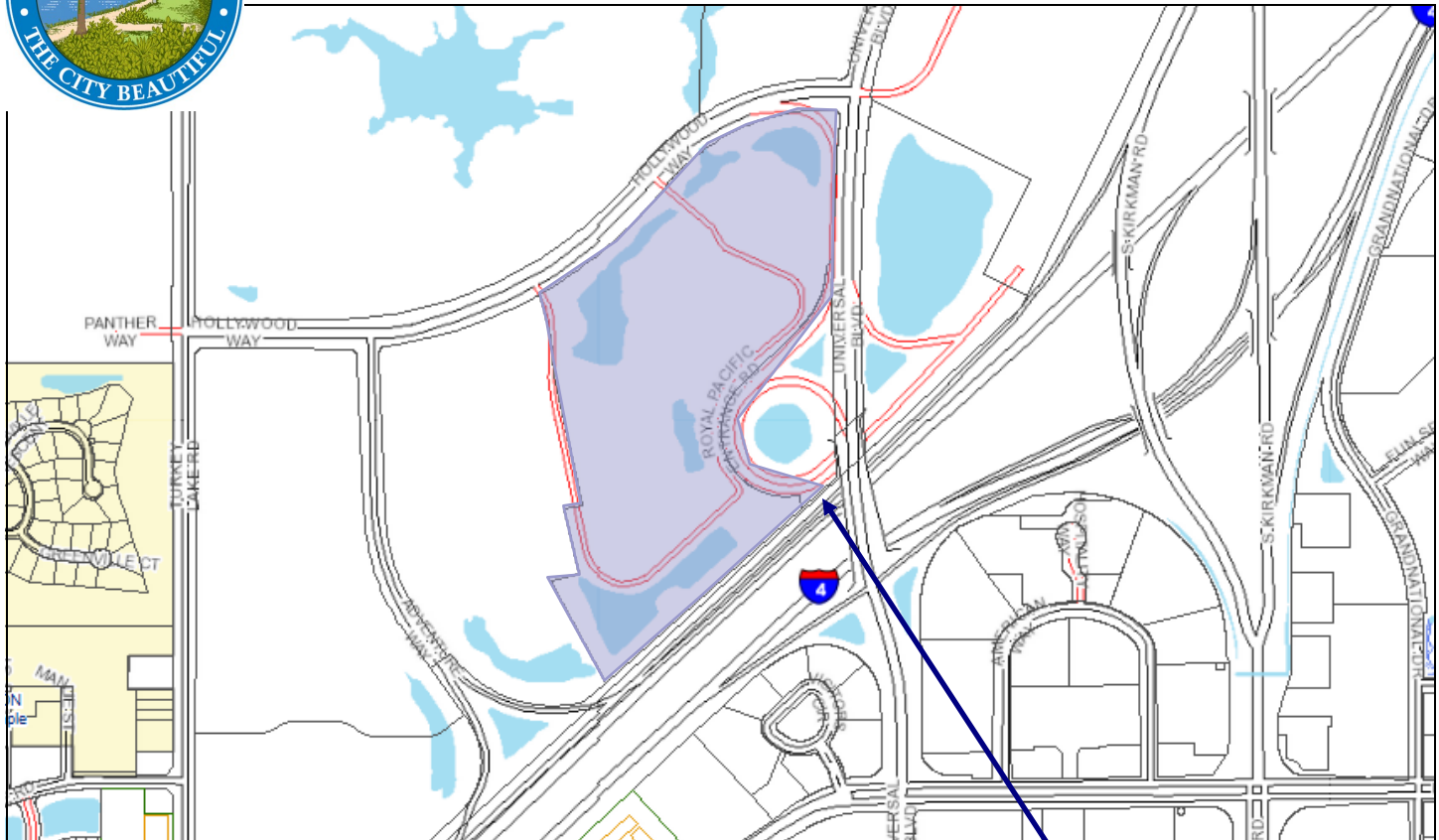




ROYAL PACIFIC REPLAT



Location Map



SUMMARY

Owner

John McReynolds
Universal City Development Partners, LTD.

