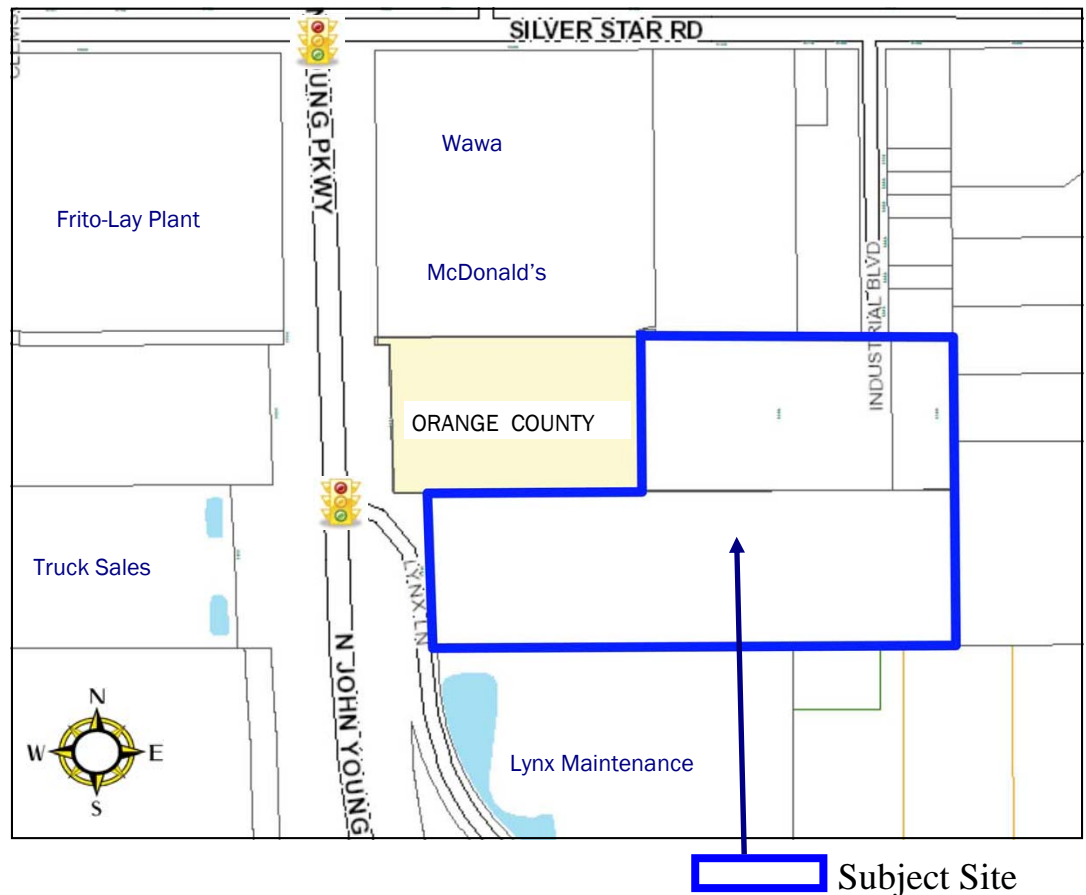




NO PETRO LYNX LANE (MAJOR PLAT)

