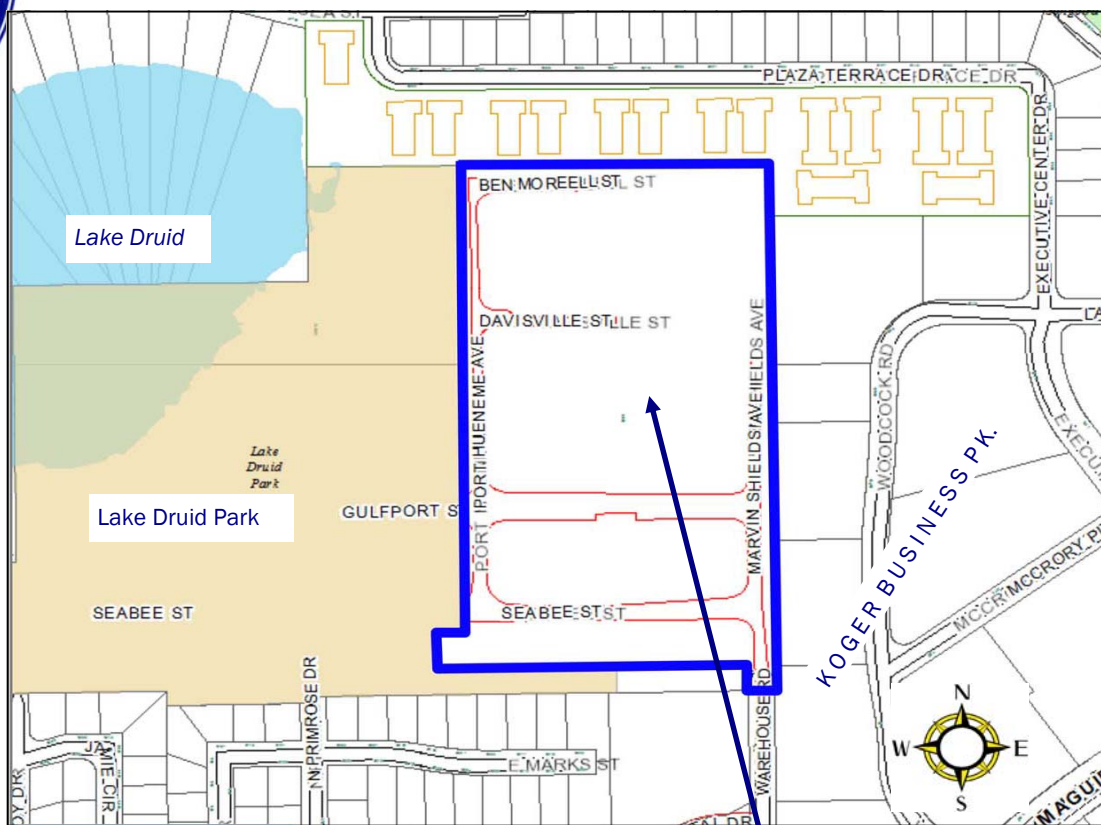




ELAN @ AUDUBON PARK APARTMENTS (REPLAT)



