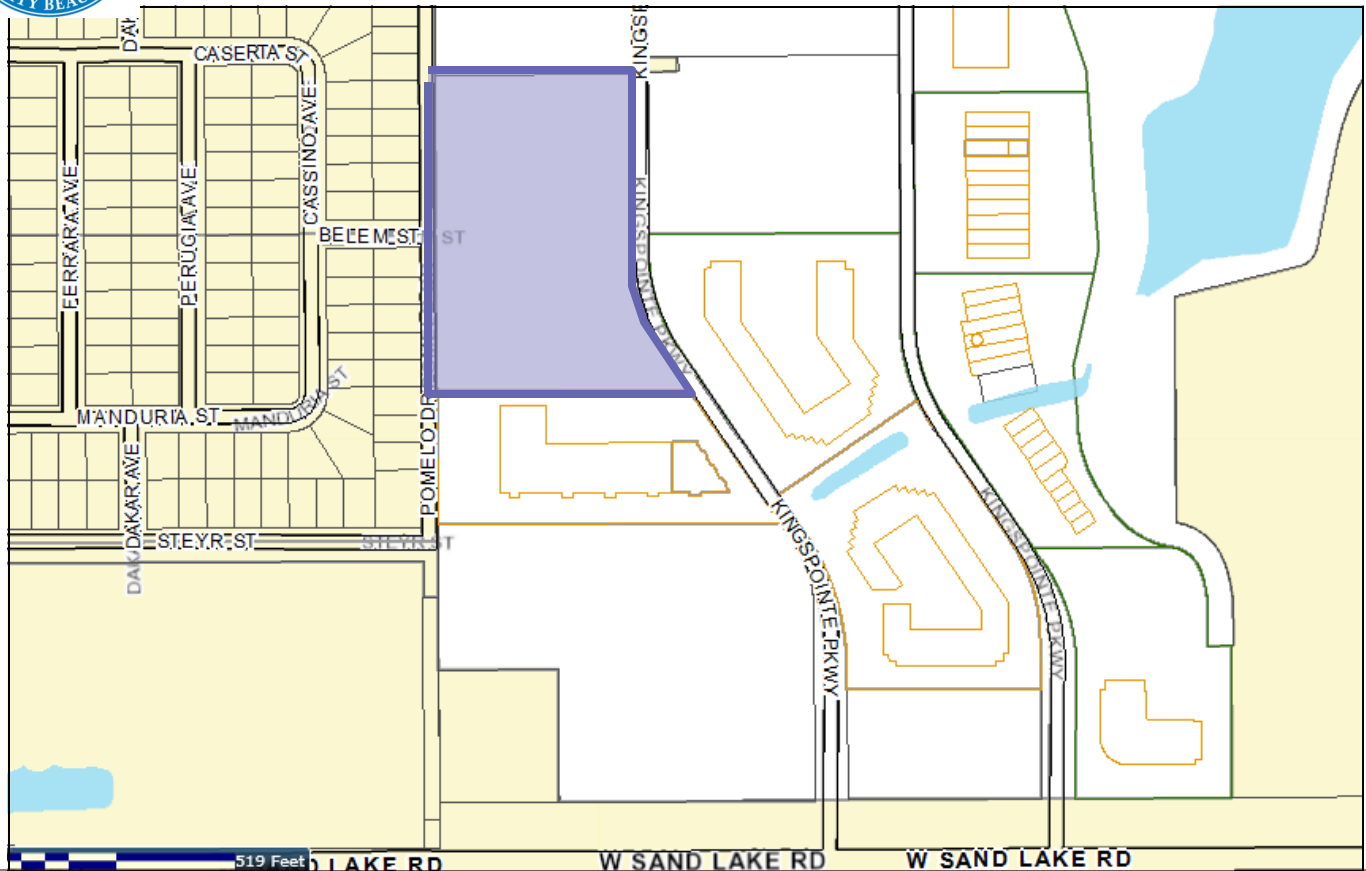




KEENE'S CROWN II PLAT



Location Map

Subject Site

SUMMARY

Owner

Rex McPherson II,
Windermere Crownpointe
Two, LLC

Applicant

Frank Raymond,
Accuright Surveys of Or-
lando, Inc.

Project Planner

Michaëlle Petion

Property Location: 7700 Kingspointe Pkwy.
(north of W. Sand Lake Rd., east of Pomelo Dr.,
west of Kingspointe Pkwy. and south of the Flor-
ida Turnpike; PID: 29-23-29-1839-01-002)
(±7.11 acres, District 6).

