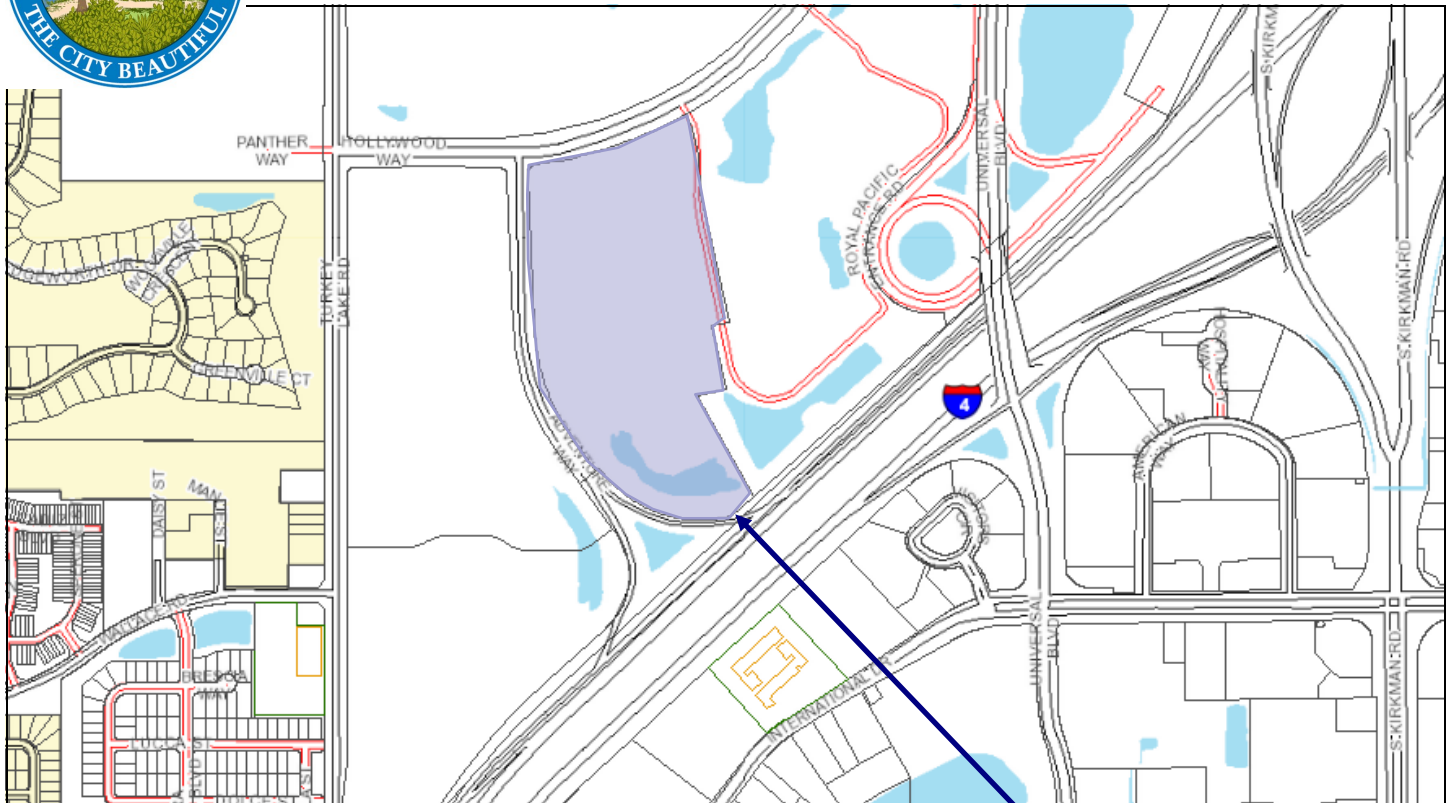




# UNIVERSAL REPLAT



## Location Map



## SUMMARY

### Owner

Universal City Development Partners, LTD.  
John McReynolds

### Applicant

John McReynolds  
Universal City Development Partners, LTD.

