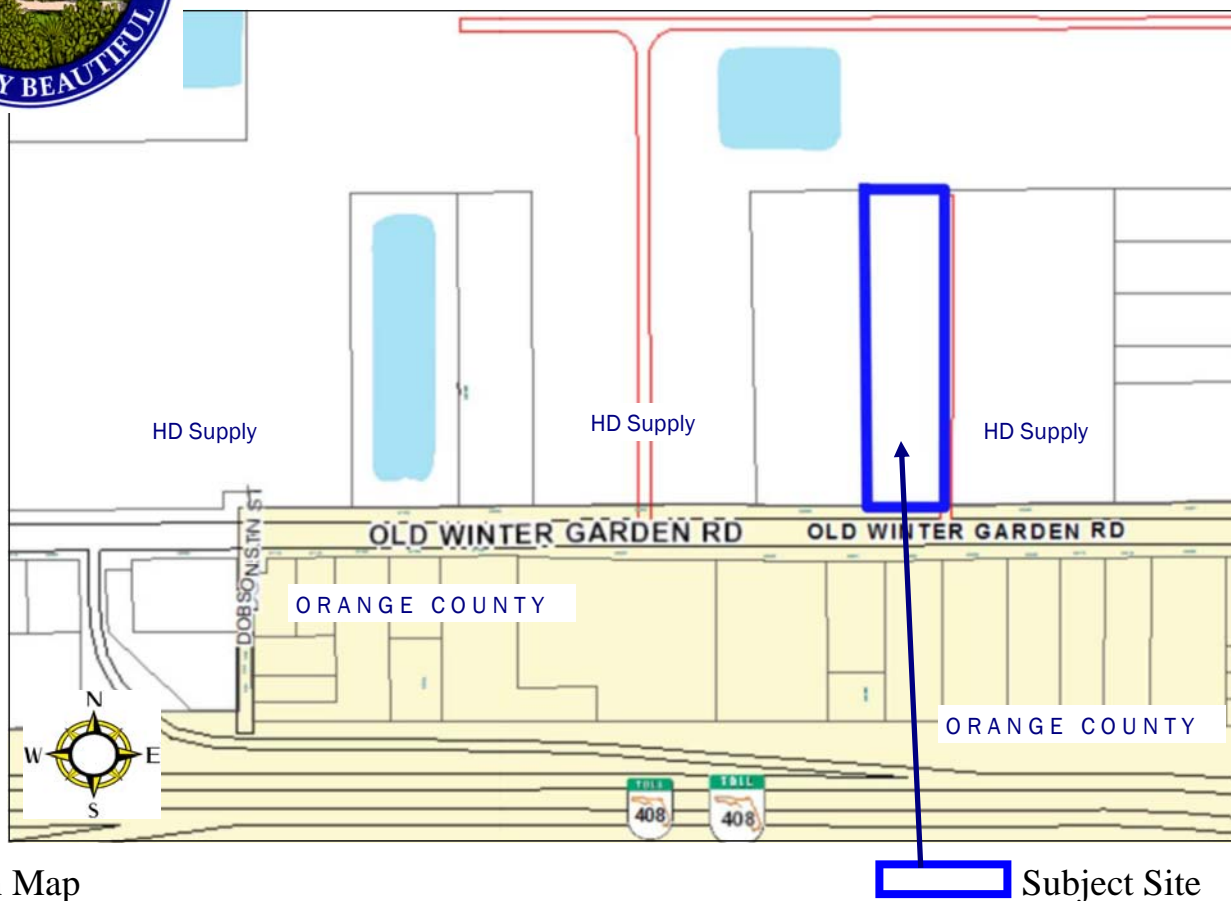




HVI (STAFF ZONE) (MINOR PLAT) 3605 OLD WINTER GARDEN RD.



Location Map

Subject Site

SUMMARY

Applicant

Gary Krick, Chief Surveyor
SE Surveying & Mapping, Inc.

