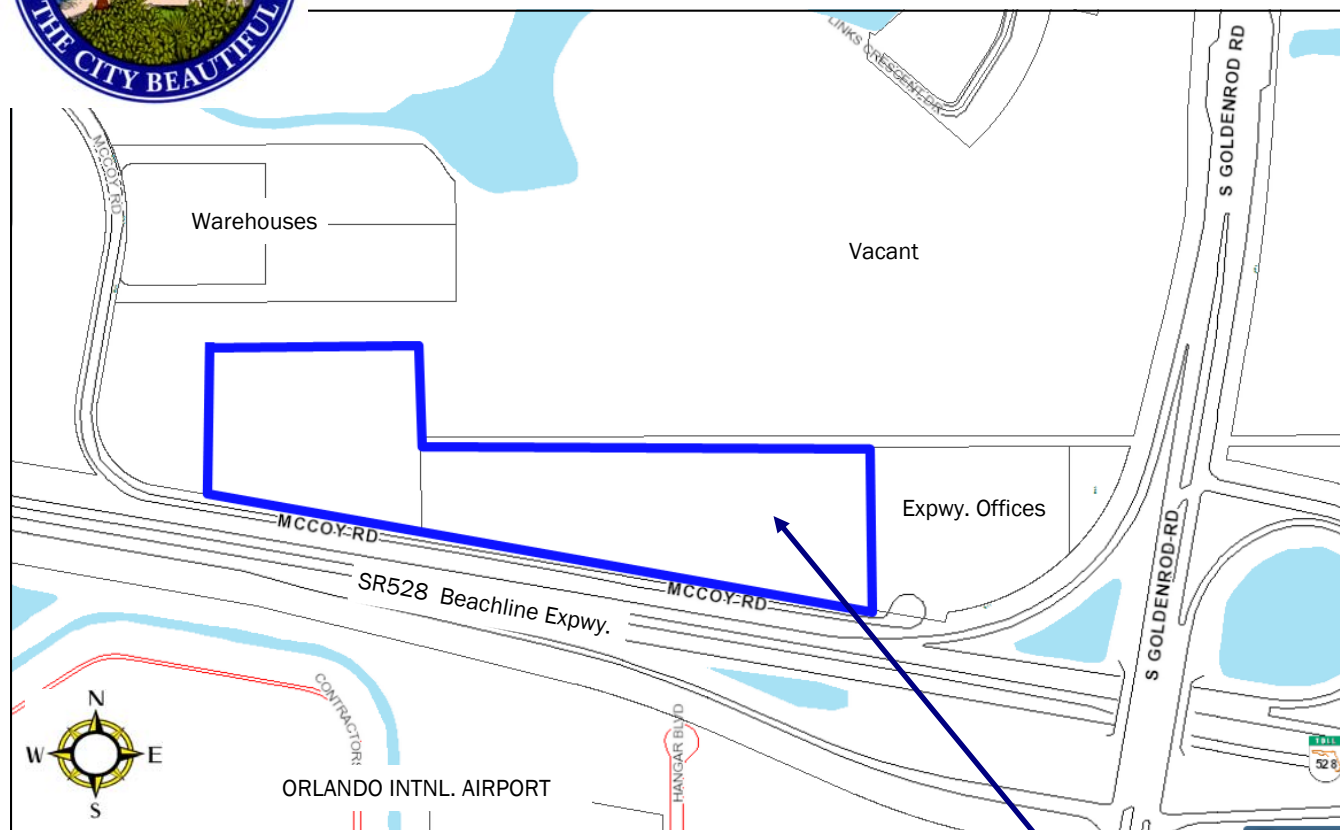




AIRPORT ACRES (MINOR PLAT)

