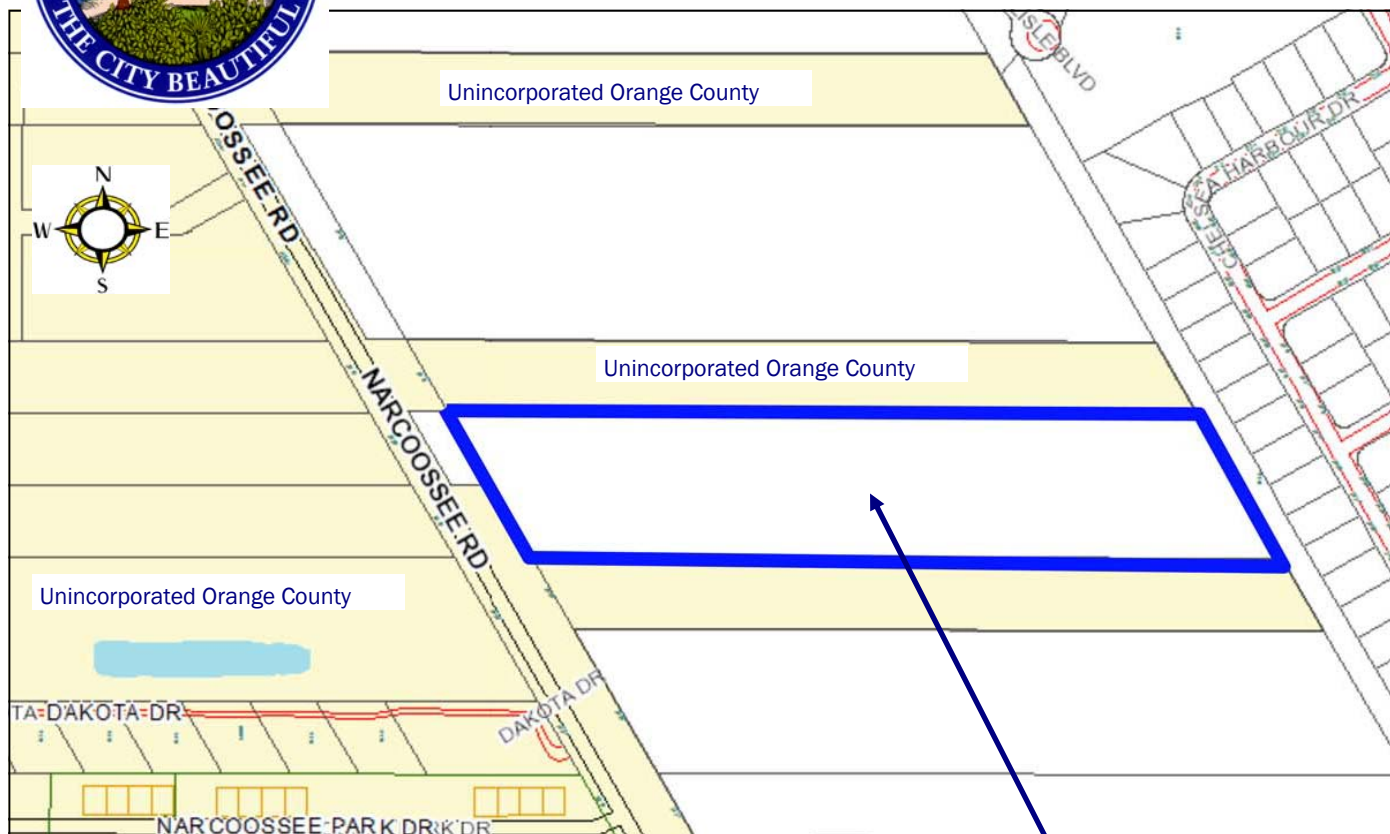




# METRO SELF-STORAGE REPLAT



Location Map

 Subject Site

## SUMMARY

<p><b>Applicant</b> Bob Heilman, Dev. Manager Metro Storage, LLC</p> <p><b>Owner</b> Howard Schieferdecker SB Condo Partners I, LLC</p> <p><b>Project Planner</b> Jim Burnett, AICP</p>	<p><b>Property Location:</b> 7627 Narcoossee Rd. (east side of Narcoossee Rd., between Leevista Blvd. and SR528 Beachline Expwy.) (Parcel #25-23-30-5876-01-000; ±9.69 acres, District 1).</p> <p><b>Applicant's Request:</b> The applicant proposes to replat a vacant commercial property for development of a 111,175 sq. ft. of personal indoor storage, thirty-six (36) canopy-covered RV/boat storage spaces, a 15,960 sq. ft. uncovered RV/boat storage area and a ±2,726 sq. ft. office. The property is located in the Narcoossee neighborhood southwest of Vista East.</p>	<p><b>Staff Recommendation:</b> Approval of the Minor Plat, subject to conditions in this staff report.</p>
<p><i>Updated: December 26, 2014</i></p>		

The map shows the subject property at 3912 Dakota Drive, outlined in blue. The property is situated between Nar Coossee Road to the west and Harbor Drive to the east. To the south is Dakota Drive, and further south is Nar Coossee Park Drive. The property is zoned AIR-MED. Surrounding areas are zoned RES-LOW. A compass rose indicates North is up. The map also shows various lot numbers and street names like Harbor Dr, Dakota Dr, and Nar Coossee Rd.