### Project Planner

TeNeika Neasman

**Updated:** October 30, 2014

**Property Location:** 6274 Hollywood Way is south of Universal Studios, north of I-4, south of Hollywood Wy., west of Universal Blvd., and east of Adventure Wy. (±34.54 acres, District 6)

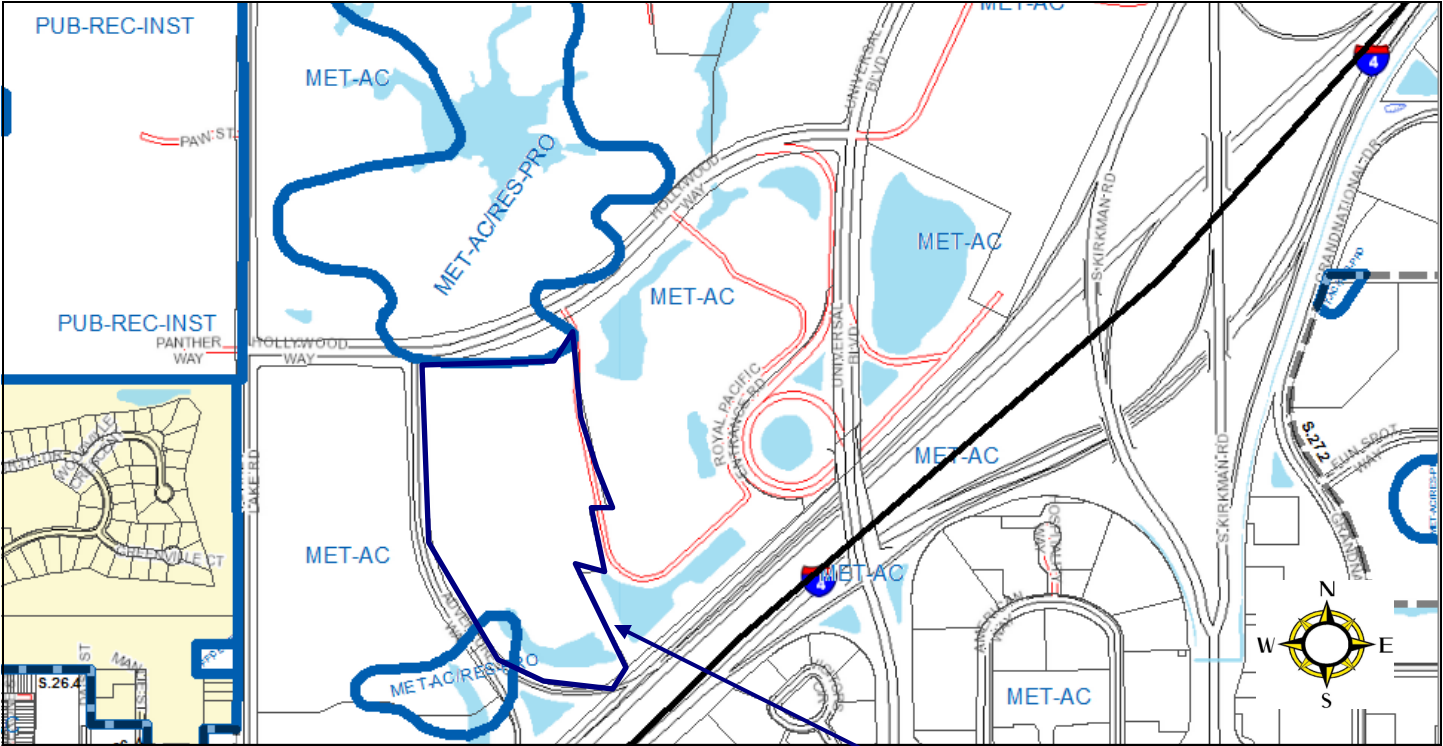
### Applicant's Request:

Applicant is requesting a replat of vacant commercial land (Lot 2A) into two lots and a tract for development.