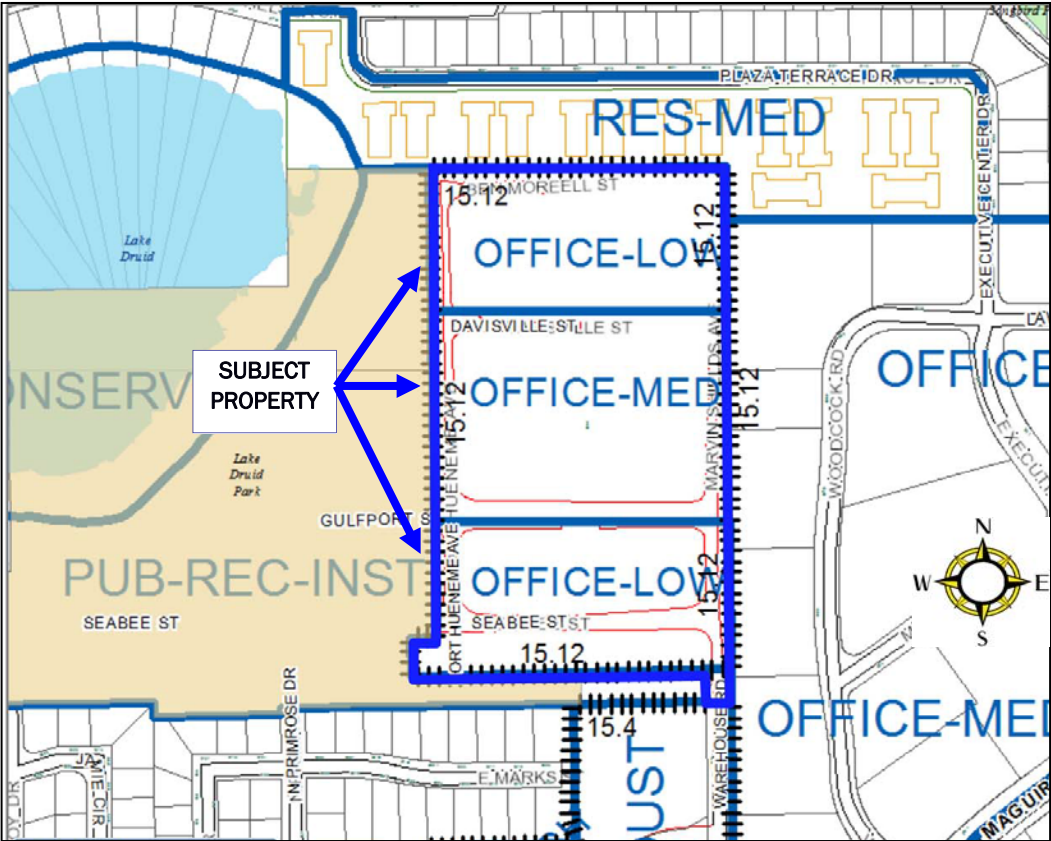
Location Map

 Subject Site

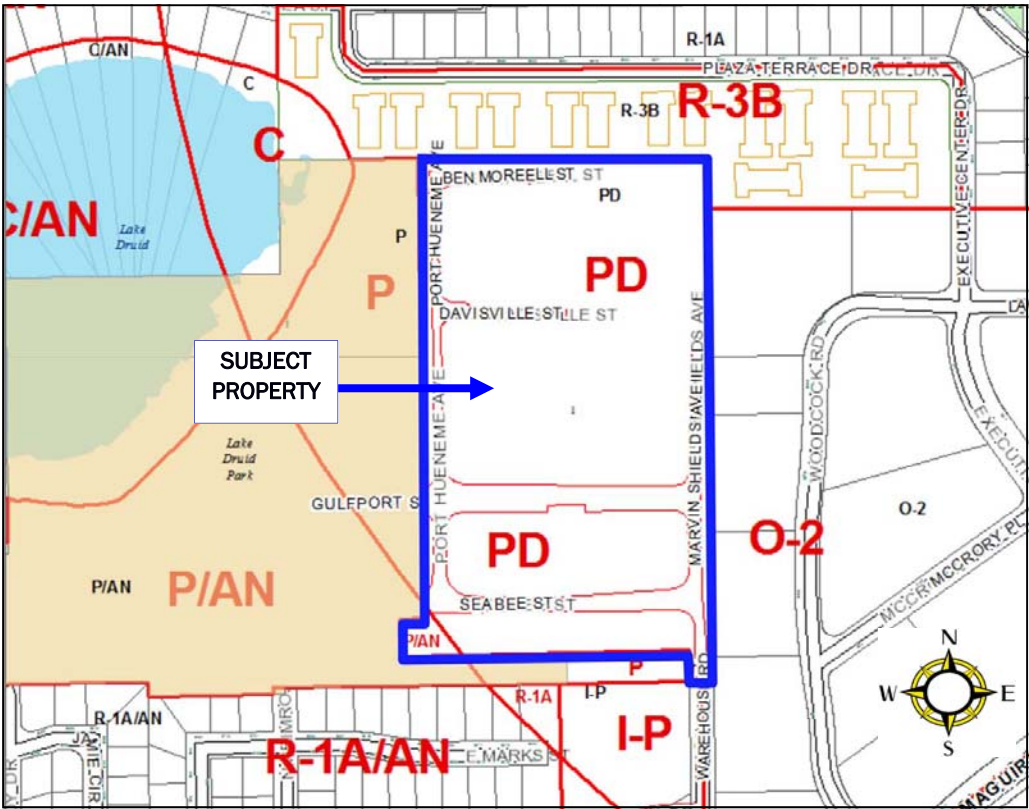
SUMMARY

<p>Applicant</p> <p>James Johnston Shutts & Bowen LLP</p> <p>Owner</p> <p>Phil Saada, Orlando Hts., LLC</p> <p>Project Planner</p> <p>Jim Burnett, AICP</p>	<p>Property Location: 980 Warehouse Rd. (Parcel #19-22-30-2626-02-010, north end of Warehouse Rd., northwest of Maguire Blvd.) (±19.51 acres, District 4)</p> <p>Applicant's Request: The applicant proposes to replat former Navy property as part of plans to develop a 450-unit multi-family apartment complex. The property is located in the Colonial Town Center neighborhood.</p> <p>Staff Recommendation: Approval of the Minor Plat, subject to conditions in this staff report.</p>	
<p><i>Updated: October 16, 2014</i></p>		

FUTURE LAND USE MAP



ZONING MAP



PROJECT ANALYSIS

Project Description

The applicant is requesting to replat a vacant ex-Navy property for a 450 unit multi-family residential development. The property is zoned PD and PD/AN and is located in the Colonial Town Center neighborhood.

Previous Actions

1921: Property platted as part of Lakewood Estates Replat Subdivision.

1943: Earliest warehouses constructed as part of then Orlando Army Air Base, then Orlando Naval Training Center.

Prior to 1950: Property annexed into City of Orlando.

12/1998: Orlando Naval Training Center closed.

2003: East half of Former Navy Warehouses (Area C) auctioned off by US Government.

2005: Property acquired by current owner.

03/2007: Future Land Use changed from Public/Recreational/Institutional to Office Medium Intensity and Office Low Intensity (GMP2006-00061).

08/2008: Subarea Policy amended for Area C (GMP2008-00020) requiring redevelopment as a Planned Development (PD).

