

EAST PARK PD AMENDMENT



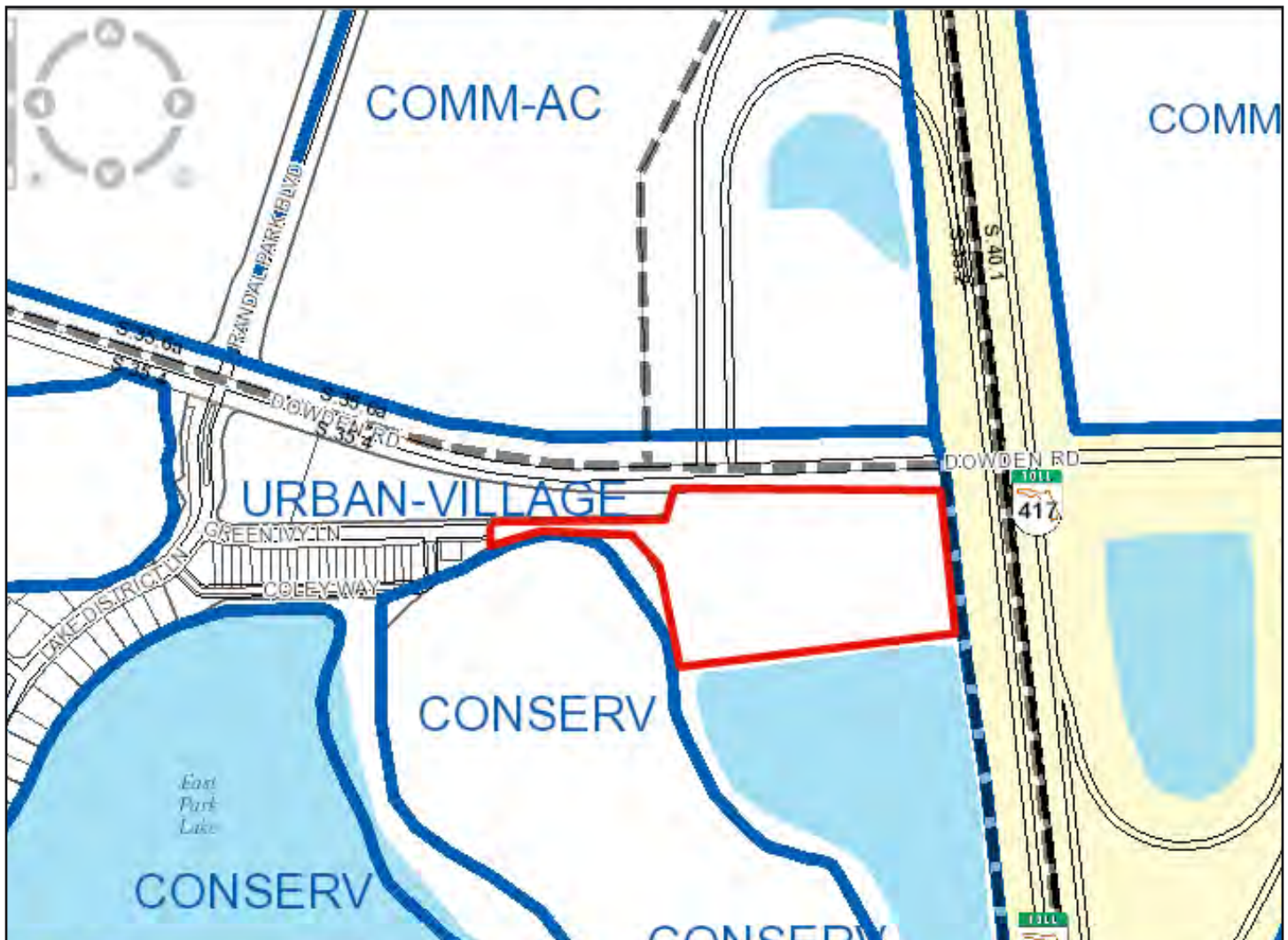
Location Map

 Subject

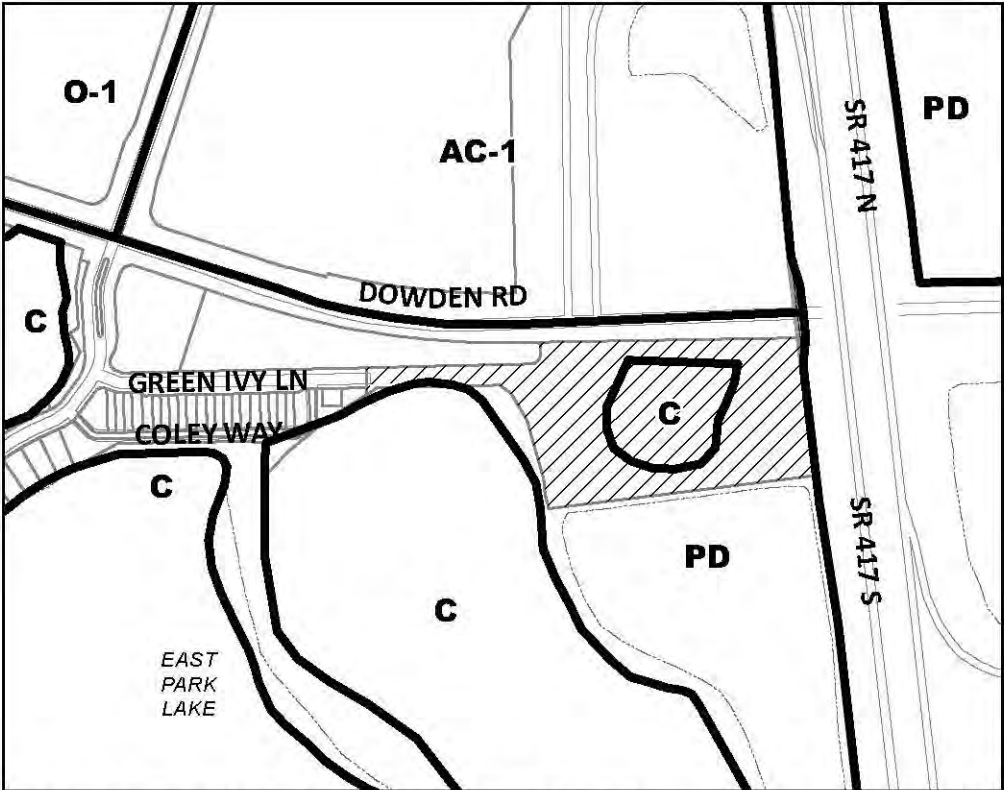
SUMMARY

<p>Owner DR Horton, Inc</p> <p>Applicant Kathy Hattaway Poulos & Bennett, LLC</p> <p>Project Planner Michelle Beamon Robinson, AICP</p> <p>Updated: June 9, 2017</p>	<p>Property Location: Located south of Dowden Road, west of SR 417 and east of Lake District Lane. (±7.3 acres, District 1).</p> <p>Applicant's Request:</p> <ol style="list-style-type: none"> 1. Amend the Planned Development (PD) for the subject property to remove the previously approved 54 residential units and conservation zoning with 60,000 sq. ft. of office and 10,000 sq. ft. of commercial use. 	<p>Staff's Recommendation: Approval of the request, subject to the conditions in this report.</p> <p>Public Comment Courtesy notices were mailed to property owners within 400 ft. of the subject property during the week of June 5, 2017. The applicant held a community meeting on Thursday May 18th, five members of the public attended.</p>
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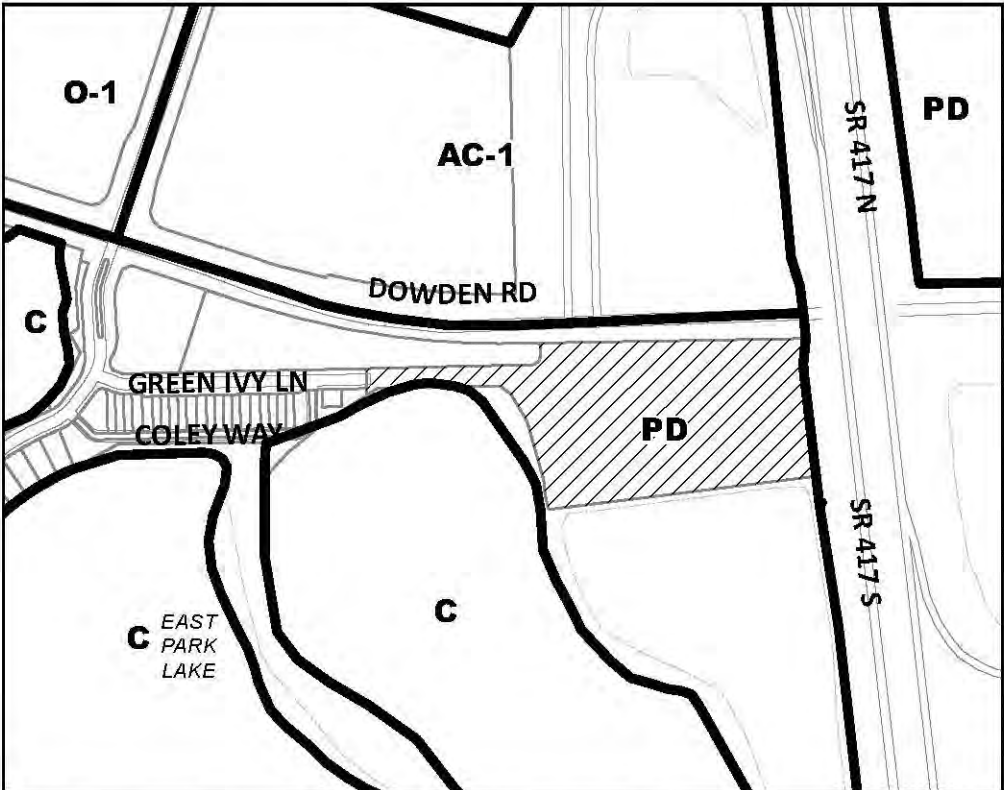
Future Land Use Map



Zoning Map



Zoning - Existing ZON2017-00010



Zoning - Proposed ZON2017-00010

Project Analysis

Project Description

The subject property is located south of Dowden Road, west of SR 417 and east of Lake District Lane and is approximately 7.3 acres. The subject property is currently vacant. The property is within City Council District 1, which is represented by City Commissioner Jim Gray. The applicant is requesting a PD amendment to replace the previously approved 54 residential (triplex) units with 60,000 sq. ft. of office use and 10,000 sq. ft. of retail use. The proposed development has two phases; phase 1 consists of the 60,000 sq. ft. of office and phase 2 consists of the 10,000 sq. ft. of retail. A detailed site plan shall be submitted to the Southeast Town Design Review Committee (SETDRC) for review for the development of each phase.

The site has a Future Land Use (FLU) designation of Urban Village and zoning designations of PD (Planned Development) and C (Conservation). Based on previous approvals that allowed development on the subject site in its entirety, and LDC2012-00221 which determined that SFWMD approved a permit (48-01157-P) to remove the pond and wetland, staff has concluded that the zoning map does not reflect the most currently approved Master Plan. As a result, as part of the PD amendment request, the Conservation zoning designation will be replaced with the PD zoning designation. At such point, the proposal will be consistent with the Zoning and Future Land Use designations.

The PD amendment will also include City requested clean-up to the overall East Park PD Master Plan, Development Data Notes and General Notes to reflect the most up-to-date data from previously approved amendments. This clean-up consists of the recalculation of the Development Data to reflect currently approved units, intensity and square footages and the removal of conflicting Development Data notes. The updated East Park PD Master Plan, Development Data Notes and General Notes is on pages 13-15 of this staff report.

