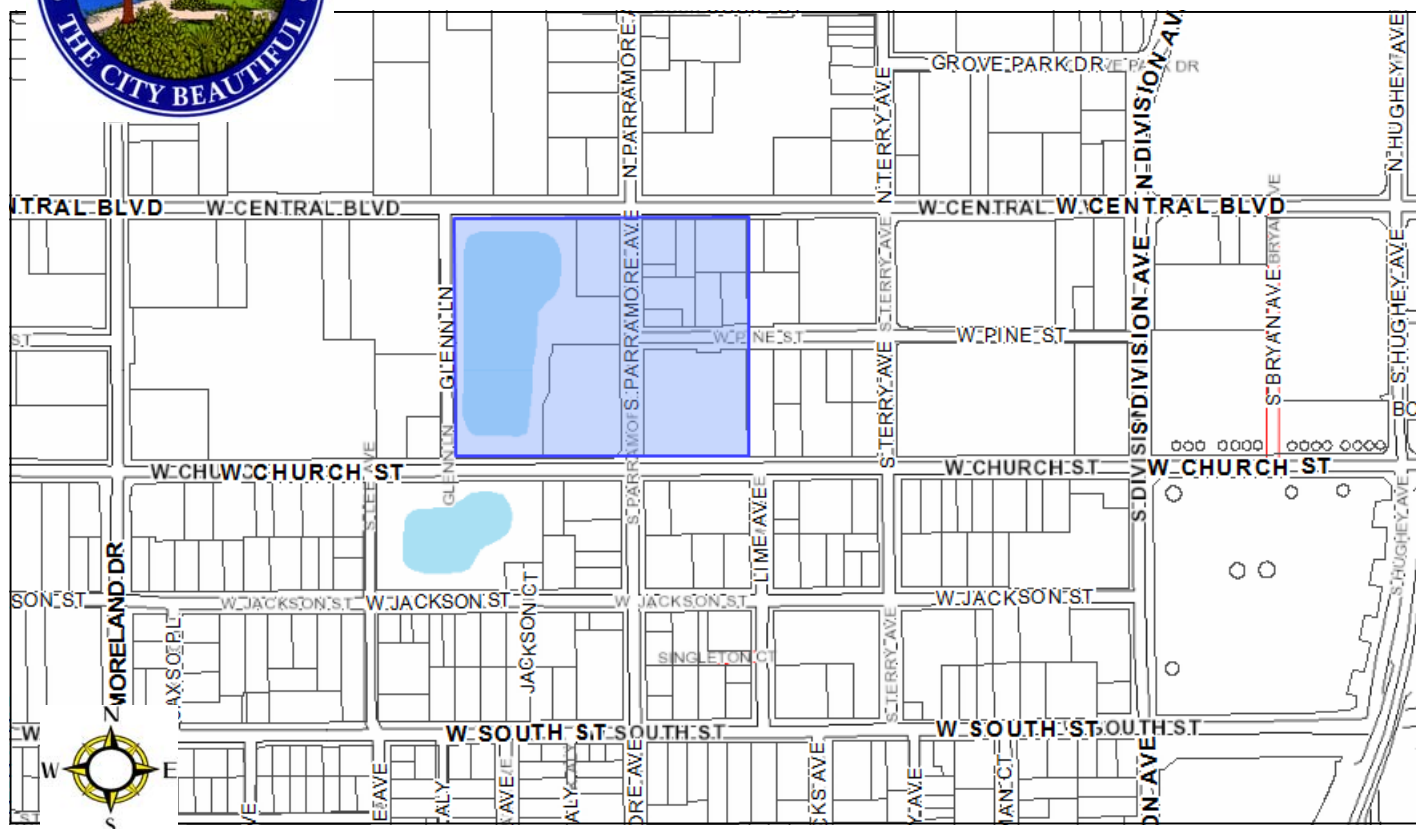




ORLANDO SOCCER STADIUM REPLAT



Location Map

 Subject Site

SUMMARY

Applicant

Frank Usina, Project Manager, City of Orlando

Owner

City of Orlando

Project Planner

Karl Wielecki, AICP

Property Location: Northeast corner of W. Church St. and Glenn Ln.. (\pm 10.5 acres, District 5).

