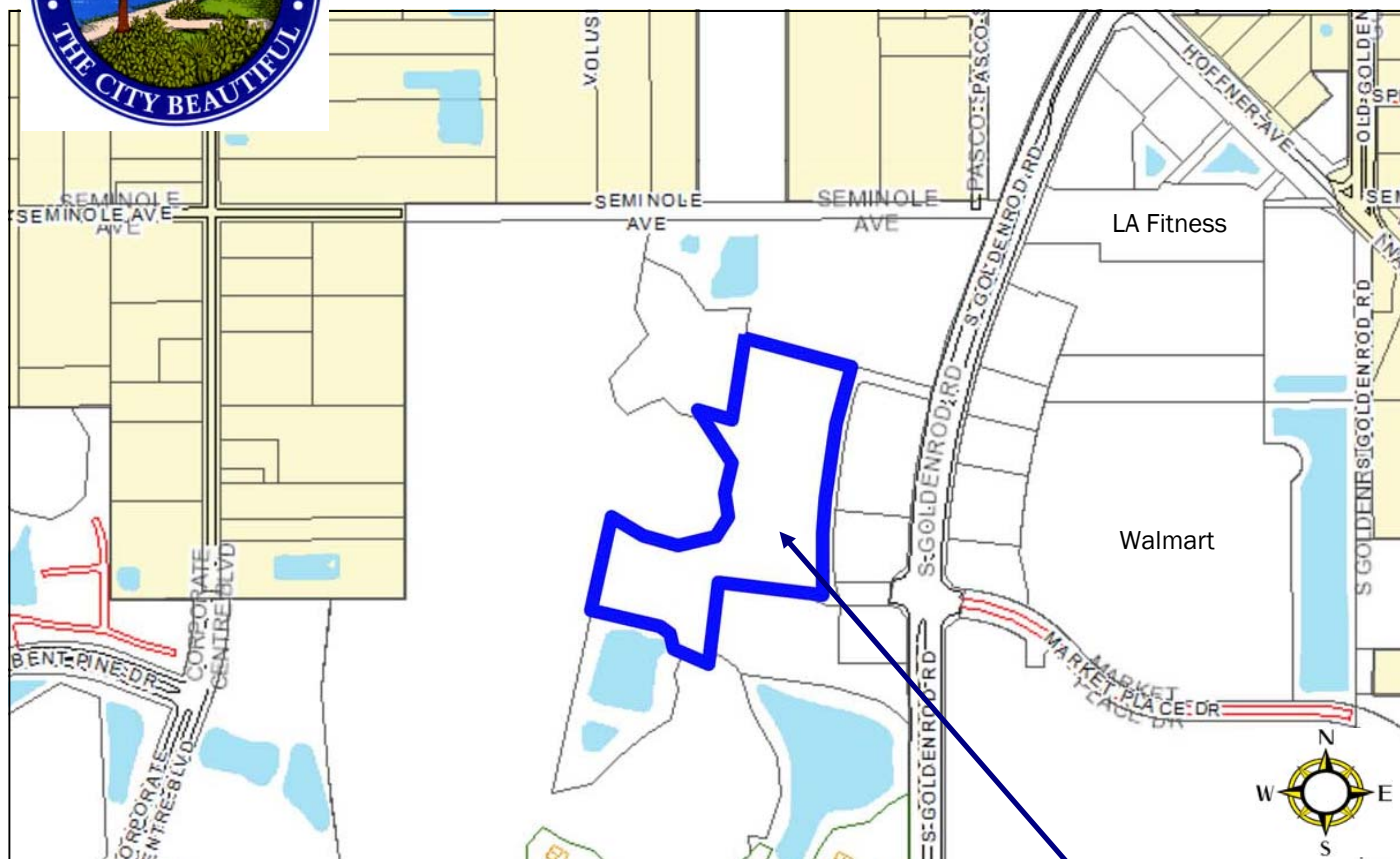




GOLDENROD CHARTER SCHOOL (GOLDENROD COMM.CTR.REPLAT)



Location Map

 Subject Site

SUMMARY

Applicant

Jeff Hofius,
Leading Edge Land Services, Inc.

