

TECHNICAL REVIEW COMMITTEE

APRIL 5, 2005

Case Number

SUB2005-00007

Applicant

Valley Crest Companies

Property Location

The property is bound by Old Winter Garden Road to the south, the East-West Expressway (SR 408) to the north, Mission Road to the west and is addressed as 4689 Old Winter Garden Road (±10.36 acres, District 5).

Requested Action

Minor Subdivision approval to plat unplatted property into one lot.

Recommendation

Approval subject to the conditions contained in this report.

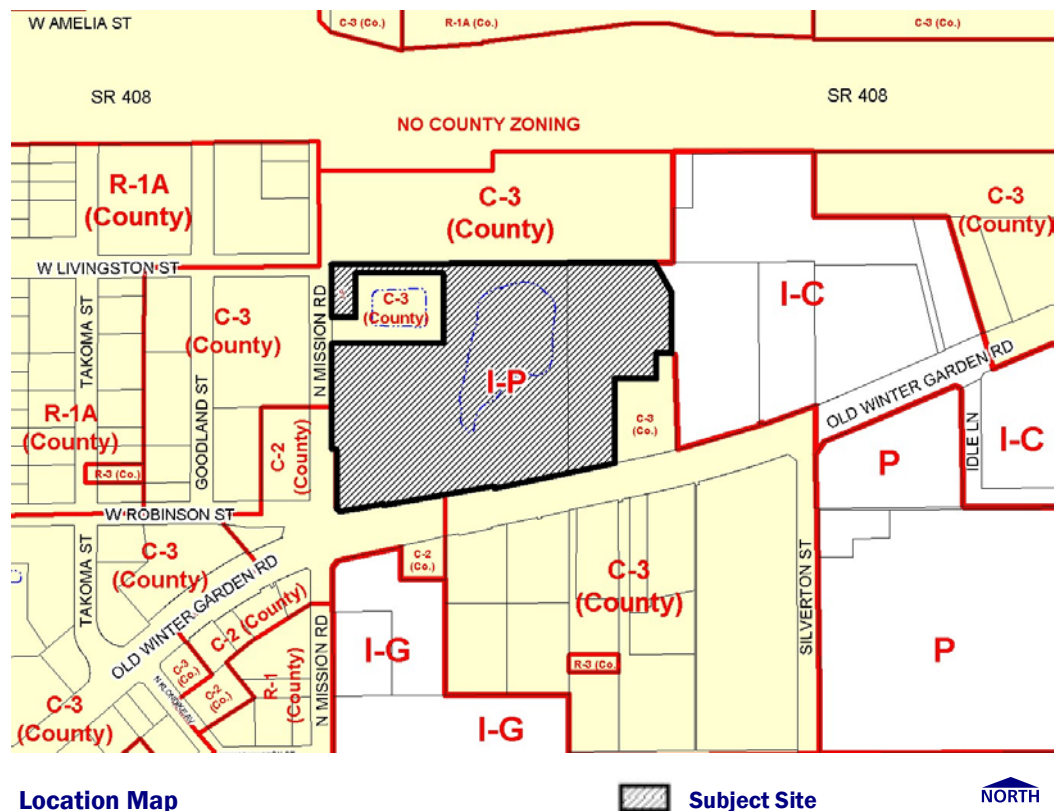
Project Planner

Anita McNamara, AICP



Updated: March 31, 2005

AGENDA ITEM S4 ■ VALLEY CREST



Location Map

SUMMARY

Project Description

The subject property is located at the northeast corner of Old Winter Garden Road and Mission Road.

The property is unplatted and currently developed with a landscaping business. The applicant is requesting Minor Subdivision approval to plat the property into one lot.

Background

- 2003: Western portion of property annexed as part of the North Mission Rd/Old Winter Garden Annexation.
- 2003: GMP Amendment to assign Industrial future land use designation to western portion of property.

- 2003: Zoning Map Amendment to assign I-P zoning to western portion of property.
- 2005: Eastern portion of property annexed with initial zoning of I-P.

Outstanding Issues

There are no outstanding issues at this time.

FINDINGS

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

1. The proposed development is consistent with the purpose and intent of the City's Growth Management Plan.
2. The proposed development is consistent with the purpose and intent of the requirements of the Land Development Code.
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.

