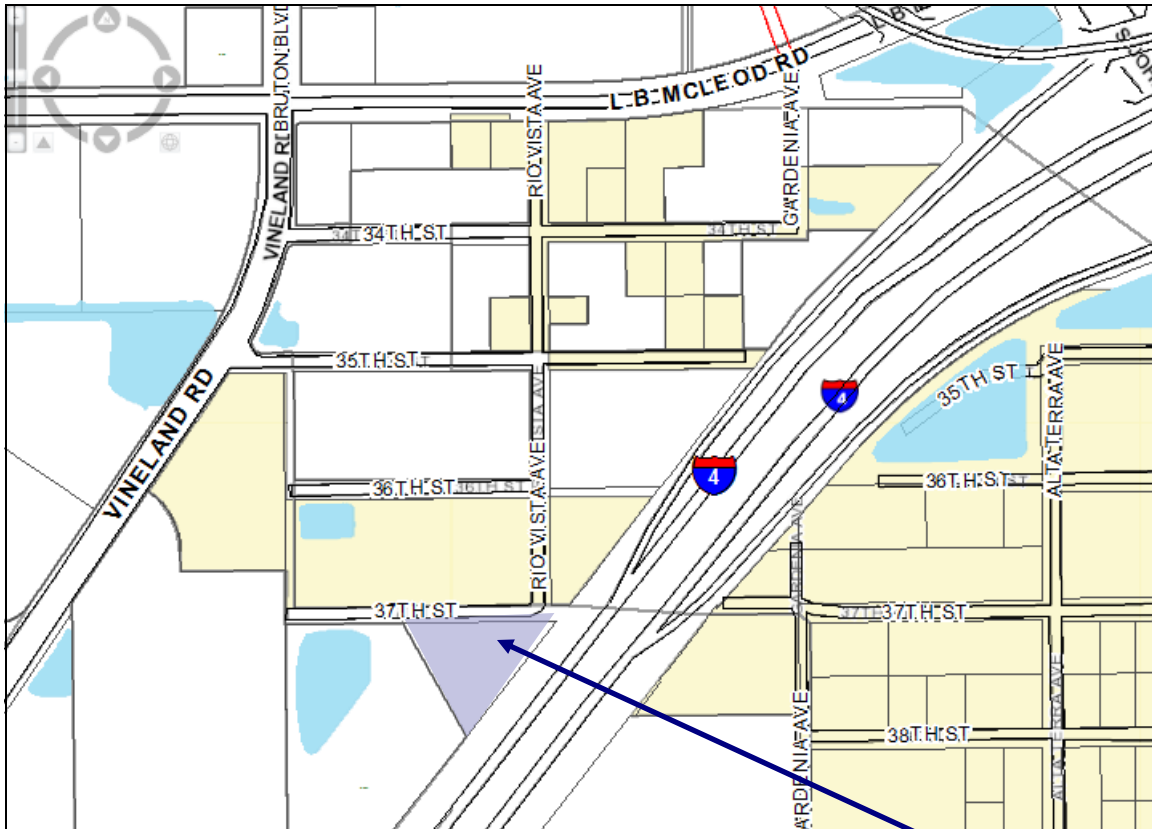




HARLEY DAVIDSON WAREHOUSE PLAT

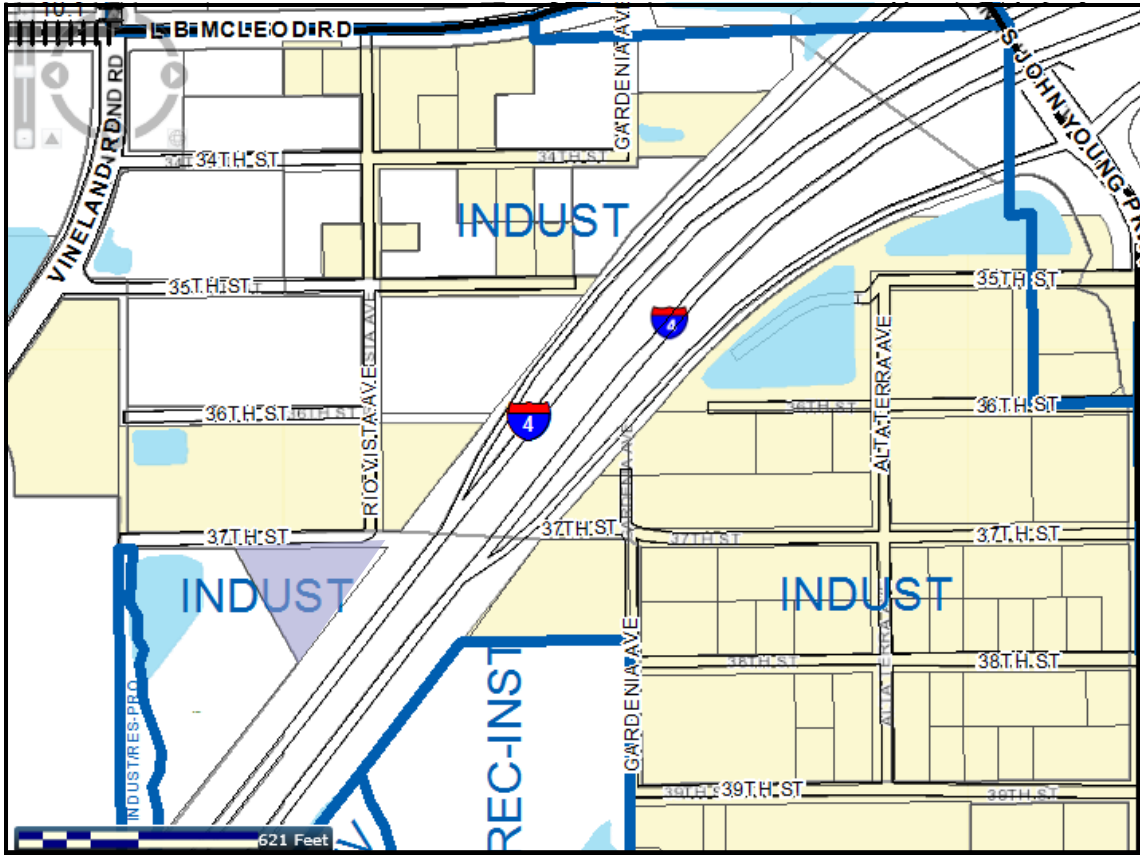


Location Map Subject Site

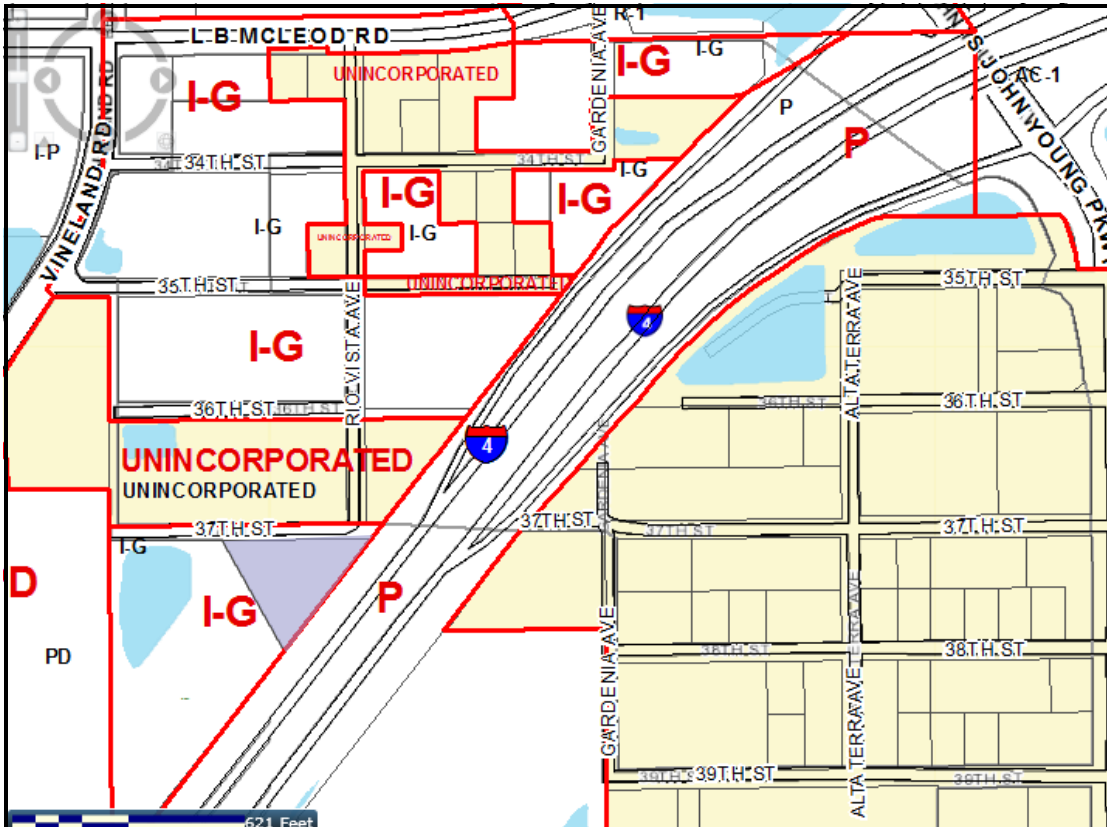
SUMMARY

| | | |
|--|--|--|
| <p>Owner Terry Robinson</p> <p>Applicant Jon Baines</p> <p>Project Planner Michaëlle Petion</p> | <p>Property Location: 3702 37th St. (north and west of I-4, east of Vineland Rd. and south of LB McLeod Rd.) (Parcel ID #09-23-29-0000-00-032 ; ±1.36 acres, District 6)</p> <p>Applicant's Request: The applicant is requesting a Minor Plat to plat previously unplatted lot.</p> | <p>Staff's Recommendation: Approval of the request, subject to the conditions in this report.</p> |
| <p>Updated: May 7, 2013</p> | | |

FUTURE LAND USE MAP



ZONING MAP



PROJECT ANALYSIS

Project Description

The subject property is approximately 1.4 acres in size and is located north and west of I-4, east of Vineland Rd. and south of LB Mcleod Rd. The site is currently zoned I-G (Industrial General) and has a Future Land Use designation of Industrial. The lot currently contains a 12,466 sq. ft. warehouse and associated surface parking lot.

The applicant is requesting Minor Subdivision Plat approval to plat this previously unplatted lot. The plat will consist of one lot with no easements. A Modification of Standards was recently issued for the redevelopment of this site to provide understory trees at 1 per 25 ft. of frontage in lieu of the required canopy trees at 100 ft. on center and to reduce perimeter parking lot landscaping from the required 7.5 ft. to a minimum of 4.8 ft. Redevelopment of the site is proposed to consist of internal alterations as well as to the parking lot. The existing structure will remain and be used as a warehouse/showroom.

Previous Actions:

- 1970 —Existing structure built on site
- 2000— Property annexed into the City of Orlando
- Feb. 2013 —Zoning Official issued a Modification of Standards for relief from code required landscaping. (VAR2013-00007)

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 due to it having never been platted before.

FINDINGS

Subject to the conditions contained herein, the proposal is 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 contained in this staff report.

