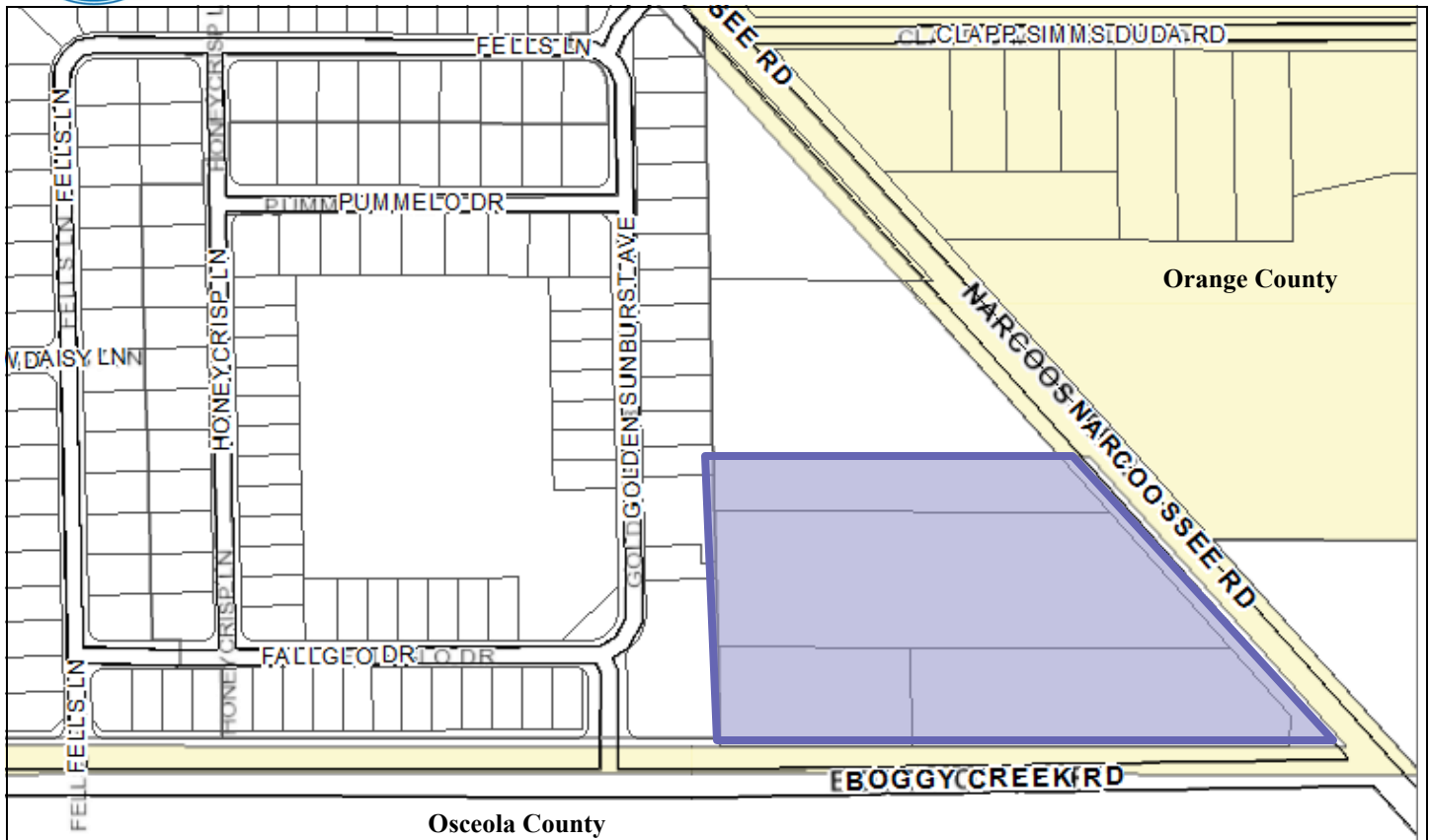




## NARCOOSSEE COMMERCIAL CENTER



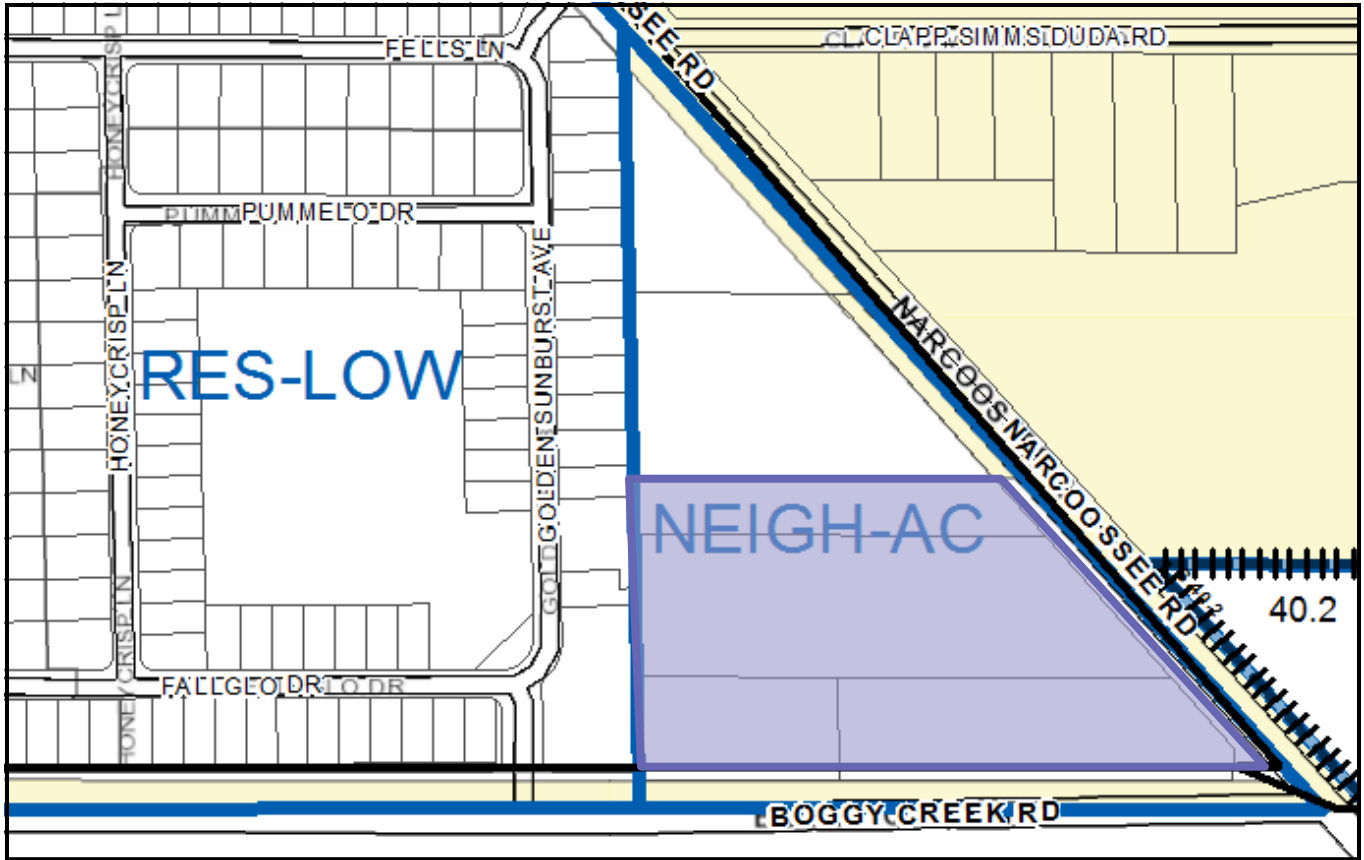
Location Map



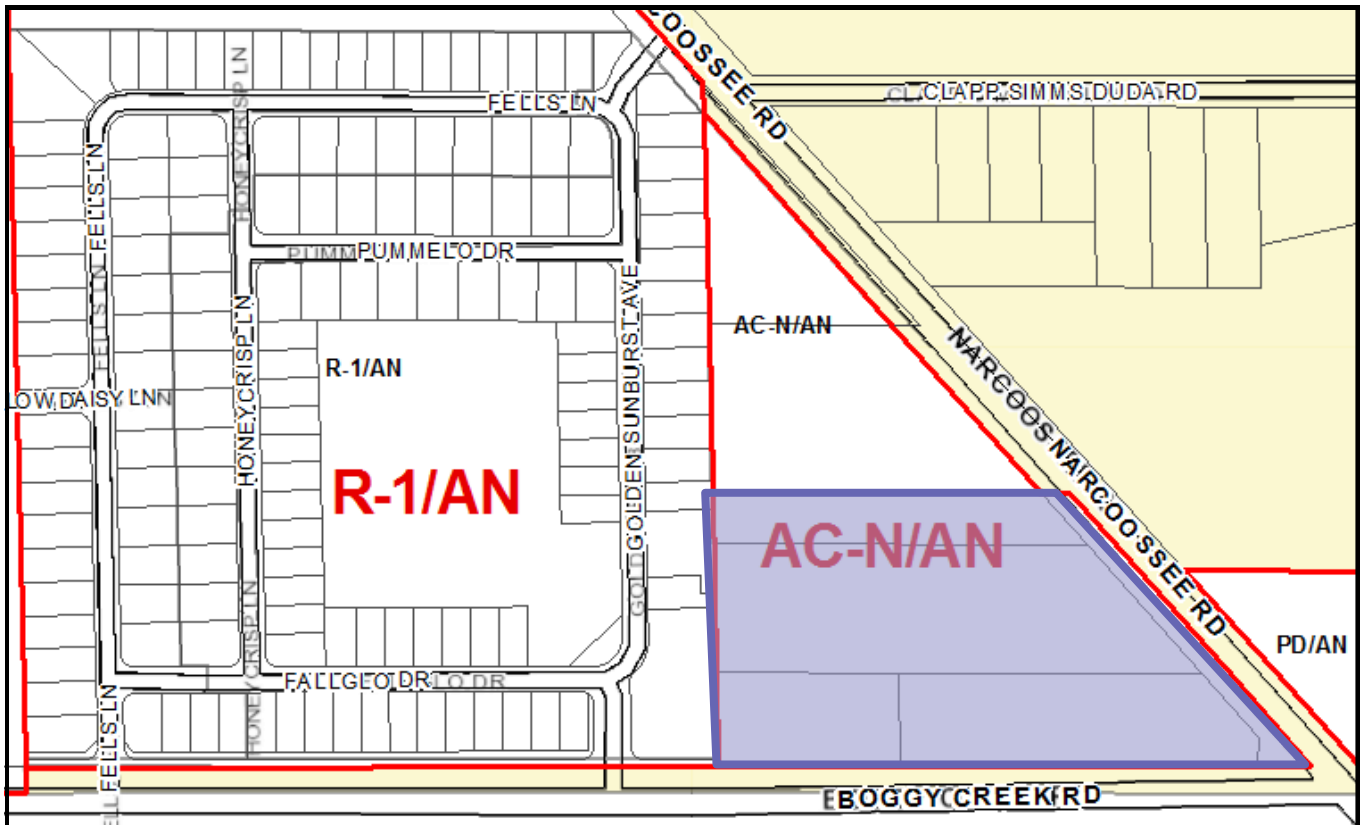
### SUMMARY

<p><b>Owner</b> Keith Cummings, Manager Boggy Creek Narcoossee, LLC</p> <p><b>Applicant</b> Frank Raymond, III Accuright Surveys of Orlando, Inc.</p> <p><b>Project Planner</b> Michaëlle Petion</p>	<p><b>Property Location:</b> 14860, 14902 &amp; 14988 Narcoossee Rd. (north of Boggy Creek Rd., south of SR 417, east of Boggy Creek Rd. and west of Narcoossee Rd. ) (Parcel ID #32-24-31-0000-00-004, 005, 006, 024) (±10.2 acres, District 1)</p> <p><b>Applicant's Request:</b> The applicant proposes to plat a 4 lot commercial development.</p>	<p><b>Staff's Recommendation:</b> Approval of the request, subject to the conditions in this report.</p>
<p><b>Updated:</b> July 25, 2014</p>		

# FUTURE LAND USE MAP



# ZONING MAP



# PROJECT ANALYSIS

## Project Description

The ±10.2 acre subject site is located in the Narcoossee South neighborhood, north of Boggy Creek Rd., south of SR 417, east of Boggy Creek Rd. and west of Narcoossee Rd. and consists of uncleared land. The site is zoned AC-N with a consistent future land use designation of Neighborhood Activity Center.

