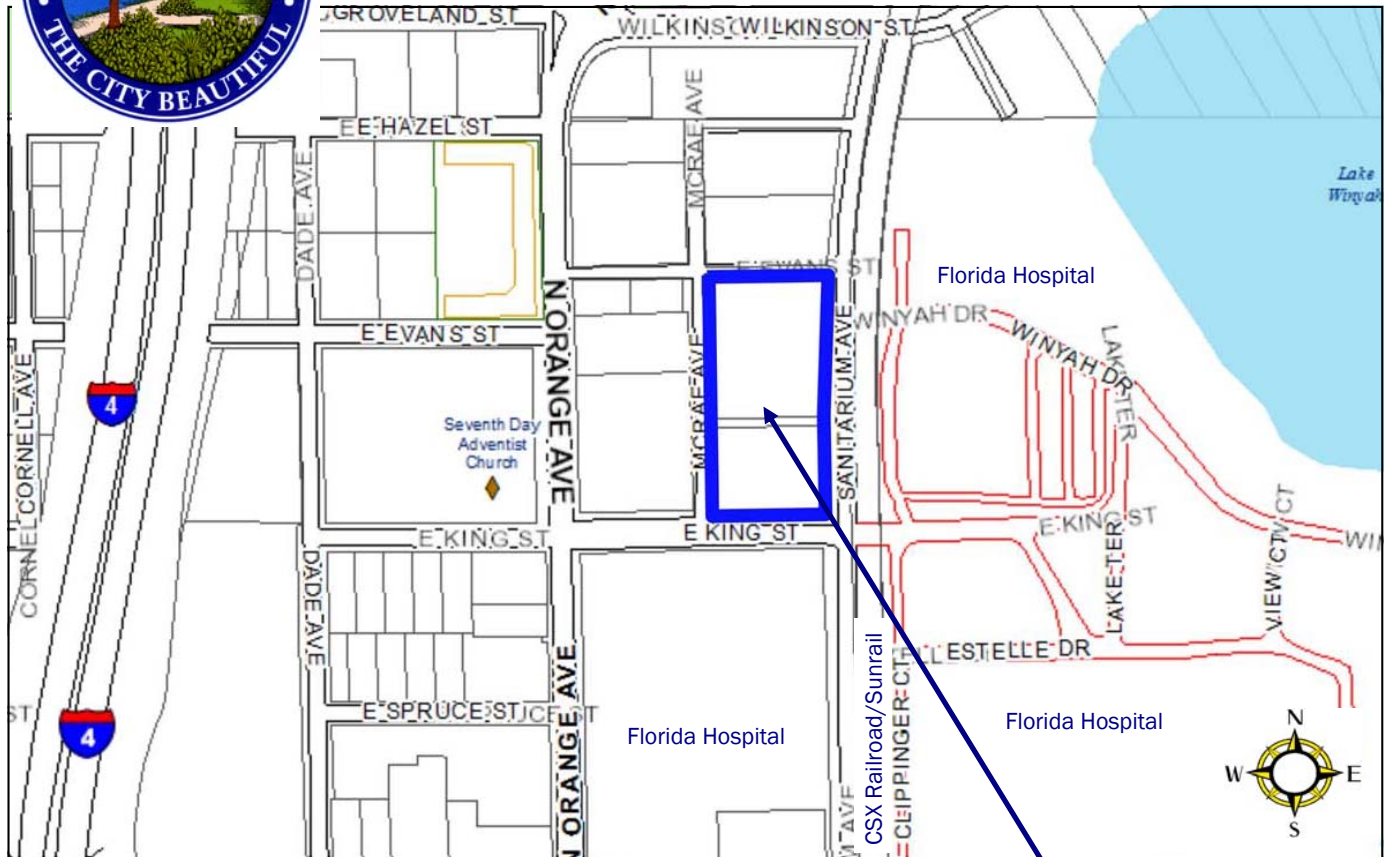




EAST KING STREET NORTH GARAGE (REPLAT)