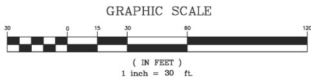
BOUNDARY SURVEY

1/2" IRON ROD
CENTER OF SECTION 9, TOWNSHIP 23 SOUTH, RANGE 29
DEED RECORD # 081490

4" CONCRETE
IDENTIFICATION

ENCUMBRANCE
CENTER OF THE SOUTHWEST 1/4 OF
1/4 OF SECTION 9, TOWNSHIP 23
29 EAST.
4" CONCRETE MONUMENT

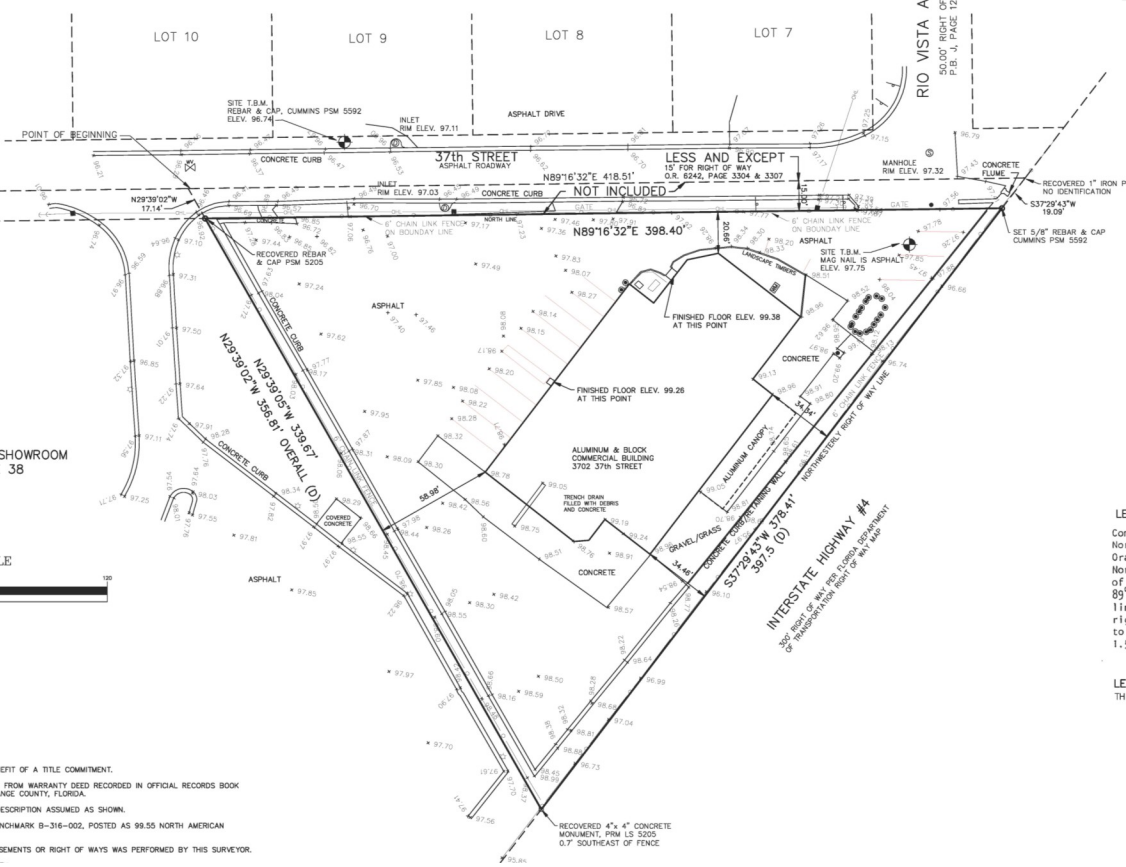
NORTH LINE SW 1/4, NW 1/4
N89°16'32"E 292.41'
N89°16'32"E 300.74'



37th STREET SHOWROOM
P.B. 47, PAGE 38

BLOCK M
WOODHAVEN
P.B. J, PAGE 127

RIO VISTA AVENUE
50.00' RIGHT OF WAY
P.B. J, PAGE 127



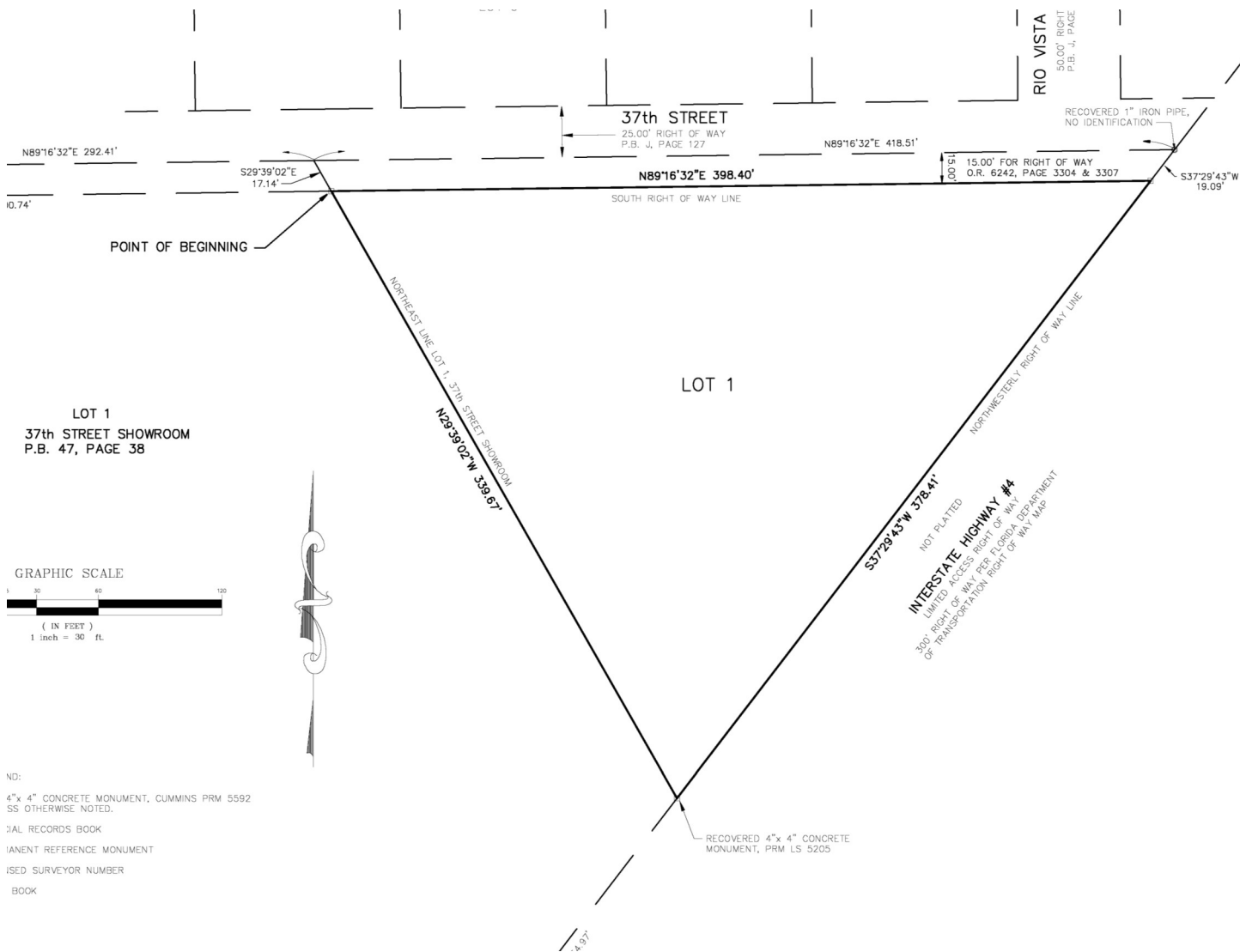
SURVEYOR'S NOTES:

1. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
2. DESCRIPTIONS FOR THIS SURVEY WERE OBTAINED FROM WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 6216, PAGE 6123 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
3. BEARINGS ARE BASED ON THE NORTH LINE OF DESCRIPTION ASSUMED AS SHOWN.
4. ELEVATIONS ARE BASED ON ORANGE COUNTY BENCHMARK 8-316-002, POSTED AS 99.55 NORTH AMERICAN VERTICAL DATUM OF 1985.
5. NO RESEARCH OF THE PUBLIC RECORDS FOR EASEMENTS OR RIGHT OF WAYS WAS PERFORMED BY THIS SURVEYOR.

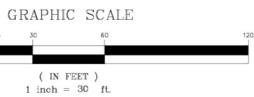
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PROPOSED PLAT



LOT 1
37th STREET SHOWROOM
P.B. 47, PAGE 38



ND:
4" x 4" CONCRETE MONUMENT, CUMMINS PRM 5592
SS OTHERWISE NOTED.
7/21/13 RECORDS BOOK
1/1/13 PERMANENT REFERENCE MONUMENT
1/1/13 LICENSED SURVEYOR NUMBER
1/1/13 BOOK

CONDITIONS OF APPROVAL

Growth Management

The Comprehensive Planning Studio has no objections to this request.

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. Modification of Standards compliance. The proposed development shall be developed consistent with the conditions of the approved modification of Standards (VAR2013-00007).

Transportation Planning

The Transportation Planning Division supports the applicant's request for a minor replat of the subject site.

Engineering/Zoning

1. Plat— Minor. 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.

2. Sewer. The Plat is unclear if there is a sanitary sewer connection from 3702 37th St to City sewer, and if so, where the connection is made. 3770 has a private lift station with a force main connecting to City sewer. Does 3702 utilize the lift station at 3770? If so, is there an agreement between the 2 parcels?

Parks

1. Tree Encroachment. Trees-Encroachment Contact the Bureau of Parks (407) 246-2283 for a Tree Encroachment permit prior to encroaching within 6' of any existing 4" caliper or larger tree as part of Orlando Land Development Code, Section 60.211.

2. Tree Removal. Trees-Removal Contact the Bureau of Parks (407) 246-2283 for a tree removal permit before removing any 4"

CONTACT INFORMATION

Growth Management

For questions regarding Growth Management plan review, please contact Mary-Stewart Droege at (407) 246-3276 or Mary-Stewart.Droege@cityoforlando.net

Land Development

For questions regarding Land Development review, please contact Michaëlle Petion at (407) 246-3837 or michaelle.petion@cityoforlando.net.

Engineering/Zoning

For questions regarding Engineering or Zoning contact Shirley Weekley at 407.246.2134 or Shirley.Weekley@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.