Applicant's Request:

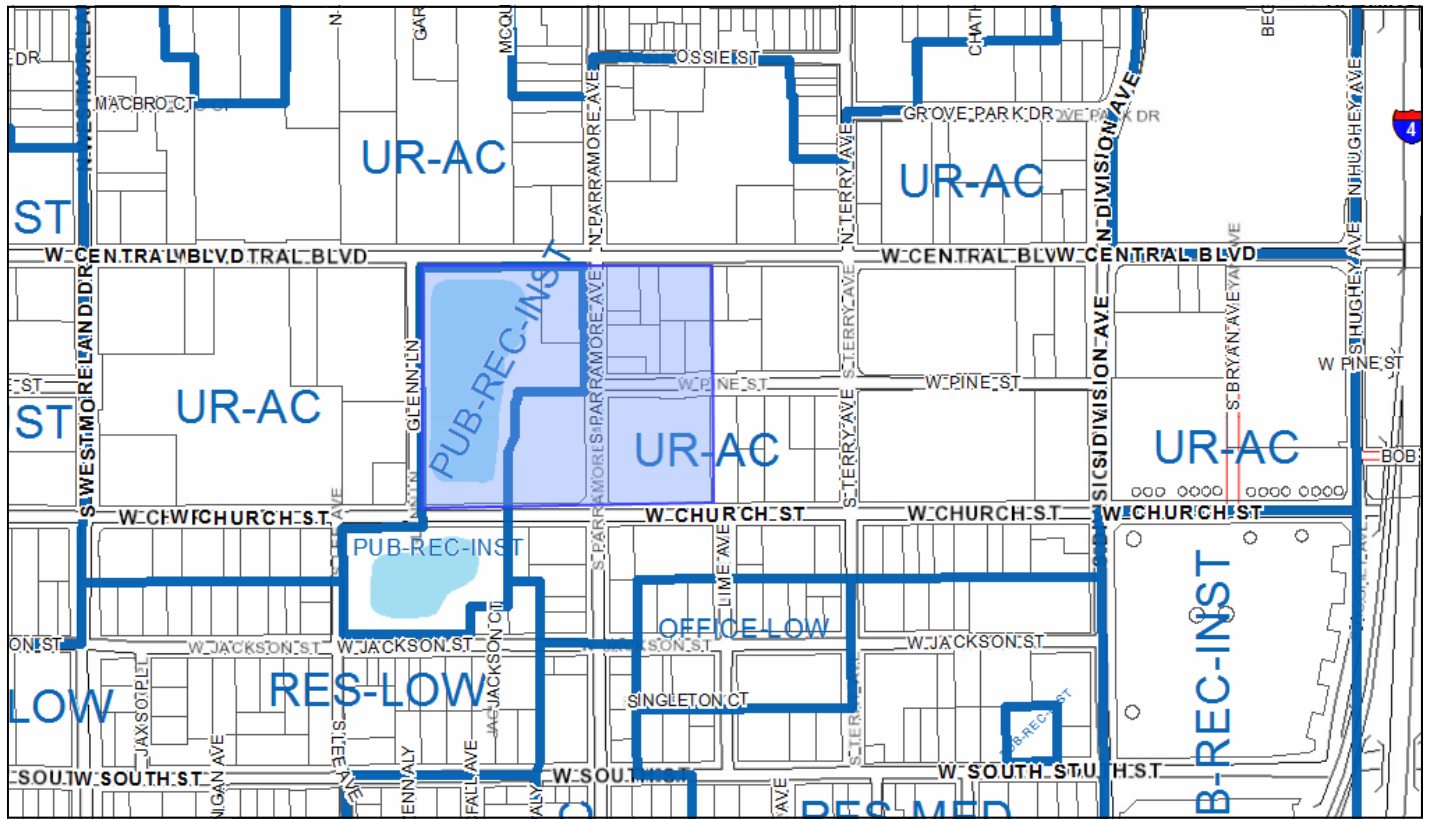
Replat property for development of the Orlando Soccer stadium.

