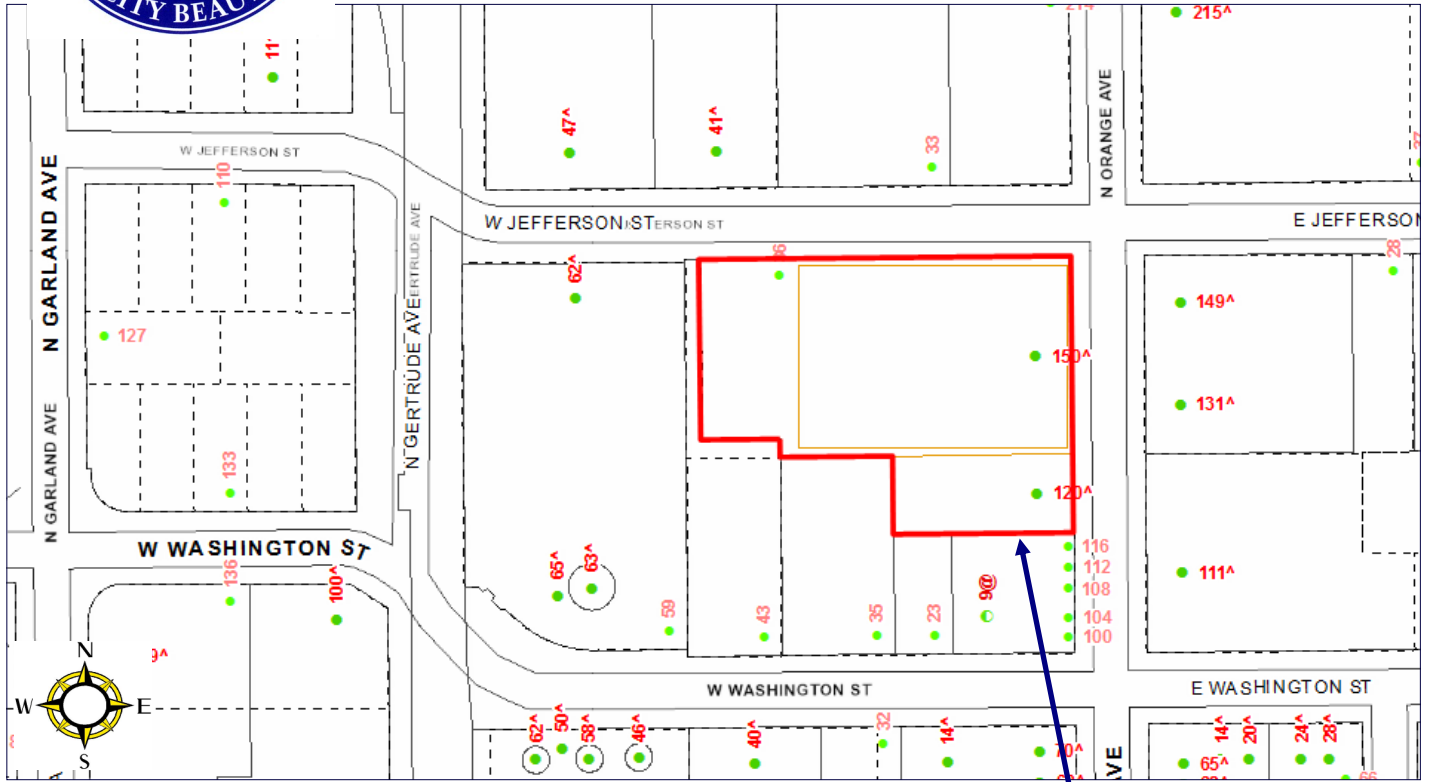




CORNERSTONE (MINOR PLAT)



