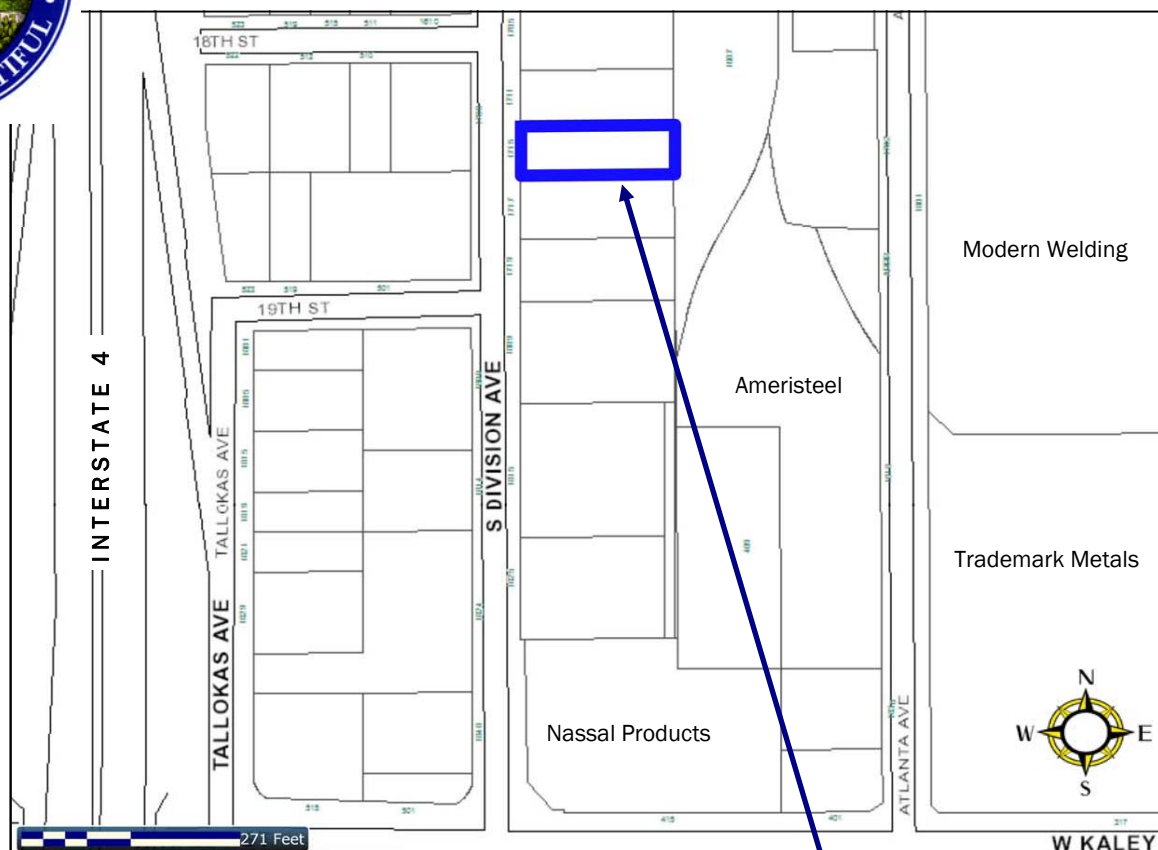




# ROGERS WAREHOUSE 1715 S. DIVISION AVE.



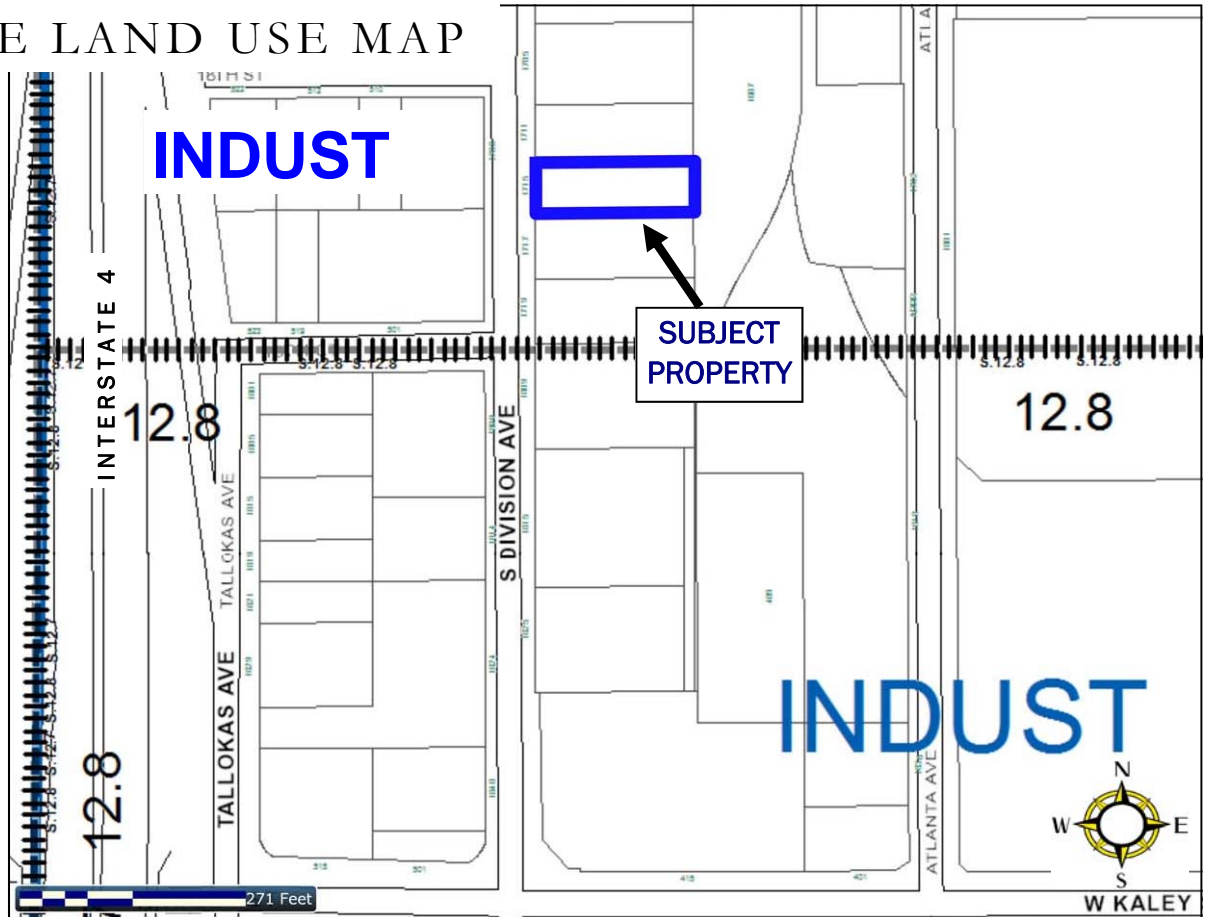
Location Map

**Subject Site**

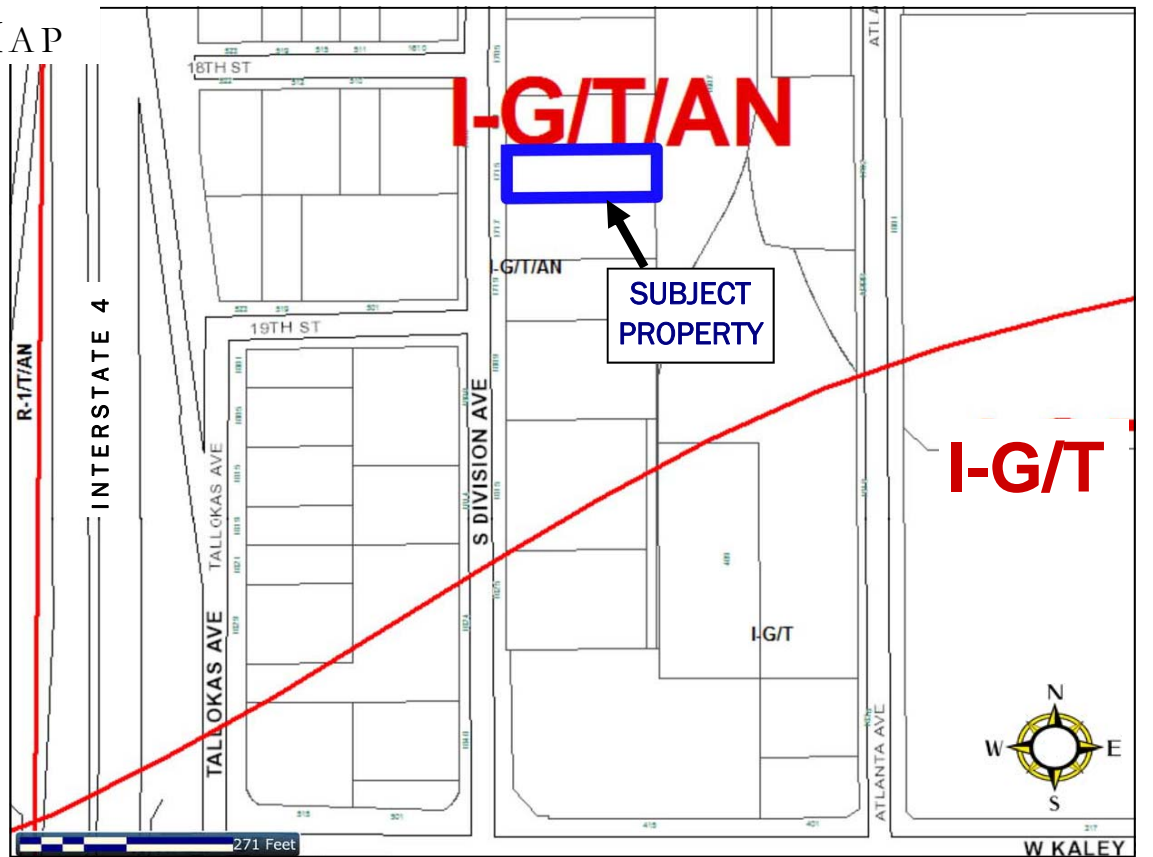
## SUMMARY

<p><b>Applicant</b> Abraham Remchik Tinklepaugh Surveying Services</p> <p><b>Owner</b> Richard J. Rogers, Jr.</p> <p><b>Project Planner</b> Jim Burnett, AICP</p>	<p><b>Property Location:</b> 1715 S. Division Ave. (Parcel #02-23-29-0000-00-084, east side of S. Division Ave., between E. Kaley and Columbia Sts.) (±0.28 acres, District 4)</p> <p><b>Applicant's Request:</b> The applicant proposes to plat an existing industrial property as part of a substantial improvement (expansion) within the property. The property is located in the South Division neighborhood.</p> <p><b>Staff Recommendation:</b> Approval of the Minor Plat, subject to conditions in this staff report.</p>	
<p><i>Updated: October 16, 2014</i></p>		

# FUTURE LAND USE MAP



# ZONING MAP



# PROJECT ANALYSIS

## Project Description

The applicant is requesting to plat an existing partially developed industrial property as part of a substantial improvement/expansion. The property is zoned I-G/T/AN and is located in the South Division neighborhood.

## Previous Actions

1947: 3,875 sq. ft. office building constructed.

1965: 800 sq. ft. office addition constructed.

1986: Current owner took ownership of the property from his parents.

4/2014: Modification of Standards approved for reduced buffer yard for proposed 2,200 sq. ft. warehouse addition (VAR2014-00033).

9/2014: Building permit requested for construction of new 2,200 sq. ft. warehouse addition (BLD2014-06946).

