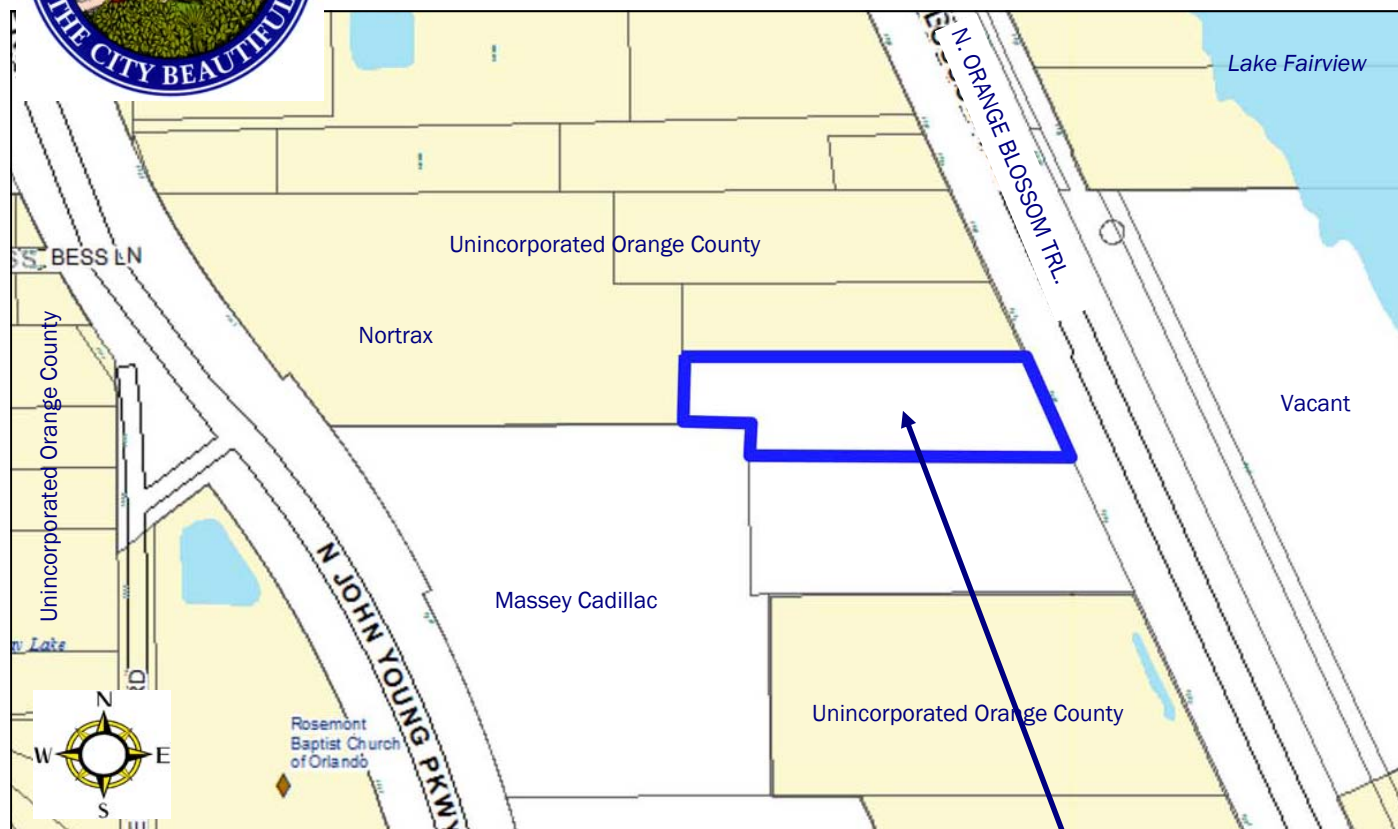




4308 N. ORANGE BLOSSOM TRL. (MINOR PLAT)



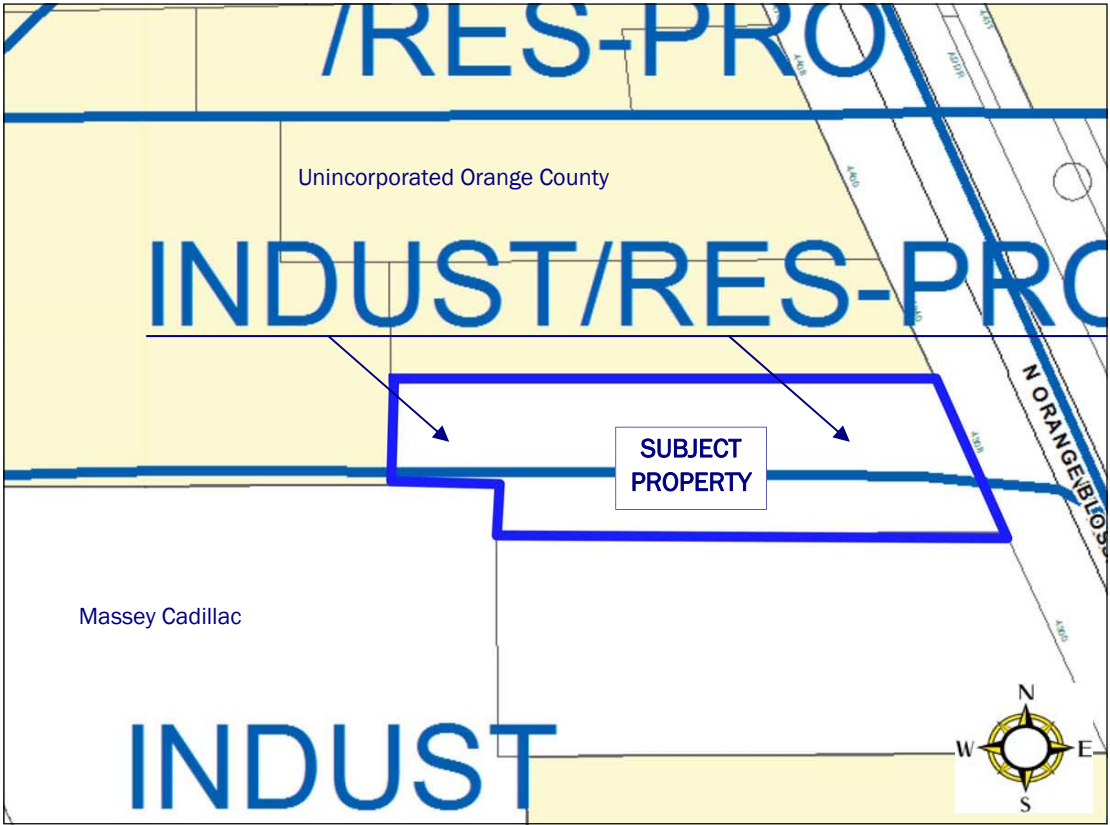
Location Map

Subject Site

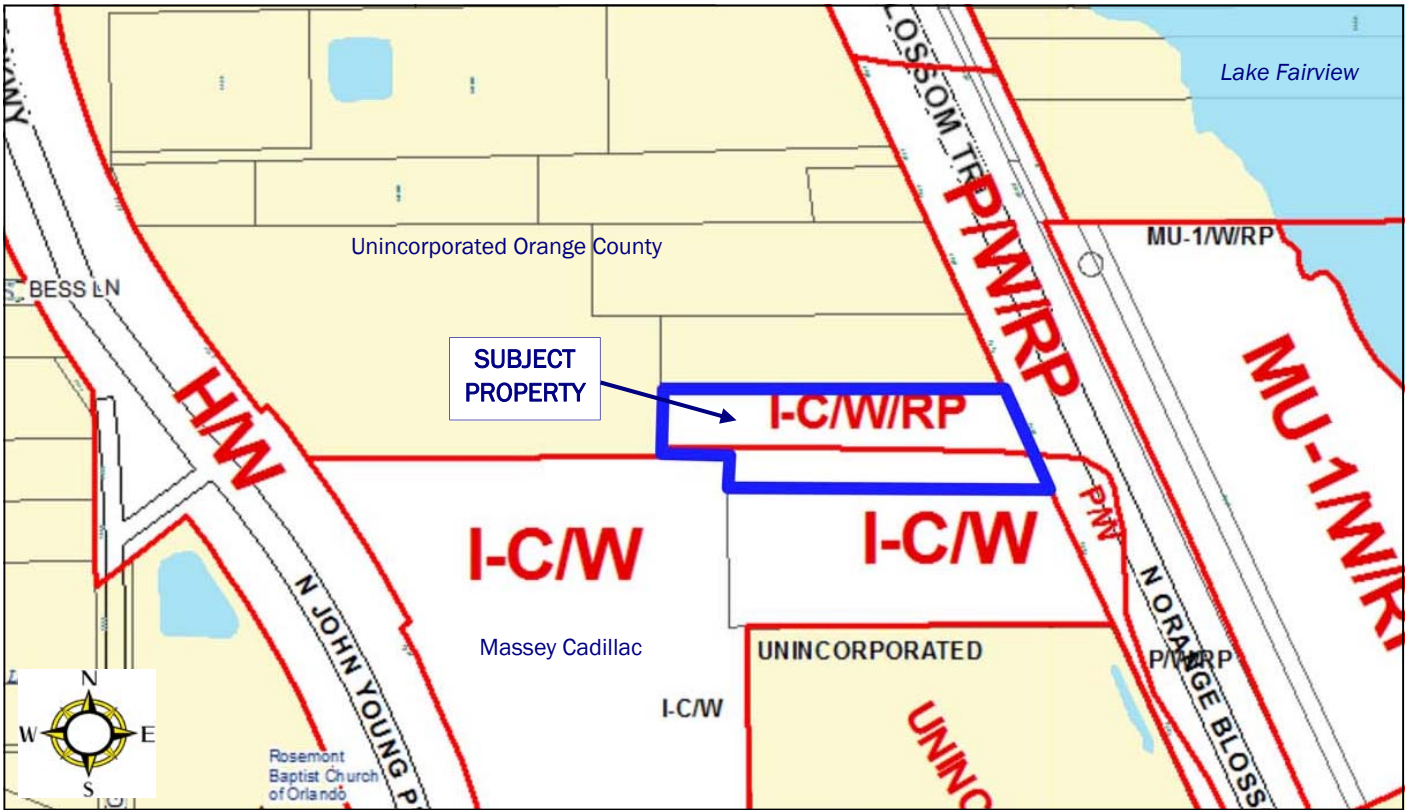
SUMMARY

| | | |
|---|---|--|
| Applicant Harry Newkirk, PE Newkirk Engineering, Inc. Owner Brett Cohen, VP Airgas USA, LLC Project Planner Jim Burnett, AICP | Property Location: 4308 N. Orange Blossom Trl. (west side of N. Orange Blossom Trl., between Ace Rd. and Lakebreeze Dr.) (Parcel #09-22-29-0000-00-038; ±2.09 acres, District 3). Applicant's Request: The applicant proposes to plat a vacant commercial property as part of an effort to construct a bottled gas, construction and welding supply retailing business. The property is located in the Princeton/Silver Star neighborhood. Staff Recommendation: Approval of the Minor Plat, subject to conditions in this staff report. | |
| <i>Updated: March 24, 2015</i> | | |

FUTURE LAND USE MAP



ZONING MAP



PROJECT ANALYSIS

Project Description

The applicant is requesting to plat a vacant industrial property as part of the construction of an 8,500 sq. ft. bottled gas, welding and construction supply retail use. The property is zoned I-C/W & I-C/W/RP and is located in the Princeton/Silver Star neighborhood.

Previous Actions

6/2007: Property annexed into the City of Orlando (City Doc. #0706181006); assigned Industrial and Industrial/Resource Protection future land use designations.

8/2007: Initial I-C/W & I-C/W/RP zoning assigned to the property, which was to be developed with an industrial warehouse.

2/2015: Property acquired by current owner; Final Site Plan Determination (LDC2015-00055) issued for development of a bottled gas, welding and construction supply retail use.

3/2015: Applicant/owner submitted plans for construction of the proposed use (BLD2015-02119).