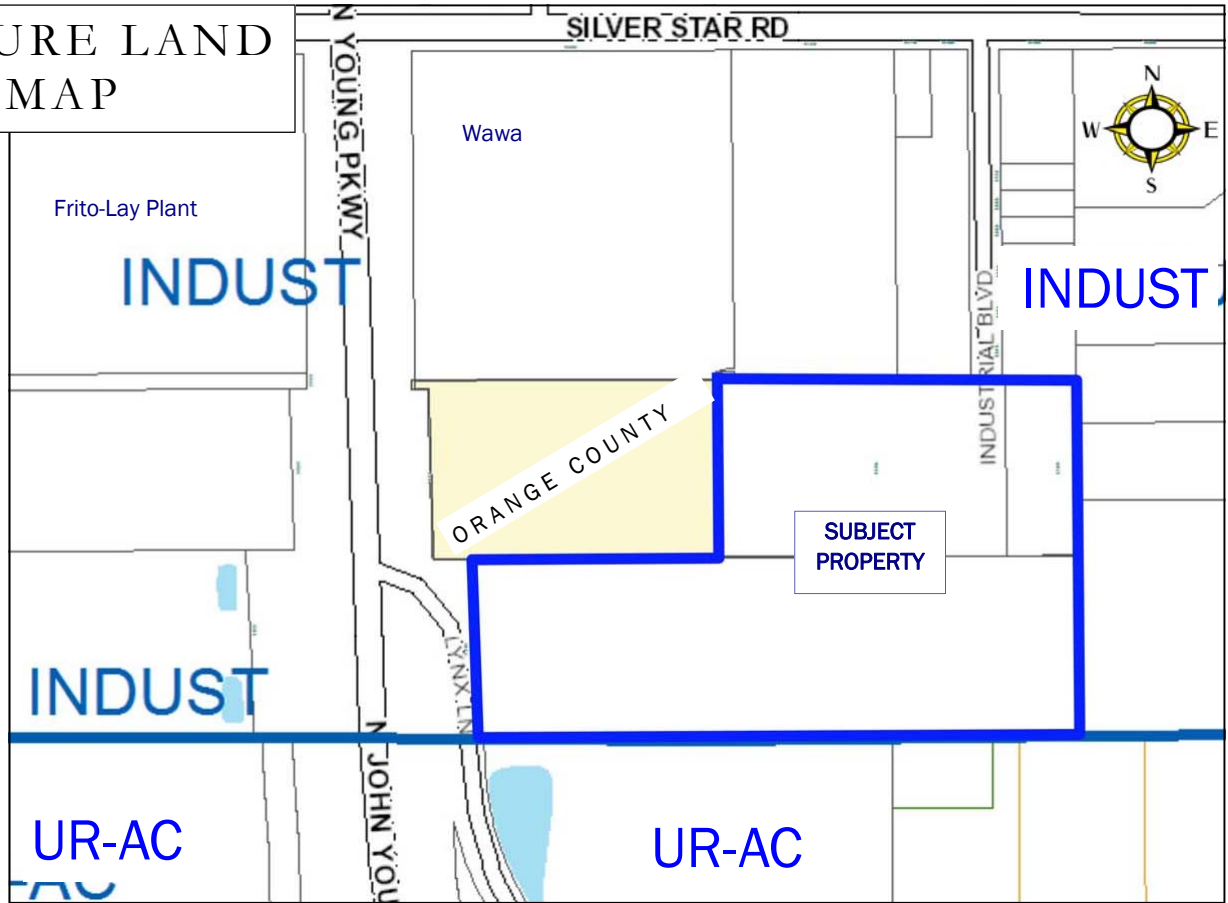


Location Map

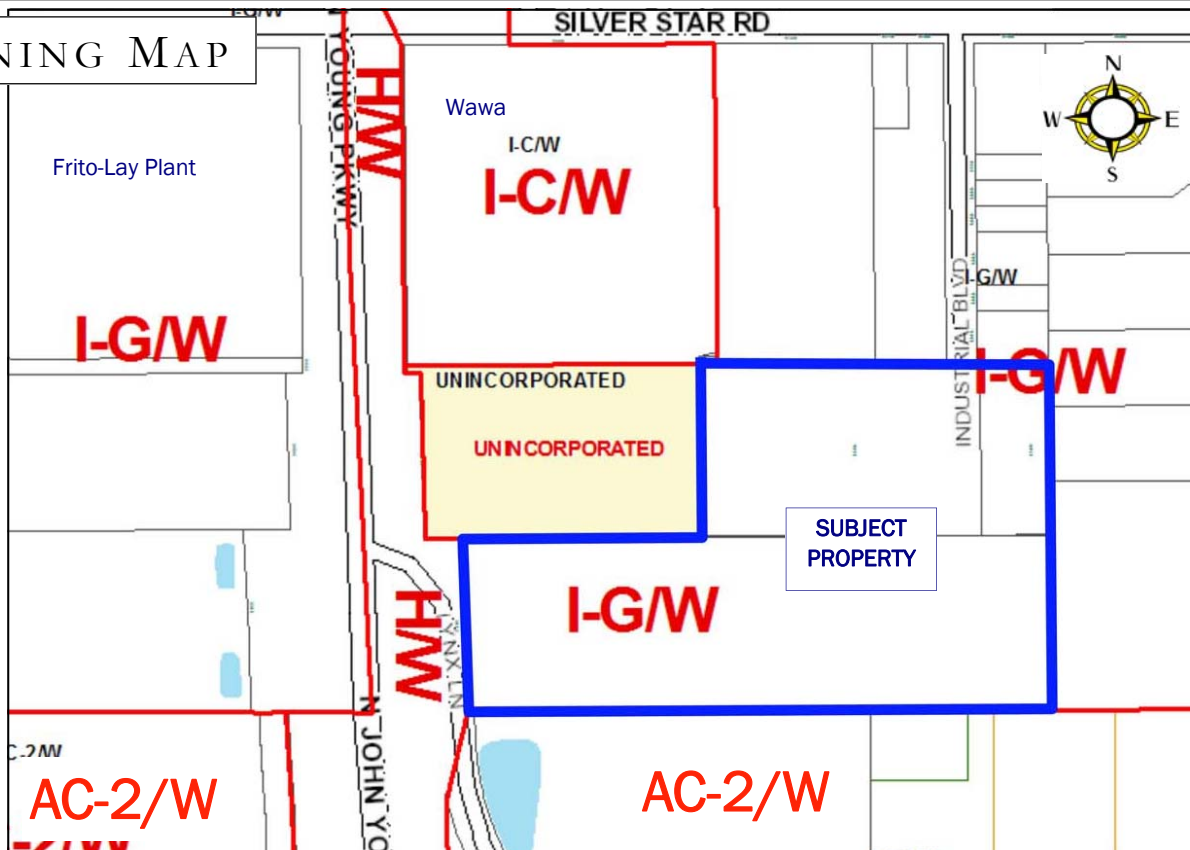
SUMMARY

<p>Applicant Aaron Moore, PWS CPH, Inc.</p> <p>Owner Jonathan Locke, Pres. & COO NoPetro-Orlando, LLC</p> <p>Project Planner Jim Burnett, AICP</p>	<p>Property Location: 2713 Lynx Ln. (east side of Lynx Ln., west of intersection of N. John Young Pkwy. and south of Silver Star Rd. (Parcel #s 15-22-29-9092-00-551, -552 and -620; ±13.6 acres, District 3).</p> <p>Applicant's Request: The applicant proposes to replat a vacant industrial property for a new compressed natural gas (CNG) distribution facility and a future industrial use. The property is located in the Princeton/Silver Star neighborhood.</p> <p>Staff Recommendation: Approval of the Major Plat, subject to conditions in this staff report.</p>	
<p><i>Updated: July 2, 2015</i></p>		

FUTURE LAND USE MAP



ZONING MAP



PROJECT ANALYSIS

Project Description

The applicant is requesting to replat a vacant industrial property as part of the construction of a compressed natural gas (CNG) fueling facility and future industrial use. The property is zoned I-G/W and is located in the Princeton/Silver Star neighborhood.

Previous Actions/History

1923: Property platted as part of Weissinger Fairvilla Subdivision.

1999: Property annexed into City (Doc #32552).

12/2014: Property cited by Code Enforcement (Citation #398042) for illegal clearing of the lot and parking of vehicles/operating a business on the property without a permit (boom-trucks are parked on the property).

2/2015: Property acquired by current owner.

5/2015: Master Plan (MPL2015-00002) approved to allow CNG fueling station and future industrial use.

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 Industrial & City Industrial	Orange Co. IND-2/IND-3 & I-G/W (Industrial, General, Wekiva Overlay)	Industrial Warehouses
East	Industrial	I-G/W	Industrial Warehouses
South	Urban Activity Center	AC-2/W (Urban Activity Center, Wekiva Overlay)	Lynx Maintenance Facility, Charter High School & Vacant Land
West	(Across Lynx Ln. and N. John Young Pkwy.) Industrial	H/W (Holding, Wekiva Overlay) & I-G/W	Public Storage

Major Subdivision Plat

Major Subdivision Plat Review (LDC Section 65.425) is intended for subdivisions that require dedication of R-O-W and/or 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 a CNG Fueling Station and a future industrial use (to be determined). Additional R-O-W is being dedicated for the terminus of Industrial Blvd. (providing access to Lot 2).