The applicant is requesting Major Subdivision approval for currently unplatted land. A four lot commercial development along with two drainage tracts are proposed. The previously approved Master Plan for the subject property consisted of a 6 lot development and an internal spine road. The AC-N zoning district requires a minimum site frontage of 45 ft. All proposed lots have frontage in excess of 100 ft. and as a result the consolidation of the number of lots from 6 to 4 is code compliant. Currently the internal spine road is not reflected as a tract on the plat and will need to be shown.

## Previous Actions:

- 2006– Annexation, GMP amendment to apply the Neighborhood Activity Center future land use designation, and rezoning to Neighborhood Activity Center. (ANX2005-00042, GMP2006-00015, ZON2006-00011)
- 2010– Current owners purchased the subject property.
- 2/2012– MPB recommended Master Plan approval for a six lot phased commercial development (MPB2011-00025)
- 9/2012- Planning Official Letter of Determination approved for minor modifications to the previously approved MPL (LDC2012-00306)

## Major Subdivision Plat

According to section 65.425 of the Land Development code, *“The purpose of the Major plat review process is to ensure compliance with the City's Land Development Code and the City's Comprehensive Growth Management Plan. This process also provides for a complete review of technical data and preliminary construction and engineering drawings for proposed subdivisions that are not eligible for a waiver of the platting requirements and that require construction of streets or public improvements. The review includes evaluation of potential impacts on both the site and surrounding areas, and resolution of planning, engineering, and other technical issues so that development may proceed.”* This plat subdivides previously unplatted land.