Previous Actions:

- September 2000– City council approved the East Park PD. (ZON1999-00205; CC Doc#: 33274)
- June 2001– City Council recommended approval of the East Park PD amendment to change the development plan map and the timeline for the dedication of the school site. (ZON2001-00021; CC Doc#: 33837)
- September 2002– City Council approved the East Park PD amendment of the development standards for several of the neighborhood designations. (ZON2002-00022; CC Doc#: 020909702)
- June 2004– City Council approved the East Park PD amendment to establish 2 new Village Centers and relocated Neighborhood-2 and 4. (ZON2004-00005; CC Doc#: 040607905)
- June 2004– The SETDRC recommended approval of the master plan for Village Center-3 and Neighborhood-2 and 4. (MPL2004-00013)
- June 2012– Planning Official Letter of Determination amending the Conservation FLU designation of the subject site to Urban Village (LDC2012-00221)
- August 2012– MPB recommended approval of a PD amendment to replace all 81 residential units of N-2 with 72,000 sq. ft. of office use, 10,000 sq. ft. of retail use and 0.73 acres of public/civic use (ZON2012-00008). This request was subsequently appealed by the residents of East Park and the applicant withdrew the initial request.
- April 2013–MPB recommended approval of a PD amendment to replace 54 residential units with 52,000 sq. ft. of office use and 10,000 sq. ft. of commercial use. The application was withdrawn on August 20, 2013. (ZON2013-00006).

Project Context

The subject property is located south of Dowden Road, west of SR 417 and east of Lake District Lane. The site is bounded by S.R. 417 to the east, a stormwater pond to the south and wetlands and residential to the west. The surrounding future land uses, zoning districts and uses are depicted in the table below.

Table 1—Project Context			
	Future Land Use	Zoning	Surrounding Use
North	Community Activity Center	AC-1	Vacant
East	Community Activity Center	Wewahootee PD	S.R. 417 and vacant
South	Urban Village	East Park PD	Stormwater pond
West	Urban Village and Conservation	East Park PD	Wetlands and townhomes

Conformance with the GMP— Urban Village Future Land Use Designation

Objective 2.4 and Policy 2.4.4 of the Future Land Use Element provide standards relating to the Urban Village future land use designation. A portion of Policy 2.4.4 states:

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 development 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.

This site has a Future Land Use designation of Urban Village. The site previously had a circular portion with inconsistent Conservation Future Land Use designation. This inconsistency was amended via a Planning Official Determination (LDC2012-00221), which replaced the Conservation FLU with the Urban Village FLU to match the previous zoning and master plan approvals and the water management permit issued.