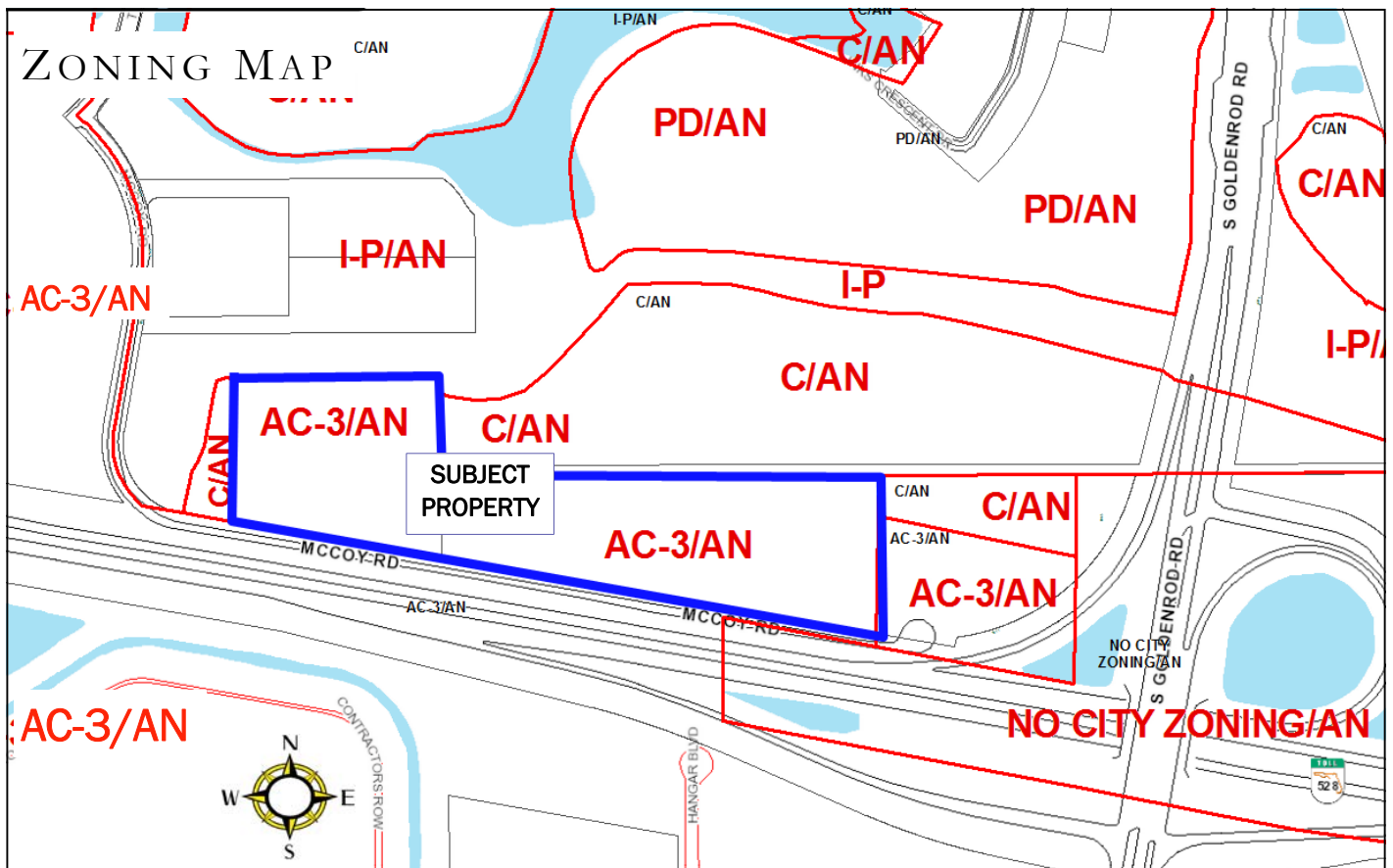