Adjacent uses, zoning and future land use designations are shown in Table 1 below.

Table 1 - Project Context			
	Future Land Use	Zoning	Adjacent Use
North	Industrial	I-G/T/AN (Industrial-General, Traditional City Overlay, Aircraft Noise Overlay)	Office Building
East	Industrial	I-G/T/AN	A-1 Block Supply
South	Industrial	I-G/T/AN	Offices & Warehouses
West	(Across S. Division Ave.) Industrial	I-G/T/AN	Rod & Drape Showroom

## 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 platted as a condition of new building addition to the site.

## Existing Zoning and Future Land Use

The property is designated Industrial on the City's Future Land Use Map, and is zoned I-G/T/AN (Industrial General, Traditional City Overlay, Aircraft Noise Overlay). Per Table 2 below, the replat request complies with standards for platting of lands as contained in LDC Chapter 65 Part 3C.

## Proposed Development

As previously noted, a 2,200 sq. ft. warehouse is being added to the office site, which has triggered the need to plat the property. Sole access to the property is via S. Division Ave. The applicant/owner is also providing 30-ft. of City R-O-W where S. Division Ave. is currently constructed (R-O-W was never previously provided when S. Division Ave. was originally constructed).

Table 2 - Development Standards (I-G/T/AN)		
Use & Proposed Lot	Min. Lot Size (sq. ft.)	Min. Lot Dimensions
Warehouse	10,000	Mean 100 ft. width (no depth requirement)
Lot 1	12,196.8 (0.28 acres)	65 ft.* (w) x 221 ft. (d)
* Legally nonconforming lot of record.		

## School Impacts

The property has been and will continue to be used solely as an industrial office. No further school impact analysis is needed.

## Findings/Recommendation

Subject to the conditions contained herein, the Rogers Warehouse Subdivision plat is consistent with the requirements for approval of Minor Subdivision Plat applications as 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 Minor plat is consistent with the requirements of the Land Development Code.
3. The Minor 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 Rogers Warehouse Subdivision plat, subject to the conditions in this staff report.

[illegible]

