



SEVENS SUBDIVISION 777 N. ORANGE AVE.



Location Map

 Subject Site

SUMMARY

Applicant

Scott West, Executive VP
Pizzuti Park Lake LLC

Project Planner

Jim Burnett, AICP

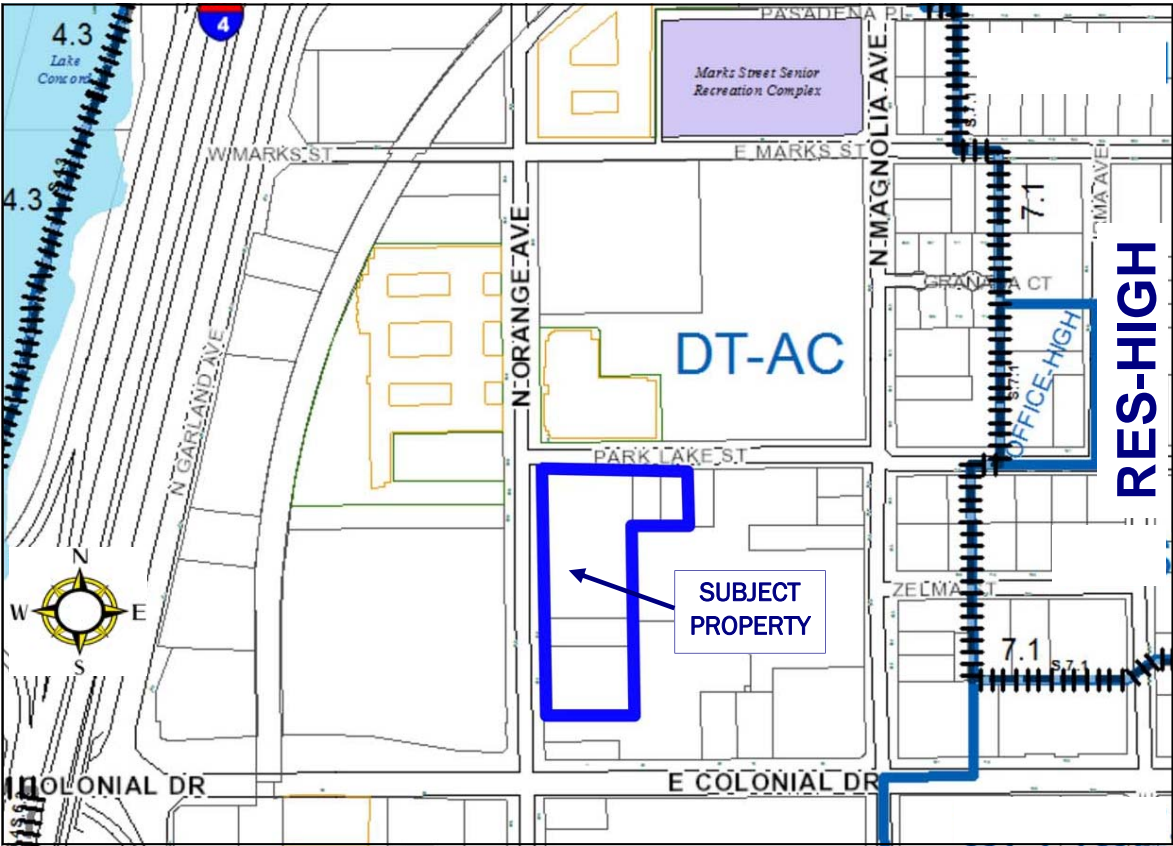
Property Location: 777 N. Orange Ave.
(southeast corner of N. Orange Ave. & Park
Lake St., north of E. Colonial Dr.) (multiple
parcel #s on file; ±2.57 acres, District 3).

Applicant's Request: The applicant propos-
es to replat a vacant commercial property for
development of a 9-story, 334-unit multi-
family apartment building and integrated
parking garage. The property is located in the
North Orange neighborhood.

