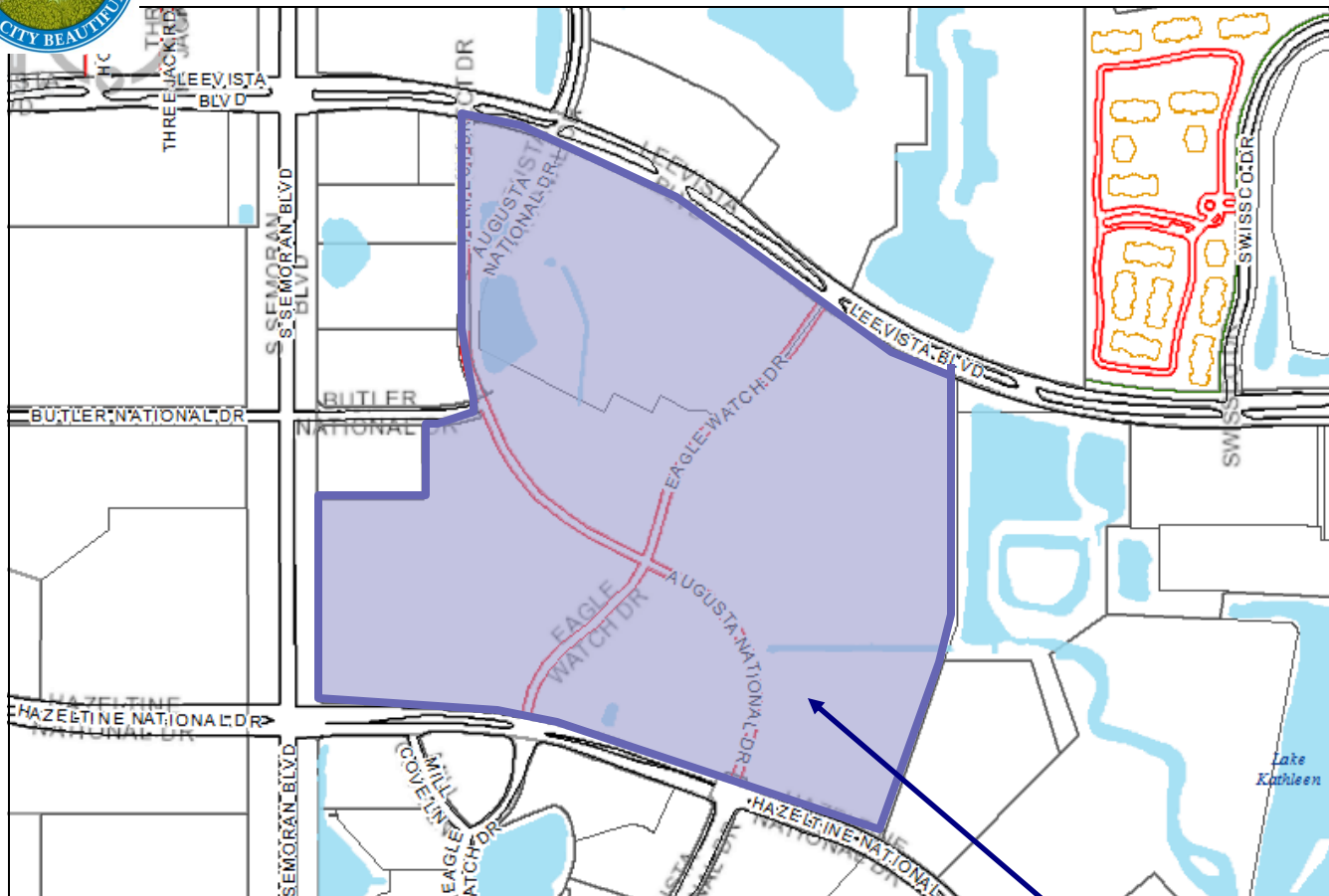




DDR AT LEE VISTA PLAT



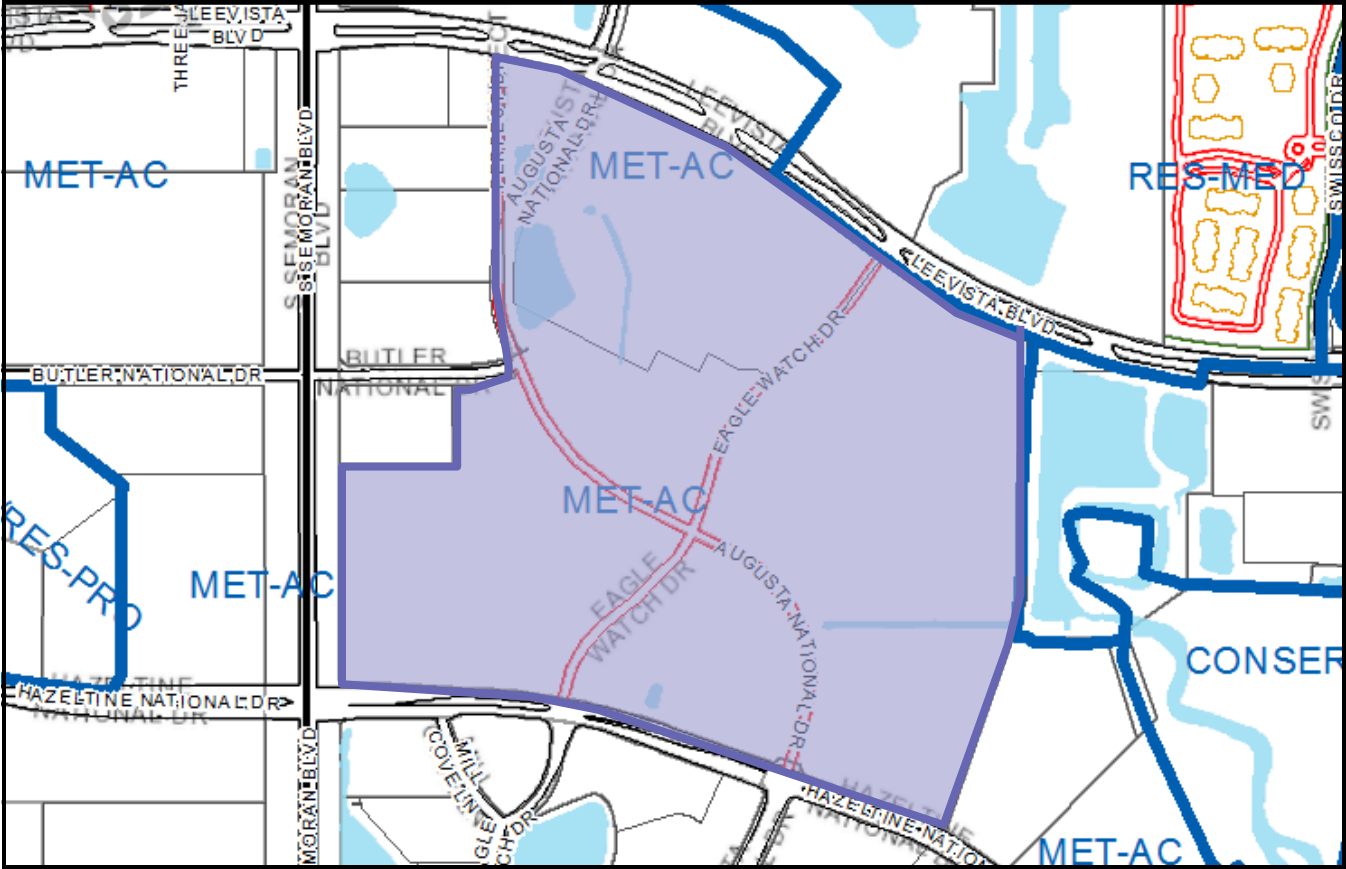
Location Map

 Subject Site

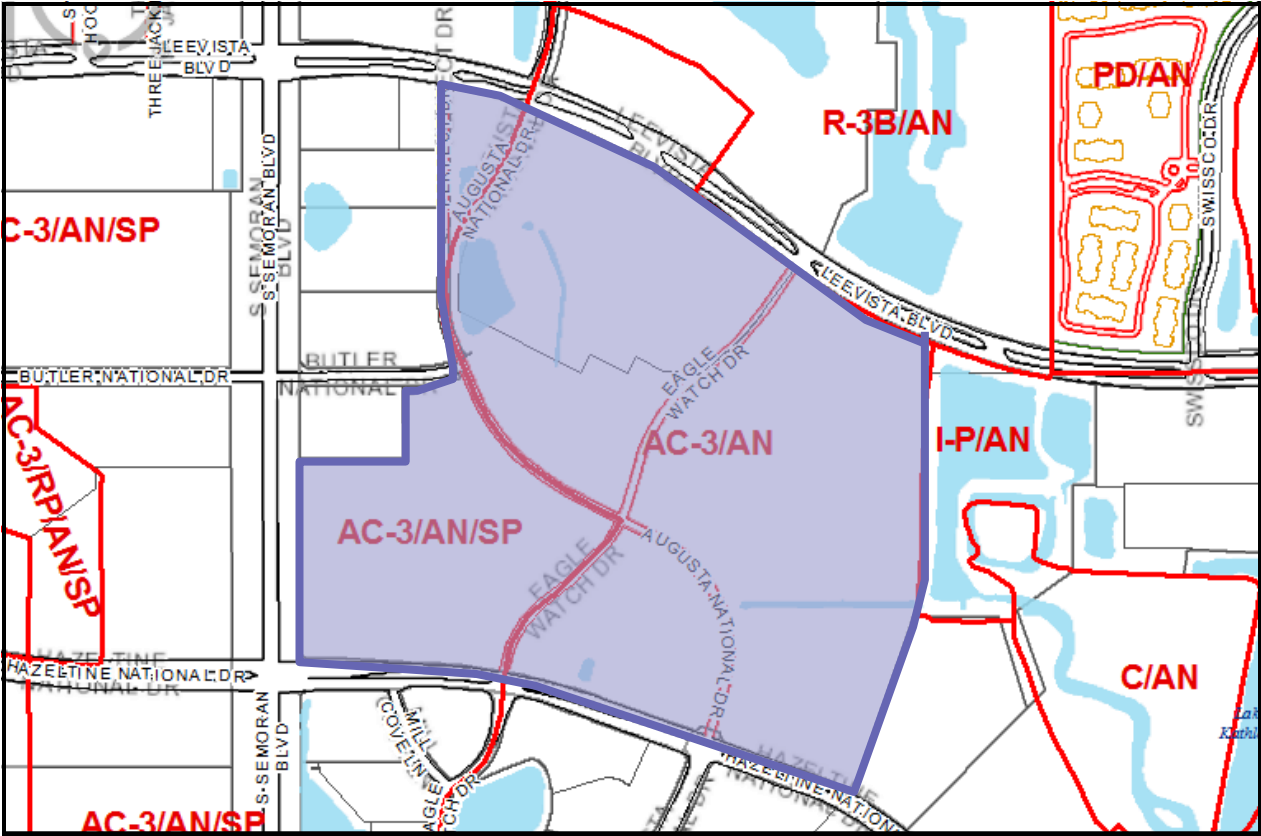
SUMMARY

<p>Owner Chris Erb, Senior VP DDR Corp.</p> <p>Applicant Greg Monnig, PE Woolpert, Inc.</p> <p>Project Planner Michaëlle Petion</p> <p>Updated: November 3, 2014</p>	<p>Property Location: 5901 Hazeltine National Dr. (south of Lee Vista Blvd., west of TPC Dr., north of Hazeltine National Dr. and east of S. Semoran Blvd.; Parcel ID #22-23-30-5066-02-001, 27-23-30-5081-02-000, 27-23-30-5081-01-000) (±74.3 acres, District 2)</p> <p>Applicant's Request: The applicant proposes to plat a two-lot commercial development and private right-of-way easements for the recently approved DDR Master Plan.</p>	<p>Staff's Recommendation: Approval of the request, subject to the conditions in this report.</p>
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FUTURE LAND USE MAP



ZONING MAP



PROJECT ANALYSIS

Project Description

