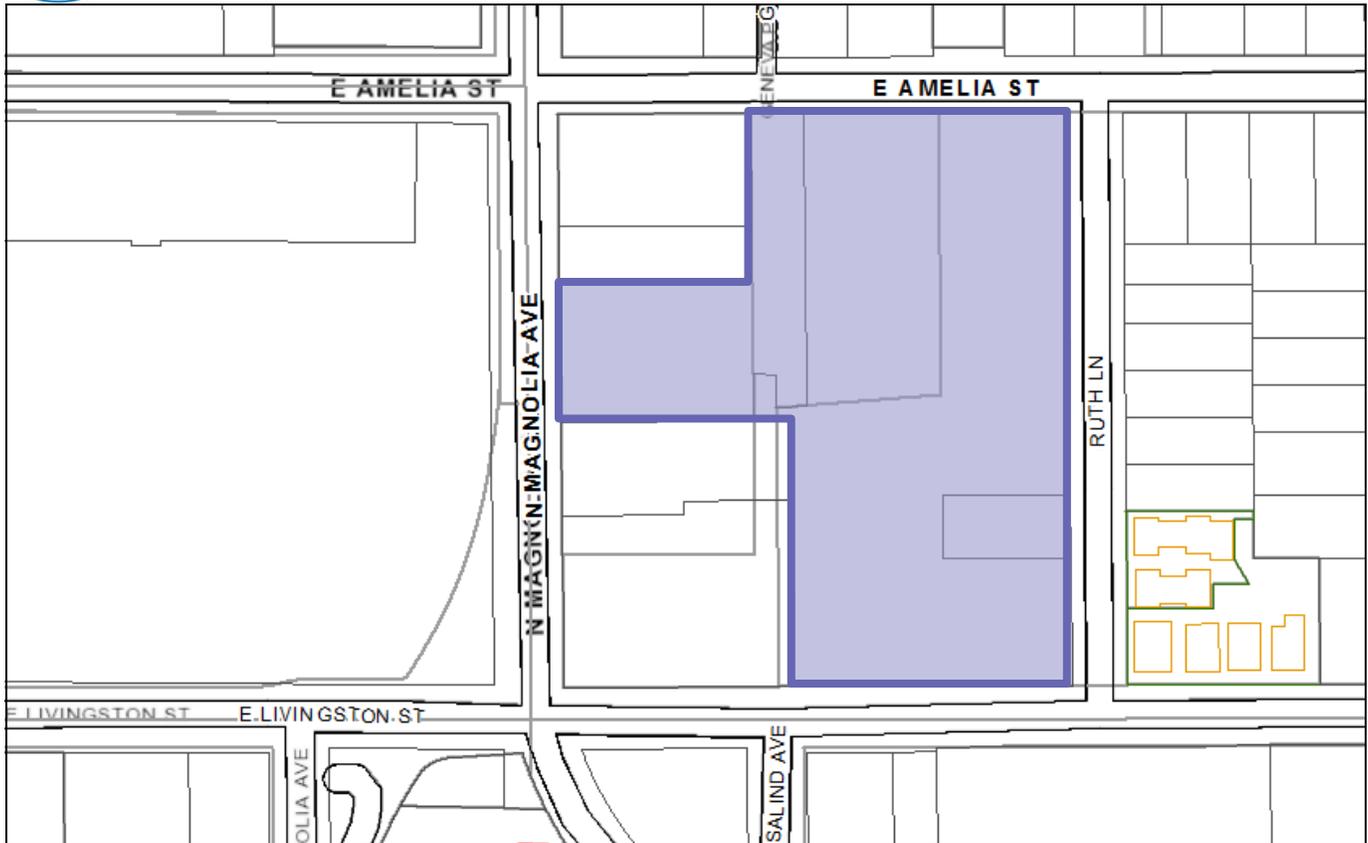




TRINITY DOWNTOWN PLAT

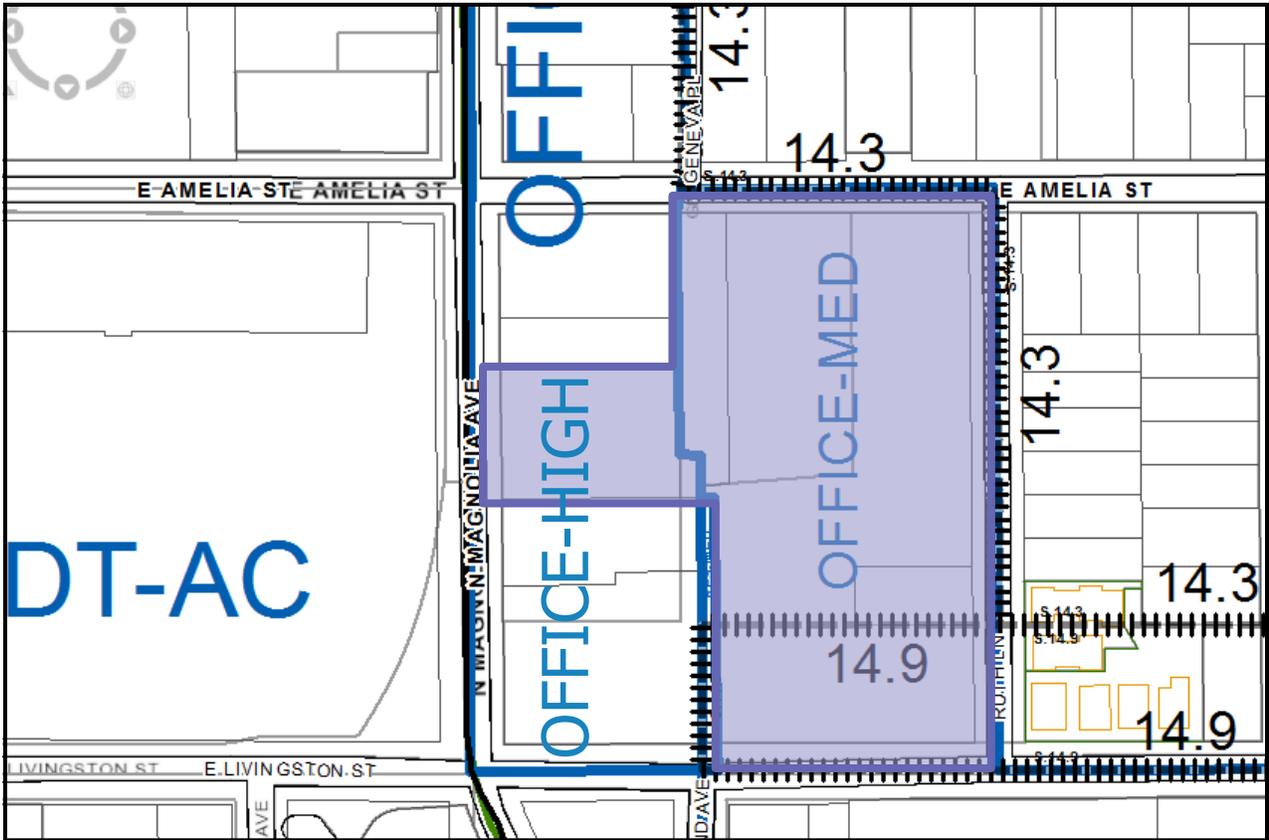


Location Map ■ Subject Site

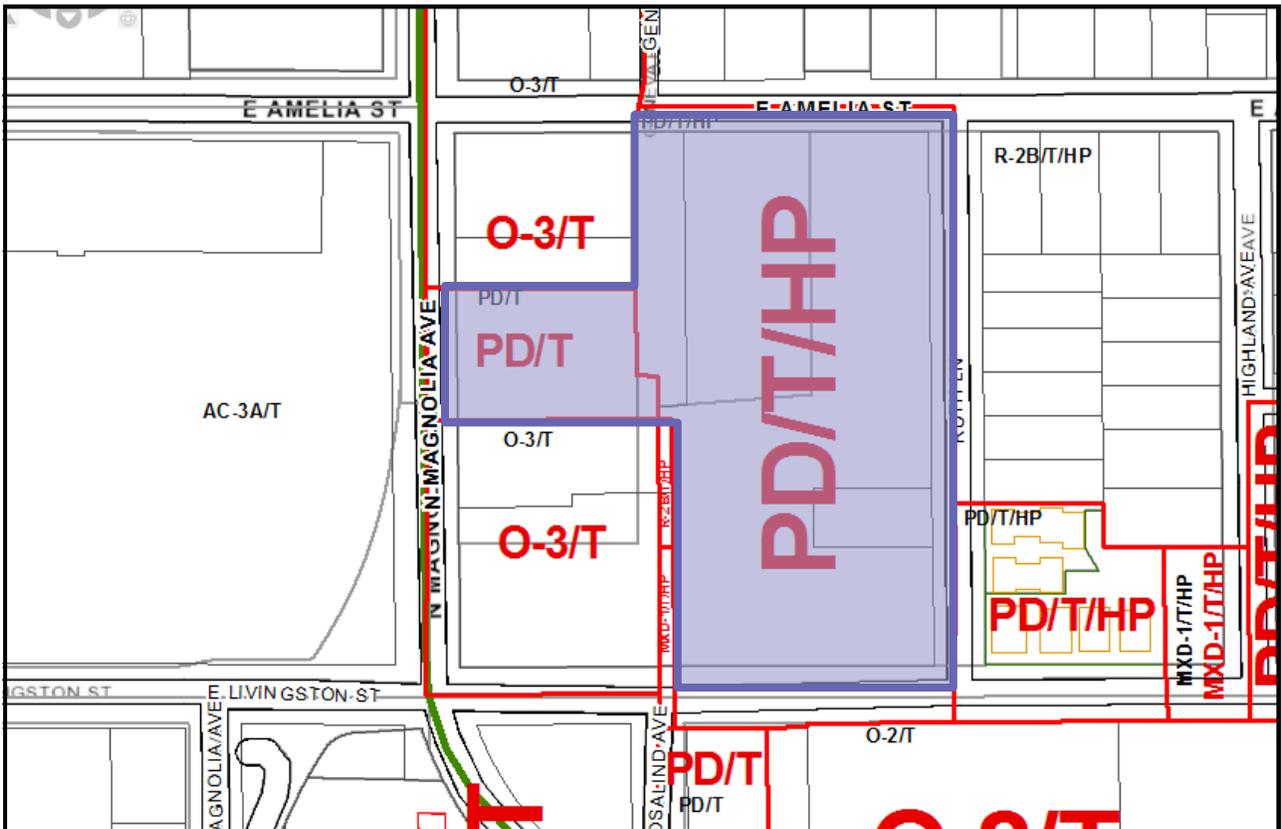
SUMMARY

<p>Owner Tomme Smathers, Trinity Evangelical Lutheran Church</p> <p>Applicant Donald Bishman, Bishman Surveying</p> <p>Project Planner Michaëlle Petion</p>	<p>Property Location: 123 E. Livingston St. (north of E. Livingston St., south of E. Amelia St., west of N. Magnolia St., east of N. Summerlin Ave.; Parcel ID #25-22-29-5140-01-011, 25-22-29-5140-01-040, 25-22-29-8208-00-120) (±5.18 acres, District 4).</p> <p>Applicant's Request: The applicant proposes to plat the currently undeveloped parcels into one lot for the redevelopment of the church campus.</p>	<p>Staff's Recommendation: Approval of the request, subject to the conditions in this report.</p>
<p>Updated: July 25, 2014</p>		

FUTURE LAND USE MAP



ZONING MAP



PROJECT ANALYSIS

Project Description

The ±5.18 acre subject site is located north of E. Livingston St., south of E. Amelia St., west of N. Magnolia St., east of N. Summerlin Ave. and consists of the multiple buildings of the Trinity Lutheran Church Campus. The site is zoned PD/T with the Historic Preservation overlay (HP) along the eastern portion of the site. The site has two future land use designations: Office– Medium and Office-High, consistent with the zoning.