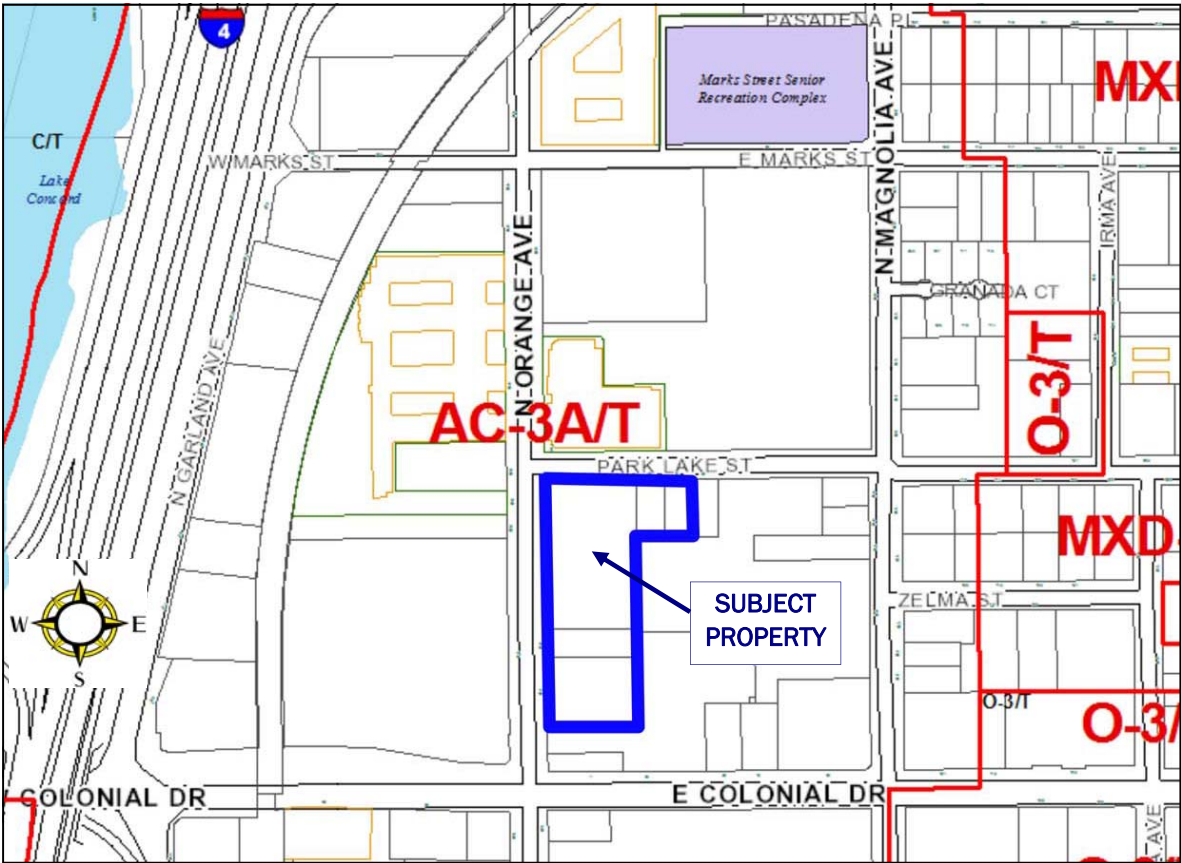
Staff Recommendation: Approval of the
Minor Plat, subject to conditions in this staff
report.

Updated: October 3, 2014

FUTURE LAND USE MAP



ZONING MAP



PROJECT ANALYSIS

Project Description

The applicant is requesting to replat a vacant commercial property for the development of a 9-story, 334-unit multi-family apartment building and integrated parking garage (The Sevens). The property is zoned AC-3A/T and is located in the North Orange neighborhood.