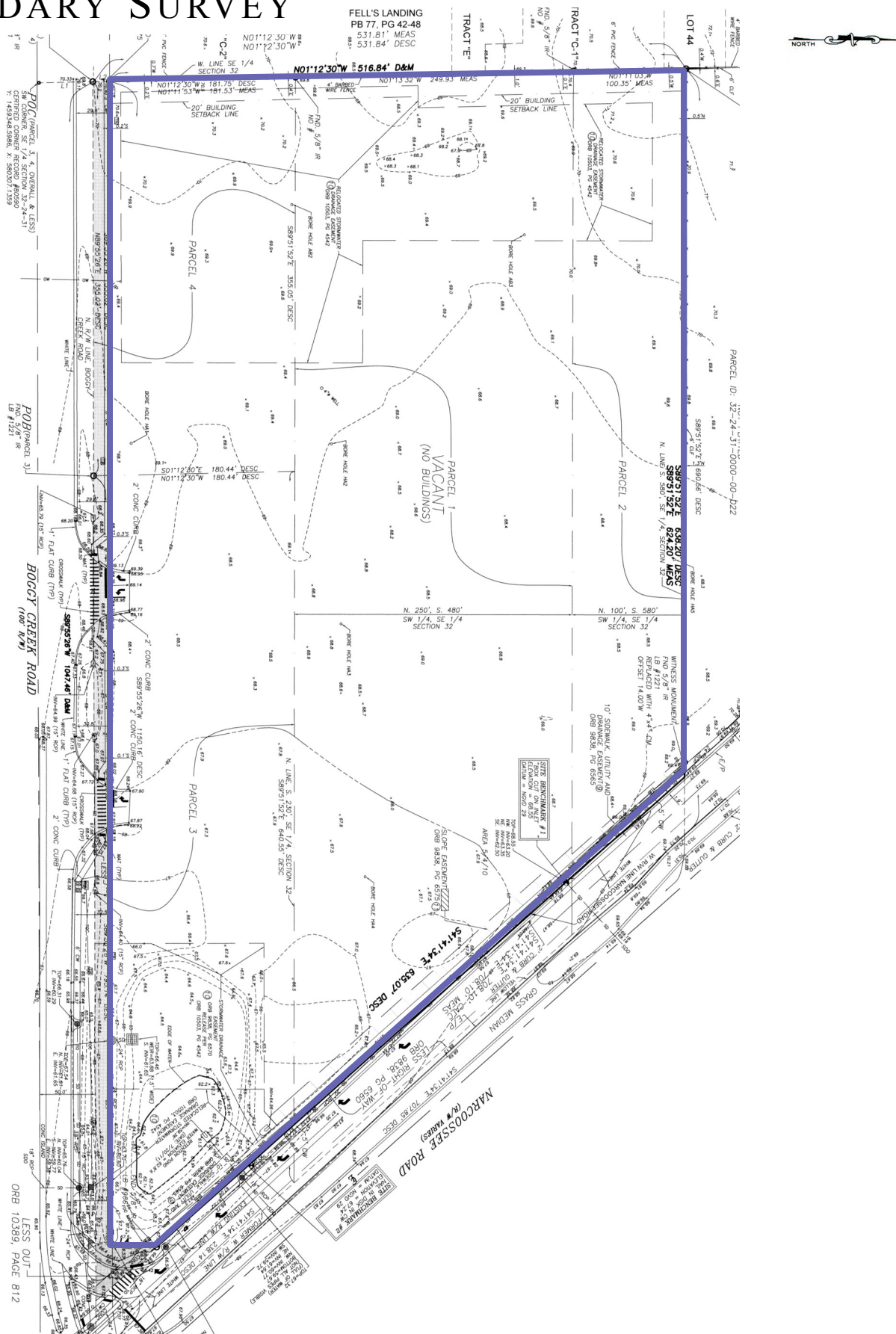
# FINDINGS

Subject to the conditions contained herein, the proposal is consistent with the requirements for approval of Major Subdivision Plat applications contained in Section 65.432 of the Land Development Code (LDC):

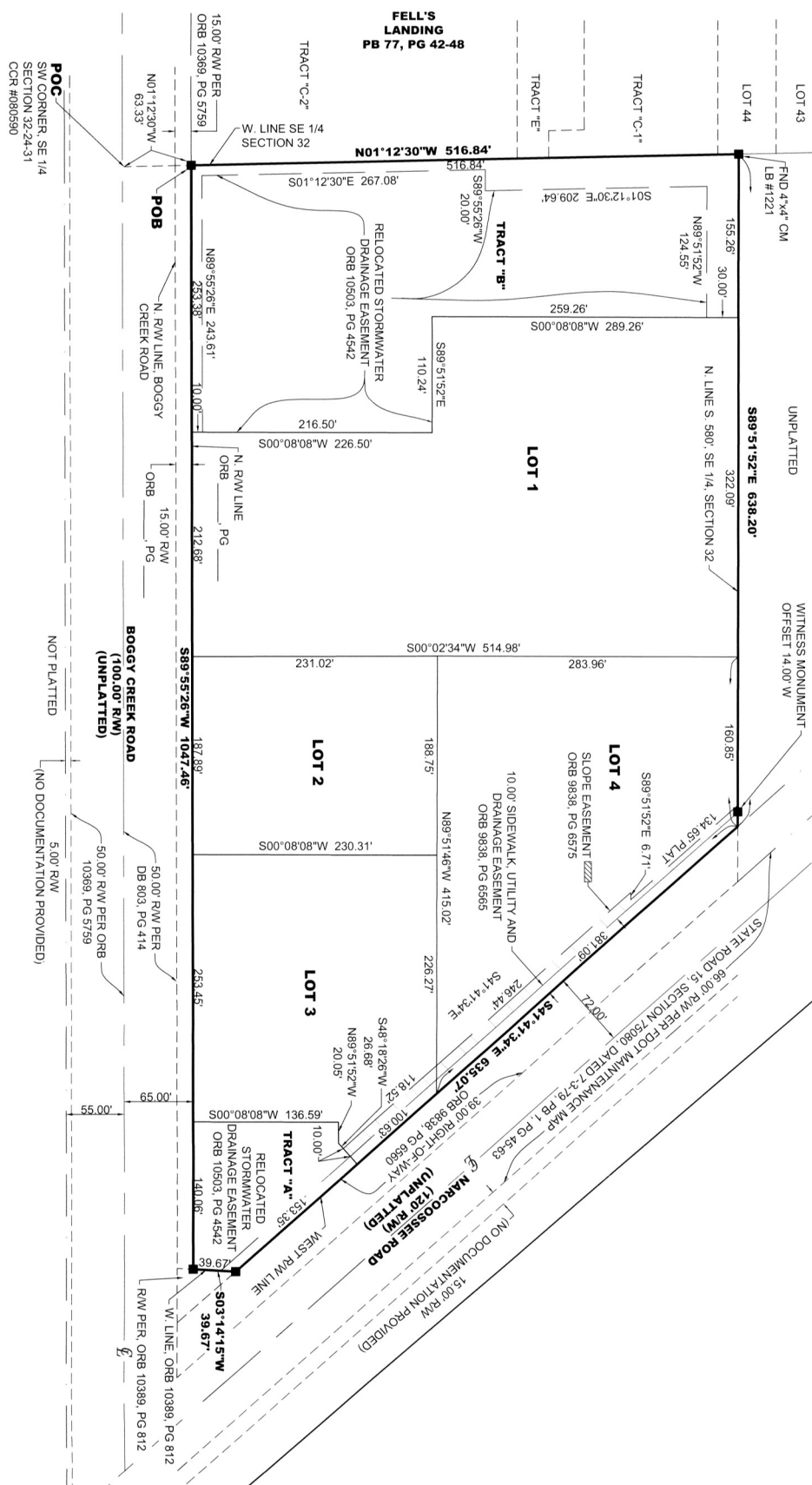
1. The proposed use is consistent with the purpose and intent of the City's Growth Management Plan.
2. The proposed use is consistent with the purpose and intent of the requirements of the LDC.
3. The subdivision will not result in incompatible land uses.
4. The proposed development will be constructed 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 major subdivision request subject to the conditions contained in this staff report.