Applicant

John McReynolds
Universal City Development Partners, LTD.

Project Planner

TeNeika Neasman

Property Location: 6300 Hollywood Way is south of Hollywood Way, north of I-4, west of Universal Blvd., and east of Adventure Wy. (±53.29 acres, District 6)

Applicant's Request:

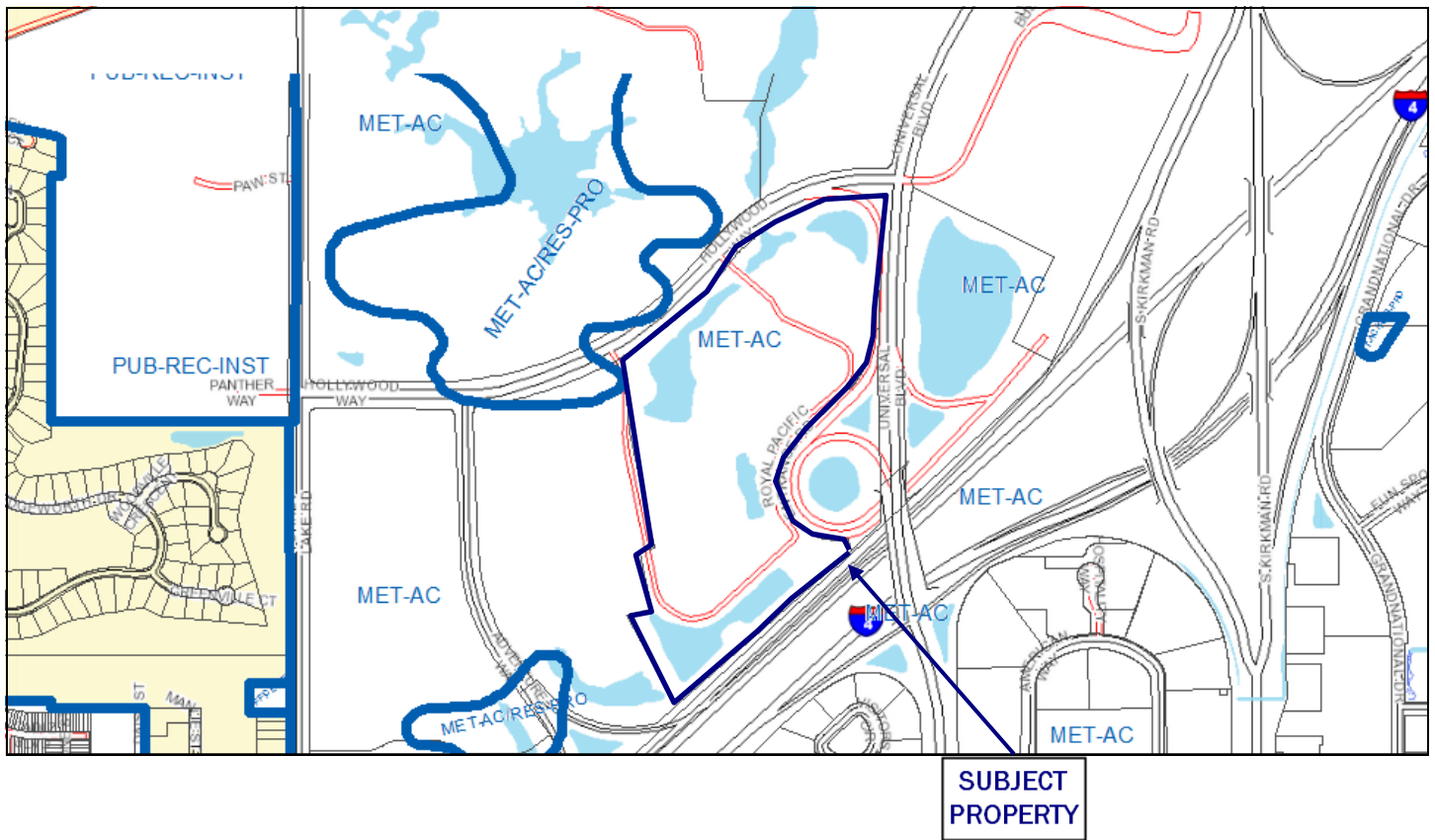
Applicant is requesting a replat of a commercial lot to replat the Royal Pacific Resort site ahead of future development west of the subject site.