CONDITIONS OF APPROVAL

City Planning

1. *Subject to Codes-Subdivision*
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.
2. *Lots—Name and Numbering*
The lots shall be named and numbered in accordance with Section 60.112, Land Development Code.
3. *Zoning District*
The subject property shall be developed in accordance with the Land Development Code requirements for the I-P zoning district.
4. *Outside Storage*
 - A. If Outside Storage is proposed, install adequate screening of the corporation yard and outdoor storage uses from the public right-of-way and adjacent uses (bufferyard C along Mission Road and bufferyard A along Old Winter Garden). This would include a minimum 15-foot landscaped area bufferyard with canopy street trees. Install canopy trees on the property along Old Winter Garden Road frontage, as the existing parkstrip is too small to accommodate canopy street trees.
 - B. The project shall conform to section 58.700 to 58.793, requirements for outdoor storage uses and storage facilities. This section requires a solid wall or wood fence at least 6 (six) feet in height, but in no case lower in height than the material being stored. No barbed wire shall be allowed on top of required walls.
 - C. To ensure compliance with distance requirements from nearby Residential and Mixed-Use Corridor districts, the outside storage may be permitted only on the eastern portion of the site.

Engineering/Zoning

1. *Plat-Minor*
Plat Face Changes - A number of changes may be 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.
 - 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. Carol Walker), 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/Plat*
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."

Transportation Engineering & Transportation Planning

1. *Conditions*
Transportation Planning and Engineering have no objection to the approval of the proposed Plat application provided the proposed site plan and Plat are modified to show the following:
 - A. The project must dedicate adequate right-of-way along Mission Road for the length of the property to accommodate a 70-foot commercial street section. This

CONDITIONS OF APPROVAL

includes dedication from the property in order to provide 35-feet of right of way from the centerline of Mission Road.

B. Construct sidewalk along Mission Road (minimum dimension of 5-feet) for the length of the property. Street section design should assume three 11-foot lanes, a 4-foot bikeway, 2-foot curb and gutter, 7.5-foot parkstrip with canopy street trees and a 5-foot sidewalk.

C. Access gates to the property shall allow for queue space for one vehicle (minimum 25-feet) from the back of sidewalk without interfering with the sidewalk.

D. Install 5' wide concrete on site sidewalk connecting the public sidewalk to the building entrances. Where the sidewalk crosses vehicular driveways, install a pavement treatment (such as colored, stamped concrete or pavers) to demarcate the continuation of the pedestrian zone across the driveway.

E. Parking lot traffic control per MUTCD standards (24" Stop Signs, 12" Stop Bars, Do Not Enter Signs, and Pavement Arrows) at internal driving aisles intersections. Show 36" Stop Signs and 24" Stop Bars at exits from property. Stop Sign and Stop Bar shall be in-line and located 4' behind sidewalks/crosswalks.

PERMIT REVIEW INFORMATION

City Planning

1. *Contact-Anita McNamara*

For questions regarding City Planning, please contact Anita McNamara at 407.246.3292 or Anita.McNamara@cityoforlando.net.

Engineering/Zoning

1. *Contact-Lattimore*

For questions regarding Engineering or Zoning contact Rhonda Lattimore at 407.246-2803 or Rhonda.Lattimore@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.

2. *Sewer—FDEP*

This project requires a Florida Department of Environmental Protection (FDEP) permit for the sanitary sewer system. At the time of FDEP permit submittal to the Office of Permitting Services, the following is required:

1. Permit Application - signed/sealed by the owner. This Office will complete page 2 of 6 when the construction plans are approved.
2. Construction Plans - four sets, signed/sealed by the engineer. The plans are to include the on-site and off-site sewer design together with the City's details. If a lift station is part of the sewer design, the engineer is to submit the shop drawings for the lift station (private or public).

The construction plans are reviewed by the City of Orlando's Waste Water Bureau and returned to the Office of Permitting Services when approved. This Office will contact the engineer to pick up the application and two sets of the approved plans or the transport to FDEP. The remaining sets will be retained by the Office for distribution.

Reminder: PLEASE ALLOW 3-4 WEEKS FOR THIS PROCESS

3. *Soils Report-Submit*

Two copies of the soils report have been received for this site in accordance with Section 65.418 (f) of the City Land Development Code

4. *Storm—Misc.*

The pond needs to be labeled on the face of the plat as a tract and dedicated to the State or County.

