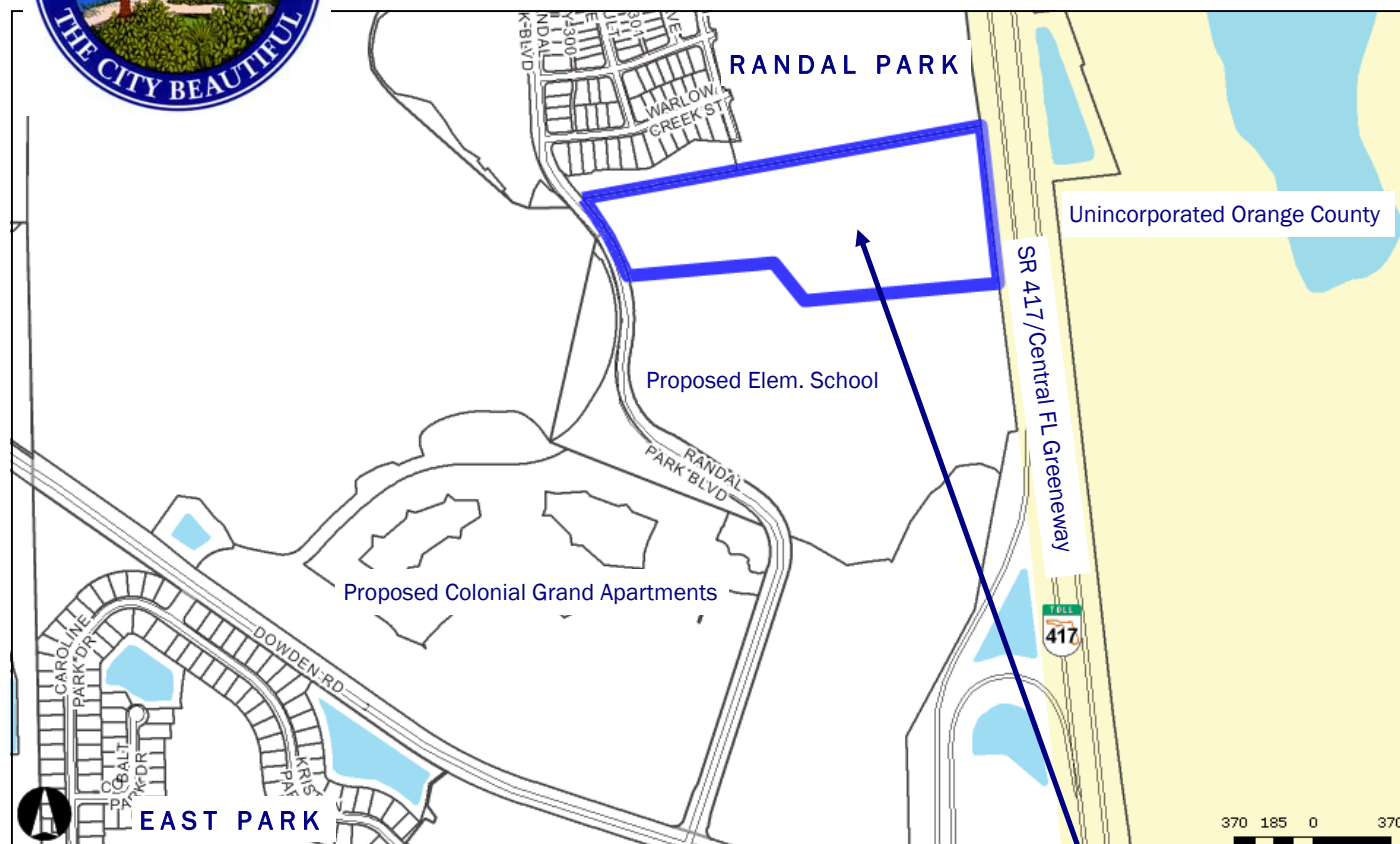




RANDAL PARK ELEM. SCHOOL ACCESS ROAD



Location Map

Subject Site

SUMMARY

Applicant/Owner

Reed Berlinsky,
WS ORP Investments, LLC

Project Planner

Jim Burnett, AICP

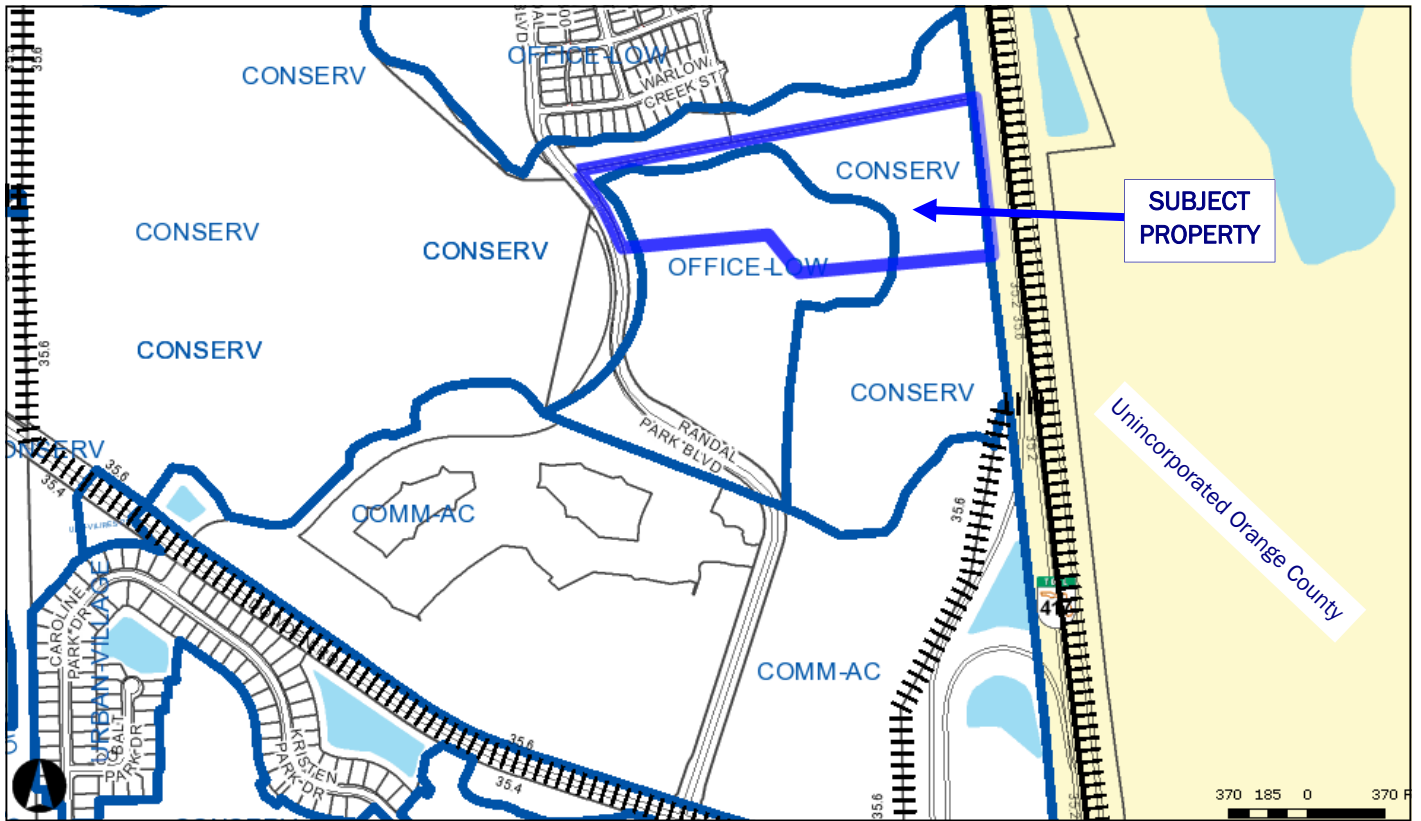
Property Location: 9101 Randal Pk. Blvd.
(East side of Randal Park Blvd., north of
Dowden Rd. and west of SR 417/Central
Florida Greenway) (±30.55 acres, District 1)

Applicant's Request: The applicant pro-
poses to plat a vacant property for develop-
ment of an access road for an adjacent pro-
posed public elementary school in the Randal
Park neighborhood.