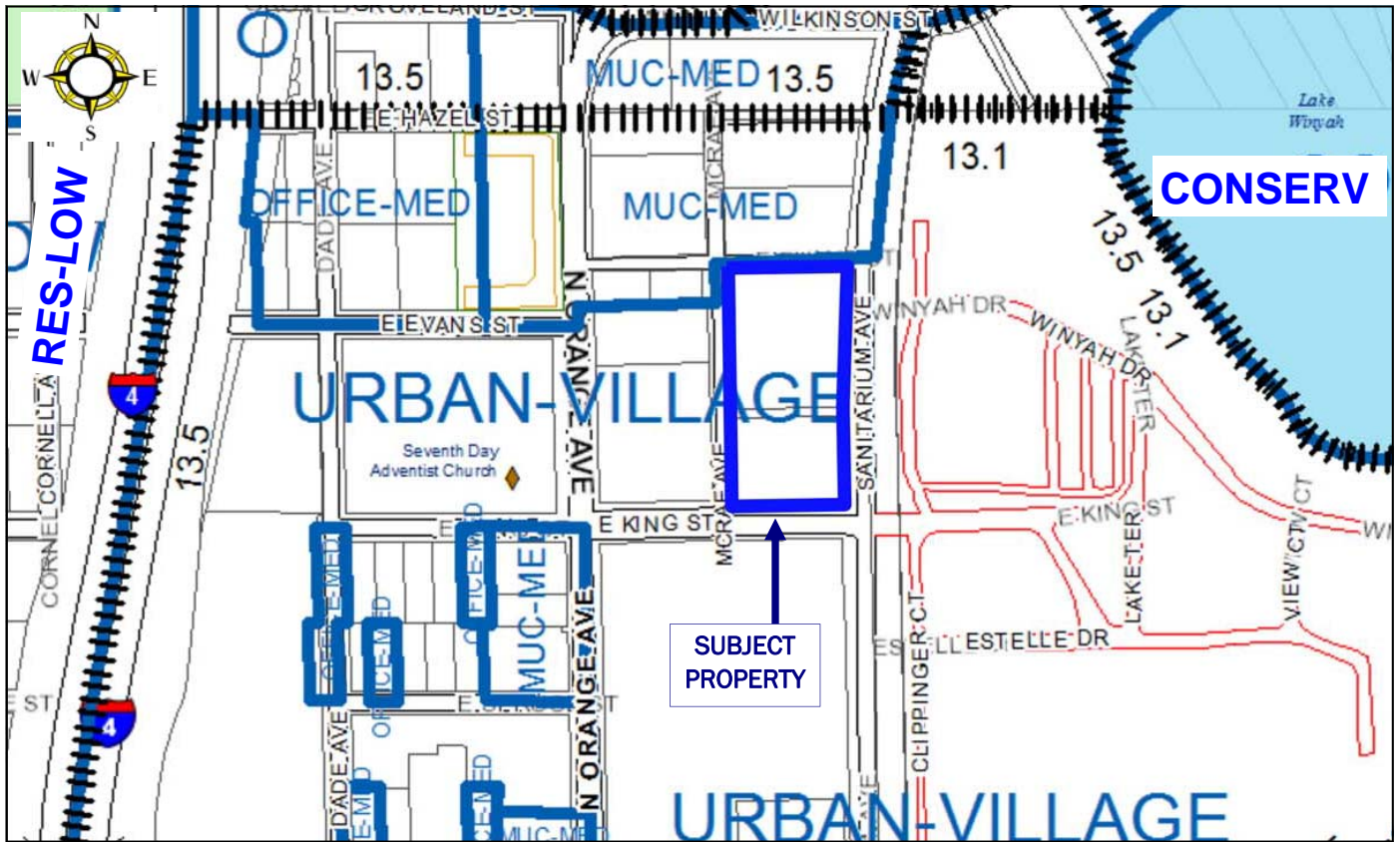
Location Map

Subject Site

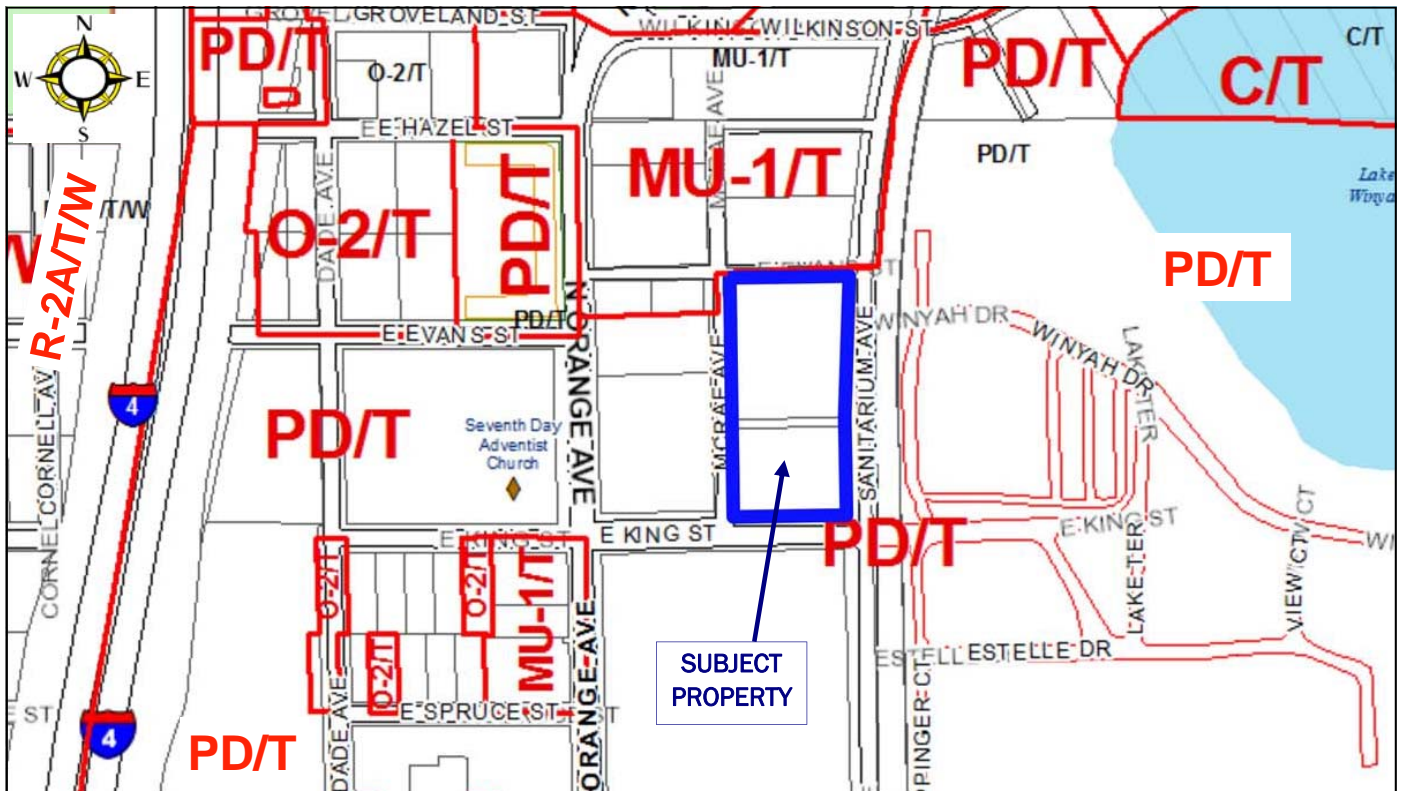
SUMMARY

<p>Applicant Borron J. Owen, Jr., Esq. Gray Robinson, P.A.</p> <p>Owner Adventist Health System/ Sunbelt, Inc. (Florida Hospital)</p> <p>Project Planner Jim Burnett, AICP</p>	<p>Property Location: 2815 McRae Ave./421 E. King St. (north side of E. King St., between McRae and Sanitarium Aves., south of E. Evans St. and west of CSX Railroad/Sunrail tracks) (±1.9 acres, District 3).</p> <p>Applicant's Request: The applicant proposes to replat a semi-developed property for the development of a 7-story parking garage for the Florida Hospital Health Village campus. The property is located in the North Orange neighborhood.</p>	<p>Staff Recommendation: Approval of the Minor Plat, subject to conditions in this staff report.</p>
<p><i>Updated: January 3, 2014</i></p>		

FUTURE LAND USE MAP



ZONING MAP



PROJECT ANALYSIS

Project Description

The applicant is requesting to replat a partially developed 1.9-acre commercial property for the development of a 7-story parking garage. The property is located on the north side of E. King St., between McRae and Sanitarium Aves. in the Florida Health Village area of the North Orange neighborhood.