3/2009: Orlando Heights PD (City Doc. #0903231104) approved by City Council.

1/2014: Applicant applied for Planning Official Determination of Minor PD Amendment (LDC2014-00029); case subsequently converted to a regular PD amendment (ZON2014-00005), which became a new PD when the old PD expired (3/2014).

5/2014: Elan @ Audubon Hts. PD adopted (City Doc. #1405121201).

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

Table 1—Project Context - Adjacent Properties			
	<i>Future Land Use</i>	<i>Zoning</i>	<i>Use</i>
North	Residential Medium Intensity (RES-MED)	R-3B (Medium Intensity Residential Development)	Residential Condominiums
East	Office Medium Intensity (OFFICE-MED)	O-2 (Medium Intensity Office - Residential)	Koger Executive Center
South	Public/Recreational & Institutional (PUB-REC-INST) & Industrial	P (Public Use), P/AN (Public Use, Aircraft Noise Overlay) & I-P (Industrial Park)	Power Line Easement & Vacant Land
West	PUB-REC-INST	P & P/AN	Vacant Land (future City Park)

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 as a condition of a new apartment complex being built on the site.

Table 2 - Development Standards (PD & PD/AN)		
<i>Use & Proposed Lot</i>	<i>Min. Lot Size (sq. ft.)</i>	<i>Min. Lot Dimensions</i>
450-unit Apartment Complex	none	none
Lot 1	827,970 (19.0 acres)	Irregularly shaped
Tract A (future R-O-W)	21,885.6 (0.51 acres)	

Existing Zoning and Future Land Use

The property is designated Office Low Intensity and Office Medium Intensity on the City's Future Land Use Map, and is zoned PD and PD/AN (Planned Development, Aircraft Noise Overlay). Per Table 2 above, the replat request complies with standards for platting of lands as contained in LDC Chapter 65 Part 3C.