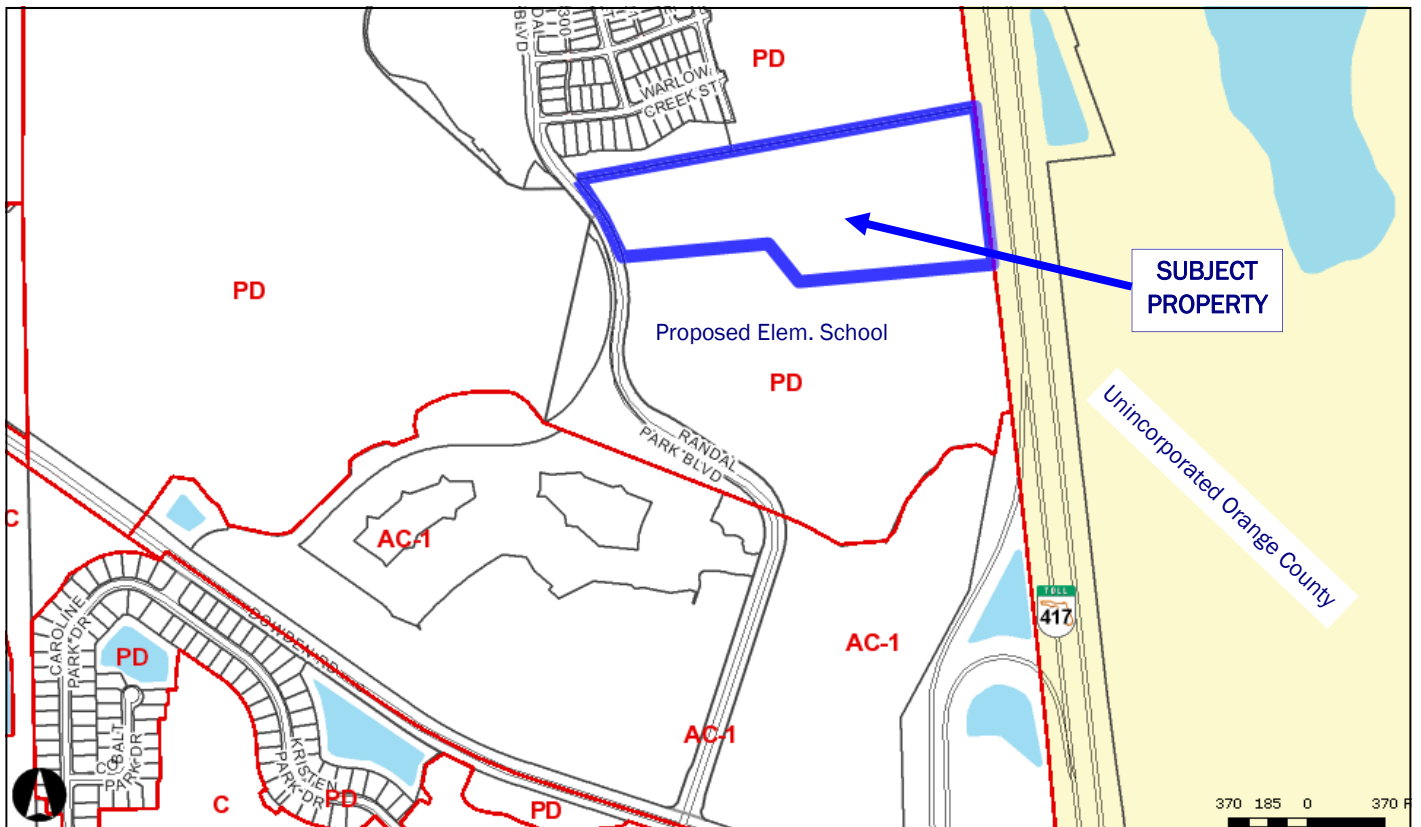
Staff Recommendation: Approval of the
Major Plat, subject to conditions in this staff
report.

Updated: October 19, 2012

FUTURE LAND USE MAP



ZONING MAP



PROJECT ANALYSIS

Project Description

The applicant is requesting to plat vacant property for the development of a new street for public access to the proposed Randal Park Elementary School, a tract for future development and stormwater and wetland tracts, all to be located on the east side of Randal Park Blvd. in the Randal Park Planned Development (PD).

Previous Actions

1994: Property annexed into the City of Orlando (City Doc. #27689).

3/2006: Property zoned PD (Planned Development)(City Doc. #060320107), development program established.

9/2010: Existing PD rescinded and new PD adopted (ZON2010-00028, City Doc. #1010181103).