Staff's Recommendation:

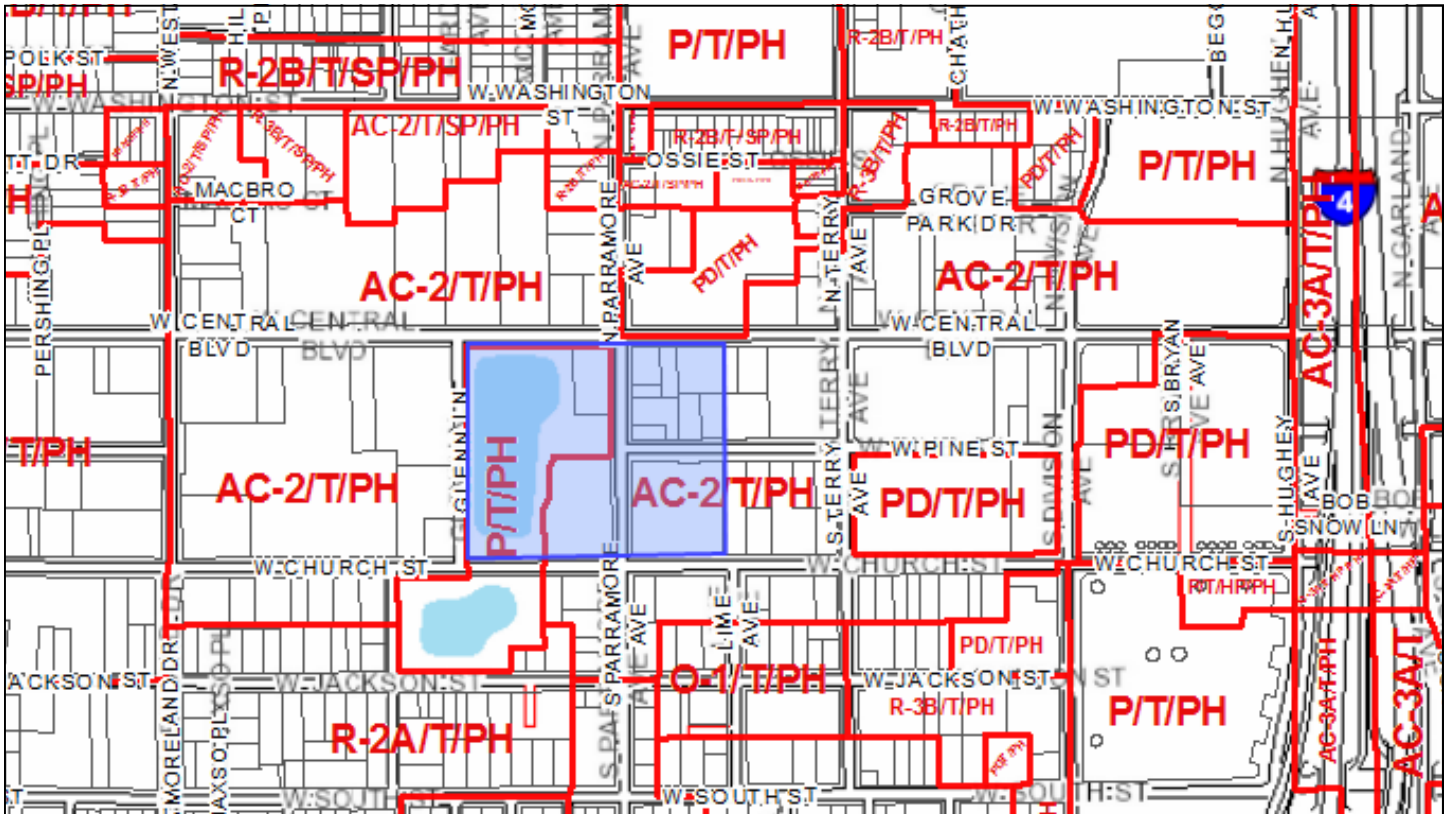
Approval of the request, subject to the conditions in this report.

