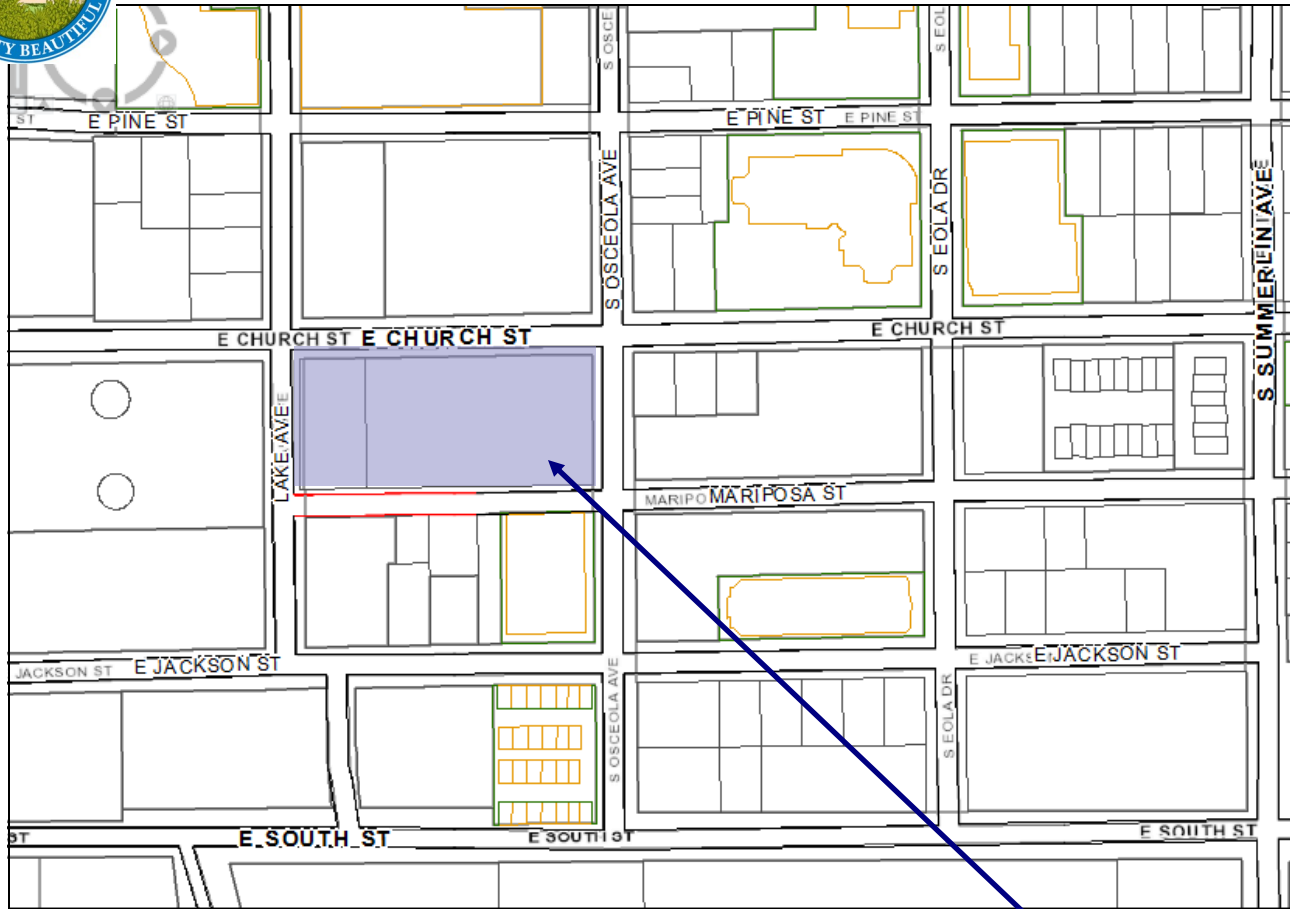




ORLANDO LUTHERAN TOWERS (OLT) II PLAT



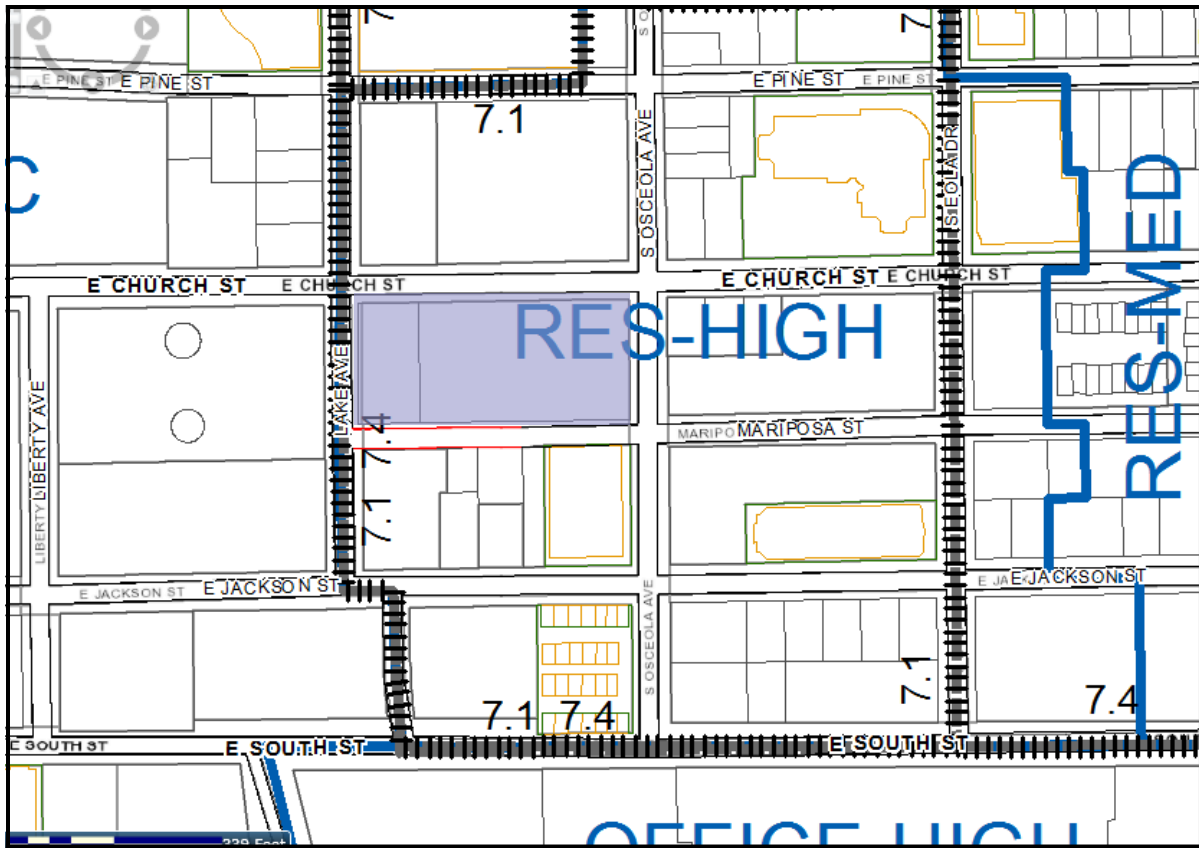
Location Map

Subject Site

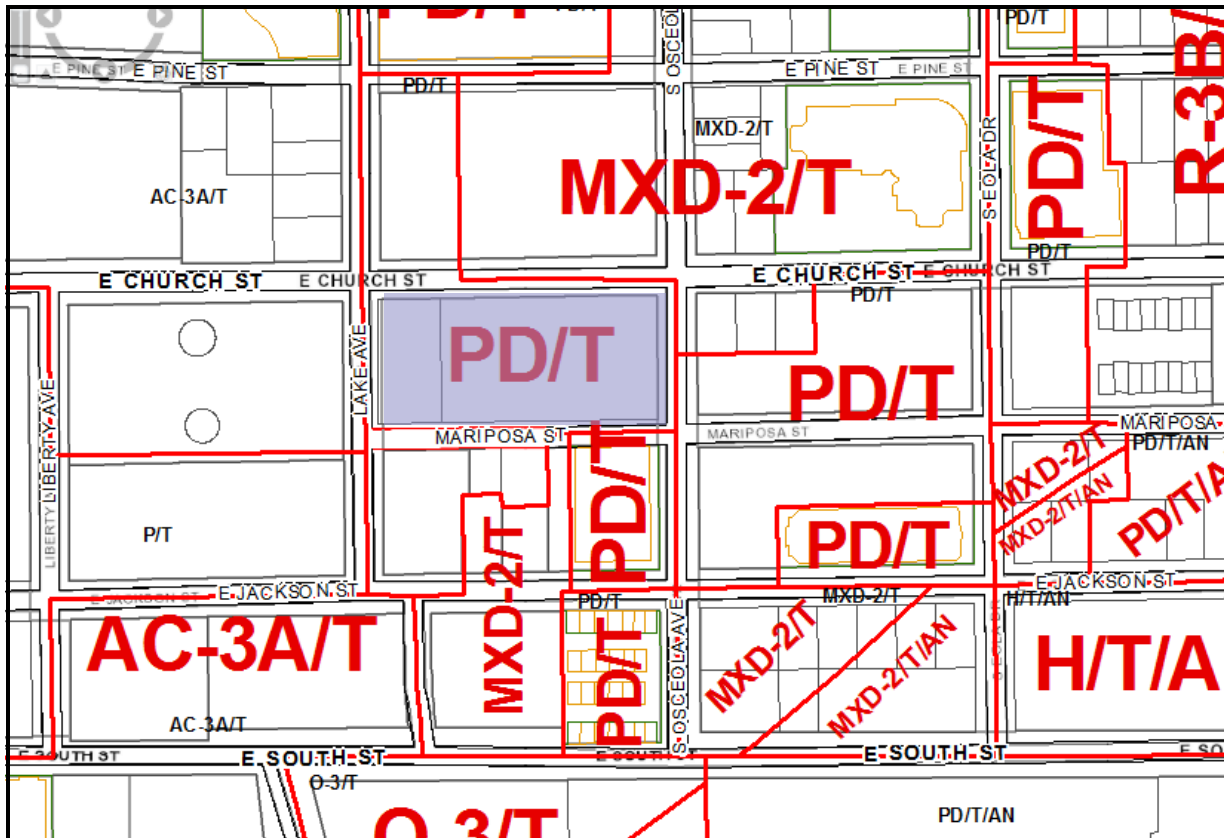
SUMMARY

<p>Owner Greg Nelson, President OLT II Inc.</p> <p>Applicant Linda Griffin, Asst. VP GAI Consultants Inc.</p> <p>Project Planner Michaëlle Petion</p> <p>Updated: December 23, 2013</p>	<p>Property Location: 412 & 420 E. Church St. (north of Mariposa St., east of Lake Ave., south of E. Church St. and west of S. Osceola Ave.; Parcel ID #25-22-29-8124-00-010, 25-22-29-8124-00-021) (±1.83 acres, District 4)</p> <p>Applicant's Request: Minor Plat request for the redevelopment of the OLT II site into one lot.</p>	<p>Staff's Recommendation: Approval of the request, subject to the conditions in this report.</p>
---	---	--

FUTURE LAND USE MAP



ZONING MAP



PROJECT ANALYSIS

Project Description