7/2012: Conditional Use Permit (CUP2012-00006) approved to allow development of Randal Park Elementary School.

Adjacent uses, zoning and future land use designations are shown in Table 1 below.

| TABLE 1 - PROJECT CONTEXT | | | |
|---------------------------|---|--------------------------|------------------------|
| <i>Direction</i> | <i>Future Land Use</i> | <i>Zoning</i> | <i>Adjacent Uses</i> |
| North | Conservation | PD (Planned Development) | Wetlands |
| South | Office Low Intensity & Conservation | PD | Vacant (future school) |
| East | SR 417 & Unincorporated Orange County | County PD | Vacant |
| West | (across Randal Park Blvd.) Conservation | PD | Wetlands |

Minor Subdivision Plat

Major Subdivision Plat Review (LDC Section 65.425) is intended for subdivisions that require construction of streets or public improvements. This review ensures that development in the City of Orlando takes place in an orderly and efficient manner. In this case, the property is being platted by the owner to provide a public street and tracts tied to the development of an elementary school on the property to the south and future residential development to the north.

| TABLE 2 - DEVELOPMENT STANDARDS | | |
|---|---------------------------------|-------------------------------|
| <i>PD Zoning</i> | <i>Typical Lot Size (acres)</i> | <i>Typical Lot Dimensions</i> |
| <i>Vacant Lot</i> | (N/A) | (N/A) |
| <i>Proposed Use</i> | <i>Size</i> | <i>Lot Dimensions</i> |
| School Access Road, Future Development, Stormwater & Wetland Tracts | 30.55 | Irregular lot dimensions |