Staff's Recommendation:

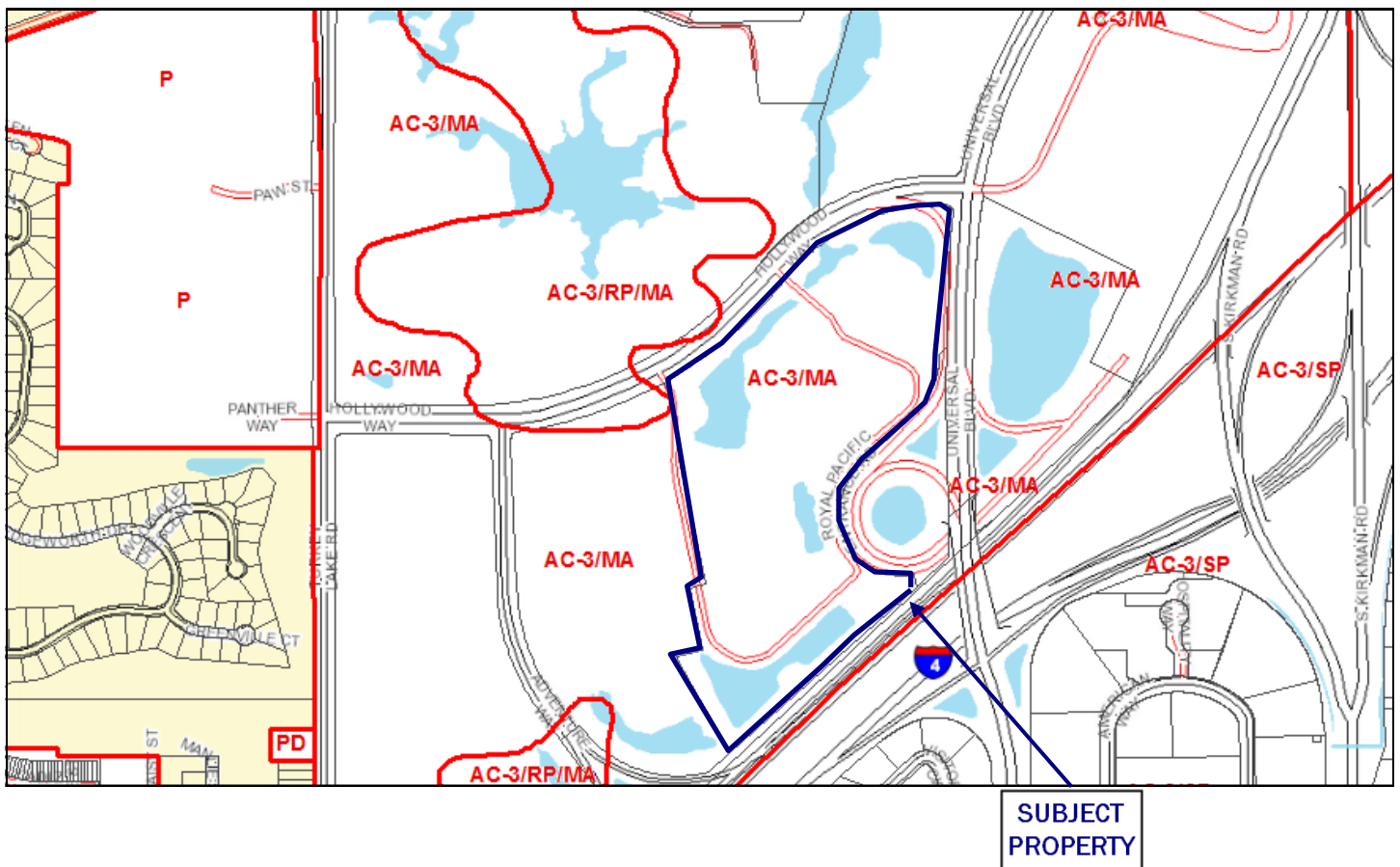
Approval of the request, subject to the conditions in this report.