5. *Plat-Minor*

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6. *Refuse Containers*

In accordance with City Code Section 28.6 (f) 1-3, the Office of Permitting Services is authorized to make a determination of approval/disapproval of refuse container sites. Approval/disapproval of the use of commercial hand pick-up of refuse from any non-residential entity shall be determined solely by the Refuse Collection Bureau Staff.

7. *Recommendation*

The Office of Permitting Services recommends approval of the proposed Minor Plat, subject to the conditions contained in this report.

Building

1. *Contact—Hite*

For questions regarding Building issues contact Tom Hite at 407.246.2525 or tom.hite@cityoforlando.net. To obtain plan review status, schedule/cancel an inspection and obtain inspection results, please call PROMPT, our Interactive Voice

2. *Applicable Codes*

For questions regarding Building Plan Review issues contact Tom Hite at (407) 246-2525 or thomas.hite@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 or access your case on line by going to our web site at www.permits.net/permits and look for the online button.

All submittals for Building Permits are subject to compliance with current editions of all applicable codes. The applicable codes are as follows:

Florida Building Code (FBC) 2001 Edition (Accessibility Code: All new construction/alterations shall comply with Chapter 11 (FBC).

Florida Plumbing Code 2001 Edition

Florida Mechanical Code 2001 Edition

Florida Gas Code 2001 Edition

PERMIT REVIEW INFORMATION

National Electrical Code 2002 Edition
Florida Fire Prevention Code 2004 Edition
NFPA 1 (2003) with Florida Amendments
NFPA 101 Life Safety Code (2003) with Florida Amendments
NFPA 13 (2002)
NFPA 72 (2002)
City of Orlando Code
City of Orlando Engineering Standards Manual
City of Orlando Land Development Code

3. *FBC - Table 600*

Buildings located within 30 feet of property lines or other buildings require fire resistance ratings of wall and wall openings per Table 600 - Florida Building Code (FBC) 2001 edition.

4. *Miscellaneous*

TRC is a Land Development Code function. The design will be reviewed for City Building Code compliance at the time of permit application.

Fire

1. *Contact—Neil Wu*

For questions regarding Fire issues, please contact Neil Wu at 407.246.3150 or at neil.wu@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.

2. *TRC-Fire Code Review*

TRC is a Land Development Code function. The design will be reviewed for City Fire Code compliance at the time of permit application.

