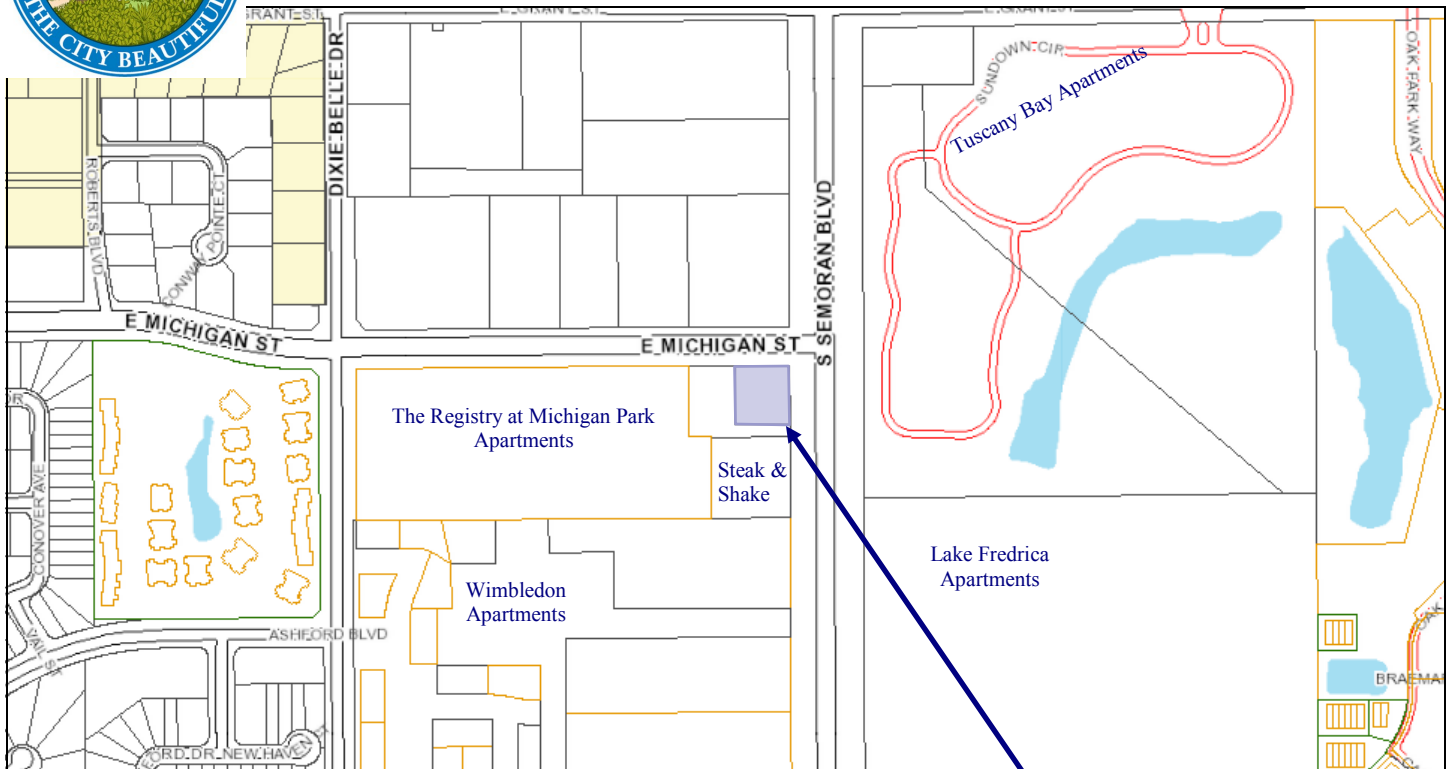




CENTURY CENTER PHASE 3



Location Map



SUMMARY

Owner

Haresh Karamchandani
2600 Semoran Sai LLC

Applicant

Haresh Karamchandani
2600 Semoran Sai LLC

Project Planner

TeNeika Neasman

Property Location: 2600 S. Semoran Blvd. south of E. Michigan Street, east of Dixie Belle Drive, West of Semoran Boulevard, and north of Lake Margaret (±1.21 acres, District 2)