Previous Actions

- 1908: Property platted as part of The Florida Sanitarium and Benevolent Association Subdivision.
- 5/1995: Property rezoned PD/T as part of the Adventist Health System/Sunbelt (Florida Hospital Orlando) campus.
- 6/1998: Florida Hospital Orlando PD amended.
- 10/2009: New PD adopted for Florida Hospital Orlando Health Village.
- 6/2013: Letter of Determination of Final Site Plan (LDC2013-00178) approved for new 7-story parking garage for property and easterly portion of Guava St. R-O-W (between McRae and Sanitarium Aves., and between E. King and E. Evans Sts.).
- 11/2013: Request submitted (ABN2013-00005) to abandon eastern portion of Guava St. R-O-W.
- 12/2013: Building permit (BLD2013-05955) issued for construction of new parking garage (Hold Harmless Agreement & deposit provided to allow permit issuance while plat is processed).

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

	Future Land Use	Zoning	Adjacent Use
North	(Across E. Evans St.) Mixed Use Corridor, Medium Intensity (MUC-MED)	MU-1/T (Medium Intensity, Mixed Use Corridor, Traditional City Overlay)	Office & Parking
East	(Across Sanitarium Ave. & CSX Railroad Tracks) Urban Village	PD/T (Florida Hospital Health Village Planned Development, Traditional City Overlay)	Hospital
South	(Across E. King St.) Urban Village	PD/T	Florida Cancer Institute & Parking Garage
West	(Across McRae Ave.) Urban Village & MUC-MED	PD/T & MU-1/T	Florida Hospital Reference Lab & Medical Offices

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 for the development of a 7-story parking garage.

Existing Zoning and Future Land Use

The property is designated Urban Village on the City’s Future Land Use Map, and is zoned PD/T (Florida Hospital Health Village Planned Development, 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.

<i>Use & Proposed Lot</i>	<i>Lot Size (sq. ft.)</i>	<i>Lot Dimensions (min.)</i>
7-Story Parking Garage	(no minimum)	(no minimum)
Lot 1	82,764 (1.9 acres)	Slightly irregular

Proposed Development

The proposed development will consist of a 7-story parking garage with ingress/egress on the east in the Sanitarium Ave. R-O-W and via McRae Ave. A retention pond will be located on the north side of the new garage, with stabilized access in the E. Evans St. (north) and Sanitarium Ave. (east) R-O-Ws.

School Impacts (This criteria is not applicable, since the parking garage will be a non-residential use.)

Findings/Recommendation

Subject to the conditions contained herein, the E. King St. North Garage Replat 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 E. King St. North Garage Replat, subject to the conditions in this staff report.

CONTACT INFORMATION

Land Development

For questions regarding Land Development review, contact Jim Burnett at 407-246-3609 or at james.burnett@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 Engineering review, contact Luis Grajales at 407-246-3807 or at luis.grajales@cityoforlando.net.

