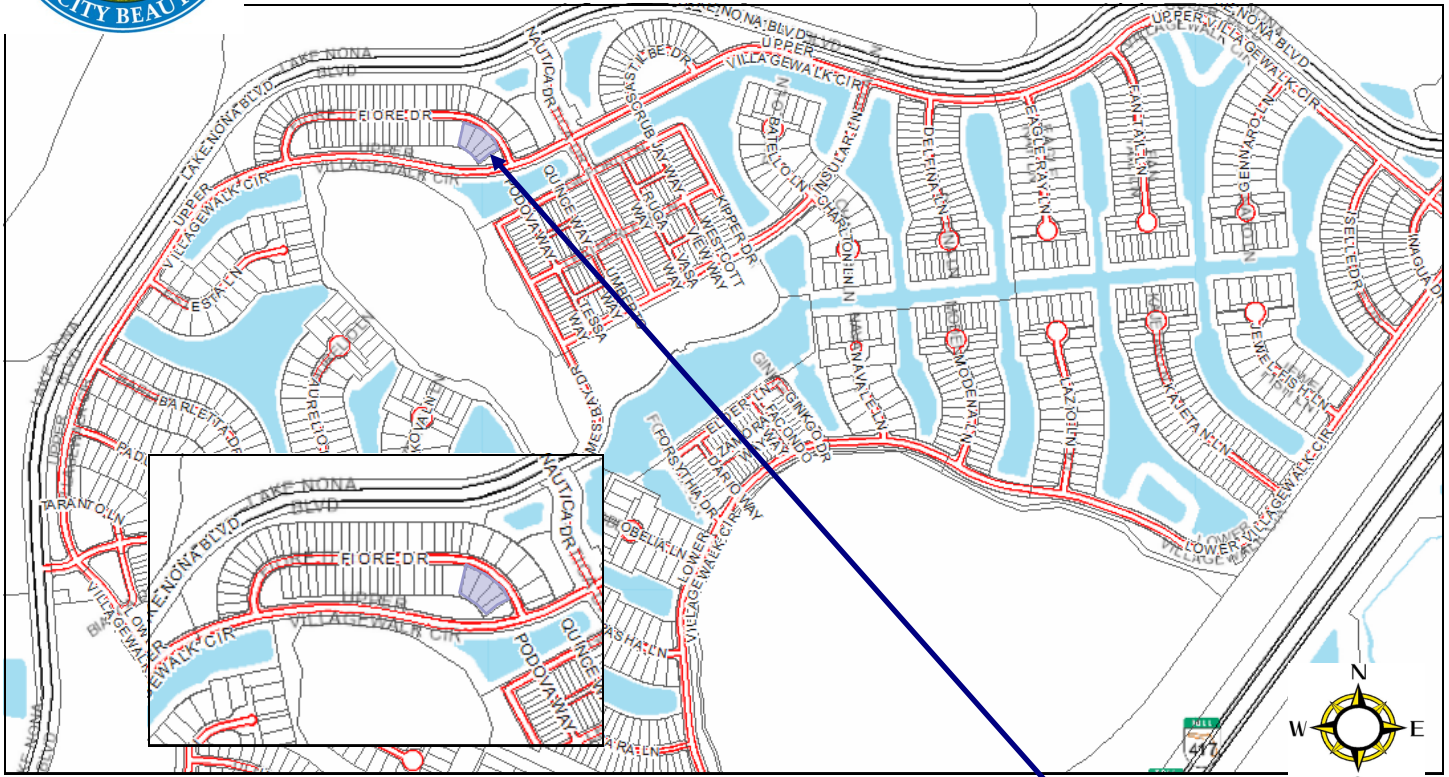




VILLAGEWALK @ LAKE NONA PHASE 1A



Location Map

 Subject Site

SUMMARY

Owner

DiVosta Homes, L.P.
DiVosta Homes Holdings,
LLC

Applicant

DiVosta Homes, L.P.
DiVosta Homes Holdings,
LLC

Project Planner

TeNeika Neasman

Updated: July 2, 2015

Property Location: 11815-11839 Fiore Dr., south of Fiore Dr., north of Upper Villagewalk Cir., east of Lake Nona Blvd., and west of Nautica Dr. (±0.55 acres, District 1)