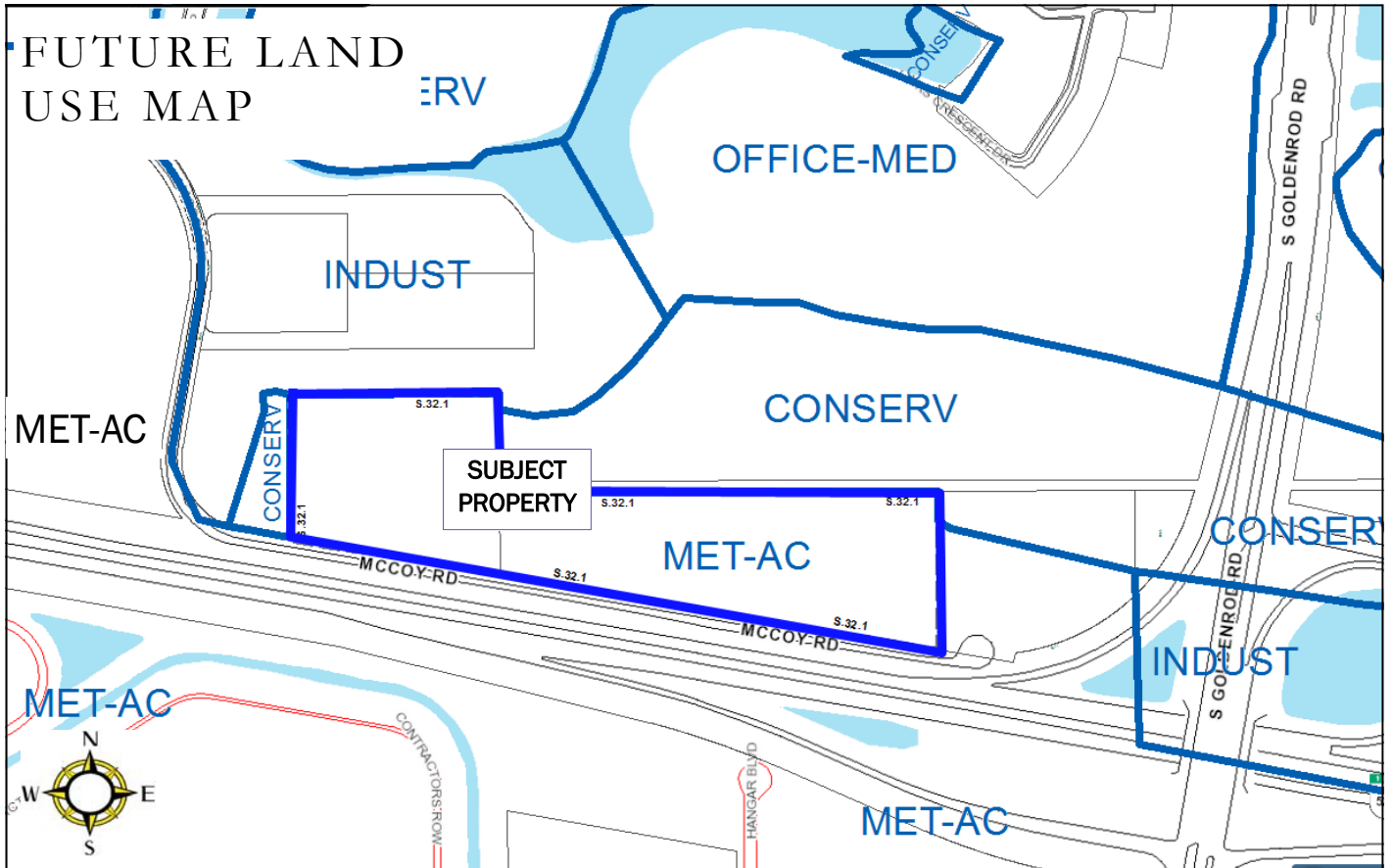


