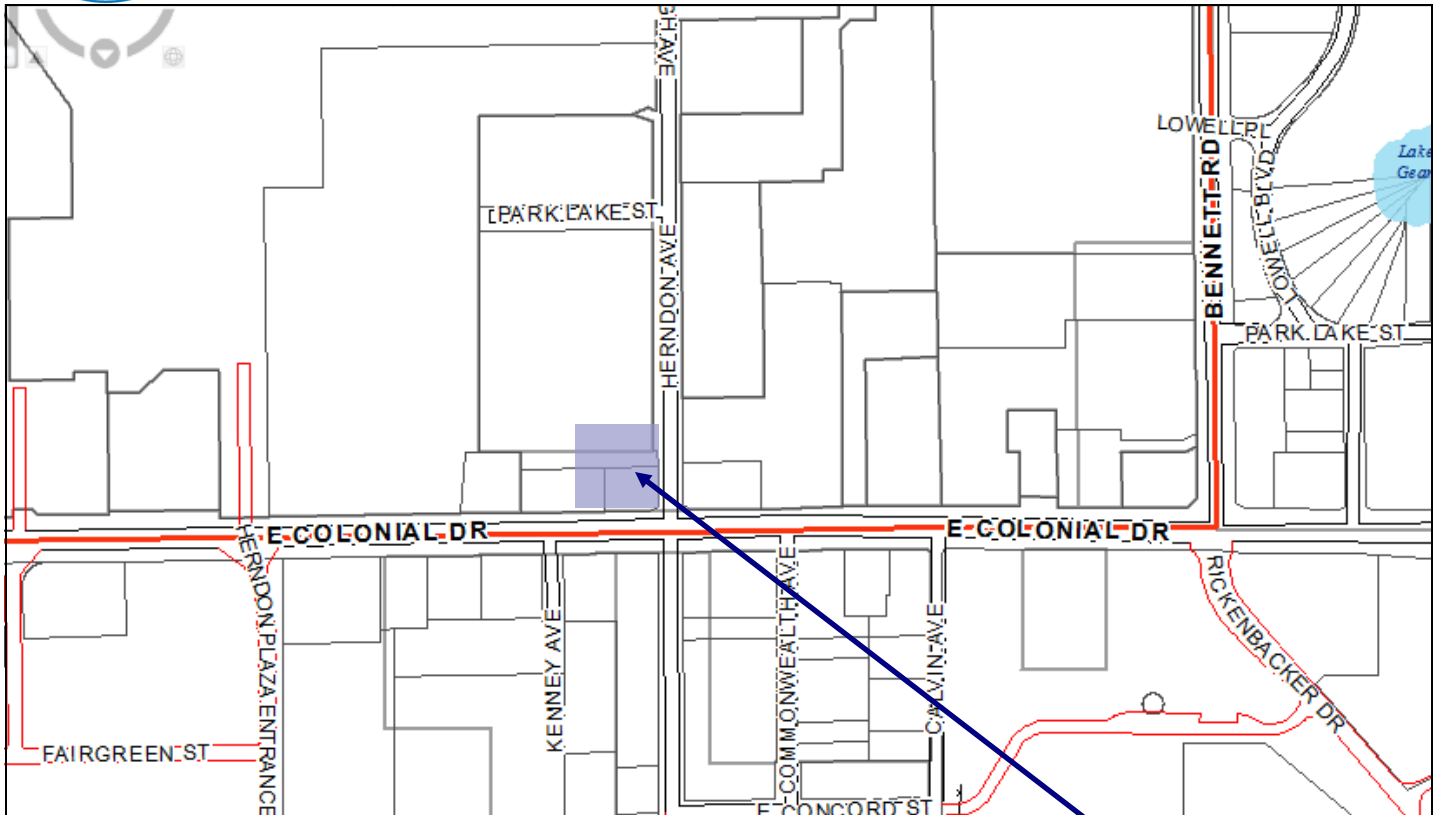




BB&T REPLAT



Location Map

Subject Site

SUMMARY

Owner

Scott Fish, UP Fieldgate US
Investments-East Colonial,
LLC

Applicant

Robert Cochrane,
Cochrane Engineering, Inc

Project Planner

Michaëlle Petion

Property Location: 3723 E. Colonial Dr., 3707
E. Colonial Dr., 724 Herndon Ave. (northwest
corner of E. Colonial Dr. and Herndon Ave.;
Parcel ID #19-22-30-2624-00-008, 19-22-30-
2624-00-006, 20-22-30-8711-00-020)
(±0.951 acres, District 3)