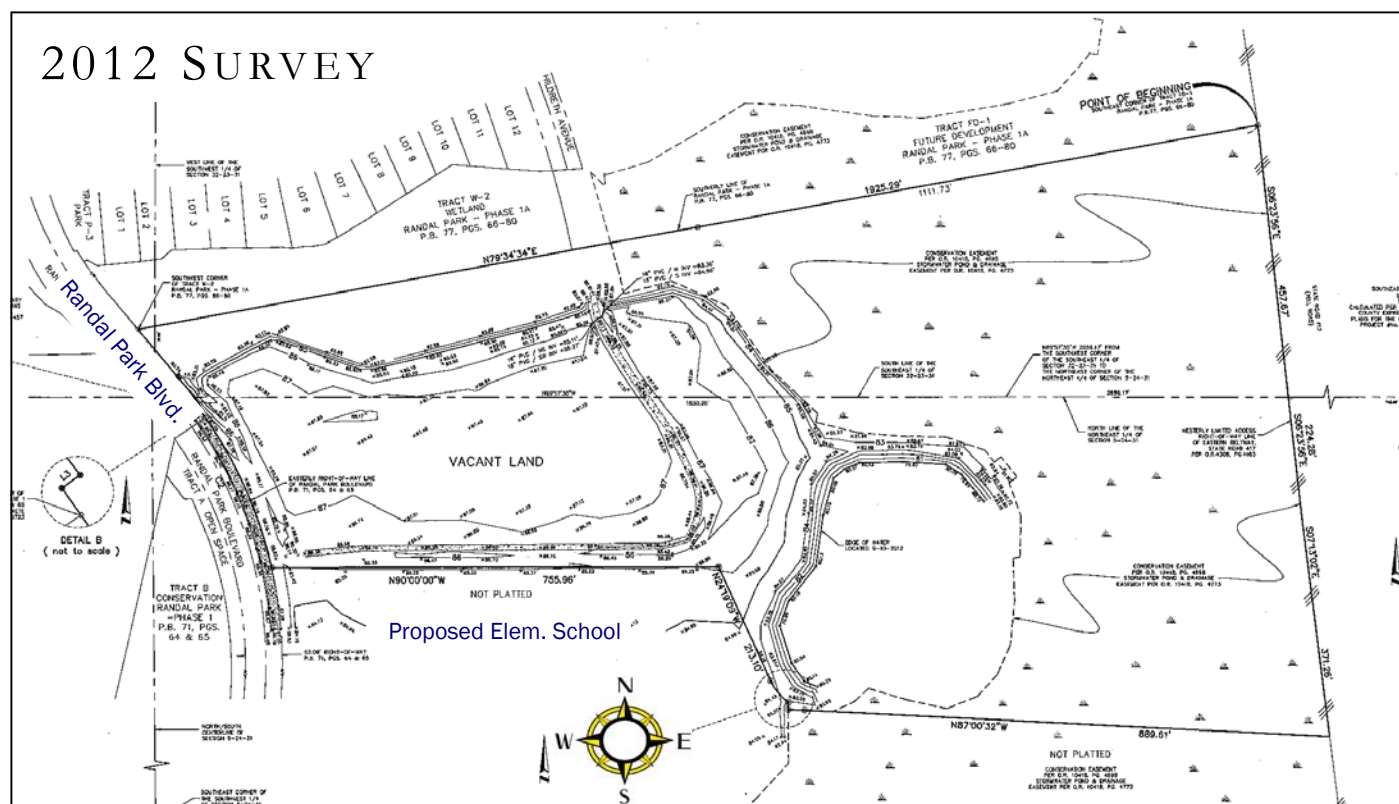
Existing Zoning and Future Land Use

The property is designated Office Low Intensity and Conservation on the City's Future Land Use Map, and is zoned PD (Planned Development) on the Official Zoning Map. There are no minimum lot size requirements, as depicted in Table 2 above. The plat request complies with the Growth Management Plan and standards for platting of lands as contained in Chapter 65 Part 3D of the Land Development Code.