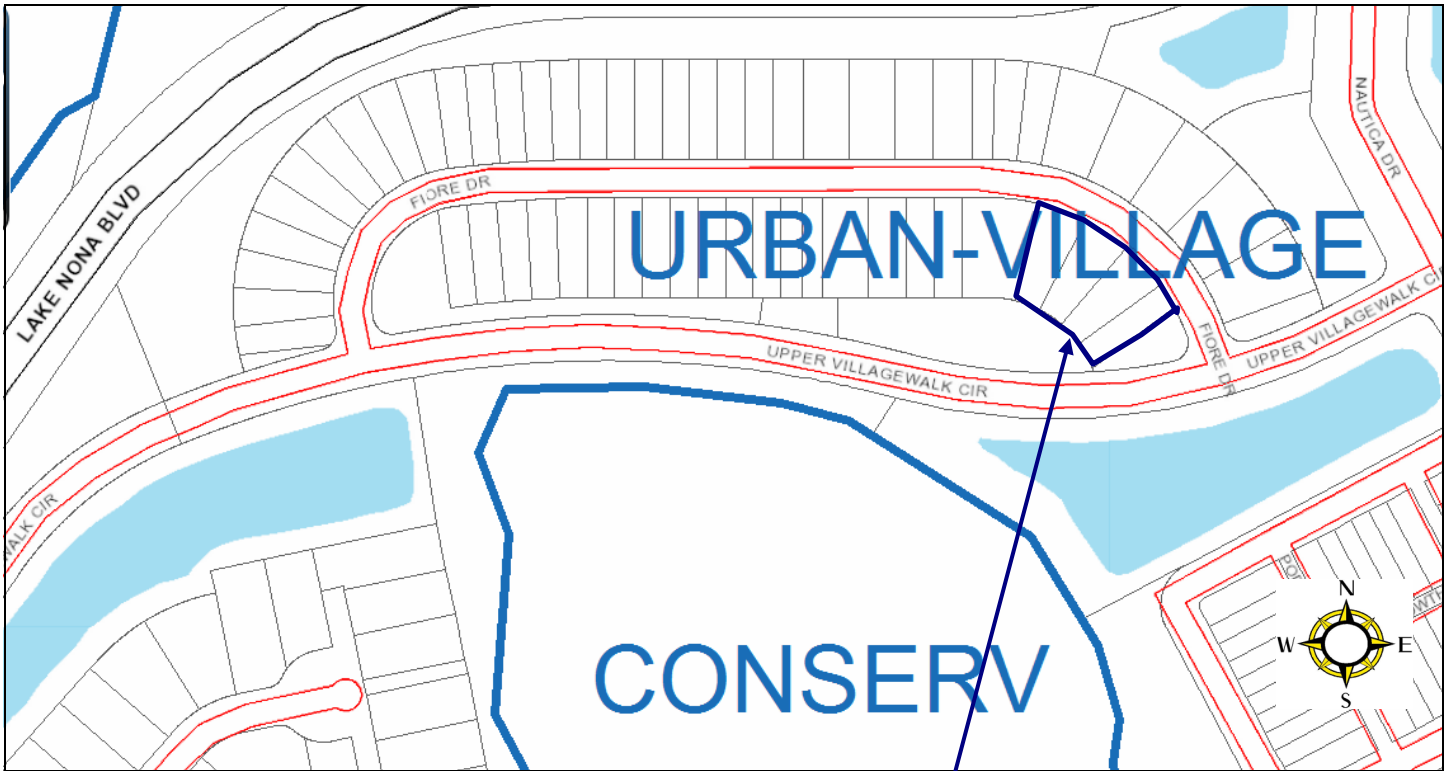
Applicant's Request:

A minor subdivision of 4 lots within the Villagewalk at Lake Nona units 1A, 1B, and 1C for a parking area associated with the DiVosta model home.