The ±1.83 acre subject site consists of two parcels originally platted as 7 lots and is located north of Mariposa St., east of Lake Ave., south of E. Church St. and west of S. Osceola Ave. The site is currently vacant but has been approved for a 9-story mixed-use development and has a Future Land Use designation of Residential High and a Zoning designation of PD/T.

The applicant is requesting Minor Subdivision Plat approval to combine the two parcels into one. The PD ordinance requires a 5 ft. wide City services and sidewalk easement along all four roadways of the site for compliance with the South Eola Neighborhood Plan. The applicant proposes reduced easements, which staff feels meet the intent of the South Eola Neighborhood Plan but a Letter of Determination will be required to memorialize the deviation. Also, an Encroachment Agreement will be required for the projections, overhangs and such that encroachment into the easement areas.

Previous Actions:

- 1907- Property originally platted as part of Smith J H Smith Subdivision of Summerlin Addition
- 2003- Rezoning from MXD-2/T to PD/T to allow development of a mid-rise mixed use active adult residential project (ZON2002-00046; CC Doc#: 031013710). This rezoning was also processed with two abandonment requests to abandon a portion of Lake Avenue and Mariposa (ABN2002-00013 & ABN2002-00014).
- May 2006- South Eola Small Neighborhood Plan Area adopted by City Council.
- 2013- PD amendment allowing a 9-story, ±299 unit multifamily development with ground floor retail and an integrated 3-story parking garage. (ZON2013-00014, CC Doc: 1309231201)
- December 2013- Modification of Standards request submitted for a ±20% reduction to the minimum setbacks listed in the PD ordinance for both E. Church St. and Mariposa St. (VAR2013-00116)

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 one larger parcel for the redevelopment of the subject properties.