Applicant's Request:

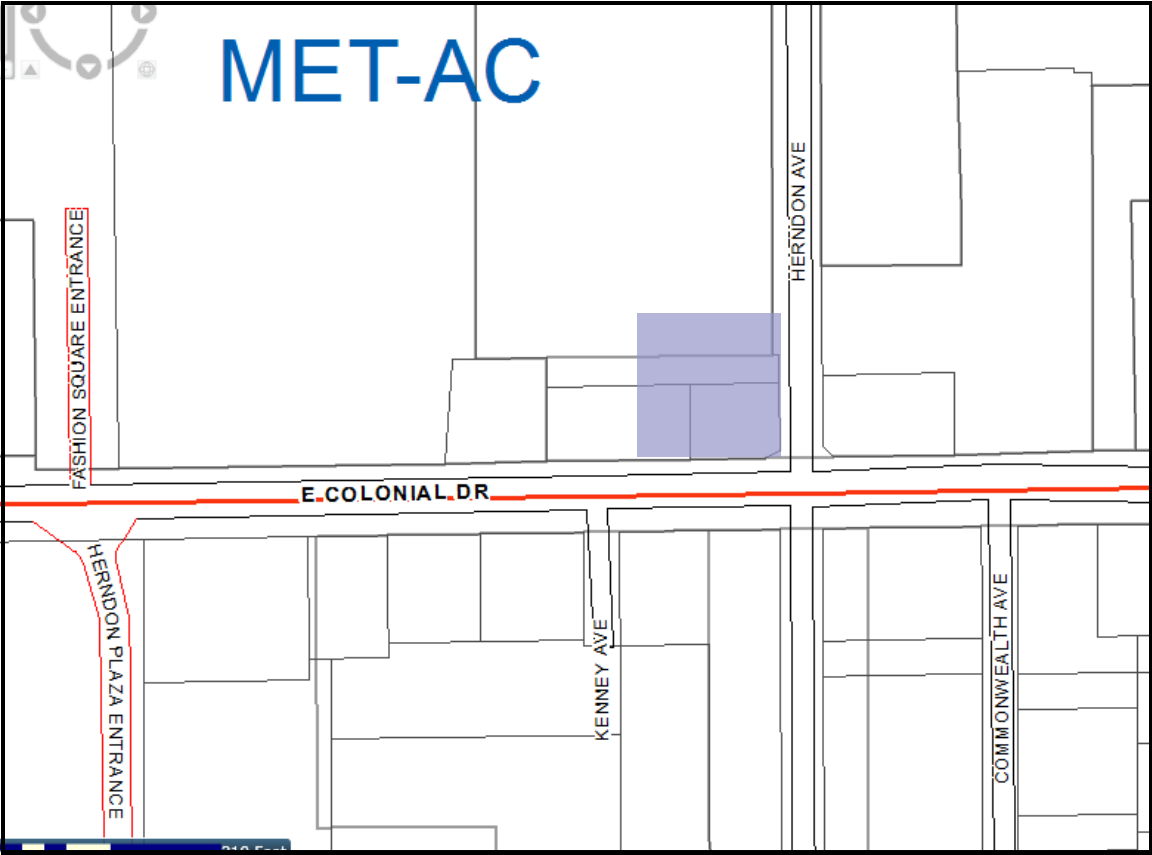
The applicant is requesting a Minor Plat to re-
configure portions of three lots into a new lot for
the development of a BB&T bank branch.

