

MUNICIPAL PLANNING BOARD

JULY 20, 2010

Case Number
SUB2010-00010

Applicant/Owner

James Zboril, Lake Nona
Land Co.

Project Location

Northwest corner of Narcoossee Rd. and Weller Blvd.
(± 2.98 acres, District 1).

Parcel ID Number

19-24-31-0000-00-002 and
19-24-31-0000-00-007

Project Description

Request for a Major Subdivision for two access roads.

Staff Recommendation

Approval of the proposed Major Subdivision Plat, subject to the conditions in the staff report.

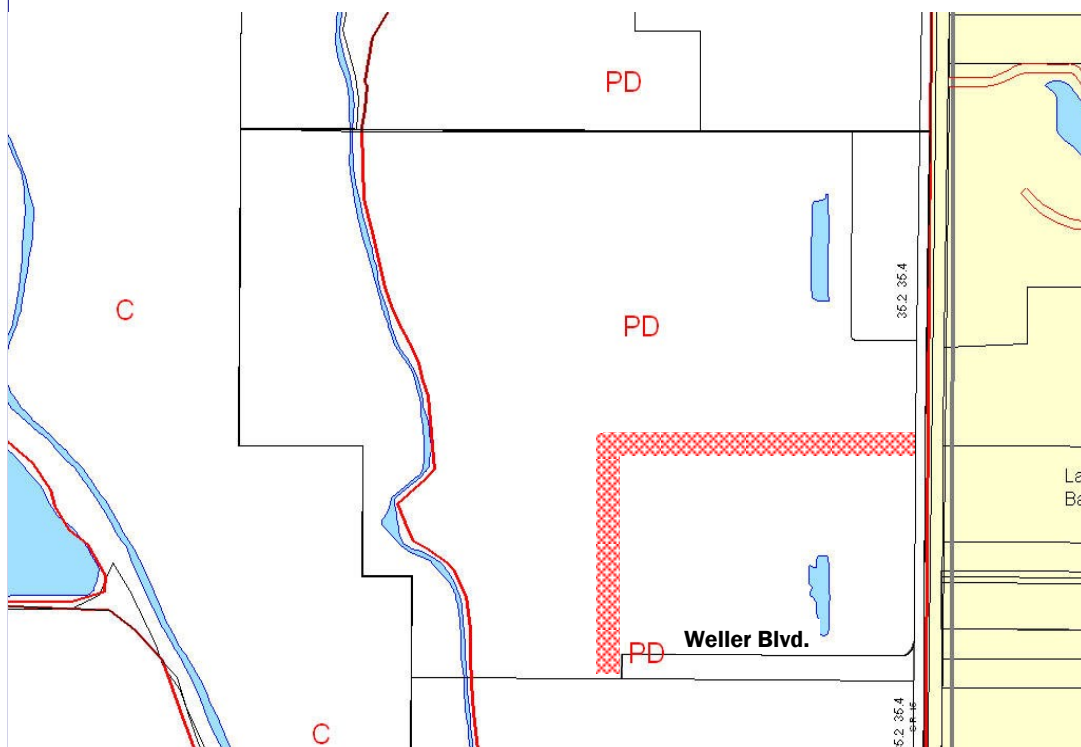
Project Planner

Leo Cruz



Updated: June 30, 2010

AGENDA ITEM S3 ■ EDUCATION VILLAGE ACCESS ROADS PHASE 1



Location Map



Subject Site

PROJECT INFORMATION

Project Description

The ±2.98 acre subject property is located north and west of Narcoossee Road and Weller Blvd. The site is located within the Southeast Sector plan area, the Narcoossee Groves neighborhood, and the Education Village PD zoning district. The site is currently vacant.

The applicant is requesting approval of a Major Subdivision Plat for two access roads to service the VCC Lake Nona Campus.

Background

- May 2004 — City Council approved the initial zoning of PD (ZON2003-00014), which allowed for a maximum of 500 residential units (Residential Neighborhood), a regional high school, and a park (Public/Recreational/Institutional).
- February 2006 — City Council approved a PD Amendment (ZON2005-00031) which

allowed for 4.14 acres along Narcoossee Road to be designated as Village Center instead of Residential Neighborhood. The currently approved development program resulting from this PD Amendment consists of 500 residential units, a regional high school and park, 10,000 sq. ft. of retail, 20,500 sq. ft. of office, and 75,000 sq. ft. of personal storage.