The ±74.3 acre subject site is located south of LeeVista Blvd., west of TPC Dr., north of Hazeltine National Dr. and east of S. Semoran Blvd. and consists of vacant land. The site has a Future Land Use designation of Metropolitan Activity Center and a Zoning designation of AC-3/AN with a small portion of the site within the Semoran Gateway Special Plan (SP) overlay.

The applicant is requesting Major Subdivision approval to replat the previously two-lot subdivision into a slightly modified configuration. Proposed lot 1 includes vertical and horizontal easements that divide the parcel into 4 quadrants. The easements are for vehicular and pedestrian ingress and egress and specifically contain the private right-of-ways Augusta National Drive and Eagle Watch Drive. Proposed lot 2 is located east of lot 1.

Previous Actions:

- 1981— Property annexed into the City of Orlando
- 1984— City of Orlando adopted the LeeVista Center DRI Development Order
- 2007— City Council approved a Master Plan for ±734,000 sq. ft. of retail shopping center (MPL2007-00008)
- 2007— Property platted as Lot 2 of the LeeVista Center 436 East Phase 1 subdivision
- 2008— City Council approved a Master Plan for ±682,500 sq. ft. of retail and a new 150 room hotel (MPL2008-00001)
- 2011— City Council approved a Master Plan for ±295,372 sq. ft. retail shopping center (MPL2011-00006)
- 2/2014— City Council adopted the Semoran Gateway Special Plan (Doc. # 1402101204)
- 8/2014— MPB recommended approval of a Master Plan request to allow a 259,461 sq. ft. retail center, to include eating and drinking, retail and indoor recreation uses (MPL2014-00018)

Major Subdivision Plat

According to section 65.425 of the Land Development code, *“The purpose of the Major plat review process is to ensure compliance with the City's Land Development Code and the City's Comprehensive Growth Management Plan. This process also provides for a complete review of technical data and preliminary construction and engineering drawings for proposed subdivisions that are not eligible for a waiver of the platting requirements and that require construction of streets or public improvements. The review includes evaluation of potential impacts on both the site and surrounding areas, and resolution of planning, engineering, and other technical issues so that development may proceed.”* This replat will provide consistency between the recently approved development plans and the subdivision.