Staff's Recommendation:

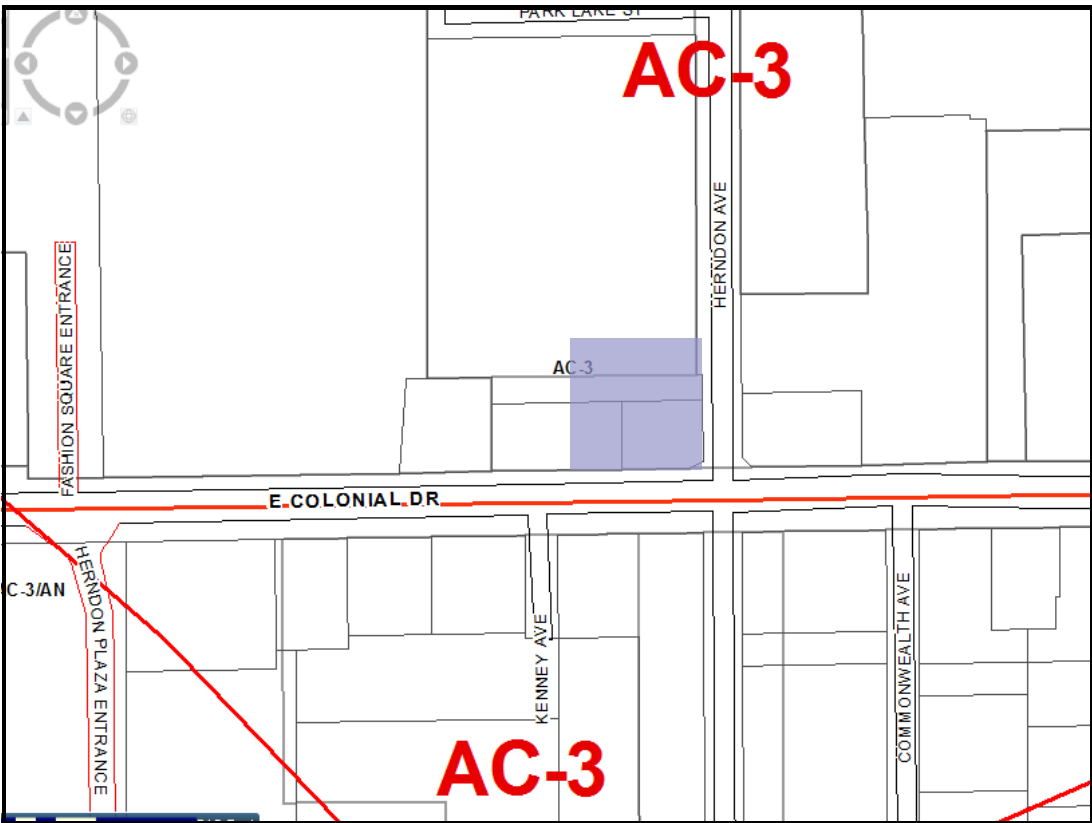
Approval of the request, subject to the conditions
in this report.

Updated: September 27, 2013

FUTURE LAND USE MAP



ZONING MAP



PROJECT ANALYSIS

Project Description

The subject site, located at the northwest corner of Herndon Ave. and E. Colonial Dr., currently consists of three lots, each, until recently, occupied by a retail building. The site has a Future Land Use designation of Metropolitan Activity Center and a Zoning designation of AC-3. The site currently has approval for a 2,885 sq. ft. BB&T bank with 21 parking spaces and a 3-laned drive-through teller.

The applicant is requesting Minor Subdivision Plat approval to merge remnants of three parcels into a new lot. Currently vacant, the two previously existing buildings have been recently been demolished. Cross access is provided along the north to the adjacent retail use. A 27.5 ft. City Services Easement is provided for the length of the property along E. Colonial Dr. per the recently approved Administrative Master Plan.

