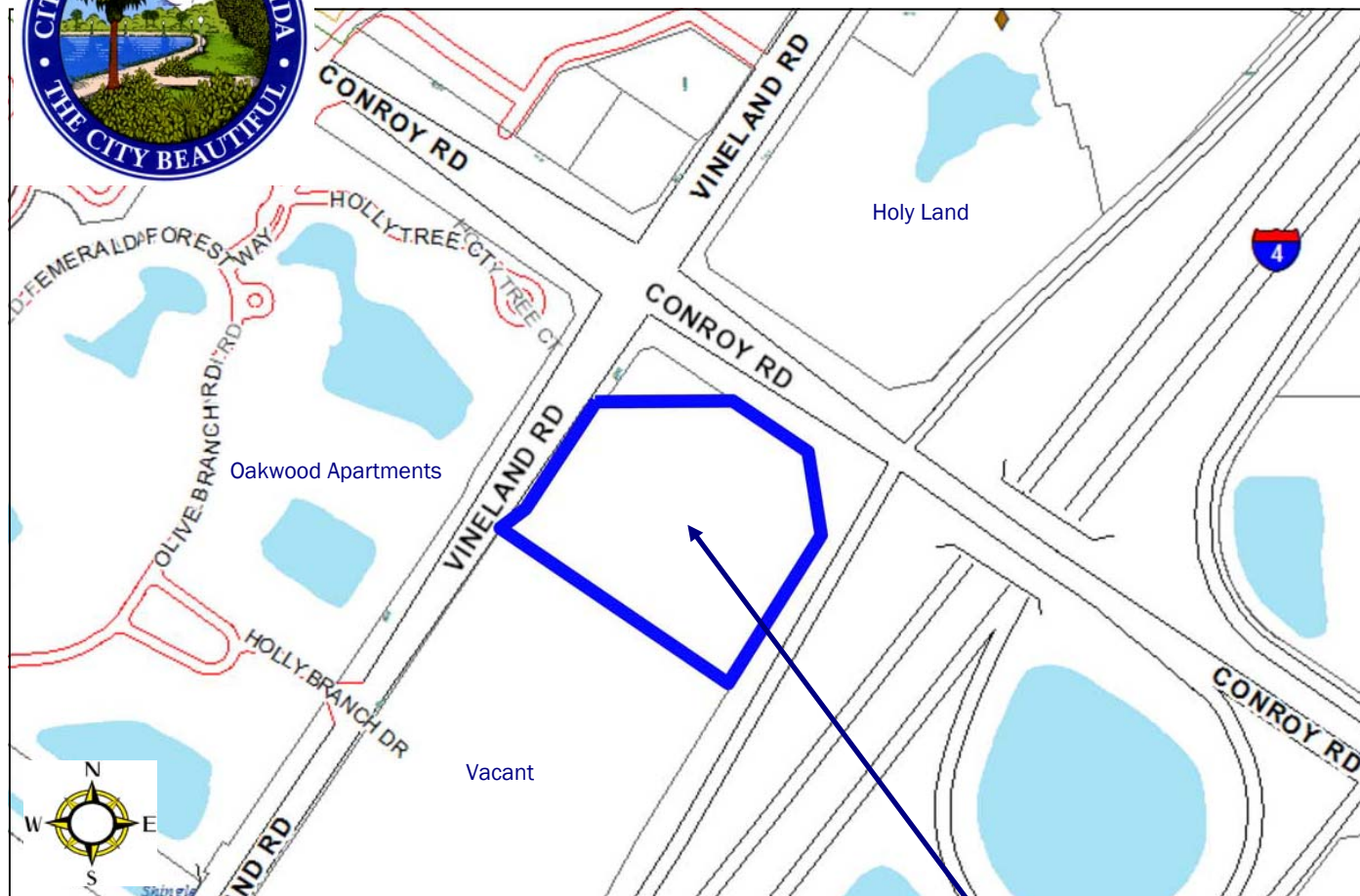




ORLANDO AUDI



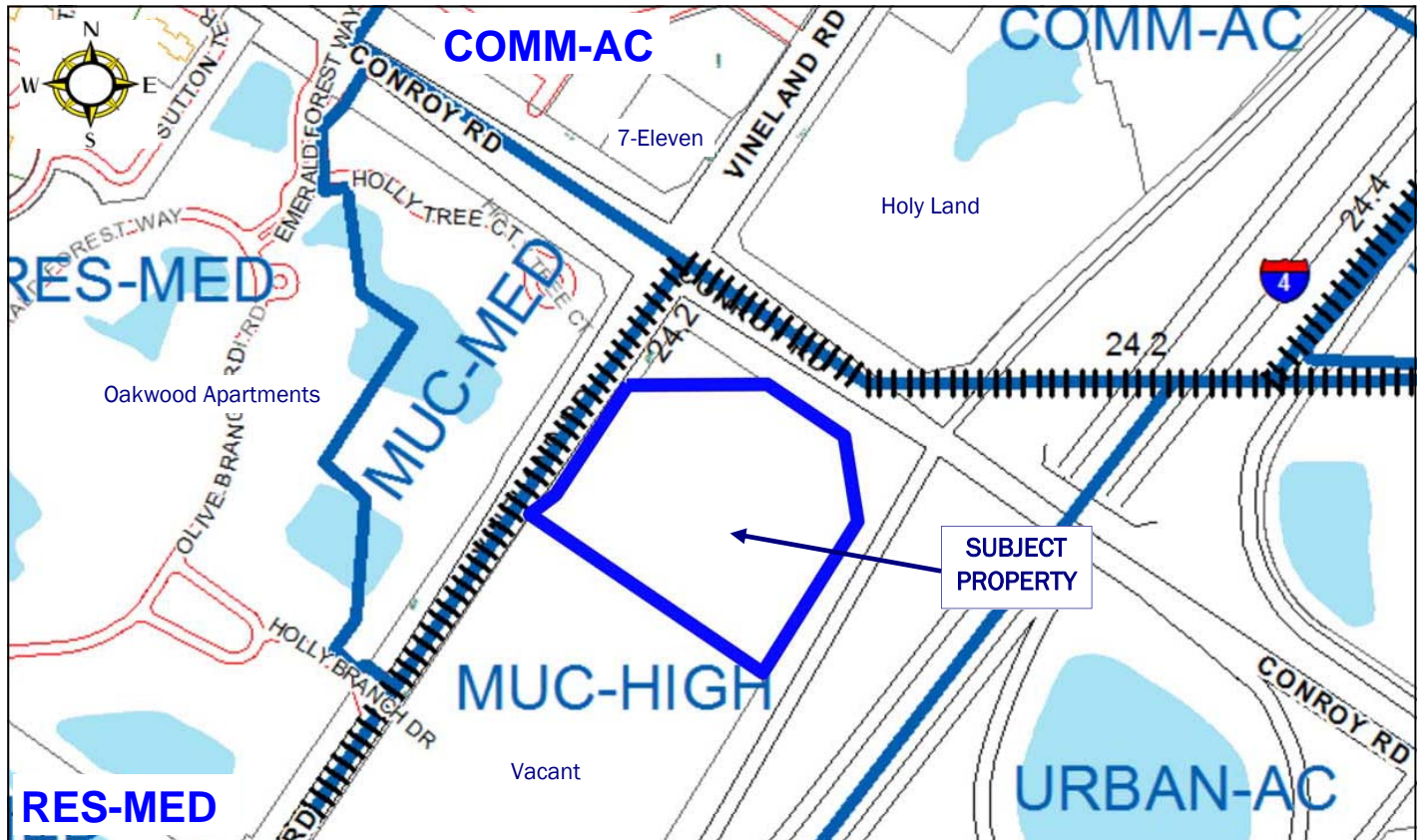
Location Map

 Subject Site

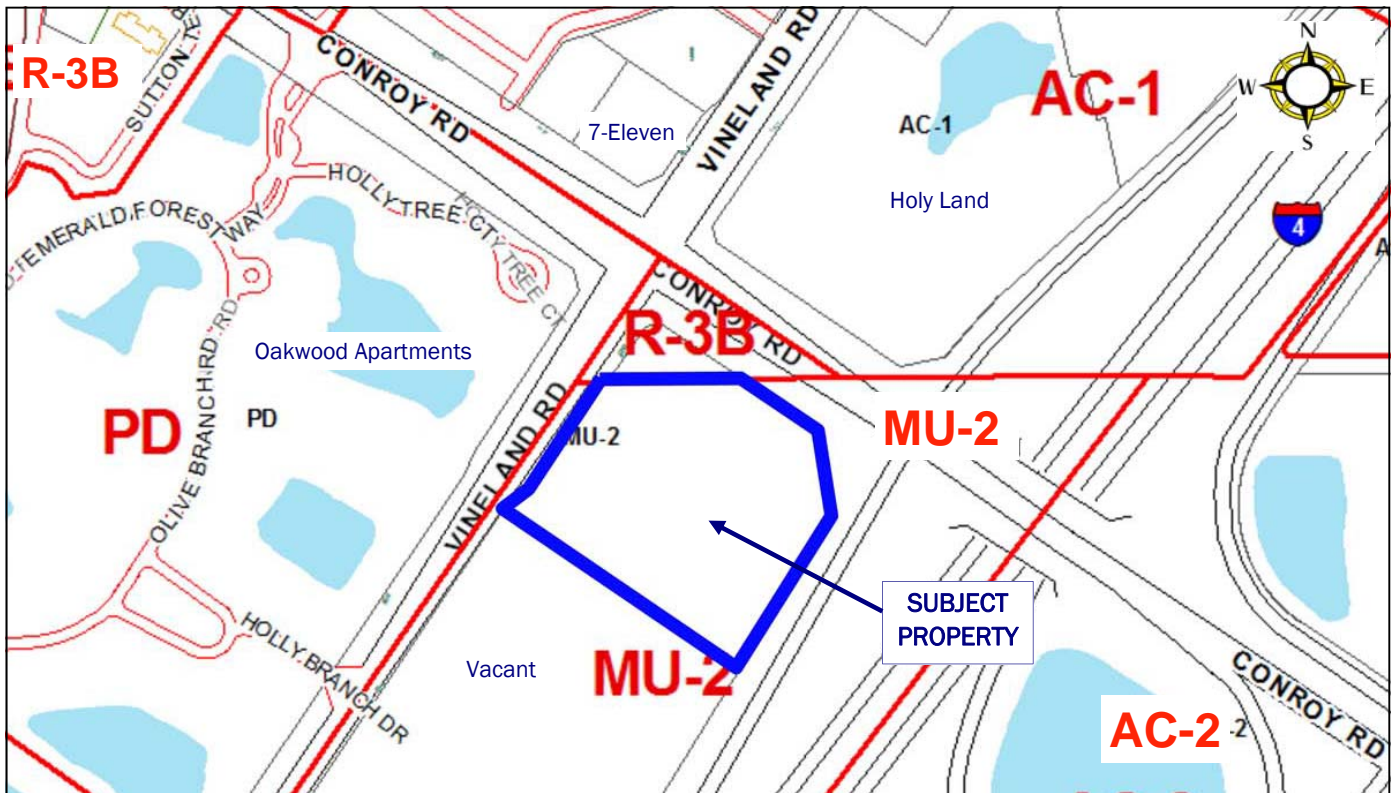
SUMMARY

<p>Applicant/Owner James Bender Luxury Orlando Imports, Inc.</p> <p>Project Planner Jim Burnett, AICP</p>	<p>Property Location: 4733 Vineland Rd. (southeast corner of Vineland and Conroy Rds., west of Interstate 4) (±5.0 acres, District 4).</p> <p>Applicant's Request: The applicant proposes to plat a vacant property for the development of an Audi dealership. The property is located in the Millenia neighborhood.</p> <p>Staff Recommendation: Approval of the Minor Plat, subject to conditions in this staff report.</p>	
<p><i>Updated: January 3, 2014</i></p>		

FUTURE LAND USE MAP



ZONING MAP



PROJECT ANALYSIS

Project Description

The applicant is requesting to plat a vacant 5.0-acre commercial property for the development of an Audi auto dealership. The property is located on the southeast corner of Vineland and Conroys Rds., west of Interstate 4, in the Millenia neighborhood.

