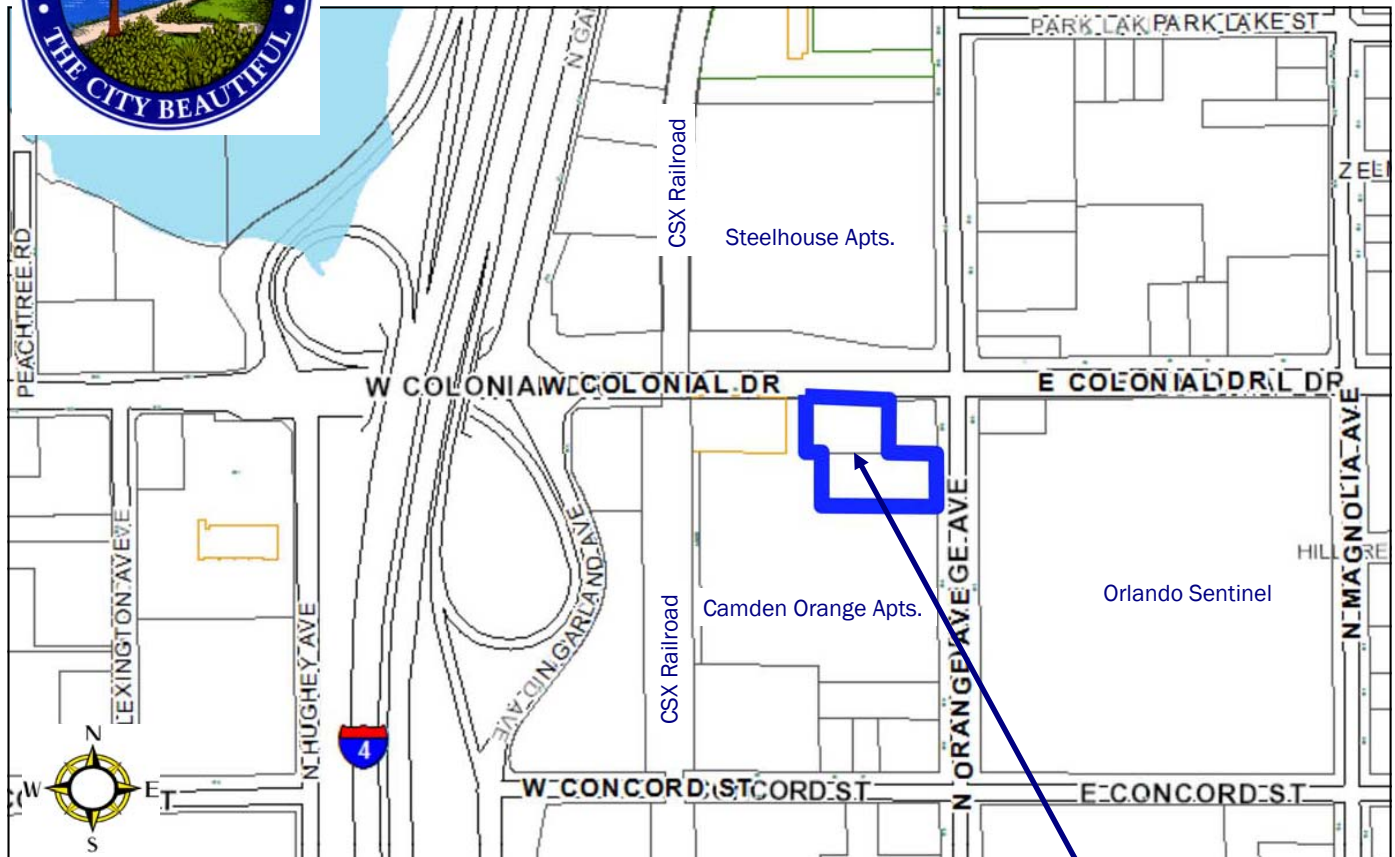




ORANGE & COLONIAL HOTEL (REPLAT)