Previous Actions:

- July 1911—Lakewood Estates Subdivision platted.
- May 1986 —Toys R Us Subdivision platted.
- February 2013— A Letter of Determination for Administrative Master Plan was issued for a new BB&T bank on the subject site. (LDC2013-00024)

Minor Subdivision Plat

Minor Subdivision Plat Review is intended for subdivisions that do not require construction of streets or public improvements. In so doing, the review ensures that development in the City of Orlando takes place in an orderly and efficient manner. In this case, the property is being replatted into one lot of record for the redevelopment of the subject site.

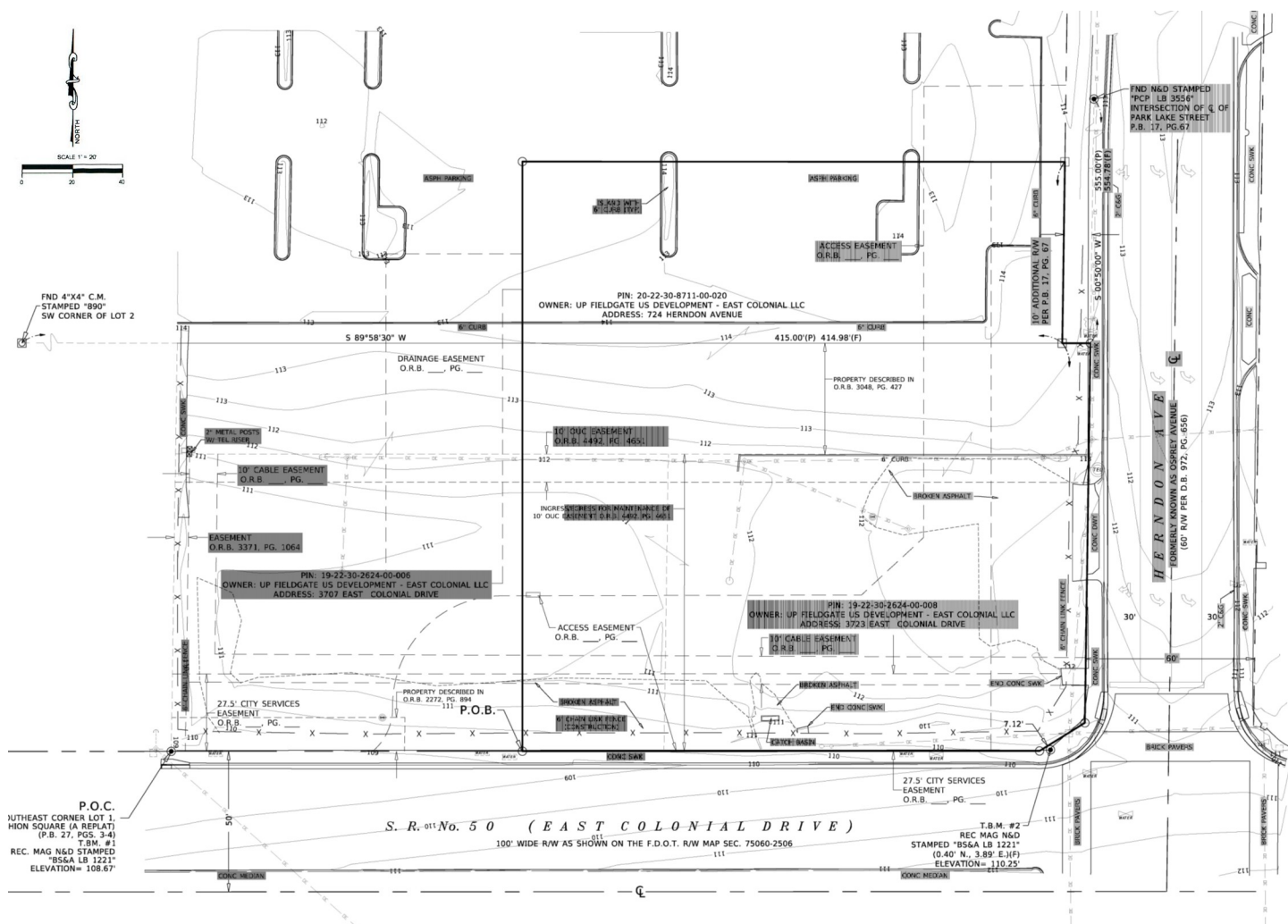
FINDINGS

Subject to the conditions contained herein, the proposal will be consistent with the requirements for approval of Minor Subdivision Plat applications contained in Section 65.432 of the Land Development Code (LDC):

