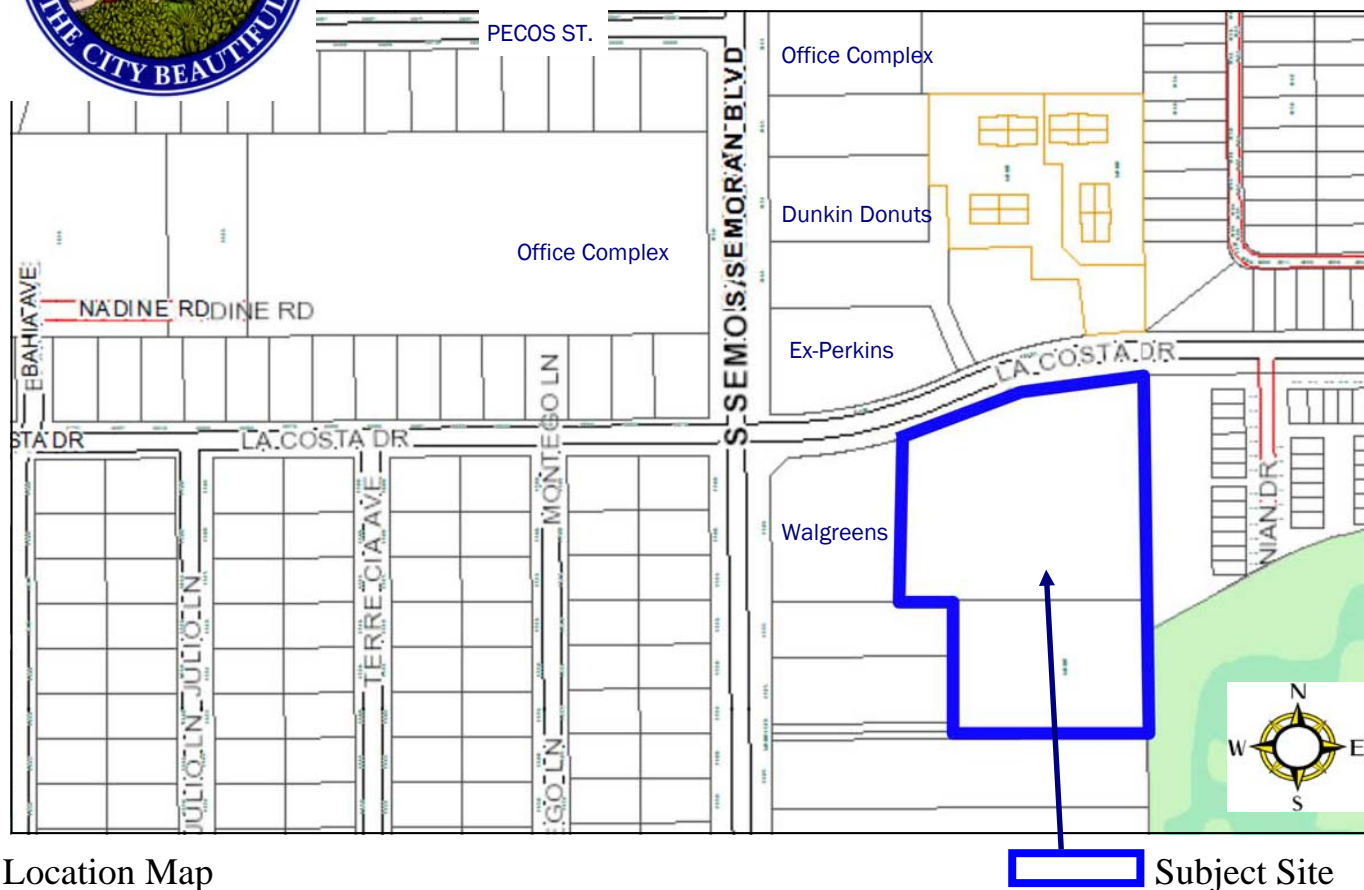




5710 LACOSTA DRIVE (REPLAT)

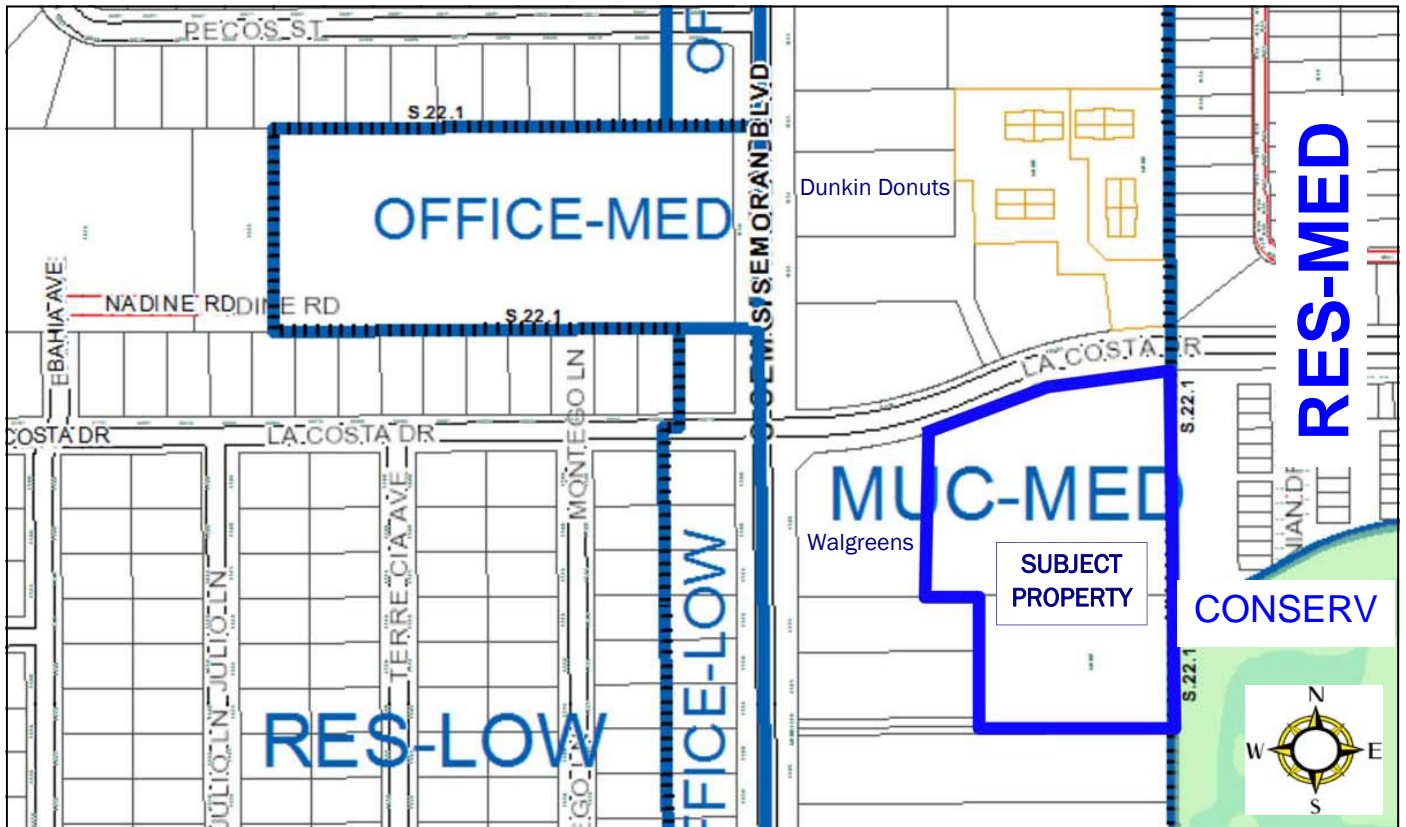


Location Map

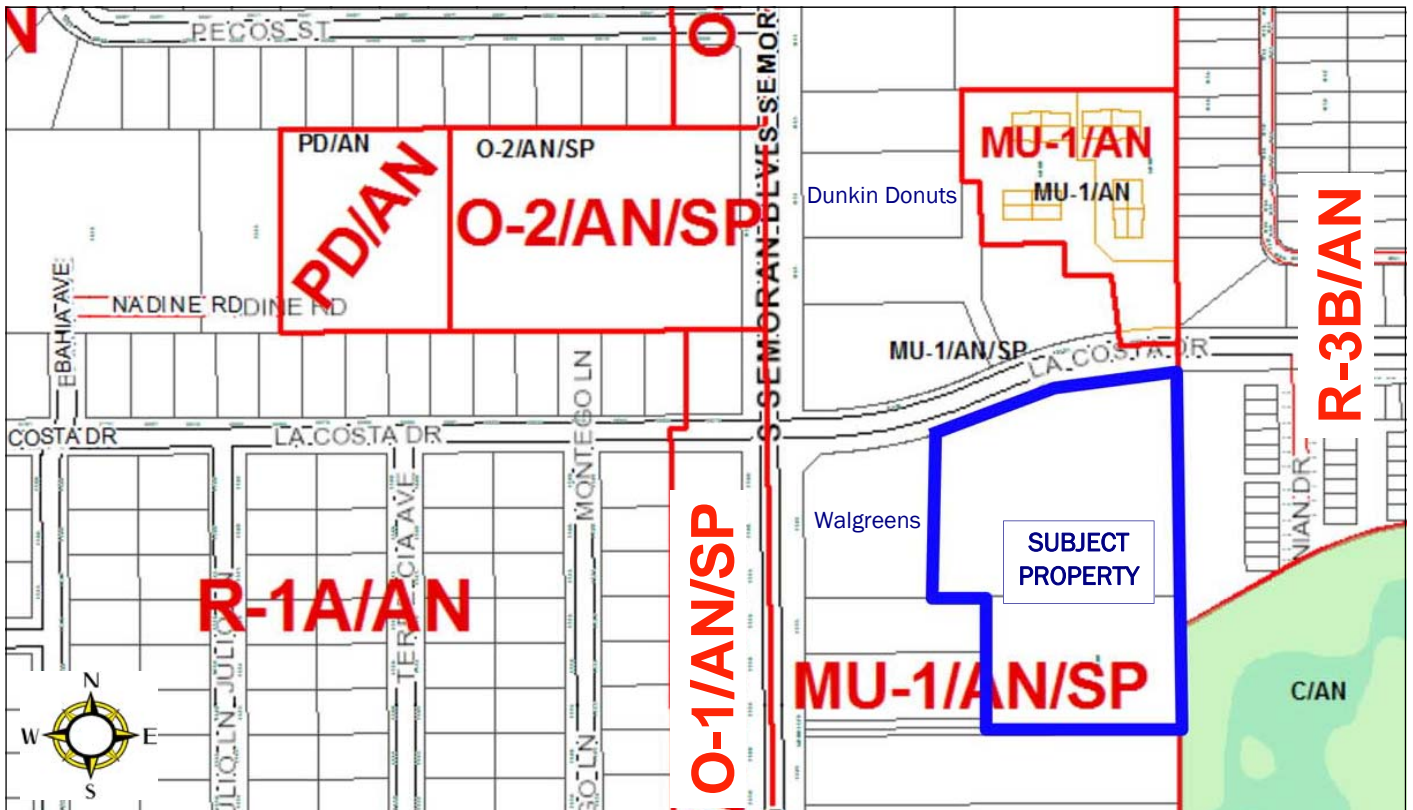
SUMMARY

<p>Applicant Robert Johnson Altamax Surveying</p> <p>Owner Marcelo Saiegh, Mgr. MG3 LaCosta, LLC</p> <p>Project Planner Jim Burnett, AICP</p>	<p>Property Location: 5710 LaCosta Dr.(south side of LaCosta Dr., east of S. Semoran Blvd. and west of Virginian Dr.) (Parcel #34-22-30-1157-00-010 & -0000-00-026 ; ±4.59 acres, District 2).</p> <p>Applicant's Request: The applicant proposes to replat a partially developed commercial property as part of an effort to convert it to a K-8th grade charter school. The property is located in the Engelwood Park neighborhood.</p> <p>Staff Recommendation: Approval of the Minor Plat, subject to conditions in this staff report.</p>	
<p><i>Updated: March 23, 2015</i></p>		

FUTURE LAND USE MAP



ZONING MAP



PROJECT ANALYSIS

Project Description