The map displays the subject property, outlined in blue, which is zoned NCZ/AN. The property is situated between Narcoossee Rd to the west and Dakota Dr to the south. To the east of the subject property is an area zoned PD/AN, and to the south is an area zoned NO CITY ZONING/AN. The map also shows surrounding streets including Narcoossee Rd, Dakota Dr, Sea Harbour Dr, and Narcoossee Park Dr. A compass rose is located in the bottom left corner.

# PROJECT ANALYSIS

## Project Description

The applicant is requesting to replat a vacant property for initial development of a 111,175 sq. ft. of personal indoor storage, with 36 canopy-covered RV/boat storage spaces, a 15,960 sq. ft. uncovered RV/boat storage area, and  $\pm$ 2,726 sq. ft. office. The property is located on the east side of Narcoossee Rd., between Leevista Blvd. and SR528 Beachline Expwy., in the Vista East neighborhood.

## Previous Actions

5/2007: Property acquired by current owner.

10/2007: Property annexed into the City (City Doc. #0706181005) & Airport Support District Medium Intensity future land use assigned.

11/2007: Narcoossee Commercenter PD approved (ZON2007-00021, City Doc. #0711121003) for mixed retail, office and warehouse uses, to expire 5 years after effective date if project not completed.

12/2008: Property platted as Narcoossee Commercenter.

11/2009: PD amended to add 0.23-acre piece (ZON2008-00021, City Doc. #0911161101, no change to PD development plan).

11/2012: PD expired, zoning changed to NCZ/AN (No City Zoning, Aircraft Noise Overlay).

10/2014: New PD (ZON2014-00022) recommended for approval by MPB to allow 111,175 sq. ft. of personal indoor storage, thirty-six (36) canopy-covered RV/boat storage spaces, a 15,960 sq. ft. uncovered RV/boat storage area, and  $\pm$ 2,726 sq. ft. office (PD Ordinance yet to be scheduled for City Council adoption).