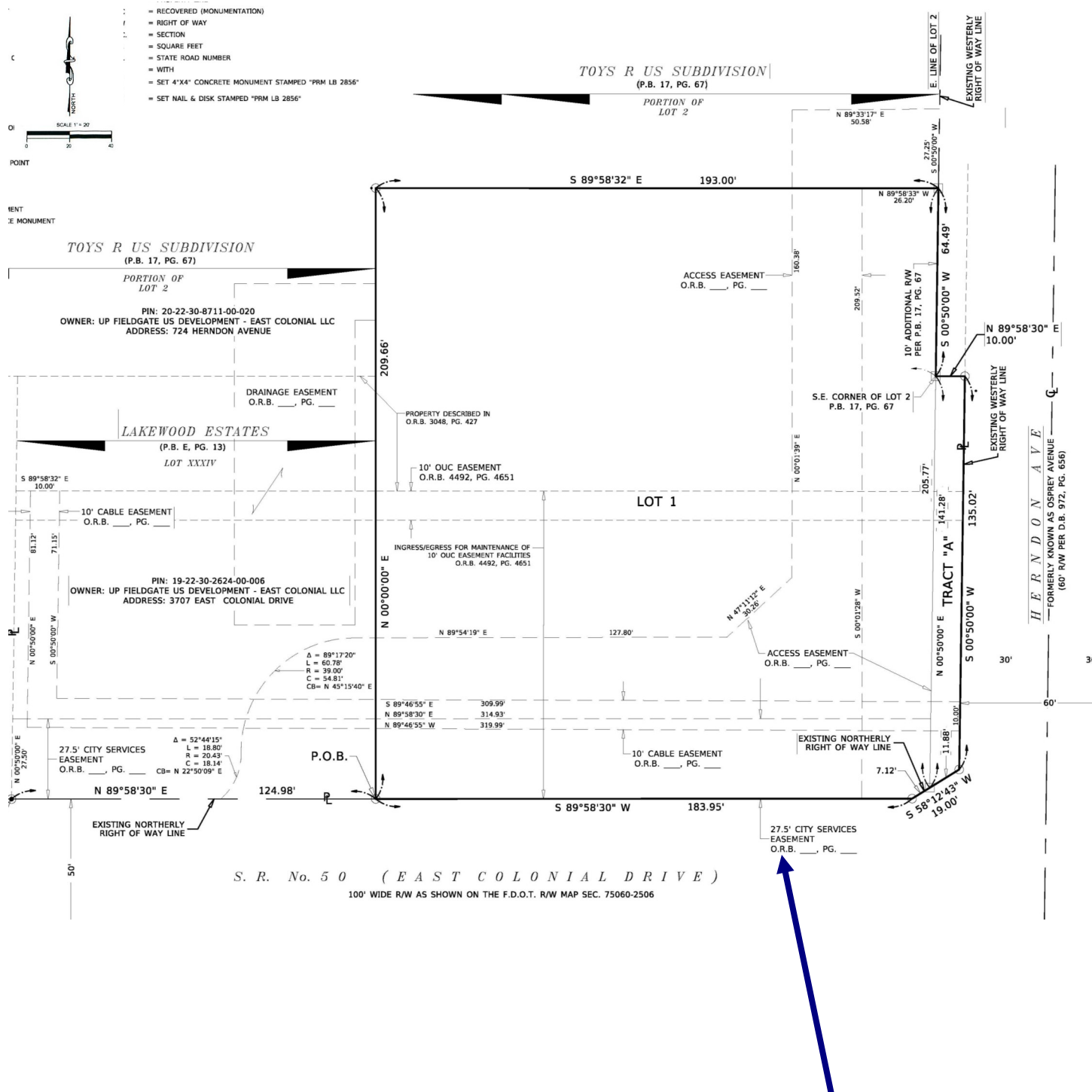
1. The proposed use is consistent with the purpose and intent of the City's Growth Management Plan.
2. The proposed use is consistent with the purpose and intent of the requirements of the LDC.
3. The subdivision will not result in incompatible land uses.
4. The proposed development will be constructed 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 minor subdivision request subject to the conditions in this staff report.