Location Map

Subject Site

SUMMARY

<p>Applicant Robert Ziegenfuss, PE Z Development Services</p> <p>Owner Brett Kingstone Max King Realty V, LLC</p> <p>Project Planner Jim Burnett, AICP</p>	<p>Property Location: 6413 and 7001 McCoy Rd. (north side of McCoy Rd. and SR528/ Beachline Expwy. and west of S. Goldenrod Rd.) (Parcel #s 34-23-30-0000-00-001 & 35-23-30-0000-00-007; ±18.5 acres, District 1).</p> <p>Applicant's Request: The applicant proposes to plat a vacant commercial property as part of an effort to construct a 2-phased office-warehouse development, consisting of 2-3 connected office-warehouses and a to-be-determined 2nd phase. The property is located in the Airport North neighborhood.</p>	<p>Staff Recommendation: Approval of the Minor Plat, subject to conditions in this staff report.</p>
<p><i>Updated: May 1, 2015</i></p>		



PROJECT ANALYSIS

Project Description

The applicant is requesting to plat a vacant commercial property as part of the construction of a phased office-warehouse development, consisting of 2-3 connected office-warehouses and a to-be-determined 2nd phase. The property is zoned AC-3/AN and is located in the Airport North neighborhood.

Previous Actions

11/1991: Property annexed into the City of Orlando (City Doc. #25216); assigned Metropolitan Activity Center future land use and AC-3 (Metropolitan Activity Center) zoning.

1/1995: Master Plan #94-195, Airport Acres, withdrawn by applicants.

2/2015: Property acquired by current owner.

3/2015: Master Plan requested (MPL2015-00008) to develop a phased office-warehouse development on the property; Growth Management Plan amendment also concurrently requested to remove an outdated Sub-area Policy S.32.1 (GMP2015-00011).

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	Industrial & Conservation	I-P/AN (Industrial Park, Aircraft Noise Overlay) & C/AN (Conservation, Aircraft Noise Overlay)	Vacant Land & Protected Wetlands
East	Conservation & Metropolitan Activity Center (MET-AC)	C/AN & AC-3/AN (Metropolitan Activity Center, Aircraft Noise Overlay)	Protected Wetlands & Expressway Offices
South	(Across McCoy Rd. and SR 528 Beachline Expwy.) MET-AC	AC-3/AN	Orlando International Airport & Enterprise Car Rental Lot
West	Conservation	C/AN	Protected Wetland

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 platted as a prerequisite to developing the property with office/warehouse uses.

Existing Zoning and Future Land Use

The property is designated Metropolitan Activity Center on the City's Future Land Use Map, and is zoned AC-3/AN (Metropolitan Activity Center, Aircraft Noise Overlay). Per Table 2 at right, the plat request complies with standards for platting of lands as contained in LDC Chapter 65 Part 3C.

Table 2 - Development Standards (AC-3/AN)		
<i>Use & Proposed Lot</i>	<i>Lot Size (sq. ft.)</i>	<i>Lot Dimensions (min.)</i>
Office/Warehouses	(no lot size or dimensional requirements)	
Lot 1	315,374 sq. ft. (7.24 acres)	Irregular dimensions
Lot 2	490,505 sq. ft. (11.25 acres)	Irregular dimensions

Proposed Development

Again, a phased office-warehouse development, consisting of 2-3 connected office-warehouses and a to-be-determined 2nd phase, will occupy the property. Sole access to the property is from McCoy Rd., which dead-ends further to the east.

School Impacts

Based on the proposed office/warehouse use for Phase I and proximity to the Orlando International Airport (to the south), no school impact analysis is needed.

