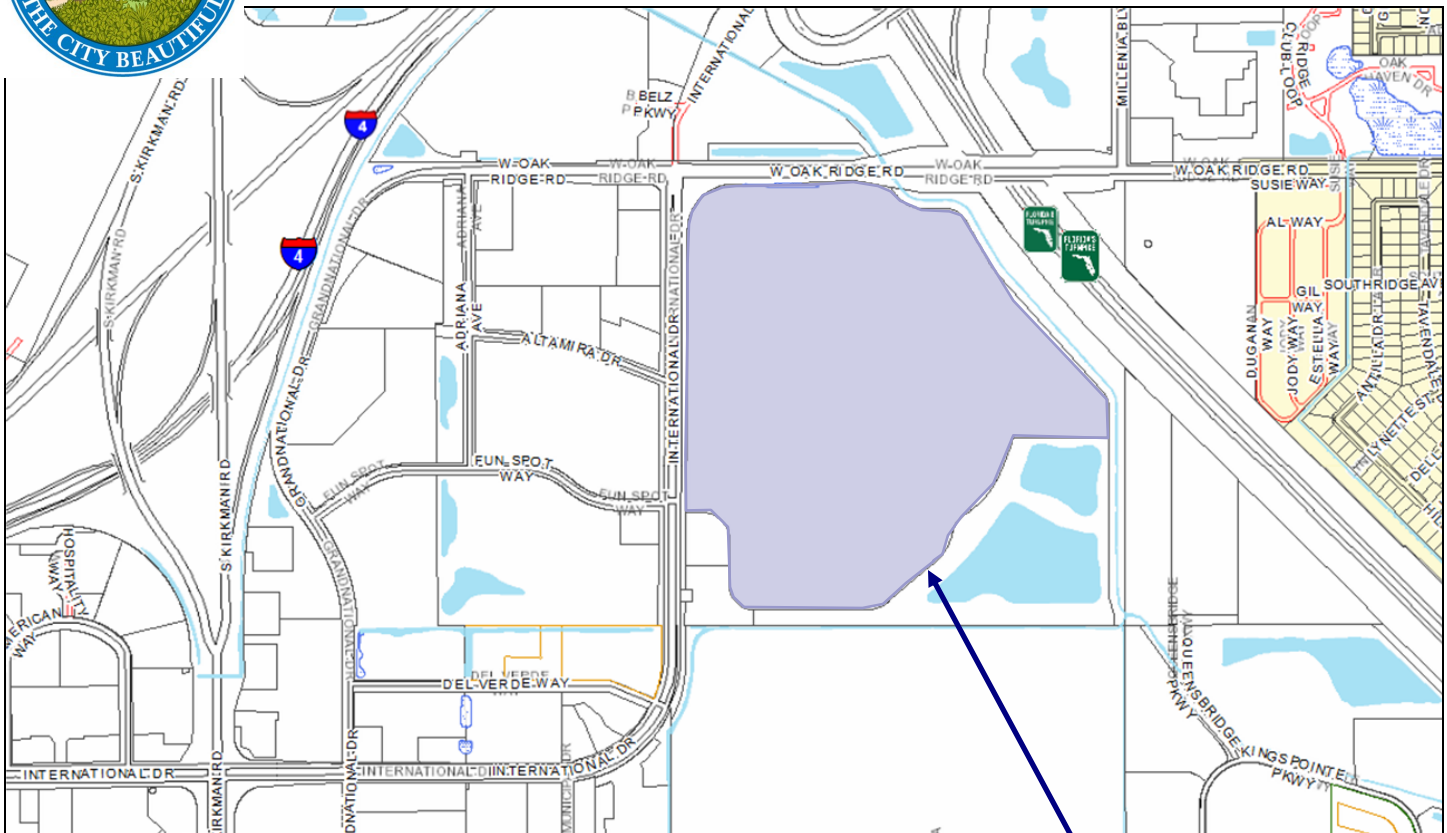




# ARTEGON REPLAT



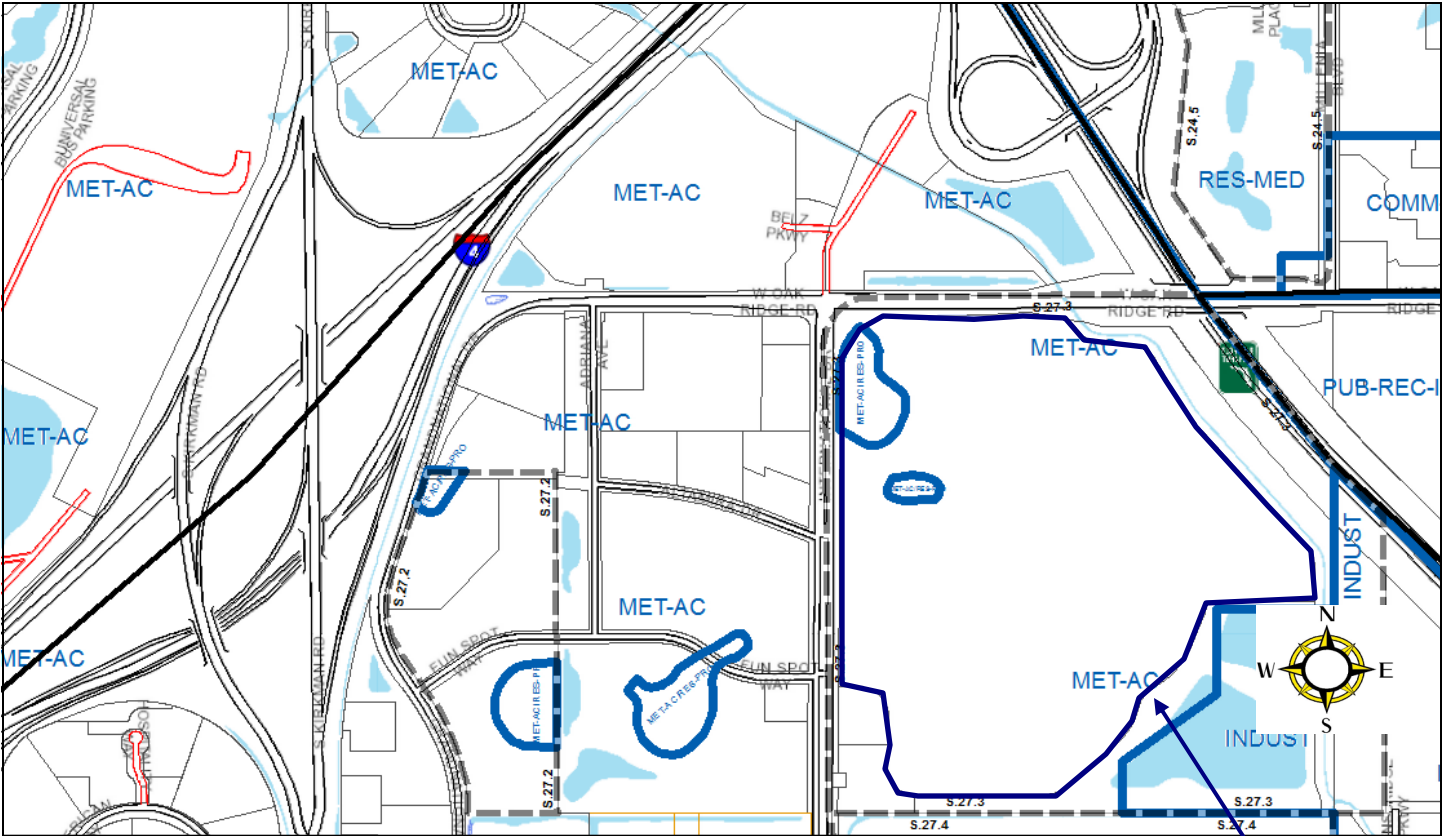
Location Map

 Subject Site

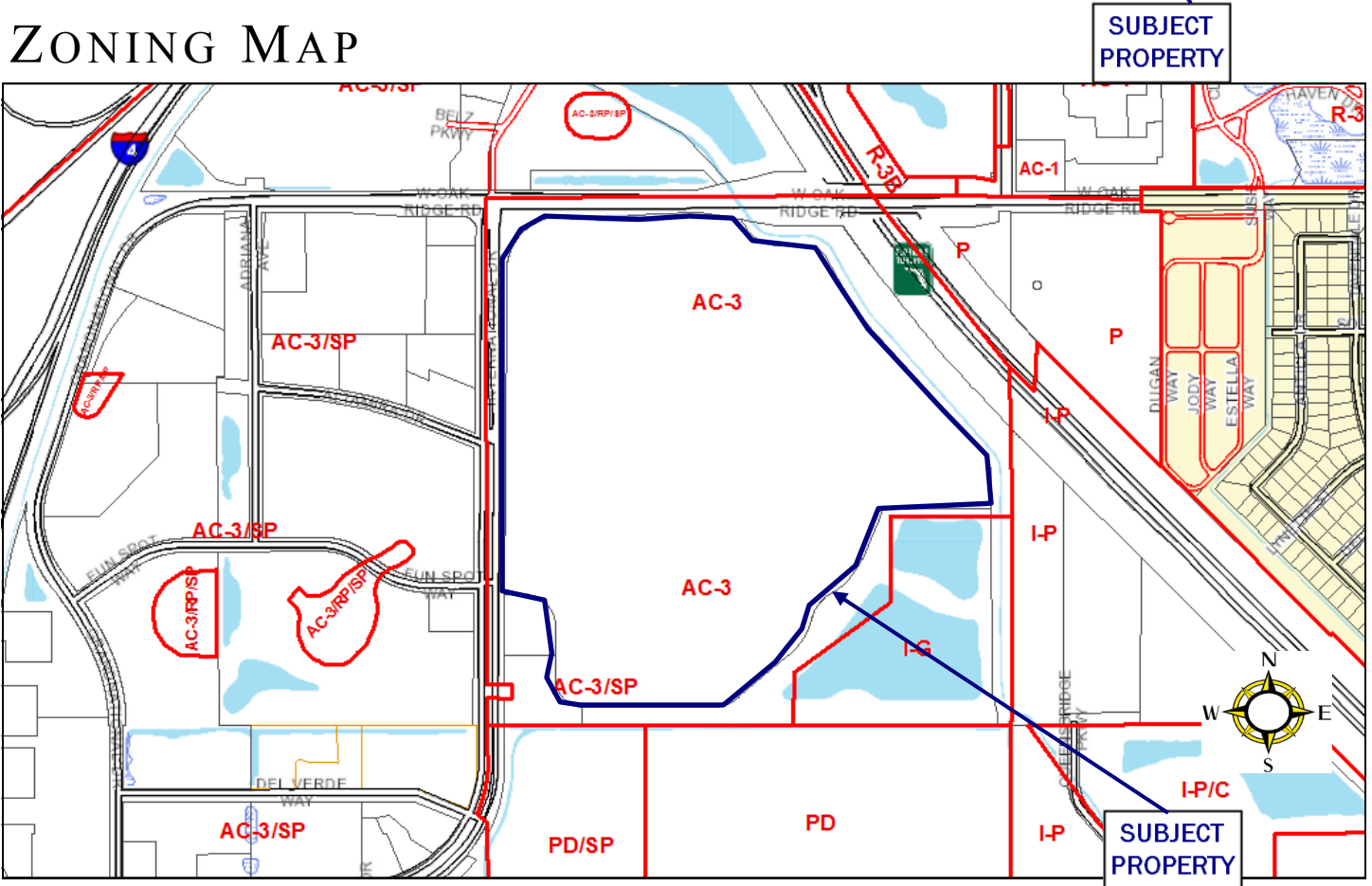
## SUMMARY

<p><b>Owner</b> FB Orlando Acquisition CO. LLC Paragon Outlet Partnen LLC</p> <p><b>Applicant</b> Craig Pugh, Survey Man- ager VHB</p> <p><b>Project Planner</b> TeNeika Neasman</p> <p><b>Updated:</b> July 7, 2015</p>	<p><b>Property Location:</b> 5150 International Dr. is south of W. Oak Branch Rd., west of the Florida Turnpike, and east of International Dr. (±100.66 acres, District 6)</p> <p><b>Applicant's Request:</b> Applicant is requesting a replat of commercial land (Lot 4 and 5) into three lots with access tracts for development.</p>	<p><b>Staff's Recommendation:</b> Approval of the request, subject to the conditions in this report.</p>
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# FUTURE LAND USE MAP



# ZONING MAP



# PROJECT ANALYSIS

## Project Description

The subject site is located south of W. Oak Ridge Rd. and the Orlando Premium Outlets (International Drive). The site consists of 100.66 acre commercial land. The site is zoned AC-3 ( Metropolitan Activity Center ) with a consistent future land use designation of MET-AC (Metropolitan Activity Center).