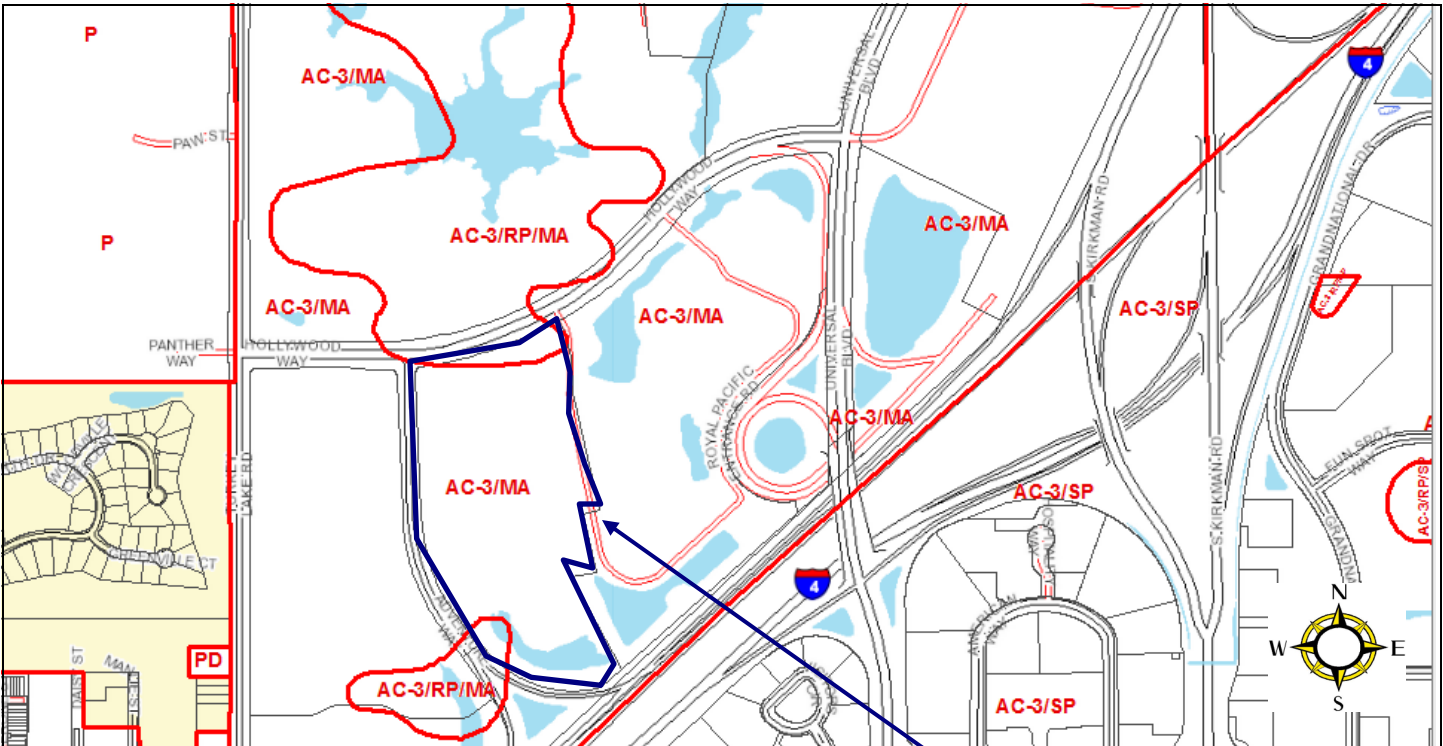
### Staff's Recommendation:

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

# FUTURE LAND USE MAP



# ZONING MAP



# PROJECT ANALYSIS

## Project Description

The subject site is located south of Universal Studios Islands of Adventure and Hollywood Way. The site consists of a 34.54 acres commercial lot. The site is zoned AC-3/MA (Metropolitan Activity Center in the Major Attraction Overlay district) with a consistent future land use designation of MET-AC (Metropolitan Activity Center).

The applicant is requesting approval of a minor re-plat of the property. The proposed replatted lots are code compliant. See Table 2–AC-3/MA (Metropolitan Activity Center in the Major Attraction Overlay district) lot standards for more information.

<b>Table 1 - Project Context (AC-3/MA zoning)</b>			
	<b>Future Land Use</b>	<b>Zoning</b>	<b>Surrounding Use</b>
North	(Across Hollywood Way) Metropolitan Activity Center in the Resource Protection Overlay (MET-AC/RES-PRO)	(Across Hollywood Way) Metropolitan Activity Center in the Resource Protection and Major Attraction Overlay districts (AC-3/RP/MA)	Major Attraction
East	Metropolitan Activity Center (MET-AC)	Metropolitan Activity Center in the Major Attraction Overlay district (AC-3/MA)	Resort and Hotel
South	(Across Interstate 4) Metropolitan Activity Center (MET-AC)	(Across Interstate 4) Metropolitan Activity Center in the Special Plan Area Overlay district (AC-3/SP)	Commercial, Hotel, Retail
West	Metropolitan Activity Center/ Metropolitan Activity Center in the Resource Protection Overlay district (MET-AC/ Met-AC/RES-PRO)	Metropolitan Activity Center in the Major Attraction Overlay district/ Metropolitan Activity Center in the Resource Protection and Major Attraction Overlay districts (AC-3/MA/ AC-3/RP/MA)	Vacant Commercial