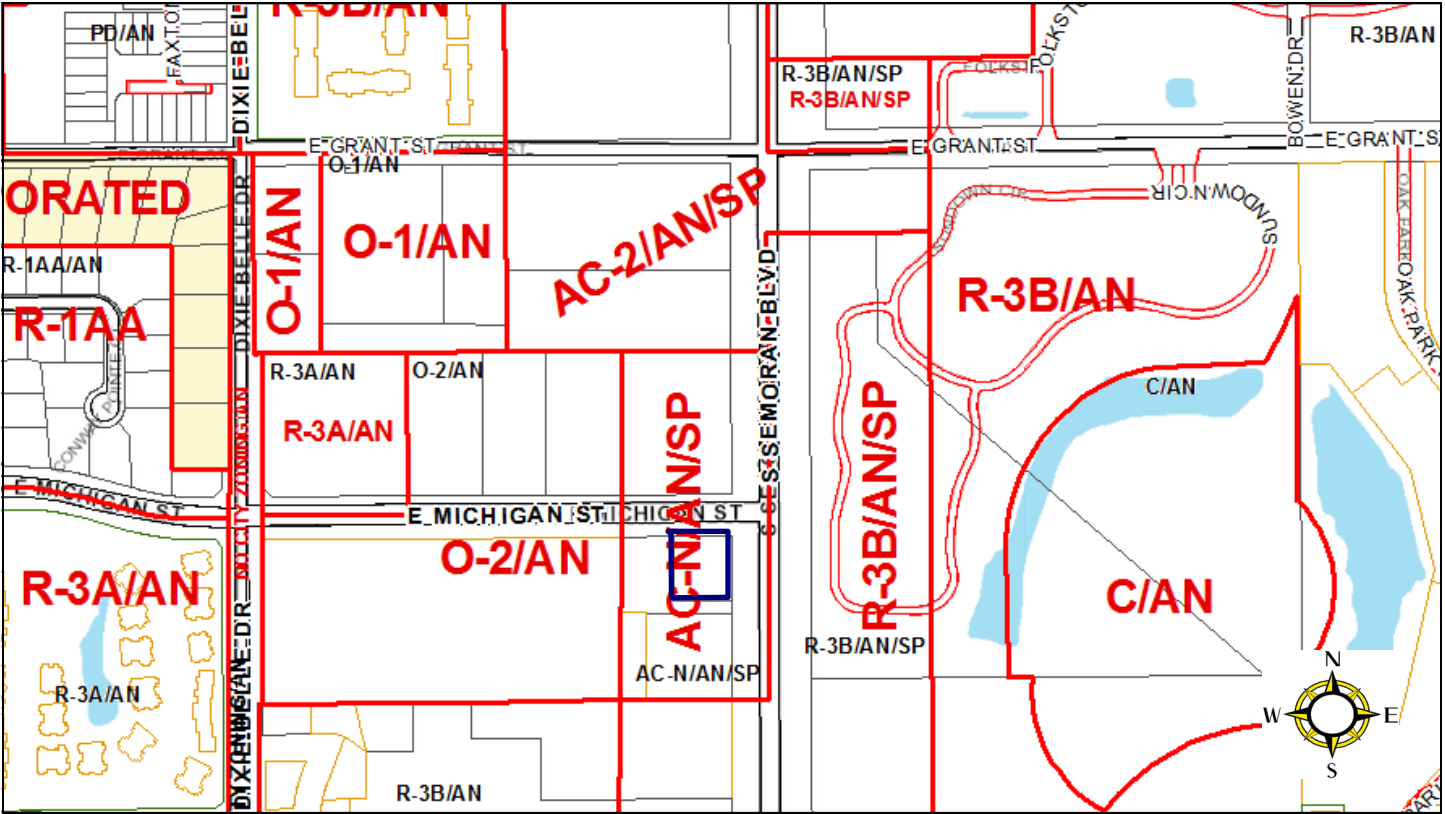
Applicant's Request:

Applicant is requesting a replat of the property for a proposed Zaxby's development.