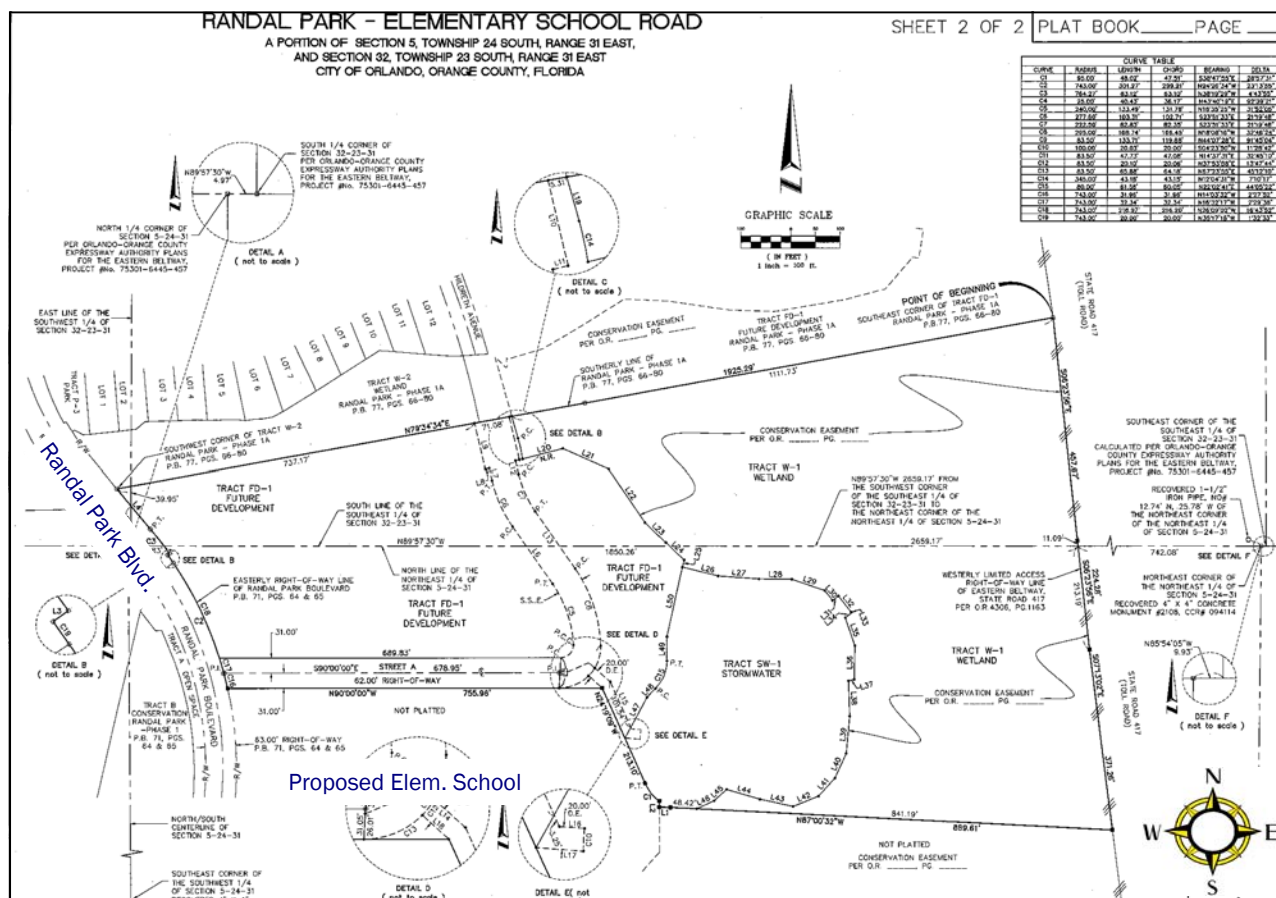
School Impacts

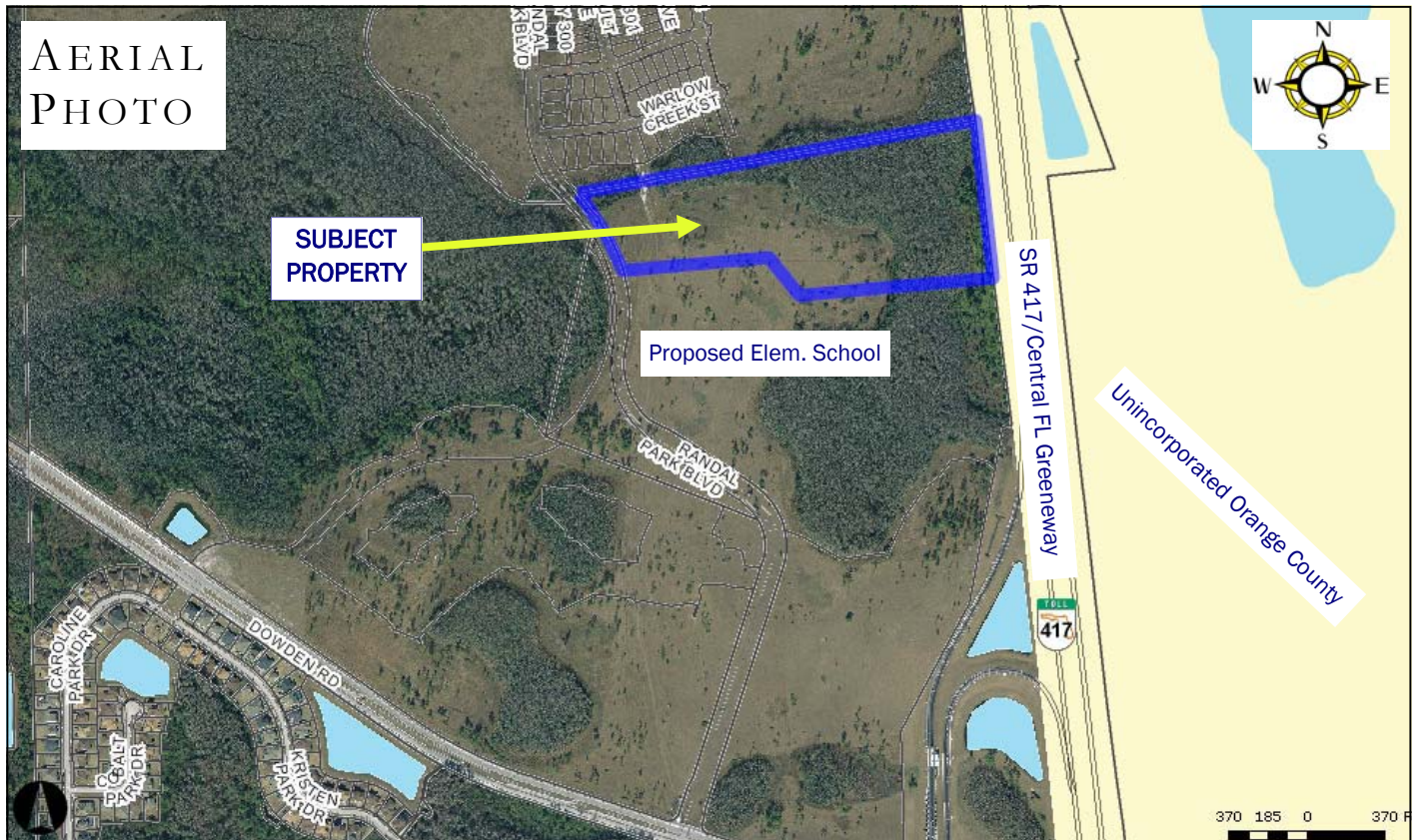
On July 7, 2008 City Council approved an Amended Interlocal Agreement for Public School Facility Planning and Implementation of Concurrency between Orange County, each municipality within Orange County, and Orange County Public Schools (OCPS). Under the terms of the agreement, the City will advise Orange County Public Schools of comprehensive plan amendments, zoning amendments, and development proposals that may have the effect of increasing existing residential density. In conformance with the Interlocal Agreement, the City supplied OCPS with relevant data regarding this application.