## Previous Actions:

**2000:** Property platted as part of the Universal City Florida Subdivision

**2000:** Property acquired by current owners

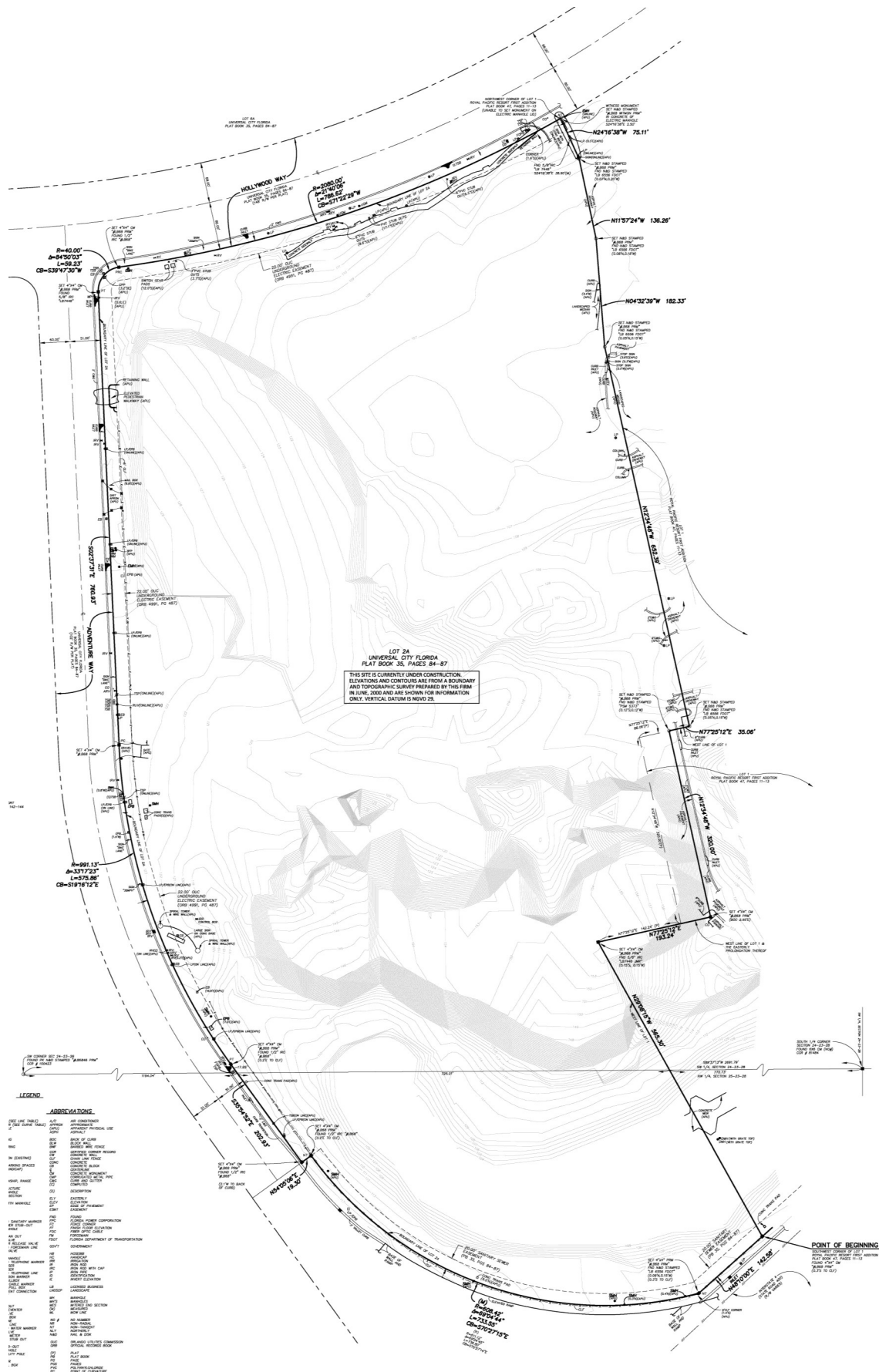
**2007:** Universal City Master Plan (MPL2007-00010) Amendment