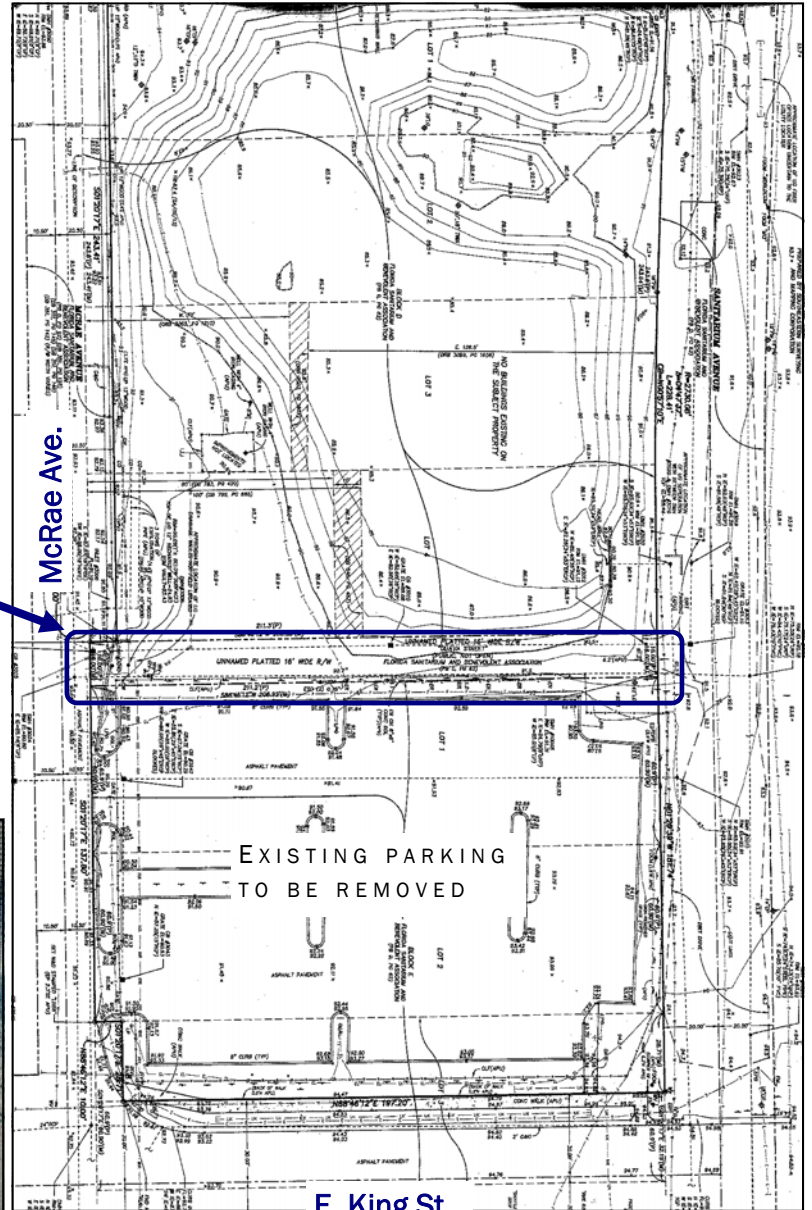


2013 SURVEY

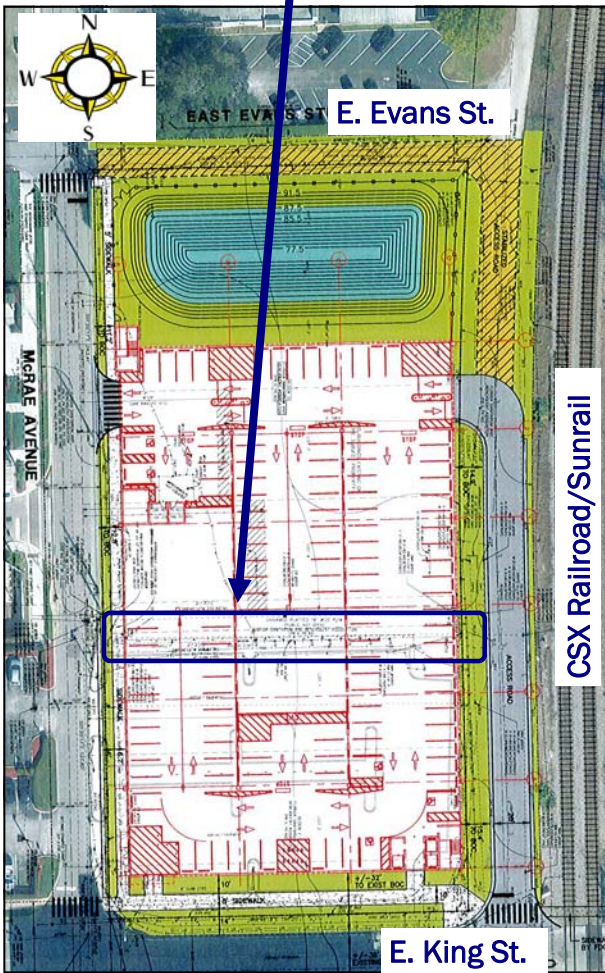


ABANDONMENT REQUEST
(see ABN2013-00005)

McRae Ave.



E. King St.



PROPOSED PARKING GARAGE
(PER LDC2013-00178)

CONDITIONS OF APPROVAL

REQUIRED

Land Development - The abandonment of Guava St. (ABN2013-00005) must be finalized prior to the plat being recorded.

Engineering/Zoning

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.

INFORMATIONAL (pertains more to future development/permitting of the new use)

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 - A site permit has already been issued for the new parking garage (BLD2013-0955).

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).