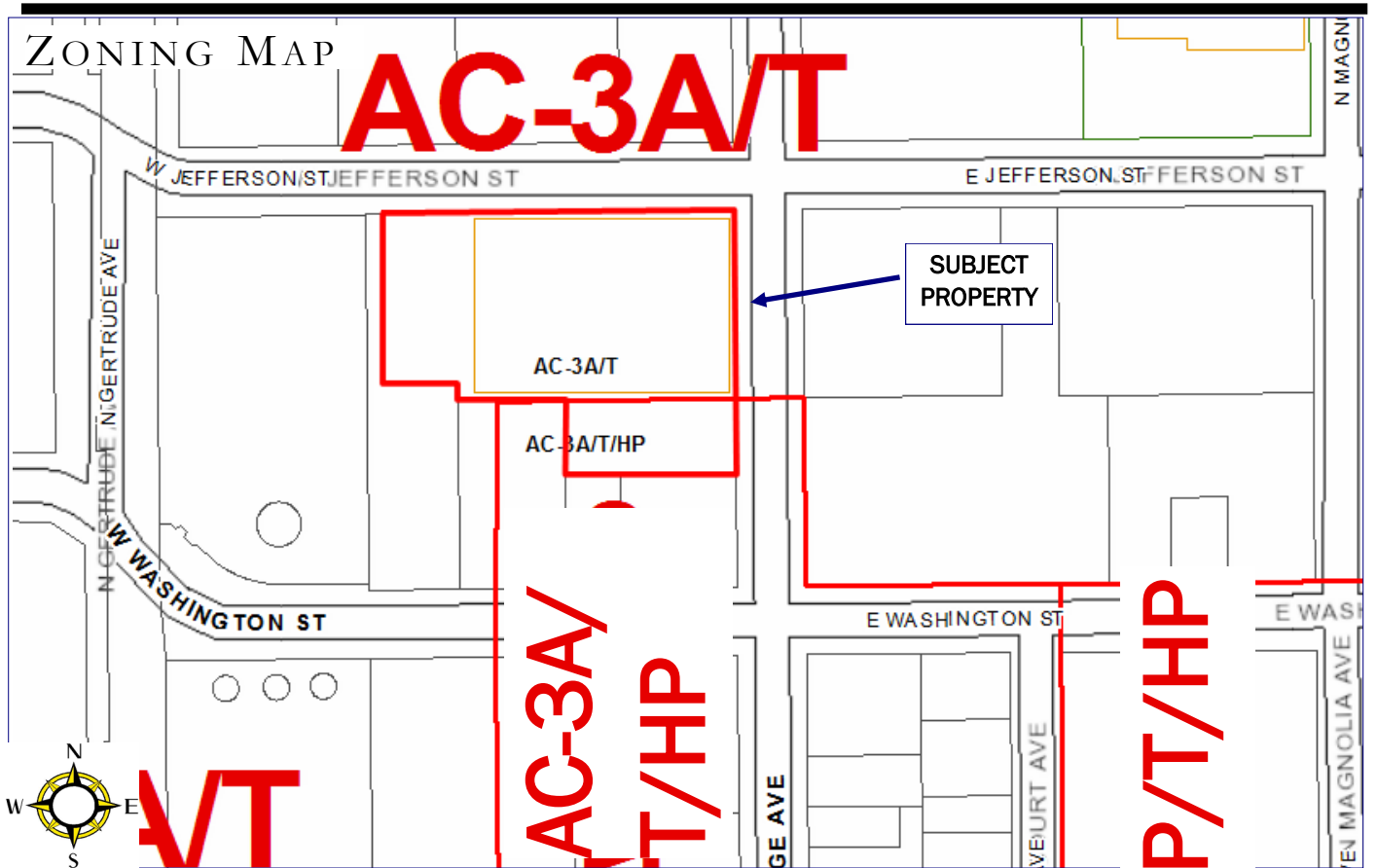
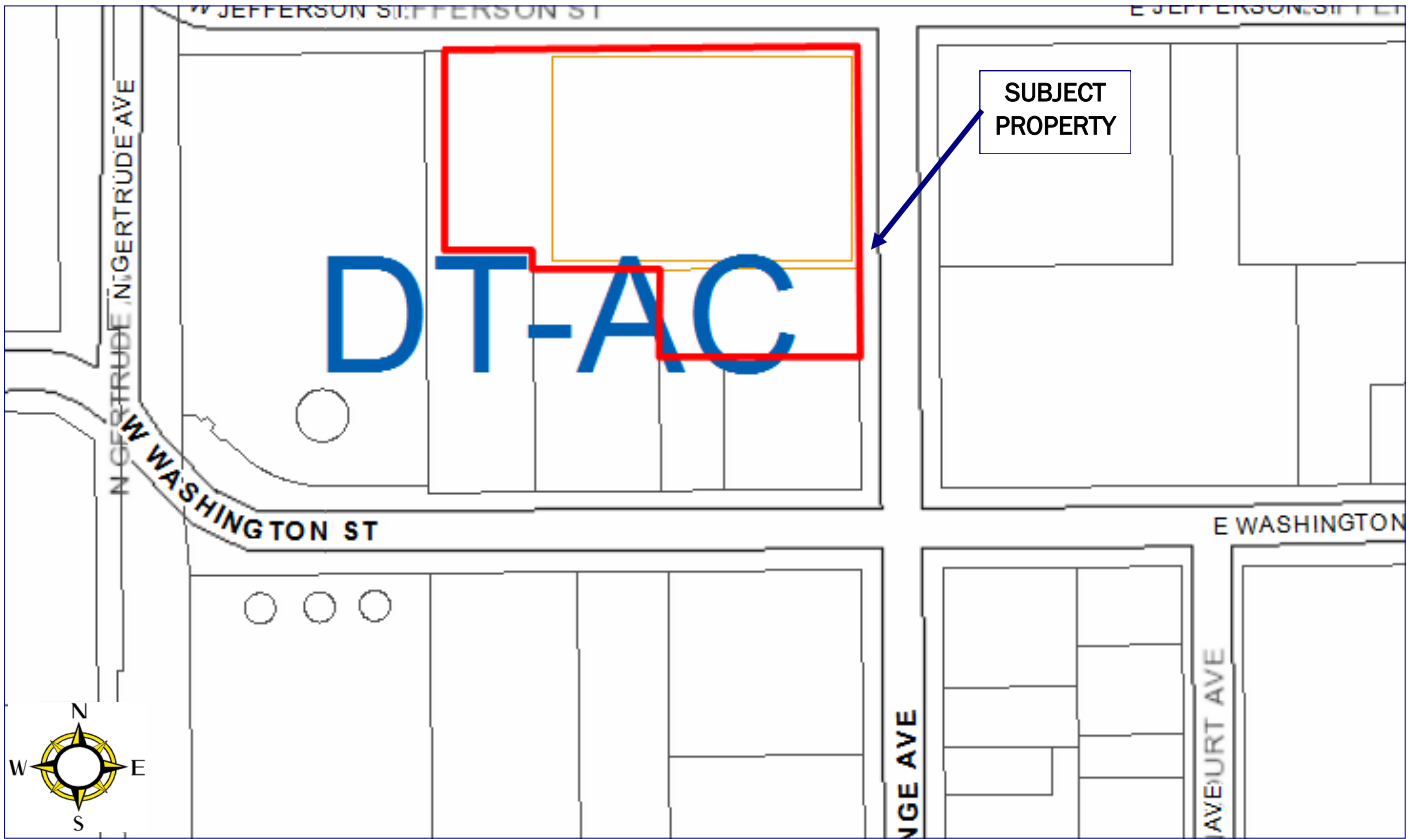
Location Map