<b>Table 2– AC-3/MA zoning</b> Metropolitan Activity Center in the Major Attraction Overlay district			
	<b>Code Requirement</b>	<b>Proposed Lot D1</b>	<b>Proposed Lot D2</b>
<b>Minimum lot depth</b>	N/A	993.05 ft.	565.30 ft.
<b>Minimum lot width</b>	N/A	786.62 ft.	593.38 ft.
<b>Minimum lot area</b>	N/A	± sq. ft.	± sq. ft.

## Minor Subdivision Plat

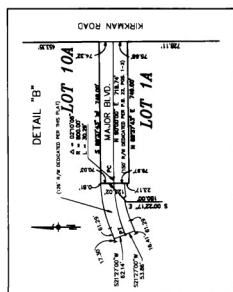
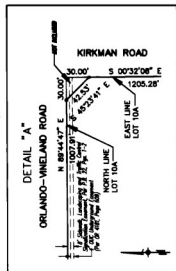
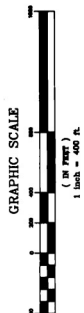
Minor Subdivision Plat Review is intended for subdivisions that do not require construction of streets or public improvements. In so doing, the review ensures that development in the City of Orlando takes place in an orderly and efficient manner. In this case, the property is re-platted into 2 commercial lots. All lots will meet the required width and area for the zoning district, per Section 58 Zoning Tables of the Land Development Code. The subject site is currently a vacant commercial lot.

# BOUNDARY SURVEY



# UNIVERSAL CITY FLORIDA SUBDIVISION

PLAT 35 PAGE 85 BOOK



CURVE TABLE



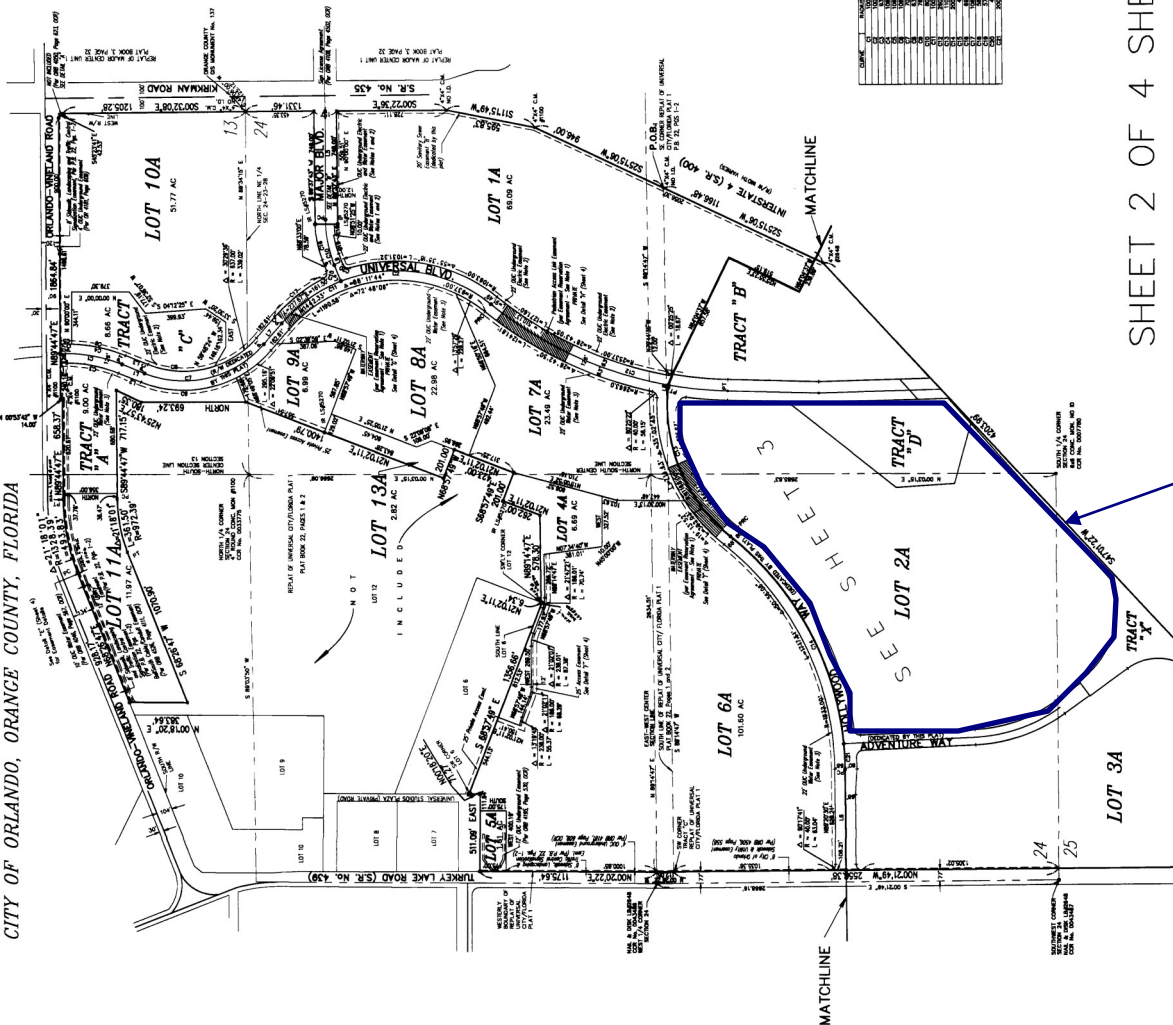
6418 Lakeville Road  
Orlando, Florida 32818  
Alabama (407) 886-8863