Owner

Marcelo Saiegh,
Charter OC Goldenrod, LLC

Project Planner

Jim Burnett, AICP

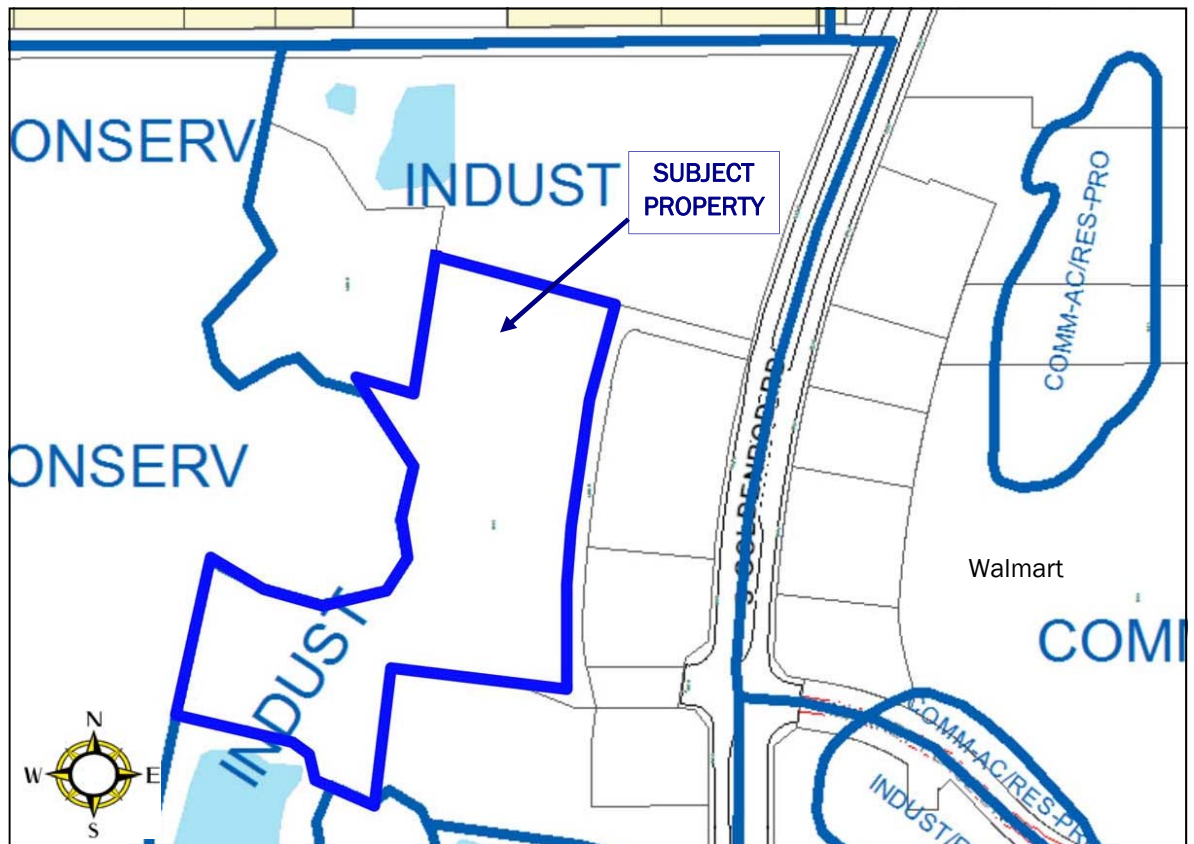
Property Location: 6004 S. Goldenrod Rd. (west side of S. Goldenrod Rd., between Hoffner Rd. and Marketplace Dr.) (parcel #23-30-3045-03-000; 10.0 acres, District 1).

Applicant's Request: The applicant proposes to replat a vacant industrial property preparatory to constructing a K-8th grade charter school. The proposed charter school was previously approved in November 2011. The property is located in the Airport North neighborhood.