Applicant's Request:

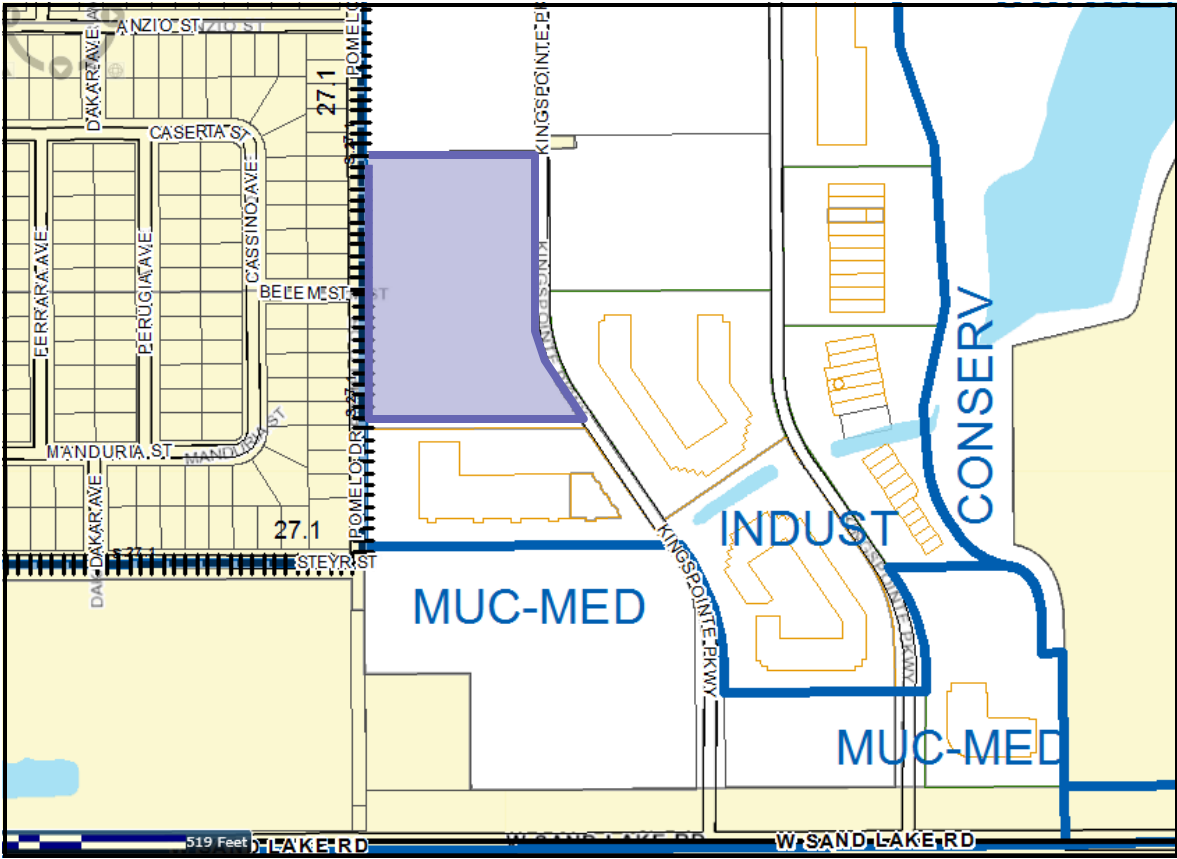
The applicant proposes to replat the currently
undeveloped parcels into 1 lot for principal use
parking.

Staff's Recommendation:

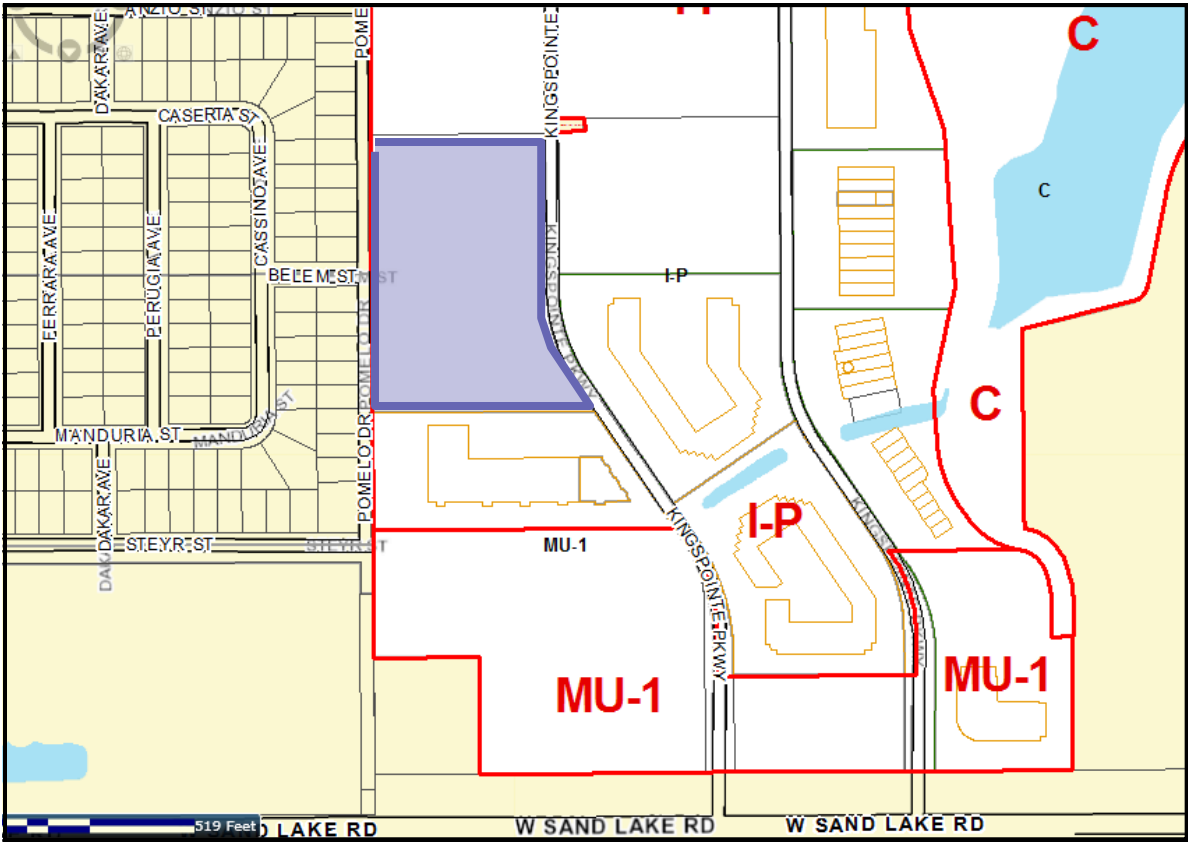
Approval of the request, subject to the conditions
in this report.

Updated: July 7, 2014

FUTURE LAND USE MAP



ZONING MAP



PROJECT ANALYSIS

Project Description

The ±7.11 acre subject site is located in the Florida Center neighborhood, north of W. Sand Lake Rd., east of Pomelo Dr., west of Kingspoint Pkwy. and south of the Florida Turnpike and consists of uncleared land. The site is zoned I-P with a consistent future land use designation of Industrial.

The applicant is requesting Minor Subdivision approval to carve out the subject property from the remainder of Block A of the Crownpointe Commerce Park Phase 1 Subdivision. The site is approved for use as a Fedex parking facility. The I-P zoning designation requires a minimum lot area of 25,000 sq. ft., lot width of 150 ft. with a minimum frontage of 100 ft. The proposed lot has an area of 309,896 sq. ft., 629 ft. of frontage, and a width of 689 ft.

Previous Actions:

- 1990- Property platted as part of Crownpointe Commerce Park Phase 1 Subdivision.
- 2002- Property annexed into the City of Orlando.(ANX2002-00029; Doc # 020909A03)
- 2014- Planning Official Letter of Determination approved for a parking facility. (LDC2014-00103)

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 for the creation of an individual lot for the redevelopment of the subject property.