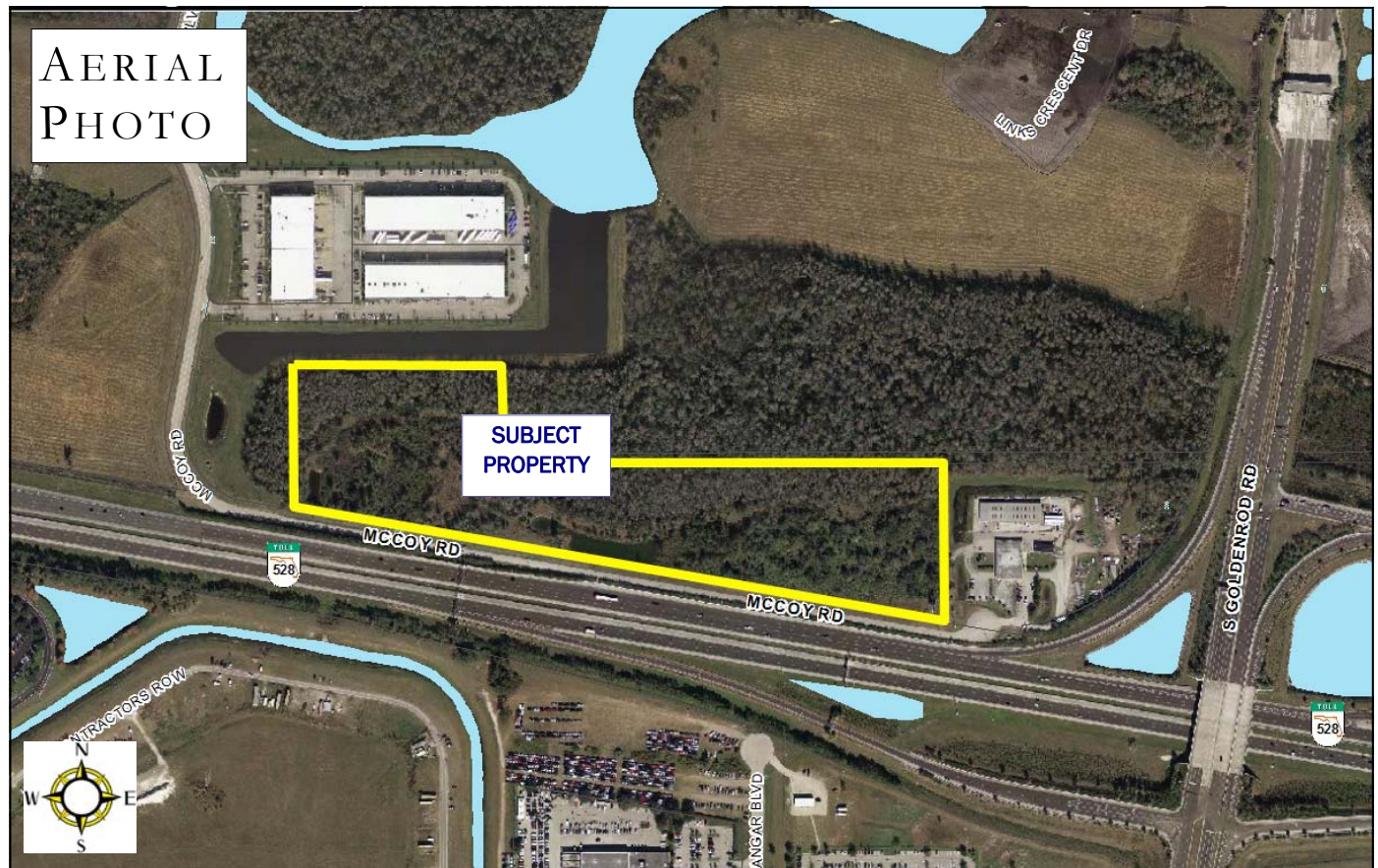
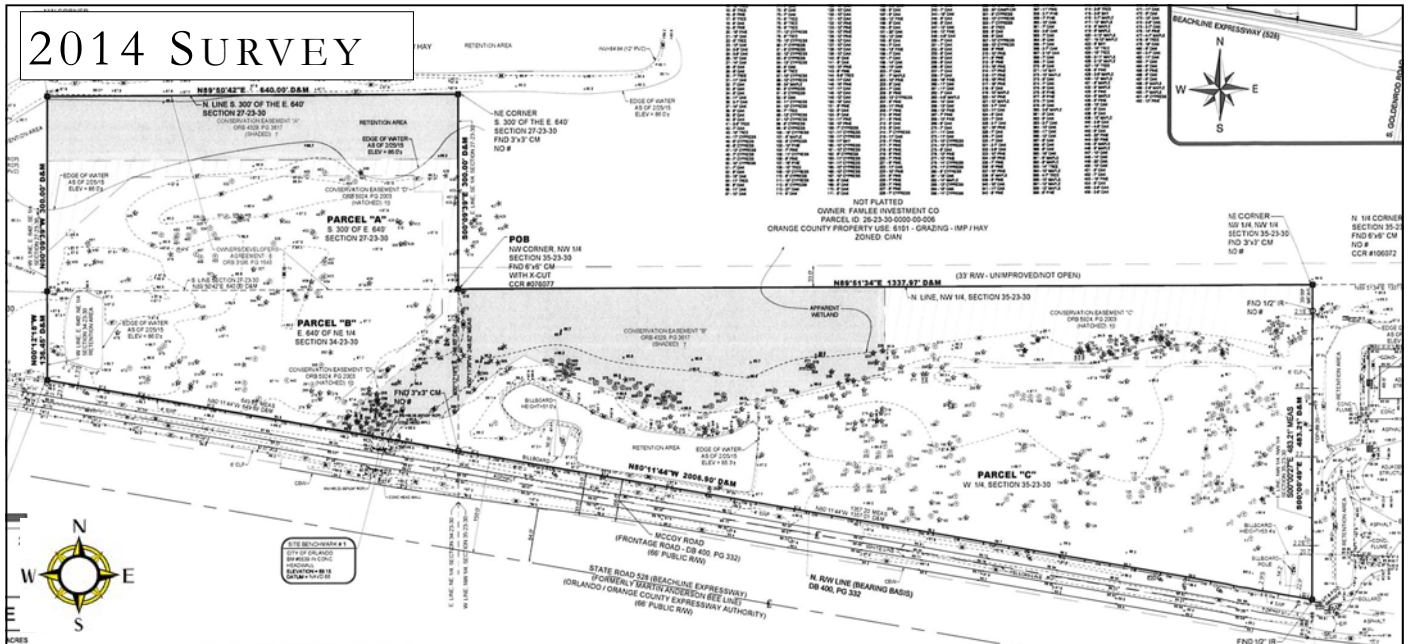
Findings/Recommendation

