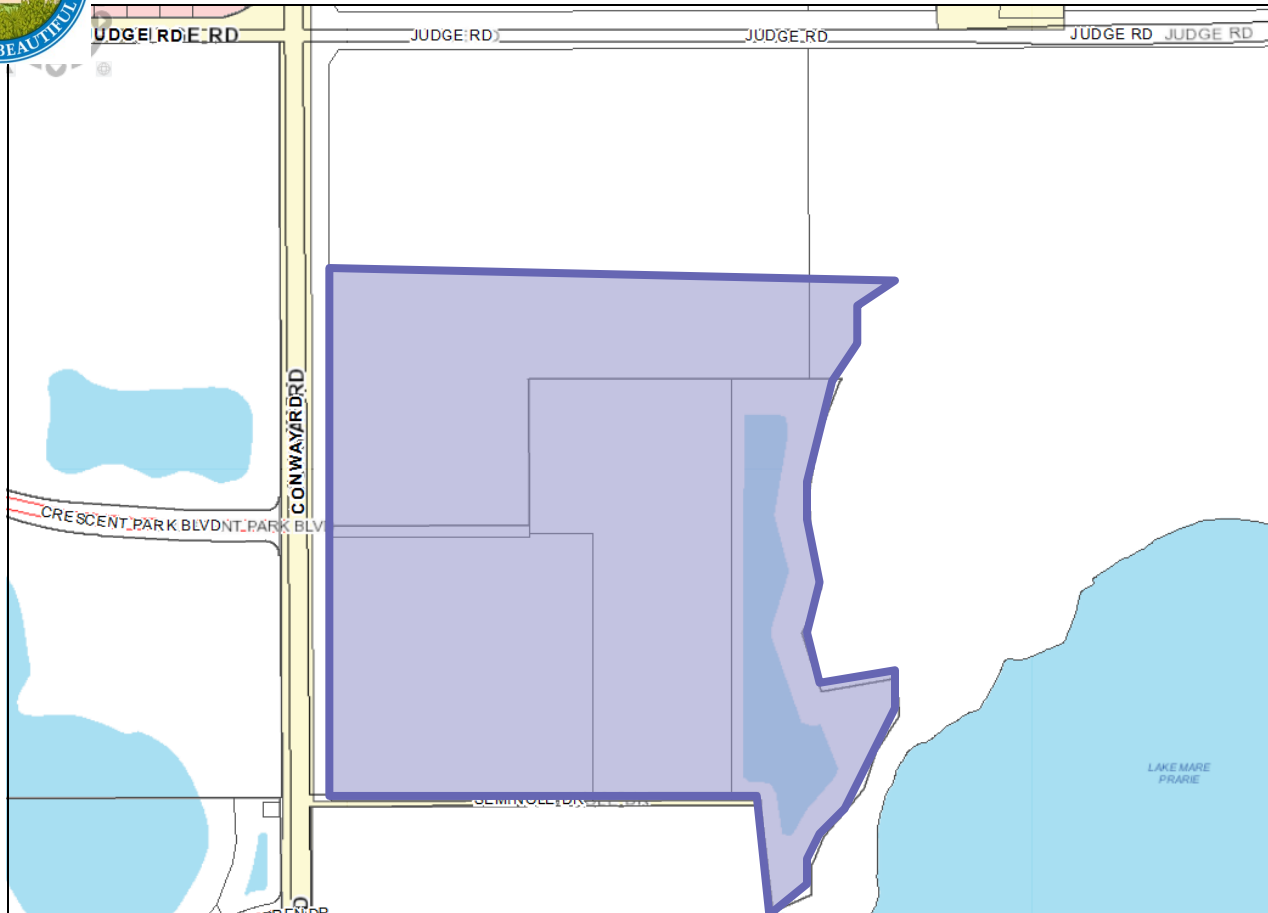




ADC CONWAY PLAT



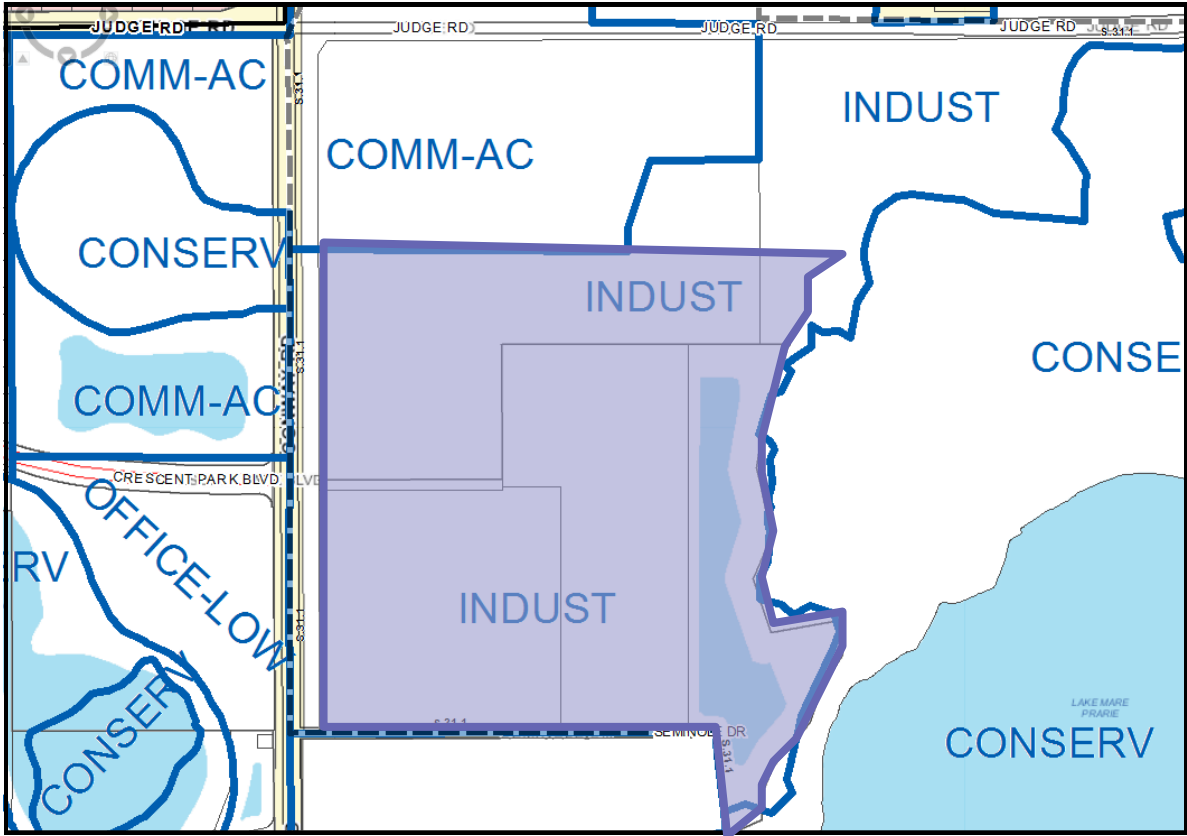
Location Map

 Subject Site

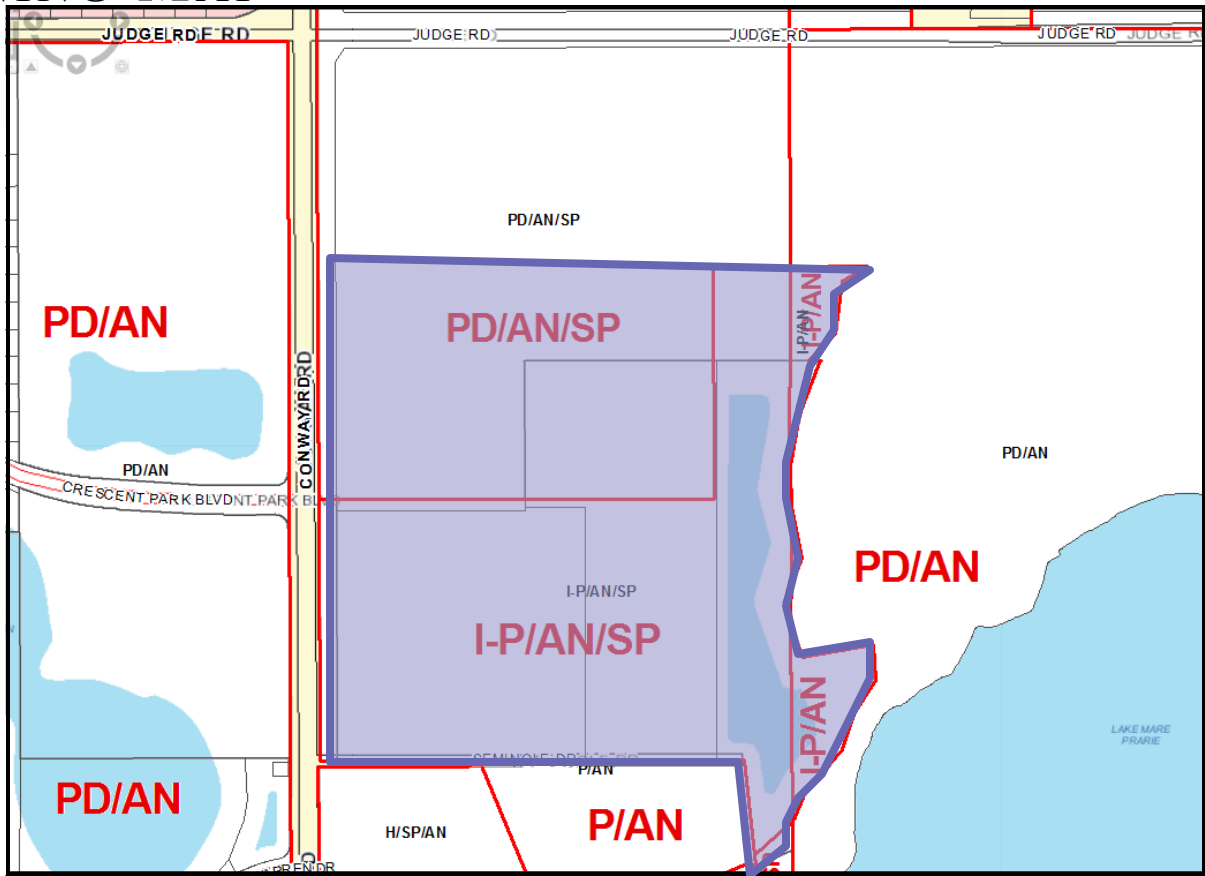
SUMMARY

Owner ADC North LP Applicant Sam Sebaali, President Florida Engineering Group, Inc. Project Planner Michaëlle Petion, AICP	Property Location: 7315 Conway Rd. (North of Seminole Dr., south of Judge Rd., east of Conway Rd. and west of Shadow Ridge Dr.; 29-23-30-0023-01-000, -02-000, 00-001, -00- 002, 29-23-30-0000-00-001) (41.9 acres, District 1) Applicant's Request: Minor Subdivision request to reconfigure previ- ously platted land and incorporate unplatted land into 2 parcels and a stormwater tract.	Staff's Recommendation: Approval of the request, subject to the conditions in this report.