Staff's Recommendation:

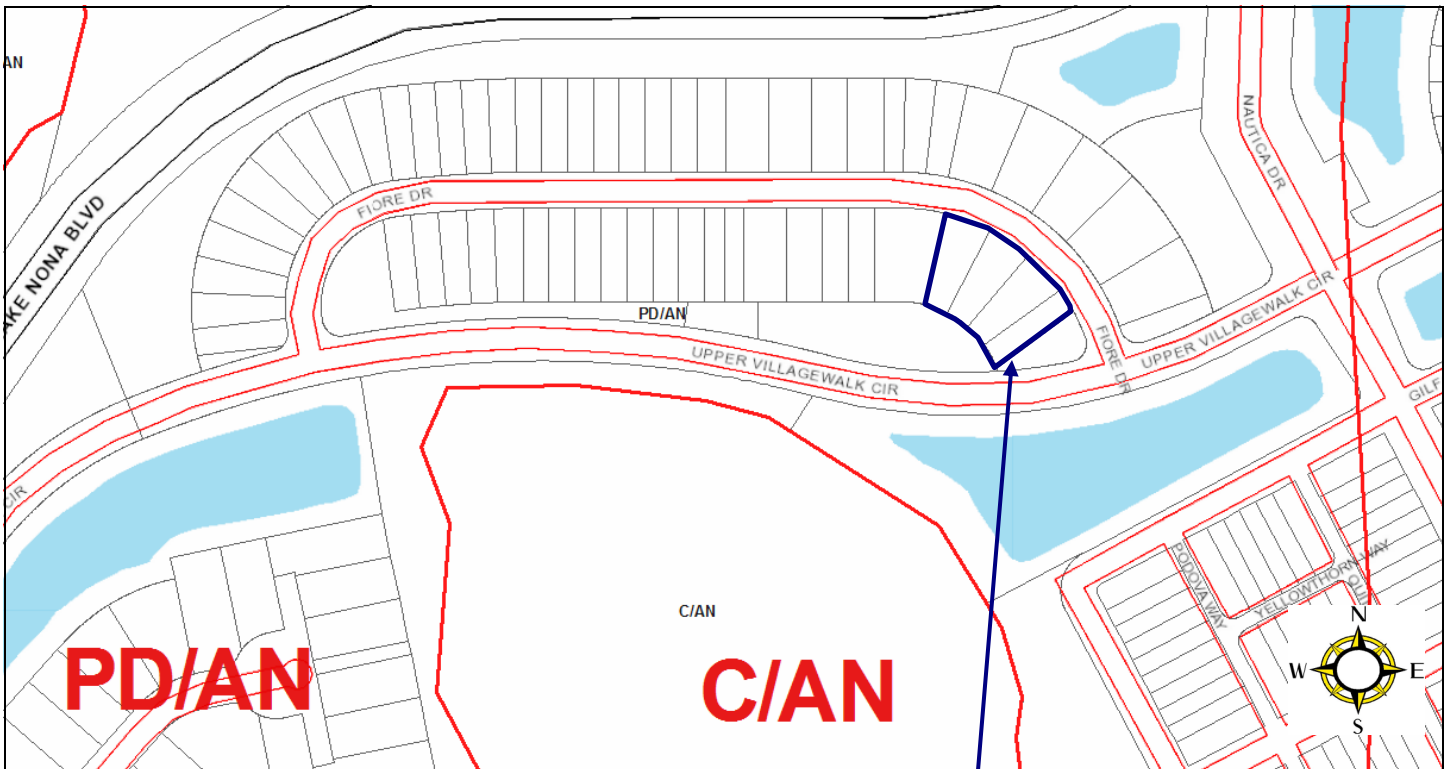
Approval of the request, subject to the conditions in this report.

