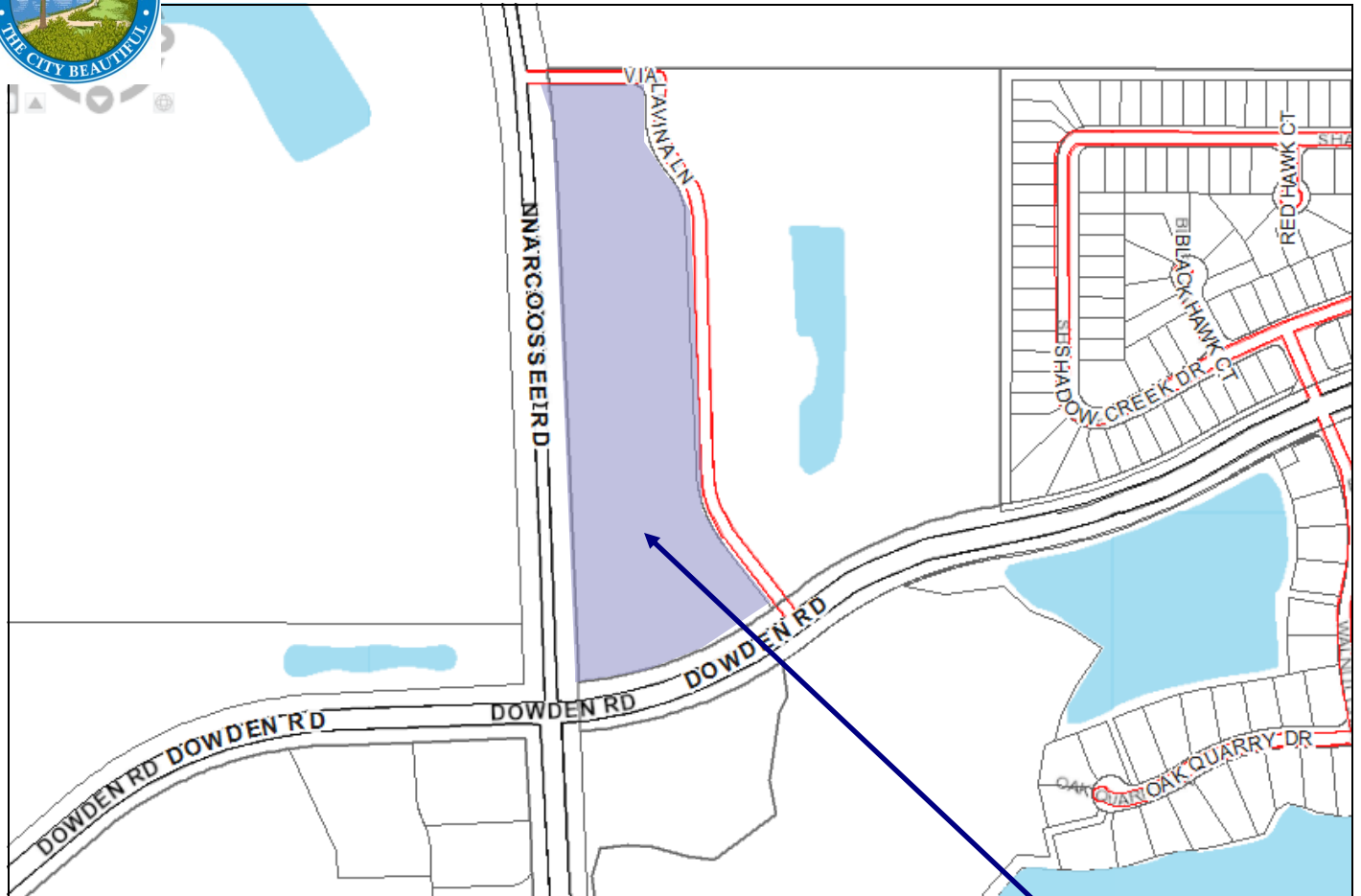




LA VINA TRACT G COMMERCIAL REPLAT



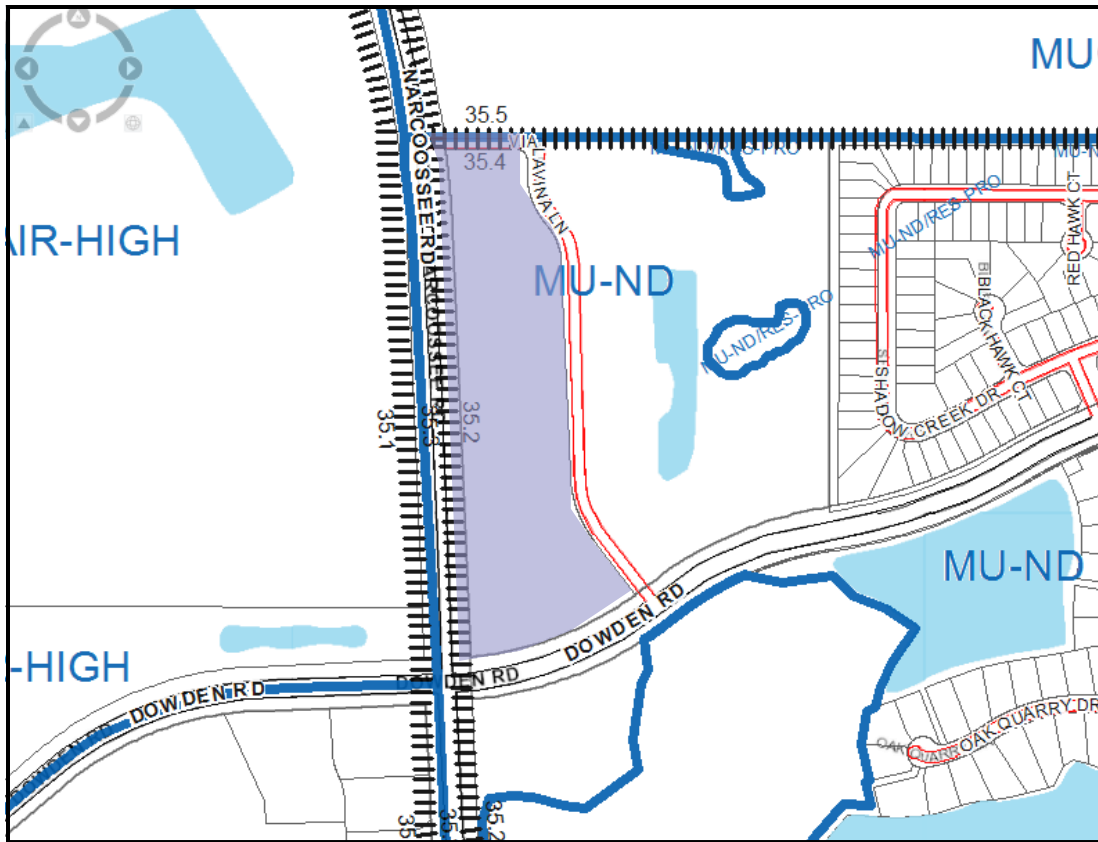
Location Map

Subject Site

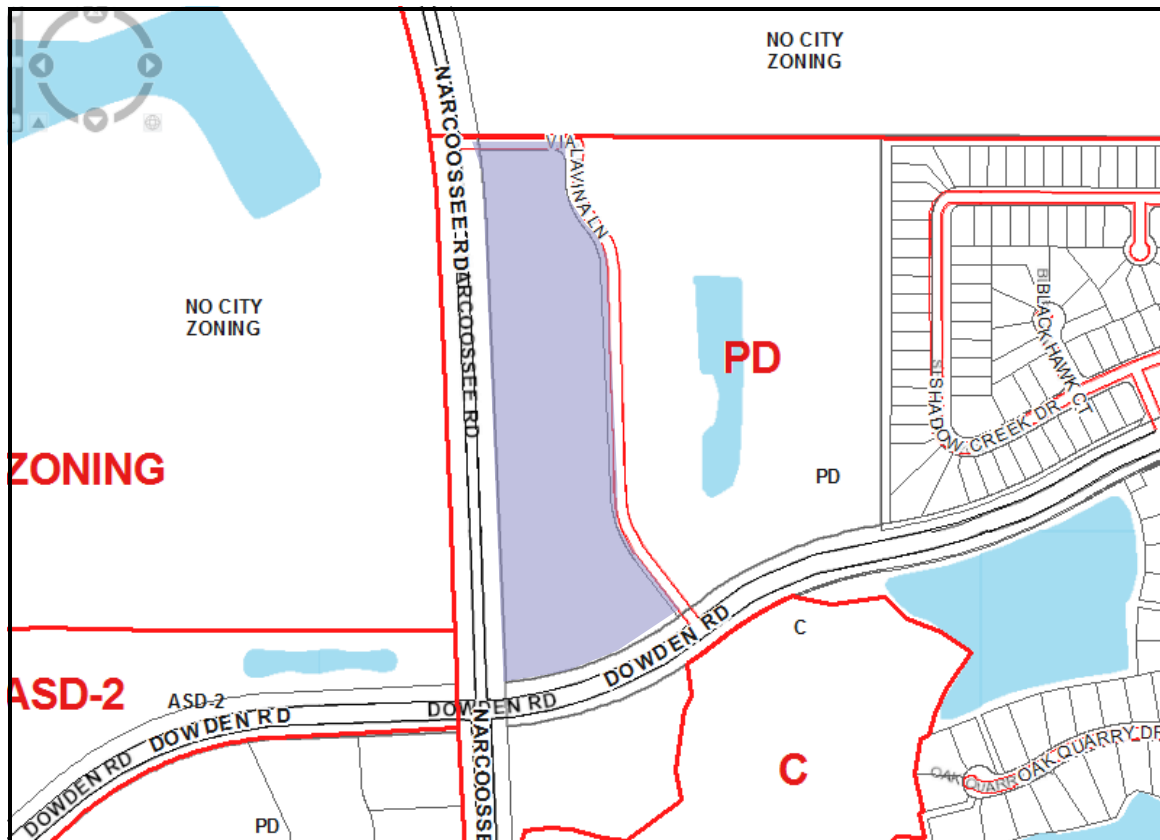
SUMMARY

<p>Owner Charles Whittall, Agent Ripleys International LLC</p> <p>Applicant Randy Cohen, Manager AVID Group</p> <p>Project Planner Michaëlle Petion</p> <p>Updated: March 25, 2014</p>	<p>Property Location: 9145 Narcoossee Rd. (north of Dowden Rd., east of Narcoossee Rd., south of SR 528 and west of Via LaVina Ln.; Parcel ID #06-24-31-4110-02-000) (±9.98 acres, District 1)</p> <p>Applicant's Request: Minor Plat request to replat one lot into three.</p>	<p>Staff's Recommendation: Approval of the request, subject to the conditions in this report.</p>