Updated: November 26, 2014

FUTURE LAND USE MAP



ZONING MAP



PROJECT ANALYSIS

Project Description

The subject site is part of Universal Studios Orlando and located south of Hollywood Way. The site consists of a 53.29 acres commercial lot. The site is zoned AC-3/MA (Metropolitan Activity Center in the Major Attraction Overlay district) with a consistent future land use designation of MET-AC (Metropolitan Activity Center).

The applicant is requesting approval of a minor re-plat of the property. The proposed replatted lots are code compliant. See Table 2–AC-3/MA (Metropolitan Activity Center in the Major Attraction Overlay district) lot standards for more information.

Table 1 - Project Context (AC-3/MA zoning)

	Future Land Use	Zoning	Surrounding Use
North	(Across Hollywood Way) MET-AC/RES-PRO	(Across Hollywood Way) AC-3/RP/MA	Major Attraction
East	(Across Universal Blvd.) MET-AC	(Across Universal Blvd.) AC-3/MA	Parking Garage and Retention Pond
South	(Across Interstate 4) MET-AC	(Across Interstate 4) AC-3/SP	Commercial, Hotel, Retail
West	(Across Adventure Way) MET-AC/ Met-AC/RES-PRO	(Across Adventure Way) AC-3/MA AC-3/RP/MA	Vacant Commercial and Retention Pond

Previous Actions:

2000: Property platted as part of the Universal City Florida Subdivision

2000: Property acquired by current owners

2007: Universal City Master Plan (MPL2007-00010) Amendment

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 re-platted into 1 commercial lot. The proposed lot will meet the required width and area for the zoning district, per Section 58 Zoning Tables of the Land Development Code. The subject site is commercial and houses the Royal Pacific Resort.

Table 2– AC-3/MA zoning

Metropolitan Activity Center in the Major Attraction Overlay district

Lot	Code Requirement	Replat Lot
Square Footage	N/A	±2,308,227
Acreage	N/A	±53.296
Dimensions	N/A	Irregular Shape