FUTURE LAND USE MAP



SUBJECT
PROPERTY

ZONING MAP



SUBJECT
PROPERTY

PROJECT ANALYSIS

Project Description

The subject site is located south of Fiore Dr., north of Upper Villagewalk Cir., east of Lake Nona Blvd., and west of Nautica Dr. The 0.55 acres site is located in the Lake Nona Estates Planned Development zoning district with a consistent future land use designation of Urban Village. The subject property is being re-platted for the DiVosta model home parking area.

The applicant is requesting a minor subdivision plat approval to plat the subject site parcels into 3 lots 1A, 1B, and 1C for the DiVosta Villagewalk. The proposed minor subdivision is consistent with the Lake Nona Estates Planned Development requirements.

Previous Actions:

1983: Orange County adopted the Lake Nona DRI Development Order (DO).

1992: A portion of the Lake Nona DRI (1,519 acres) was annexed into the City and a Development Order was issued by the City.

1994: The remaining acreage of the Lake Nona DRI (5,159 acres) was annexed into the City and a Development Order was issued by the City.

1999: The City issued an amended and restated Development Order for the consolidated Orlando International Airport DRI, removing 1,519 acres from the Lake Nona DRI and added that acreage to the OIA DRI.

2001: The City adopted the first amended and restated DO.

2004: The City adopted the second amended and restated DO.

2005: The City adopted the third amended and restated DO.

2007: The City adopted the fourth amended and restated DO.

2008: The City adopted the first amendment to the fourth amended and restated DO.

2012: The City adopted the second amendment to the fourth amended and restated DO.

2013: The City adopted the third amendment to the fourth amended and restated DO.

Table 2 - Project Context
(PD/AN zoning)

	Future Land Use	Zoning	Surrounding Use
North	Urban Village	PD/AN	Single Family Homes Vacant Residential Lots
East	Urban Village	PD	Single Family Homes Vacant Residential Lots
South	Urban Village CONSERV	PD PD/AN C/AN	Single Family Homes Vacant Residential Lots Retention Pond (Conservation Tract)
West	URBAN-VILLAGE CONSERV	PD/AN C/AN	Single Family Homes Vacant Residential Lots Conservation Tract

Minor Subdivision Plat

The Minor Subdivision review process is intended for subdivisions that are not eligible for a waiver of the platting requirements and do not require construction of streets or public improvements. In so doing, this Part ensures that development in the City of Orlando takes place in an orderly and efficient manner.

Future Land Use

The subject site is located in the Lake Nona Estates Planned Development with a future land use designation of Urban Village. The proposed request is consistent with uses in both the zoning and future land use designation. The parking is associated or an accessory use to the Villagewalk Model Home is compliant with the designation surrounding the subject site on the north, south, east, and west. The following are Subarea policies related to the plat:

Subarea Policy 2.4.4— *The Urban Village future land use designation provides for a mixture of land uses and intensities within a development site in order to preserve conservation areas, to reduce public investment in provision of services, to encourage flexible and creative site design and to provide sites for schools, recreation and other public facilities which provide an area-wide benefit to the community. The Urban Village future land use designation is specifically intended to provide a means of streamlining the devel-*

PROJECT ANALYSIS

opment review process where a DRI, a Sector Plan, and/or Master Plan, have already fully accounted for the impacts of development. The designation shall be structured to ensure that the Urban Village are compatible with existing or projected surrounding land uses, taking into consideration environmental constraints, health and safety issues, and the appropriateness and potential impact of the Urban Village on adjacent existing and future land uses.