Proposed Development

As previously noted, the site is being redeveloped for a 450-unit apartment complex after having previously been in Air Corps/Air Force and Navy use (until 1998) and ownership (2005). Sole access to the property is via Warehouse Rd., with emergency access through the City property to the west. The applicant/owner is also providing a 30-ft. wide future R-O-W/easement along a portion of the east lot line parallel with the Koger Business Park.

School Impacts

The applicant entered into a school concurrency & capacity agreement with Orange County Public Schools for the proposed apartment complex. No further school impact analysis is needed.

Findings/Recommendation

Subject to the conditions contained herein, the Elan @ Audubon Park Subdivision plat is consistent with the requirements for approval of Minor Subdivision Plat applications contained in Section 65 Part 3C of the Land Development Code (LDC):

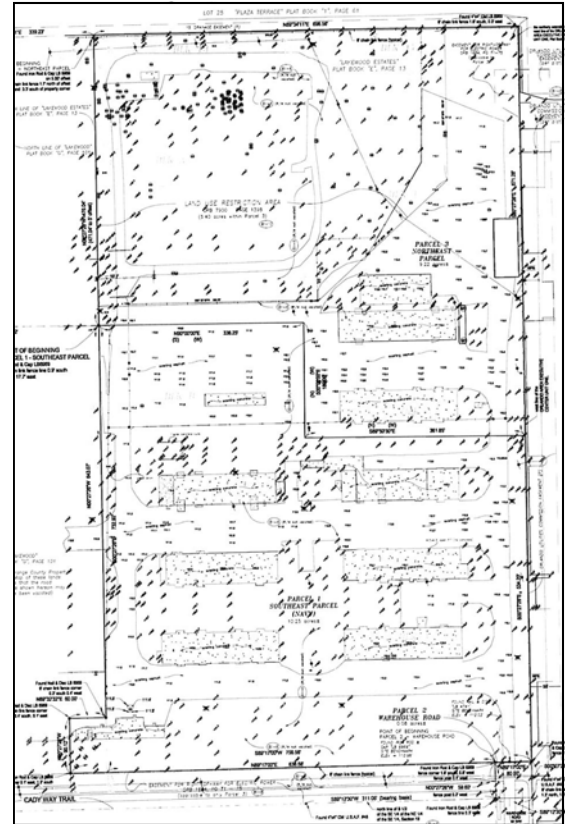
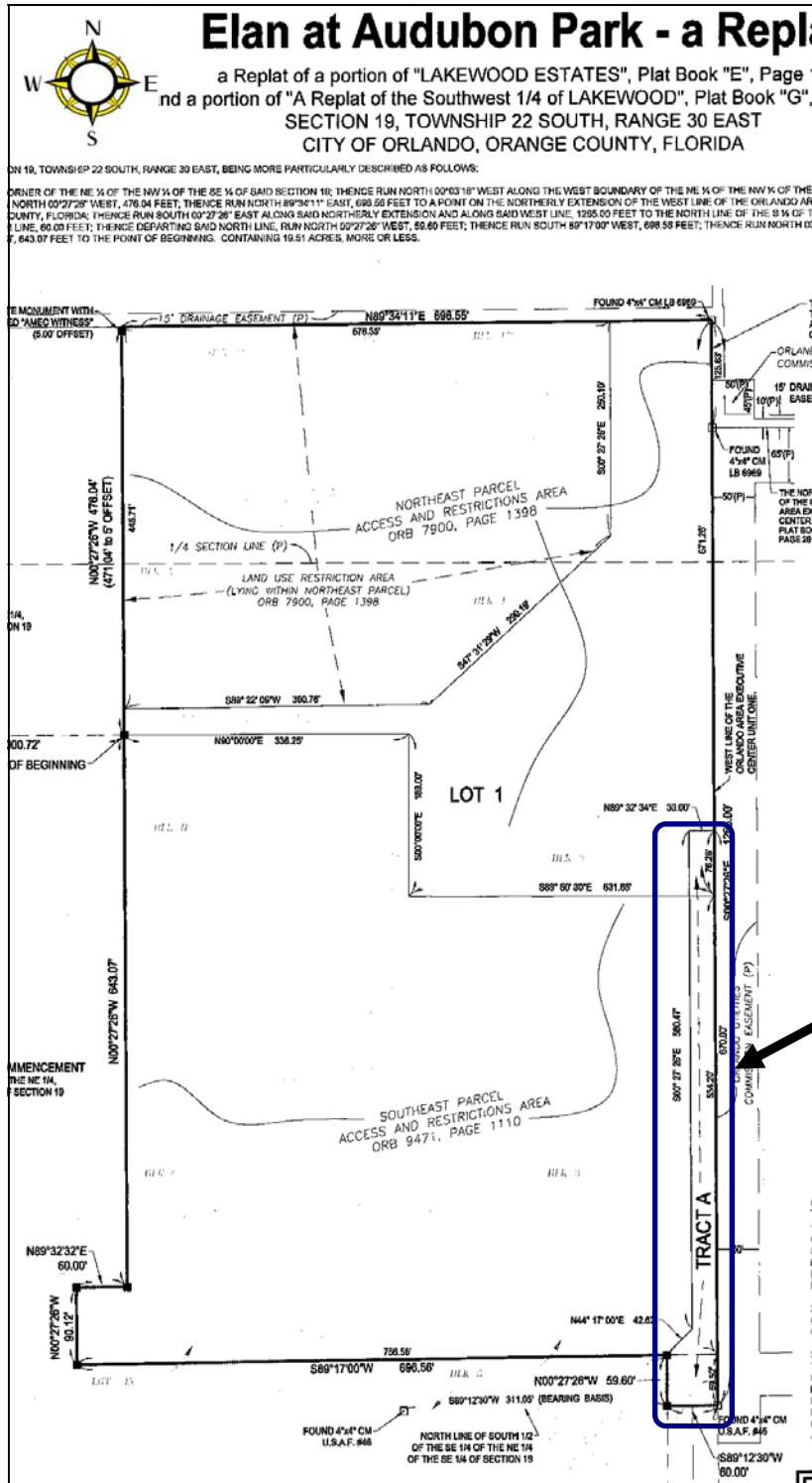
1. The proposed Minor plat is consistent with the purpose and intent of the City's Growth Management Plan.
2. The proposed Minor plat is consistent with the requirements of the Land Development Code.
3. The Minor plat will not result in incompatible land uses.
4. All future development will be in accordance 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 Elan @ Audubon Park Subdivision plat, subject to the conditions in this staff report.