SHEET 2 OF 4 SHEETS

Subject  
Property

*Universal City Florida*

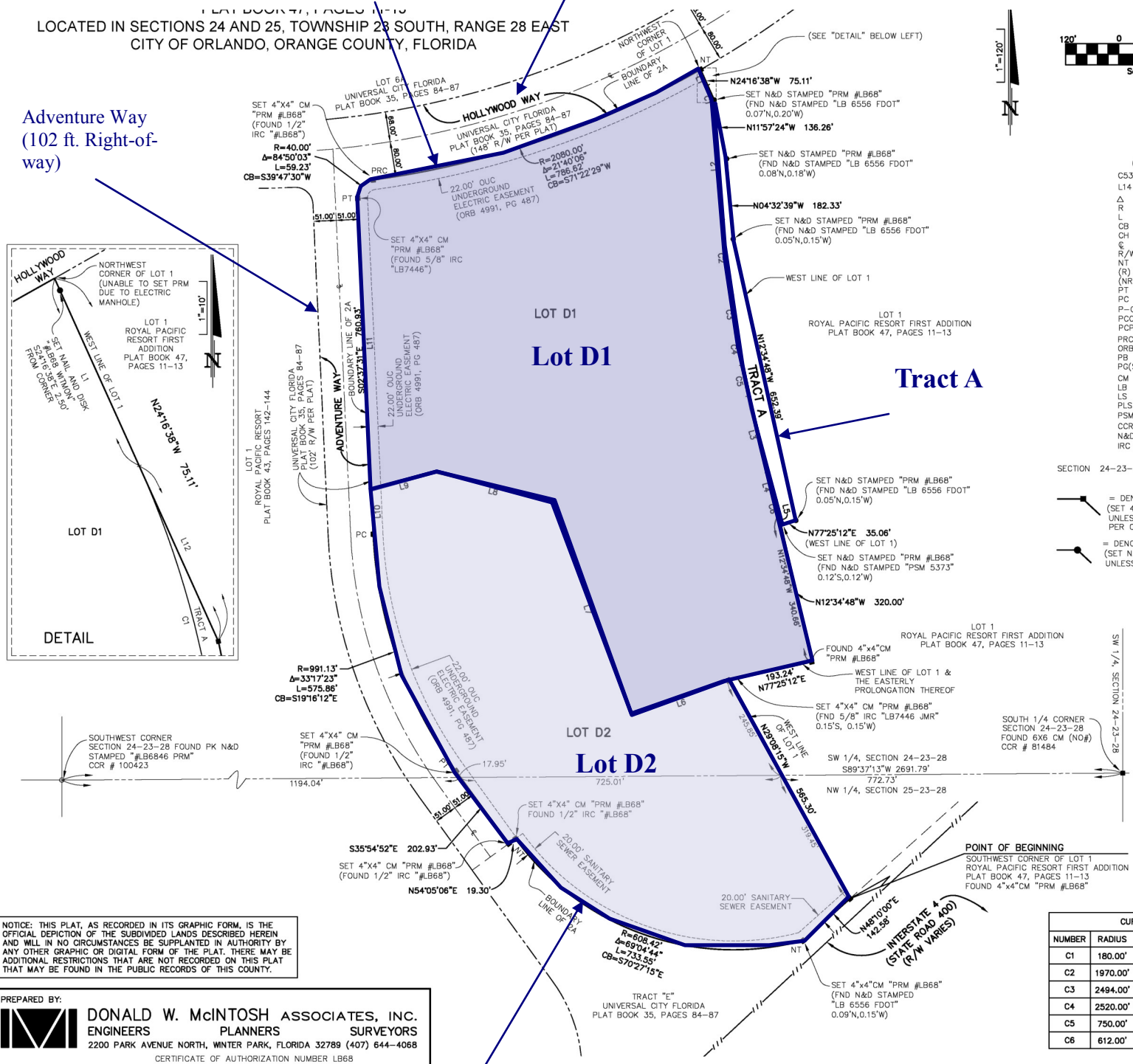
A REPLAT OF A PORTION OF THE REPLAT OF UNIVERSAL CITY/FLORIDA PLAT 1  
AND FLORIDA CENTER UNIT 9 AND A PORTION OF SECTIONS  
13, 24, 25 & 26, TOWNSHIP 23 SOUTH, RANGE 28 EAST  
CITY OF ORLANDO, ORANGE COUNTY, FLORIDA