BOUNDARY SURVEY

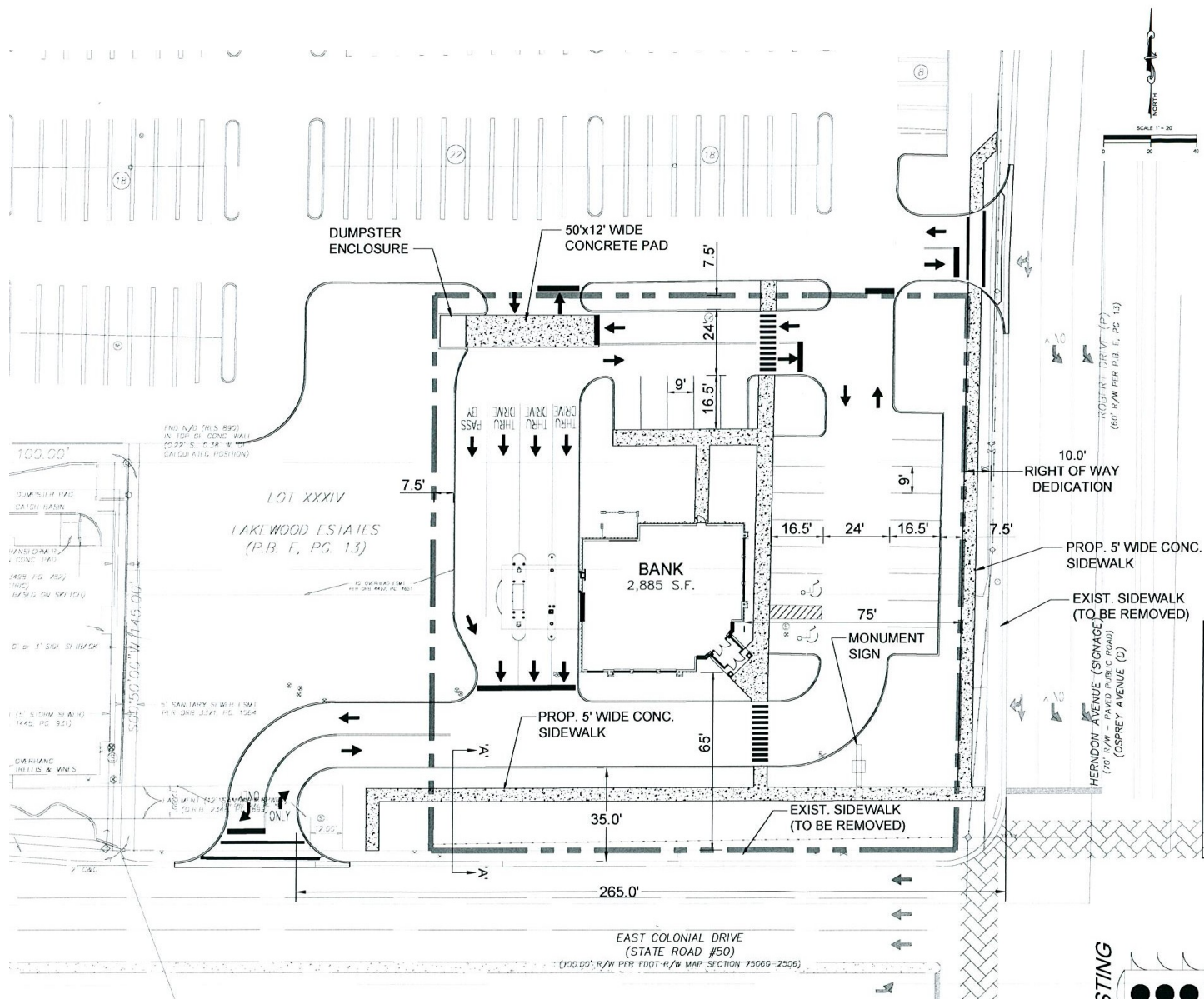


PROPOSED PLAT



27.5 ft. City Services Easement

DEVELOPMENT PLAN



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 consistent with the conditions of the approved Administrative Master Plan.

Transportation Planning

The Transportation Planning Division supports the applicant's request provided that the owner/applicant complies with the following:

1. Commercial Plans Submittal. The submitted construction plans shall include a site plan (prepared to a standard engineering scale) showing the following: driveway approach, curb, street pavement edge, public sidewalk, etc. (Please see the Commercial Plans Submittal Checklist: <http://www.cityoforlando.net/permits>). Reference Orlando Land Development Code (LDC), Chapters 60 and 65, and Engineering Standards Manual (ESM), Article Section 1.
2. Connection To Adjacent Uses Requirements. Wherever a proposed development abuts unplatted land or a future phase of the same development, street stub-outs shall be provided, in accordance with Orlando Land Development Code (LDC), Section 61.221, to provide access to abutting properties or to logically extend the street system into the surrounding area.
3. Work within the Road Right-of-Way. For any construction work planned or required within a public right-of-way or City sidewalk easement adjacent to a public right-of-way (including but not limited to: irrigation, drainage, utility, cable, sidewalk, driveway, road construction/reconstruction or landscaping), the owner/applicant shall submit the following:
 - A) Maintenance of traffic plans (M.O.T.) (For more information/detailed requirements contact the Office of Special Events & Permits at 407-246-3704).
 - B) Roadway plans including paving, grading, pavement markings and signage (Contact the Permitting Transportation Engineer at 407-246-3322 for details).
 - C) A copy of all required County and State permits (If permits are pending attach a copy of the application).