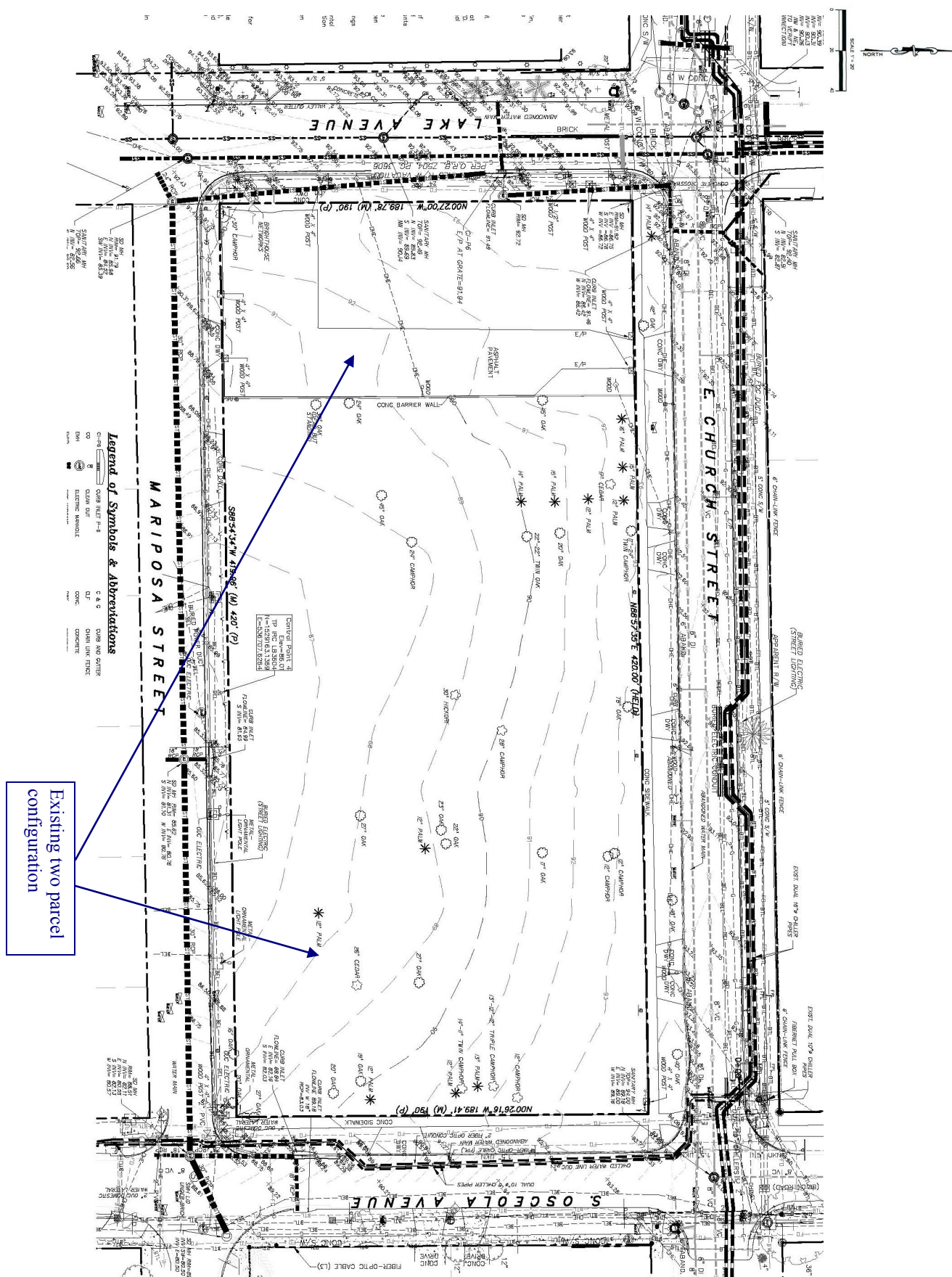
FINDINGS

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):

