



CITY OF ORLANDO

September 28, 2016

Heather Isaacs
Tavistock Development Company
6900 Tavistock Lakes Boulevard Suite #200
Orlando, FL 32827

RE: Amended Planning Official Determination for Cromwell Road Extension Phase 2
(LDC2016-00255b)

Dear Ms. Isaacs:

This amended letter is to clarify Condition #1 of the original Planning Official Determination. The comment previously required a 7.5 foot park strip along non-bridge portions of the road. After discussion with the applicant, Urban Design staff agreed that a 6 foot park strip would be sufficient as long as street trees are provided per LDC requirements. The change is reflected below in the determination section of this letter.

We are in receipt of your request for determination pertaining to the Cromwell Road Extension Phase 2 Preliminary Plat (SUB2015-00041). The Preliminary Plat was approved by the Technical Review Committee (TRC) on September 1, 2015. In this application for determination, it is requested to modify the cross-section for the land bridge for the Cromwell Road Extension. According to the Lake Nona DRI/PD, this roadway is necessary to connect Parcel 1 and Parcel 10 through the conservation between Lake Nona and Red Lake.

Analysis: During the preliminary plat process, the approved plan depicted three (3) cross sections for the private road. Each section showed a 60 foot right-of-way, two 11' travel lanes and 2' curb on each side. Section 1 (southern end) depicts 7' landscape strips on each side, a 5' sidewalk and 5' landscape strip on the east side of sidewalk and a 10' sidewalk on the west side. Section 2 depicts the land bridge with depicts a 10' sidewalk on the west side and 18" traffic and pedestrian railing on both sides. Section 3 (northern end) depicts 7' landscape strip and a 10' sidewalk on the west side, and a 12' and 5' landscape strip on the east side of roadway.

As engineering plans have evolved, the applicant is requesting to revise the proposed cross sections from 3 designs to 5 which includes the bridge. Additional cross sections are proposed and more detail is depicted for existing sections. The overall dimension of the right-of-way is still 60 feet. All cross sections have two 11' travel lanes and 2' Type F curb on each side. The west side includes a 7' sidewalk for all sections except the new Section 4, where the sidewalk widens to 8 feet. The west side also includes a 6' landscaping strip, which tapers down to zero in Section 3 to connect to the bridge. The east side includes an 8' landscape strip and no sidewalk. All four sections include additional right-of-way behind

the sidewalk, therefore staff is requiring a minimum 7.5 foot landscape strip on the west side.

The original proposal included a 5' sidewalk on the east side and a 10' trail on the west side. Because this is a private street in a gated community, there are wetland constraints, and the trail is not shown on the City's Trail map, staff is supportive of the proposed changes.

Determination: The proposed request represents a minor change to the previously approved Cromwell Road Extension Phase 2 Preliminary Plat and is, hereby, approved with the following conditions:

1. Provide 6 foot park strips along non-bridge portions of the road, and provide street trees per code requirements.
2. Where the cross walk is provided on the south side of the bridge, provide a treatment to differentiate the pavement (not just MUTCD markings).
3. Due to the issue that only conservation uses are allowed within the Conservation future land use and zoning designations, the Comprehensive Planning Studio request that the applicant apply for a separate determination to amend the Conservation boundary consistent with the permits for encroaching into the conservation area from the Army Corp of Engineers and/or the South Florida Water Management District. This information will allow the Comprehensive Planning staff to administratively change the boundary of the Conservation area to allow for the proposed roadway in this area.
4. The plat shall not be recorded prior to the change of the Conservation boundary as described in Condition #3 above.

This letter of determination is limited to the areas specified in the application and is not transferrable to other areas. The applicant shall comply with all other applicable requirements of the Land Development Code and shall receive all necessary permits before initiating development.

If you need additional information, please contact the project planner, Colandra Jones, at (407) 246-3415.

Sincerely,



Dean Grandin, AICP
Planning Official