Updated: December 1, 2014

FUTURE LAND USE MAP



ZONING MAP



PROJECT ANALYSIS

Project Description

The City of Orlando requests approval of a replat of property to be developed with a new soccer stadium. The property is currently split zoned P/T/PH and AC-2/T/PH and is in the Holden/Parramore neighborhood. The stadium project is associated with the concurrent applications to rezone the property to PD (ZON2014-00028), abandon portions of Parramore Ave. and Pine St. (ABN2014-00003), and assign the future land use category of Public/Recreational/Institutional (GMP2014-00036).

Previous Actions

1912: Southeast portion of property platted as H. J. Patrick's Subdivision

1911 and 1921: Northeast portions of property platted as Drew and Phillips and Sellers Central Avenue Subdivisions

2005: West portion of subject property platted as Parramore Heritage Park.

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

Table 1 - Project Context			
	Future Land Use	Zoning	Adjacent Use
North	UR-AC (Urban Activity Center)	AC-2/T/PH	Social Services
East	UR-AC (Urban Activity Center)	AC-2/T/PH	Public Benefit Use and Vacant
South	PUB-REC-INST and UR-AC	P/T/PH and AC-2/T/PH	Industrial, Commercial, Public (storm water pond)
West	UR-AC (Urban Activity Center)	AC-2/T/PH	Social Services and Eating/Drinking

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 prior to its redevelopment with a soccer stadium.

Existing Zoning and Future Land Use

The property is designated Public/ Recreational/ Institutional and Urban Activity Center on the City's Future Land Use Map, and is split-zoned P/T/PH and AC-2/T/PH. Per Table 2, the replat request complies with standards for platting of lands as contained in LDC Chapter 65 Part 3C.

Proposed Development

The property is being replatted for its redevelopment with the Orlando soccer stadium. The proposed Lot 1 is 613 ft. by 750 ft. (459,978 sq. ft., 10.5 ac.).

Findings/Recommendation

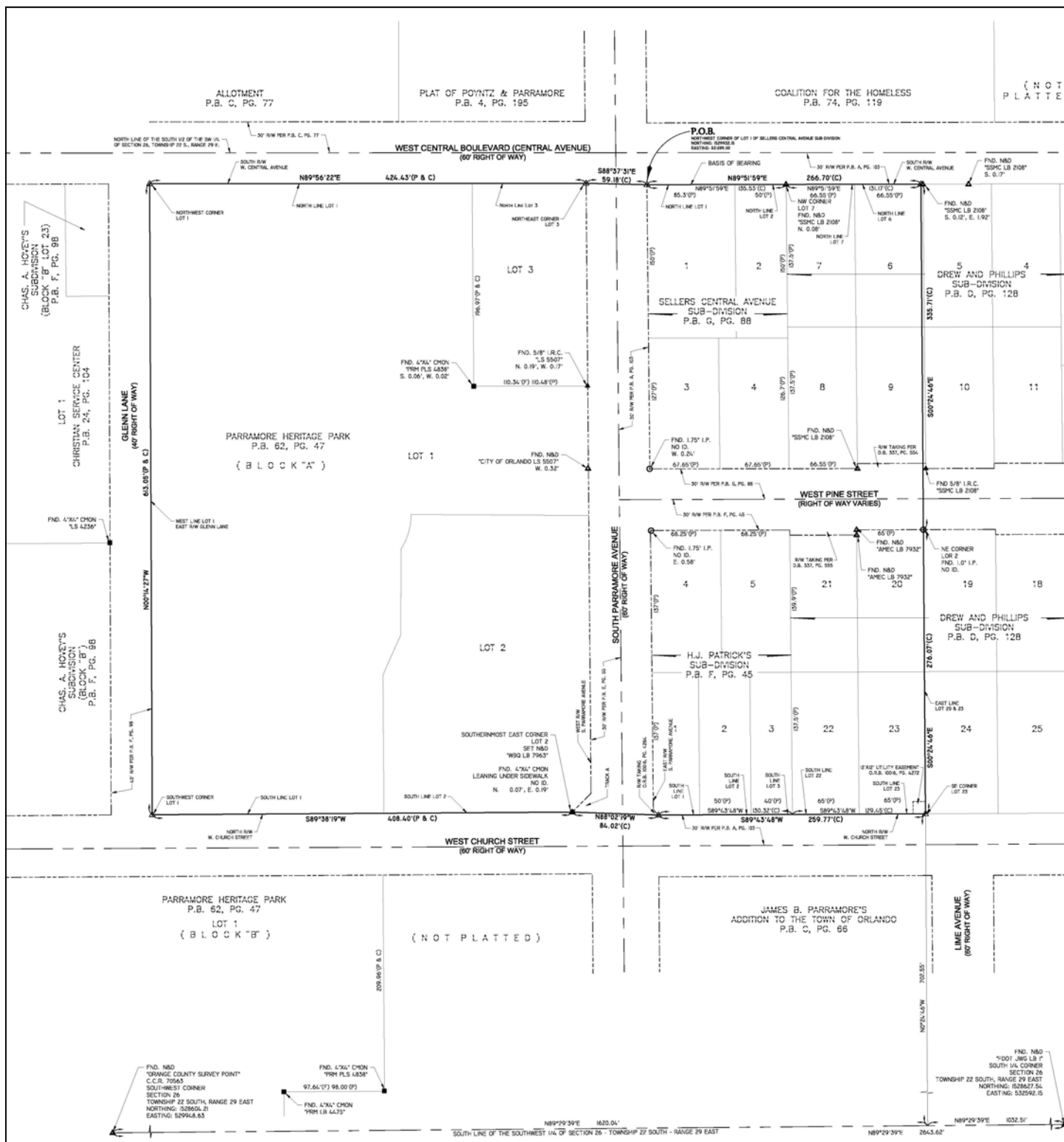
Subject to the conditions contained herein, the Orlando soccer stadium plat is consistent with the requirements for approval of Minor Subdivision Plat applications contained in Section 65 Part 3C of the Land Development Code (LDC):