Conformance with the GMP— Village Center Designation

Policy 4.1.9 of the Future Land Use Element provide standards relating to the Village Center designation. The Village Center designation requires a mix of land uses which is detailed in Policy 4.1.9 and Table 2— Village Center Mix Composition. The proposed project is for 60,000 sq. ft. of office and 10,000 sq. ft. of commercial, which are allowed uses in the Village Center designation. The Village Center 3 total area is 15.08 acres and is display in brown on the map below. As shown in Table 2, the project is providing more than the maximum office use and overall non-residential. The existing PD waives the requirement for the minimum public/civic and public parks/greenspace because the overall development provides these uses therefore it is not evaluated on a project basis. Due to the small size and nature of the subject site, with a gas and conservation easements running through it and the wetland and stormwater pond directly adjacent to the site, staff is willing to provide for some flexibility on the land use mix which is allowed in Policy 4.1.9. The proposed project is consistent with the identified GMP policies and FLU designation.

Table 2—Conformance with GMP Policy 4.1.9 15.08 Total Acres			
Use	Minimum Land Area Required	Maximum Land Area Required	Proposed
Residential	25%	40%	27% (4.21 AC)
Commercial, Retail & Services	20%	60%	35% (5.38 AC)
Office	10%	25%	36% (5.49 AC)
Overall Non-Residential	30%	60%	72% (10.87 AC)
Public and Civic	10%	No Maximum	0%
Public Parks and Greenspace	5% (of total)	No Maximum	0%

According to Policy 4.1.9, the Village Center designation has no minimum and maximum intensity. Conventional design standards are allowed for non-residential development less than 0.4 FAR. Traditional design standards (LDC Chapter 68) are encouraged for development less than 0.4 FAR and required for development greater than 0.4 FAR. The applicant has not submitted a site plan for review with this application, it will be reviewed with the subsequent Specific Parcel Master Plan (SPMP) application.



Conformance with the GMP— Subarea Policy S.35.2

GMP Future Land Use subarea policy S.35.2 encompasses the subject property. This policy is an acknowledgement of the urban potential of the area and it requires that development be approved through a Development of Regional Impact Development Order and Master Plan or other appropriate master planning process to ensure that the timing and staffing of development is both internally and externally consistent with all adopted policies and surrounding land uses. This project is consistent with subarea since the property has been approved through a Planned Development Ordinance and each parcel is required to submit a Special Parcel Master Plan to be approved by the Southeast Town Design Review Committee (SETDRC).

Conformance with the GMP— Subarea Policy S.35.4

GMP future land use subarea policy S.35.4 encompasses the subject property. This policy states the following;

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.

This proposal must adhere to the Southeast Orlando Sector Plan, the site plan will be evaluated for compliance when the SPMP is submitted.

Environmental

This parcel is part of the East Park Planned Development which was first approved in 2000. This site originally contained a small isolated wetland and a pond which was denoted on zoning map with a C for Conservation. LDC2012-00221 determined that South Florida Water Management District (SFWMD) approved a permit (48-01157-P) to remove the pond and wetland. The Future Land Use was amended at that time to reflect that change and this application is requesting to make that change on the City zoning map. This site is currently cleared with grass vegetation. This site was previously approved for a townhome development and preliminary infrastructure was built. Wetland impacts have already taken place, so the zoning change is a clean-up item to better reflect the existing conditions.

Potable Water, Wastewater and Parks

The property lies within the OUC water and electric areas and within the City's wastewater area. A sewer capacity analysis shall be provided for review by the Water Reclamation Division to assess the capacity of the gravity sewer and the capacity of City LS 187. The capacity analysis shall evaluate not only the proposed office building but also the future use of the remaining land. Construction plans shall be reviewed by the Water Reclamation Division prior to permit issuance.

This property is within Community Park Sector 5 and Neighborhood Park area 21. This project is for non-residential development so it is not required to provide park space or pay park impact fees.

Stormwater and Solid Waste

The City's adopted stormwater level of service standards require new development to provide on-site stormwater retention and/or detention consistent with the requirements of the SFWMD. Therefore, each increment of new development, if properly permitted, will meet the stormwater level of service standard. Solid waste collection is funded by user fees, therefore any new customers generate revenues sufficient to fund any capital costs. Therefore, a solid waste capacity analysis was not performed.

Conformance with the LDC

The development site has existing zoning designations of the East Park PD (Planned Development) and C (Conservation). The PD district is intended to provide a process for the evaluation of unique, individually planned developments which are not otherwise permitted in the zoning districts and provide superior design. The C district is intended for the purpose of identification, protection, preservation and the beneficial use of environmentally sensitive lands. As previously stated, this PD amendment also consists of amending the zoning map to be consistent with previous approvals. In June 2004, a PD amendment and Specific Parcel Master Plan (SPMP) were approved (ZON2004-00005, MPL2004-00013 respectively) allowing residential development over the deteriorating wetland and conservation zoning district. LDC2012-00221 determined that SFWMD approved a permit (48-01157-P) to remove the pond and wetland. The Future Land Use was amended at that time to reflect that change. The proposed replacement of the C designation with the PD zoning district will align the zoning with these approvals.

Development Standards

The proposed development must adhere to the standards within Policy 4.1.9 of the Future Land Use Element. If the project is less than 0.4 FAR may follow the conventional LDC consistent with the AC-1 zoning district. If the development is

greater than 0.4 FAR the development standards must follow the standards for Village Center in the Southeast Orlando Sector Plan. The proposed project is consistent with the PD zoning designation.

Urban Design

Elevations and a site plan were not submitted with this PD amendment request. These items are required to be submitted with a SPMP application and will be reviewed at that time.

Signage

A Master Sign Plan shall be required to ensure sign consistency across the Village Center-3 site. The signage plan shall comply with the sign regulations of Chapter 64. Due to the residential developments to the north and west of the subject property, in addition to the subject property being located within the Southeast Sector, pole signs shall be prohibited and monument signs shall not exceed 10 ft. in height.

Transportation

The City has adopted a Transportation Concurrency Exception Area (TCEA) citywide. Site access may be provided from Dowden Road with cross access through the property to the west.

Capital Improvement Program

The City does not have any Capital Improvement Program (CIP) projects in the vicinity of the subject site.

School Capacity

Orange County Public Schools (OCPS) has two school review processes. The Capacity Enhancement Process (CEP) applies to land use approvals, including GMP amendments, that increase residential density. The concurrency process applies to all residential development that is not de minimus or previously vested through a DRI Development Order or another agreement. The proposal is for non-residential development so this is not applicable.

Proposed Amendments

Proposed amendments to the PD Development Plan are shown on page 13—15. These include:

- Amend the PD Master Plan map to identify Village Center 3.
- Amend the Village Center table to reflect the new acreage and development program for Village Center 3.
- Amend the Overall Development table to reflect the new acreage for the Village Center (~~20.70 acres~~ 31.84 acres) and Residential Neighborhoods (~~155.08 acres~~ 144.08 acres) categories.
- Amend the Residential Neighborhoods table to reflect the updated maximum residential neighborhood units (~~4093~~ 818) and the maximum total project units (~~4400~~ 899).
- Development Data Notes 1-6 and 8 have no changes.
- Development Date Note 7 and 9 were amended in the following way, underline denotes new text and ~~strikethrough~~ denotes deleted text.
 7. For the purposes of determining school capacity, 1100 units are conceptually agreed to although the developer (K-T No.1 LLC) is certain that the OCPS memo dated November 18, 2003 is in error and that the actual unit number agreed to was 1233. The developer reserves the right to retain 1233 units if there are significant detrimental changes required to the plan and terms as proposed on this revised plan dated May 24, 2004. If greater than 110 units are proposed, a PD amendment with school capacity/concurrency assessment to address the incremental increase is required.
 9. ~~Village Centers 1, 2, and 3 may increase non-residential square footage provided usage does not exceed a cumulative maximum of 200,000 square feet as supported by the Traffic Study dated May, 2004 prepared for and part of the record of the Third PD Amendment. Village Center 2 shall not exceed 9,184 daily trips as calculated using the methodology in the Traffic Study dated May 2004 and the Village Center 2 Master Plan (MPL2007-00011). Village Center 2 and 3 may convert between office, retail and residential uses (up to a maximum of 1100 dwelling units in the PD) if a trip equivalency calculation consistent with the above methodologies is included in a Specific Parcel Master Plan. If additional trips are proposed, a PD amendment with traffic study to address the incremental increase is required.~~
 10. Non-residential uses within Village Center 3 may exceed the maximum parking allowed by Chapter 61 of the Land Development Code. The specific parking allowance shall be approved through a Specific Parcel Master Plan application.
- General Notes 1, 4-8 have no changes.
- General Notes 2a, 2b and 3 were amended in the following way, underline denotes new text and ~~strikethrough~~ denotes deleted text.
 - 2a. Consistent with GMP Future Land Use Policy 4.1.9, within the Village Center component of this project, the

land use and building standards found in the Conventional LDC shall apply to all non-residential development less than 0.4 FAR and to residential development less than 25 du/gross acre. Such development shall be consistent with the City's AC-1 zoning district, with the FAR exceptions noted above. Any proposed development equal to or greater than the above-mentioned densities and intensities shall be subject to the land use and building standards found in the LDC Chapter 68.

~~2b. Within the Village Center components of this project, the land use and building standards found in LDC Chapter 68, particularly Figure 68-C, shall apply.~~

3. Roads, stormwater ponds, parks and land uses show on this Plan are conceptual and will be defined in greater detail on Specific Parcel Master Plans for each Residential Neighborhood and on the Preliminary Plat.

- General Note 17 is new text.

17. Village Center 3 may be developed in multiple phases. A Specific Parcel Master Plan shall be submitted for each phase to provide a review of the proposed development.