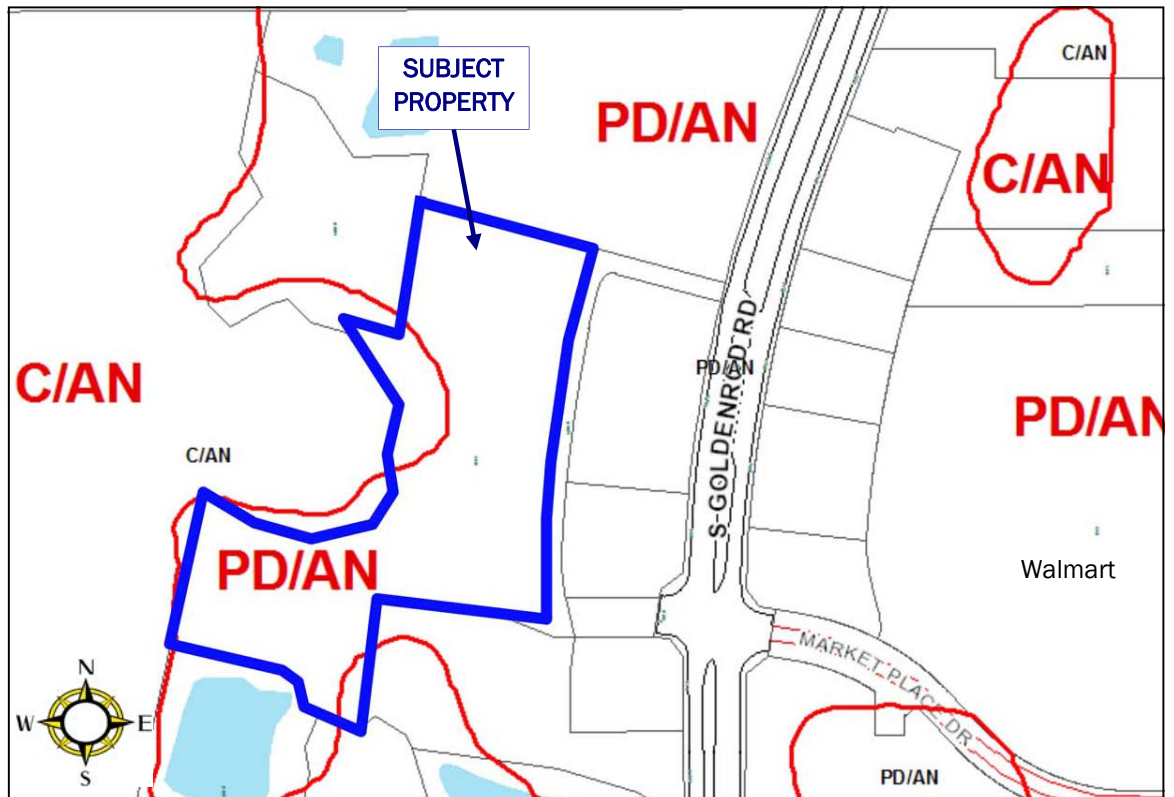
Staff Recommendation: Approval of the Minor Plat, subject to conditions in this staff report.

Updated: February 28, 2014

FUTURE LAND USE MAP



ZONING MAP



PROJECT ANALYSIS

Project Description

The applicant is requesting to replat a vacant 10.0-acre property for the development of a public K-8th grade charter school. The property is west of S. Goldenrod Rd., southwest of Hoffner Ave., and north of Leevista Blvd., in the Airport North neighborhood.

Previous Actions

1928: Property partially platted as part of Los Terranos Subdivision.

1987: Property annexed into the City, original Orlando Corporate Centre DRI approved.

2005: Property replatted as part of Orlando Corporate Center Lot 1 (Subdivision).

2006: Master Plan approved for Goldenrod Commerce Center (phased industrial flexspace/office use)(MPL2006-00035).