Updated: July 2, 2015		

FUTURE LAND USE MAP



ZONING MAP



PROJECT ANALYSIS

Project Description

The ±41.9 acre subject site is located north of Seminole Dr., south of Judge Rd., east of Conway Rd. and west of Shadow Ridge Dr. within the Airport North neighborhood. The site is zoned PD/AN/SP, I-P/AN/SP and I-P/AN and is designated as Industrial on the City's Future Land Use Map, consistent with the zoning designations. Part of a larger development site of over 135 acres, the PD (Judge Meadow PD) zoned portion of the subject property has an underlying zoning of I-P. Adjacent uses consist of vacant industrial land to the south, conservation to the east, vacant commercial/office land to the west (across Conway Rd.) and vacant commercial land to the north.

Proposed is a two lot plat with three existing industrial buildings located on proposed lot 1 and with phase 1 of the Judge Meadow PD (three additional industrial buildings) to be located on lot 2. Tract A will contain the existing and expanded retention pond. The I-P zoning district requires a minimum lot width of 150 ft. with a minimum lot area of 25,000 sq. ft. The lots, as proposed, are 681 ft. wide with an area of ±759,000 sq. ft. (Lot 1) and 670 ft. wide with an area of ±696,000 sq. ft. (Lot 2) and therefore code compliant.