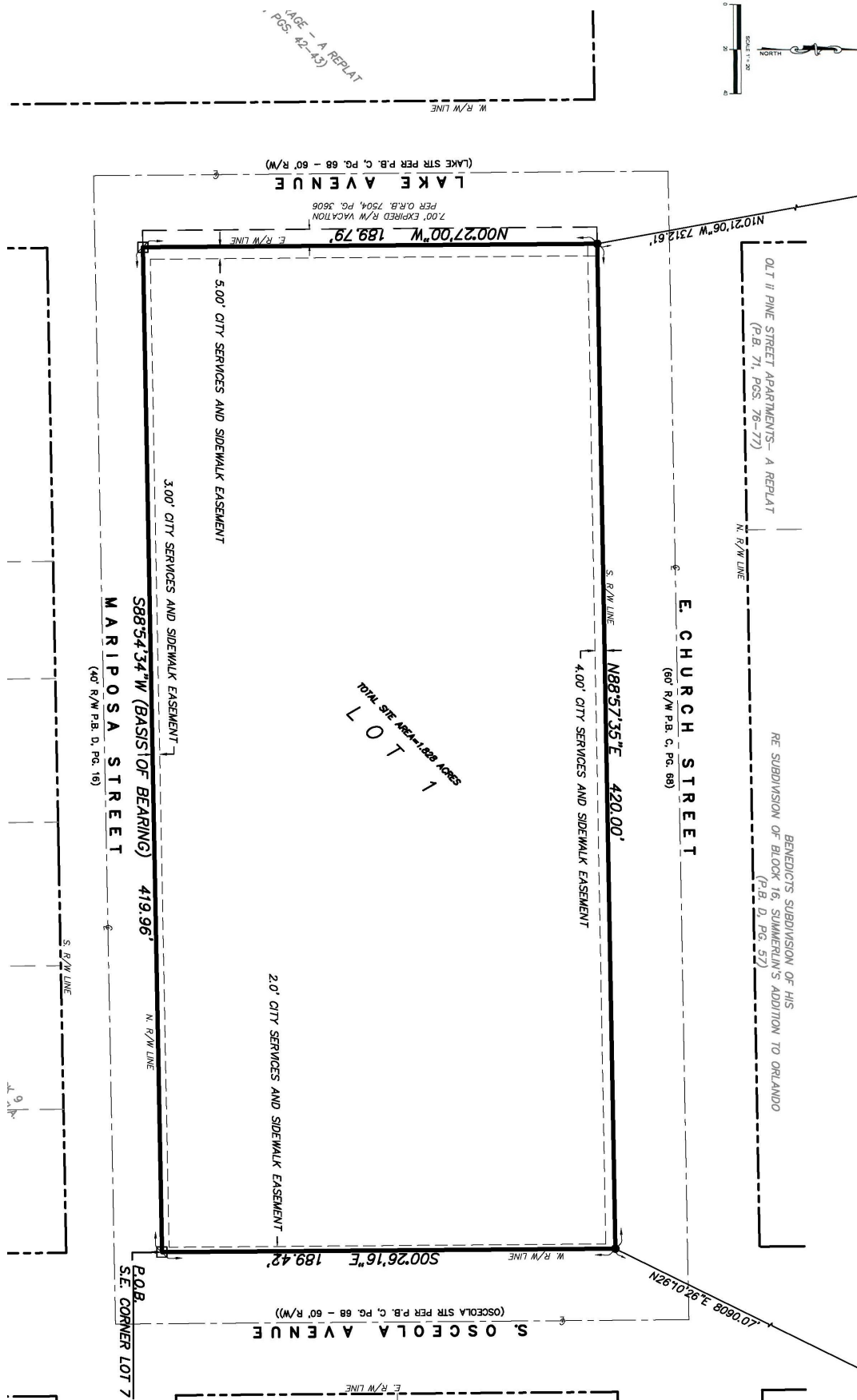
1. The proposed use is consistent with the purpose and intent of the City's Growth Management Plan.
2. The proposed use is consistent with the purpose and intent of the requirements of the LDC.
3. The subdivision will not result in incompatible land uses.
4. The proposed development will be constructed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

