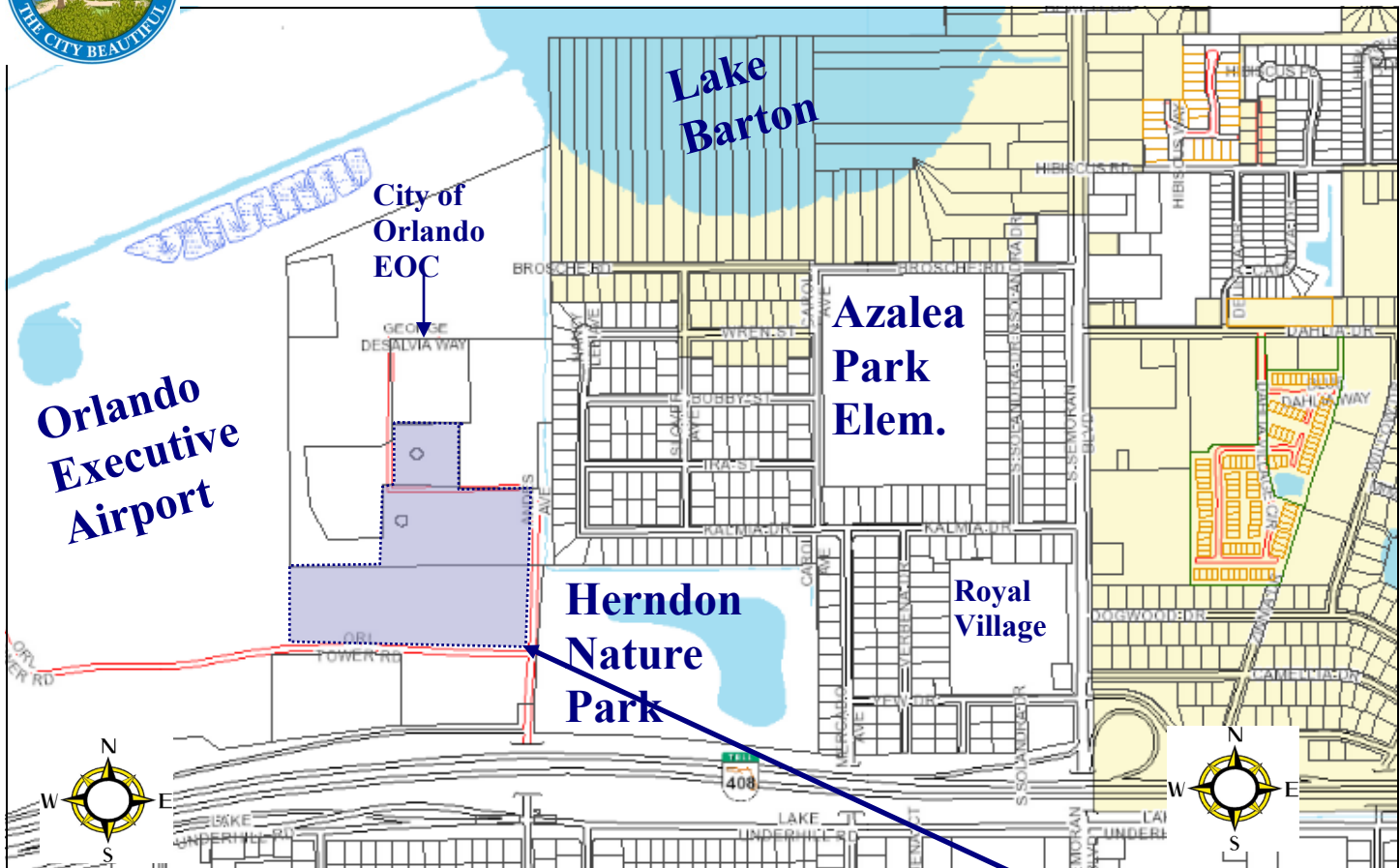




OPD CRIME SCENE OPERATIONS AND EQUESTRIAN CENTER MINOR SUBDIVISION



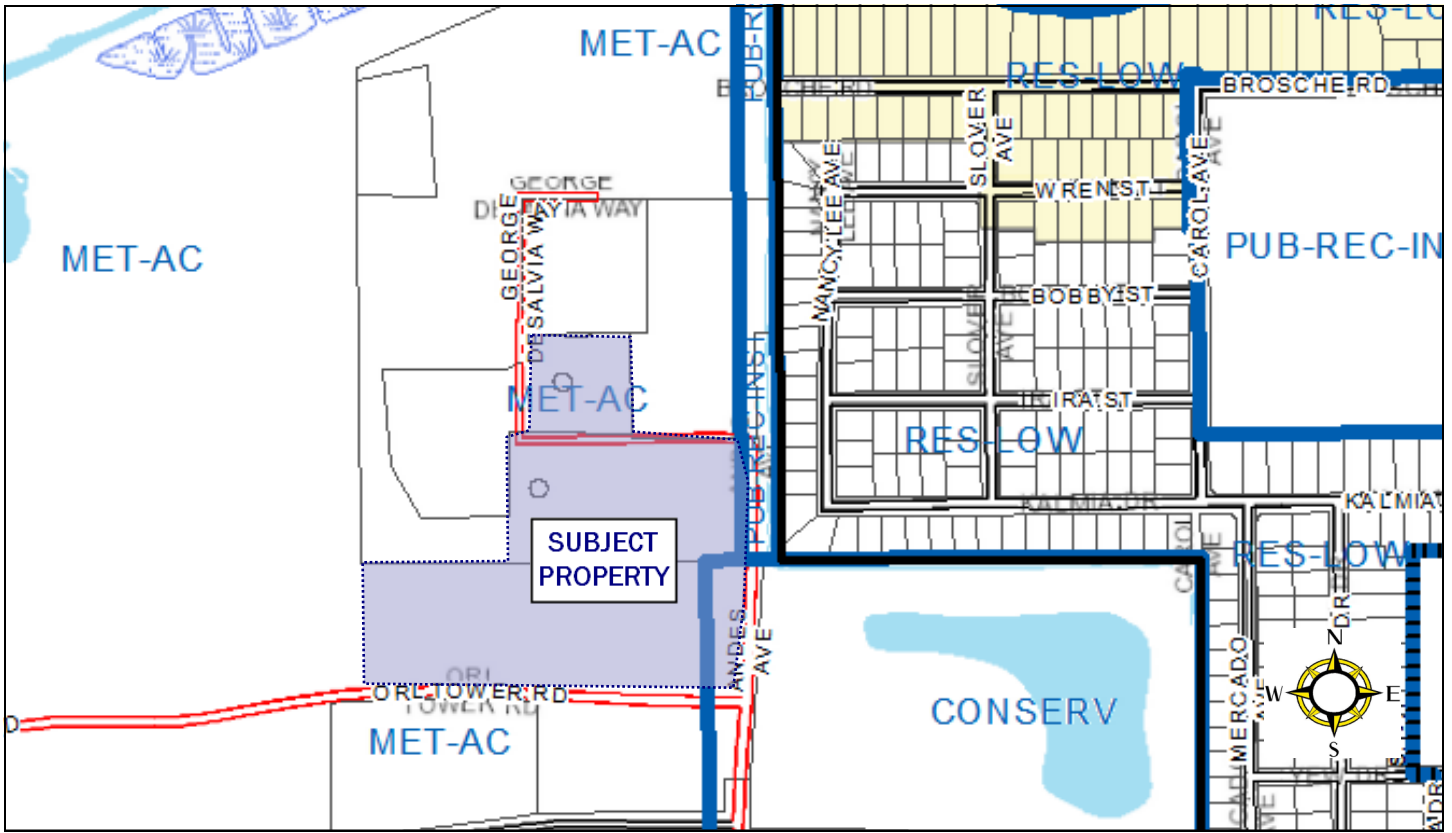
Location Map

 Subject Site

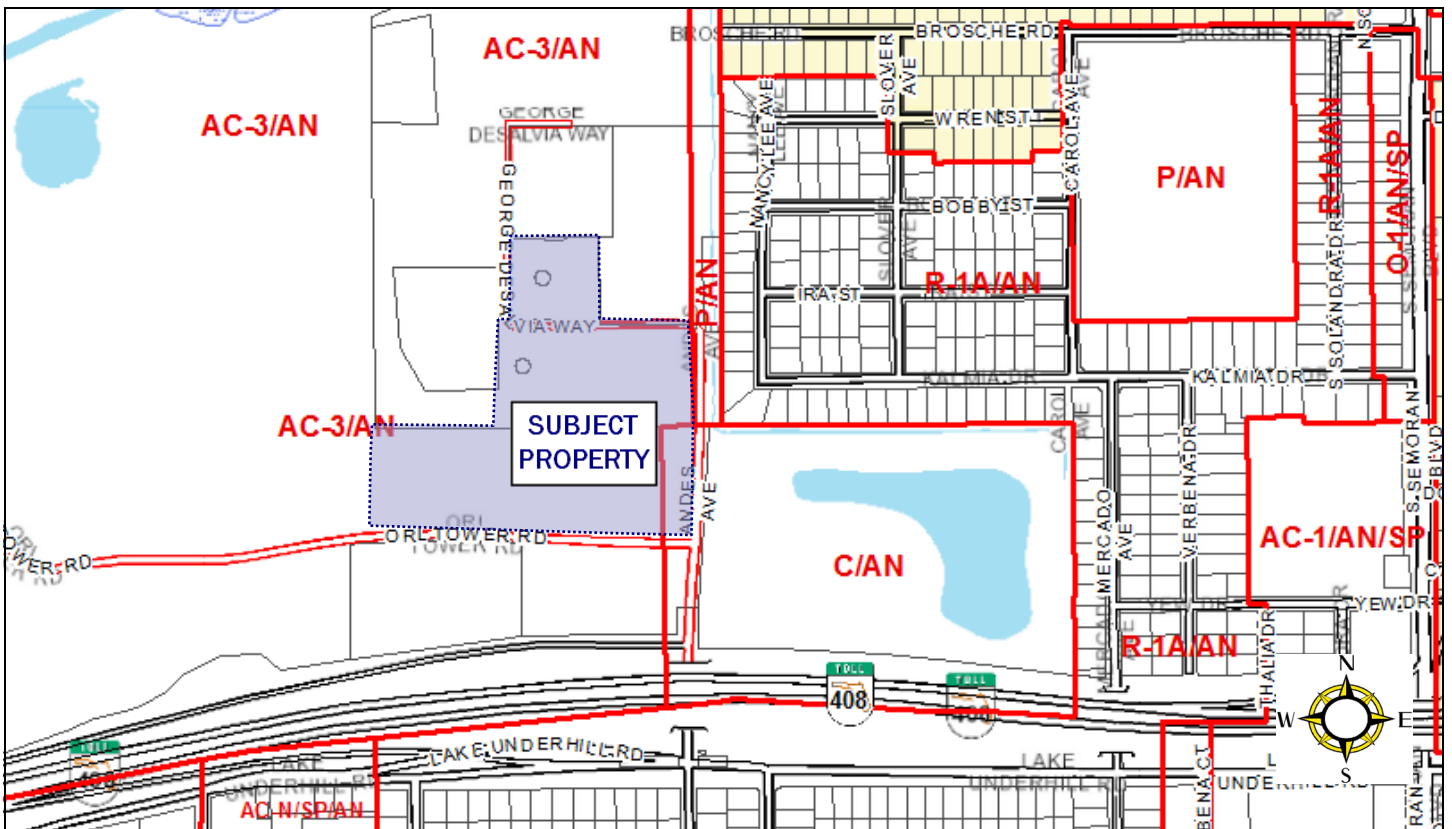
SUMMARY

| | | |
|--|--|--|
| <p>Owner Laurie Botts, Real Estate Division Manger City of Orlando</p> <p>Applicant Stephen Wiedenbeck City of Orlando</p> <p>Project Planner TeNeika Neasman</p> | <p>Property Location: 160 Geo. DeSalvia Way and 264 Andes Ave. (north of Orl Power Rd, east of Orlando Executive Airport, west of Andes Ave, and south of George DeSalvia Wy.; PID: 30-22-28-0000-00-020 and 30-22-28-0000-00-024) (±20 acres, District 2)</p> <p>Applicant's Request: Request for a Major Subdivision plat to combine the existing commercial parcels into one for the proposed Orlando Police Department Crime Scene Operations and Equestrian Center.