The Subdivision involves the platting of land for the development of a street for public access to the proposed Randal Park Elementary School), a tract for future development to the north, and stormwater and wetland tracts to the east and north. A Capacity Enhancement Agreement was provided when the property was initially zoned PD in 2006. Consistent with the City's Public School Facilities Element (PSFE) and the Amended Interlocal Agreement for Public School Facility Planning and Implementation of Concurrency, platting the property for the proposed public facility and future residential use will not require a new OCPS Capacity Enhancement Agreement.



PROPOSED PLAT





FINDINGS

Subject to the conditions contained herein, the Major plat proposal is consistent with the requirements for approval of Major Subdivision Plat applications contained in Section 65 Part 3D of the Land Development Code (LDC):

1. The proposed Minor plat is consistent with the purpose and intent of the City's Growth Management Plan.
2. The proposed Minor plat is consistent with the requirements of the Land Development Code.
3. The Minor subdivision plat will not result in incompatible land uses.
4. All future development will be in accordance with Chapter 59 of the LDC, the Concurrency Management Ordinance, which ensures that adequate public facilities are available to serve said development.

Based on the information provided in the staff report and the findings noted above, staff recommends approval of the Randal Park School Access Road Major plat, subject to the conditions in this staff report.

CONDITIONS OF APPROVAL

Growth Management

1. SPMP Required for Tract FD-1 - The property owner shall submit a Specific Parcel Master Plan (SPMP) application to the Municipal Planning Board prior to the issuance of a building permit for new construction for the "Future Development" (FD-1) tract.

Engineering/Zoning Review

1. 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 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."

INFORMATIONAL COMMENTS

Land Development

Except as provided herein, the proposed plat is subject to all codes and ordinances of the State of Florida, City of Orlando, and all other applicable regulatory agencies.

Engineering/Zoning

1. Sidewalk - Per LDC Section 61.225, a 5 ft. wide concrete sidewalk is required along all dedicated rights-of-way. Any existing sidewalk damaged or broken during construction shall be repaired.
2. Engineering Standards Manual - All plans and construction must conform to the Engineering Standards Manual (ESM), Fourth Edition, adopted on March 9, 2009.
3. Sewer - Verify the capacity of the lift station (currently under construction) that serves the Randal Park residential development and the proposed elementary school. Provide calculations that include wastewater flow generated by the school.
4. NPDES - 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 (1) acre total land area which are not part of a larger common plan of development or sale.
5. Stormwater Management District - The owner/developer is required to design and construct an on-site stormwater 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. Building Site Erosion - All building site plans submitted for review should include a detailed erosion and sedimentation control plan.
7. Erosion & Sedimentation Control - 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.

CONTACT INFORMATION

Land Development

For questions regarding Land Development review, contact Jim Burnett at 407-246-3609 or at james.burnett@cityoforlando.net.

Growth Management

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

Transportation Planning

For questions regarding Transportation Planning plan review, contact Gus Castro at 407-246-3385 or at gustavo.castro@cityoforlando.net

Engineering/Zoning

For questions regarding Plat & Engineering/Zoning review, contact Shirley Weekley at 407-246-3234 or at shirley.weekley@cityoforlando.net. To obtain plan review status, schedule/cancel an inspection or obtain inspection results, please call PROMPT, our Interactive Response System at 407.246.4444.

REVIEW/APPROVAL PROCESS-NEXT STEPS

Engineering/ Zoning will handle the remainder of the plat review following the Technical Review Committee, including scheduling City Council approval of the plat (date to be determined by Engineering/Zoning).