The applicant is requesting approval of a minor re-plat of the property. The proposed re-plat will yield three commercial lots which are code compliant.

<b>Table 1 - Project Context (AC-3 zoning)</b>			
	<b>Future Land Use</b>	<b>Zoning</b>	<b>Surrounding Use</b>
North	MET-AC	AC-3/SP	Orlando International Premium Outlets The Place on Millenia Boulevard
East	PUB-REC-INST	P I-P	Florida Turnpike
South	MET-AC OFFICE-LOW	PD PD/SP	Commercial
West	MET-AC RES-PRO	AC-3/SP AC-3/RP/SP	Interstate 4 Outlet Marketplace Commercial Fun Spot America–Orlando

**Pre-**

## Previous Actions:

1968: Subject property annexed into City of Orlando (City Doc. 8032A) as part of Florida Center, Major Realty holdings.

1998: Property platted as part of Festival Bay Subdivision; Master Plan approved (MPL98-096) approved to allow a two (2) phased retail shopping center and entertainment center (included initial sign plan).

2000: ±969,504 retail shopping center and movie theater constructed

2007: Sign Plan amended (MPL2007-00021)

2012: Property acquired by current owner

## 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 re-platted into three (3) commercial lots. All lots will meet the required width and area for the zoning district, per Section 58 Zoning Tables of the Land Development Code. The subject site is currently a vacant commercial lot.

## Existing Zoning and Future Land Use

The property is designated as Metropolitan Activity Center and Industrial on the City's Future Land Use map and is zoned AC-3 (Metropolitan Activity Center) and I-G (Industrial, General) Subarea Policy S.27.1 of the Future Land Element states "as part of the approval of any Master Plan or other specific development plan for this area, the land area designated for Metropolitan Activity Center shall be reduced by 27.5 acres." The policy was adopted in 1992 and was amended in 1998, when ±27.5 acres of Festival Bay property was changed from Metropolitan Activity Center to Industrial. Accordingly, the policy has been met. Staff recommends that the applicant apply for a Growth Management Plan amendment to Subarea Policy S.27.3 to clarify that the policy requirement has been met.

There is no minimum lot size for non-residential uses in the AC-3 zoning district, but there is a minimum lot size requirement in the I-G zoning district.. The replat request complies with standards for platting of lands as contained in chapter 65 Part 3C of the Land Development Code.

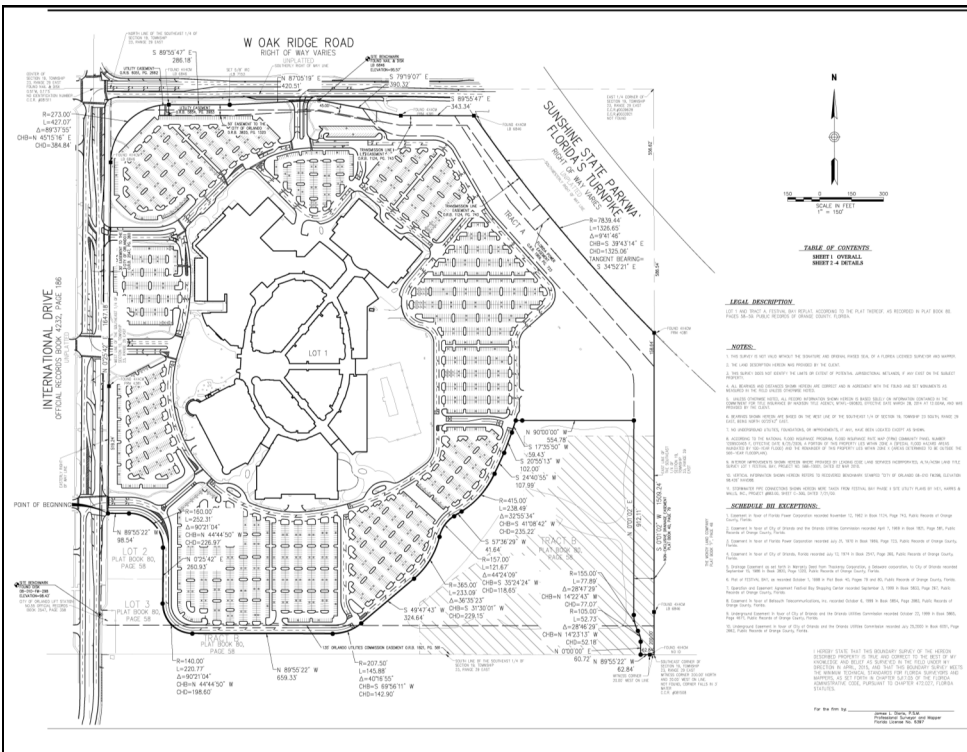
Shingle Creek Trail– Public Works is working with the applicant in dedicating of several easements for the extension of the Shingle Creek Trail, which currently stops at the west end of the W. Oak Ridge Rd. bridge over the Florida Turnpike.