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

<b>Table 1—Project Context - Adjacent Properties</b>			
	<i>Future Land Use</i>	<i>Zoning</i>	<i>Use</i>
North	Orange County Industrial	Co. IND-1/IND-5	Industrial Warehouses
East	Conservation and Residential Low Intensity	PD/AN (Planned Development, Aircraft Noise Overlay)	Buffer Zone & Single-Family Homes
South	Orange County Industrial	Co. IND-1/IND-5	Airport Parking
West	(Across Narcoossee Rd.) Orange County Industrial	Co. IND-1/IND-5	Self-Storage & Car/Truck Rental

## 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 an indoor/outdoor personal storage facility on the property.

## Existing Zoning and Future Land Use

The property is designated Airport Support District Medium Intensity future land use and no city zoning (NCZ), with Aircraft Noise (AN) Overlay, pending a rezoning to PD (Planned Development) with retention of the AN (Aircraft Noise Overlay). Per Table 2 at right, the replat request complies with default AC-2 zoning and standards for platting of lands as contained in LDC Chapter 65 Part 3C.

## Proposed Development

As previously noted, the vacant site is to be developed with an indoor/outdoor personal storage facility.

## School Impacts

Neither the new PD nor the replat proposes to add residential uses. No further OCPS review is needed for the replat request.

## Findings/Recommendation

Subject to the conditions contained herein, the Metro Storage Replat is consistent with the requirements for approval of Minor Subdivision Plats 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 plat is consistent with the requirements of the Land Development Code.
3. The Minor subdivision plat will not result in incompatible land uses.

**Table 2 - Lot Size** (default AC-2)

<i>Lot &amp; Use</i>	<i>Lot Size (sq. ft.)(no min.)</i>
Lot 1	421,999 (9.69 ac.)



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 Metro Storage Replat, subject to the conditions in this staff report.

## CONTACT INFORMATION

**Land Development** - Contact Jim Burnett at 407-246-3609 or at [james.burnett@cityoforlando.net](mailto:james.burnett@cityoforlando.net).

**Permitting Plat Review** - For post-TRC review, contact John Gronendaal at 407-246-3437 or at [john.gronendaal@cityoforlando.net](mailto:john.gronendaal@cityoforlando.net). To obtain plat review status, please call PROMPT, our Interactive Response System at 407.246.4444.

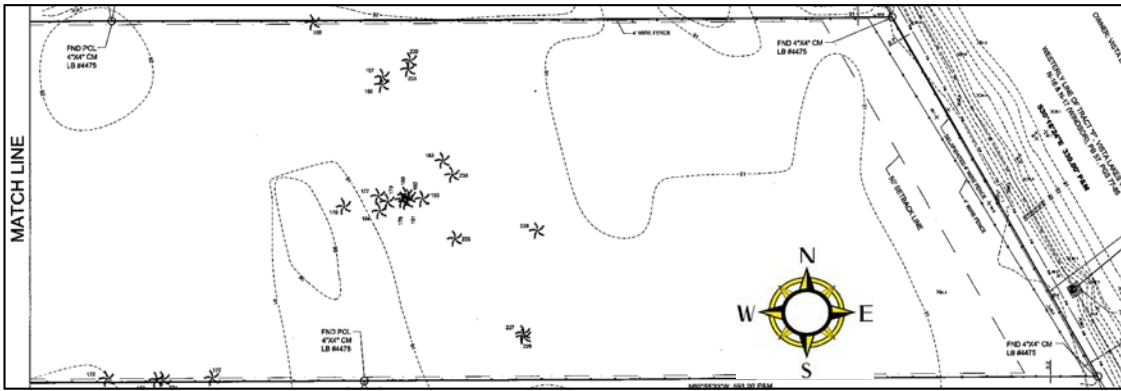
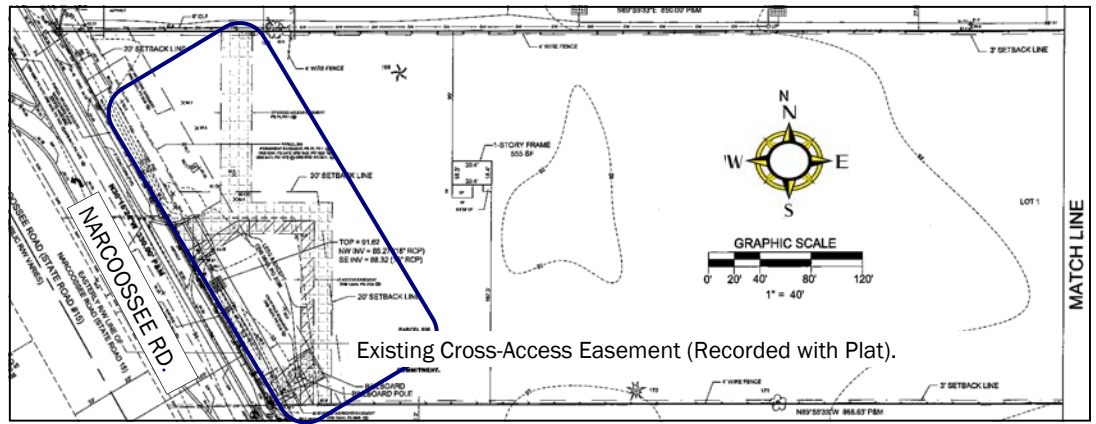
**City Surveying** - Contact Ken Brown at 407-246-3812 or at [ken.brown@cityoforlando.net](mailto:ken.brown@cityoforlando.net).