Previous Actions

1985: Schrimsher Southwest (Millenia) properties annexed into City of Orlando (City Doc. #19669).

1991: Billboard placed on the subject property.

1992: Schrimsher Southwest (Millenia) Development of Regional Impact (DRI) Development Order (DO) approved.

1994, 1998, 2003, 2004: DRI Amended.

2006: Master Plan (MPL2006-00016) approved for construction of $\pm 192,000$ sq. ft. medical office as part of a multi-phase office/institutional development on Parcels M & N within the Millenia DRI; Master Plan subsequently expired in 2007.

1/2013: Property purchased by current owner.

5/2013: City Council approved an Amendment to the Millenia DRI to remove the minimum FAR requirement for a proposed auto dealership on the subject property (DRI2013-00001, City Doc. #130708901).

7/2013: City Council approved Master Plan for new Audi Dealership (MPL2013-00015).

10/2013: Building permit (BLD2013-06078) issued for vertical construction (no Hold Harmless Agreement and deposit requested).

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	Residential Medium Intensity (RES-MED)	R-3B (Medium Intensity Residential Development)	Vacant
East	Mixed Use Corridor, High Intensity (MUC-HIGH)	MU-2 (High Intensity Mixed Use Corridor)	Conroy Rd. & Interstate 4
South	MUC-HIGH	MU-2	Vacant
West	Mixed Use Corridor, Medium Intensity (MUC-MED)	R-3B (Pending rezoning to PD (Planned Development))	Oakwood Apartments

Minor Subdivision Plat

Minor Subdivision Plat Review (LDC Section 65.420) is intended for subdivisions that do not require construction of streets or public improvements. In so doing, 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 to allow for the development of an Audi auto dealership.

Existing Zoning and Future Land Use

The property is designated Mixed Use Corridor, High Intensity on the City's Future Land Use Map, and is zoned MU-2 (High Intensity, Mixed Use Corridor). Per Table 2 at right, the replat request complies with standards for platting of lands as contained in LDC Chapter 65 Part 3C.

Proposed Development

The proposed Audi auto dealership will consist of a $\pm 39,590$ sq. ft. Audi dealership and service center, along with an existing billboard. Limited access will be from Vineland Rd. directly onto the property, with full access via an access easement to the south to a new signalized intersection at Vineland Rd. and Holly Branch Dr.

School Impacts (Not applicable, since the proposed use is non-residential)

Findings/Recommendation

Subject to the conditions contained herein, the Orlando Audi plat is consistent with the requirements for approval of Minor Subdivision Plat applications contained in Section 65 Part 3C 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.

Table 2 - Development Standards (MU-2)		
<i>Use & Proposed Lot</i>	<i>Lot Size (sq. ft.)</i>	<i>Lot Dimensions (min.)</i>
Auto Dealership	(no minimum)	(no minimum)
Lot 1	217,800 (5.0 acres)	Irregular

2. The proposed 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 Orlando Audi plat, subject to the conditions in this staff report.