# BOUNDARY SURVEY



## PROPOSED PLAT



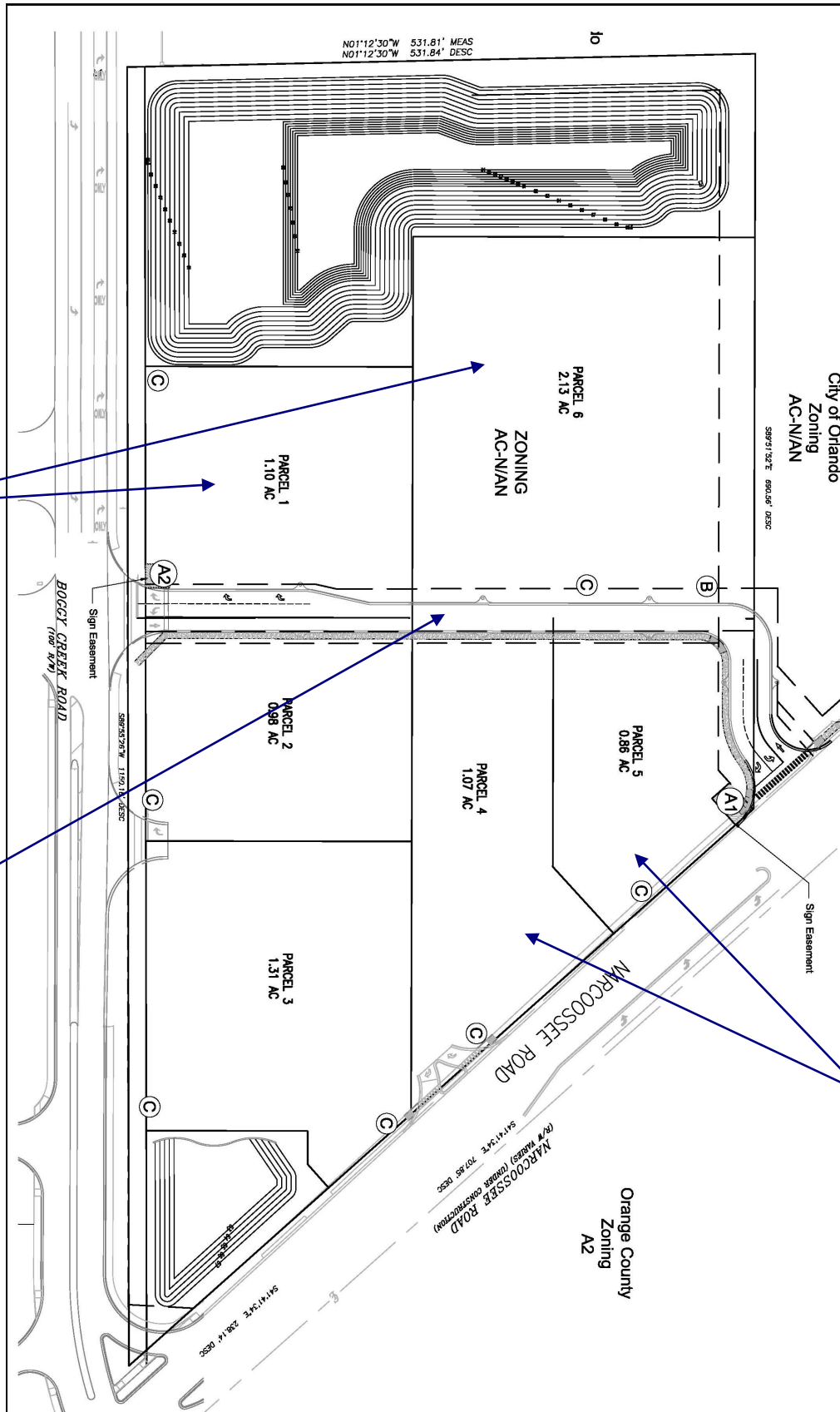
# DEVELOPMENT PLAN (MPL2011-00025)