Subarea Policy 35.2.— *Because of the area's proximity to a major roadway network which includes the BeeLine Expressway and the recently completed Central Florida Greenway, and its close proximity to the Orlando International Airport, the City of Orlando believes that it is well situated for appropriately timed urbanization. The City acknowledges that designation of individual properties for urban land use must be based on demonstrated need for additional urban land uses, availability of facilities and services, and appropriate measures to conserve natural resources and environmentally sensitive lands. As properties are annexed into the City of Orlando, the City shall assign future land use designations and zoning classifications in accordance with the above considerations and all provisions of Chapter 163, F.S., including Sections 163.3184, 163.3187, 163.3189, F.s.; Section 171.062, F.; Rule 9j-5.005 (2 and 8), F.A.C. and Rule 9J-11, F.A.C. These GMP amendments will be based upon a Development of Regional Impact Development Order and Master Plan or other appropriate master planning process designed to ensure that the timing and staging of development is both internally and externally consistent with all adopted policies and surrounding land uses.*

Subarea Policy S.35.4— *The properties within the boundary of this Subarea Policy are located within the Southeast Orlando Sector Plan area. The provisions specified in Future Land Use Policy 2.4.4, Goal 4 and associated objectives and policies shall apply within this area.*

These subarea policies relate to the subject site under the Southeast Orlando Sector Plan. The requested minor subdivision plat is for an existing parking area associated with the Villagewalk model home which is a use compatible with the existing single family residences surrounding the site.

Staff recommends approval of the request, subject to the conditions in this report.

FINDINGS

Subject to the conditions contained herein, the proposal will be consistent with the requirements for approval of the Villagewalk at Lake Nona Ph. 1A Minor 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.

Staff recommends approval of the Villagewalk at Lake Nona Ph. 1A minor subdivision request subject to the conditions in this staff report.

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. The plat is recorded with the Orange County Comptroller.

PROPOSED PLAT

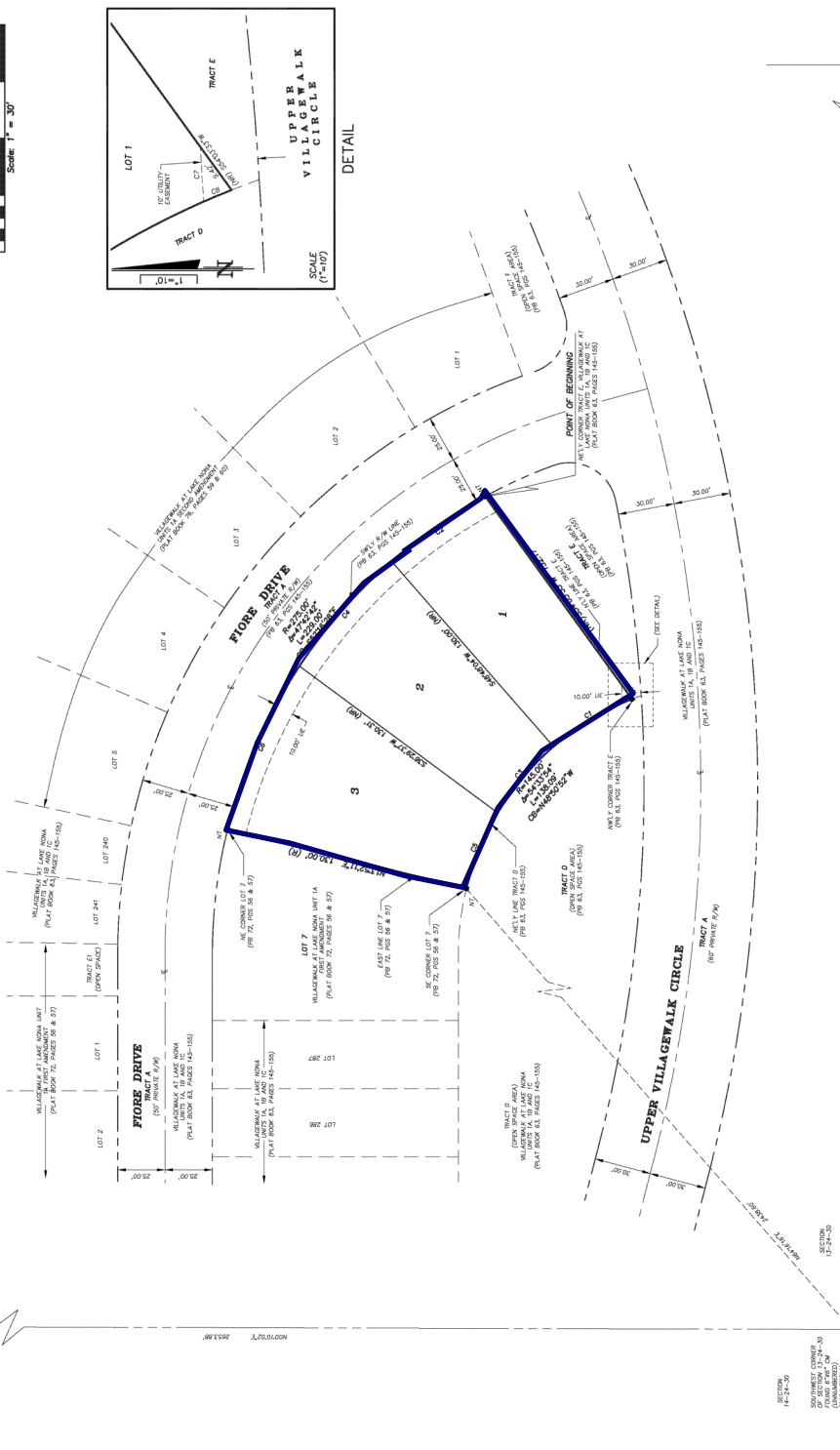
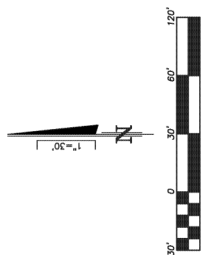
PLAT	PAGE
BOOK	