CONTACT INFORMATION

Land Development

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

Engineering/Zoning

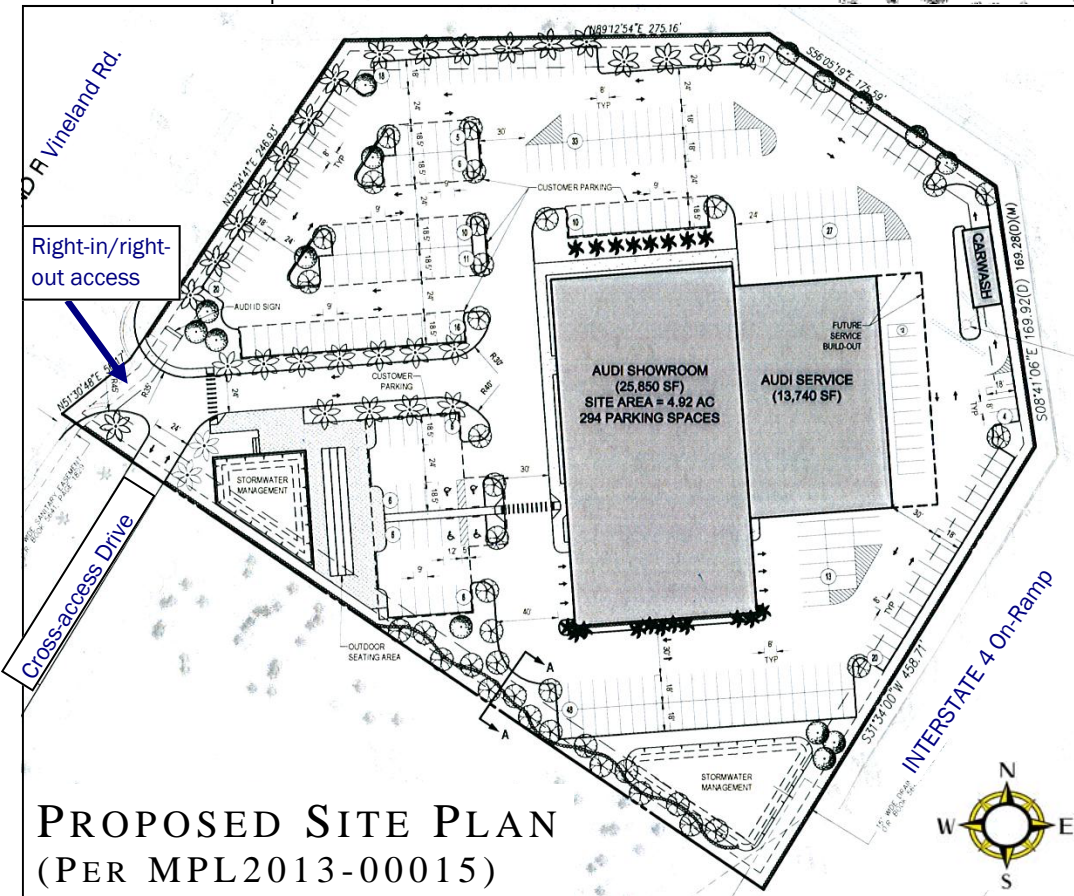
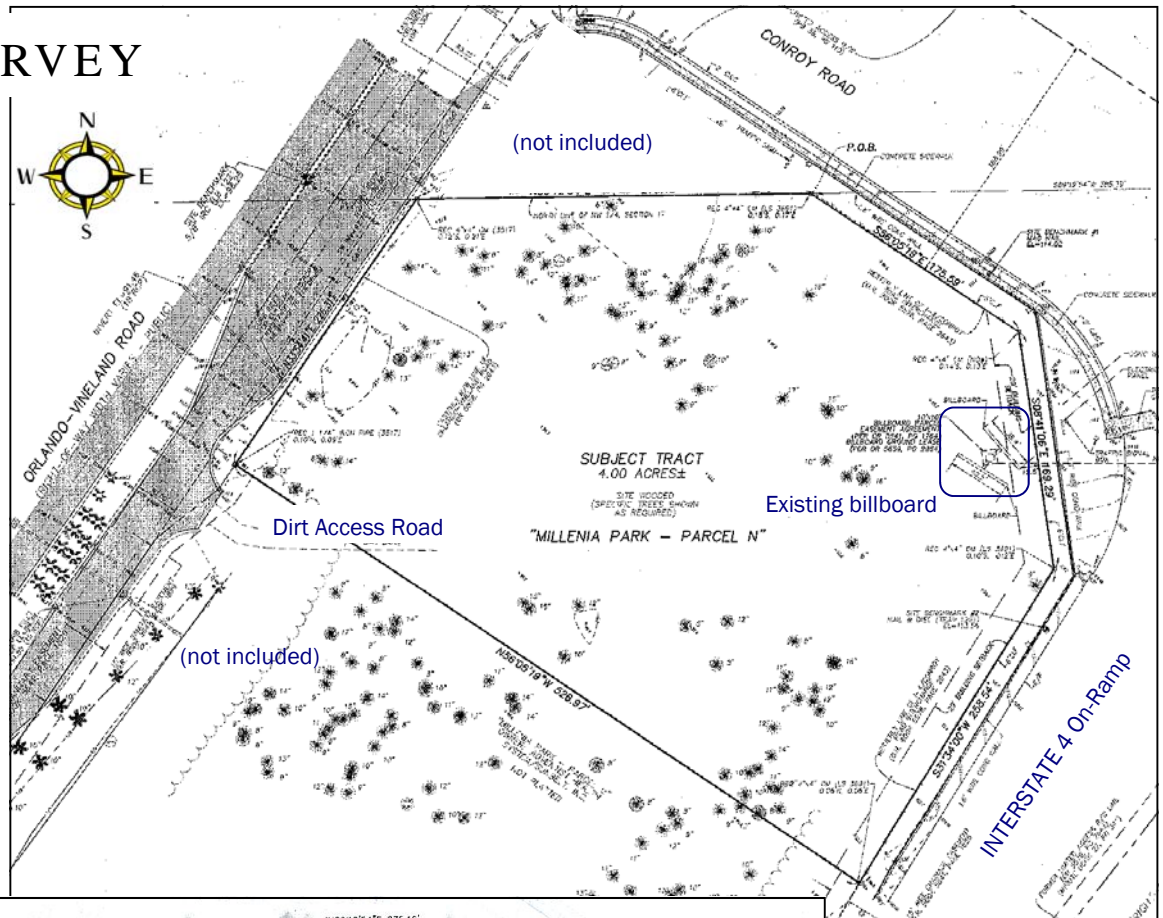
For questions regarding Plat & Engineering/Zoning review, contact Shirley Green at 407-246-3234 or at Shirley.green@cityoforlando.net. To obtain plan review status, schedule/cancel an inspection or obtain inspection results, please call PROMPT, our Interactive Response System at 407.246.4444.

