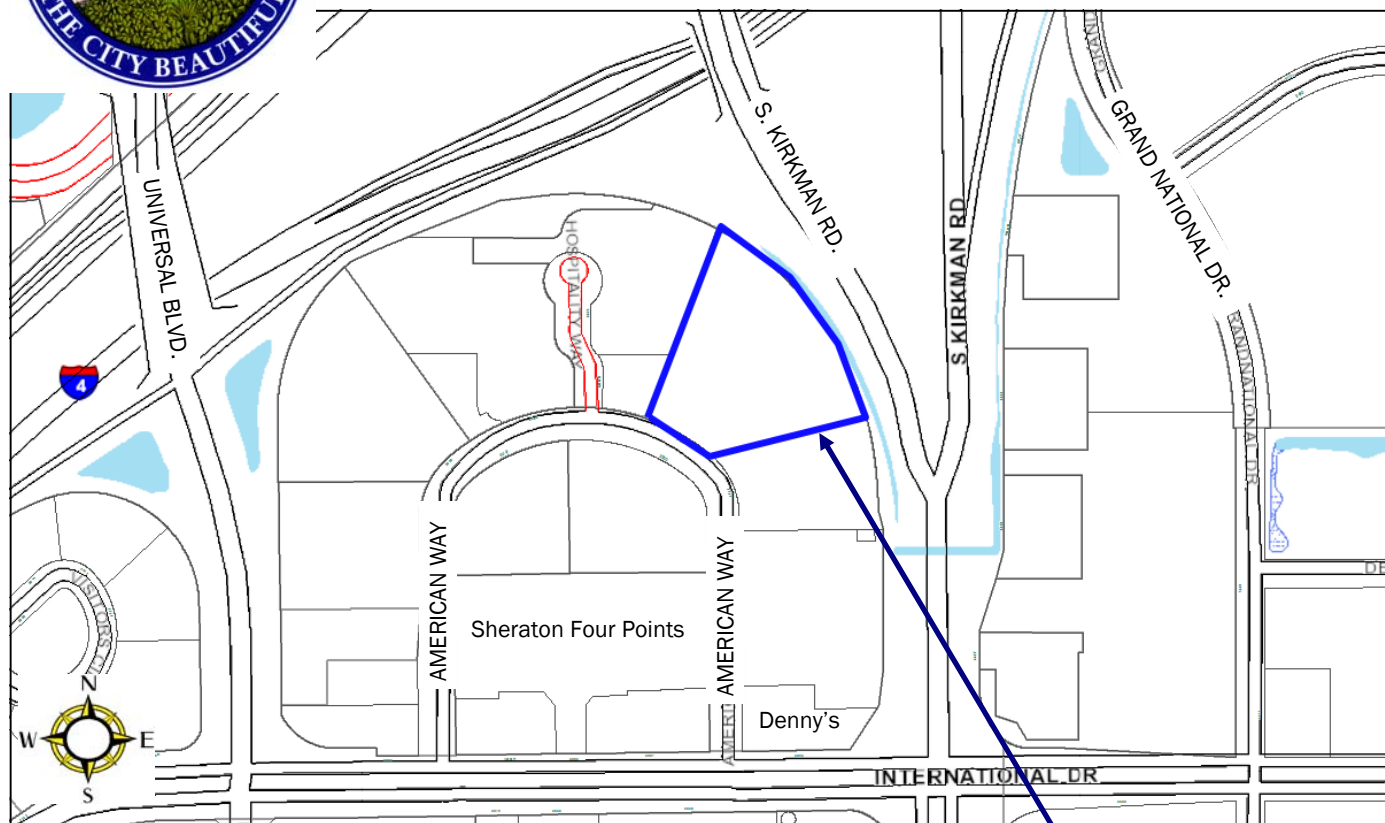




SUN SOL INTERNATIONAL (MINOR PLAT)