Previous Actions:

- 1999– City Council approved annexation of Judge Meadow property (Doc. #32072) and GMP amendment assigning FLU designations of Community Activity Center, Office Medium Intensity and Conservation (Case 98-210; Doc. #32072)
- 2000– City Council approved an ordinance assigning the following zoning designation: AC-1/AN, O-2/AN and C/AN (ZON2000-0001; Doc. #33006)
- 2003– MPB recommended approval of a rezoning from AC-1/AN, O-2/AN and C/AN to AC-1/AN, I-P/AN and C/AN. The requested included a corresponding GMP amendment (GMP2003-00020 and ZON2003-00018)
- 2005– Adoption of the Conway Road Special Plan overlay which prohibits certain uses (Doc. #050307904)
- 2009– Construction of industrial warehouses along the southern portion of the subject property.
- 2009– Majority of the subject property was platted as part of the ADC Conway Subdivision
- 2014– MPB recommended approval of a Planned Development (PD) amendment to the Judge Meadows PD to expand its boundaries as well as Master Plan approval for phase 1 of the PD for ±298,074 sq. ft. of industrial flex space.(October, ZON2014-00023, MPL2014-00031)

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.* This plat will provide consistency with recent development approvals for the subject property.

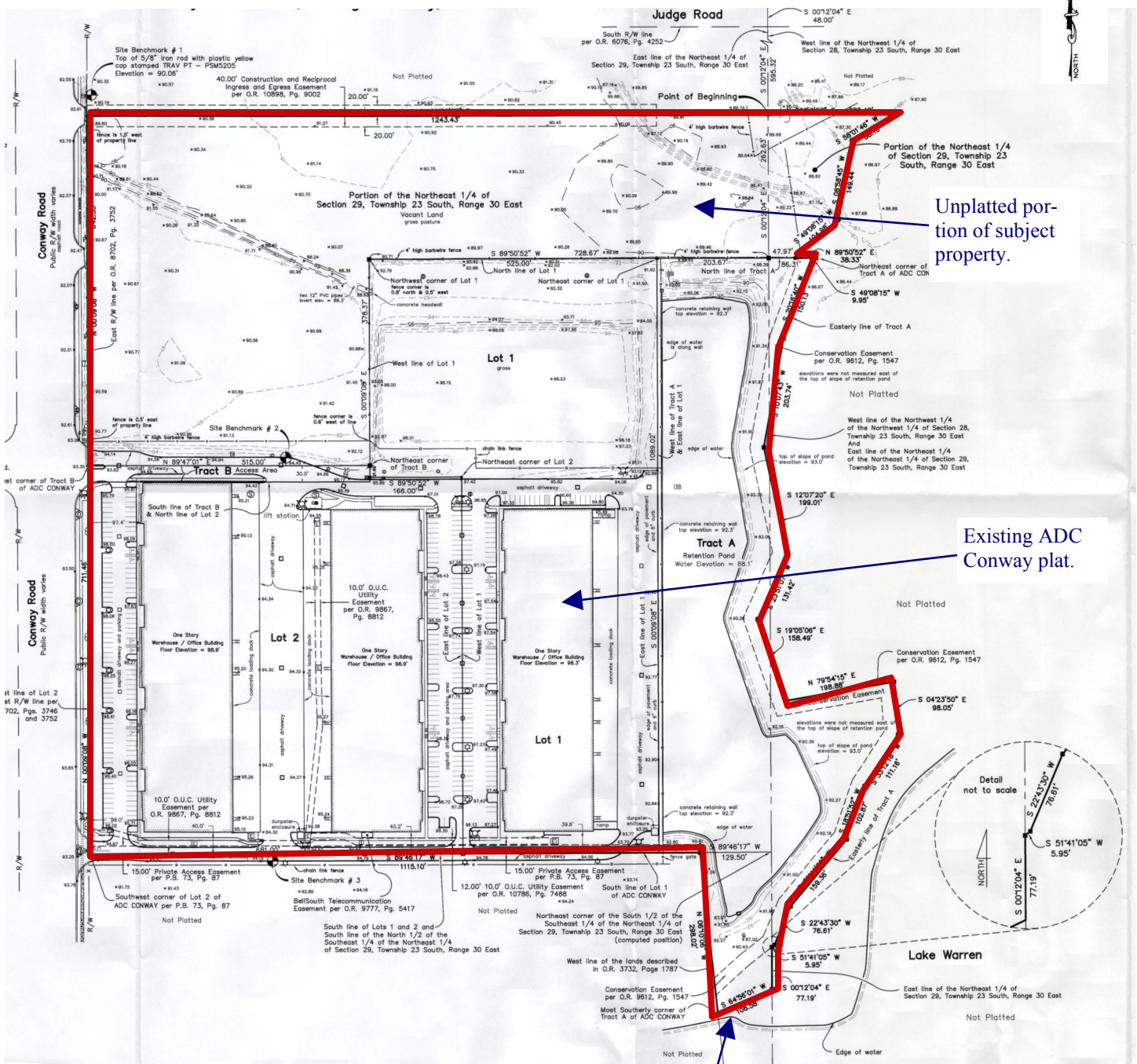
FINDINGS

Subject to the conditions contained herein, the proposal will be consistent with the requirements for approval of 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.

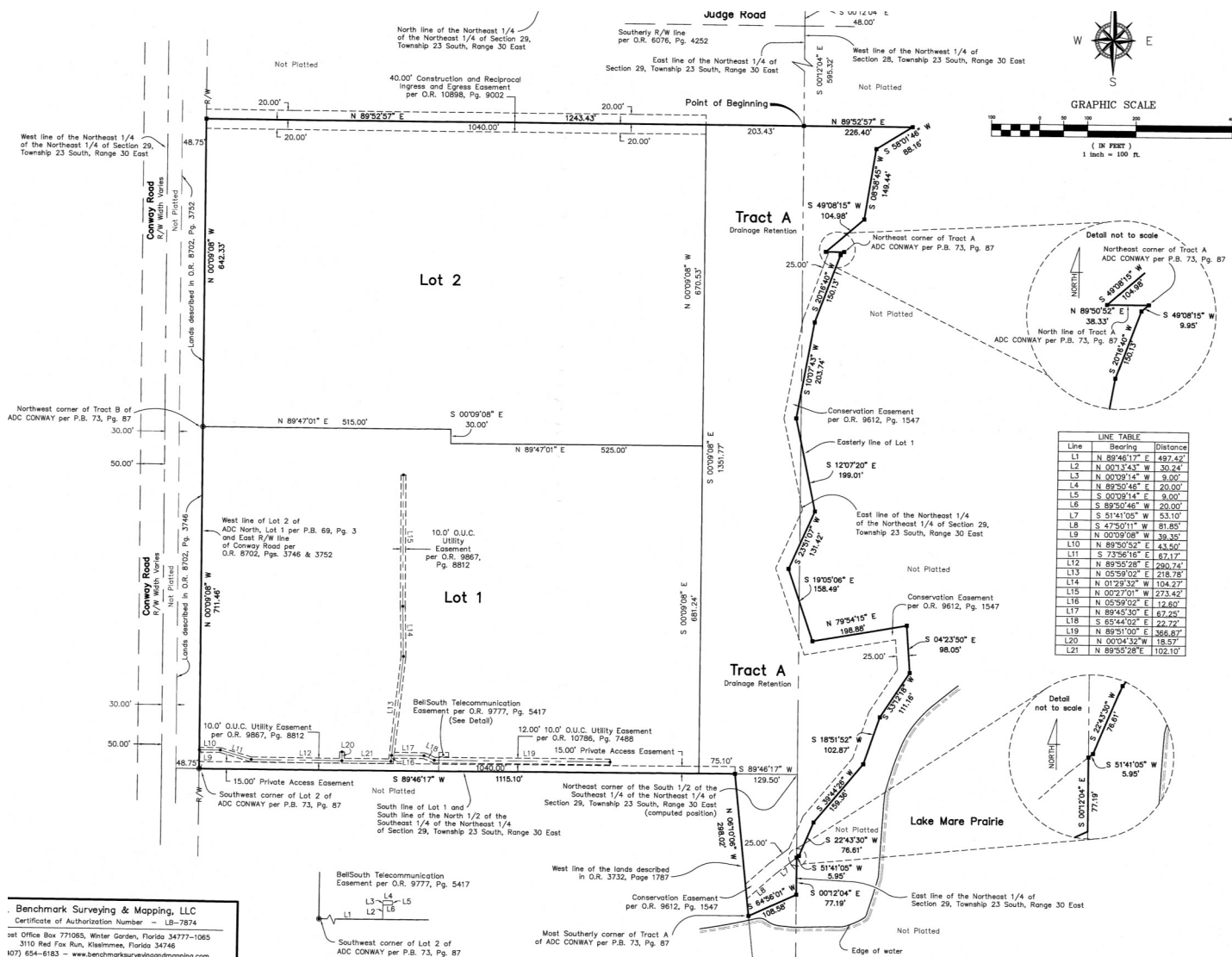
Staff recommends approval of the minor subdivision request subject to the conditions in this staff report.