**AERIAL PHOTO**

18TH ST

1700

S DIVISION AVE

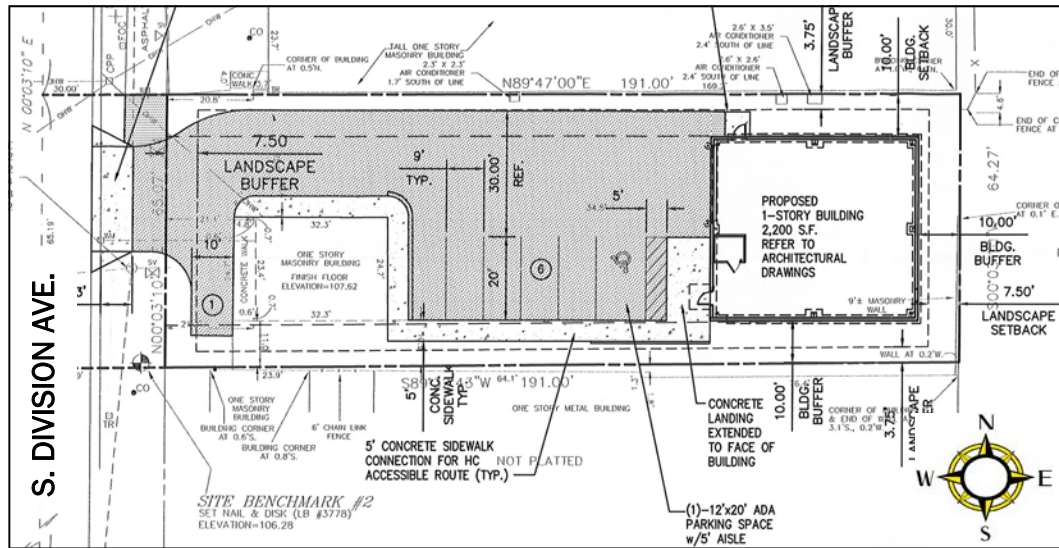
1715

1717

**SUBJECT PROPERTY**

W N E S

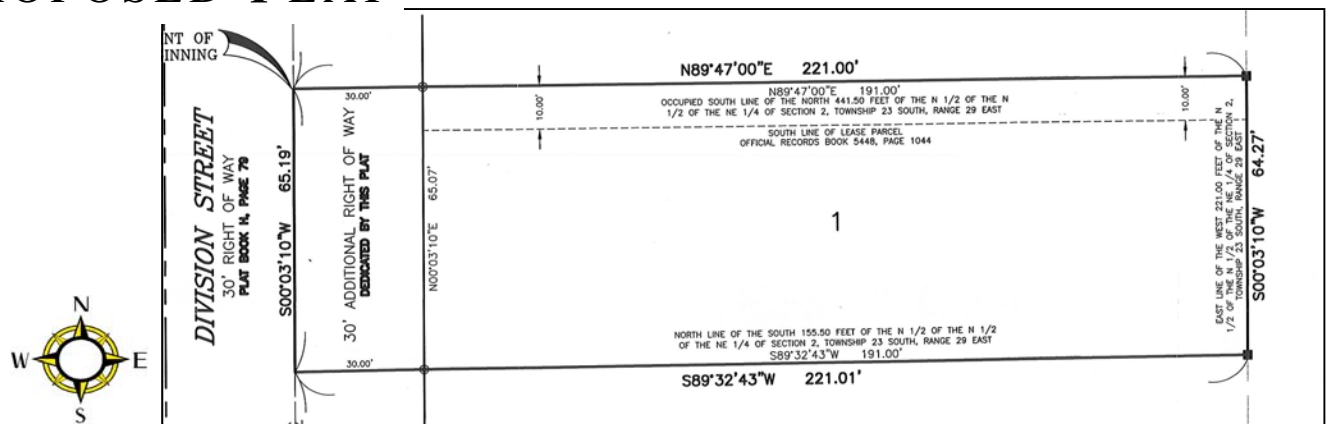
# SITE PLAN (PER VAR2014-00033)



## GOOGLE PHOTO OF PROPERTY



## PROPOSED PLAT



## CONDITIONS OF APPROVAL - REQUIRED

Engineering/Zoning - No issues.

Legal Affairs - No issues.

City Surveying - An initial review has been completed and a letter sent to the applicant's surveyor on 10/10/2014, detailing what needs to be revised and sent back to the City for continuing review.

City Addressing - Please correct the following: Change "DIVISION STREET" to "S DIVISION AVENUE" (no period after the S).

Land Development - Informational

1. 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 be obtained before commencing development.
2. Development shall be consistent with conditions of VAR2014-00033, as approved in April 2014.

## 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 Engineering/Zoning review, contact Shirley Green at 407-246-3234 or at Shirley.green@cityoforlando.net.

### Plat Review

For questions regarding plat review once the plat has proceeded beyond TRC review, contact Sherita Polke at 407-246-3273 or at sherita.polke@cityoforlando.net. After Dec. 15, 2014, contact will be John Groenendaal at 407-246-3437. To obtain plat review status, call PROMPT, our Interactive Response System at 407.246.4444. Plat status can also be done via the City's webpage at <http://edviwr.cityoforlando.net/OrlandoWebPermits/Permitting/login.aspx>. Just key your SUB case # into the blank or provide your address, and follow the prompts.

### City Surveying

For questions regarding City Surveying review, contact Ken Brown at 407-246-3812 or at ken.brown@cityoforlando.net.

### City Addressing

For questions regarding City Addressing review, contact Amanda Furman at 407-246-4267 or at Amanda.furman@cityoforlando.net.

## REVIEW/APPROVAL PROCESS-NEXT STEPS

Following the Technical Review Committee review, plat review, including scheduling City Council approval of the plat, is handled by Sherita Polke or John Groenendaal (see contact information above, and next steps under Conditions above).