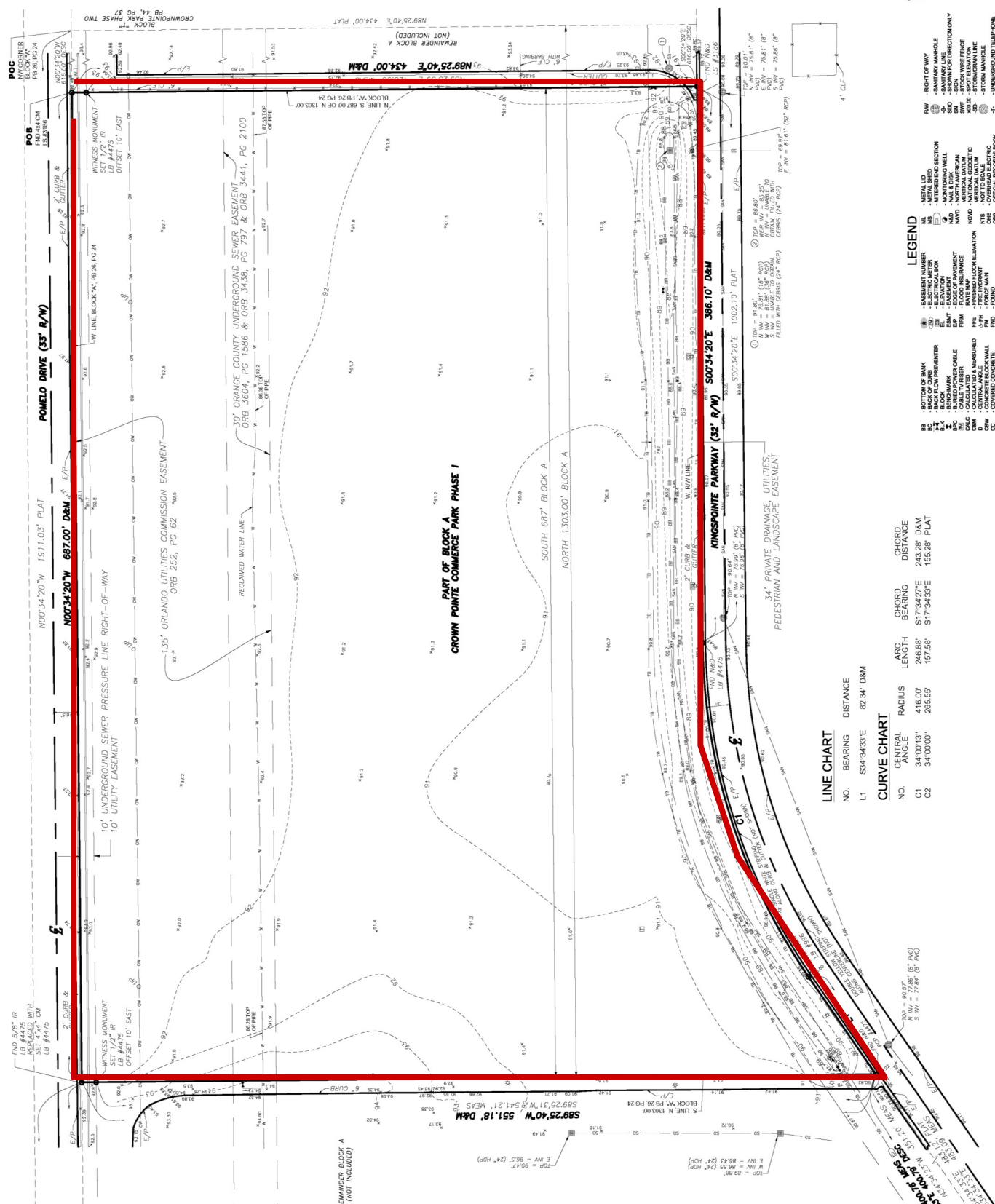
FINDINGS

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):