## School Impacts

(Not applicable, since the proposed uses will all be non-residential.).

# PROJECT ANALYSIS

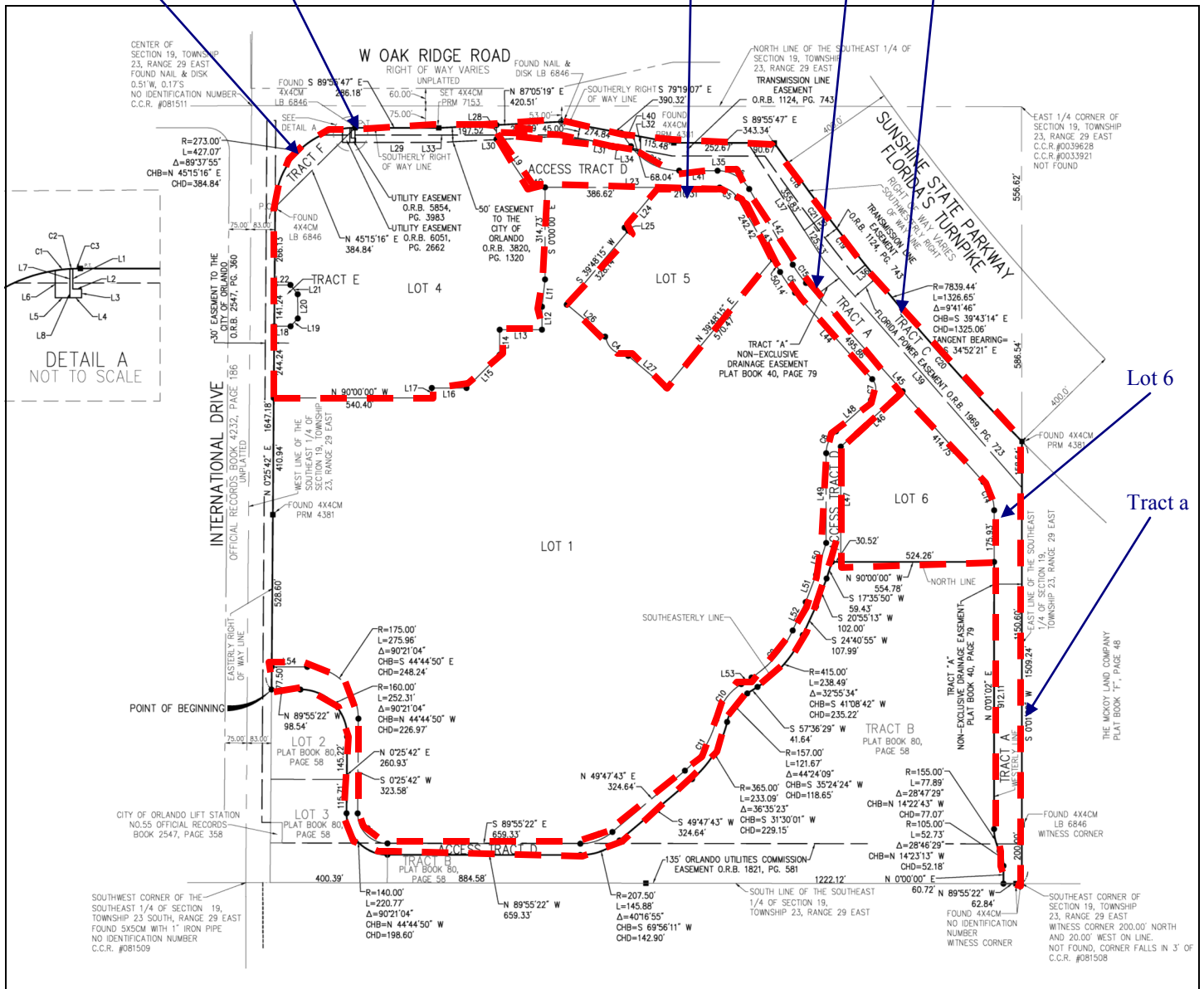
## 2015 SURVEY



## AERIAL PHOTO



## Tract C



# REQUIRED-CONDITIONS OF APPROVAL

## Land Development Use

1. **FAR.** Floor Area Ratio shall comply with the AC-3 zoning district requirement.
2. **ISR.** Impervious Surface Ratio shall comply with the AC-3 zoning district requirement.
3. **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.
4. **Master Plan.** A Master Plan amendment to 98-096 Master Plan shall be requested following the proposed Artegon Replat minor subdivision final approval/recording.

## Permitting

1. Storm-Misc. Show the new lots can be served by utilities and the necessary easements.

## Transportation Engineering

1. Boundary and topography shall be signed and sealed by license surveyor in state of Florida.

## Legal Affairs

1. Title Opinion. A title opinion or certificate of title pursuant to FS 177.041 must be submitted. Upon submission of the proper title work, a review of the plat will be conducted.

## Surveying

1. The plat you have submitted for the first time called Artegon has not passed the review process for the following reasons:
  - Sheet: Boundary and Topographic Survey isn't signed and sealed.
  - I need required title work documents before I can continue the full review.
  - Field Review has not been completed at this time. Email Dean Hill and copy me to schedule future field checks. Dean can be reached at dean.hill@cityoforlando.net.
  - Orange County Property Appraiser has not completed their review at this time.
  - Reminder: A copy of the Statement of Lien Settlement must be provided to the Office of Permitting Services when the plat is ready for recording. CO(17)
  - Survey will need the following documents for the next review in addition to copies required by other departments: a. copies of the title opinion b. Email, CD, or flash drive containing PDF files of all documents.
  - To help speed your review, create PDFs directly from Autocad, Microstation, or Word to keep the document intelligent. Verify the total number of copies needed with John Groenendaal.
  - If you have any questions, please do not hesitate to call me at 407.246.3812 or Richard Allen at 407.246.2788.
  - This review is from the Survey Services Department only. All other departmental comments should be gleaned from John Groenendaal, Planner II, on the first floor of City Hall.

## Transportation Planning

1. Cross-Access Easements. Vehicular cross-access easements shall be established between the proposed lots, to avoid obstruction of the existing shopping center "street network". Cross-access easements shall be located on the proposed plat of record or as a separate recorded instrument.

# INFORMATIONAL-CONDITIONS OF APPROVAL

## Permitting

1. Sidewalk. As per Section 61.225 of the Land Development Code, a 5 foot wide concrete sidewalk is required along all dedicated rights-of-way. Any existing sidewalk damaged or broken is to be repaired.