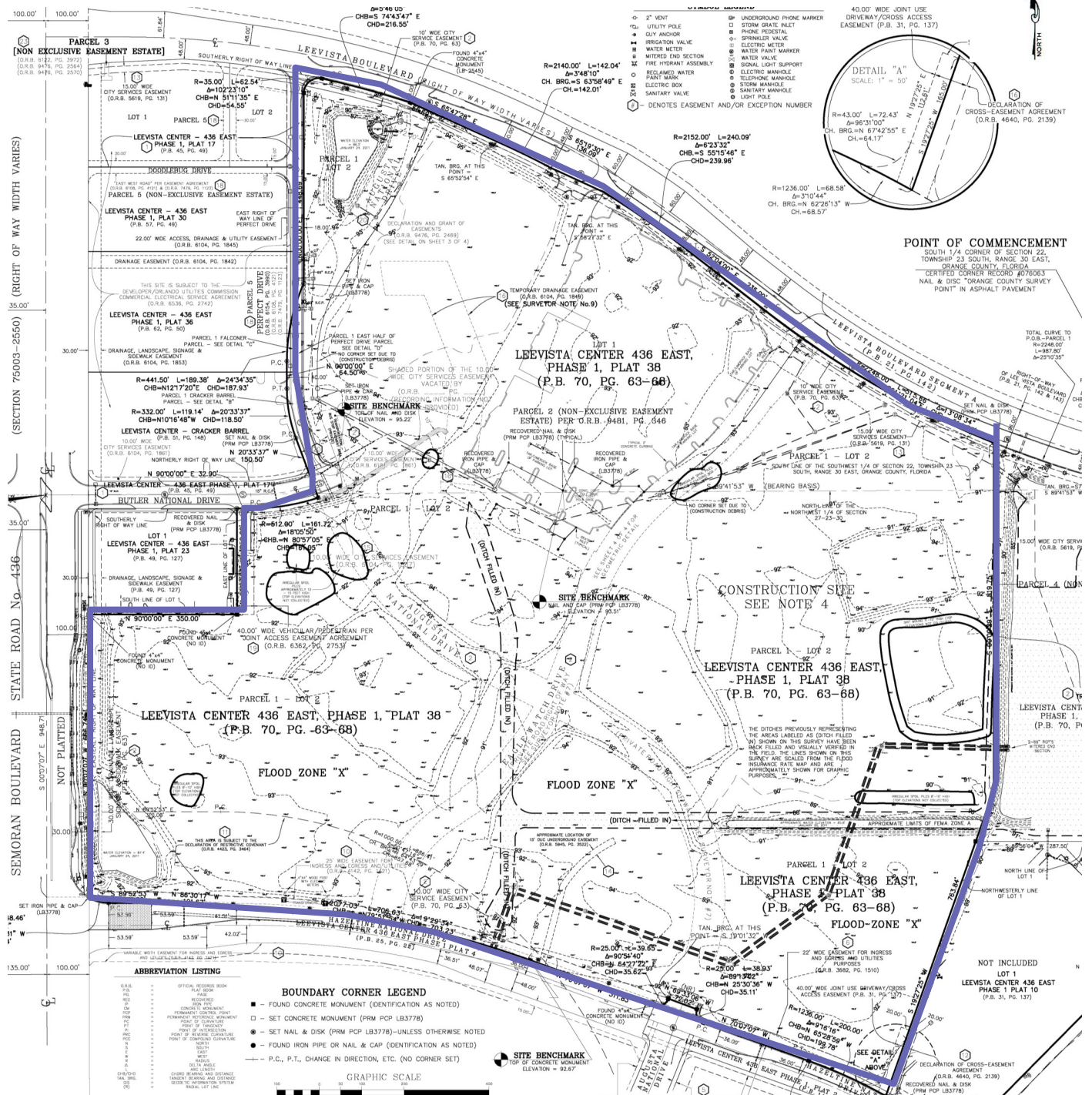
FINDINGS

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):