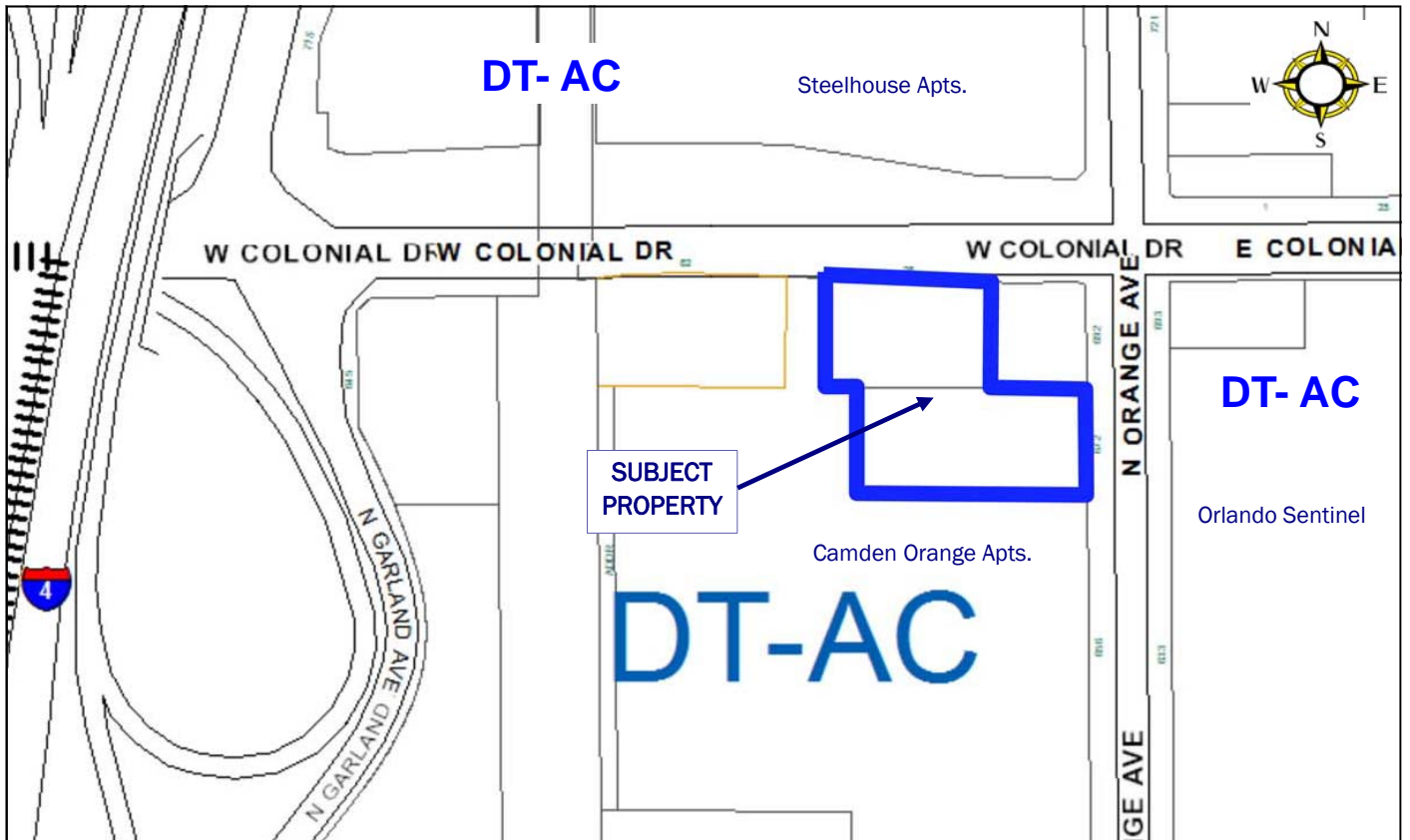
Location Map

 Subject Site

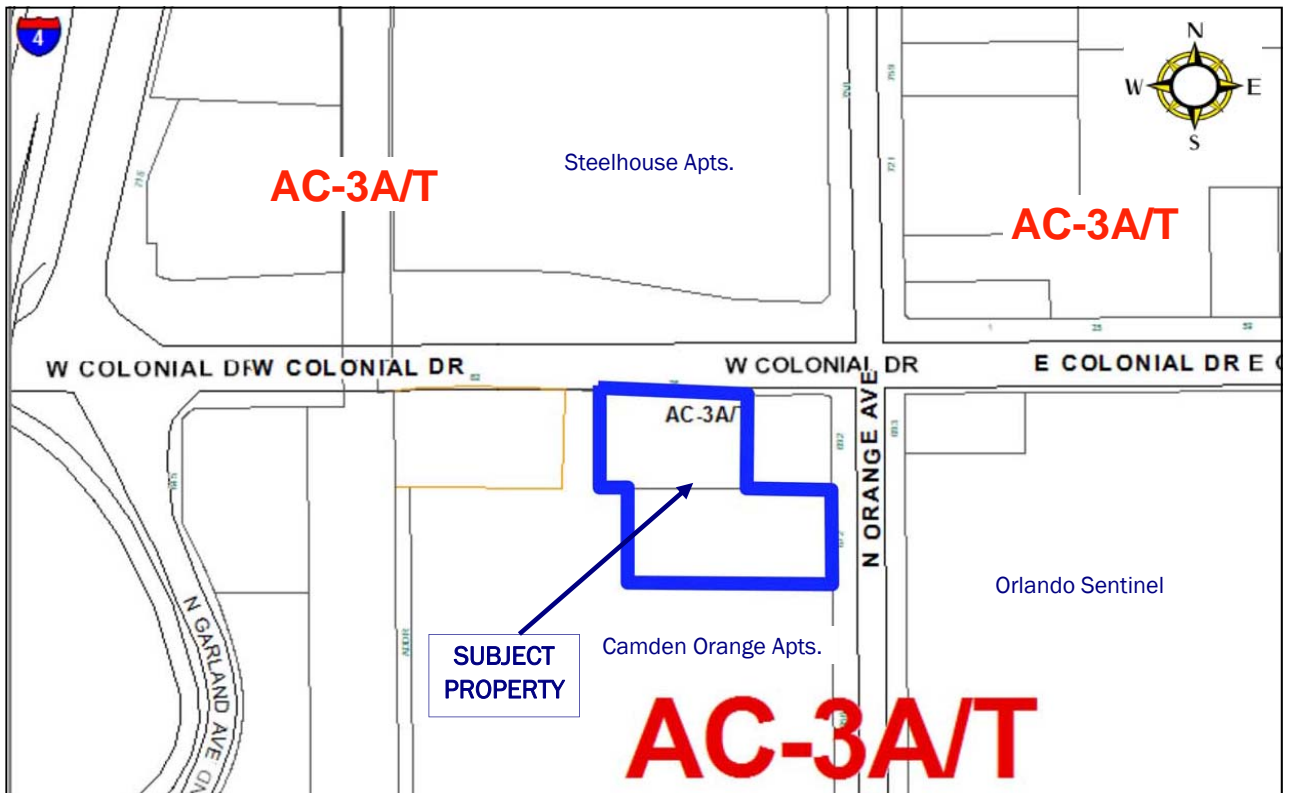
SUMMARY

<p>Applicant Frank Raymond III, President Accuright Surveys of Orlando</p> <p>Owner Craig Ustler, Prin. Mg. Mbr. Orange RI Hotel Venture, LLC</p> <p>Project Planner Jim Burnett, AICP</p>	<p>Property Location: 40 W. Colonial Dr./672 N. Orange Ave. (south side of W. Colonial Dr. and west side of N. Orange Ave., east of I-4 and the CSX Railroad tracks) (±0.89 acres, District 5).</p> <p>Applicant's Request: The applicant proposes to replat a partially developed property for the future development of a multi-story hotel. The property is located in the northern portion of the Central Business District neighborhood.</p>	
<p><i>Updated: November 22, 2013</i></p>	<p>Staff Recommendation: Approval of the Minor Plat, subject to conditions in this staff report.</p>	

FUTURE LAND USE MAP



ZONING MAP



PROJECT ANALYSIS

Project Description

The applicant is requesting to replat a partially developed 0.89-acre commercial property for the pending development of a 135-room, 8 story hotel with 4,000 sq. ft. of ground floor commercial space facing W. Colonial Dr., and a 146 space integrated parking garage (the existing former medical office building will be demolished). This project is considered Phase 2 of the Camden Orange Court Development. The property is located on the south side of W. Colonial Dr. and west side of N. Orange Ave., east of the CSX Railroad tracks.

Previous Actions

- 1883: Property originally platted as part of the James M. Wilcox Addition Subdivision.
- 2005: Master Plan (MPL2005-00005) approved for a 253-unit apartment complex with parking garage and ground floor retail facing Orange Ave. and an office outparcel facing W. Colonial Dr.
- 2006: Property acquired by current owners, portion of property platted as Lot 1 Camden Orange Court Subdivision; Minor amendment to Master Plan approved (LDC2006-00353) relative to residential units on the north and south sides of the parking garage.
- 2007: Master Plan amended (MPL2006-00039) for construction of a 12-story office building with internal parking and ground-floor commercial space (Phase II of Camden Orange Master Plan)(Master Plan amendment expired in 2011).
- 2009: Minor Amendment to Master Plan approved (LDC2009-00183) relative to temporarily allowing ground floor commercial space on N. Orange Ave. to residential units.
- 6/2012: Master Plan amended (MPL2012-00008) for development of a 135-room, 8 story hotel with 4,000 sq. ft. of ground floor commercial space facing W. Colonial Dr., and a 146 space integrated parking garage.
- 11/2013: Determination of Minor Master Plan Amendment (LDC2013-00365) requested for minor changes to the approved master plan.