4. General Bicycle Parking Requirements: Bicycle parking shall be provided in accordance with the standards of Chapter 61, Part 3D of the Orlando Land Development Code, and shall be made available prior to the issuance of any Certificate of Occupancy for the use being served. Covered bicycle parking is encouraged wherever the design of the building or use being served by the bicycle parking facility includes a covered area that could accommodate such facilities either as proposed or through economical redesign.
5. Sign Location Requirements: The owner/applicant shall submit a scaled and dimensioned site plan or survey showing the existing site improvements for the property and indicating compliance with Chapter 64 of the Orlando Land Development Code (LDC), including the following:
 - A) No part of the sign shall extend into the existing or future road right-of-way (R-O-W).
 - B) The sign support / base shall not be erected within the on-site driving aisles or adjacent driveways.
 - C) The sign support / base shall be buffered from on-site driveways, driving aisles, parking spaces and circulation so as not to constitute a fixed object hazard, and shall not reduce the number of required on-site parking spaces.

Engineering/Zoning

1. 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.
2. Concurrency Management. 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

CONDITIONS OF APPROVAL

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."

3. Easement-Misc. All easement, private or public, is required to be shown on the face of the plat.

4. Sewer– Misc. Provide a utility easement for the sanitary sewer extension from the existing sewer manhole on the north side of E Colonial Dr to the intersection with Herndon Ave.

CONTACT INFORMATION

Growth Management

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

Land Development

For questions regarding Land Development review, please contact Michaëlle Petion at (407) 246-3837 or michaelle.petion@cityoforlando.net.

Transportation Planning

For questions regarding Transportation Planning plan review, please contact Nancy Ottini at 407-246-3529 or nancy.jurus-ottini@cityoforlando.net

Engineering/Zoning

For questions regarding Engineering or Zoning contact Shirley Weekley at 407.246.2134 or Shirley.Weekley@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.

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.