- May 2010 — City Council approved a PD Amendment (ZON2009-00014) which approved a development program consisting of 115,000 sq. ft. of office use, 191,400 sq. ft. of civic space, 141,500 sq. ft. of retail/office, Lake Nona High School, and a total of 482 dwelling units.
- June 2010— City Council approves the SPMP for the VCC Lake Nona Campus (MPL2010-00008).

ANALYSIS

Project Overview

The ±2.98 acre subject property is located north and west of Narcoossee Road and Weller Blvd. The site is located within the Southeast Sector plan area, the Narcoossee Groves neighborhood, and the Education Village PD zoning district. The site is currently vacant.

The applicant is requesting approval of a Major Subdivision Plat for two access roads to service the VCC Lake Nona Campus.

Major Subdivision Plat

Major subdivision plat review is intended to provide for a complete review of technical data and preliminary engineering drawings for proposed subdivisions that are not eligible for a waiver of the platting requirements and require construction of streets or public improvements. Approval of the Major Subdivision Plat shall authorize the applicant to submit Construction Drawings and a Final Plat to the City Engineer. Approval shall not authorize recording of the plat, nor constitute the acceptance of any land or improvements proposed to be dedicated to the City, nor shall such approval excuse compliance with any provisions of Chapter 59 regarding concurrency management.

Findings

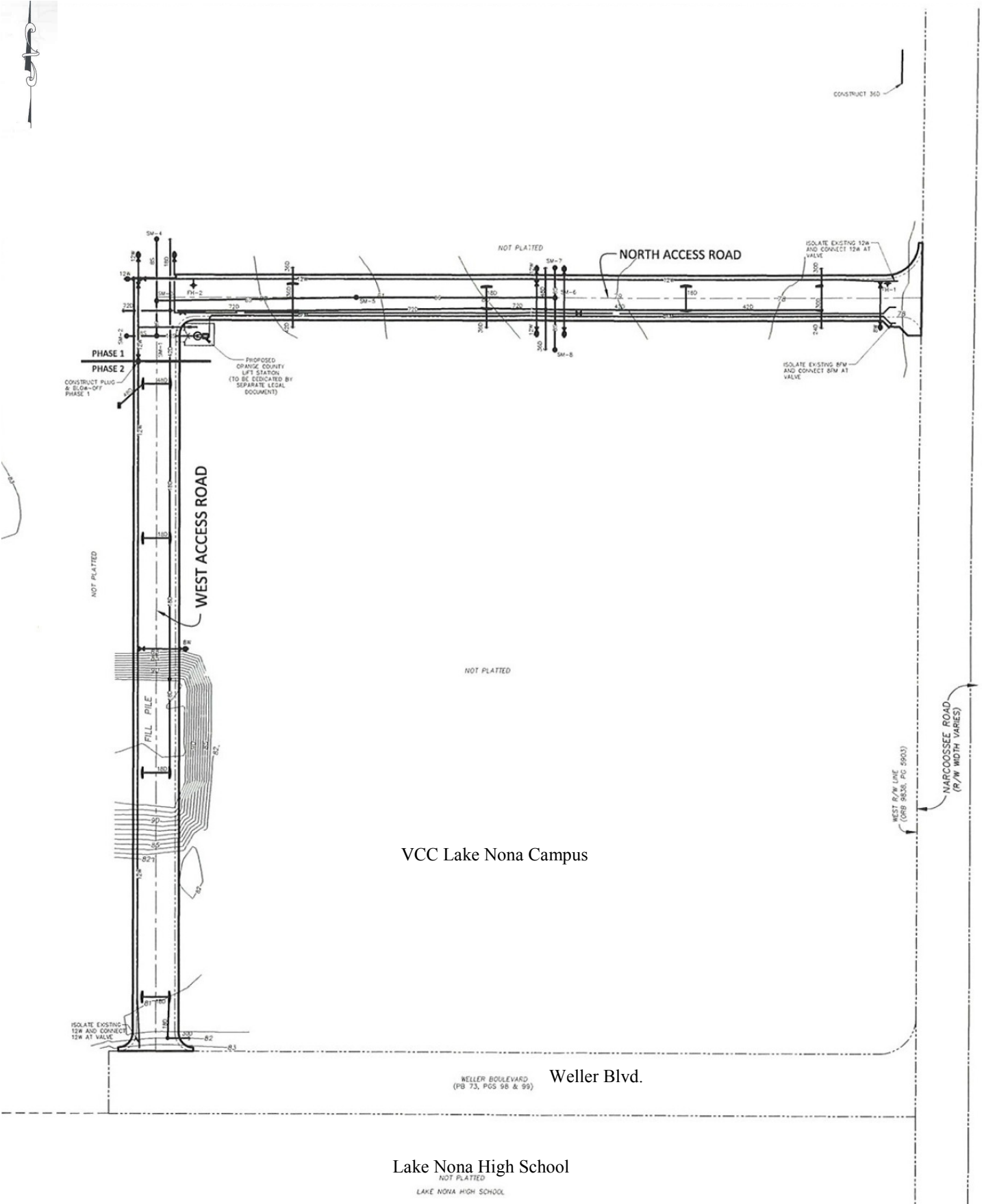
Subject to the conditions contained herein, the proposal is consistent with the requirements for approval of Major Subdivision plat applications contained in Section 65.432 of the Land Development Code (LDC):