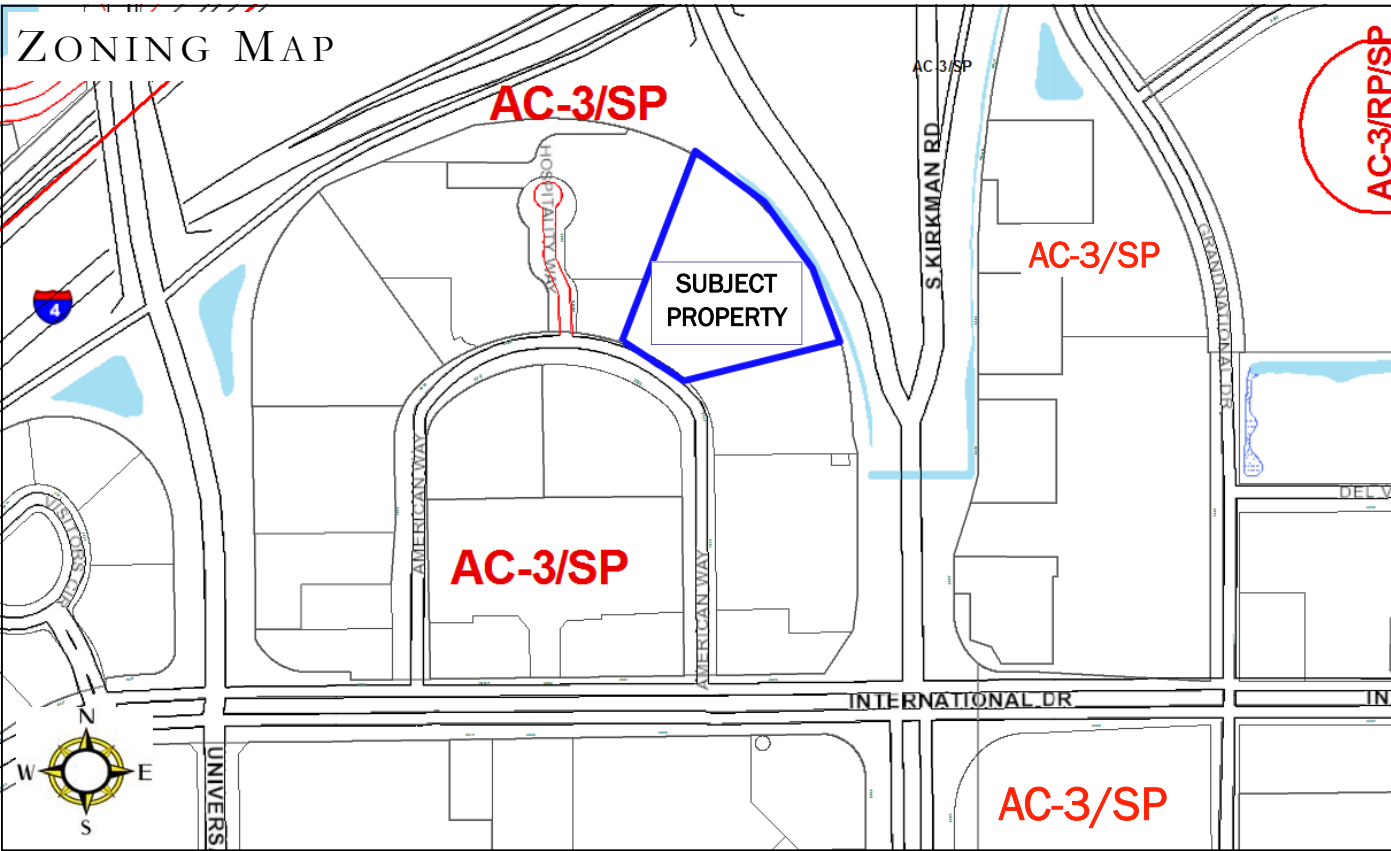
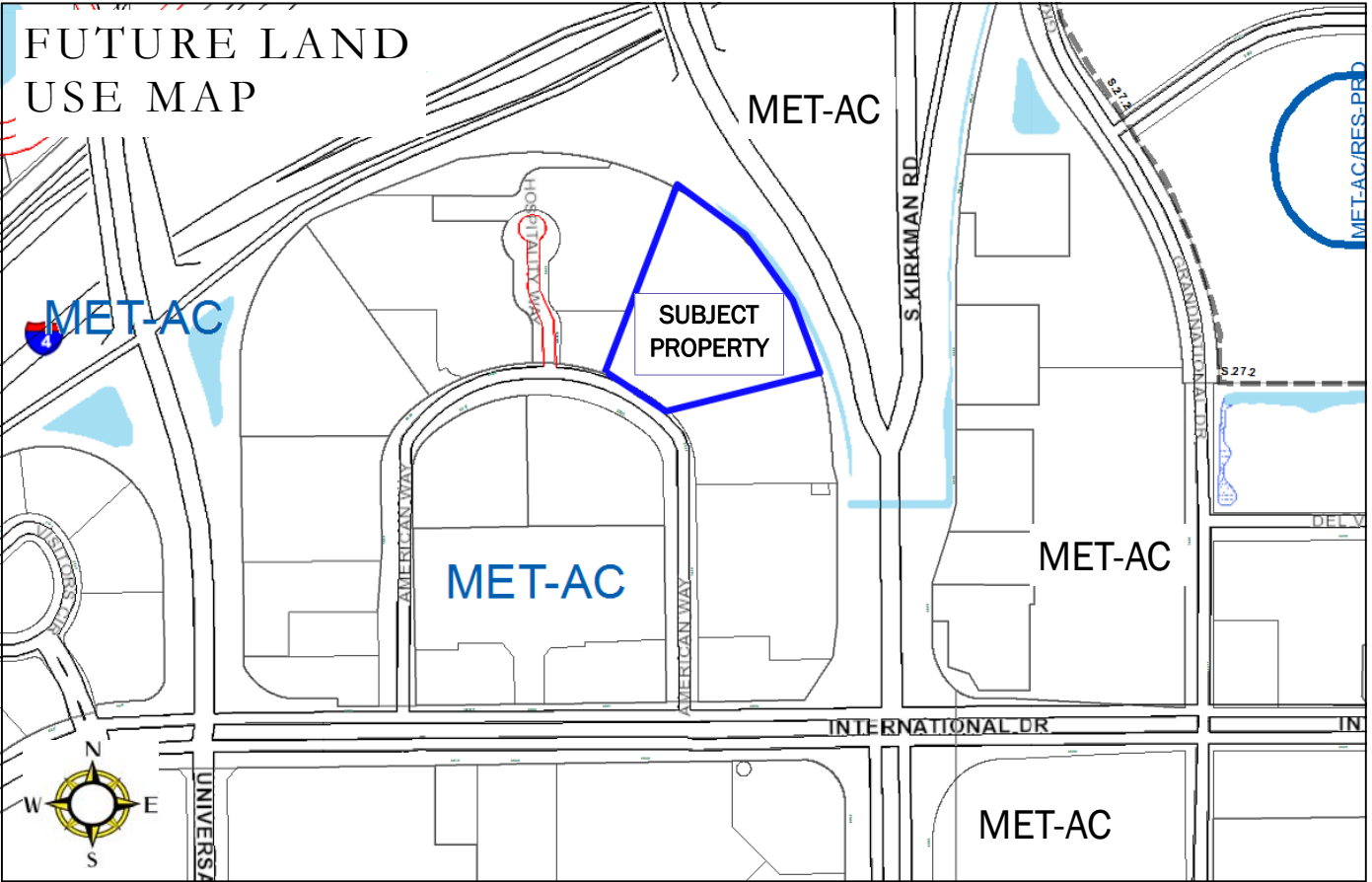