**Legal Services** - Contact Cynthia Sanford at 407-246-3489 or at [Cynthia.sanford@cityoforlando.net](mailto:Cynthia.sanford@cityoforlando.net).

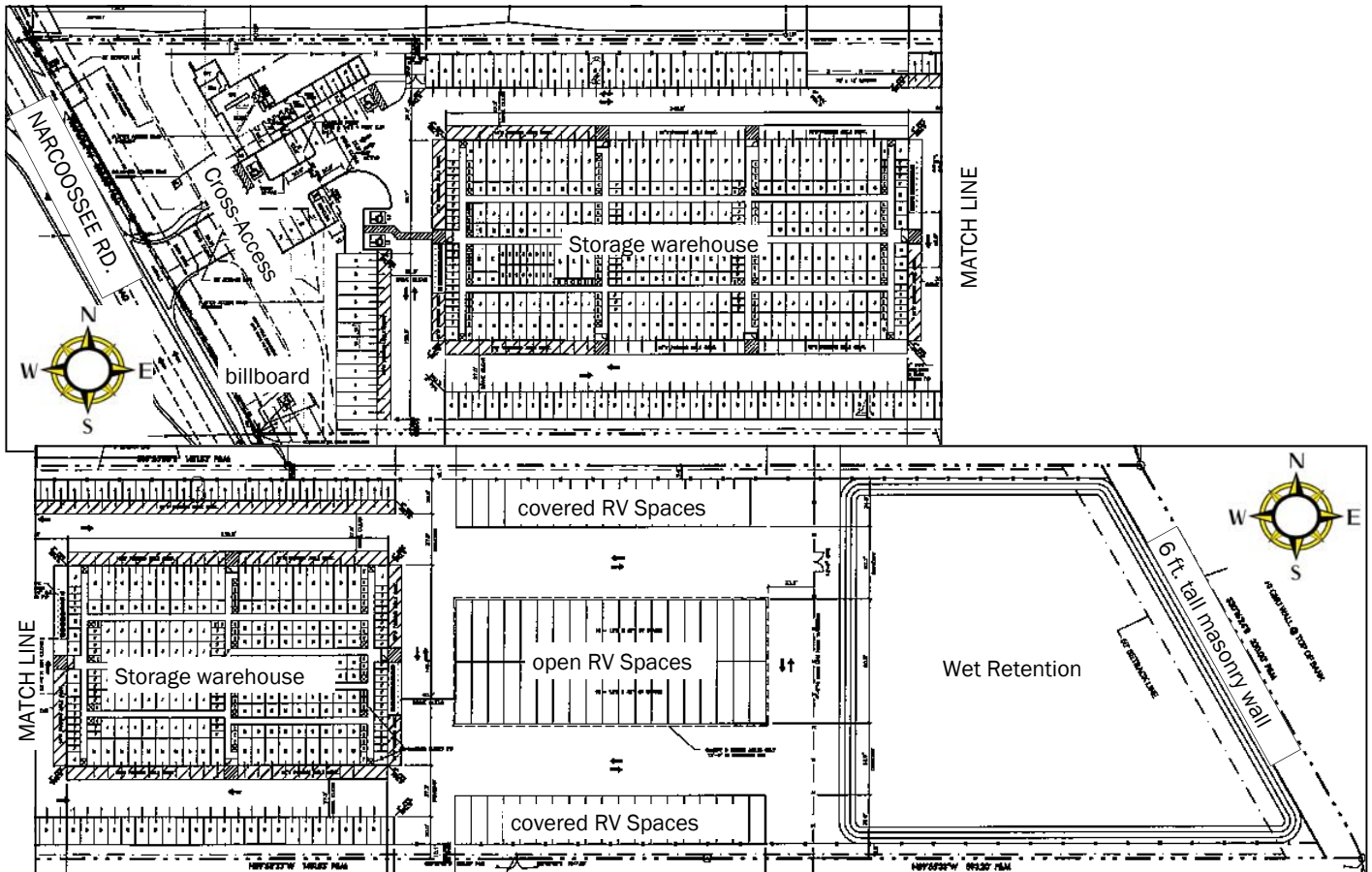
**City Addressing** - Contact Amanda Furman at 407-246-4267 or at [Amanda.furman@cityoforlando.net](mailto:Amanda.furman@cityoforlando.net).