2. Engineering Standards Manual. 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.
3. Sewer Benefit Fee. The Office of Permitting Services has reviewed final plans for this project. The owner/developer is required to pay the Sewer Benefit Fee in accordance with the Sewer Service Policy.
4. Storm-Water Management District. The owner/developer is required to design and construct an on-site storm water system in accordance with the Orlando Urban Storm Water Management Manual and the approved Master Drainage Plan. Approval from South Florida Water Management District is required. The system is to be privately owned and maintained.
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. (A copy has already been returned to the surveyor). 2) Recording Fees (Checks should be made payable Orange County Comptroller.) 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. Recommendation. The Office of Permitting Services recommends approval of the proposed Minor Plat, subject to the conditions contained in this report.
8. 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.
9. Soils Report-Submit. Two copies of the soils report are required for this site in accordance with Section 65.418(f) of the City Land Development Code.
10. Erosion & Sedimentation 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. This is in accordance with Section 6 of the Orlando Urban Storm Water Management Manual.
11. Concurrency Management/Plat. 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."
12. 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.
13. Sewer-Private. The owner/developer should contact this office relative to filing an application for the proposed development in accordance with the City of Orlando Sewer Service Policy. A straight lateral connection to each lot is required. The construction of the system is at the owner/developer expense and the maintenance of the system is the responsibility of the property owner (s) being serviced. This is in accordance with the City of Orlando Sewer Service Policy.
14. Sewer-FDEP. This project requires a Florida Department of Environmental Protection (FDEP) permit for the sanitary sewer system. At the time of FDEP permit submittal to the Office of Permitting Services, the following is required:
  - Permit Application - signed/sealed by the owner. This Office will complete page 10 of 11 when the construction plans are approved. 2. Construction Plans - four sets, signed/sealed by the engineer. The plans are to include the on-site and off-site sewer design together with the City's details. If a lift station is part of the sewer design, the engineer is to submit the shop drawings for the lift station (private or public). The construction plans are reviewed by the City of Orlando's Waste Water Bureau and returned to the Office of Permitting Services when approved. This Office will contact the engineer to pick up the application and two sets of the approved plans or the transport to FDEP. The remaining sets will be retained by the Office for distribution. Reminder: PLEASE ALLOW 3-4 WEEKS FOR THIS PROCESS