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 | Orange County (OC) Industrial | IND-2/IND-3 | Industrial Warehouse & Cell Tower |
| East | (Across N. Orange Blossom Trl.) Mixed Use Corridor, Medium Intensity, Resource Protection | MU-1/W/RP (Medium Intensity, Mixed Use Corridor, Wekiva Overlay, Resource Protection Overlay) | Vacant Land |
| South | Industrial | I-C/W (Industrial, Commercial, Wekiva Overlay) | Warehouses |
| West | OC Industrial & Industrial | I-C/W | Warehouses & Offices |

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 plat-
ted as a prerequisite to developing the property with a retail/warehouse use.

Existing Zoning and Future Land Use

The property is designated Industrial and Industrial/Resource Protection on the City's Future Land Use Map, and is zoned I-C/W (Industrial, Commercial, Wekiva Overlay) and I-C/W/RP (Industrial, Commercial, Wekiva Overlay, Resource Protection Overlay). Per Table 2 above, the plat request complies with standards for platting of lands as contained in LDC Chapter 65 Part 3C.

| Table 2 - Development Standards (I-C/W & I-C/W/RP) | | |
|--|---|------------------------------|
| <i>Use & Proposed Lot</i> | <i>Lot Size (sq. ft.)</i> | <i>Lot Dimensions (min.)</i> |
| Industrial/Retail Use | (no lot size or dimensional requirements) | |
| Lot 1 | 91,040 sq. ft. (2.09 acres) | Irregular dimensions |

Proposed Development

Again, an 8,500 sq. ft. bottled gas and welding and construction supply retail use will occupy the property. Sole access to the property is from N. Orange Blossom Trl., although cross access is being requested to the north and south.

School Impacts

Based on the Industrial future land use and proposed industrial/commercial use, no school impact analysis is needed.