</p> | <p>Staff's Recommendation: Approval of the request, subject to the conditions in this report.</p> |
| <p>Updated:October 30, 2015</p> | | |

FUTURE LAND USE MAP



ZONING MAP



PROJECT ANALYSIS

Project Description

The subject site is located at 264 Andes Ave., the northwest corner of Andes Avenue and Orl Tower Road, and is 20.1 acres in size. The site consists of undeveloped land and a one-story commercial and warehousing building. The site is zoned AC-3/AN (Metropolitan Activity Center in the Aircraft Noise Overlay District) with a consistent future land designation of MET-AC (Metropolitan Activity Center).

The applicant is requesting approval to convert the two lot parcel into one lot for development of the Orlando Police Department Crime Scene Operations and Equestrian Center facilities.

Previous Actions:

2015: Letter of Determination issued for the warehouse conversion for the Orlando Police Department Crime Scene Storage and Equestrian facility (LDC2015-00215)

Table 1—Project Context

| | Future Land Use | Zoning | Surrounding Use |
|-------|-------------------------|-----------------|-------------------------------|
| North | MET-AC | AC-3/AN | Vacant Land |
| East | PUB-REC-INST RES-LOW | P/AN R-1A/AN | Residential Structures |
| South | MET-AC | AC-3/AN | Expressway Authority building |
| West | MET-AC | AC-3/AN | Vacant Land |

Minor Subdivision Plat

According to Section 65.420 of the Land Development Code, “The purpose of the 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. The lot is consistent with the zoning, future land use, special plan, and surrounding land uses for the area. This replat will provide consistency between the approved development plan and the land development requirements.

Conformance with LDC

The AC-3, Metropolitan Activity Center District, is intended to provide for large concentrated areas of residential, commercial, office, industrial, recreational and cultural facilities at a scale which serves the entire metropolitan area, and at the highest intensities to be found anywhere outside of Downtown Orlando. A mixture of land uses is specifically intended—Metropolitan Activity Centers composed of a single type of use shall be strongly discouraged. These activity centers are intended for locations where arterials and four lane collectors and mass transit service are available, providing access to other metropolitan areas.