Subject Site

SUMMARY

<p>Applicant Daniel Ray Holt, PSM American Survey and Mapping</p> <p>Owner Laura P. Sims, President Cornerstone Commercial Condominium Association, Inc.</p> <p>Project Planner Jacques Coulon</p> <p><i>Updated: May 4, 2016</i></p>	<p>Property Location: 120 and 150 N. Orange Ave. (south of W. Jefferson St., north of W. Washington St., east of N. Gertrude Ave., west of N Orange Ave.) (Parcel #'s; 26-22-29-1607-00-001, 26-22-29-1607-01-000; 0.18 acres, District 5).</p> <p>Applicant's Request: Replat of two adjoining lots to make minor shifts to lot lines. New lots will be: Lot 1 150 ft. (w) x 309 ft. (d); Lot 2 65 ft. (w) x 150 ft. (d).</p>	<p>Staff Recommendation: Approval of the replat, subject to conditions in this staff report.</p>
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FUTURE LAND USE MAP



PROJECT ANALYSIS

Project Description

The applicant is requesting to replat two existing parcels into two new parcels, each currently contains buildings and they will remain. 150 N. Orange Ave (Lot1) is zoned AC-3A/T; 120 N Orange Ave. (Lot 2) is zoned AC-3A/T/HP both are located in the Central Business District.