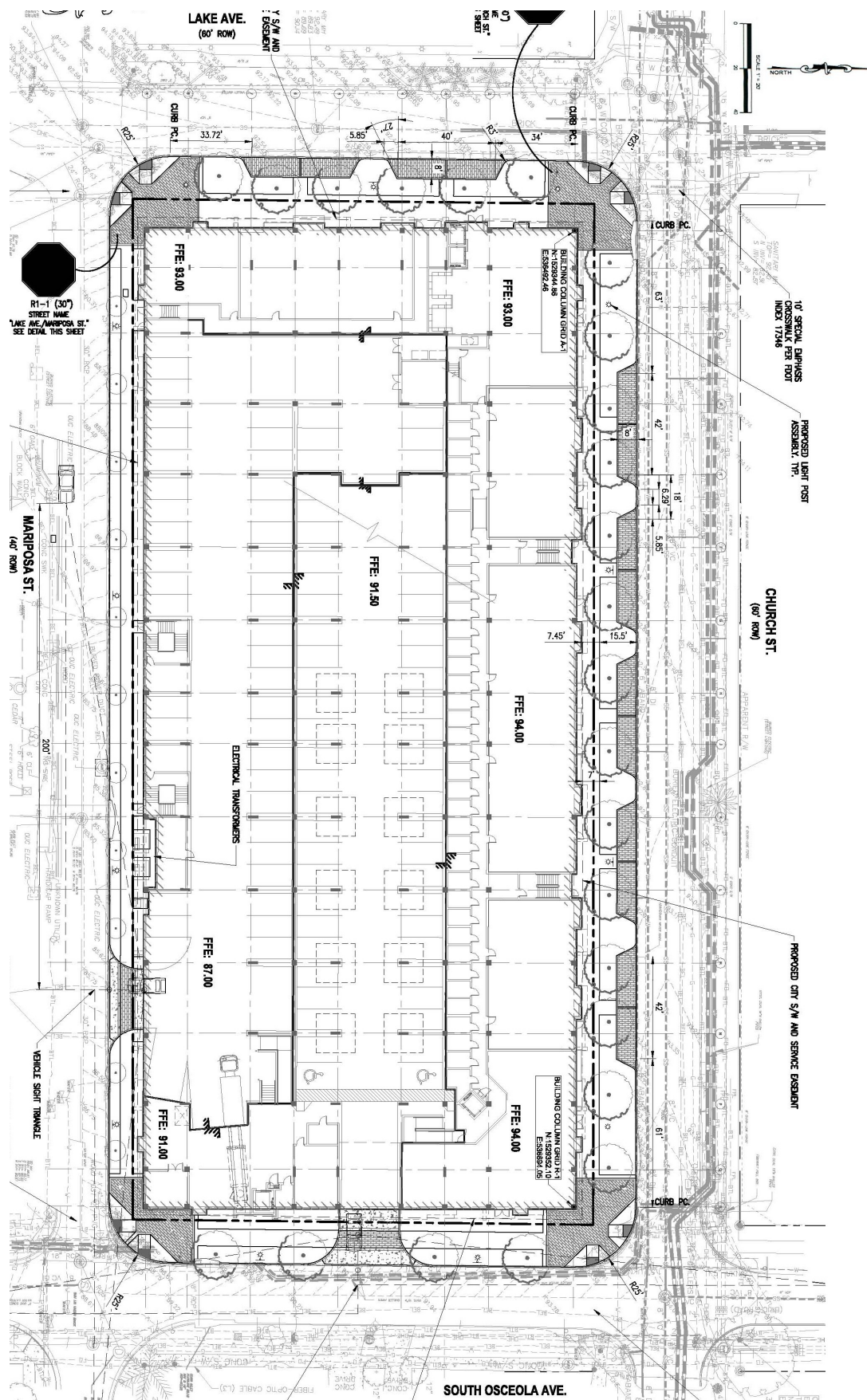
BOUNDARY SURVEY



PROPOSED PLAT



DEVELOPMENT 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 PD ordinance and subsequent administrative approvals or modifications.
3. Encroachments. An encroachment agreement shall be required for projections that encroach into the easement areas.
4. Determination. A Planning Official Letter of Determination shall be required in conjunction with the modified proposed easements.
5. Utility Easement. Utility easement for onsite transformers shall be shown on the plat.

Transportation Planning

1. Easements. The plat submitted in PDF format via email on 12/19/13 has the required easements shown and will be approved if submitted to permitting as shown.

Engineering/Zoning

1. Sidewalks. As per Section 61.225 of the Land Development Code, a minimum 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. Storm- 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 St. Johns River 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. 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'-

CONDITIONS OF APPROVAL

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.

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

10. 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.

11. 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.

Stormwater/ Misc.

1. Sidewalks. As per Section 61.225 of the Land Development Code, a minimum 5 foot wide concrete sidewalk is required along all dedicated rights-of-way. Any existing sidewalk damaged or broken is to be repaired.

CONTACT INFORMATION

Land Development

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

Transportation Planning

For questions regarding Transportation Planning plan review, please contact John Rhoades at 407-246-2293 or john.rhoades@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.

Stormwater

For questions regarding Streets & Stormwater review, please contact Ben Gray at 407-246-2754 or ben.gray@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.