(SEE SHEET 1 FOR LEGEND & NOTES)

VILLAGEWALK AT LAKE NONA UNIT 1A THIRD AMENDMENT

REPLATTING LOTS 290 THROUGH 293, OF
VILLAGEWALK AT LAKE NONA UNITS 1A, 1B, AND 1C, RECORDED IN PLAT BOOK 63, PAGES 145 THROUGH 155
LYING IN SECTION 13, TOWNSHIP 24 SOUTH, RANGE 30 EAST
CITY OF ORLANDO, ORANGE COUNTY, FLORIDA

BEARING NUMBER	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING
C1	143.00'	1971.43°	48.46'	N37.0°42'W
C2	C2	278.00'	1274.10°	S34.4°40'W
C3	C3	145.00'	1970.64°	N49.3°31'W
C4	C4	278.00'	1524.10°	N48.1°32'W
C5	C5	145.00'	1769.25°	N47.3°35'W
C6	C6	278.00'	1944.40°	N68.7°23'W
C7	C7	755.00'	0914.07°	N68.7°52'E
C8	C8	145.00'	2705.95°	S26.8°20'E



NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT. WHAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

PREPARED BY: DONALD W. MCINTOSH ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS
2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 844-4088

Print: Tue 19-May-2015 - 02:43PM

REQUIRED-CONDITIONS OF APPROVAL

Land Development

1. **General Code Compliance.** Development of the proposed project shall be consistent with the conditions in this report and all codes and ordinances of the City of Orlando, the State of Florida and all applicable regulatory agencies.
2. **Previous Approvals Consistency.** The proposed development shall be developed consistent with the conditions of the approved Lake Nona Estates PD and Planning Official approval (LDC2015-00181) for the minor change to the Villagewalk SPMP that revised these 4 duplex lots into 3 single family lots.