Previous Actions

- 1880: Property initially platted as part of the Robert R. Reid’s Addition to Orlando.
- 1925: 120 N Orange Ave., The Autrey Arcade, 16,874 sq. ft. Commercial Building is constructed.
- 1960: 150 N Orange Ave. 27,864 sq. ft. Commercial Building is constructed.
- 2005: Both properties replated as the Cornerstone Commercial Condominium.
- 03/2012: 120 N. Orange Ave acquired by current owner.
- 06/2013: 150 N. Orange Ave acquired by current owner.

Adjacent uses, zoning and future land use designations are shown in Table 1 below.

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 make minor shifts to lot lines.

Existing Zoning and Future Land Use

TABLE 1 - PROJECT CONTEXT			
<i>Direction</i>	<i>Future Land Use</i>	<i>Zoning</i>	<i>Adjacent Uses</i>
North	DT-AC (Downtown Activity Center)	(<i>Across E Jefferson St.</i>) AC-3A/T (Downtown Metropolitan Activity Center, Traditional City Overlay)	Parking, Commercial (Old Southern Bank)
East	DT-AC	(<i>Across N Orange Ave.</i>) AC-3A/T (Downtown Metropolitan Activity Center, Traditional City Overlay)	Commercial (Fiat Dealership, Regions Bank)
South	DT-AC	AC-3A/T/HP (Downtown Metropolitan Activity Center, Traditional City, Downtown Historic District Overlays)	Commercial (Courtesy Bar), Parking Lot
West	DT-AC	Northern Half AC-3A/T (Downtown Metropolitan Activity Center, Traditional City Overlay); Southern Half AC-3A/T/HP (Downtown Metropolitan Activity Center, Traditional City, Downtown Historic District Overlays)	Parking Garage

As noted above, the property is located in two zoning districts; Lot 1, the northern lot, is zoned AC-3A/T (Downtown Metropolitan Activity Center, Traditional City Overlay), and Lot 2 is zoned AC-3A/T/HP (Downtown Metropolitan Activity Center, Traditional City, Downtown Historic District Overlays). Both are designated as Downtown Metropolitan Activity Center for future land use. Per Table 2 at right, the plat request complies with standards for platting of lands as contained in LDC Chapter 65 Part 3C.

Table 2 - Development Standards		
<i>Use & Proposed Lot</i>	<i>Lot Size (sq. ft.)</i>	<i>Lot Dimensions (min.)</i>
Downtown Metropolitan Activity Center (AC-3A/T/HP)	No Minimum Lot Size	No Minimum Lot Dimensions
Proposed: Lot1 Lot 2	50,046 sq. ft. (1.15 acres) 9,749 sq. ft. (0.22 acres)	150 ft. (w) x 309 ft. (d) 65 ft. (w) x 150 ft. (d)

Proposed Development

The lots are already developed with existing commercial buildings and will remain as is, no new development is proposed. Lot 1 is developed with a 27,864 sq. ft. four story building on a 1.1489 acre site, Lot 2 is developed with a 16,874 sq. ft. two story building on a 0.2238 acre site.

School Impacts - Since there are no additional plats being created, a school impact analysis is not needed, even if a new residence is ultimately constructed on the lot.

Findings/Recommendation

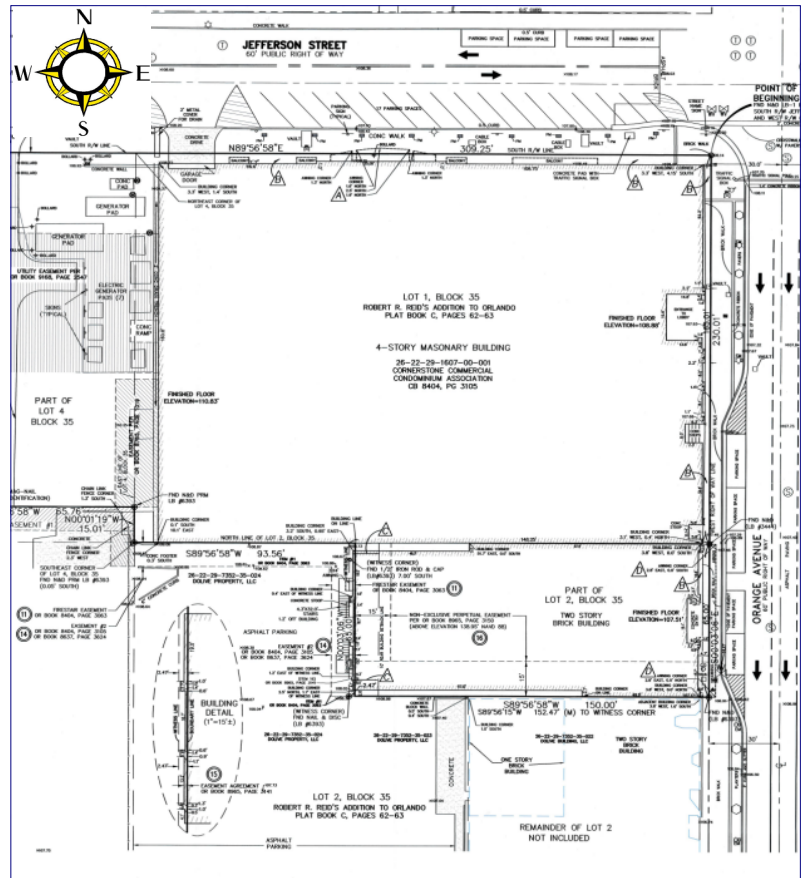
Subject to the conditions contained herein, the Cornerstone Plat is consistent with the requirements for approval of Minor Subdivision Plat applications as contained in Section 65 Part 3C of the Land Development Code (LDC):