The applicant is requesting to replat a partially developed commercial property as part of conversion of the property to a K-8th grade charter school and playground. The property is zoned MU-1/AN/SP and is located in the Englewood Park neighborhood.

Previous Actions

1973: Property annexed into City (City Doc. #11083); 3.05-acre property (parcel ID #34-22-30-1157-00-010) platted as part of Candlewyck East Subdivision.

1976: 3.05-acre property (34-22-30-1157-00-010) replatted as part of Candlewyck East Replat; parcel developed as 29,540 sq. ft. bowling alley with 202 parking spaces.

2004: 3.05-acre property (bowling alley) and unplatted parcel to the south (parcel ID #34-22-30-0000-00-126) acquired by current owner.

2008: Bowling Alley and associated uses closed.

1/2015: Determination issued (LDC2014-00415) for conversion of ex-bowling alley to Semoran Academy K-8th grade charter school.

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	(Across La Costa Dr.) Mixed Use Corridor, Medium Intensity (MUC-MED)	MU-1/AN/SP (Medium Intensity, Mixed Use Corridor, Aircraft Noise Overlay, S. Semoran Special Plan Overlay) & MU-1/AN	Dunkin Donuts
East	Residential Medium Intensity (RES MED) & Conservation	R-3B/AN (Medium Intensity Residential, Aircraft Noise Overlay) and C/AN (Conservation, Aircraft Noise Overlay)	Residential Condos & Drive-Thru Convenience Store
South	MUC-MED	MU-1/AN/SP	Automotive, Church's Chicken Rest. & Car Wash
West	MUC-MED	MU-1/AN/SP	Walgreen's, Automotive and Church's Chicken Rest.

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 to allow redevelopment of the site into a K-8th grade charter school.

Existing Zoning and Future Land Use

The property is designated Mixed Use Corridor, Medium Intensity (MUC-MED) on the City's Future Land Use Map, and is zoned MU-1/AN/SP (Medium

Intensity, Mixed Use Corridor, Aircraft Noise Overlay, S. Semoran Special Plan Overlay). Per Table 2 above, the replat request complies with standards for platting of lands as contained in LDC Chapter 65 Part 3C.

Proposed Development

Per LDC2014-00415, a K-8th grade charter school will re-occupy the former bowling alley building, with a 177-space surface parking lot and a small playground to the rear (south). Sole access to the property is from LaCosta Dr., although a cross-access is being provided to the Walgreen's to the west. Another access point is being provided on the east, to a future roadway that may someday connect to Curry Ford Rd. to the southeast. Aside from existing drainage and utility easements, the applicant is also providing a 25-ft. wide ingress/egress easement along the east side of the property for the future roadway mentioned above. This will supplement an existing 45-ft. wide easement on the west side of the apartment complex to the east, to provide a minimum 70 ft. wide R-O-W for the future roadway to the south.