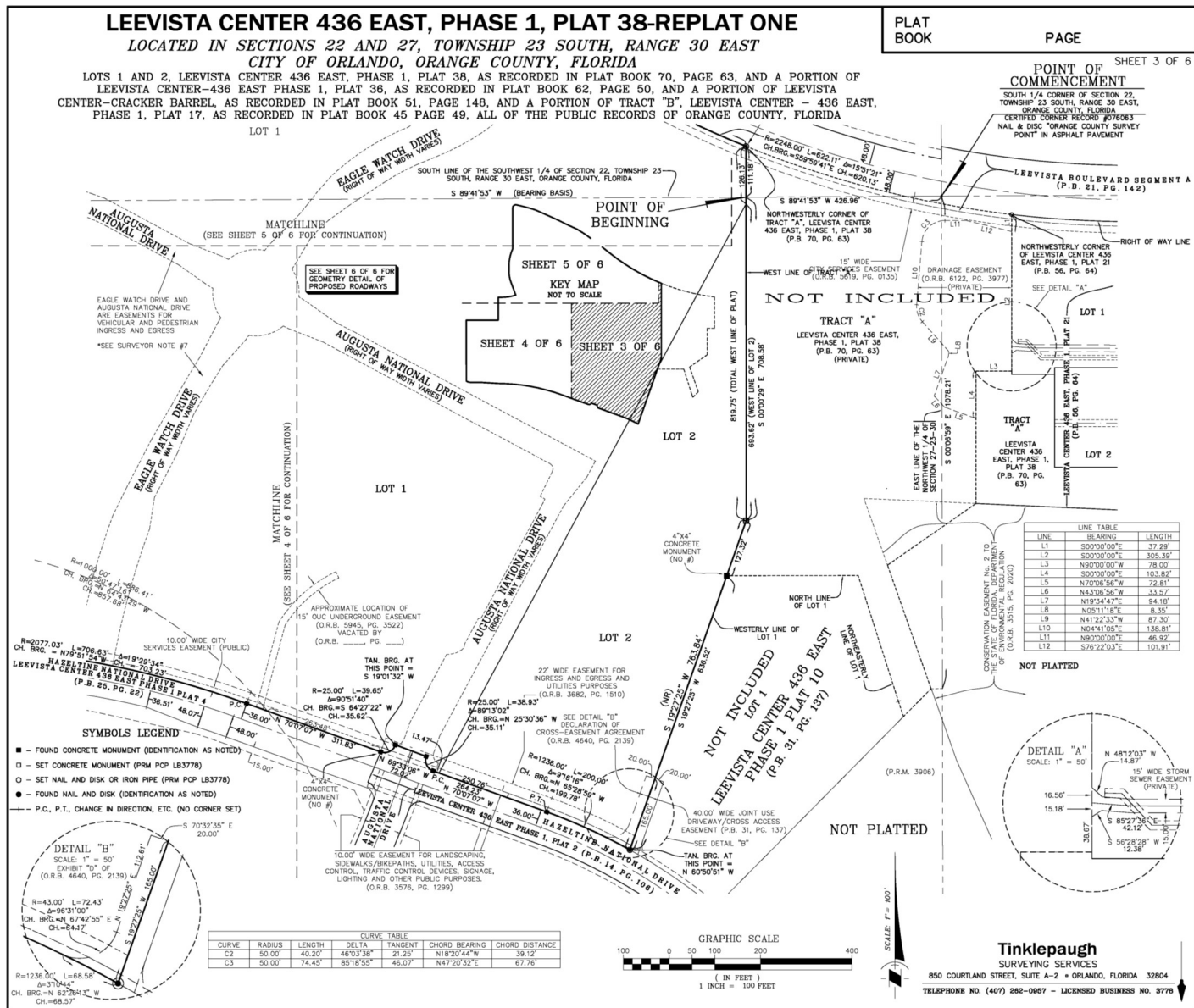
1. The proposed use is consistent with the purpose and intent of the City's Growth Management Plan.
2. The proposed use is consistent with the purpose and intent of the requirements of the LDC.
3. The subdivision will not result in incompatible land uses.
4. The proposed development will be constructed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