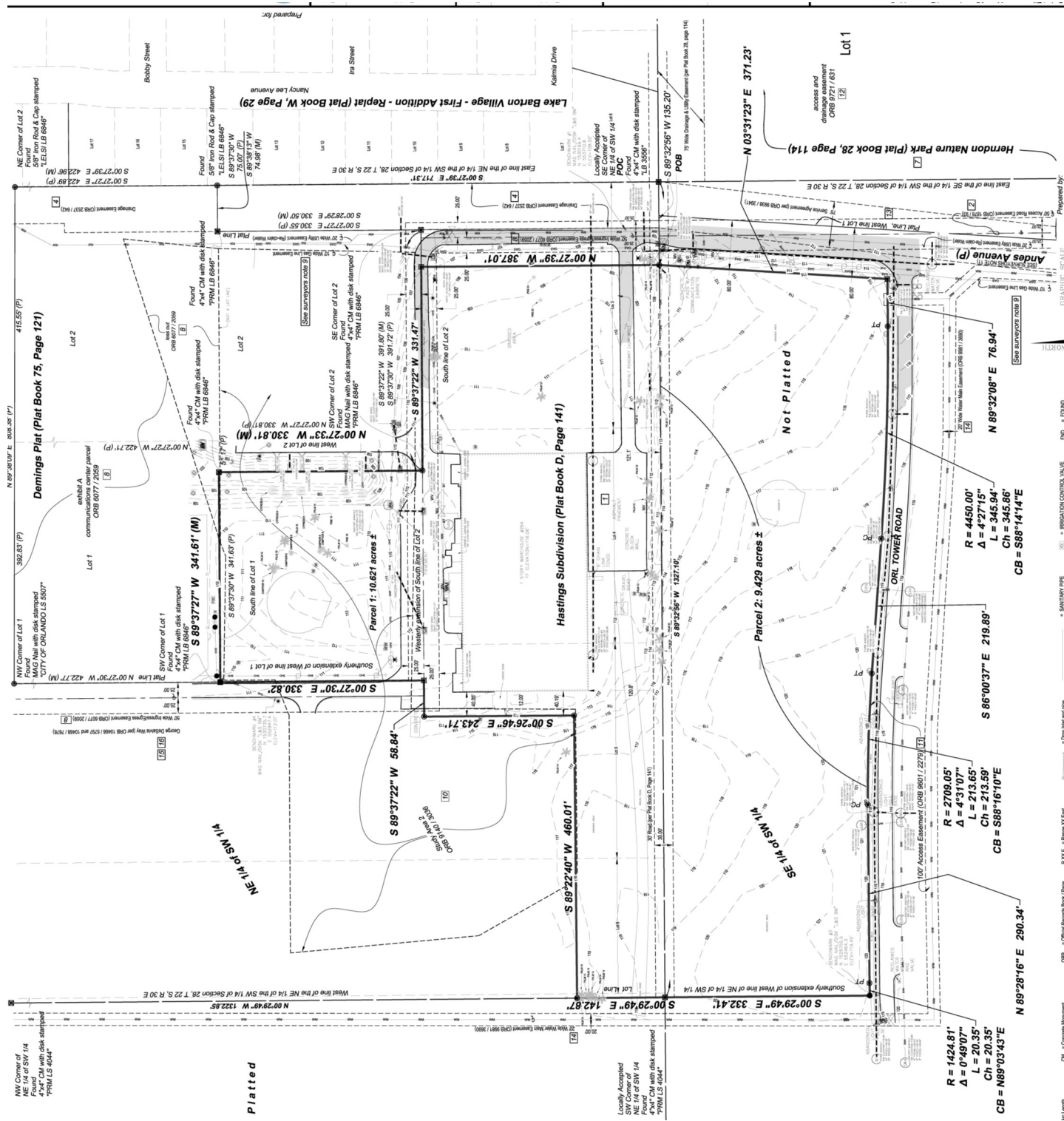
The Aircraft Noise Overlay District is to protect the health, safety, and welfare of persons and property in the vicinity of the OIA and OEA. Aircraft noise may be considered annoying, objectionable, or unhealthy to residents in the community surrounding the airports. The AN Overlay district is intended to reduce noise and safety hazards associated with aircraft operations, to preserve the operational stability of the airports, and assist in the implementation of policies and recommendations found in the City’s Growth Management Plan and in appropriate FAA sponsored Part 150 Studies.

The requirements found in the AN Overlay District are intended to supplement all other zoning districts in which land may be classified, and the various Chapters of the City Code which might impact on aviation and land development, including, but not limited to safety, fire, building, and health codes.

Conformance with GMP

As indicated in Figure LU-1 of the Future Land Use Element, public benefit uses are allowed in the Metropolitan Activity Center future land use designation. For public, recreational, and institutional uses, the minimum FAR applies only within the Traditional City. The maximum intensity for this designation is 3.0 FAR. No structure is proposed to be built as a part of this request. Therefore the density/intensity does not apply. The proposed use (public benefits use) is consistent with the adopted future land use designation. There are no GMP future land use subarea policies affecting the subject property.