Transportation Engineering

1. *Contact—Adam Walosik*

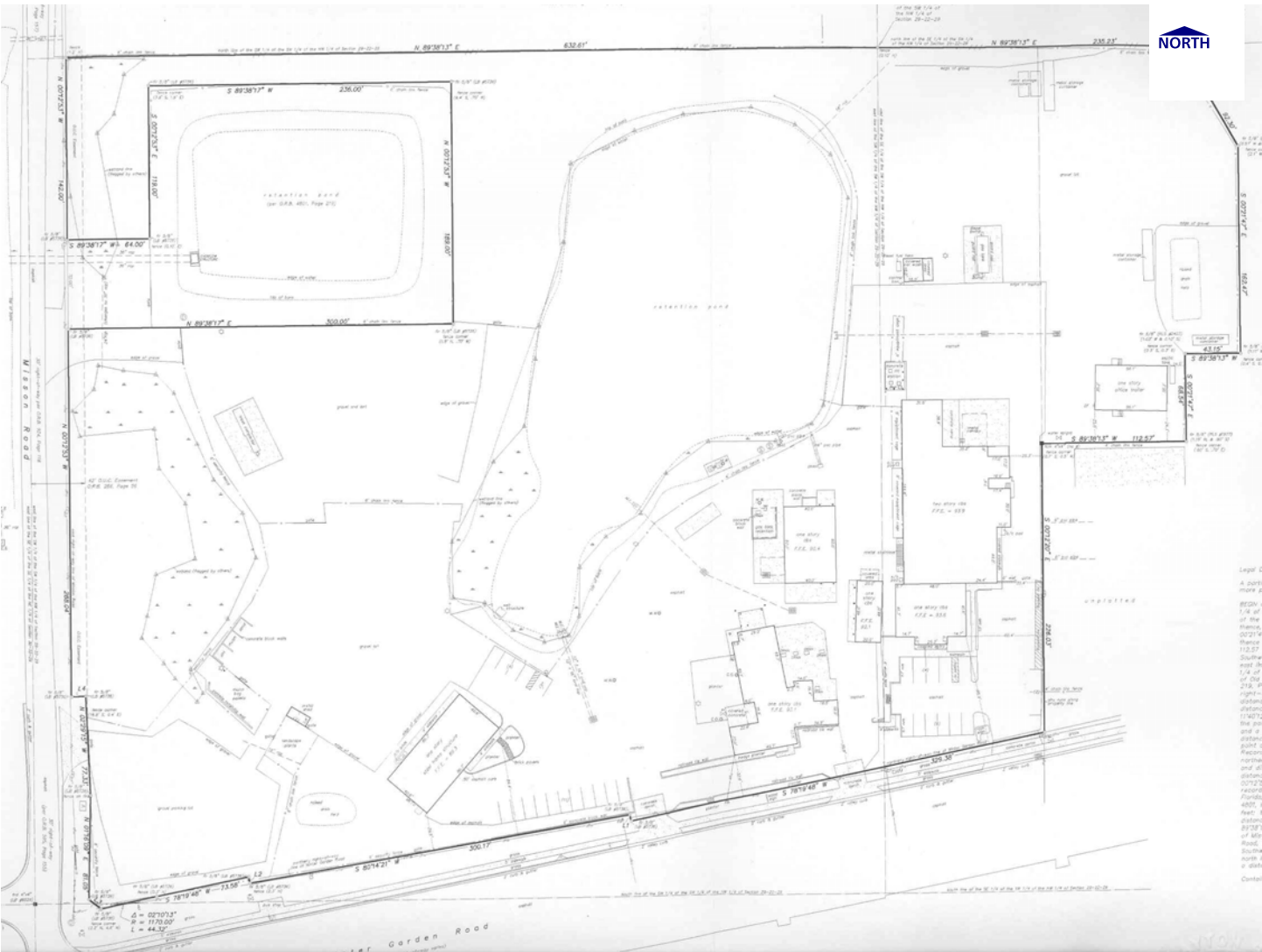
For questions regarding Transportation Engineering contact Adam Walosik at 407.246.3322 or adam.walosik@cityoforlando.net.