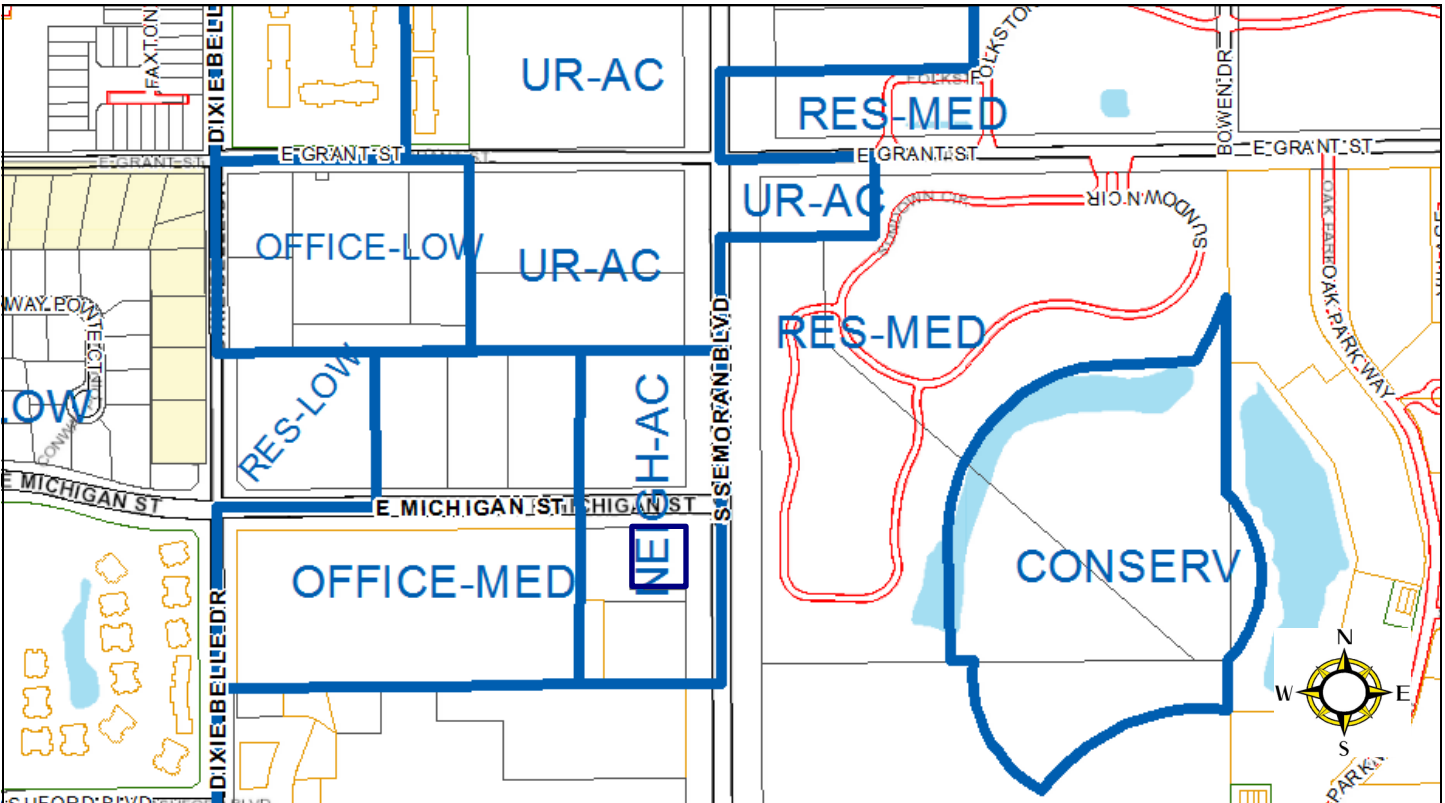
Staff's Recommendation:

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 at 2600 S. Semoran Boulevard, south of E. Grant Street, north of Lake Margaret Drive, west of Semoran Boulevard, and east of Dixie Belle Drive. The site consist of ±1.21 acre of vacant commercial land. The site is zoned AC-N/AN/SP (Neighborhood Activity Center in the Aircraft Noise and Special Plan Area Overlay Districts) with a consist future land use designation of Neigh-AC (Neighborhood Activity Center).

Table 1 - Project Context (AC-N/AN/SP zoning)

	Future Land Use	Zoning	Surrounding Use
North	(Across Michigan Street) NEIGH-AC, OFFICE-MED, and UR-AC	(Across Michigan Street) AC-N/AN/SP, O-2/AN, and R-3A/AN	Commercial, Office, Residential
East	(Across Semoran Blvd.) RES-MED and CONSERV	(Across Semoran Blvd.) R-3B/AN and C/AN	Multi-Family Residential, Conservation
South	RES-MED	R-3B/AN	Multi-Family
West	OFFICE-MED	O-2/AN	Office

Previous Actions:

1987: A Master Plan was approved for the Risa Kay development on the site (MPL87-122) (existing MPL for the site)

1990: A Condition Use Permit is issued for a drive-in car wash (CUP90-095)

1996: Property originally platted as part of the Michigan Park Subdivision

2002: Waiver to combine a lot and a portion of another (Lot 2 + Lot 3) for redevelopment with a gas station. (SUB2002-00066)

2003: Property partially replatted as Century Center Phase II

2014: Property acquired by current owner (2600 Semoran Sai LLC)

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 plat shall be replatted and developed in compliance with the existing Master Plan and zoning district regulations.

Existing Zoning and Future Land Use

The applicant is requesting a replat of the site for proposed restaurant (Zaxby's) development. The AC-N/AN/SP zoning district requires a front yard setback of 0 ft., a side yard setback of 0-3 ft., a rear yard setback of 20 ft., and a street side yard setback of 0 ft. from the property line. The proposed development shall comply with setback regulations for the AC-N/AN/SP zoning district. The 3,847 sq. ft. proposed building shall not exceed the maximum FAR of 0.30 for the 52,800 sq. ft. lot.

Master Plan— Risa Kay

The Risa Kay Master Plan, approved by the Municipal Planning Board in July 1987, was established for the development to rezone the site for a mixed-use retail and office development. The Master Plan was approved with the following conditions:

- No building on the site shall be more than two-story in height.
- The dumpster shall be located away from the view of the adjacent condominium complex.
- A brick-faced masonry wall shall be constructed along the property line adjoining the condominium complex.
- No windows shall be located on the building walls facing the condominium complex.
- No unscreened mechanical units shall be placed on the roof of the buildings on the site.
- No eating and/or drinking establishments, with the exclusion of a delicatessen, shall be operated on the site.
- All lighting will be directed inward on the site to minimize any off-site glare on the surrounding residential neighborhoods.

The Master Plan was amended, in 1987, to allow for accessory parking for the O-2 district. The following conditions were revised:

Table 2— AC-N/AN/SP Neighborhood Activity Center in the Aircraft Noise and Special Plan Area Overlay districts- Lot Standards

	Code Requirement	Proposed New Plat
Minimum lot depth	None	275 ft.
Minimum lot width	None	192.56 ft.
Minimum lot area	None	52,800 sq. ft.