BOUNDARY SURVEY

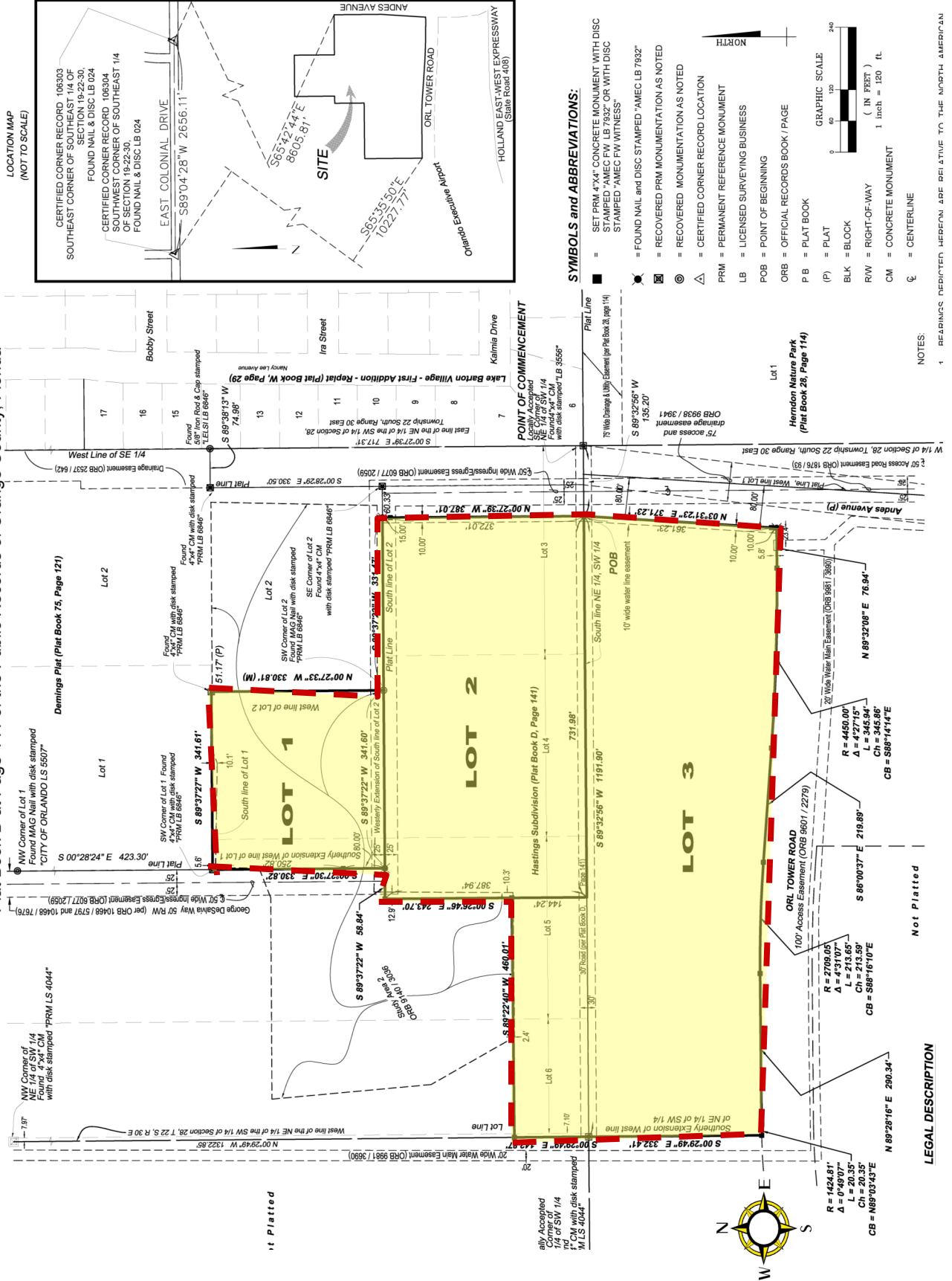


PROPOSED PLAT

Williams-Mina - a Replat

A REPLAT of lands lying in the east 1/2 of the southwest 1/4, of Section 28, Township 22 South, Range 30 East, City of Orlando, Orange County, Florida, a portion of which lies in Lots 3, 4, 5, and 6 of Hastings Subdivision according to the plat thereof recorded in Plat Book D at Page 141 of the Public Records of Orange County, Florida

SHEET 1 OF 1



REQUIRED-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.