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.

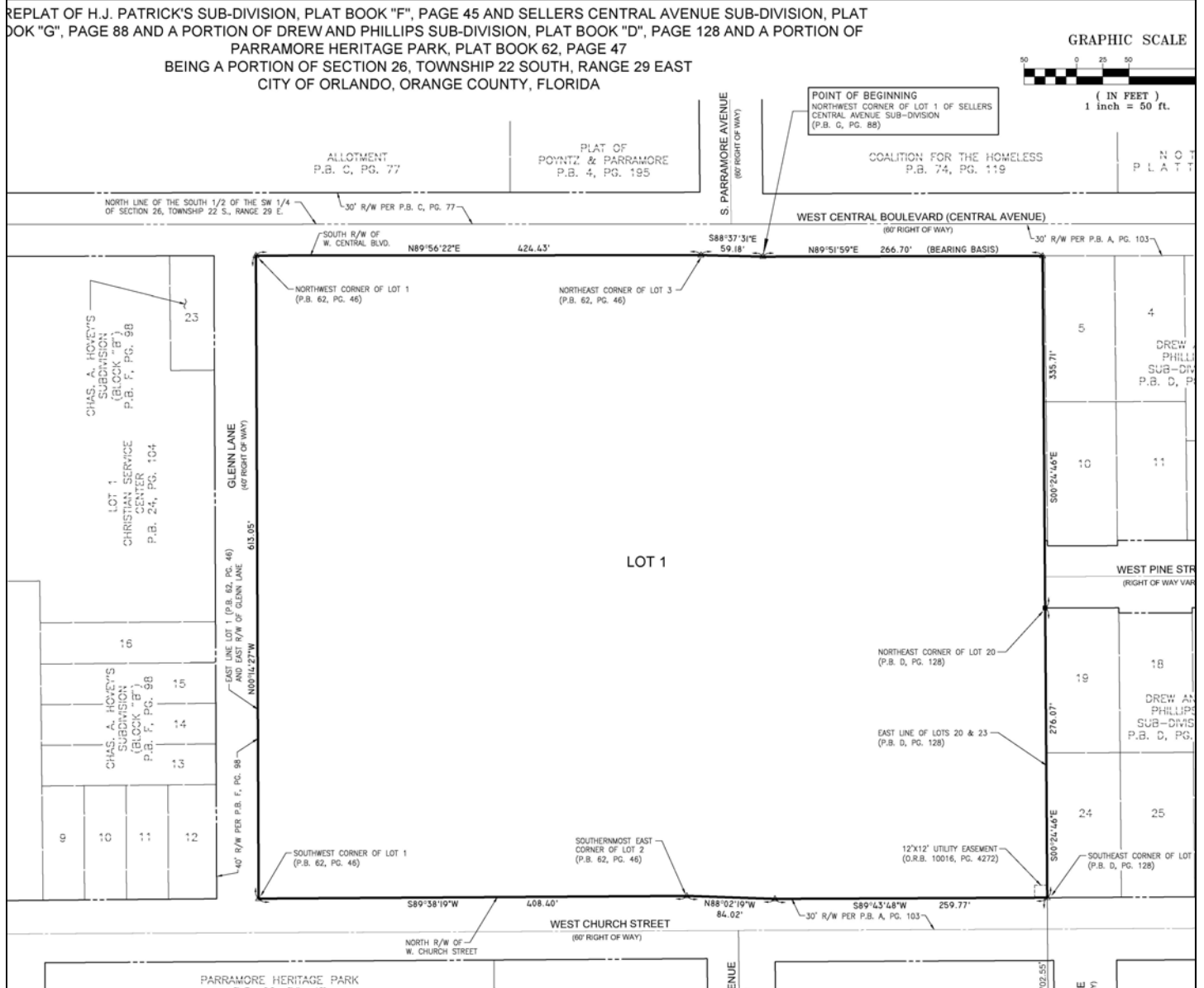
Based on the information provided in the staff report and the findings noted above, staff recommends approval of the Orlando Soccer Stadium replat, subject to the conditions in this staff report.