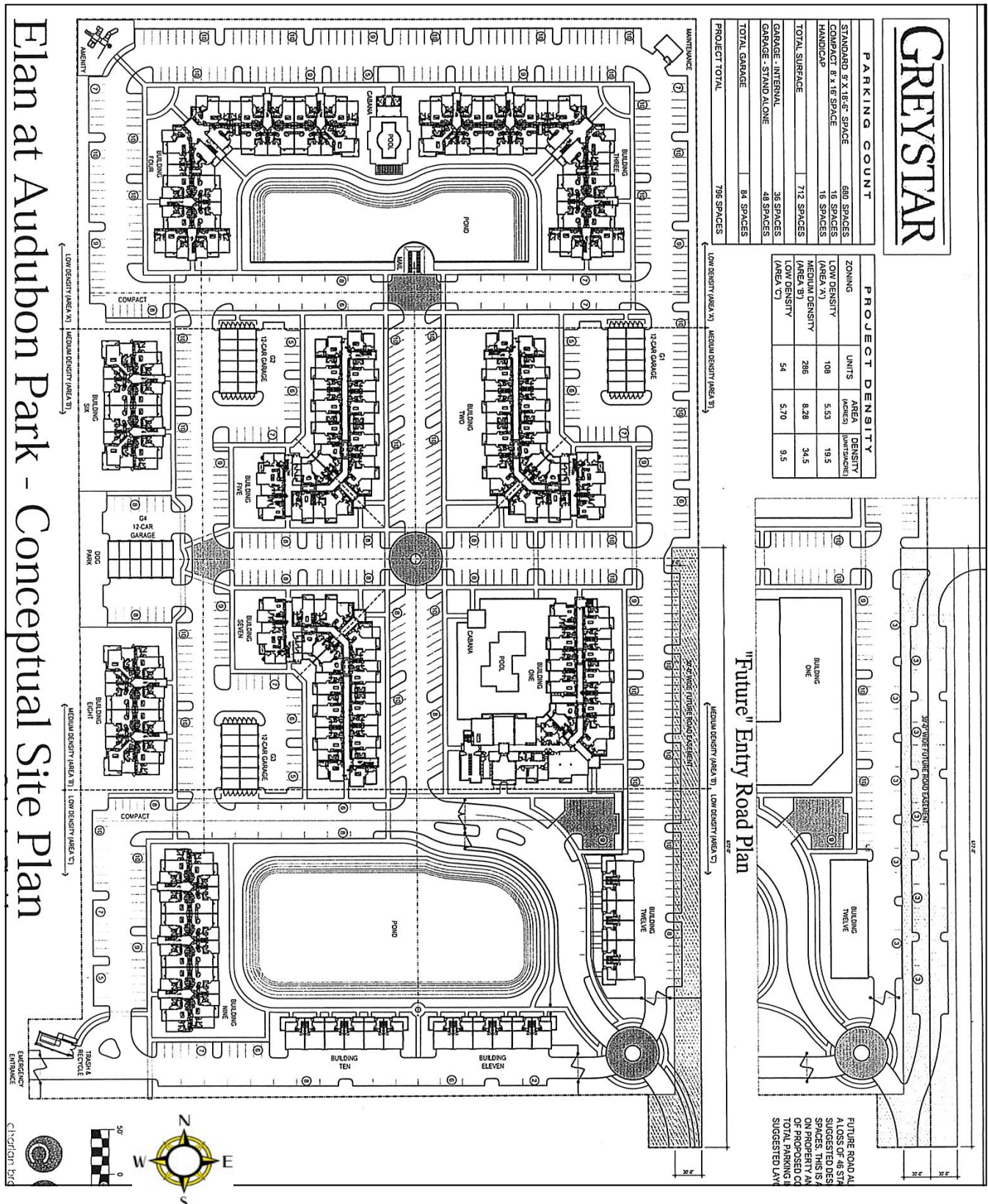


2014 SURVEY

PROPOSED PLAT



APPROVED SITE PLAN (PER ZON2014-00005)



CONDITIONS OF APPROVAL - REQUIRED

Engineering/Zoning

1. Easement(s) are required for the drainage outfall to the lake and for the sanitary sewer lines in the upper left of the subject site.
2. Next Step: In addition to any changes that need to be made to the plat as a condition of TRC review, the following additional items are required:
 - 1) Changes to the face of the plat.
 - 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.

Legal Affairs - no comments yet.

City Surveying - An initial review has been completed and a letter sent to the applicant's surveyor on 10/10/2014, detailing what needs to be revised and sent back to the City for continuing plat review.

Land Development - Informational

1. 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 be obtained before commencing development.
2. Development shall be consistent with conditions of ZON2014-00005, as approved by the City Council in May 2014.

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 Engineering/Zoning review, contact Shirley Green at 407-246-3234 or at Shirley.green@cityoforlando.net.

Plat Review

For questions regarding plat review once the plat has proceeded beyond TRC review, contact Sherita Polke at 407-246-3273 or at sherita.polke@cityoforlando.net. After Dec. 15, 2014, contact shall be John Groenendaal, at 407-246-3437. To obtain plat review status, call PROMPT, our Interactive Response System at 407.246.4444. Plat status can also be done via the City's webpage at <http://edviwr.cityoforlando.net/OrlandoWebPermits/Permitting/login.aspx>. Just key your SUB case # into the blank or provide your address, and follow the prompts.

City Surveying

For questions regarding City Surveying review, contact Ken Brown at 407-246-3812 or at ken.brown@cityoforlando.net.

REVIEW/APPROVAL PROCESS-NEXT STEPS

Following the Technical Review Committee review, plat review, including scheduling City Council approval of the plat, is handled by Sherita Polke or John Groenendaal (see contact information above, and next steps under Conditions above).