Previous Actions

1884: Vacant property at 777 N. Orange Ave. originally platted as part of Dr. R.A. Miller's Subdivision; properties at 721 & 759 N. Orange Ave. originally platted as part of Ketcham & Needham's Addition to Orlando Subdivision.
 1919: Properties at 38 & 46 Park Lake St. replatted as part of Cooper & Atha Resubdivision (formerly part of Dr. R.A. Miller's & Ketcham & Needham's Subdivisions).
 4/2008: Property acquired by current owner.
 12/2012: Master Plan approved (MPL2012-00017) to allow 9-story, 334-unit multi-family apartment building and integrated parking garage.
 12/2013: Planning Official Determination of Minor Master Plan Amendment approved (LDC2013-00417) clarifying several outstanding design issues for the Master Plan.
 7/2014: Building permits submitted for development of the site (BLD2014-05121, -05447 and -05449 through -05461).
 9/2014: Hold Harmless Agreement and deposit provided to allow issuance of permits while plat is being reviewed and recorded.
 Adjacent uses, zoning and future land use designations are shown in Table 1 below.

| TABLE 1 - PROJECT CONTEXT | | | |
|---------------------------|--|--|--|
| <i>Direction</i> | <i>Future Land Use</i> | <i>Zoning</i> | <i>Adjacent Uses</i> |
| North | (Across Park Lake St.) Downtown Activity Center (DT-AC) | AC-3A/T (Downtown Activity Center, Traditional City Overlay) | 801 N. Orange Condo |
| East | DT-AC | AC-3A/T | Courtyard by Marriott Hotel & Enterprise Car Rental |
| South | DT-AC | AC-3A/T | Florist & Enterprise Car Rental |
| West | (Across N. Orange Ave.) DT-AC | AC-3A/T | Park North @ Cheney Place Condo, Law Offices & Steelhouse Apartments |

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 to combine several existing lots under a new multifamily residential use.

Existing Zoning and Future Land Use

The property is designated Downtown Activity Center on the City's Future Land Use Map, and is zoned AC-3A/T (Downtown Activity Center, Traditional City Overlay). Per Table 2 below, the replat request complies with standards for platting of lands as contained in LDC Chapter 65 Part 3C.

Proposed Development

The site has been cleared and is being readied for development of the proposed multi-family building and associated parking garage. Access to the property is via N. Orange Ave. and Park Lake St.

| Table 2 - Development Standards (AC-3A/T) | | |
|---|---------------------------|------------------------------|
| <i>Use & Proposed Lot</i> | <i>Lot Size (sq. ft.)</i> | <i>Lot Dimensions (min.)</i> |
| Multi-Family Aptmts. | 111,949.2 | No minimum |

School Impacts

The property is located within the Downtown Development of Regional Impact (DRI) and, as stated in a Planning Official Determination dated 10/25/2012 (LDC2012-00371), is exempt from school concurrency review. No further school impact analysis is needed.