The applicant is requesting Minor Subdivision approval to combine all the subject parcels into 1 lot for the redevelopment of the church campus. With multiple lot frontages and a lot area of approximately 225,000 sq. ft., all in excess of the minimum requirements in the underlining zoning of O-2/T, the proposed lot is code compliant.

Previous Actions:

- 1912– Property platted as part of David Lockhart Subdivision
- 1926– Church constructed.
- Jan. 2003– MPB recommended approval to allow expansion of existing church (CUP2002-00029)
- Dec. 2010– Conditional Use review of previously approved portable classrooms.
- Feb. 2013– City Council adopted the Trinity Lutheran Church PD for a multi-phased, multi-use church campus. (ZON2012-00009, Doc.# 1302041204)

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 property is being platted for consistency with the approved development plans.

FINDINGS

Subject to the conditions contained herein, the proposal will be consistent with the requirements for approval of Minor 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.

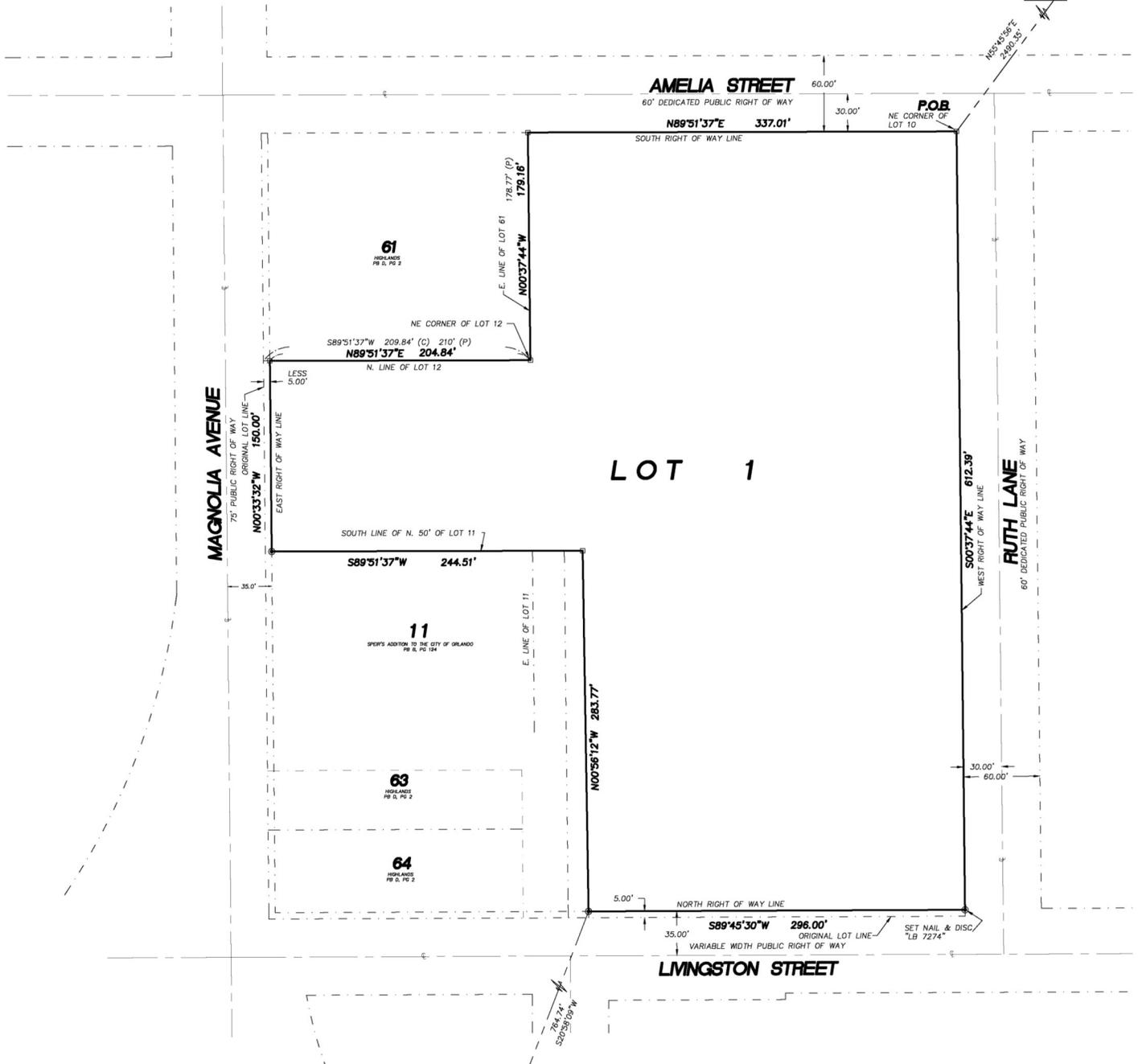
Staff recommends approval of the minor subdivision request subject to the conditions in this staff report.