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FUTURE LAND USE MAP



ZONING MAP



PROJECT ANALYSIS

Project Description

The ±9.98 acre subject site is located on the northeast corner of the intersection of Narcoossee Rd. and Dowden Rd. and is currently developed with two 2-story office retail buildings and associated surface parking. Previously platted as lot 2 of the LaVina Tract G Plat, the site has a Future Land Use designation of Mixed-Use Neighborhood Development and a Zoning designation of PD (Planned Development).

The applicant is requesting Minor Subdivision Plat approval to replat the existing commercial lot into 3 new lots consistent with the previously approved Master Plan and Letter of Determination.

Previous Actions:

- November 2000– City Council adopted the LaVina Trust PD. (Doc. 33388)
- December 2006– Municipal Planning Board recommended approval of the Master Plan and CUP for La Vina Tract G. (MPL2006-00037 and CUP2006-00019)
- October 2007– Property subdivided as Lot 2 of the LaVina Tract G plat.
- May 2013– MPB recommend approval of a master plan amendment to allow 19,650 sq. ft. retail/office and 6,119 sq. ft. convenience store/gas station. As well as a Conditional Use Permit approval for a bank drive-through. (MPL2013-00008 & CUP2013-00002)
- November 2013– The Planning Official issues a Letter of Determination for minor modifications to the previously approved site plan. (LDC2013-00382)

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 replatted to create 3 commercial lots.