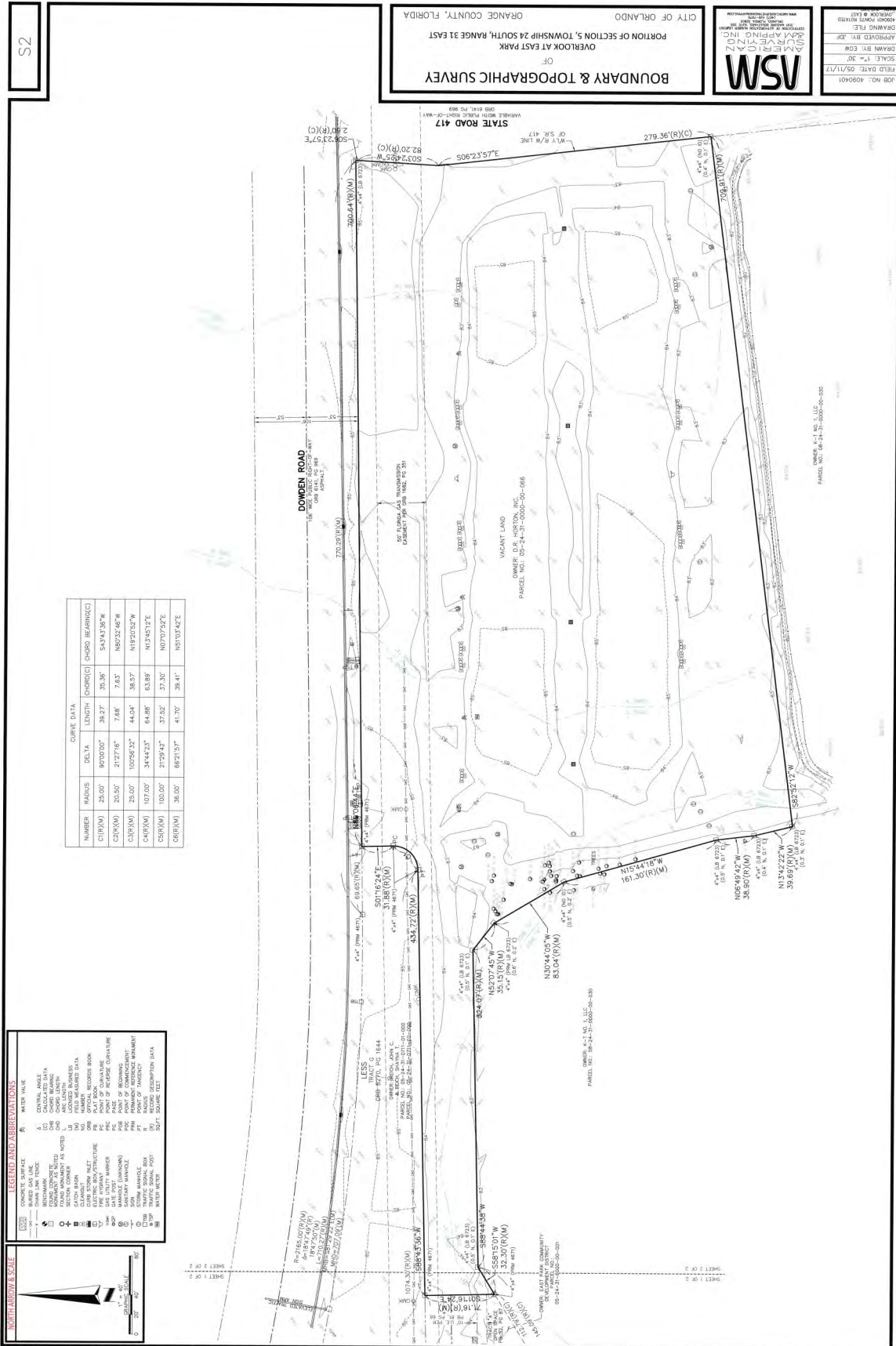
Aerial Photo



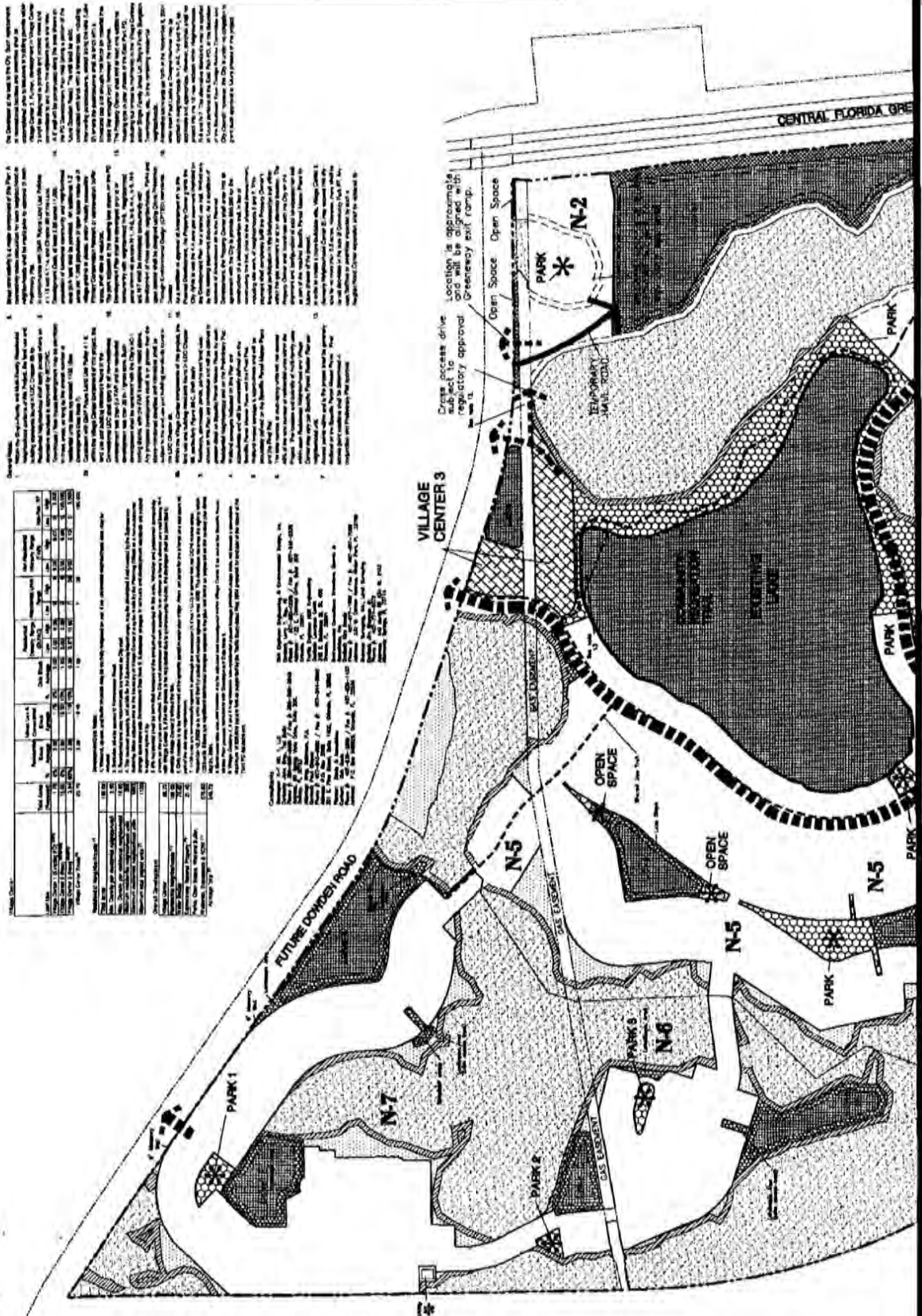
Subject Site



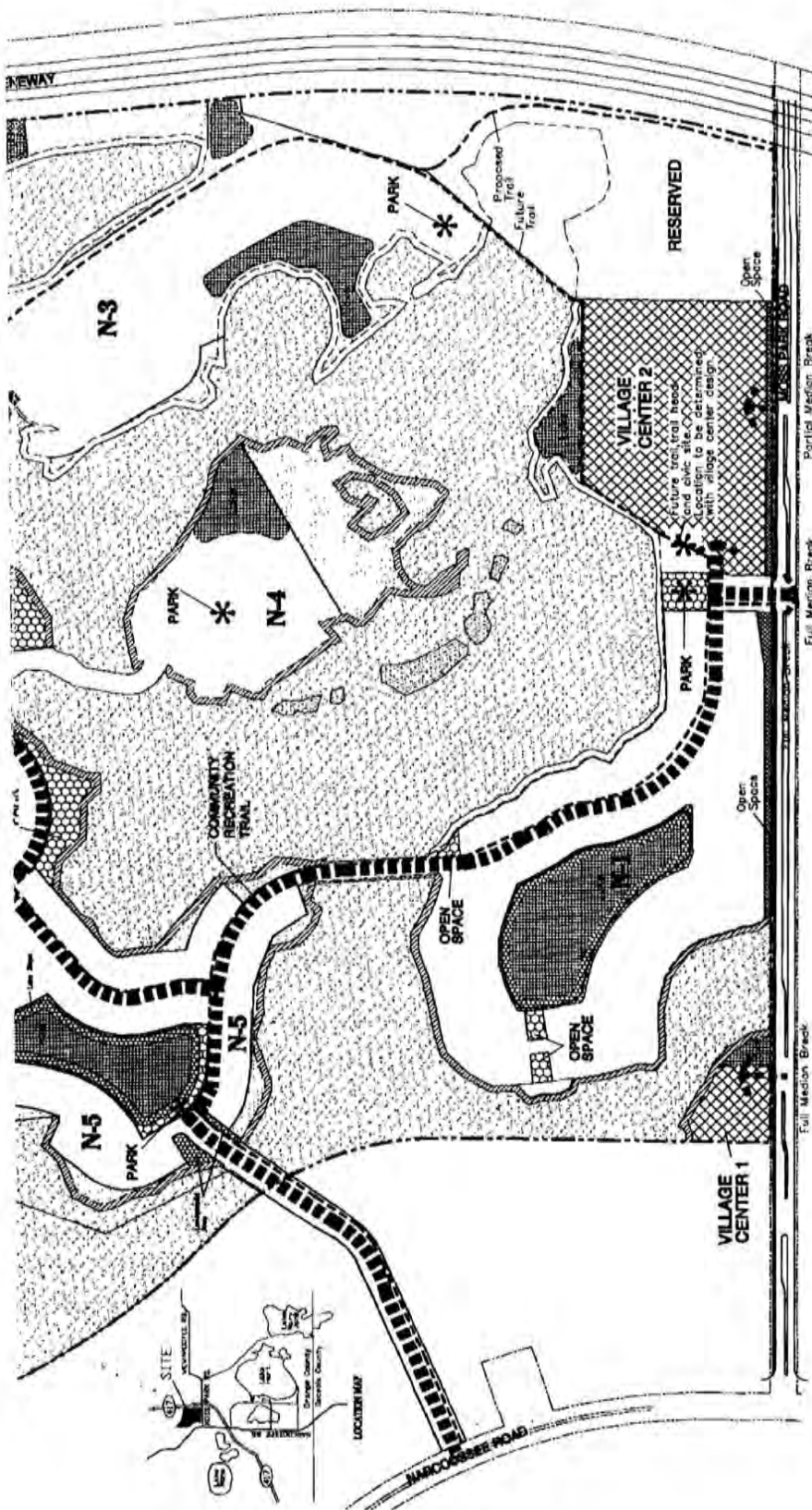
Existing Survey



Existing PD Map



Existing PD Map continued



LEGEND

RESIDENTIAL NBHD.	PARK	LANDSCAPE AREAS	WETLAND
NEIGHBORHOOD CENTER	WATERBODIES	UPLAND SETASOE	NEIGHBORHOOD PARK
VILLAGE CENTER	OPEN SPACE	UPLAND BUFFER	

REVISIONS

Date	Description
July 26, 2002	1. Have reviewed the plan and approved the contents as shown.
Revised May 28, 2004	2. Have reviewed the plan and approved the contents as shown.
	3. Have reviewed the plan and approved the contents as shown.
	4. Have reviewed the plan and approved the contents as shown.
	5. Have reviewed the plan and approved the contents as shown.
	6. Have reviewed the plan and approved the contents as shown.
	7. Have reviewed the plan and approved the contents as shown.
	8. Have reviewed the plan and approved the contents as shown.
	9. Have reviewed the plan and approved the contents as shown.
	10. Have reviewed the plan and approved the contents as shown.