Findings/Recommendation

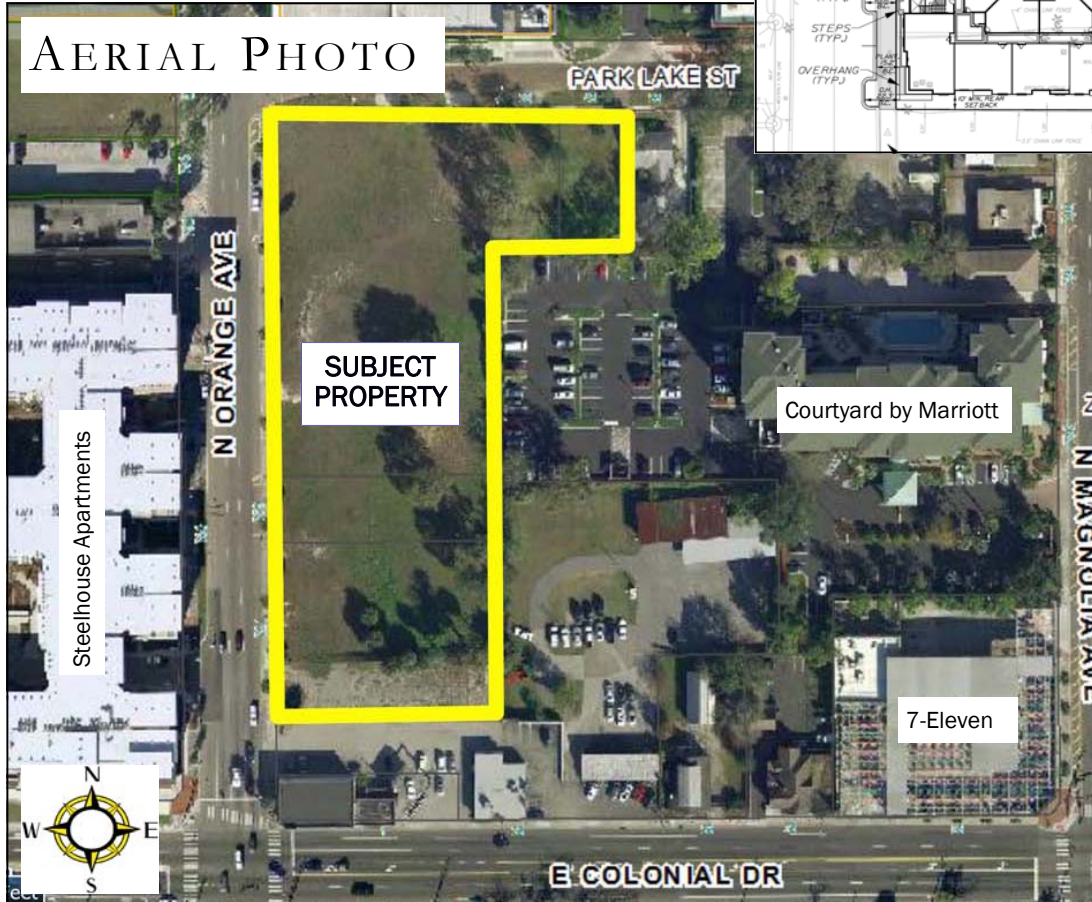
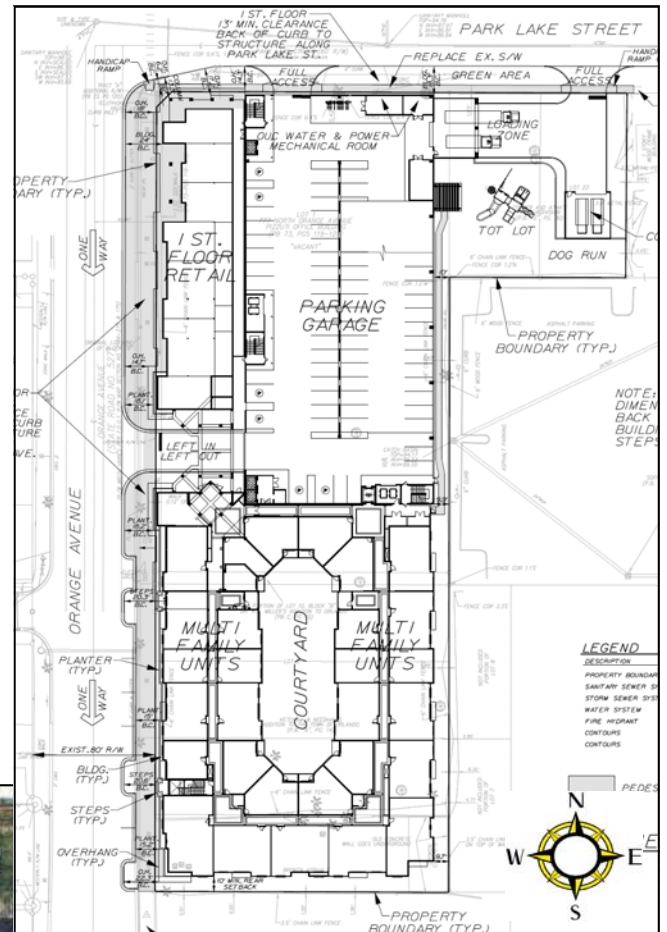
Subject to the conditions contained herein, The Sevens Subdivision plat is consistent with the requirements for approval of Minor Subdivision Plat applications contained in Section 65 Part 3C of the Land Development Code (LDC):

