhood Watch Specialists at 407.246.3628 or 3773.

6. *CONSTRUCTION SITE PROTECTION*

Due to the threat of theft of building materials and equipment from construction sites, Orlando Police Department's Crime Prevention Unit strongly recommends the developer institute the following crime prevention/security measures at this project site:

- Post signs at the site that theft from the site or trespassing on a construction site is a felony under Florida Law and that the developer will prosecute.
- So that OPD patrol officers can see possible offenders, perimeter lighting should be installed at a minimum of 150 foot intervals and at a height not less than fifteen (15') from the ground. The light source used should have a minimum light output of 2,000 lumens, shall be protected by a vandal resistant cover, and shall be lighted during the hours of darkness.
- In addition to lighting, one of the following physical security measures should be installed:
 - Fencing, not less than six (6') feet in height, which is designed to preclude human intrusion, should be installed along the perimeter boundaries of the site and should be secured with chain and fire department padlocks for emergency vehicle access; post in a clear area; or
 - A uniformed security guard should be hired to continually patrol the construction site during the hours when construction work has ceased.

INFORMATIONAL COMMENTS

Police (cont.)

- Valuable construction materials and tools should be protected in a secondary fenced, locked cage.
- Post in a clean, open area, the name and numbers of emergency contact persons for OPD in case of a night-time emergency.
- If you have any questions, please call the Crime Prevention Unit, Officer Edgar Malave, at 407-246-2513.

Building Plan Review

Building Plan Review is not applicable to this case at this time. The building design will be reviewed for code compliance during the design development and construction documents phase.

CONTACT INFORMATION

City Planning

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

Transportation Planning

For questions regarding Transportation review, please contact Gus Castro at 407.246.3385 or gustavo.castro@cityoforlando.net.

Engineering/Zoning

For questions regarding Engineering or Zoning contact Shirley Weekley at 407.246.2134 or Shirley.weekly@cityoforlando.net. To obtain plan review status, schedule/cancel an inspection and obtain inspection results, please call PROMPT, our Interactive Response System at 407.246.4444.

Police

For questions regarding Orlando Police review, please contact Audra Nordaby at 407.246.2454 or audra.nordaby@CityofOrlando.net

Building

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. SETDRC minutes and plat scheduled for review and approval by City Council.
2. The applicant submits a final plat and is reviewed and approved in accordance with LDC Section 65.442.
3. The plat is recorded with the Orange County Comptroller.
4. Building permits.