Hollywood Way  
(148 ft. Right-of-  
way)

Adventure Way  
(102 ft. Right-of-  
way)



20 ft. Sanitary  
Sewer Easement

CUR	
NUMBER	RADIUS
C1	180.00'
C2	1970.00'
C3	2494.00'
C4	2520.00'
C5	750.00'
C6	612.00'

# REQUIRED-CONDITIONS OF APPROVAL

## Land Development Use

1. **FAR.** Floor Area Ratio shall comply with the AC-3/MA zoning district requirement.
2. **ISR.** Impervious Surface Ratio shall comply with the AC-3/MA zoning district requirement.
3. **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.

## Engineering

1. **Waste Water.** Sanitary sewer system upgrades may be required to serve the wastewater needs of the project. City records depict existing easements across the property. The survey and construction plans shall depict all easements and their purpose.
2. **Pre-Application.** A pre-application meeting with the Wastewater Division is recommended prior to submitting construction plans for building permit review.

## Transportation Planning

1. **Sidewalk.** Public sidewalk is required adjacent to the road right-of-way (R-O-W) / property line for the length of the property along all public streets. The sidewalk may be meandered as necessary to provide adequate green space for street trees and a grass parkway in addition to the sidewalk.
2. **City Services Easement.** A City Services Easement shall be provided as necessary adjacent to the public road R-O-W to accommodate any portion of the public sidewalk that is not within the public R-O-W. This City Services Easement may be dedicated under separate recorded instrument with the with the recordation information shown on the face of the plat. Alternatively the Owner/Applicant may dedicate the required City Services Easement on this plat.
3. **Engineering Standards Manual.** The submitted construction plans shall include a site plan (to engineering scale) and show the following: property lines, legal description, curbs, street pavement edges, public sidewalks, loading/unloading areas, parking spaces, solid waste location, 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.

## Permitting

1. **Impact.** 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.
2. **Street Tree Fund.** The Orlando City Council approved a Resolution at the January 27, 1997 City Council Meeting. Section 61.226 of the City's Land Development Code provides for a Street Tree Trust Fund. The developer is required to contribute funds to the Trust Fund prior to issuance of the building permit. The City is responsible for installation of the trees. The cost is \$350 for each 12'-14' height of canopy tree. The developer may install the street trees in lieu of contribution to the Trust Fund in accordance with Section 61.226.
3. **Ownership.** Provide a note on the plat as the ownership, use and maintained of Tract A. Should be noted as a private joint access road.
4. **Sanitary Gravity Line.** Upgrades to the sanitary gravity line along Adventure Way may be required as part of this development.
5. **Easement.** Easement recorded in ORB 2227 Pg 60 shall be shown on the face of the plat.
6. The Office of Permitting Services recommends approval of the proposed minor plat, subject to the conditions contained in this report.
7. **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.
8. **On-Site Inspection.** At the time of development, the owner/developer is required to pay an on-site inspection fee that is a percentage of the cost of the on-site improvements, excluding the building, in accordance with City Land Development Code Section 65.604.
9. **Storm Water.** The owner/developer is required to design and construct an on-site storm water system in accordance with the approved Master Drainage Plan. Approval from South Florida Water Management District is required. The system is to be privately owned and maintained.
10. **Environmental Protection Agency.** Construction activities including clearing, grading and excavating activities shall obtain an Environmental Protection Agency (EPA) National Pollution Discharge Elimination System (NPDES) permit, except: Opera-