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>Existing Uses</i>
North	(Across W. Colonial Dr.) Downtown Activity Center (DT-AC)	AC-3A/T (Downtown Activity Center, Traditional City Overlay)	Steelhouse Apartments (under construction)
South	DT-AC	AC-3A/T	Camden Orange Apartments
East	(Across N. Orange Ave.) DT-AC	AC-3A/T	Orlando Sentinel Offices
West	DT-AC	AC-3A/T	China Glass Condominium & Camden Orange Parking Garage

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 135-room, 8 story hotel with 4,000 sq. ft. of ground floor commercial space facing W. Colonial Dr., and a 146 space integrated parking garage.

Existing Zoning and Future Land Use

The property is designated Downtown Activity Center on the City's Future Land Use Map, and is zoned AC-3A/T (Downtown Activity Center, Traditional City 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 development will consist of a 135-room, 8 story hotel with 4,000 sq. ft. of ground floor commercial space facing W. Colonial Dr., and a 146 space integrated parking garage. Several existing easements are shown on the face of the plat. Staff is requesting that at least two (2) additional City Services/Sidewalk Easements be provided along W. Colonial Dr. and N. Orange Ave. to be consistent with the adopted Master Plan.

School Impacts

The proposed use is a commercial hotel with retail along W. Colonial Dr. (a non-residential use). There are no school concur-

Table 2 - Development Standards (AC-3A/T)		
<i>Use & Proposed Lot</i>	<i>Lot Size (sq. ft.)</i>	<i>Lot Dimensions (min.)</i>
8-story Hotel & Parking Garage	no minimum	n/a
Lot 1	38,768.4	Irregular

rency or capacity issues associated with this replat.

Findings/Recommendation

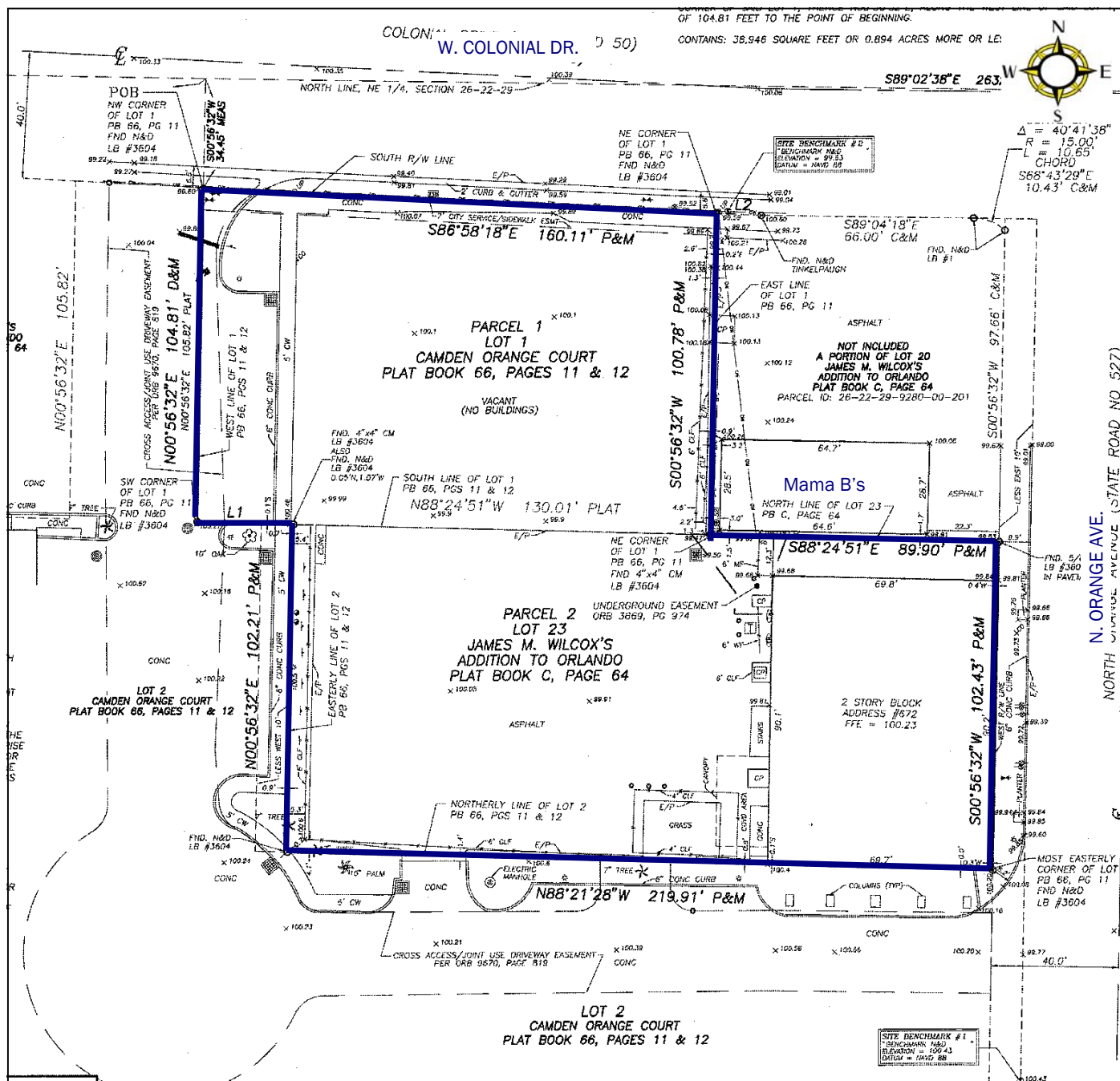
Subject to the conditions contained herein, the Orange & Colonial Hotel Replat request is consistent with the requirements for approval of Minor Subdivision Plat applications contained in Section 65 Part 3C of the Land Development Code (LDC):