PROJECT ANALYSIS

- The revised site plan that was submitted, July 13, 1987 will be used
 - In reference to the parking lot landscaping, there will be a 3 part buffer yard requirement, vehicular use area requirement, and other appropriate sections of the Land Development Code
 - Michigan Avenue is to be completed to the satisfaction of the City Engineer prior to the issuance of any approval for permits
 - The applicant shall comply with the Department of Transportation Engineering on the location and design of access points
- The Master Plan shall be amended to include eating and drinking use in addition to the permitted delicatessen use approved by the 1989 Risa Kay Master Plan.

CONTACT INFORMATION

Land Development

For questions regarding Land Development contact TeNeika Neasman at 407.246.4257 or 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.

Engineering/Zoning

For questions regarding Engineering or Zoning contact Keith Grayson at (407)246-3234 or keith.grayson@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.

Building Plan Review

For questions regarding Building Plan Review issues contact Don Fields at (407) 246-2654 or don.fields@cityoforlando.net.

Growth Management

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.

FINDINGS

Subject to the conditions contained herein, the proposal will be consistent with the requirements for approval of the Century Center Phase 3 Subdivision Plat applications contained in Section 65.432 of the Land Development Code (LDC):

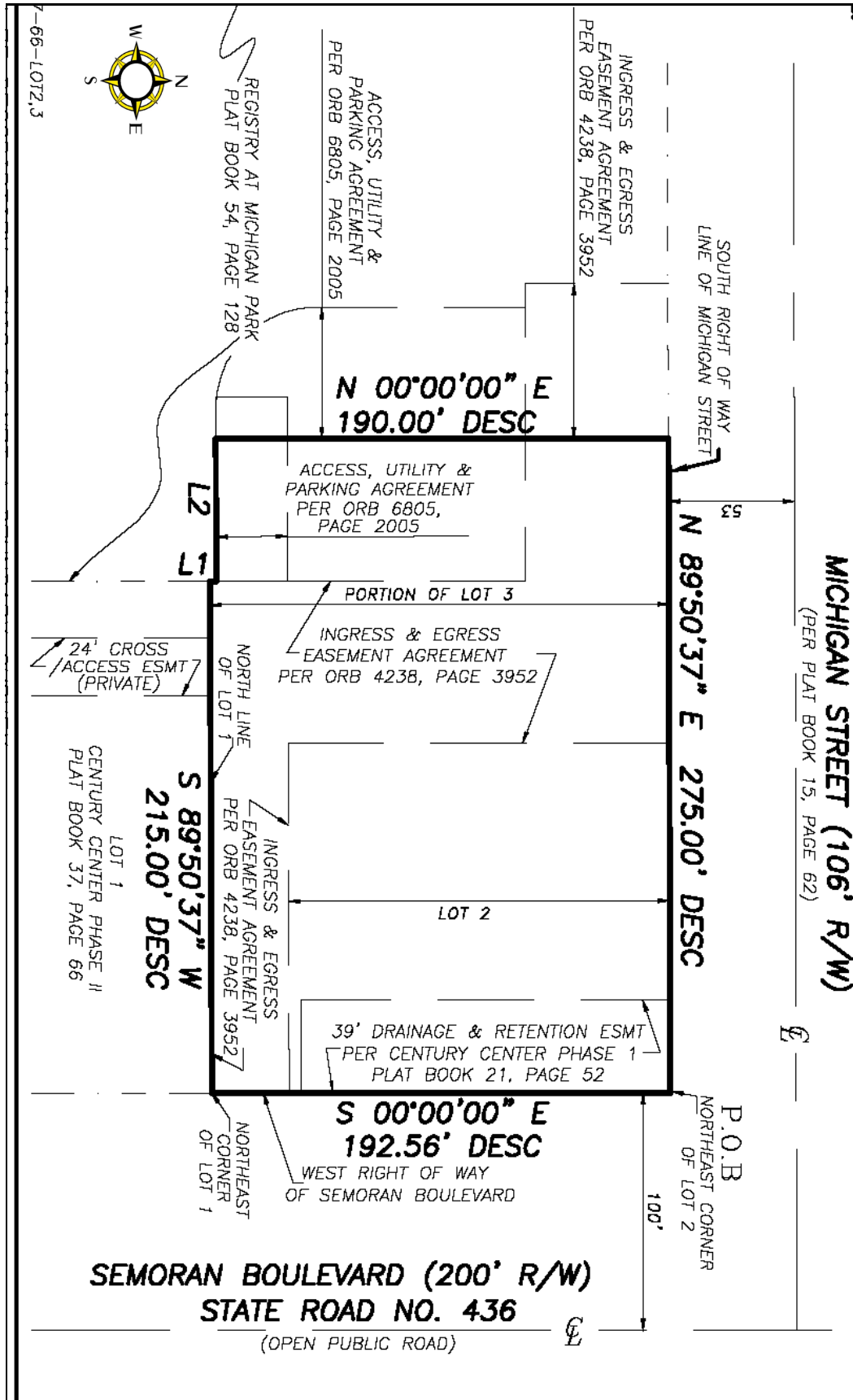
1. The proposed use is consistent with the purpose and intent of the City's Growth Management Plan.
2. The proposed use is consistent with the purpose and intent or the requirements of the LDC.
3. The subdivision will not result in incompatible land uses.
4. The proposed development will be constructed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