BOUNDARY SURVEY

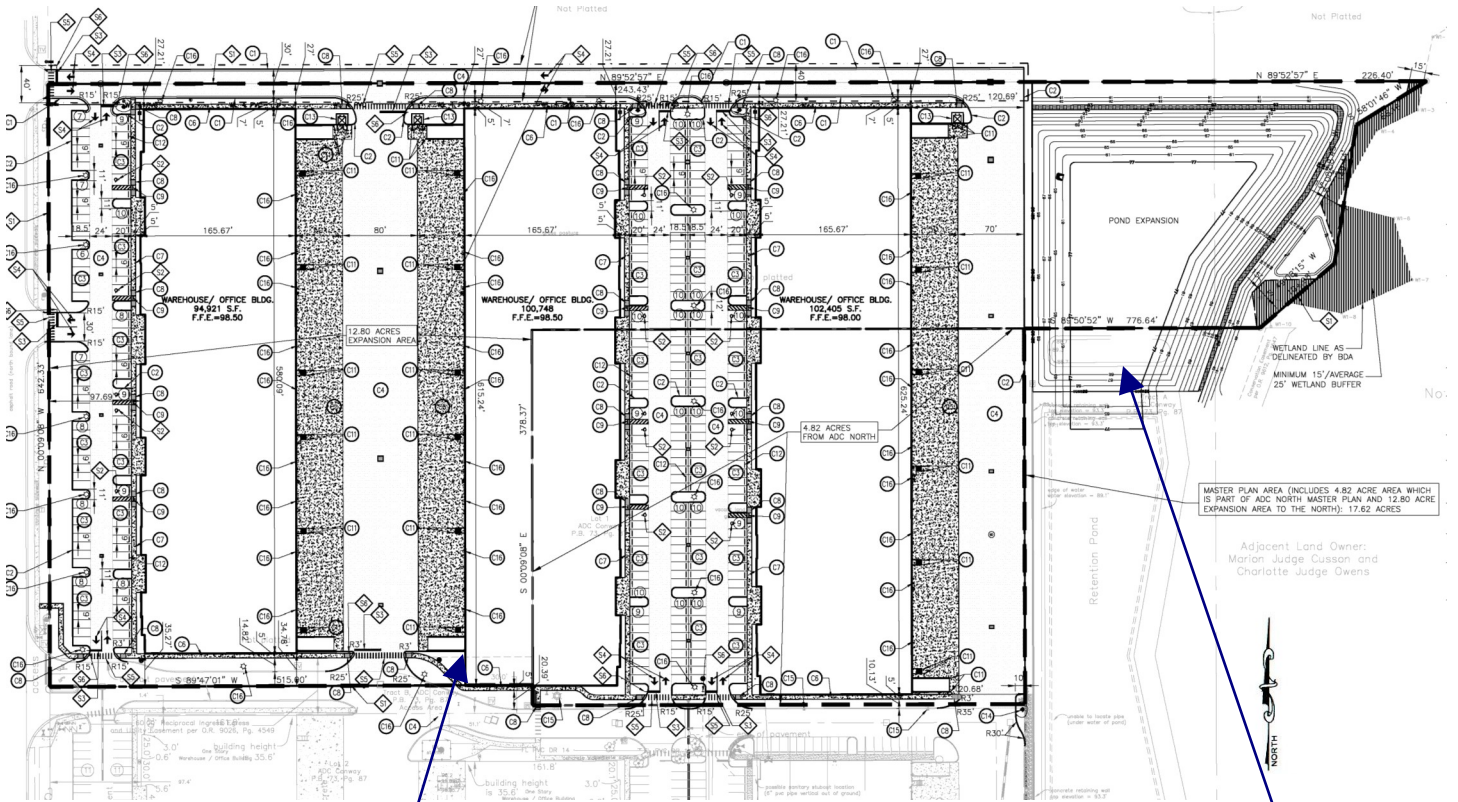


Subject property.

PROPOSED PLAT



APPROVED MASTER PLAN (MPL2014-00031)



Approved site plan for proposed Lot 2

Proposed Tract A

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 approved PD and Phase 1 Master Plan and other applicable previous approvals.

City Surveying

1. Sheet: (Survey) The type, direction, size, and elevation information is missing of drainage and sanitary structures.
2. Sheet: (Survey) The tree location, type and size of all 4" (dia.) and larger trees are missing.
3. Sheet: (Survey) The scaled or approximate location of the .02% and AE zones information are missing.
4. Sheet: (Plat) In the Dedication block, if the owner intends to dedicate nothing to the public it must be stated as, does hereby dedicate nothing to the public or something to that effect.
5. Field Review has not been completed at this time. Email Dean Hill and copy Ken Brown to schedule future field checks. Dean can be reached at dean.hill@cityoforlando.net. FS 177.091(7)
6. Orange County Property Appraiser has not completed their review at this time.
7. 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)
8. Survey will need the following documents for the next review in addition to copies required by other departments:
 - a. 2 copies of the plat
 - b. 2 copies of survey
 - c. Email, CD, or flash drive containing PDF files of all documents.

Legal Affairs

1. The statute requires "how known" language must be added to the notary block in the dedication.
2. Confirm the page number of the easement in note 5.

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- 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. 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:
 - a. Permit Application - signed/sealed by the owner. This Office will complete page 10 of 11 when the construction plans are approved.
 - b. 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

CONDITIONS OF APPROVAL

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

5. 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."