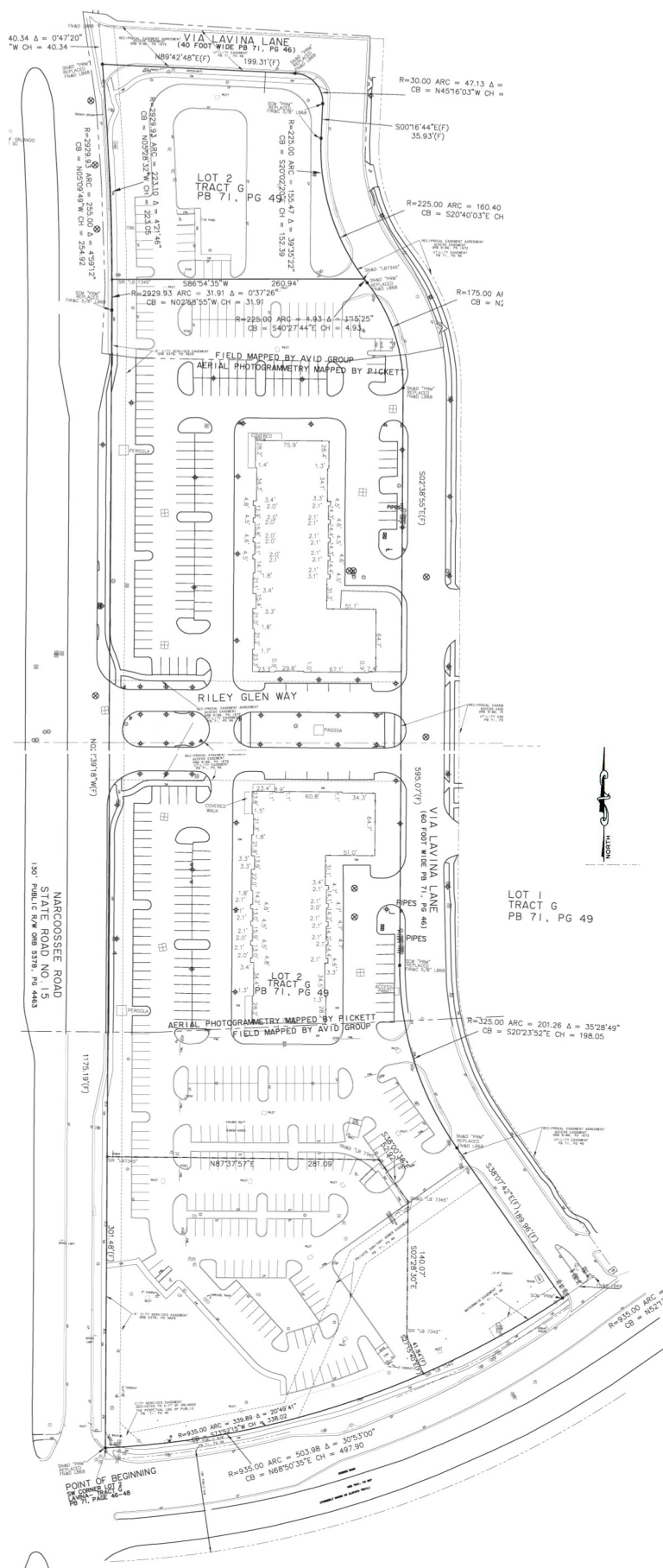
FINDINGS

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):

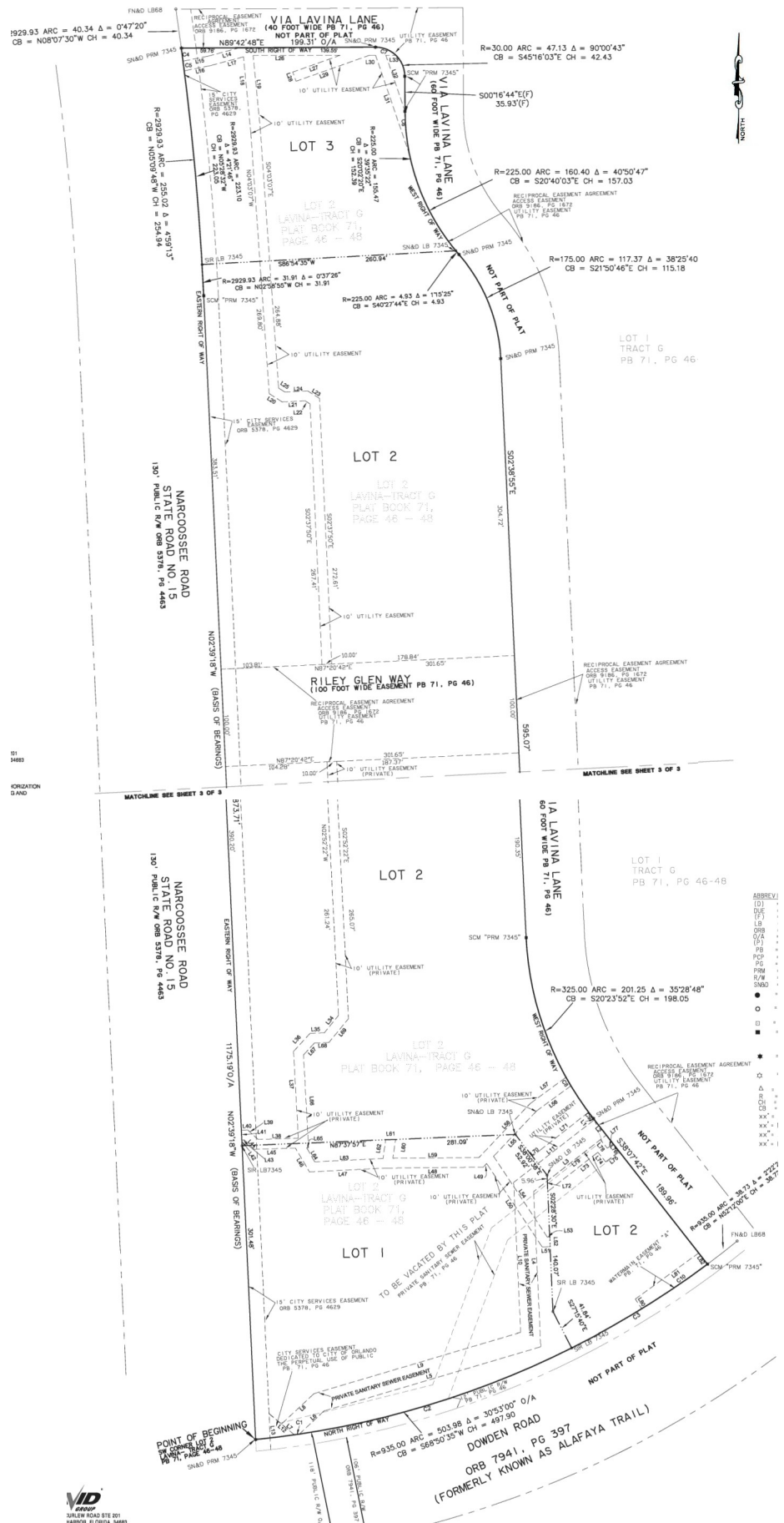
1. The proposed use is consistent with the purpose and intent of the City's Growth Management Plan.
2. The proposed use is consistent with the purpose and intent of the requirements of the LDC.
3. The subdivision will not result in incompatible land uses.
4. The proposed development will be constructed 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.