## REQUIRED-CONDITIONS OF APPROVAL

tions that result in the disturbance of one acre total land area which are not part of a larger common plan of development or sale.

11. **Final 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."
12. **Concurrency Management.** Please be advised that the development of this project/property is subject to the terms and provisions of Concurrency Management Chapter 59 of the City Code and the Committed Trip Allocation Policy.
13. **Engineering Standards Manual.** The City Council Adopted the Engineering Standards Manual (ESM), Fourth Edition, on March 9, 2009. All plans must conform to the ESM and all construction must be accomplished in accordance to the ESM.
14. **Sidewalk.** As per Section 61.225 of the Land Development Code, a 5 foot wide concrete sidewalk is required along all dedicated rights-of-way. Any existing sidewalk damaged or broken is to be repaired.

### Survey

1. The plat you have submitted for the first time called Universal City Florida 2A Replat has not passed the review process for the following reasons:
2. **Sheet 1.** (Survey) Show the asphalt Royal Pacific entrance road on Hollywood Way along the east side. FAC 5J-17.052 (e)1.
3. **Sheet 1.** (Plat) The plat must be signed and sealed by the professional surveyor and mapper. FS 177.061
4. **Sheet 1 & 2.** (Plat) Please label Tract A as being Private in notes and sheet 2 of 2 @ access road.
5. Field Review has not been completed at this time. Email Dean Hill and copy me to schedule future field checks. Dean can be reached at dean.hill@cityoforlando.net. FS 177.091(7)
6. **Lien Settlement.** Orange County Property Appraiser has not completed their review at this time. Reminder: A copy of the Statement of Lien Settlement must be provided to the Office of
7. **Resubmission.** Survey will need the following documents for the next review in addition to copies required by other departments:
  - a. 3 copies of the plat
  - b. 3 copies of survey
  - c. 2 copies of the title opinion
  - d. 2 copies of the closure report
  - e. Email, CD, or flash drive containing PDF files of all documents.

## INFORMATIONAL-CONDITIONS OF APPROVAL

### Orlando Police Department

1. The Orlando Police Department has no objections to the replat request for Universal located at 6274 Hollywood Wy. A CPTED plan review will be completed when detailed plans are submitted to the City for review.
2. We encourage developers and property owners to incorporate CPTED strategies in their projects. A brochure entitled Crime Prevention Through Environmental Design, Your Guide to Creating a Safe Environment, which includes crime prevention techniques for various land uses, is available by email.

### Growth Management

1. The Comprehensive Planning Studio has no objections to the proposed subdivision application.



## FINDINGS

Subject to the conditions contained herein, the proposal will be consistent with the requirements for approval of Universal City 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 Universal City minor subdivision request subject to the conditions in this staff report.

## 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.

## CONTACT INFORMATION

### **Land Development**

For questions regarding Land Development review, please contact TeNeika Neasman at (407) 246-4257 or [teneika.neasman@cityoforlando.net](mailto:teneika.neasman@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](mailto:nancy.jurus-ottini@cityoforlando.net)

### **Engineering/Zoning**

For questions regarding Engineering or Zoning contact Shirley Green at 407.246.2134 or [Shirley.Green@cityoforlando.net](mailto:Shirley.Green@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.

### **Growth Management**

For questions regarding Growth Management plan review, please contact Michelle Beamon at 407.246.3145 or [michelle.beamon@cityoforlando.net](mailto:michelle.beamon@cityoforlando.net).

### **Orlando Police Department**

For questions regarding Orlando Police Department plan reviews or to obtain a copy of the brochure, contact Audra Nordaby at 407.246.2454 or [Audra.Nordaby@cityoforlando.net](mailto:Audra.Nordaby@cityoforlando.net).