Location Map

Subject Site

SUMMARY

<p>Applicant</p> <p>Stephen Allen, PE, President Civil Corp Engineering, Inc.</p> <p>Owner</p> <p>Veronica Pulgar, Member Sun Sol Intl. Drive, LLC</p> <p>Project Planner</p> <p>Jim Burnett, AICP</p>	<p>Property Location: 5859 American Way (northeast side of American Way, west side of S. Kirkman Rd. and north of International Dr.) (Parcel # 25-23-28-5405-01-020; ±3.99 acres, District 6).</p> <p>Applicant's Request: The applicant proposes to replat a partially-developed 4-story resort hotel and proposed 7-story 141-room hotel expansion. The property is located in the Florida Center/International Dr. neighborhood.</p> <p>Staff Recommendation: Approval of the replat, subject to conditions in this staff report.</p>	
<p><i>Updated: May 29, 2015</i></p>		



PROJECT ANALYSIS

Project Description

The applicant is requesting to replat a partially-developed 4-story resort hotel (Sun Sol Resort) and proposed 7-story 141-room hotel expansion. The property is zoned AC-3/SP and is located in the Florida Center/International Dr. neighborhood.

Previous Actions

1968: Property annexed into the City of Orlando (City Doc. #8032A) as part of the Major Realty Annexation.

1971: Property initially platted as part of Major Center Unit 2.

1973: Property replatted as part of Major Center Unit 2 Replat of Block A.

1983: 4-story 192-room resort hotel constructed on the site.

1993: 378 sq. ft. static billboard erected on northeast side of property.

2002: 120 ft. tall monopole cell tower approved (CUP2002-00015), erected in northwest corner of property.

11/2012: Property acquired by current owner.

4/2015: Owner/applicant applied for Master Plan approval for a 7-story 141-room hotel expansion (MPL2015-00011).