2010: Master Plan amended to allow four (4) commercial outparcels on S. Goldenrod with remainder of land to be industrial flexspace/office uses (MPL2009-00015).

2011: Master Plan amended to allow a public K-8th grade charter school, in addition to 4 commercial outparcels and industrial flexspace.

2/2012: Property replatted as Goldenrod Commerce Center (Subdivision).

9/2013: Permits submitted for proposed K-8th grade charter school (BLD2013-07517).

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	Industrial	PD/AN (Orlando Corporate Centre Planned Development, Aircraft Noise Overlay)	Vacant Land & Retention Ponds
East	Industrial	PD/AN	Vacant Land
South	Industrial	PD/AN & C/AN (Conservation, Aircraft Noise Overlay)	Vacant Land, Wetlands & Retention Ponds
West	Industrial & Conservation	PD/AN & C/AN	Wetlands & Retention

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 replatted to allow for the development of a K-8th grade charter school.

Table 2 - Development Standards (PD/AN)		
<i>Use & Proposed Lot</i>	<i>Lot Size (sq. ft.)</i>	<i>Lot Dimensions (min.)</i>
K-8th grade Charter School	(no minimum)	(no minimum)
Lot 1	435,627 sq. ft. (10.0 acres)	Irregular shape

Existing Zoning and Future Land Use

The property is designated Industrial on the City's Future Land Use Map, and is zoned PD/AN (Planned Development, Aircraft Noise Overlay). 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 K-8th grade charter school will consist of a ±8,800 sq. ft. school building with requisite parking, drop-off and pick-up lanes, playgrounds and an outdoor activity area. Access will be from S. Goldenrod Rd. via a shared cross-access point to the east, with full ingress/egress at the signalized intersection of S. Goldenrod Rd. and Marketplace Dr.

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

Findings/Recommendation

Subject to the conditions contained herein, the Goldenrod Charter School replat is consistent with the requirements for approval of Minor Subdivision Plats 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.
2. The proposed replat 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 Goldenrod Charter School replat, subject to the conditions in this staff report.