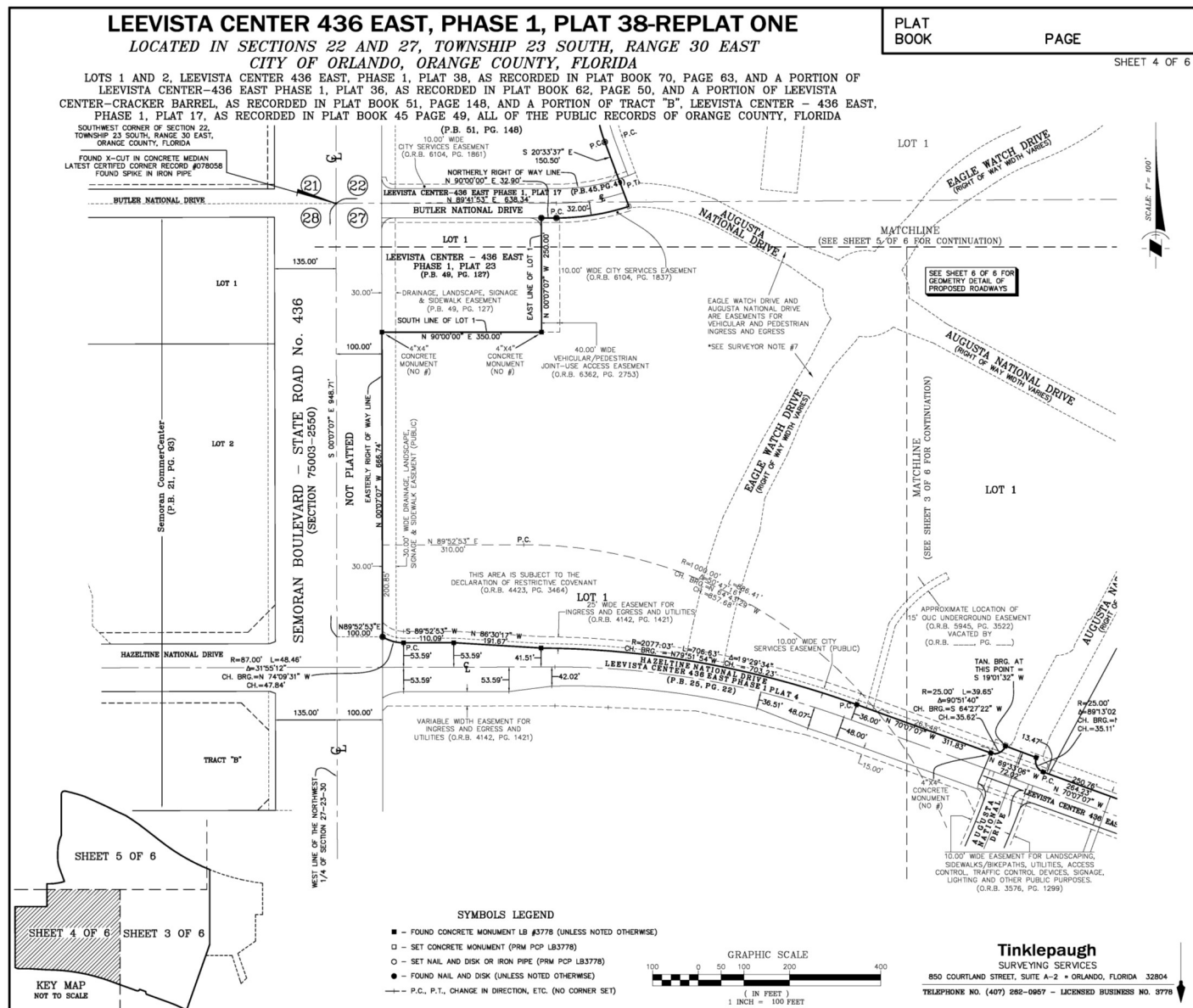
BOUNDARY SURVEY



PROPOSED PLAT

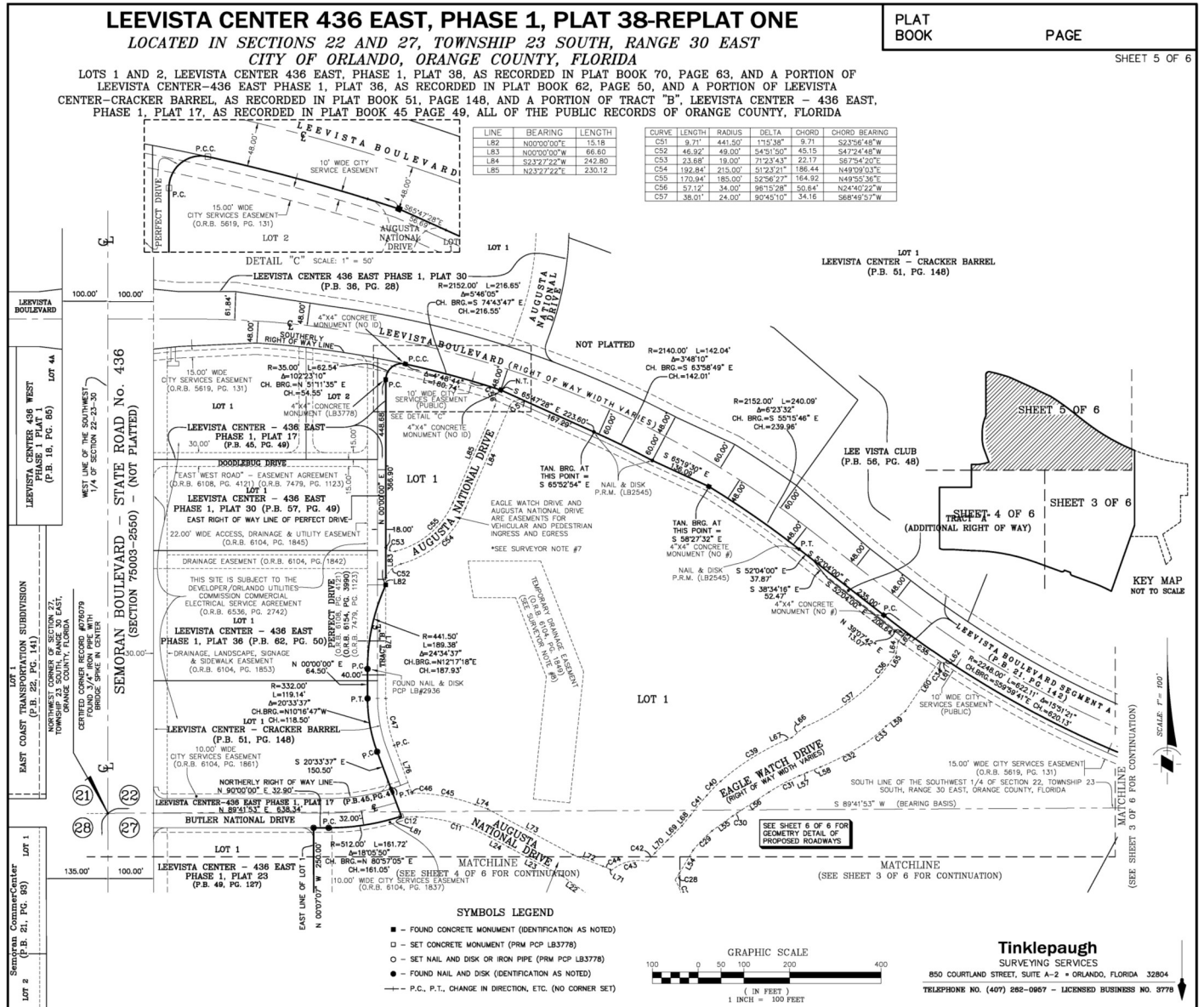


PROPOSED PLAT

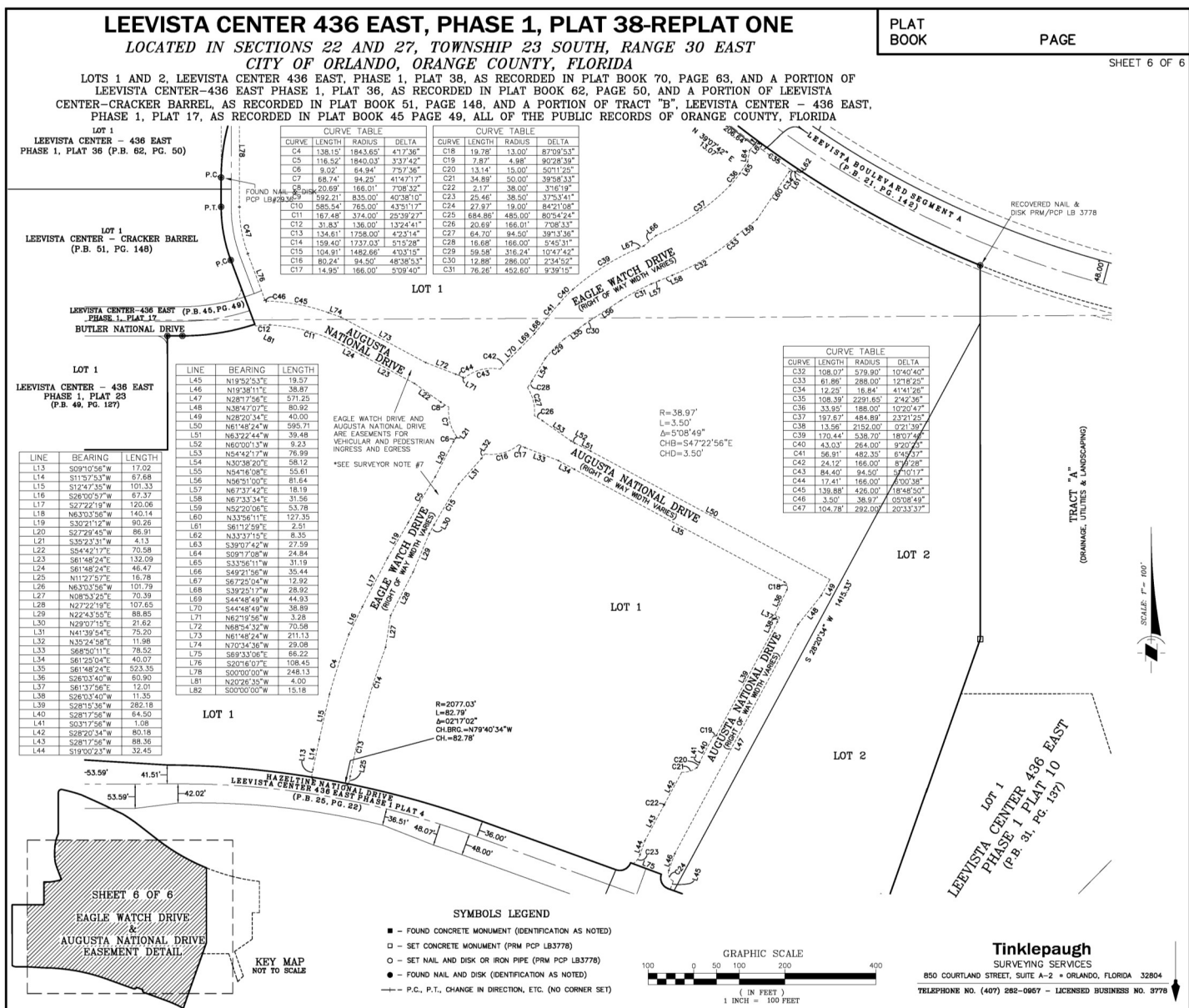


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PROPOSED PLAT

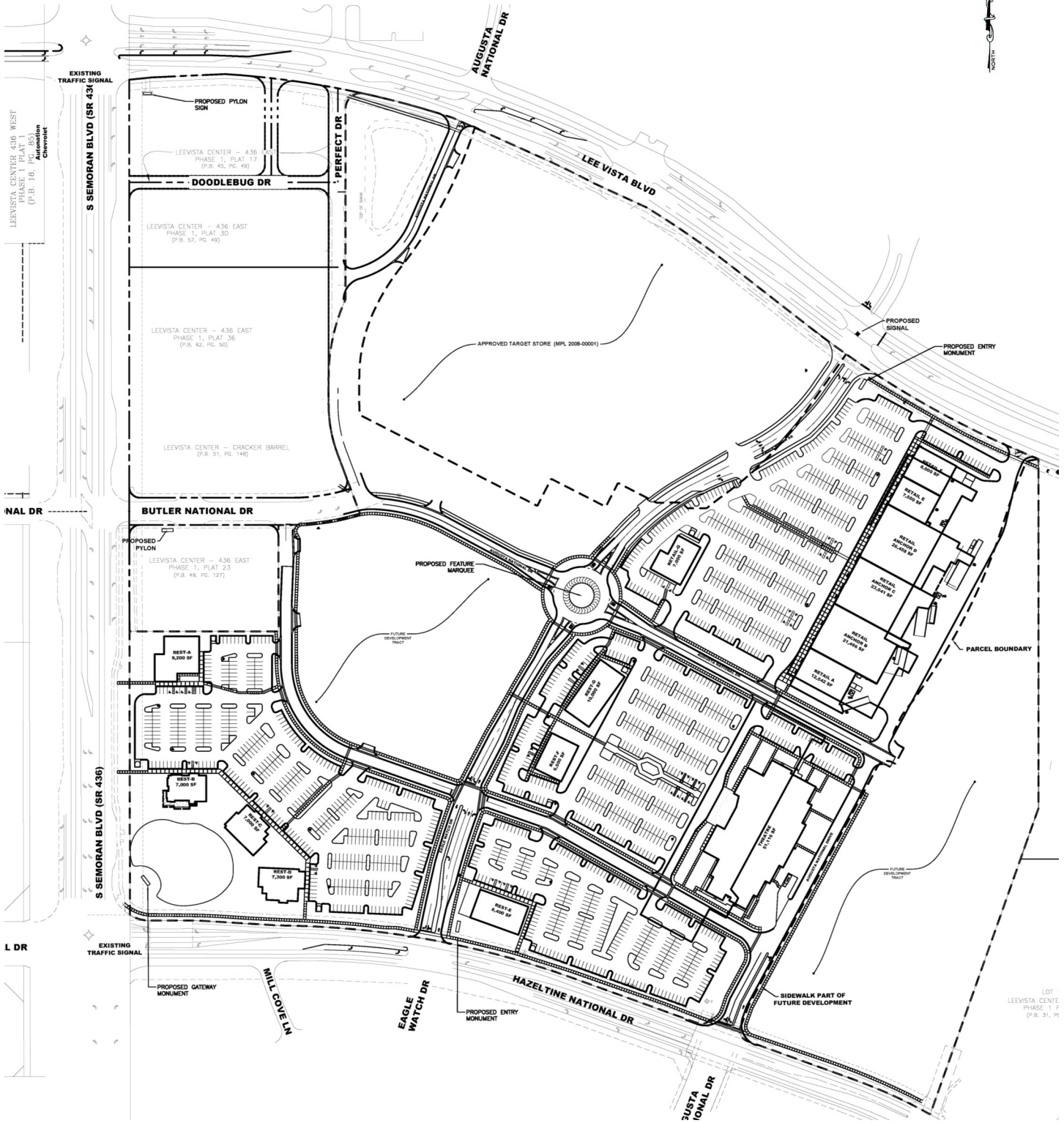


PROPOSED PLAT



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DEVELOPMENT PLAN (MPL2014-00018)



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 Approval Consistency. The proposed development shall be consistent with the conditions of the previous approval (MPL2014-00018).

Engineering/Zoning

1. 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.
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."
3. ESM. 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.
4. Concurrency— chapter 59. 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.
5. Storm-Water Management district. 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 St. John's River Water Management District is required. The system is to be privately owned and maintained.
6. On-Site Fees. 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.