EAST PARK PD DEVELOPMENT PLAN

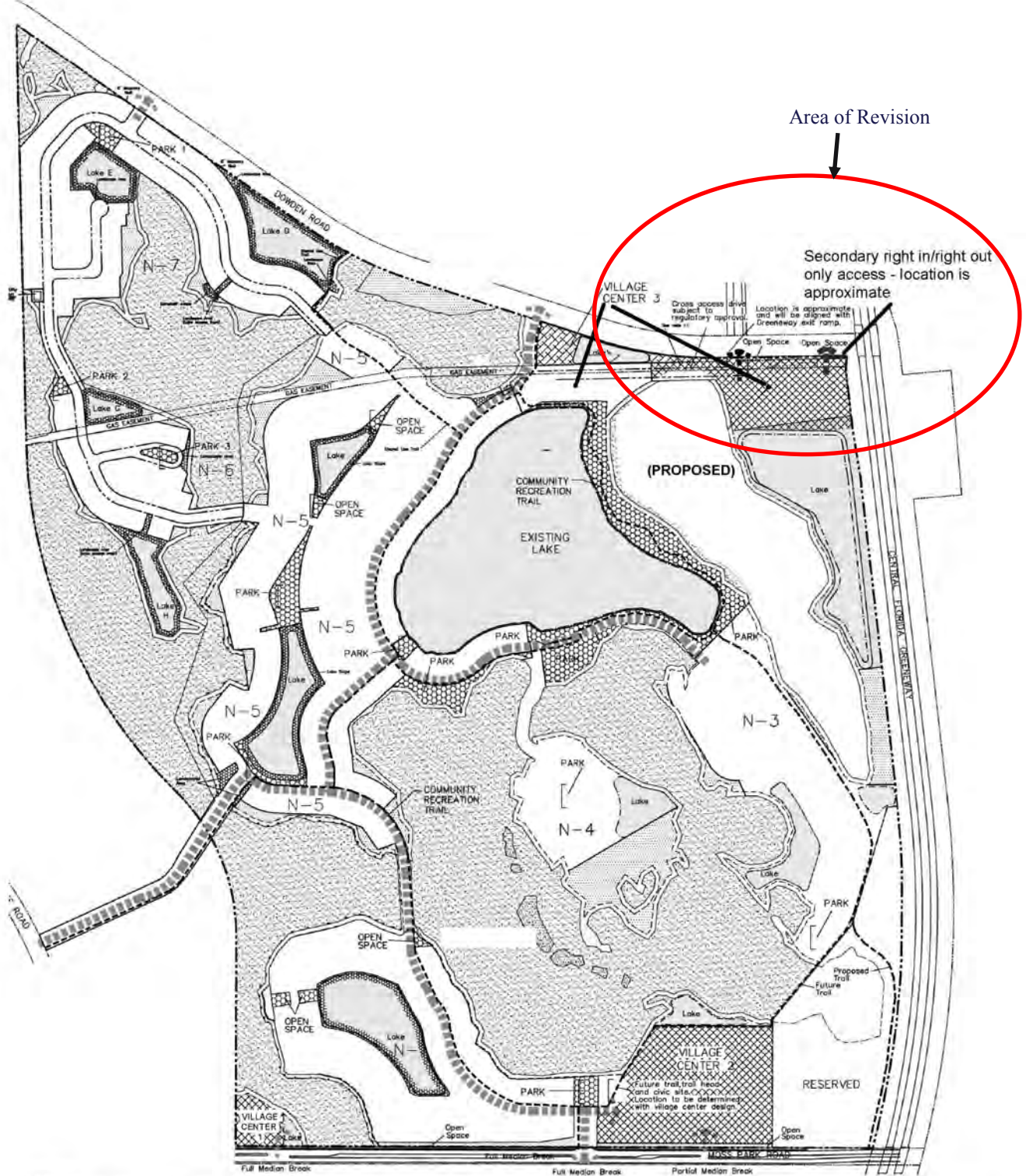
K-T NO. 1, LLC Gray, Harris & Robinson, P.A. Davis & Assoc. Engineering & Environmental Design, Inc.
HDR/TCG Engineering, Inc. Breedlove, Dennis & Assoc., Inc. Anglewise Corporation

July 26, 2002
Revised May 28, 2004
SCALE: 1" = 200'
0' 100' 200' 400' 600'

EXHIBIT

LOCKPORT

Proposed PD Master Plan



LEGEND

RESIDENTIAL HSHD	PARK	LANDSCAPE AREAS	METLAND
NEIGHBORHOOD CENTER	WATERBODIES	UPLAND SETASIDE	NEIGHBORHOOD PARK
VILLAGE CENTER	OPEN SPACE	UPLAND BUFFER	

EAST PARK MASTER PLAN

1 inch = 750 feet

6/7/17

P & B Job No: 17-024

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Proposed PD Master Plan continued

Village Center

Land Use	Total Acres (Proposed)	Residential		Mixed Use & Commercial Block		Civic Block		Residential Density Range (DU/AC)		Residential Units Range		Non-Residential Intensity Range (FAR)		Non-Res. SF	
		%	Acres	%	Acres	%	Acres	Low	High	Low	High	Low	High	Low	High
Village Center 1	1.76	0%	0.00	100%	1.76	0%	0	0.00	0.00	0	0	0.00	0.20	0	14,405
Village Center 2	15.00	0%	0.00	90%	13.50	10%	1.5	0.00	0.00	0	0	0.00	0.60	0	336,018
Village Center 3 (Amended)	15.08	28%	4.21	72%	10.87	0%	0	5.40	5.40	23	23	0.00	0.40	0	75,000
Village Center Totals	31.84		0.00		26.13		1.5			23	23				425,424

Overall Development

Village Center	31.84
Residential Neighborhoods	144.08
Water Bodies	74.62
Expressway Reserve Property	21.40
Parks, Open Space, Wetland Buffer, Wetlands, Easements & ROW	273.79
Acres Total	545.73

Residential Neighborhoods

Total acres	144.08
Min. Density per residential neighborhood	2.50
Max. Density per residential neighborhood	16.00
Minimum residential neighborhood units	388
Maximum residential neighborhood units	818
Maximum total project units	856-1,100