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	Metropolitan Activity Center (MET-AC)	AC-3/SP (Metropolitan Activity Center, International Drive Special Plan Overlay)	Hilton Garden Inn (Hotel) & I-4 & S. Kirkman Rd. R-O-Ws
East	MET-AC	AC-3/SP	S. Kirkman Rd. R-O-W
South	(Across American Way) MET-AC	AC-3/SP	Vacant Lot & All-Tour (Travel/Bus Services)
West	MET-AC	AC-3/SP	Hilton Garden Inn

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 replatted as a prerequisite to constructing an addition to the existing hotel.

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/SP

(Metropolitan Activity Center, International Drive Special Plan Overlay). Per Table 2 at right, the plat request complies with standards for platting of lands as contained in LDC Chapter 65 Part 3C.

Proposed Development

Again, an existing 4-story, 192-room hotel occupies the property, with an 7-story, 141-room expansion proposed. Sole access to the property is from American Way, which connects to International Dr. to the west and south.

School Impacts

Based on the existing and continued use as a resort hotel, no school impact analysis is needed. If the hotel ever converts to a time-share or residential condo with long-term leases, then a school impact analysis may be required.

Findings/Recommendation

Subject to the conditions contained herein, the Sun Sol International Subdivision is consistent with the requirements for approval of Minor Subdivision Plat applications as contained in Section 65 Part 3C of the Land Development Code (LDC):

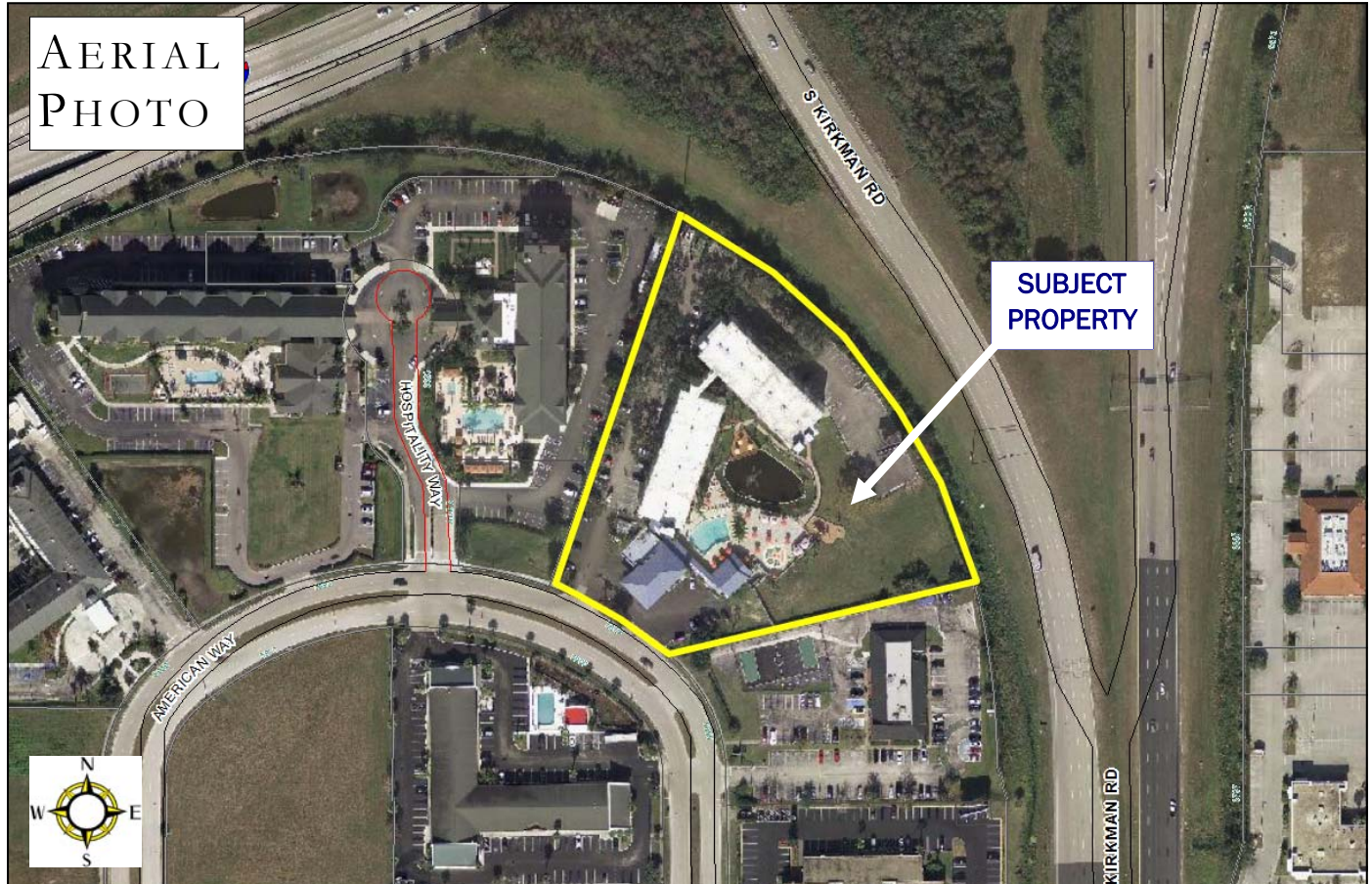
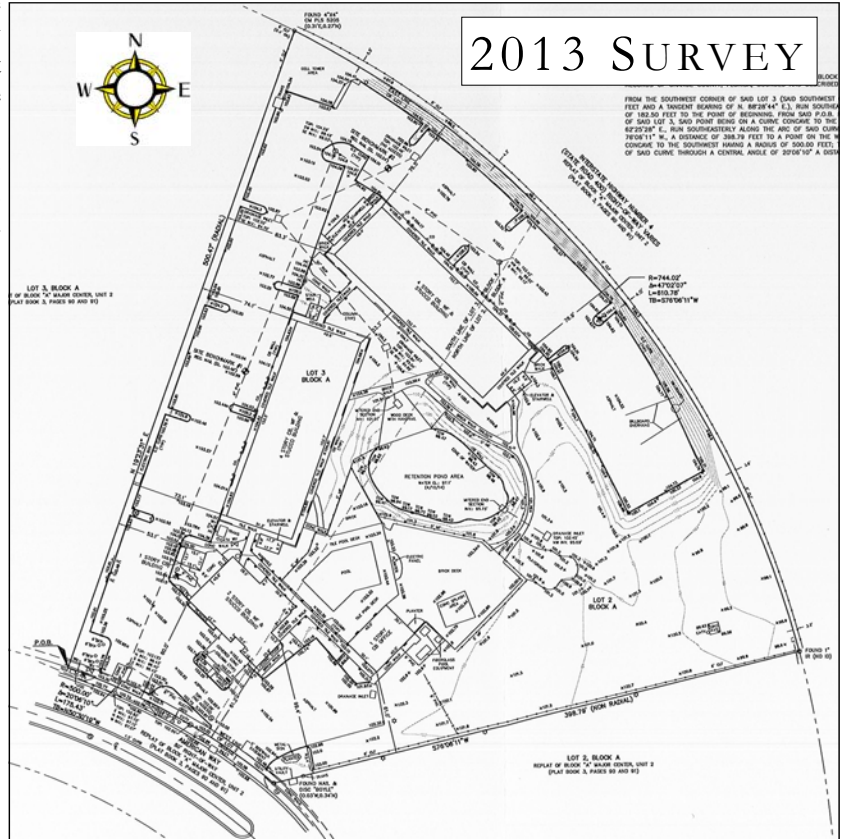
1. The proposed replat is consistent with the purpose and intent of the City's Growth Management Plan.
2. The proposed replat is consistent with the requirements of the Land Development Code.
3. The replat will not result in incompatible land uses.