City Surveyor

1. The plat you have submitted for the first time called Villagewalk At Lake Nona 1A Amendment has not passed the Survey Services Department review process.
 - Sheet: (Survey) The lots 290-293 are missing lot dimensions.
 - Sheet : (Plat) Please take note 13 and add it to the dedication.
 - Field Review has not been completed at this time.
 - Orange County Property Appraiser has not completed their review at this time.
 - Survey will need the following documents for the next review in addition to copies required by other departments:
 - a. 2 copies of the plat
 - b. 2copies of survey
 - c. Email, CD, or flash drive containing PDF files of all documents
 - To help speed your review, create PDFs directly from Autocad, Microstation, or Word to keep the document intelligent. Verify the total number of copies needed with John Groenendaal. If you have any questions, please do not hesitate to call me at 407.246.3812 or Richard Allen at 407.246.2788. This review is from the Survey Services Department only. All other departmental comments should be gleaned from John Groenendaal, Planner II, on the first floor of City Hall.

Legal Affairs

1. Note 13 states no part of the lands are dedicated to the City. It must be so stated in the dedication block...."...hereby dedicates nothing to the public."
2. "Sheet 2 of 2" to be added to second sheet.

INFORMATIONAL-CONDITIONS OF APPROVAL

Permitting

1. Engineering Standards Manual (ESM). 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. Sewer-Benefit Fee. The Office of Permitting Services has reviewed final plans for this project. The owner/developer is required to pay the Sewer Benefit Fee in accordance with the Sewer Service Policy.
3. 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."
4. Storm-Water 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.
5. 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.
6. Plat-Minor. Plat Face Changes - There are a number of changes required to the face of the plat. In addition to the changes required on the plat, the following is a list of additional requirements. 1) Changes to the face of the plat. (A copy has already been returned to the surveyor). 2) Recording Fees (Checks should be made payable Orange County Comptroller.) 3) 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 by this office prior to recording the plat.
7. Recommendation. The Office of Permitting Services recommends approval of the proposed minor plat, subject to the conditions contained in this report.
8. Easement-Encroachment. The final plat shall contain the following note: There shall be no building encroachment, roof-overhang or underground structure in the easement.
9. Street Tree Fund. The Orlando City Council approved a Resolution at the January 27, 1997 City Council Meeting. Section

INFORMATIONAL-CONDITIONS OF APPROVAL

61.226 of the City's Land Development Code provides for a Street Tree Trust Fund. The developer is required to contribute funds to the Trust Fund prior to issuance of the building permit. The City is responsible for installation of the trees. The cost is \$350 for each 12'-14' height of canopy tree. The developer may install the street trees in lieu of contribution to the Trust Fund in accordance with Section 61.226.

10. 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. This is in accordance with Section 6 of the Orlando Urban Storm Water Management Manual.
11. Concurrency-Committed. Villagewalk development has a Concurrency capacity committed to it. The capacity will be deducted from the _____ account at the time of permitting. An Assignment of Committed Trips form is required from _____ as a condition of building permit issuance.
12. Sidewalk. As per Section 61.225 of the Land Development Code, a 5 foot wide concrete sidewalk is required along all dedicated rights-of-way. Any existing sidewalk damaged or broken is to be repaired.

Orlando Police Department

1. The Orlando Police Department has no objections to the replat request for Villagewalk @ Lake Nona Ph.1A located at 11815 - 11839 Fiore Dr. A CPTED review will be completed when detailed development plans are submitted to the City.
2. 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

1. Recommendation. The Transportation Planning Division supports the applicant's request without further condition.

Building Plan Review

1. Recommendation. Building Plan Review is not applicable to this case at this time.

CONTACT INFORMATION

Land Development

For questions regarding Land Development review, please contact TeNeika Walker Neasman at (407) 246-4257 or teneika.neasman@cityoforlando.net.

Transportation Planning

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

Engineering/Zoning

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

For questions regarding Building Plan Review issues contact Don Fields at (407) 246-2654 or don.fields@cityoforlando.net

Growth Management

For questions regarding Growth Management plan review, please contact Colandra Jones at (407) 246-3415 or Colandra.Jones@cityoforlando.net

Orlando Police Department

For questions regarding Orlando Police Department plan reviews or to obtain a copy of the brochure, contact Audra Nordaby at 407.246.2454 or Audra.Nordaby@cityoforlando.net.