Development Data Notes

1. Wetland, upland, and buffer impacts may be partially mitigated onsite. If so, residential neighborhood area may be reduced.
2. Excludes off-site access to Narcoossee Road.
3. Residential and civic requirements are waived by City Staff.
4. The reserved property, set aside for the Expressway interchange, may be developed if note needed by the Expressway Authority. Minor adjustments to the boundary of Village Center 2 may be made by the Planning Official as a non-substantial change consistent with Development Data Note 9. Substantial changes in land use and development standards are subject to approval by the City.
5. 0% residential shall be permitted because of the amount of residential in this area. Vehicular and pedestrian connectivity shown on the plan area required. The City and developer will work together in an attempt to have a shared use trail linking N-4 with Village Center 2. If the link proves to be impractical due to environmental issues, the developer shall be permitted to develop Village Center 2 without the link.
6. Civic location is to be determined at the specific parcel master plan stage. Areas set aside for the shared use trail count as part of the civic area requirement.
7. For purposes of determining School Capacity, 1100 units are conceptually agreed to, although the developer (K-t No. 1 LLC) is certain that the OCPS memo dated November 18, 2003 is in error and that the actual unit number agreed to was 1233. The developer reserves the right to retain 1233 units if there are significant detrimental changes required to the plan and terms as proposed on this revised plan dated May 24, 2004. If greater than 1100 units are proposed, a PD Amendment with school capacity/concurrency assessment to address the incremental increase is required.
8. Stormwater lake size and location may be adjusted and reconfigured within Village Center 3 as part of the Specific Parcel Master Plan process, consistent with Development Data Note 9.
9. Village Center 2 shall not exceed 9,814 daily trips as calculated using the methodology in the Traffic Study dated May 2004. Village Centers 2 and 3 may convert between office, retail and residential uses (up to a maximum of 1100 dwelling units in the PD) if a trip equivalency calculation consistent with the above methodologies is included in a Specific Parcel Master Plan. If additional trips are proposed, a PD Amendment with traffic study to address the incremental increase is required.
10. Non-residential uses within Village Center 3 may exceed the maximum parking allowed by Chapter 61 of the Land Development Code. The specific parking allowance shall be approved through a Specific Parcel Master Plan Application.

EAST PARK MASTER PLAN

6/7/17

P & B Job No: 17-024

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Page 2 of 3

Proposed PD Master Plan continued

General Notes

1. Within the Single Family and Multi-Family Residential Neighborhood portions of this project, the land use and building standards found in LDC Chapter 68 for Residential Neighborhoods shall apply except where an alternative standard is approved by the SETDRC. Townhouse/Rowhouse development may be permitted in these areas, so long as the overall number of residential units does not exceed 1100. (See Development Data Note 7)

2. Consistent with GMP Future Land Use Policy 4.1.9, within the Village Center component of this project, the land use and building standards found in the Conventional LDC shall apply to all non-residential development less than 0.4 FAR and to residential development less than 25 du/gross acre. Such development shall be consistent with the City's AC-1 zoning district, with the FAR exceptions noted above. Any proposed development equal to or greater than the above-mentioned densities and intensities shall be subject to the land use and building standards found in the LDC Chapter 68.

3. Roads, stormwater ponds, parks and land uses shown on this Plan are conceptual and will be defined in greater detail on Specific Parcel Master Plans for each Residential Neighborhood and on the Preliminary Plat.

4. Wetland acreages indicated on this Plan are approximate and will be accurately defined on the Specific Parcel Master Plans and the Final Plat.

5. Wetland impact acreage is approximate and will be accurately defined on the Specific Parcel Master Plans and the Final Plat.

8. The total number of multi-family units will not exceed 40% of the total number of residential units within the Project. The location and quantity of multi-family uses within each Residential Neighborhood and Neighborhood Center may vary per Specific Parcel Master Plan per neighborhood unit.

7. Access points within and adjacent to the project shall be generally depicted on the Specific Parcel Master Plans. Final access point locations shall be determined in conjunction with Preliminary Plat approval.

8. Street connectivity is a major component of this Plan. A connectivity index calculation for each neighborhood or neighborhoods shall be made prior to approval of each preliminary plat.

9. In conformance with GMP Future Land Use Policies 4.1.13 and 4.1.14, and Chapter 68 of the Land Development Code, at least 2.05 acres/1,000 population of the functional community and neighborhood level park land shall be provided. An additional 1.2 acres per 1,000 population of open space made up of village greens or plazas, and/or visually accessible Primary Conservation Network or conservation buffer areas, shall also be required.

10. The park adjacent to the existing lake shown on the PD Development Plan shall be developed prior to or concurrently with neighborhood N-5. Neighborhood parks shown on parcels N-1, N-2, N-3, N-4, N-5, N-6 and N-7 shall be developed concurrently with development of those specific neighborhoods. Parks and open spaces shall be designed using Crime Prevention Through Environmental Design (CPTED) standards.

11. Deleted

12. As a condition of approval of Amendment #1 to the Planned Development, the Property Owner grants the City rights to use the 4.4 acre gas easement depicted on the Development Plan for a shared use trail, limited only by the existing easement document. As a condition of approval of Amendment #2 to the Planned Development, the Property Owner shall enter into an agreement with the City to provide \$50,000 for the construction of a bike/pedestrian trail, in lieu of constructing the trail, prior to the physical development, including site work of neighborhoods 6 and 7. This payment shall completely fulfill the Property Owner's financial participation in the bike/pedestrian trail, either within the gas easement or at an alternate location. The Property Owner shall coordinate with the City on the alignment and configuration of said bike/pedestrian trail as part of the required Specific Parcel Master Plans for future phases of the project.

13. In order to create a more buildable site, Village Center 3, (formally Neighborhood Center 2) may expand into the lake by no more than 0.5 acres. However, there shall be no net decrease in the site of Community Park #7. Any park facilities or amenities impacted by such a Neighborhood Center expansion shall be replaced by the developer at no cost to the City. Such replacement of recreational facilities and amenities shall be accomplished prior to issuance of building permits within Village Center 3. Further development in Village Center 3 shall be designed to provide and protect views and connections to and from the adjacent park and lake.

14. A 6' wall will be constructed along the area shown on the PD Development Plan map (along a portion of the future Dowden Road). The wall shall be solid, constructed with brick with a limestone cap, including intervening posts/columns, except along the lake (Lake D) where the post/columns shall be brick with a limestone cap and wrought iron fence (or material that looks like wrought iron) between the columns.

15. The Property Owner shall add at least one additional housing type in later phases of the East Park PD, including but not limited to multifamily in the Village Centers and/or Single Family Small Lot, Single Family Bungalow, Townhomes, etc., in the remaining residential neighborhoods.

16. Alternative standards as set forth in the November 9, 2001 letter from Paul Lewis to Dwayne Hamner may be applied in Neighborhoods N-1, N-5, N-6, and N-7, as applicable and appropriate. However, porches shall not project into the 15' rear setback within Neighborhoods N-6 and N-7. The alternative standards may be applied to future portions of the East Park PD, at the discretion of the Southeast Town Design Review Committee and City Council; however, the City is under no obligation to grant such approval to future phases of the project.

17. Village Center 3 may be developed in multiple phases. A Specific Parcel Master Plan shall be submitted for each phase to provide a review of the proposed development.

EAST PARK MASTER PLAN

Site Photos



View from Dowden Road facing southwest. The property is in the left of the screen, with the adjacent wetland surrounding it.



View from Dowden Road facing right of the screen, with S.R. 417 adjacent to it.



On the subject property, facing north across Dowden Road.