## Transportation Planning

1. Commercial Plans Submittal: Future development of the site shall require the submittal of construction plans including a site plan (prepared to a standard engineering scale) showing the following: driveway approach, curb, street pavement edge, public sidewalk, etc. (Please see the Residential Plans Submittal Checklist: <http://www.cityoforlando.net/permits>). Reference Orlando

# INFORMATIONAL-CONDITIONS OF APPROVAL

- Land Development Code (LDC), Chapters 60 and 65, and Engineering Standards Manual (ESM), Article Section 1.
2. Sidewalk Requirement: Future development on the site shall include a continuous pedestrian sidewalk connection which will be needed from the proposed internal development sidewalks to the existing sidewalks located along International Drive.
  3. Pedestrian Crossings: Future development on the site shall include pedestrian crossing areas to be clearly marked with pavement markings and maintained at all times.
  4. Bicycle Trail / Multi-use Trail: The subject site is abutting the proposed Shingle Creek Trail corridor; a safe bicycle path connection shall be provided from the proposed uses directly to the proposed multi-use recreational trail. For additional information on multi-use trail design standards you may contact Ian Sikonia at: 407.246.3325 or [ian.sikonia@cityoforlando.net](mailto:ian.sikonia@cityoforlando.net)
  5. Connection To Adjacent Uses Requirements: Wherever a proposed development abuts unplatted land or a future phase of the same development, street stub-outs shall be provided, in accordance with Orlando Land Development Code (LDC), Section 61.221, to provide access to abutting properties or to logically extend the street system into the surrounding area. As per case number 98-096, Master Plan approval requires vehicular access; inter connected joint-use cross access systems, between adjacent properties to reduce traffic congestion.
  6. Recommendation. The Transportation Planning Division supports the applicant's request provided that the owner/applicant complies with Transportation Planning Conditions.

## Building Plan Review

1. Building Plan Review is not applicable to this case at this time.

## FINDINGS

Subject to the conditions contained herein, the proposal will be consistent with the requirements for approval of Artegon Replat 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 Artegon Plat minor subdivision request subject to the conditions in this staff report.

## 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.

## CONTACT INFORMATION

### **Land Development**

For questions regarding Land Development review, please contact TeNeika Neasman at (407) 246-4257 or [teneika.neasman@cityoforlando.net](mailto:teneika.neasman@cityoforlando.net).

### **Transportation Planning**

For questions regarding Transportation Planning plan review, please contact Nancy Ottini at 407-246-3529 or [nancy.jurus-ottini@cityoforlando.net](mailto:nancy.jurus-ottini@cityoforlando.net)

### **Permitting (Engineering/Zoning)**

For questions regarding Engineering or Zoning contact John Groenendaal at (407)246-3437 or [john.groenendaal@cityoforlando.net](mailto:john.groenendaal@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.

### **Transportation Planning**

For questions regarding Transportation Planning plan review, please contact Nancy Ottini at 407-246-3529 or [nancy.jurus-ottini@cityoforlando.net](mailto:nancy.jurus-ottini@cityoforlando.net)

### **Growth Management**

### **Orlando Police Department**

### **Transportation Engineering**

For questions regarding Transportation Engineering issues, please contact Vibhuti Patel at 407-246-2280 or [vibhuti.patel@cityoforlando.net](mailto:vibhuti.patel@cityoforlando.net)

Information regarding plan review, permit issuance, and inspections can be obtained by using our interactive voice response system PROMPT at 407-246-4444.

### **Building Plan Review**

For questions regarding Building Plan Review issues contact Don Fields at (407) 246-2654 or [don.fields@cityoforlando.net](mailto:don.fields@cityoforlando.net)