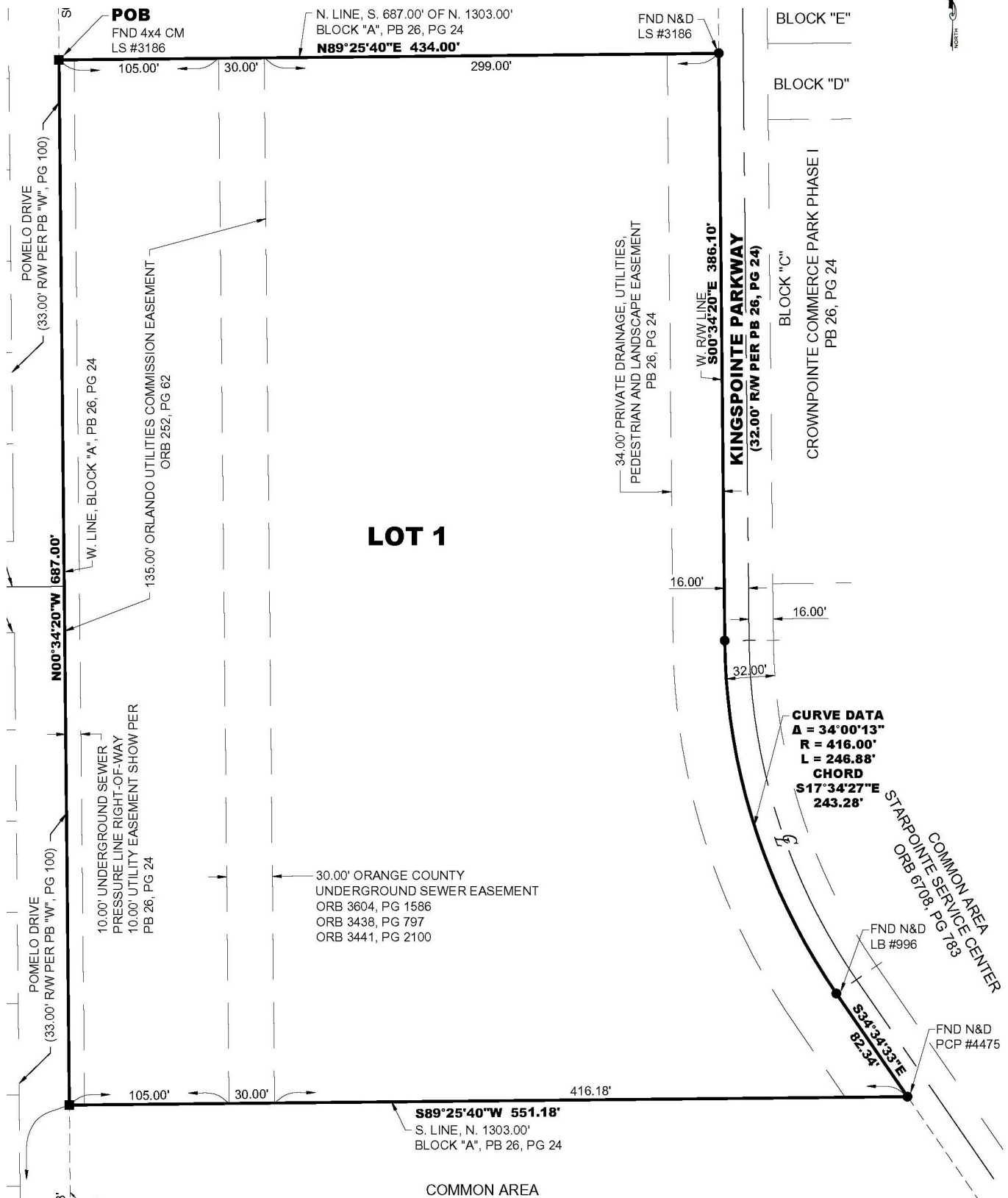
1. The proposed use is consistent with the purpose and intent of the City's Growth Management Plan.
2. The proposed use is consistent with the purpose and intent of the requirements of the LDC.
3. The subdivision will not result in incompatible land uses.
4. The proposed development will be constructed 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 Approval Consistency. The proposed development shall be consistent with the conditions of the previous approvals (LDC2014-00103).

Transportation Planning

1. Mobility Management. The proposed development project is located within Mobility Area "C" and is expected to generate more than 40 daily trips. The owner/applicant shall comply with the Mobility Management Requirements of Orlando City Code, Chapter 59, Part 2, Section 59.209. The owner/applicant shall submit a completed Request for Mobility Management Determination at the time of building permit application.

Legal Affairs

1. A title opinion or certificate of title pursuant to FS 177.041 must be submitted for a review. More comments will follow upon submission of the proper title work.

Engineering/Zoning

1. 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.
2. 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."
3. 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.
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. 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.
6. 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.
 - 2) Recording Fees (Checks should be made payable City of Orlando.)
 - 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.
7. 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.
8. 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.

CONDITIONS OF APPROVAL

9. 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.

10. Trees. Contact the Bureau of Parks at (407) 246-2283 for a Tree Encroachment / removal permit prior to encroaching within 10' of or removing any existing 4" caliper or larger tree as per Orlando Land Development Code, Section 60.211.

Transportation Impact Fees

1. Transportation Impact Fees. Any new construction, change in use, addition, or redevelopment of a site or structure shall be subject to a review for Transportation Impact Fees. A Transportation Impact Fee assessment will be done at the time of building permit review. This fee will be calculated based on the proposed building's use and gross square footage, as submitted in the final permit set of plans. Any additional Transportation Impact Fees assessed on this project shall be due prior to building permit issuance.

For a copy of the complete ordinance or impact fee rate chart, you may reference our website at: <http://www.cityoforlando.net/planning/Transportation/ifees.htm>

Any exemptions or credits against the Transportation Impact Fee must be reviewed prior to permit issuance. All Transportation Impact Fee Credits shall be initiated and processed by the Transportation Impact Fee Coordinator. Credit shall be available for the previous use located on the subject site.

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 review, please contact Ian Sikonia at 407-246-3325 or ian.sikonia@cityoforlando.net

Legal Affairs

For questions regarding Legal Affairs review, please contact Cindi Sanford at 407-246-3489 or Cynthia.sanford@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.

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.