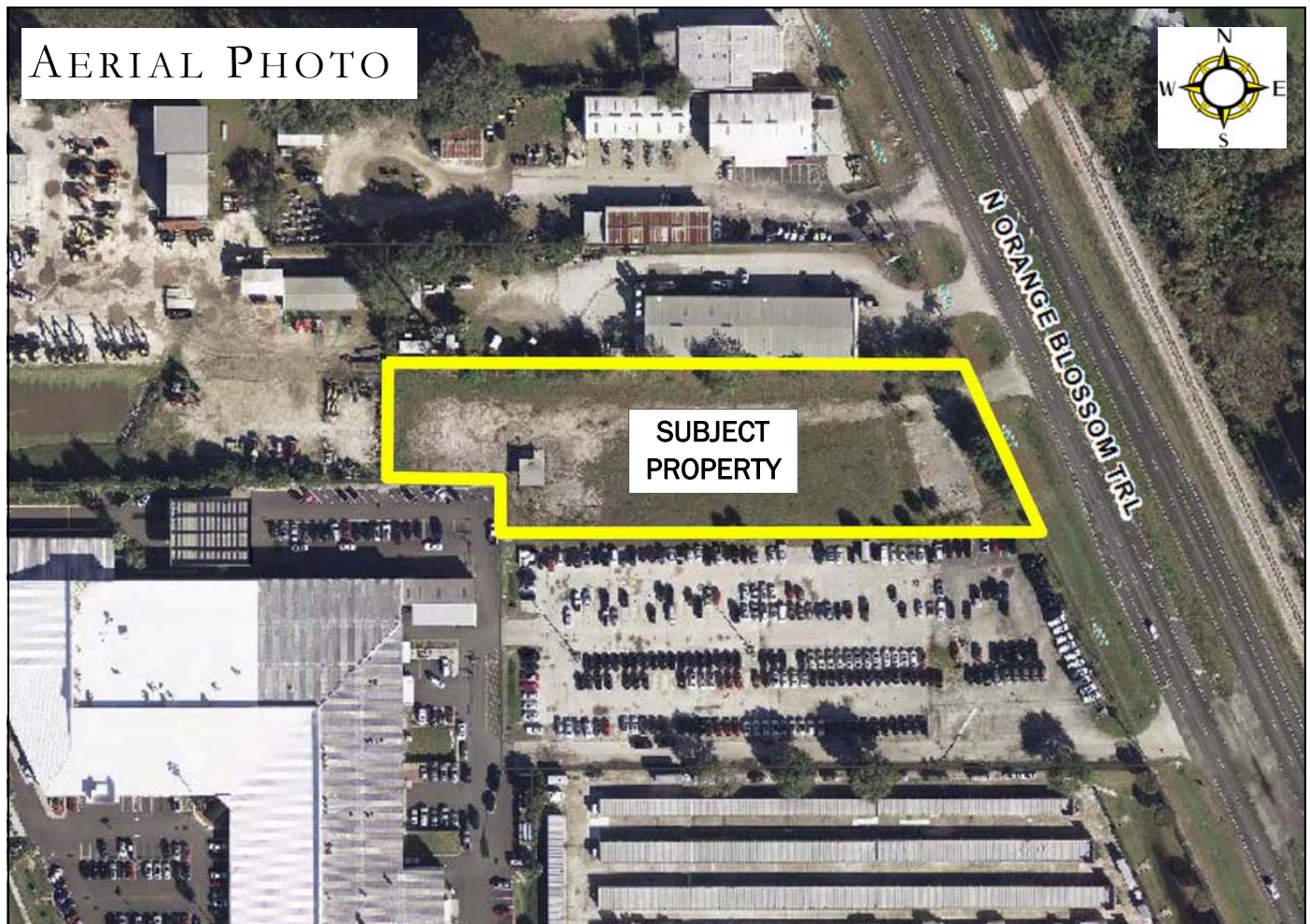
Findings/Recommendation

Subject to the conditions contained herein, the 4308 N. Orange Blossom Trl. Subdivision 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 4308 N. Orange Blossom Trl. Subdivision, subject to the conditions in this staff report.



[illegible]

CONDITIONS OF APPROVAL - REQUIRED

Engineering/Zoning

1. 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."
2. Surveyors - The surveyor must be the same for the plat and the boundary and topographic survey.
3. Recording - The words "Map Book" shall be changed to "Plat Book".
4. Building Permit Review - Preliminary comments/conditions for BLD2015-02119 are available on the City's website (see link below under Permitting Plat Review).

Legal Affairs - A copy of the plat was not provided for review (staff will provide a copy to Legal Affairs).

City Surveying - An initial review letter was provided to the applicant's surveyor on 3/6/2015, detailing what items needed to be corrected and resubmitted for 2nd review.

City Addressing/Engineering Records - The plat name has been approved. Please correct the following:

On sheet 2, please add "N Orange Blossom Trail" to the street name as you did on sheet 1. However, please remove the period after the N because it is a directional indicator and North isn't actually part of the street name.

Also, please add the name of the plat to the Dedication.

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 of the property shall be consistent with LDC2015-00055.

Transportation Planning/Engineering

Cross-Access Easement(s) - Sections 61.108 - 61.113 of the Orlando Land Development Code (LDC) requires that parcels provide cross-access easements to adjacent properties at time of development to ensure that parking, access, and circulation may be easily connected to create a unified off-road system.

If a specific location and size for the cross access is identified, the width shall be no less than 24 ft. Cross access easements may be created by depiction on the plat or by a separate recorded instrument. However, if the latter method is used, reference to the recorded document shall be included on the plat.

For the subject property, the easement shall align with the north/south drive aisle on the east end of the property and provide access to the parcels to the immediate north and south.

CONTACT INFORMATION

Land Development - Contact Jim Burnett at 407-246-3609 or at james.burnett@cityoforlando.net.

Permitting Plat Review - Beyond TRC review, contact John Groenendaal at 407-246-3437 or at john.groenendaal@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 the SUB case # into the blank or provide your address, and follow the prompts.

Legal Affairs - Contact Cynthia Sanford at 407-246-3489 or at Cynthia.sanford@cityoforlando.net.

City Surveying - Contact Ken Brown at 407-246-3812 or at ken.brown@cityoforlando.net.

Addressing/Engineering Records - Contact Amanda Furman at 407-246-4267 or at Amanda.furman@cityoforlando.net.

Transportation Planning - Contact John Rhoades at 407-246-2293 or at john.rhoades@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 John Groenendaal (see contact information above, and next steps under Conditions above).