REVIEW/APPROVAL PROCESS-NEXT STEPS

Following the Technical Review Committee review, plat review, including scheduling City Council approval of the plat, is handled by Sherita Polke (see contact information above, and next steps under Conditions above).



PROPOSED PLAT



CONDITIONS OF APPROVAL

Legal Affairs

Conditions of approval are forthcoming.

City Surveying

Conditions of approval are forthcoming.

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 conditions of the associated Planned Development and Abandonment applications ZON2014-00028 and ABN2014-00003.
3. This plat approval is subject to the City Council adoption of the ordinance partially abandoning Parramore Ave. and Pine St., as described in the staff report for case ABN2014-00003.

Engineering/Zoning

1. 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.
2. As per Section 61.225 of the Land Development Code and the Downtown Development Board, a 13 foot wide concrete sidewalk is required along all dedicated rights-of-way, unless other site specific specifications are given. Any existing sidewalk damaged or broken is to be repaired.
3. 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."
4. Please be advised that the development of this project/property is subject to the terms and provisions of Concurrency Management Chapter 59 of the City Code and the Committed Trip Allocation Policy.
5. 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. 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. In accordance with City Code Section 28.6 (f) 1-3, the Office of Permitting Services is authorized to make a determination of approval/disapproval of refuse container sites. Approval/disapproval of the use of commercial hand pick-up of refuse from any non-residential entity shall be determined solely by the Refuse Collection Bureau Staff.

CONTACT INFORMATION

Land Development

For questions regarding Land Development review, contact Karl Wielecki at 407.246.2726 or at karl.wielecki@cityoforlando.net.

Engineering/Zoning

For questions regarding Engineering/Zoning review, contact Keith Grayson at 407-246-3234 or at keith.grayson@cityoforlando.net.

Plat Review

For questions regarding plat review once the plat has proceeded beyond TRC review, contact Sherita Polke at 407-246-3273 or at sherita.polke@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 your SUB case # into the blank or provide your address, and follow the prompts.

Legal Affairs

For questions regarding Legal/City Attorney review, contact Cynthia Sanford at 407-246-3489 or at Cynthia.sanford@cityoforlando.net.