1. The proposed Minor plat is consistent with the purpose and intent of the City's Growth Management Plan.
2. The proposed plat 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 Orange & Colonial Hotel (Minor) Replat, subject to the conditions in this staff report.



2013 SURVEY



ORANGE & COLONIAL HOTEL

PLAT BOOK

A REPLAT OF LOT 1, CAMDEN ORANGE COURT, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 66, PAGES 11 AND 12 AND LOT 23 LESS THE WEST 10 FEET THEREOF, AND LESS THE EAST 10 FEET THEREOF, PLAN OF JAMES M. WILCOX ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK C, PAGE 64, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LOCATED IN THE CITY OF ORLANDO, SECTION 26, TOWNSHIP 22 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA.

GRAPHIC SCALE

0' 10' 20' 40' 60'
1" = 20'

LEGEND

- CL - CENTERLINE SYMBOL
- CA - CENTRAL ANGLE
- CM - CONCRETE MONUMENT
- DB - DEED BOOK
- ES - EASEMENT
- FO - FOUND
- GIS - GEOSPATIAL INFORMATION SYSTEM
- IP - IRON PIPE
- IR - IRON ROD
- L - ARC LENGTH
- LB - LICENSED BUSINESS
- LS - LICENSED SURVEYOR
- MEAS - MEASURED
- N&D - NAIL & DISK
- NTS - NOT TO SCALE
- ORB - OFFICIAL RECORDS BOOK
- PR - PLAT BOOK
- PC - POINT OF CURVATURE
- PCP - PERMANENT CONTROL POINT
- PI - POINT OF INTERSECTION
- POB - POINT OF BEGINNING
- POC - POINT OF COMMENCEMENT
- PRM - PERMANENT REFERENCE MONUMENT
- PT - POINT OF TANGENCY
- R - CURVE RADIUS
- R/W - RIGHT OF WAY

CURVE DATA

CURVE	CHART	CHORD	CHORD
ANGLE	RADIUS	LENGTH	DISTANCE
67°05'45"	23.00'	26.94'	531°59'26"W 23.43'
56°30'30"	10.00'	9.86'	532°41'07"E 9.47'
38°11'01"	44.50'	28.10'	512°50'31"E 27.61'
98°11'54"	10.00'	11.38'	53°20'53"E 10.77'
90°00'00"	7.00'	11.00'	N45°03'36"E 9.90'
90°00'00"	7.00'	11.00'	S44°58'25"E 9.90'
64°03'21"	10.00'	11.18'	S31°30'08"W 10.61'
21°13'22"	44.50'	165.80'	N47°54'52"W 85.22'
58°12'23"	10.00'	10.33'	N29°05'37"E 9.88'

NOT INCLUDED
A PORTION OF LOT 20
PLAN OF JAMES M. WILCOX
ADDITION TO ORLANDO
PLAT BOOK C, PAGE 64

NORTH ORANGE AVENUE (STATE ROAD NO 527)
100.00' R/W
100.00' R/W

SHEET 2 of 2

ACCURIGHT SURVEYS
of Orlando Inc., LB 4475
2012 E. Robinson St.