7. Easement— Misc. A drainage easement is required for the storm water pipes that are in place.
8. 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.
9. Erosion— Building Site. All building site plans submitted for review should include a detailed erosion and sedimentation control plan.
10. Erosion & Sediment 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.
11. Utility construction. Section 1.04 of the Engineering Standards Manual provides that all utility lines shall be installed beneath the surface of the ground. Subdivision construction plans must include all proposed utilities.
12. Plat— Major. Upon approval of the project by the Municipal Planning Board ten (10) folded and collated sets of the following items are required to be submitted to Permitting.
 - Copy of plat
 - Title opinion, no more than 90 days old with 1 set of supporting documents (can be a digital file). (1 original)
 - Joinder and Consent (1 original), if applicable.
 - Boundary Survey
 - Topographic Survey.
 - Signed and Sealed Appendix C and lot closure report.

CONDITIONS OF APPROVAL

- Page 1 of the subdivision application making reference to the SUB case number that has been assigned.
- Any other documents required in the MPB staff report.

13. Storm— 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 acre total land area which are not part of a larger common plan of development or sale.

14. Storm— Misc. All projects are required to have an erosion control plan (ECP). If there is more than 1 acre of disturbed soils shown in the ECP, a NPDES and a storm water pollution prevention plan (SWPPP) will be also required. Include in your erosion control plan the acreage of disturbed soils.

CONTACT INFORMATION

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 review, please contact John Rhoades at 407-246-2293 or john.rhoades@cityoforlando.net

Engineering Records

For questions regarding Engineering records review, please contact Amanda Furman at 407-246-4267 or Amanda.furman@cityoforlando.net

Engineering/Zoning

For questions regarding Engineering or Zoning contact Shirley Green at 407.246.2134 or 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.

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.