Existing Zoning and Future Land Use

The property is designated Industrial on the City's Future Land Use Map, and is zoned I-G/W (Industrial, Commercial, Wekiva 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 (I-G/W)		
<i>Use & Proposed Lot</i>	<i>Lot Size (sq. ft.)</i>	<i>Lot Dimensions (min.)</i>
CNG Fueling Station & To-Be-Determined Use	10,000 sq. ft. lot size, with 100-ft. lot width	
Lot 1	177,963 sq. ft. (4.08 ac.)	Irregular dimensions
Lot 2	263,340 sq. ft. (6.04 ac.)	Irregular dimensions
Stormwater Tract	140,174 sq. ft. (3.22 ac.)	Irregular dimensions

Proposed Development

Again, a CNG Fueling Station and future use will occupy the property. Sole access to the property is from Lynx Ln., although cross access is being requested and the other lot with an undetermined use will have access from Industrial Blvd. to the north.

School Impacts - Based on the proposed industrial use of the properties, no school impact analysis is needed.

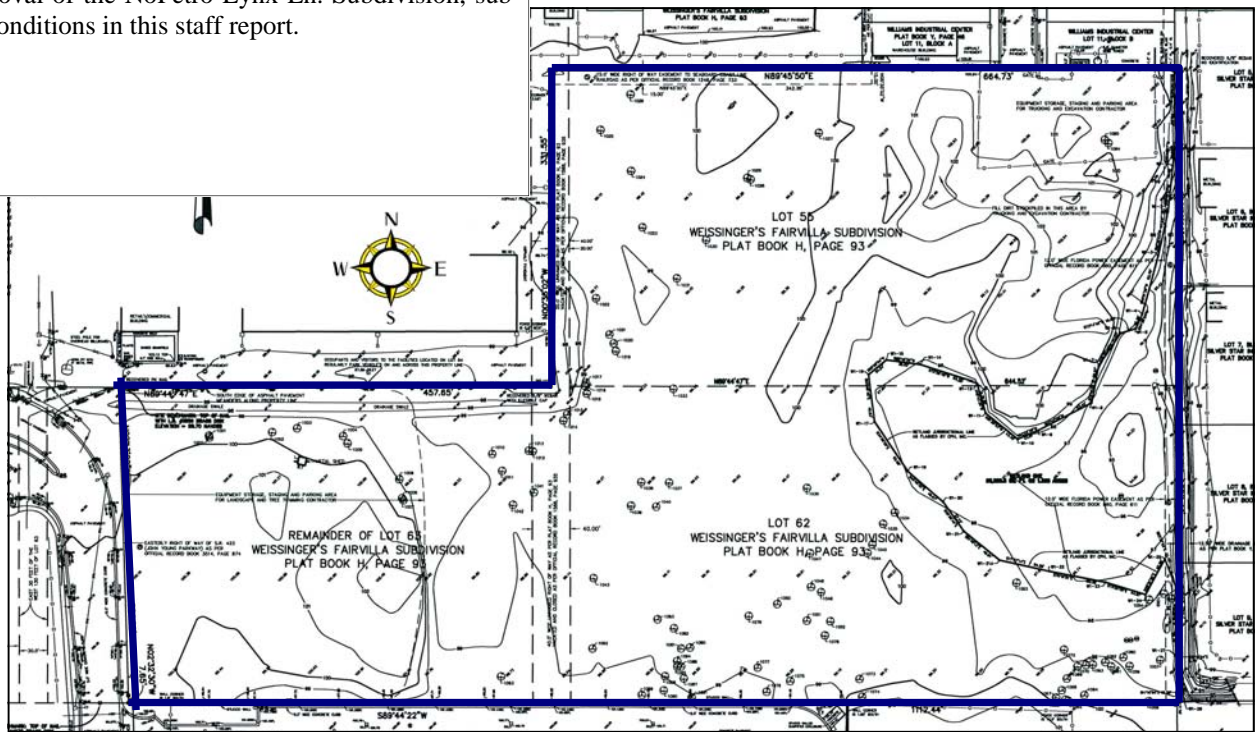
Findings

Subject to the conditions contained herein, the NoPetro Lynx Ln. Subdivision is consistent with the requirements for approval of Major Subdivision Plat applications contained in Section 65 Part 3C of the Land Development Code (LDC):

1. The proposed Major plat is consistent with the purpose and intent of the City's Growth Management Plan.
2. The proposed Major plat is consistent with the requirements of the Land Development Code.
3. The Major 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.