Stormwater/Public Works

For questions regarding Stormwater Engineering review, contact Luis Grajales at 407-246-3807 or at luis.grajales@cityoforlando.net.

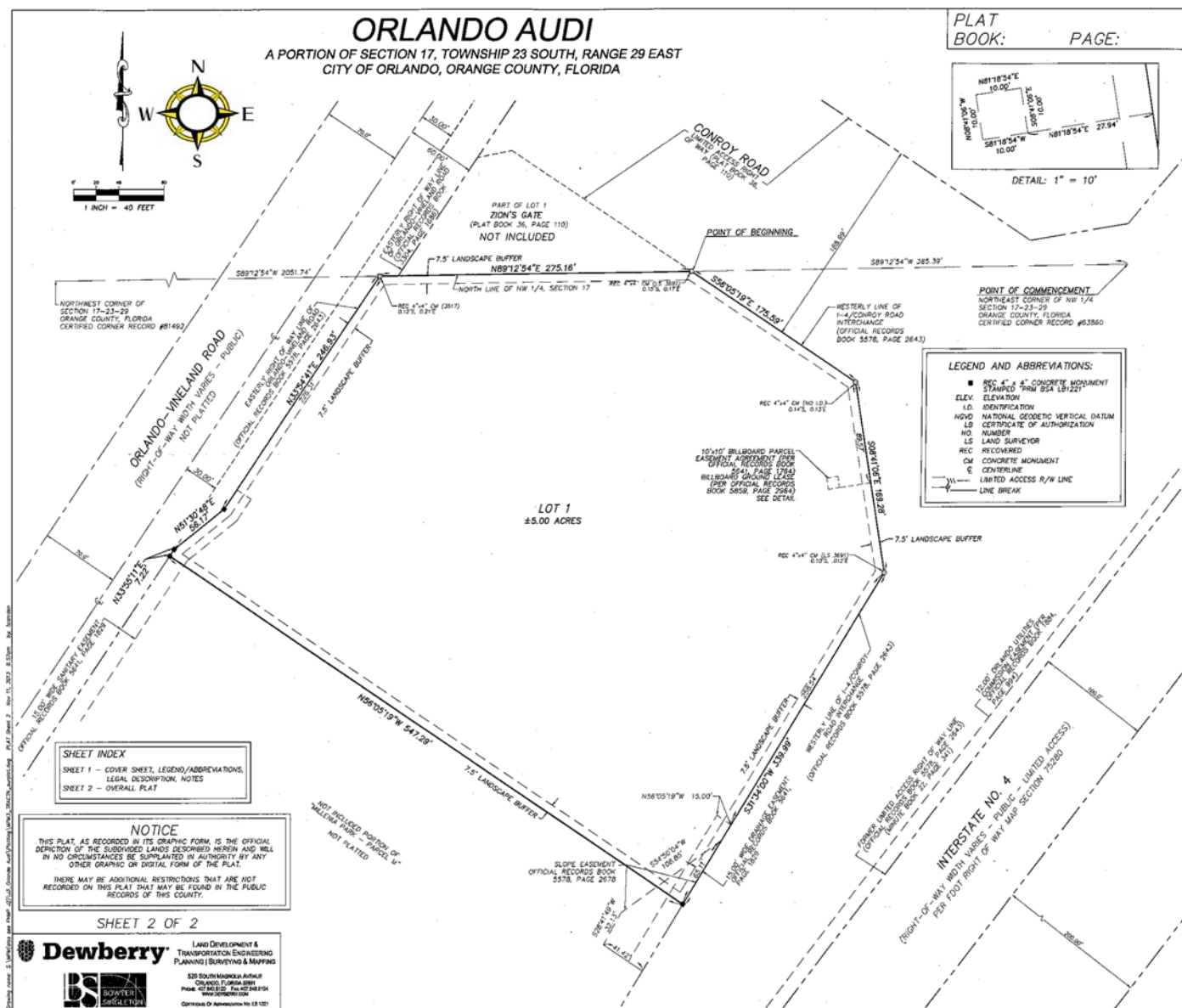


2013 SURVEY



PROPOSED SITE PLAN
(PER MPL2013-00015)

PROPOSED PLAT



CONDITIONS OF APPROVAL

REQUIRED

Engineering/Zoning

1. Plat Face Changes: In addition to the changes required on the plat, the following is a list of additional requirements:
 - a) Changes to the face of the plat (a copy has already been returned to the surveyor).
 - b) Recording Fees (Checks should be made payable Orange County Comptroller).
 - c) The plat must be reviewed by Orange County prior to recording. Begin this process by taking a copy of the executed plat to Sun Trust Bank Center, 200 S. Orange Ave., Orange County Property Appraiser's Office, 17th Floor, Room 1700, Attn: Rocco Campanale. The original completed Statement of Lien from Orange County is required by this office and must be received by this office prior to recording the plat.
2. Cross-Access Easement - A cross access easement is required for the driveway to the south (providing access to a signalized intersection at Vineland Rd.).

Transportation Planning - The owner/applicant shall dedicate a minimum of five (5) feet of City Services Easement for the length of the property along Orlando-Vineland Rd., in addition to the 7.5 feet landscape buffer, to meet LDC Section 61.152 requirements; the additional five (5) feet of City Services Easement shall be shown on the face of the plat (condition matches up with Trans. Plng. Condition #3 from MPL2013-00015 report).

INFORMATIONAL (pertains more to development/permitting of the new use)

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 state regulatory agencies. Any applicable state or federal permits must also be obtained before commencing development.

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).