Subject to the conditions contained herein, the Airport Acres 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 Airport Acres Subdivision, subject to the conditions in this staff report.



The site plan for Parcel C shows a large rectangular area labeled "OFFICE-WAREHOUSES W/REAR OPEN STORAGE". To the west of this area is a "RETENTION AREA" and a "CONSERVATION EASEMENT" (shaded). A "MATCH" line is shown between the two sections. The plan includes various boundary lines, easements, and a north arrow. A scale bar is provided at the bottom left. The plan is titled "MOODY ROAD (FRONTAGE ROAD - DB 400, PG 302) (86 PUBLIC ROW)".

[illegible]

CONDITIONS OF APPROVAL - REQUIRED

Engineering/Zoning

1. All future elevation shown on a boundary/topographic survey shall use the North American Vertical Datum of 1988 (NAVD 88).
2. This site is located within a floodplain. The finished floor elevation must be one (1) foot above the 100' flood elevation. In accordance with Federal Emergency Management Act (FEMA) requirements, a letter of map revision (LOMR) MAY be required by the owner or engineer as part of the plat/development application.

Legal Affairs - The owner's title insurance policy is not acceptable. A new title opinion pursuant to FS 177 was submitted on 4/30/2015 and is being evaluated.

City Surveying - An initial review letter was provided to the applicant on 4/22/2015, noting that insufficient title work had been provided. A new title opinion and closure reports were submitted on 4/30/2015 for initial 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 of the property shall be consistent with MPL2015-00008.

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 Dale Greiff at 407-246-3429 or at Dale.greiff@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).