# SITE SURVEY



## 2014 PROPOSED DEVELOPMENT PLAN



# PROPOSED PLAT

## METRO SELF STORAGE

A REPLAT OF ALL OF LOT 1, NARCOOSSEE COMMERCENTER, AS RECORDED IN PLAT BOOK 73, PAGE 1, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LOCATED IN THE CITY OF ORLANDO, SECTION 25, TOWNSHIP 23 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA.

### DESCRIPTION:

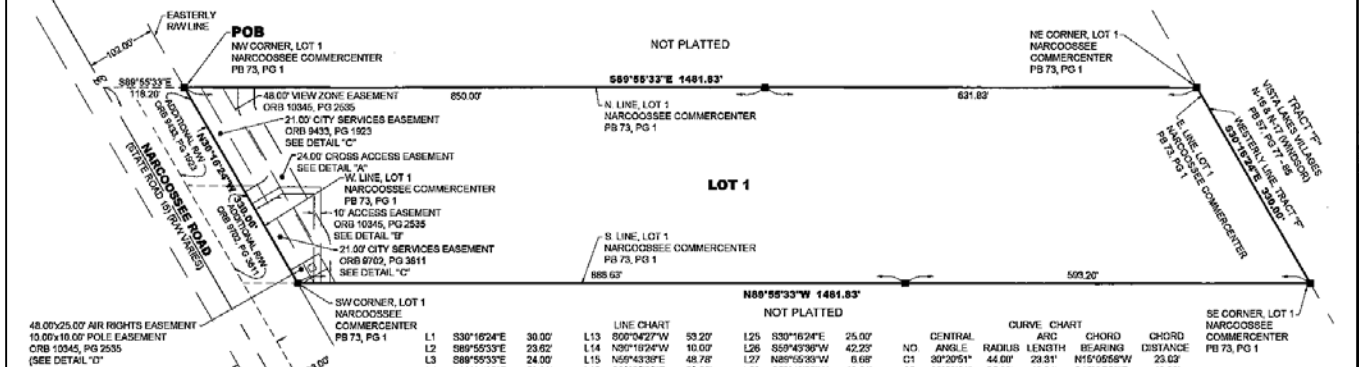
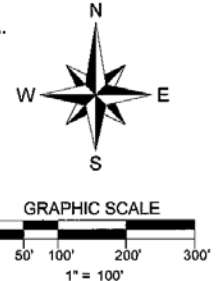
REPLAT OF ALL OF LOT 1, NARCOOSSEE COMMERCENTER, AS RECORDED IN PLAT BOOK 73, PAGE 1, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF LOT 1, NARCOOSSEE COMMERCENTER, AS RECORDED IN PLAT BOOK 73, PAGE 1, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; RUN THENCE S89°55'33"E ALONG THE WEST LINE OF SAID LOT 1, NARCOOSSEE COMMERCENTER, A DISTANCE OF 1481.83 FEET TO THE NORTHEAST CORNER OF SAID LOT 1, NARCOOSSEE COMMERCENTER; SAID POINT BEING A POINT ON THE WESTERLY LINE OF TRACT "P", VISTA LAKES VILLAGES N-16 & N-17 (VANDORF) AS RECORDED IN PLAT BOOK 97, PAGES 77 THROUGH 86, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE S30°16'24"E AND THE EAST LINE OF SAID LOT 1, NARCOOSSEE COMMERCENTER AND ALONG SAID WESTERLY LINE OF TRACT "P", A DISTANCE OF 333.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1, NARCOOSSEE COMMERCENTER; THENCE N89°55'33"W ALONG THE SOUTH LINE OF SAID LOT 1, NARCOOSSEE COMMERCENTER, A DISTANCE OF 1481.83 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1, NARCOOSSEE COMMERCENTER; SAID POINT BEING A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF NARCOOSSEE ROAD, THENCE N30°16'24"W ALONG THE WEST LINE OF SAID LOT 1, NARCOOSSEE COMMERCENTER AND ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF NARCOOSSEE ROAD A DISTANCE OF 330.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 421,900 SQUARE FEET OR 9.688 ACRES MORE OR LESS.