1. The proposed Minor plat is consistent with the purpose and intent of the City's Growth Management Plan.

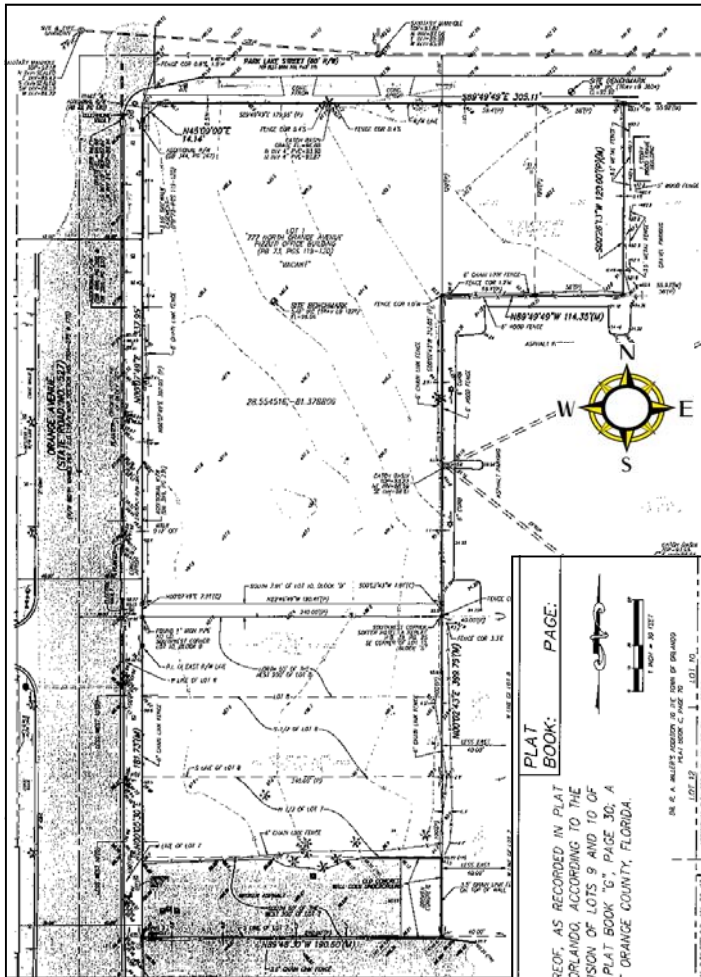
2. The proposed Minor plat is consistent with the requirements of the Land Development Code.
3. The Minor plat will not result in incompatible land uses.
4. All future development will be in accordance with Chapter 59 of the LDC, the Concurrency Management Ordinance, which ensures that adequate public 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 Sevens Subdivision plat, subject to the conditions in this staff report.