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 LDC.
3. The replat 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.

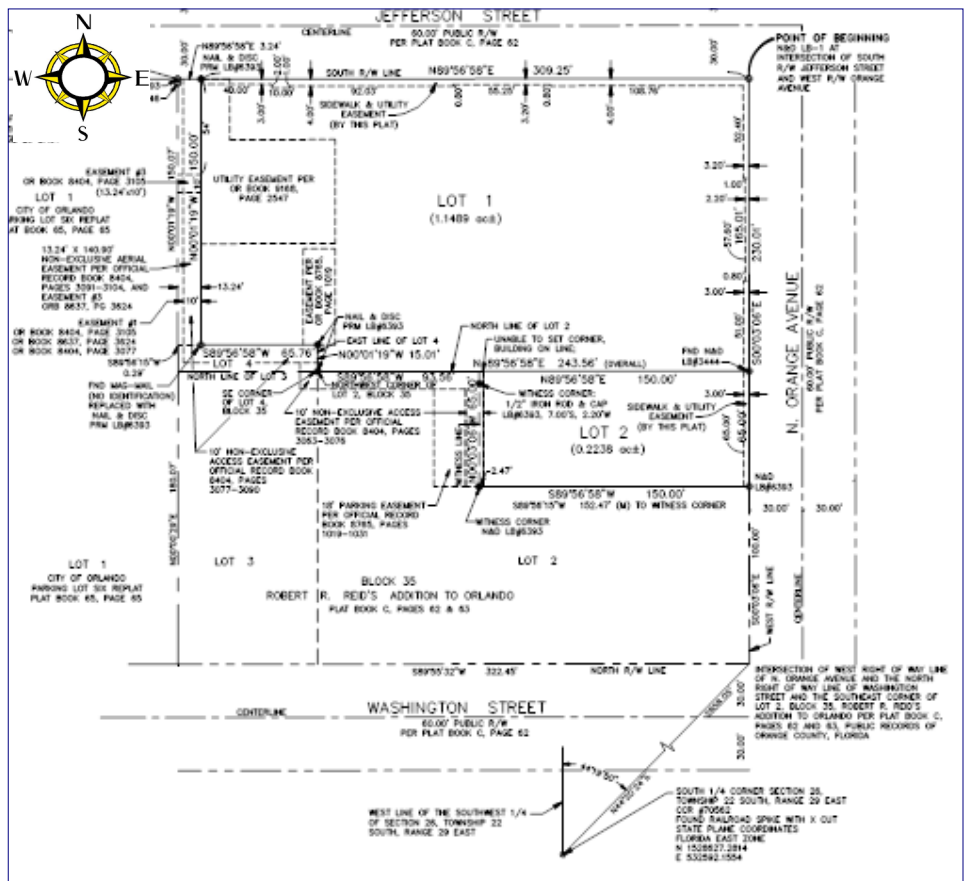
Based on the information provided in the staff report and the findings noted above, staff recommends approval of the Vanderbilt Formosa Subdivision Replat, subject to the conditions in this staff report.