Transportation Planning

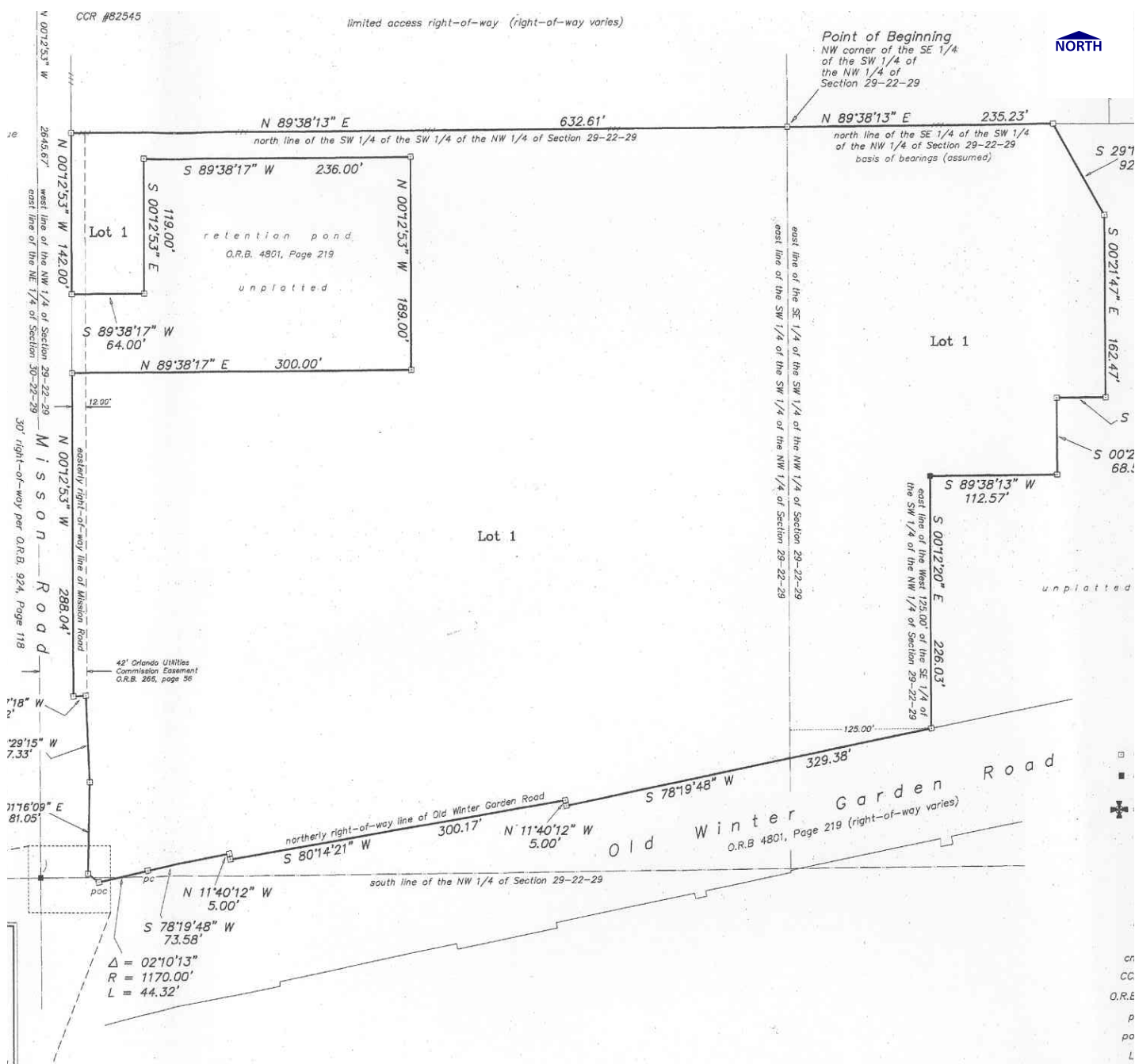
1. *Contact—Jason Burton*

For questions regarding Transportation Planning review, please contact Jason Burton at 407.246.3389 or jason.burton@cityoforlando.net.

SURVEY



PROPOSED SUBDIVISION PLAT



PROPOSED SITE PLAN



PROJECT CONTEXT

Overview

The subject property is located at the northeast corner of Mission Road and Old Winter Garden Road, south of the East West Expressway (SR 408). The property consists of ±10.36 acres and is developed with a landscaping business. The western portion of the property was annexed in 2003, while the eastern portion was annexed in 2005. The property is zoned I-P.

The applicant is requesting minor subdivision plat approval to plat the property into one lot. The proposed lot meets the minimum width, depth and area requirements for development in the I-P zoning district.

Existing Development

The subject property is currently developed as a landscaping business.

Minor Subdivision Plat

The minor subdivision review process is intended for subdivisions that are not eligible for a waiver of the platting requirements and do not require construction of streets or public improvements.

Minor Subdivision Plat Review shall apply to any subdivision or re-subdivision of land where all of the following standards are met:

- A. No additional public improvements are required by this Code, except utility laterals, sidewalks, acceleration/deceleration lanes, and/or fire hydrants;
- B. The street layout will not be affected except for dedication of additional right-of-way, where required;
- C. All building sites front on an existing public or private street; and
- D. All lots are serviceable by existing water and sewer lines.

The proposed subdivision is consistent with the above criteria.

Land Use/Compatibility

The existing use on the property is wholesale distribution. This use is consistent with uses allowed under the Industrial future land use and I-P zoning designations. Most of the surrounding properties are still in unincorporated Orange County. The County future land use designation on surrounding properties is C or Commercial, with C-2 & C-3 zoning designations. The major difference among the permitted uses in these districts from the City's I-P designation is that the County's C-2 & C-3 allow retail uses.

Right-of-Way Dedication

As mentioned, the subject property has frontage on Mission Road. Per Chapter 61, Figure 3, the required R-O-W width for local non-residential streets is 35' from street centerline. Currently, the right-of-way varies, but appears to be approximately 30 feet wide where it abuts the subject property. Therefore, the property owner is required to dedicate the necessary right-of-way to be consistent with the minimum right-of-way of this section.

Summary

Staff recommends approval of the proposed minor subdivision plat subject to the conditions contained in this report.