Recommendation - Based on the information provided in the staff report and the findings noted above, staff recommends approval of the NoPetro Lynx Ln. Subdivision, subject to the conditions in this staff report.

2014 SURVEY



DEVELOPMENT PLAN (PER MPL2015-00002)

1. EASEMENTS TO BE ADDRESSED AT TIME OF PERMITTING.
2. DEVELOPMENT OF LOT 2 REQUIRES ADMINISTRATIVE APPROVAL OF A MASTER PLAN.

Final curbcut locations and widths to be determined prior to permitting the proposed improvements.



Development of Vacant Lot will require admin. Master Plan via Determination

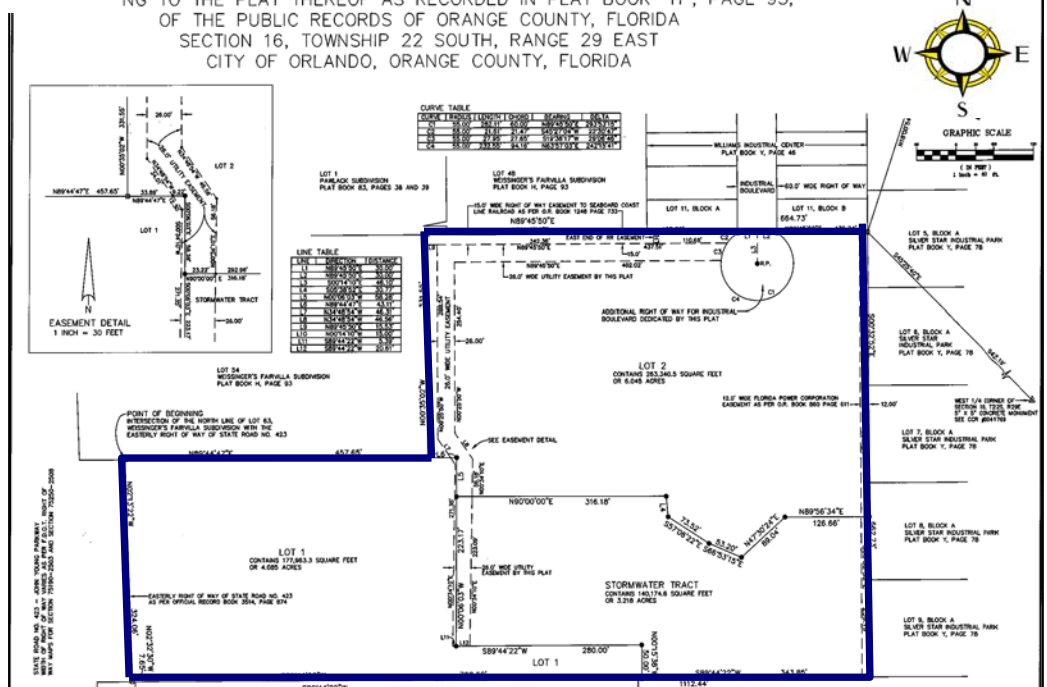
Lynx Maintenance Facility

Industrial Blvd.

PROPOSED PLAT

NOPETRO LYNX LANE
A REPLAT OF LOTS 55 AND 62 AND A PORTION OF LOT 63
A VACATED UNNAMED ROAD, WEISSINGER'S FAIRVILLA SUBDIVISION
TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK "H", PAGE 93,
OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA
SECTION 16, TOWNSHIP 22 SOUTH, RANGE 29 EAST
CITY OF ORLANDO, ORANGE COUNTY, FLORIDA

SHEET 2 OF 2



CONDITIONS OF APPROVAL - REQUIRED

Engineering/Zoning - The final plat shall contain this note: "There shall be no building encroachment, roof-overhang or underground structures in the easement."

Legal Affairs - (copy of title opinion dated 4/20/15 scanned and sent for review on 6/21/2015).

City Surveying - An initial review letter was provided to the applicant's surveyor on 6/4/2015, detailing what items needed to be corrected and resubmitted for 2nd review.

Engineering Records - no comments.

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 MPL2015-00002.

Transportation Planning/Engineering - No comments (see MPL2015-00002 and recent BLD & ENG activity).

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 Grieme at 407-246-3429 or at dale.grieme@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).