Table 2 - Development Standards (AC-3/SP)

<i>Use & Proposed Lot</i>	<i>Lot Size (sq. ft.)</i>	<i>Lot Dimensions (min.)</i>
Hotel/Motel	(no lot size or dimensional requirements)	
Lot 1	174,080 sq. ft. (3.99 acres)	Irregular dimensions

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 Sun Sol International Subdivision, subject to the conditions in this staff report.



The site plan illustrates the layout of the American Way Hotel and its surrounding parking areas. The existing hotel building and parking lot are shown in white, while the proposed addition is outlined in blue. The plan includes various labels for different sections, such as 'EXISTING HOTEL & PARKING' and 'PROPOSED ADDITION'. A north arrow is positioned in the top right corner, indicating the orientation of the site. The plan also shows the location of the American Way Hotel and the proposed addition relative to the surrounding streets and parking areas.

[illegible]

CONDITIONS OF APPROVAL - REQUIRED

Engineering/Zoning - (no issues)

Legal Affairs -

- 1) Joinders & Consents must be provided for the loan agreement recorded in 10504/3632 and the mortgage recorded in 10223/ p. 8583.
- 2) The easement recorded in 2433/1309 is shown on the T.O. but not on the plat or in the plat notes.
- 3) The following notes should be removed unless they contain an easement on the property: 3,4,5,7,8,9,10,12 and 13.

City Surveying - An initial review letter was provided to the applicant's surveyor on 5/6/2015, noting which items needed to be revised and resubmitted for further 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 MPL2015-00011.

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).