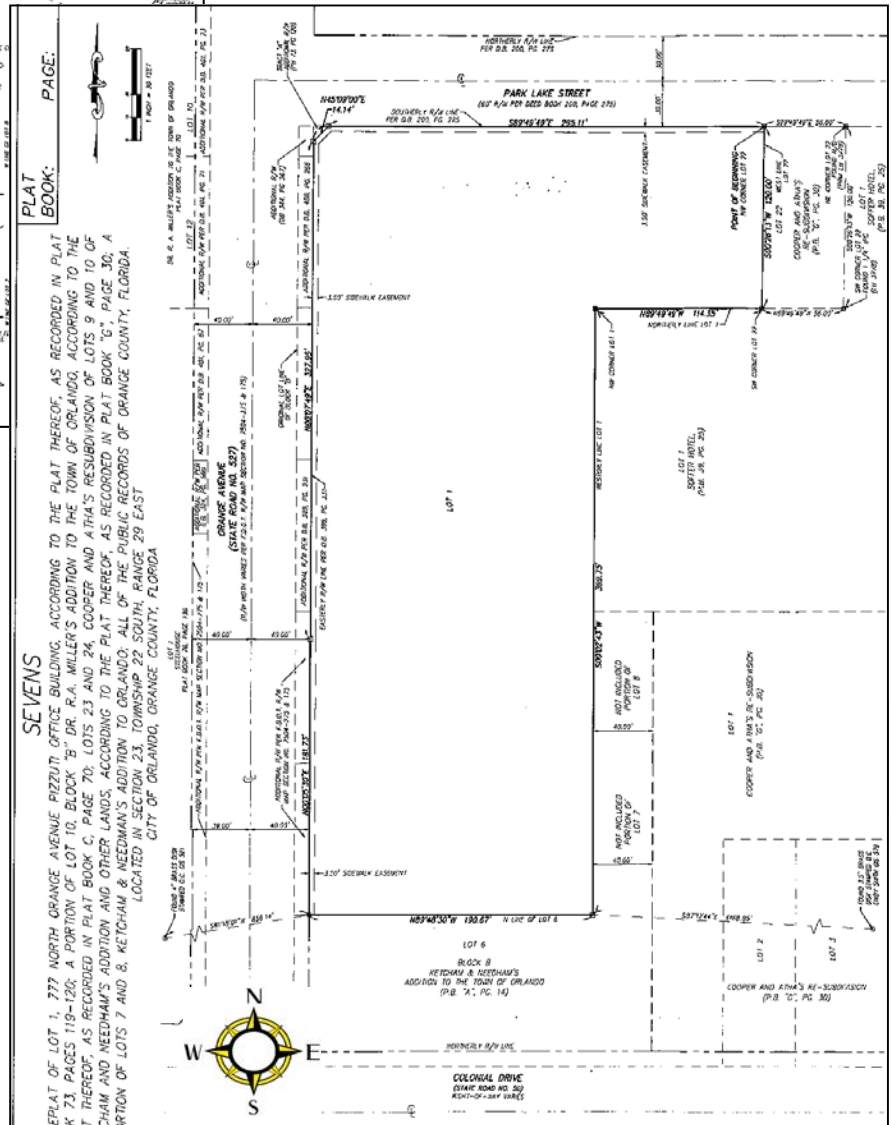
2012 SITE PLAN



2014 SURVEY



PROPOSED PLAT



CONDITIONS OF APPROVAL - REQUIRED

Engineering/Zoning

1. Subtitle - Add the plat book and page for Ketcham and Needman's addition in the subtitle.
2. Municipality Block - There is a typographical error in the spelling of Orlando.
3. Street Names - Change "ORANGE AVENUE" TO "N ORANGE AVENUE" (no period after the N) and change "COLONIAL DRIVE" to "E COLONIAL DRIVE" (no period after the E).
4. 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:
 - a) Changes to the face of the plat.
 - 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 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)

City Surveying - An initial review has been completed and a letter sent to the applicant's surveyor on 8/21/2014, detailing what needed revising prior to resubmittal for continuing review.

Land Development

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 the approved Master Plan (MPL2012-00017) and Planning Official Determination of Minor Master Plan Amendment (LDC2013-00417).

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. 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.

Legal Affairs

For questions regarding Legal/City Attorney review, contact Cynthia Sanford at 407-246-3489 or at Cynthia.sanford@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 (see contact information above, and next steps under Conditions above).