CONTACT INFORMATION

Land Development

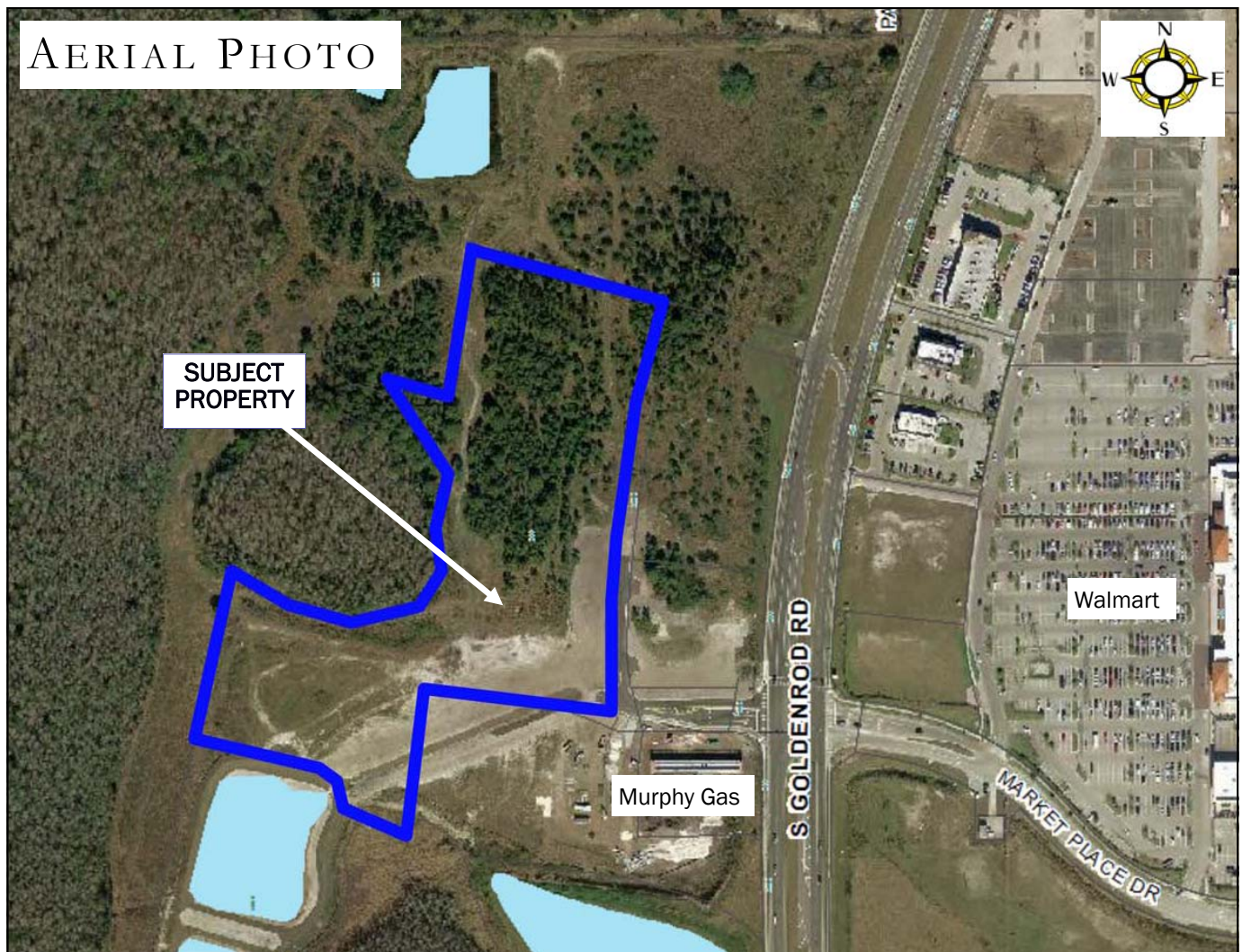
For questions regarding Land Development review, contact Jim Burnett at 407-246-3609 or at james.burnett@cityoforlando.net.