Table 2 - Development Standards (MU-1/AN/SP)

<i>Use & Proposed Lot</i>	<i>Lot Size (sq. ft.)</i>	<i>Lot Dimensions (min.)</i>
K-8 Charter School	No lot area or dimensional requirements	
Lot 1	200,168 (4.59 acres)	Irregular dimensions

School Impacts

A K-8th grade charter school is proposed via the proposed replat. It is unknown if the school will be chartered through Orange County Public Schools. Since there will be no residential impacts, no further school impact analysis is needed.

Findings/Recommendation

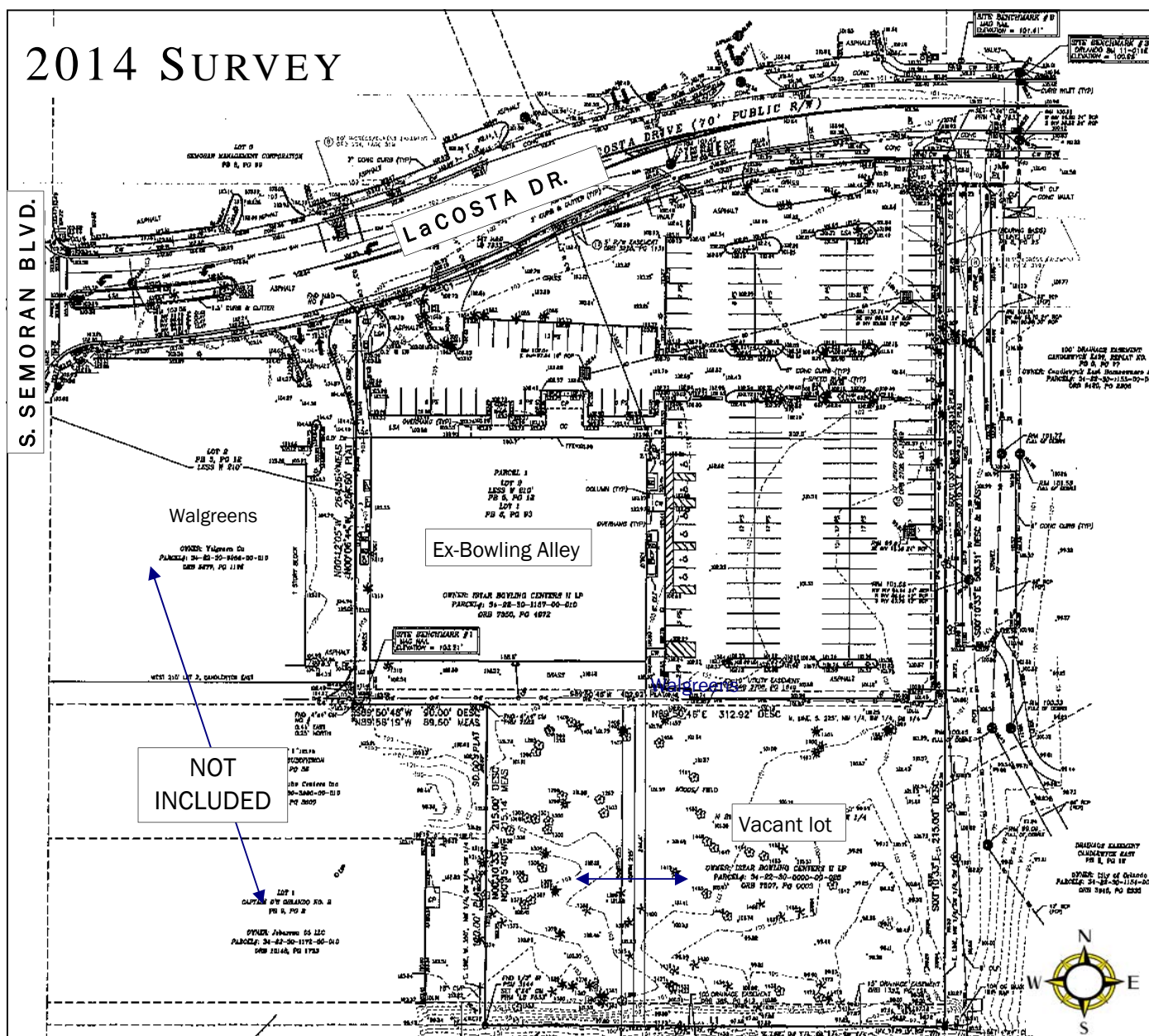
Subject to the conditions contained herein, the 5710 LaCosta Drive Replat is consistent with the requirements for approval of Minor Subdivision Plat applications as contained in Section 65 Part 3C of the Land Development Code (LDC):