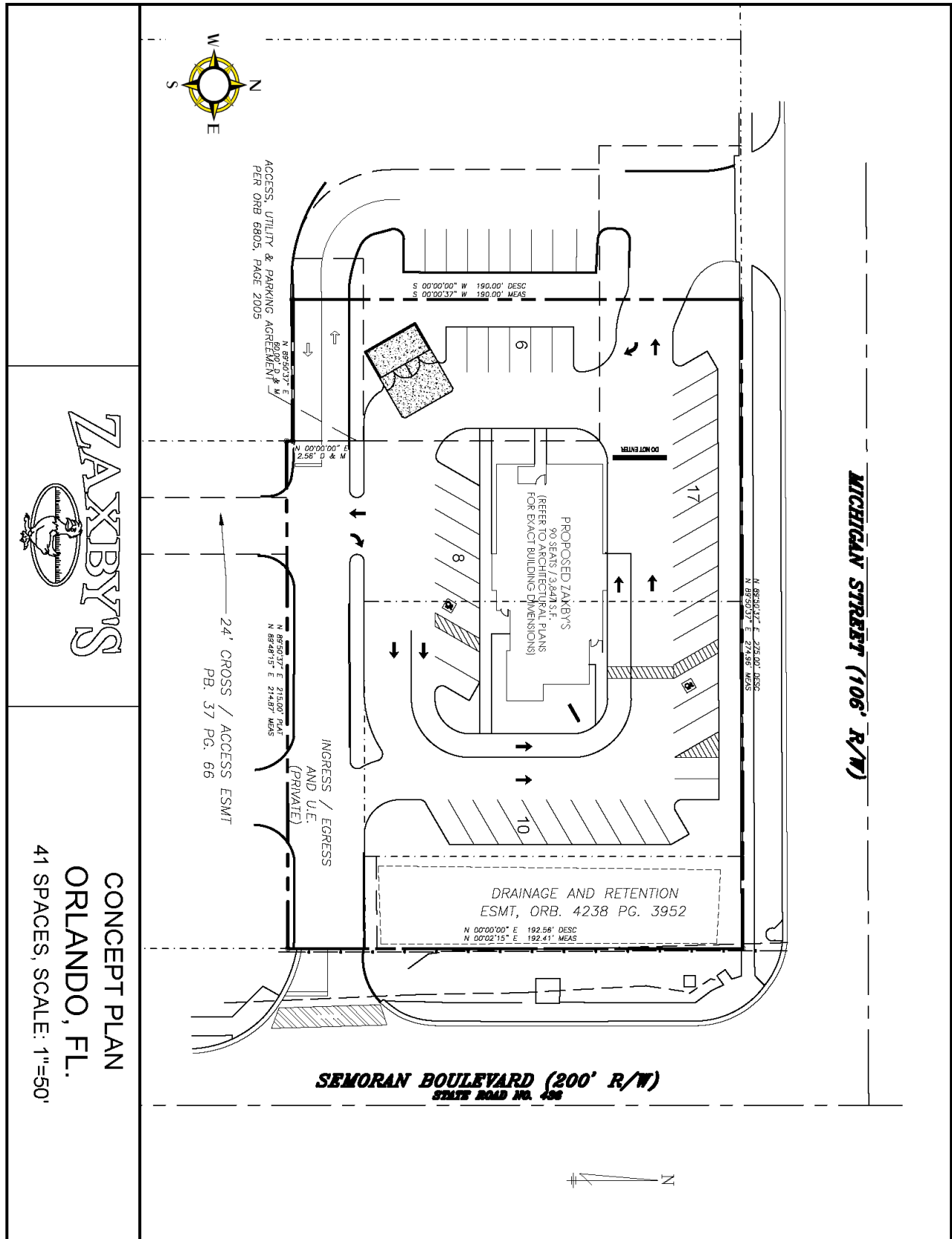
REVIEW/APPROVAL PROCESS— NEXT STEPS

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.

BOUNDARY SURVEY



PROPOSED SITE PLAN



REQUIRED-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 Approvals Consistency. The proposed development shall be consistent with the conditions of the previous approvals (Risa Kay Property– Rezoning and Master Plan approval from March 18, 1986 MPB meeting minutes (attached))
3. FAR. Floor Area Ratio shall comply with the AC-N/AN/SP zoning district requirement of 0.30.
4. Drive-through. Drive-through shall be redesigned to be oriented south of the property/proposed building, away from Michigan Street.
5. Joint Access. Cross access easements or similar mechanisms shall be used to provide joint access between the parking areas of adjacent properties. This shall preclude drivers from having to use the street network to access a neighboring parcel.

Permitting

1. Sanitary Sewer. Minimum 6" sanitary sewer laterals are required to serve all non-residential uses.

Legal Affairs

1. A title opinion pursuant to FS 177 must be submitted. An Owner's Policy is not acceptable.
2. The Joinder and Consent is missing recordation information.
3. A copy of the plat was not provided for this review.
4. The Joinder & Consent is missing the book and page number of the mortgage as well as the name of the county.
5. Please have the surveyor provide a one-and-the-same letter certifying that the legal description shown on the plat describes the same area as the legal description shown on the title opinion.
6. Remove note #5 in its entirety.
7. The following easements are shown on the title opinion but not on the plat or in the plat notes: 2441/1829; 2442/1645; 2461/210; 5205/4978
8. Any/all lands dedicated to the public must be shown in the dedication block. If none, then it should be noted. Example: “.... do hereby dedicate nothing to the public.”
9. The owner signature block should be revised as follows:
Owner: 2600 Semoran Sai, LLC, A Florida LLC
By: _____
Haresh Karamchandani, Managing Member

Building Review

1. Building Plan Review is not applicable to this case at this time.
2. The building design will be reviewed for code compliance during the design development and construction documents phase.
3. For questions regarding Building Plan Review issues contact Don Fields at (407) 246-2654 or don.fields@cityoforlando.net.