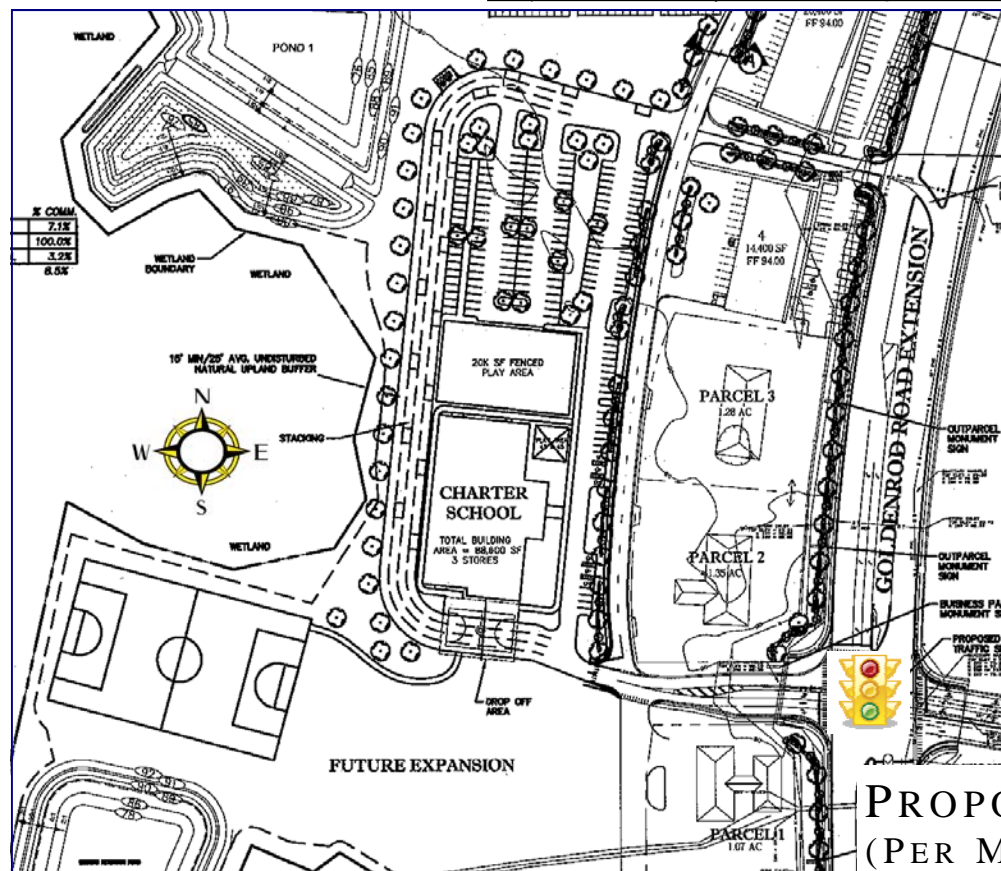
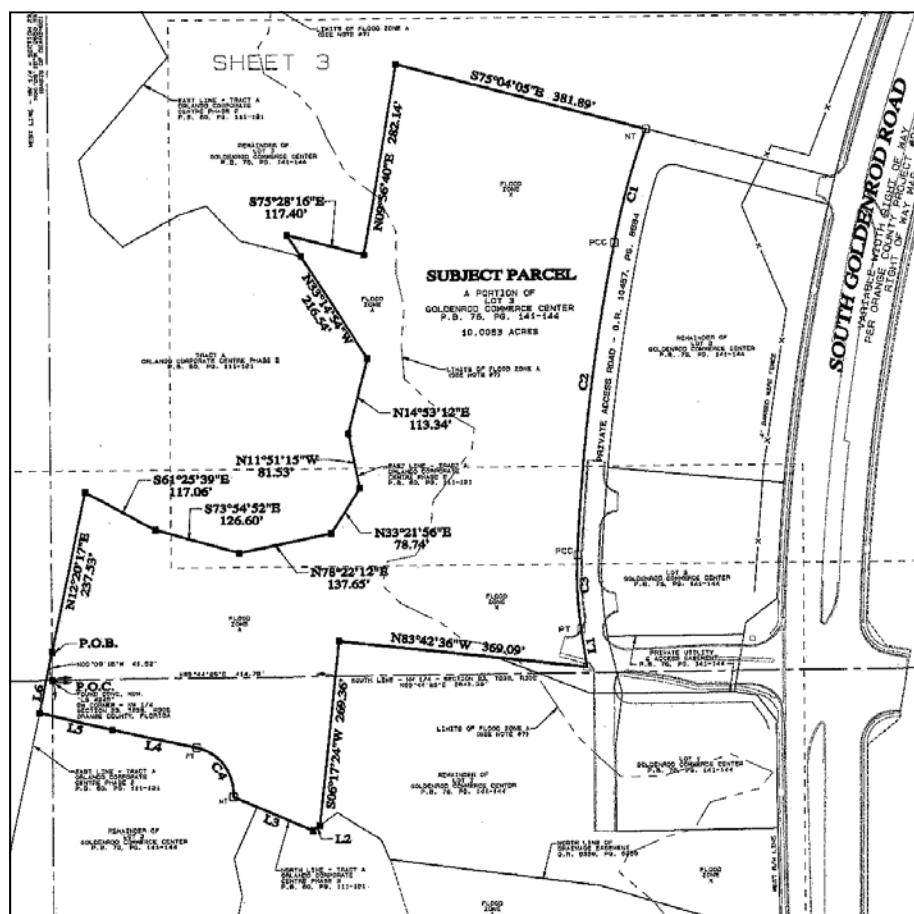
Engineering/Zoning

For questions regarding Plat & Engineering/Zoning review, contact Sherita Polke at 407-246-3272 or at Sherita.polke@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.