LOT 2
CAMDEN ORANGE COURT
PLAT BOOK 66, PAGES 11 & 12

CONDITIONS OF APPROVAL

REQUIRED

Land Development

Adherence to Master Plan - Development of the property shall be per the approved Master Plan (MPL2012-00008) and amendments (LDC2013-00365) and any conditions therein.

Engineering/Zoning

1. Plat Face Changes: In addition to the changes required on the plat, the following is a list of additional requirements:
 - a) Changes to the face of the plat (a copy has already been returned to the surveyor).
 - b) Recording Fees (Checks should be made payable Orange County Comptroller).
 - c) 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.
2. Stormwater - The Streets and Stormwater Division did not see an area on the Replat outlined for stormwater treatment. On-site stormwater treatment is required, and should be laid out early in the process. Can we expect the site plans to identify the storm water treatment area?

Transportation Planning/Engineering

1. Cross-Access - The subject development shall provide cross-access easements to the adjacent properties to ensure that parking, access, and circulation may be easily tied in to create a unified system.
2. Downtown Sidewalk - The minimum public sidewalk width on Colonial Dr. and Orange Ave., including tree wells, shall be 13 feet, per LDC Section 61.225, and prior approval from the Appearance Review Board and Transportation Engineering Division shall be required for the subject site.
3. Ped Connectivity - A paved pedestrian/handicap connection and/or sidewalk shall be provided from the public sidewalk(s) to the main building entrance(s). The main pedestrian crossing areas between the buildings and the parking areas shall be clearly marked with pavement markings and maintained at all times in accordance with Manual of Uniform Traffic Control Devices (MUTCD) standards.
4. Sidewalk Easement - A 7-foot wide City Service/Sidewalk Easement shall be shown on the face of the plat along the north side of the property line adjacent to Colonial Drive and a 4-foot wide City Service/Sidewalk Easement shall be shown on the face of the plat along the east side of the property line adjacent to Orange Avenue, consistent with the recorded Camden Orange Court plat for Lots 1 and 2.

INFORMATIONAL (pertains more to development/permitting of the project)

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.

Engineering/Zoning

1. Sidewalk - Per LDC Section 61.225, a 5-ft. wide concrete sidewalk will be required along all dedicated rights-of-way at time of development of the individual lots. Any existing sidewalks that are damaged or broken must be repaired.
2. Engineering Standards Manual - All building plans must conform to and construction be accomplished in accordance with the Engineering Standards Manual (ESM), Fourth Edition, adopted by the City Council on March 9, 2009.
3. Erosion & Sedimentation Control - All building site plans submitted for review should include a detailed Erosion and Sedimentation Control Plan. Stormwater 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.
4. 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 for 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.
5. Stormwater Management - The owner/developer is required to design and construct an on-site storm water system in accordance with the Orlando Urban Storm Water Management Manual and the approved Master Drainage Plan. Approval from St. Johns 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 LDC Section 65.604.

INFORMATIONAL COMMENTS (CONTINUED)

7. Utility Construction - ESM Section 1.04 requires that all utility lines be installed beneath the surface of the ground. Subdivision construction plans must include all proposed utilities.
8. Street Tree Fund - The developer is required to contribute funds to the Street Tree Trust Fund prior to issuance of the building permit. The cost is \$350 for each 12'-14' height of canopy tree. The City is responsible for installation of the trees, but the developer may install the street trees in lieu of contributing to the Trust Fund in accordance with LDC Section 61.226.

CONTACT INFORMATION

Land Development

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

Transportation Planning/Engineering

For questions regarding Transportation Planning/Engineering review, contact Gus Castro at 407-246-3835 or at Gustavo.castro@cityoforlando.net.

Engineering/Zoning

For questions regarding Plat & Engineering/Zoning review, contact Shirley Green at 407-246-3234 or at Shirley.green@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.

Stormwater/Public Works

For questions regarding Stormwater/Drainage review, contact Luis Grajales at 407-246-3807 or at luis.grajales@cityoforlando.net.

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).