Parcels are proposed to be combined per plat.

Internal road to be included on plat.

Parcels are proposed to be combined per plat.





# CONDITIONS OF APPROVAL

## Land Development

1. 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.
2. Previous Approval Consistency. The proposed development shall be consistent with the conditions of the previous approvals (MPL2011-00025, LDC2012-00306).
3. Tract. The internal spine road shall be provided as a tract for common usage.

## Transportation Planning

1. The submitted plat does not include ingress/egress easements covering the joint use driveway network planned for the development. The applicant has stated that such easements will be provided under separate document and included in the Developer's Agreement when executed. However, City policy requires such easements to be included on the plat when properties are replatted. Applicant shall revise submitted plat to meet this policy requirement.

## Engineering Records

- 1) Please correct the following:  
The name "NARCOOSSEE COMMERCIAL CENTER" cannot be used because it is too similar to an existing plat name of "NARCOOSSEE COMMERCENTER". Please choose a different name.

## Legal Affairs

1. The surveyor must provide a one-and-the-same letter certifying that the legal description shown on the plat describes the same area as the legal description shown on the title opinion.
2. The stormwater easement recorded in 9838/6570 is shown on the title opinion but not on the plat or in the plat notes.

## Engineering/Zoning

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.ESM. 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– 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:
  1. 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

4. 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."

## CONDITIONS OF APPROVAL

5. 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.

6. Storm-Water Management. The owner/developer is required to design and construct an on-site storm water system in accordance with the approved Master Drainage Plan. Approval from South Florida Water Management District is required. The system is to be privately owned and maintained.

7. 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.

8. Plat. 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.

9. 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.

10. Erosion— building Site. All building site plans submitted for review should include a detailed erosion and sedimentation control plan.

11. Erosion & Sediment 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.

12. Utility Construction. Section 1.04 of the Engineering Standards Manual provides that all utility lines shall be installed beneath the surface of the ground. Subdivision construction plans must include all proposed utilities.

13. Tree Permit. Contact the Bureau of Parks at (407) 246-2283 for a Tree Encroachment / removal permit prior to encroaching within 10' of or removing any existing 4" caliper or larger tree as per Orlando Land Development Code, Section 60.211.

14. Sewer— Orange County. Per the Orlando-Orange County Wastewater Territorial Agreement the subject property is located within Orange County's territorial service area. The site is presently being serviced by Orange County.



## CONTACT INFORMATION

**Land Development**

For questions regarding Land Development review, please contact Michaëlle Petion at 407- 246-3837 or [michaelle.petion@cityoforlando.net](mailto:michaelle.petion@cityoforlando.net).

**Transportation Planning**

For questions regarding Transportation Planning review, please contact John Rhoades at 407-246-2293 or [john.rhoades@cityoforlando.net](mailto:john.rhoades@cityoforlando.net)

**Engineering Records**

For questions regarding Engineering records review, please contact Amanda Furman at 407-246-4267 or [Amanda.furman@cityoforlando.net](mailto:Amanda.furman@cityoforlando.net)

**Engineering/Zoning**

For questions regarding Engineering or Zoning contact Shirley Green at 407.246.2134 or [Shirley.Green@cityoforlando.net](mailto:Shirley.Green@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.

## 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.