1. The proposed plat is consistent with the purpose and intent of the City's Growth Management Plan.
2. The proposed plat is consistent with the purpose and intent of the requirements of the Land Development Code.
3. The proposed 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.

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.
4. The plat is recorded with the Orange County Comptroller.

PRELIMINARY SUBDIVISION



RECOMMENDATION

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

CONDITIONS

Land Development

For questions regarding Current Planning review, please contact Leo Cruz at (407) 246-3292 or leo.cruz@cityoforlando.net.

1. **Regulations-Subject to Code.** Except as provided herein, the proposed project is subject to all codes and ordinances of the State of Florida, City of Orlando and all other applicable regulatory agencies.
2. **Land Use and Zoning.** Development of the property shall be consistent with the allowed uses and development standards of the Urban Village future land use designation, the PD (Planned Development) zoning district, and the approved VCC Lake Nona Campus SPMP (MPL2010-00008) and any related amendments.

Transportation Planning

For questions regarding this Transportation Planning Division review, please contact Charles Brown at (407) 246-3325 or Charles.Brown@cityoforlando.net

The Transportation Planning Division supports the applicant's request to plat the subject property, provided that the owner/applicant complies with the following:

1. Pursuant to LDC Sections 60.150 and 60.152, the owner/applicant shall show the dedication of all City Services Easements (Sidewalk and Utility Easement) on the Plat. If the owner/applicant chooses to dedicate the said easement via a separate document, the said document/dedication shall accompany the Plat. No Subdivision Plat or Site Plan shall be approved unless it is accompanied by a dedication of all land, easements, and improvements which are required to be dedicated under this Chapter, including land, easements and improvements for street rights-of-way, utility easements, cross-access easements, through-access corridors, and vehicular access rights. Such dedication shall be subject to the prior approval of the Office of the City Attorney as to its form, sufficiency, and manner of execution, as Per LDC Sec. 60.152.

Engineering or Zoning

For questions regarding Engineering or Zoning contact Lendra Smith at (407)246-3237 or lendra.smith@cityoforlando.net

Information regarding plan review, permit issuance and inspections can be obtained by using PROMPT our interactive voice response system at 407.246.4444.

The Office of Permitting Services recommends approval of the proposed Minor Plat, subject to the conditions contained in this report.

1. The City Council Adopted the Engineering Standards Manual (ESM), Third Edition, on January 27, 2003. All plans must conform to the ESM and all construction must be accomplished in accordance to the ESM.
2. 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.
3. This project requires a Florida Department of Environmental Protection (FDEP) permit for the sanitary sewer system. At the time of FDEP permit submittal to the Office of Permitting Services, the following is required: Need to provide a copy of issued permit to City of Orlando.
4. 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. 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.
6. 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. Two copies of the soils report are required for this site in accordance with Section 65.418 (f) of the City Land Development Code
8. Need to provide drainage calculations for development. Stormwater Pollution Prevention Plan needs to be submitted in accordance with the Florida Department of Environmental Protection (FDEP) requirement.
9. 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.
10. 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."
11. Pursuant to LDC Sections 60.150 and 60.152 there are some outstanding easements not shown on this plat that need to be by a separate document or another plat.
12. The proposed name of the new street shall be submitted to the Engineering Bureau for review for duplication of established street names, same sounding name, type of spelling, etc., in accordance with the City Land Development Code, Section 61.221.

CONDITIONS, CONT'D

13. 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. Katherine Kiger), 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.

Growth Management

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

The Comprehensive Planning Studio has no objections to the proposed subdivision plat request.