



DRC Staff Report

TO: Development Review Committee
FROM: Vanessa Suazo, Planner I
DATE: January 13, 2023
APPLICATION: SD22-0006 Vineland Reserve Phase 3 Final Plat (127 Units)

PROJECT SUMMARY:

APPLICANT: Dan La Rosa
Lennar Homes, LLC
6675 Westwood Boulevard, 5th Floor
Orlando, FL 32821

Tax Parcel Nos.: 9112-00-00-0150, 9112-00-00-0151, 9112-00-00-0250 &
9112-00-00-0251

Property Location: The property is generally located along the north side of Doyle Road, south of Collins Road, and west of Vineland Reserve Phase 2.

Current Zoning: Residential Planned Unit (RPUD)

Background:

The Vineland Reserve Phase 3 Final Plat Application (SD22-0006) is a proposal to subdivide approximately 38.77 acres of the Vineland Reserve Residential Planned Unit Development (RPUD). The proposed subdivision provides for 127 single-family lots (typical 50'x115'), open space tracts, landscape buffers tracts, drainage tracts, and three (3) streets to be dedicated to the City as Public Rights-of-Way (ROW). The subdivision provides a direct connection to Doyle Road via Vineland Reserve Phase 2, known as Peach Creek Drive. Per the approved Development Agreement recorded on October 24, 2016 (Book: 7316, Page: 3245), the Vineland Reserve RPUD is permitted for a total of 279 single-family units. Vineland Reserve Phase 2 previously subdivided a total of 152 single-family lots (Project No. SD21-0007). The Letter of Credit and Letter of Credit Agreement have been received in the amount of \$2,877,503.55 from the applicant on January 19, 2023, consistent with Land Development Code Section 96-76. The final plat has complied with all standards established in the Vineland Reserve RPUD Development Agreement and Chapter 177 of the Florida Statutes.

The Final Plat application was received by City Staff on April 11, 2022. Upon staff review, the application was deemed insufficient, whereas staff issued an Insufficiency Letter on April 18, 2022. The applicant resubmitted the package and the City issued a Sufficiency Letter for

completeness on August 17, 2022. The City's development review agencies reviewed the plan set received on August 17, 2022, and issued a Comments Letter on September 13, 2022. Staff received from the applicant the revised documents addressing previous comments on October 14, 2022. The DRC reviewed the final plat application and staff issued a Comments Letter on November 14, 2022. The applicant's final resubmittal, including supplementary documents, was received on December 15, 2022. The DRC deemed all comments satisfied on January 19, 2023.

CONCLUSION / RECOMMENDATION:

Staff recommends the Development Review Committee approve and recommend the City Commission accept the Vineland Reserve Phase 3 Final Plat Application number SD22-0006, subject to the following condition:

1. Consistent with Section 96-76, the Letter of Credit Agreement for the signed and sealed Letter of Credit in the amount of \$2,877,503.55, receive on January 19, 2023, shall be recorded into the public records prior to or concurrently with the recordation of the Vineland Reserve Phase 3 Final Plat.