City Attorney's Office

For questions regarding City Attorney review, contact Cynthia Sanford at 407-246-3489 or at Cynthia.sanford@cityoforlando.net.

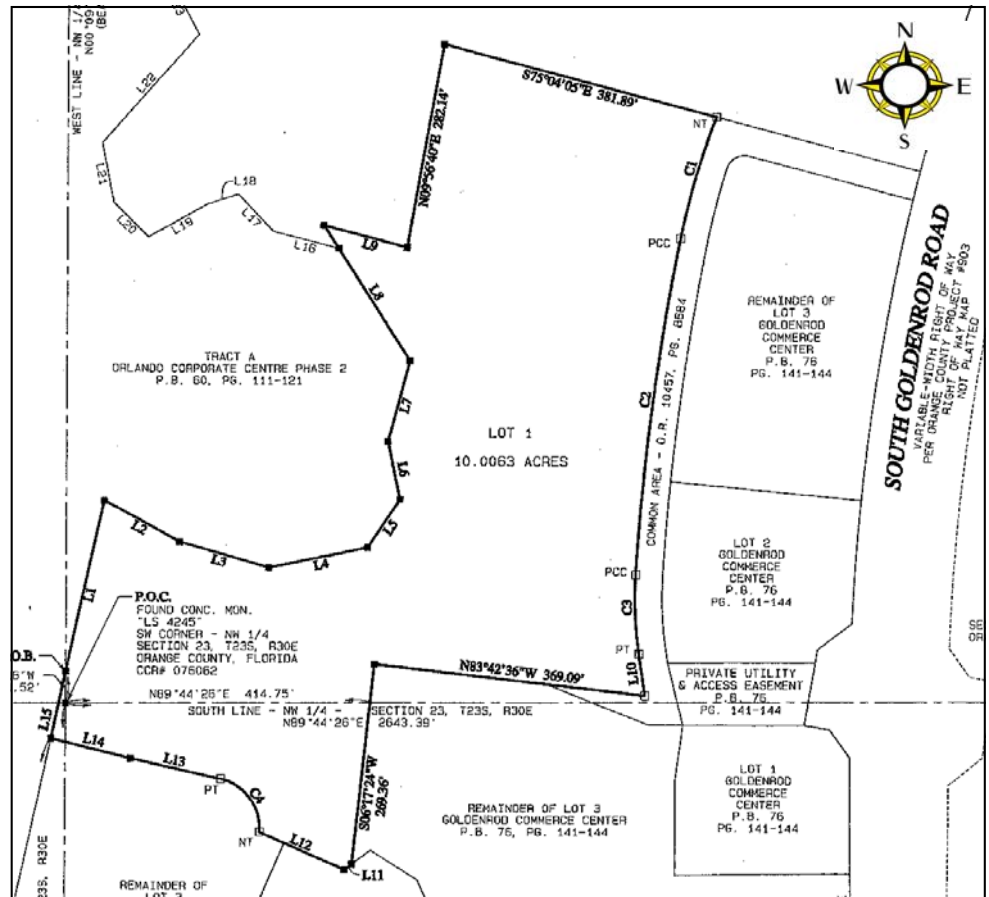




PROPOSED SITE PLAN

(PER MPL2011-00023)

PROPOSED PLAT



CONDITIONS OF APPROVAL - REQUIRED

(applicant has already applied for building permits - see BLD2013-07517)

Engineering/Zoning

Plat Face Changes: In addition to the changes required on the plat, the following is a list of additional requirements:

- Changes to the face of the plat (a copy will have been returned to the surveyor at time of TRC meeting).
- Recording Fees (Checks should be made payable Orange County Comptroller).
- 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.

City Attorney's Office

- A title opinion or certificate of title pursuant to *F.S. 177.041* must be provided.
- If mortgage, mortgagees must execute either the dedication or joinder and consent form.
- The legal description shown on the plat must be the same as the legal opinion shown on the title opinion.
- Location and width of easements shown on the title opinion must be shown on the plat or in the notes and use clearly stated.

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).