Surveying

1. The plat you have submitted for the first time called Williams - Mina – a Replat has not passed the review process for the following reasons:
 1. Sheet: (Survey) The raised seal is missing and the signature needs to be changed ink.
 2. Sheet: (Survey) The sanitary line location is missing at CL of George DeSalvia Way east of lot 1 with all as built information pertaining.
 3. Sheets: (Survey & Plat) George DeSalvia Way and recording information is missing on the east/west portion.
 4. Sheet: (Plat) The distance of the west line on lot 2 is a typo.
 5. Sheet: (Survey) The text size needs to be corrected to minimum size of .10”.
 6. Sheet: (Plat) The 30' Road (per Plat Book D Page 141) needs to be removed, with the replat.
 7. Sheet: (Plat) Change the Water Line Easement language to Utility Easement Per Plat along lots 2 & 3 and add it to the dedication.
 8. The Title Opinion wasn't submitted at this time of review.
 9. The Dedication block is blank and needs to be filled in before approval.
 10. Field Review has not been completed at this time. Email Dean Hill and copy me to schedule future field checks. Dean can be reached at dean.hill@cityoforlando.net. FS 177.091(7)
 11. Orange County Property Appraiser has not completed their review at this time.
 12. 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)
 13. 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. 2 copies of the title opinion
 - d. Email, CD, or flash drive containing PDF files of all documents.Verify the total number of copies needed with John Groenendaal.

Permitting

1. Plat Revision. The Replat sheet 1 of 1 does not appear to depict a utility easement for the existing sanitary sewer and proposed sanitary sewer main relocation. Clarify the need for a utility easement.
2. Plat Revision. Place George Desalvia Way into a tract to be maintained by the City.
3. GOAA Review. Plat name approved. Please also submit to GOAA for review.

INFORMATIONAL-CONDITIONS OF APPROVAL

Orlando Police Department

1. The Orlando Police Department has no objections to the final plat request for the new OPD Crime Scene Operations & Equestrian Centers located at 160 George DeSalvia Wy. And 264 Andes Ave. A complete CPTED review for this project 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.

Permitting

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. 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.

INFORMATIONAL-CONDITIONS OF APPROVAL

3. Sewer Benefit Fee. The owner/developer is required to pay the Sewer Benefit Fee in accordance with the Sewer Service Policy.
4. 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:
 1. Permit Application - signed/sealed by the owner. This Office will complete page 10 of 11 when the construction plans are approved.
 2. 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 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.
5. Concurrency Management. 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. Storm Water Management. 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.
7. 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.
8. Minor Plat. 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.
9. 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.
10. Storm Water 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.

FINDINGS

Subject to the conditions contained herein, the proposal is consistent with the requirements for approval of The OPD Crime Scene Operations and Equestrian Center Major 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 OPD Crime Scene Operations and Equestrian Center major subdivision request subject to the conditions contained in this staff report.

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.

CONTACT INFORMATION

Land Development

For questions regarding Land Development plan review, please contact TeNeika Neasman at 407-246-4257 or teneika.neasman@cityoforlando.net.

Transportation Planning

For questions regarding Transportation Planning plan review, please contact Nancy Ottini at 407-246-3529 or nancy.jurus-ottini@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.

Growth Management

For questions regarding Growth Management plan review, please contact Colandra Jones at (407) 246-3415 or Colandra.Jones@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.

FINDINGS

Subject to the conditions contained herein, the proposal is consistent with the requirements for approval of Major 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 major subdivision request subject to the conditions contained in this staff report.