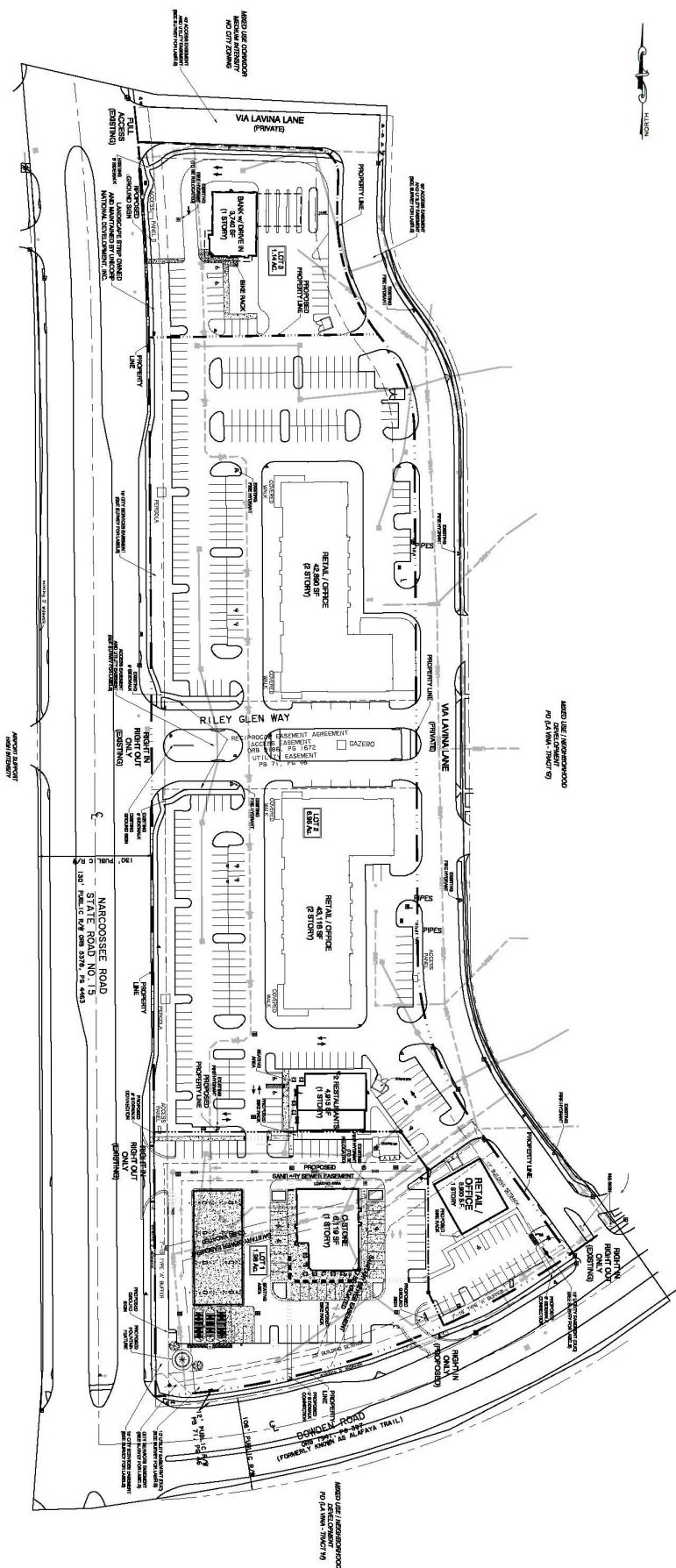
BOUNDARY SURVEY



PROPOSED PLAT



APPROVED SITE PLAN



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 approved Master Plans (MPL2011-00017 and LDC2013-00395).

Transportation Planning

1. Cross Access Corridor. The subject property is adjacent to major thoroughfares, Narcoossee Road and Dowden Road. Orlando Land Development Code (LDC), Chapter 61 (Sections 61.108 - 61.113), provides the minimum requirements for cross-access corridors. The subject development shall connect to adjacent properties to ensure that the parking, access, and circulation may be easily tied in to create a unified system, including cross-access to the adjacent Bal Bay development through the use of Via Lavina Lane.

INFORMATIONAL ITEMS: See MPL2013-00008.

Engineering/Zoning

1. 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.
2. 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.
3. concurrency Management. 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. Storms— NPDES. Construction activities including clearing, grading and excavating activities shall obtain an Environmental Protection Agency (EPA) National Pollution Discharge Elimination System (NPDES) permit, except: Operations that result in the disturbance of one acre total land area which are not part of a larger common plan of development or sale.
5. 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 South Florida Water Management District is required. The system is to be privately owned and maintained.
6. 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.
7. 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.
8. Refuse Container. In accordance with City Code Section 28.6 (f) 1-3, the Office of Permitting Services is authorized to make a determination of approval/disapproval of refuse container sites. Approval/disapproval of the use of commercial hand pick-up of refuse from any non-residential entity shall be determined solely by the Refuse Collection Bureau Staff.
9. Easement— Private. The owner/developer needs to stipulate maintenance responsibility of the private access easement and the utility easement. The easement is to be privately owned and maintained by the property owner's association.

CONDITIONS OF APPROVAL

10. Street Tree Fund. The Orlando City Council approved a Resolution at the January 27, 1997 City Council Meeting. Section 61.226 of the City's Land Development Code provides for a Street Tree Trust Fund. The developer is required to contribute funds to the Trust Fund prior to issuance of the building permit. The City is responsible for installation of the trees. The cost is \$350 for each 12'-14' height of canopy tree. The developer may install the street trees in lieu of contribution to the Trust Fund in accordance with Section 61.226.

11. Erosion— Building Site. All building site plans submitted for review should include a detailed erosion and sedimentation control plan.

12. 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.

13. Utility Construction. Section 1.04 of the Engineering Standards Manual provides that all utility lines shall be installed beneath the surface of the ground. Subdivision construction plans must include all proposed utilities.

14. Typographical Errors. There are several typographical errors located in the notes and dedication. Please Revise.

15. Sewer— Misc. Wawa, new restaurant building and office building. Private sanitary sewer will be re-routed in conjunction with construction plans for Wawa. A revised private sewer easement will be established. All sanitary sewer shall be constructed in accordance with chapter 9 of the ESM and the City standard wastewater details. Irrigation water shall be connected to the City reclaimed water system in accordance with chapter 10 of the ESM.

Legal Affairs

1. The OUC Utility Easement 7494/949 is shown on the title certificate but not on the plat or in the plat notes.

CONTACT INFORMATION

Land Development

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

Transportation Planning

For questions regarding Transportation Planning review, please contact Gus Castro at 407-246-3385 or Gustavo.castro@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.

Legal Affairs

For questions regarding Legal Affairs review, please contact Cindi Sanford at 407-246-2295 or cynthia.sanford@cityoforlando.net

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.