PROPOSED PLAT

TRINITY DOWNTOWN

BEING A PARTIAL REPLAT OF LOTS 11 AND 12, SPEIR'S ADDITION TO THE CITY OF ORLANDO,
 PLAT BOOK B, PAGE 124, A PARTIAL REPLAT OF LOT 59 AND 62, HIGHLANDS, PLAT BOOK D,
 PAGE 2, AND A PARTIAL REPLAT OF LOTS 1 THROUGH 10, BLOCK A, DAVID LOCKHARTS
 SUBDIVISION, PLAT BOOK F, PAGE 26
 LYING IN SECTION 25, TOWNSHIP 22 SOUTH, RANGE 29 EAST
 CITY OF ORLANDO, ORANGE COUNTY, FLORIDA

RECOVERED SECTION CORNER
 TIES AS INDICATED ON CERTIFIED
 CORNER RECORDED NO. 067786
 N 12.34013.658
 E 5.37833.200



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 adopted PD ordinance and other applicable previous approvals.

Engineering Records

- 1) Please correct the following:
Change "MAGNOLIA AVENUE" to "N MAGNOLIA AVENUE" (no period after the N), "LIVINGSTON STREET" TO "E LIVINGSTON STREET" (No period after the E), and "AMELIA STREET" to "E AMELIA STREET" (No period after the E).

Legal Affairs

- 1) There appears to be some overlap of text in the notary block.
- 2) The OR book and page number of the mortgage, as well as the name of the county is missing on the Joinder and Consent.
- 3) The following easements are shown on the title certificate but not on the plat or in the plat notes: 2014/654, 2319/847, 6197/2948.
- 4) The chapter 59 language is missing.
- 5) Any/all areas dedicated to the public must be clearly stated in the dedication. If none, it should be so noted. example "...dedicates nothing to the public."

Engineering/Zoning

1. 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.
2. 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.
3. 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."
4. 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.
5. Plat. Plat Face Changes - There are a number of changes required to the face of the plat. In addition to the changes required on the plat, the following is a list of additional requirements. 1) Changes to the face of the plat. (A copy has already been returned to the surveyor). 2) Recording Fees (Checks should be made payable Orange County Comptroller.) 3) The plat must be reviewed by Orange County prior to recording. Begin this process by taking a copy of the executed plat to Room 1700 (Orange County Property Appraiser's Office, Attn. Rocco Campanale), 200 S. Orange Avenue, Sun Trust Bank Center. The original completed Statement of Lien from Orange County is required by this office. The Statement of Lien must be received by this office prior to recording the plat.
6. Erosion— Building site. All building site plans submitted for review should include a detailed erosion and sedimentation control plan.
7. 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.

CONDITIONS OF APPROVAL

8. 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.

9. Sewer. Wastewater Division comments have been addressed during review of the construction plans for permit case no. BLD2013-08505.

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 Nancy Ottini at 407-246-3529 or nancy.jurusottini@cityoforlando.net

Engineering Records

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

Legal Affairs

For questions regarding Legal Affairs review, please contact Cindi Sanford at 407-246-3489 or Cynthia.sanford@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.