### NOTES:

1. BEARINGS SHOWN HEREON ARE RELATIVE TO ASSUMED DATUM, BASED ON THE EASTERLY RIGHT-OF-WAY LINE OF NARCOOSSEE ROAD BEING: N30°16'24"W (PER PLAT BOOK 73, PAGE 1, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA).
2. ■ - DENOTES A PERMANENT REFERENCE MONUMENT, A 4" X 4" CONCRETE MONUMENT WITH A BRASS DISC MARKED "PRM LB 4470", UNLESS OTHERWISE NOTED.
3. DEVELOPMENT OF THE PROPERTY DEPICTED ON THIS PLAT IS SUBJECT TO THE REQUIREMENTS OF CHAPTER 59, THE OCCUPANCY MANAGEMENT ORDINANCE OF THE CITY OF ORLANDO, WHICH GOVERNS THE CITY'S ABILITY TO ISSUE BUILDING PERMIT ON THIS PROPERTY. APPROVAL OF THIS PLAT 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. ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES, PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY.



## CONDITIONS OF APPROVAL - REQUIRED

Permitting/Plat Review (no comments yet)

City Attorney's Office -

1. Joinder and Consents are required for the mortgages recorded in OR 9379 pg. 3602 and OR 10565 pg. 8855.
2. The certificate of title expires on January 20, 2015. If the plat is not approved by all depts. by that date, an updated certificate will be required.

City Surveyor - An initial review has been completed and a letter sent to the applicant's surveyor on 12/26/2014, detailing what needs to be revised and sent back to the City for continuing plat review.

## INFORMATIONAL (pertains more to development/permitting of the new uses)

Land Development

1. Permits - 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.
2. Consistency - Development of the site shall be consistent with the proposed Metro Storage PD, as recommended for approval by the Municipal Planning Board in October 2014 and projected for approval by City Council in January 2015 (ZON2014-00022).

Sewer - Sanitary sewer connection to the City sewer is available in the Narcoossee Rd ROW. Coordinate connection with the Wastewater Division. The developer is responsible for installing a manhole at the end of an 8-inch stubout to serve the subject parcel.

## 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).