6. Soils Report. Two copies of the soils report are required for this site in accordance with Section 65.418 (f) of the City Land Development Code

7. 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 St John's River Water Management District is required. The system is to be privately owned and maintained.

8. Storms— Underdrains. Underdrain construction is required in accordance with Section 17.01 of the Engineering Standards Manual.

9. Storm— Wetland. If the proposed wetlands are to be altered, the owner/developer needs to submit documentation from St. Johns River Water Management District and/or the Army Corp of Engineers.

10. 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.

11. Easement— Encroachment. The final plat shall contain the following note: There shall be no building encroachment, roof-overhang or underground structure in the easement.

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. 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. This is in accordance with Section 6 of the Orlando Urban Storm Water Management Manual.

CONTACT INFORMATION

Growth Management

For questions regarding Growth Management plan review, please contact Michelle Beamon at 407-246-3145 or michelle.beamon@cityoforlando.net.

Land Development

For questions regarding Land Development review, please contact Michaëlle Petion at 407-246-3837 or michaëlle.petion@cityoforlando.net.

Transportation Planning

For questions regarding Transportation Planning review, please contact John Rhoades at 407-246-2293 or john.rhoades@cityoforlando.net

City Surveying

For questions regarding Surveying review, please contact Ken Brown at 407-246-3812 or Ken.brown@cityoforlando.net

Legal Affairs

For questions regarding Legal Affairs review, please contact Cindi Sanford at 407-246-3489 or Cynthia.sanford@cityoforlando.net

Engineering/Zoning

For questions regarding Engineering or Zoning contact John Groenendaal at (407)246-3437 or 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.

Fire

For questions regarding fire plans review, please contact Charles Chip Howard at 407.246.2143 or at Charles.Howard@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.