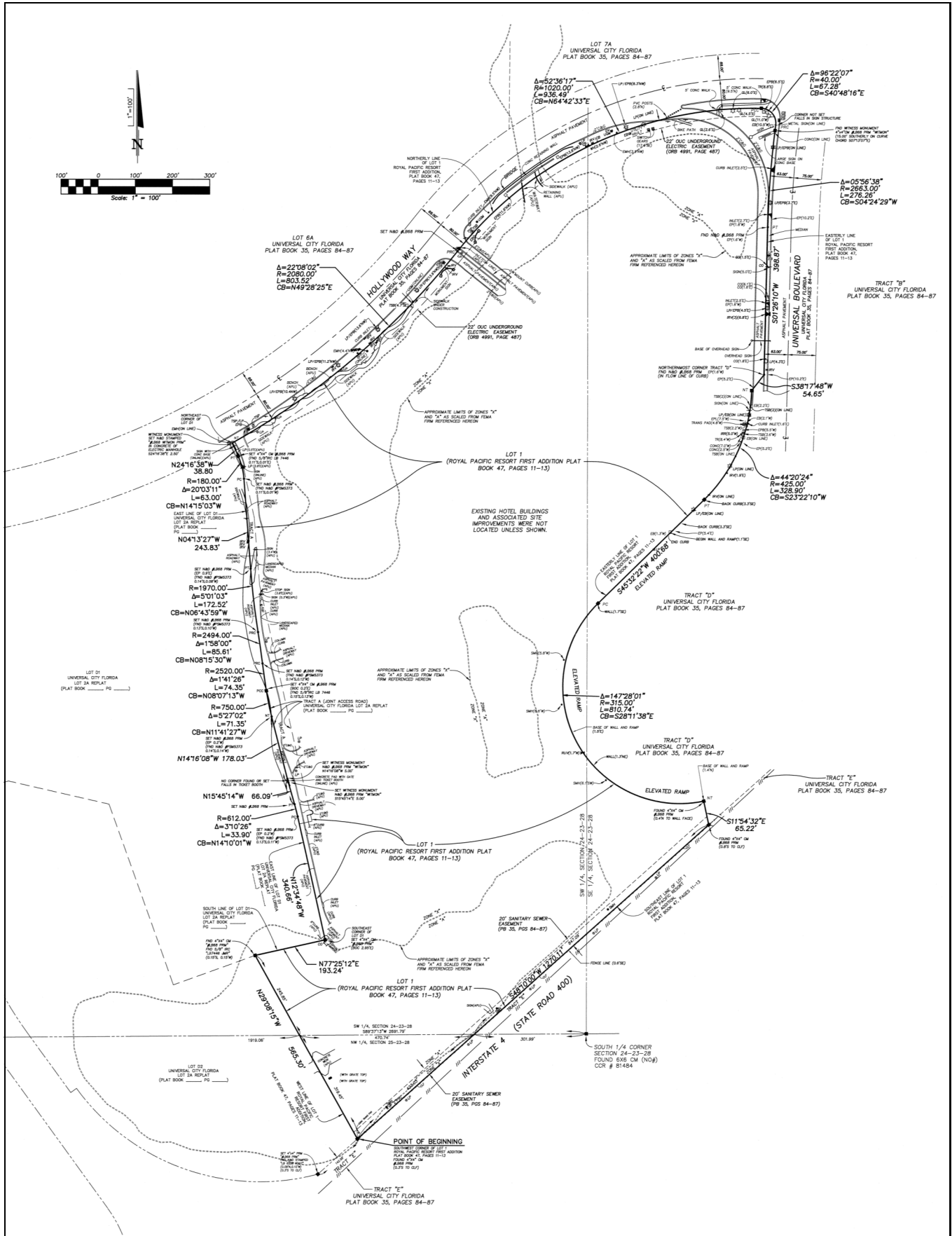
Existing Zoning and Future Land Use

The property is designated Metropolitan Activity Center on the City's Future Land Use Map, and is zoned AC-3/MA (Metropolitan Activity Center in the Major Attraction Overlay district). Per Table 2, the replat request complies with standards for platting lands as contained in the LDC Chapter 65 Part 3C.

School Impact

Since the proposed use are non-residential, no further school impact analysis is needed.