Findings

Subject to the conditions contained herein, the proposal is consistent with the requirements for approval of the zoning applications contained in Chapter 65 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 East Park 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 zoning amendment subject to the conditions below:

Conditions of Approval

Growth Management

Recommend Approval with Conditions

1. **DENSITY OF DEVELOPMENT**
Development of the subject property at densities/intensities higher than what is permitted by the current zoning designation's shall not be permitted prior to the effective date of this GMP amendment.
2. **GENERAL CODE COMPLIANCE**
Development of the proposed project shall be consistent with the conditions in this report. Conditions in this report shall supersede conflicting provisions in all codes and ordinances of the City of Orlando. The project shall comply with applicable requirements of the State of Florida, and all other applicable regulatory agencies. All other applicable state or federal permits must be obtained before commencing development.
3. **DEVELOPMENT PERMIT**
As provided by subsection 166.033(5), Florida Statutes, issuance of a development permit by a municipality does not in any way create any right on the part of an applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the municipality for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. In accordance with subsection 166.033(5), Florida Statutes, it is hereby made a condition of this permit that all other applicable state or federal permits be obtained before commencement of the development.
4. **FLU POLICY 4.1.9**
This proposal is consistent with FLU Policy 4.1.9. An exception has been given to meeting the minimum land use mix due to the small size and nature of the project.
5. **MAXIMUM INTENSITY**
The proposed development has two phases; phase 1 consists of the 60,000 sq. ft. of office and phase 2 consists of the 10,000 sq. ft. of retail
6. **PD MASTER PLAN**
The PD Master Plan on page 13-15 of this staff report will be added to the PD ordinance.
7. **SPECIFIC PARCEL MASTER PLAN (SPMP)**
Development of each phase shall be subject to review by the Southeast Town Design Review Committee.
8. **MASTER SIGN PLAN**
A Master Sign Plan shall be required to ensure sign consistency across the Village Center-3 site. The signage plan

shall comply with the sign regulations of Chapter 64. Pole signs shall be prohibited and monument signs shall not exceed 10 ft. in height.

Transportation

Recommend for Approval With Conditions.

Transportation Dept. supports the requested PD amendment. Review of the site details will be provided at the time of the subsequent master plan submittal.

1. *GREEN IVY LANE*
A 53 ft wide right-of-way must be dedicated from the existing end of Green Ivy Lane to the east side of the signalized intersection at the SR 417 ramps.
2. *GREEN IVY WAY*
Green Ivy Lane extension must include a travel lane in each direction, a 5 ft wide sidewalk on the south side of the roadway and an extension of the 10 ft wide multiuse trail on the north side of the roadway.
3. *DRIVEWAY*
Approval for the RI/RO driveway must be obtained from both the City of Orlando Transportation Engineer and the Central Florida Expressway Authority.
4. *CROSS ACCESS EASEMENT*
Reciprocal cross access easements must be provided between the two proposed parcels that allow both entities to access the signalized intersection.
5. *INTERSECTION*
The owner will be responsible for the cost of completion of the signal for the proposed fourth leg of the intersection. All design and construction work must be coordinated with Central Florida Expressway (CFX).

Transportation Engineering

Recommend for Approval.

Development Review

Recommend for Approval with Conditions.

1. *FEMA*
In accordance with Federal Emergency Management Act (FEMA) requirements; a letter of map revision maybe required by the owner or engineer as part of this application review.
2. *FLOODPLAIN*
This site is located within a floodplain. The finished floor elevation must be one (1) foot above the 100' flood elevation.
3. *ON-SITE INSPECTION FEE*
At the time of development, the owner/developer is required to apply 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.
4. *PLAT*
This property is required to plat in accordance with Section 65.401 of the City's Land Development Code prior to the issuance of building permits.
5. *ESM*
The City Council Adopted the Engineering Standards Manual (ESM), Fifth Edition on April 18, 2016. All plans must

conform to the ESM and all construction must be accomplished in accordance to the ESM.

6. *FUTURE ELEVATION*

All future elevation shown on a boundary/topographic survey shall use the North American Vertical Datum of 1988 (NAVD 88).

7. *CONCURRENCY*

All new construction, change in use, additions, or redevelopments are required to submit a Concurrency Management application as a part of the building plan review process.

8. *LANDSCAPE PLAN*

The landscape plan needs to be designed in accordance with Chapter 60, Section 60.241 of the Land Development Code.

9. *CONSTRUCTION ACTIVITIES*

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.

10. *SFWMD*

Approval from South Florida Water Management District is required. The system is to be privately owned and maintained.

11. *GAS EASEMENT*

Any construction within the 60' Gas Easement will require approval/permit prior to construction.

Police

Recommend for Approval with Conditions.

1. *DEVELOPMENT PERMIT*

The Orlando Police Department has reviewed the plans to amend the East Park PD located at 10192 Dowden Rd., 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.

CPTED conditions will be emailed to the client by the Project Manager with the City. For questions regarding the Orlando Police Department plan review, please contact Audra Rigby at 407.246.2454 or Audra.Rigby@cityoforlando.net.

Fire

Recommend for Approval.

Wastewater

Recommend approval with conditions

1. *SEWER CAPACITY ANALYSIS*

A sewer capacity analysis shall be provided for review by the Water Reclamation Division to assess the capacity of the gravity sewer and the capacity of City LS 187. The capacity analysis shall evaluate not only the proposed office building but also the future use of the remaining land. Contact Dave Breitrick, P.E. (407 246-3525 or david.breitrick@cityoforlando.net) to discuss the capacity analysis.

2. CONSTRUCTION PLANS

Construction plans shall be reviewed by the Water Reclamation Division prior to permit issuance.

Informational Comments

Building

No review required.

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 or construction documents phase.

Fire

There are no objections to this request.

TRC fire code review is preliminary in nature, and is intended to expose or prevent evident design deficiencies with State and City Fire Codes. The design will be reviewed in detail for State and City Fire Code compliance at the time of permit application.

Be advised that any new construction must adhere to the requirements of the Florida Fire Prevention Code, Fifth Edition, and The City of Orlando Fire Prevention Code.

An approved turnaround shall be provided for fire apparatus where an access road is a dead end in access of 150 ft, and roadways shall have all-weather driving surface, capable of supporting the load of fire apparatus, shall be at least 20 ft. in width, and shall have a minimum vertical clearance of at least 13 ft. 6 in. [NFPA 1 18.2.2.5.4 and NFPA 1 18.2.3.4.1.1]

The plan indicates fire hydrants will be required. Because building information is not provided, fire hydrant location and spacing will be reviewed at the time of building permitting. All portions of an unsprinklered building must be within 300 ft hose lay distance of a fire hydrant. All portions of a sprinklered building must be within 500 ft hose lay distance of a fire hydrant. City Code ch 24.27(f)

Parks

No review required.

No review is required by the Parks Planner since there will be no residential units as part of this application.

Solid Waste

No review required.

Contact Information

Growth Management

For questions regarding Growth Management plan review, please contact Michelle Beamon Robinson at (407) 246-3145 or michelle.robinson@cityoforlando.net.

Transportation

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 Concurrency Management contact Keith Grayson at 407.246.3234 or keith.grayson@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 Police plan review or to obtain a copy of the brochure, please contact Audra Rigby at 407.246.2454 or audra.rigby@cityoforlando.net.

Fire

For any questions regarding fire issues, please contact Charles Howard at 407.246.2143 or charles.howard@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

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

Parks

For questions regarding Parks Plan Review issues contact Denise Riccio at 407.246.4249 or denise.riccio@cityoforlando.net or Justin Garber at Justin.garber@cityoforlando.net.

Review/Approval Process—Next Steps

- 1.MPB minutes scheduled for review and approval by City Council.
- 2.Forward to City Attorney's Office for Legal Review
- 3.1st reading of the Ordinance
- 4.2nd reading of the Ordinance
- 5.Plat (if required)
- 6.Special Parcel Master Plan (SPMP) review through the Southeast Town Design Review Committee (SETDRC)
- 7.Final Site Plan (if required)
- 8.Building permits