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

Based on the information provided in the staff report and the findings noted above, staff recommends approval of the 5710 LaCosta Drive Replat, subject to the conditions in this staff report.



S. SEMORAN BLVD.

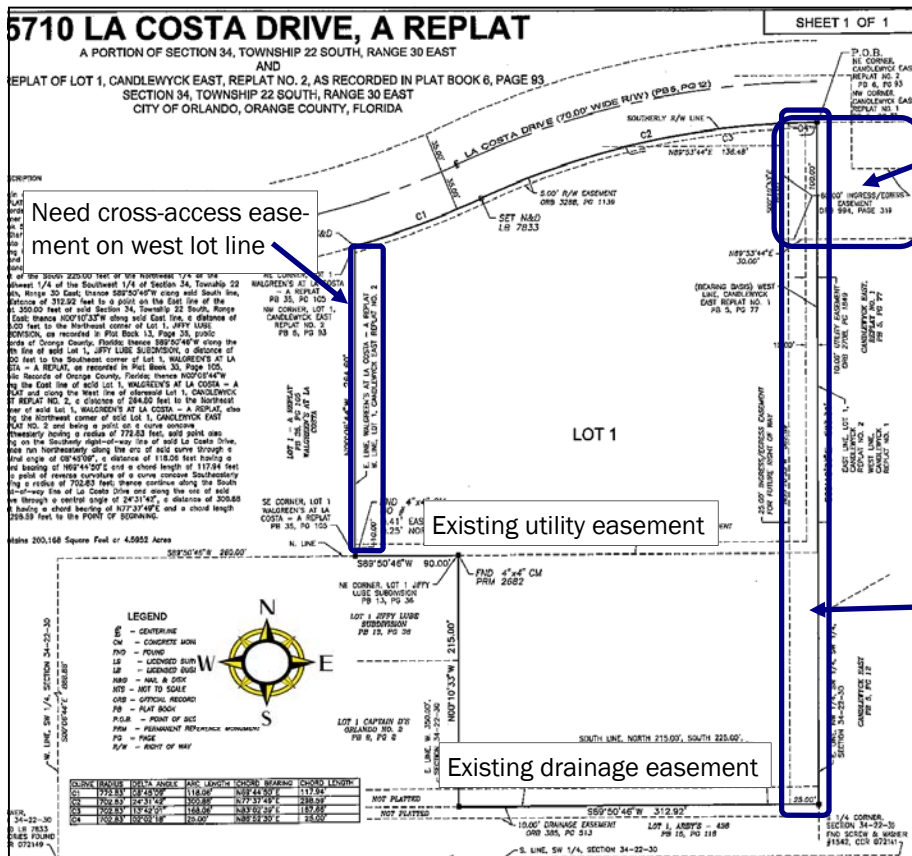
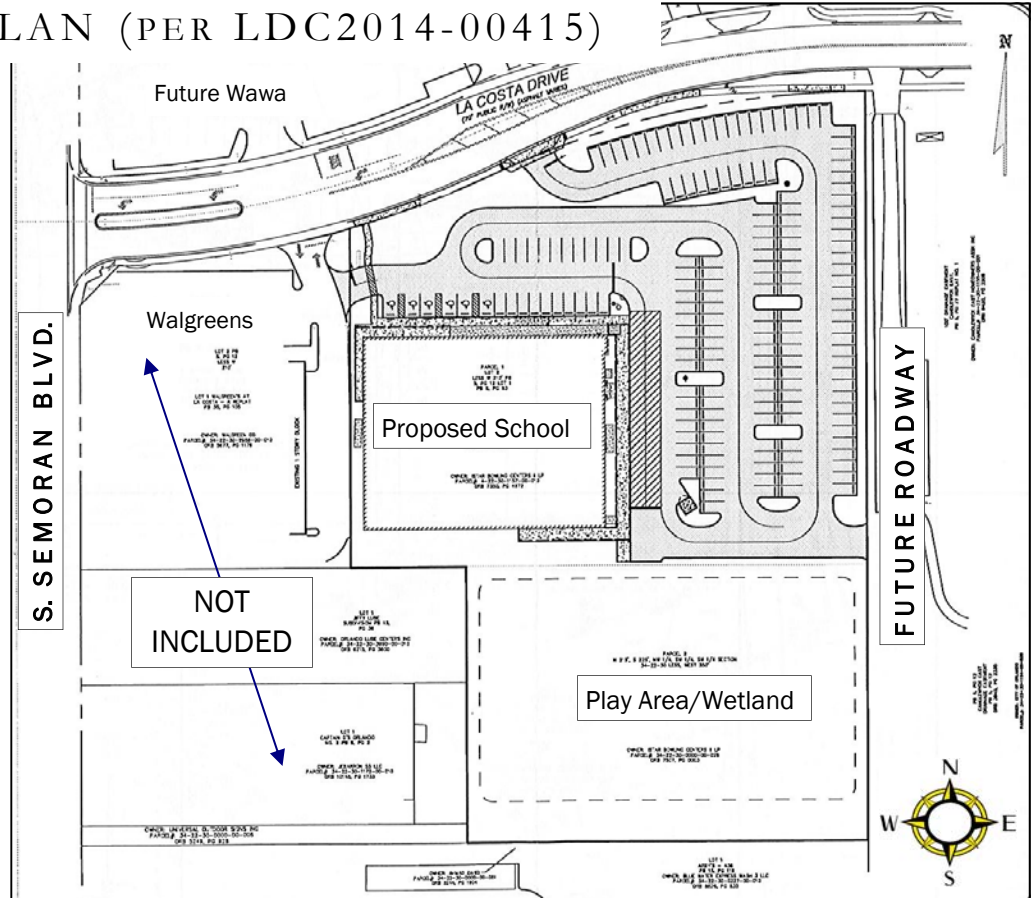


SITE PHOTO



Ex-Bowling Alley, to be converted to a K-8th grade Charter School

FINAL SITE PLAN (PER LDC2014-00415)



PROPOSED PLAT

Existing 60-ft. ingress-egress easement

25-ft. ingress-egress easement for future R-O-W

CONDITIONS OF APPROVAL - REQUIRED

Engineering/Zoning

1. Easement Encroachment - The final plat shall contain the following note: "There shall be no building encroachment, roof-over-hang or underground structure in the easements."
2. Additional comments have been provided as part of ENG2015-00113 (site redevelopment for the proposed charter school).

Legal Affairs

1. Is it the intent of the owner to rededicate the easements already recorded in the Official Records to the public?
2. The plat certificate expires on May 2, 2015 if the plat is not approved by all departments by that date.

City Surveying - An initial review letter was provided to the applicant's surveyor on 3/6/2015, detailing what items needed to be corrected and resubmitted for 2nd 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 shall be consistent with LDC2014-00415, Semoran Academy K-8 Charter School (Final Site Plan Determination).
3. Cross-Access easement shall be provided along west lot line, for future connection to Walgreens (does not need to be constructed).

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.

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).