BOUNDARY SURVEY

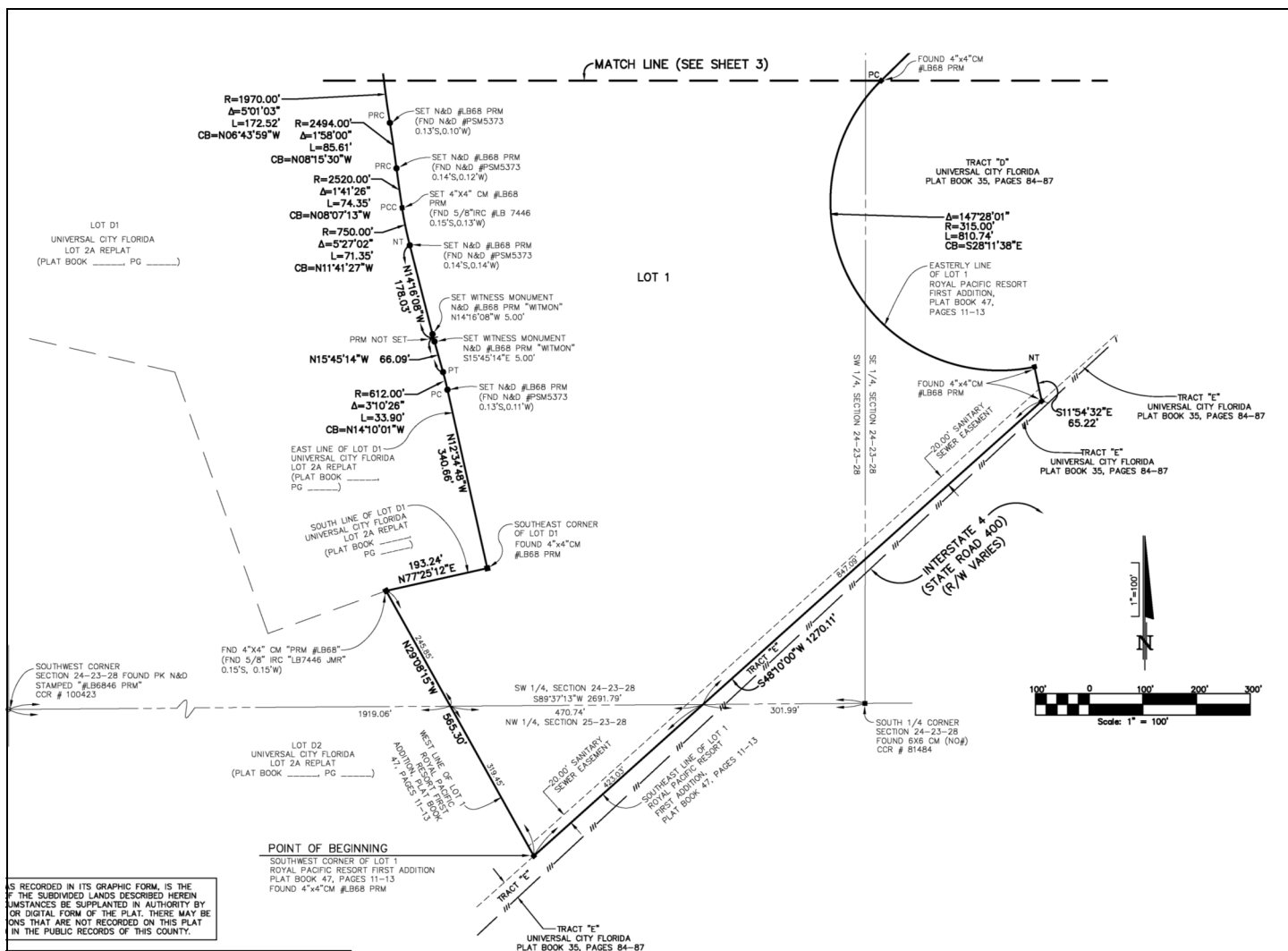


UNIVERSAL CITY FLORIDA SUBDIVISION

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ROYAL PACIFIC PLAT—SOUTH LOT 1



REQUIRED-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 Approvals Consistency. The proposed development shall be consistent with the conditions of the previous approvals (LDC2010-00172/LDC2014-00184)
3. Pedestrian Access. A direct pedestrian access shall be provided from the public sidewalk network to the primary building entrance without having to cross a vehicular travelway.

Permitting

1. A sewer easement shown on the City's GIS database traversing this property is not depicted on the Plat.

Legal Affairs

1. Provided the dedication and qualification statement are properly executed, as well as the blank plat book and pages in the subtitle and on the plat are filled-in, this plat is satisfactory as to form and legality. Additionally, the dedication shows Universal City Development as a Delaware LP, whereas the certificate of title shows it as a Florida LP. This must be corrected.

Growth Management

1. The Comprehensive Planning Studio has no objections to the proposed plat.

Building Review

1. Building Plan Review is not applicable to this case at this time

CONTACT INFORMATION

Land Development

For questions regarding Land Development contact TeNeika Neasman at 407.246.4257 or teneika.neasman@cityoforlando.net.

Growth Management

For questions regarding Growth Management plan review, please contact Colandra Jones at (407) 246-3415 or Colandra.Jones@cityoforlando.net