2015 SURVEY



PROPOSED PLAT



REQUIRED CONDITIONS OF APPROVAL

Legal Affairs

1. The mortgages shown on the title certificate do not coincide with the Joinder & Consent forms submitted.
2. The Joinder and Consent forms do not match all the mortgages shown on the title certificate. Joinder & Consent forms are required for all the mortgages.
3. The owners of the property appear to be: Whistling Oyster, LLC, LSREF2 Oreo (Direct), LLC, Stephen Y. Chun, Joseph Haynes Davis, P.A., and Cornerstone 417, LLC.\
4. The legal description shown on the boundary survey labeled (By Survey) appears to describe the same area as the legal description shown on the title certificate.
5. The certificate of title expires on March 10, 2016.

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. Continued development/redevelopment of the property shall require building permits prior to construction.

Addressing

1. Please change street names to read "W Jefferson St" and "N Orange Ave" to match city records.

City Surveying

1. An initial review letter was provided to the applicant's surveyor on 03/01/2016, noting which items needed to be revised and resubmitted for further review.

Permitting Plat Review

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.

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."

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. Sewer-Misc. - Each fee simple lot shall have its own lateral connected to the sewer main, whether private or City owned. All sewer mains located outside of public rights-of-way (ROW's) shall be private. No double wyes or other multiple connected laterals are allowed.
5. 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. Johns River Water Management District is required. The system is to be privately owned and maintained.
6. 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.

7. 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.
8. Erosion and 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.

INFORMATIONAL-CONDITIONS OF APPROVAL

Permitting Services

1. The Office of Permitting Services recommends approval of the proposed minor subdivision plat, subject to the conditions contained in this report.

Orlando Police Department

The Orlando Police Department has no objections to the lot split request for the Cornerstone property located at 120 N. Orange Ave. A CPTED review will be completed when detailed development plans are submitted to the City.

We encourage developers and property owners to incorporate CPTED strategies in their projects. A brochure entitled Crime Prevention Through Environmental Design, Your Guide to Creating a Safe Environment, which includes crime prevention techniques for various land uses, is available by email.

Comprehensive Planning

1. The property is within the Downtown Activity Center future land use designation and is zoned AC-3A/T and AC-3A/T/HP. The Downtown Activity Center designation has a maximum allowed density of 200 du/acre and/or 4.0 FAR and minimum density 75 du/acre and/or 0.75 FAR.
2. Lot 1 is developed with a 27,864 sq. ft. four story building on a 1.1489 acre site, which yields an intensity of 1.79 FAR.
3. Lot 2 is developed with a 16,874 sq. ft. two story building on a 0.2238 acre site, which yields an intensity of 0.57 FAR.
4. While Lot 2 will be below the minimum FAR, these buildings are longstanding nonresidential building as defined by
5. Section 58.1161(d), and are therefore considered legally non-conforming.
6. The proposed lot split is consistent with the future land use designation and the Comprehensive Planning Studio has no
7. objections.

OUC Development Svcs

Customer/developer/applicant shall contact OUC regarding any changes to electric or water services. Please be advised that OUC approval is subject to respective reviews by OUC Water, Electric and Lighting. Please submit detailed utility construction plans to OUC's Development Services email address: DevelopmentServices@ouc.com Additionally, please refer to the OUC Pre-Application Checklist for City of Orlando Permits.

Transportation Planning

TPL has no issues with this lot split as it will not impact the existing buildings. Parking agreements or easements for parking/utilities may need to be executed between the various owners, but Legal should determine what is needed for this requirement.

CONTACT INFORMATION

Land Development

For questions regarding Land Development plan review, contact Jacques Coulon at 407-246-3427 or at jacques.coulon@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>. Key the SUB case number into the blank or provide your address, and follow the prompts.

Legal Affairs

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

City Surveying

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

Orlando Police Department

For questions regarding Orlando Police Department plan reviews or to obtain a copy of the brochure, contact Audra Nordaby at 407.246.2454 or Audra.Nordaby@cityoforlando.net.

Growth Management

For questions regarding Growth Management plan review, please contact Michelle Beamon at michelle.beamon@cityoforlando.net or 407.246.3145.

Addressing

For questions regarding Addressing plan review, please contact Andrea Kelley at 407-246-4267 or at andrea.kelley@cityoforlando.net.

OUC Development Svcs

For questions regarding OUC Development Svcs plan review, please contact Stephanie Tate at state@ouc.com.

Transportation Planning

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

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.