Building Permit Review

1. Building Plan Review is not applicable to this case at this time.

Transportation Planning

1. COMMERCIAL PLANS SUBMITTAL REQUIREMENTS: Future 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 60,61, and 65, and the Engineering Standards Manual (ESM).
2. FDOT APPROVAL/PERMITS REQUIREMENTS: The proposed improvements, located within the Semoran Blvd (SR 436) right-of-way, require Florida Department of Transportation (FDOT) permits and approvals. The Owner/Applicant shall provide a copy of the permits and approval (or letter of intent of approval) from the approving agency to the City of Orlando prior to final permit/construction plans approval. FDOT Contact: Stan Gainey, 407-858-5900, ext. 132
3. ON-SITE SIDEWALK SYSTEM REQUIREMENTS: A paved pedestrian/handicap connection and/or sidewalk shall be provided from the public sidewalk to the main building entrance.
4. BICYCLE PARKING GENERAL REQUIREMENTS: Bicycle parking shall be provided as required in accordance with the standards of Chapter 61, Part 3D of the Orlando Land Development Code, and shall be made available prior to the issuance of any Certificate of Occupancy/Completion for the use being served. Parking facilities that comply with the standards for long-term bicycle parking may also be used to meet the short-term bicycle parking requirements. Covered bicycle parking is encouraged wherever the design of the building or use being served by the bicycle parking facility includes a covered area that could accommodate such facilities either as proposed or through economical redesign.
5. NUMBER OF BICYCLE PARKING SPACES REQUIRED: Bicycle parking shall be provided as required in the Orlando Land

REQUIRED-CONDITIONS OF APPROVAL

Development Code (LDC), Chapter 61, Figure 28. For the use, 4 short-term bicycle parking spaces are required.

6. Any new construction, change in use, addition, or redevelopment of a site or structure shall be subject to a review for Transportation Impact Fees. An estimated Transportation Impact Fee in the amount of \$137,422.00, based on the construction of +/- 3,800 square foot fast-food restaurant, a portion of the fee will be due at each permitted phase of the project, subject to change upon final permit plan review. For a copy of the complete ordinance or impact fee rate chart, you may reference our website at: <http://www.cityoforlando.net/planning/Transportation/ifees.htm>.
7. Any exemptions or credits against the Transportation Impact Fee must be reviewed prior to permit issuance. All transportation Impact Fee Credits shall be initiated and processed by the Transportation Impact Fee Coordinator. Credit shall be available for the previous use located on the subject site.
8. The applicant shall comply with all applicable requirements of Chapter 59, the Concurrency Management Ordinance, to ensure that all public facilities and services are available concurrent with the proposed development, and that the potential impacts on public facilities and services are mitigated. All new construction, changes in use, additions or redevelopment are required to submit a Concurrency Management application as a part of the building plan review process. A Concurrency Management application is available on the City's website: <http://www.cityoforlando.net/permits/forms/concurrency.htm>. The City has adopted a Transportation Concurrency Exception Area (TCEA) citywide, substituting transportation concurrency with mobility management strategies; therefore, the City requires all development projects to support a multi-modal transportation system. All development within the City, including new development redevelopment, changes in use, and expansion of existing uses, shall mitigate their transportation impacts by incorporating Transportation Mitigation Strategies. In addition to the Concurrency Management application, applicants are required to submit a Request for Mobility Management Determination application, as part of the development review process. Approval of these applications shall not be deemed to provide any vested rights. For additional information or to obtain a Mobility Management Determination application please contact Gus Castro at: 407.246.3385.

City Surveyor

1. The title opinion or certificate of title pursuant to FS177.041 must be provided. Once property title work is submitted Survey Services Department will review and provide comments.
2. Orange County Property Appraiser has not completed their review at this time.
3. Reminder: A copy of the Statement of Lien Settlement must be provided to the Office of Permitting Services when the plat is ready for recording. CO (17)
4. To help speed your review, create PDFs directly from Autocad, Microstation, or Word to keep the document intelligent. Verify the total number of copies needed with Sherita Polke.
5. Survey will need the following documents for the next review in addition to copies required by other departments:
 - 3 copies of the plat
 - 3 copies of the survey
 - 2 copies of the title opinion
 - 2 copies of the closure report

INFORMATIONAL-CONDITIONS OF APPROVAL

1. The Orlando Police Department has no objections to the subdivision request for Century Center Phase 3 located at 2600 S. Semoran Blvd. A complete CPTED review will be completed when detailed development 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.