Owner

Harris Inv. Holdings, LLC

Project Planner

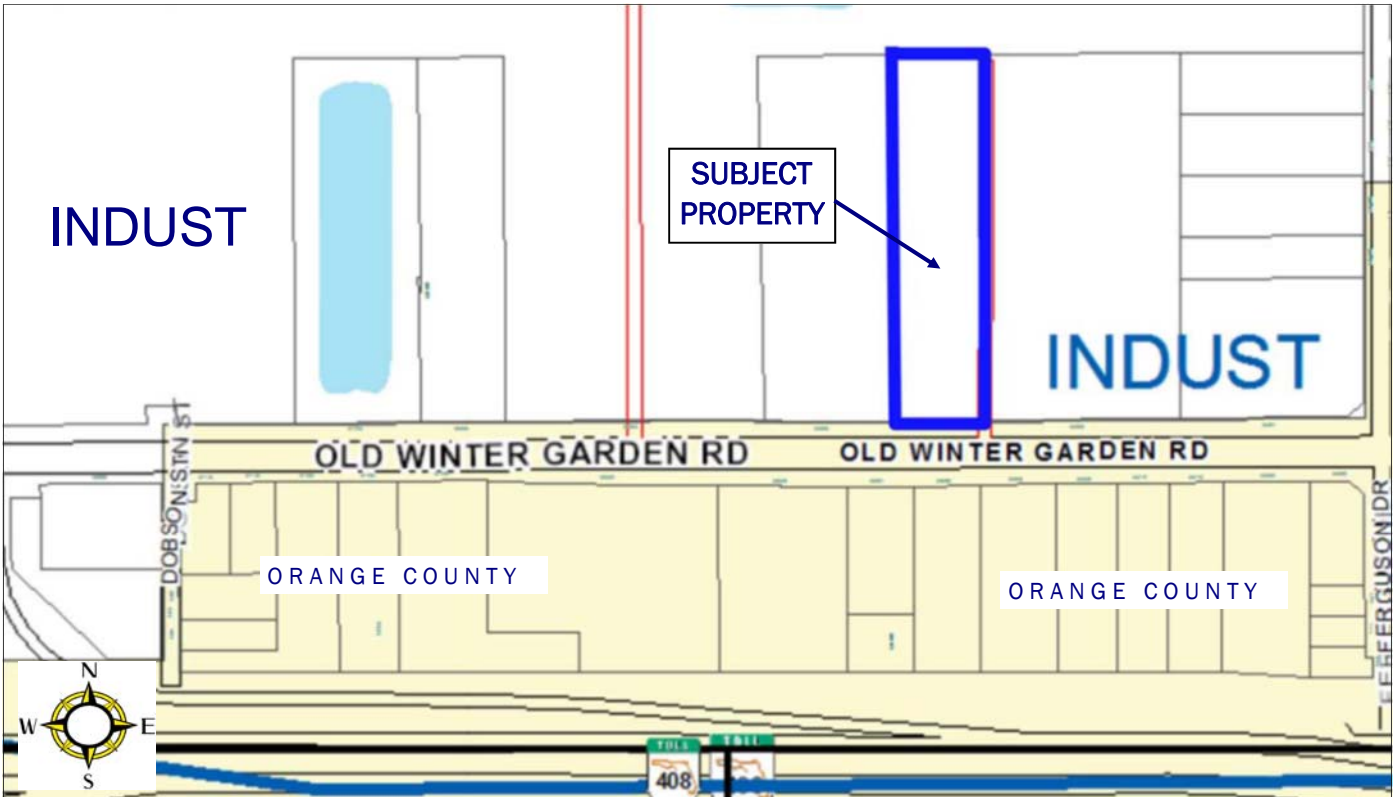
Jim Burnett, AICP

Property Location: 3605 Old Winter Garden Rd. (north side of Old Winter Garden Rd., between Dobson St. and Ferguson Dr.) (Parcel #28-22-29-0000-00-104; 2.0 acres, District 5).

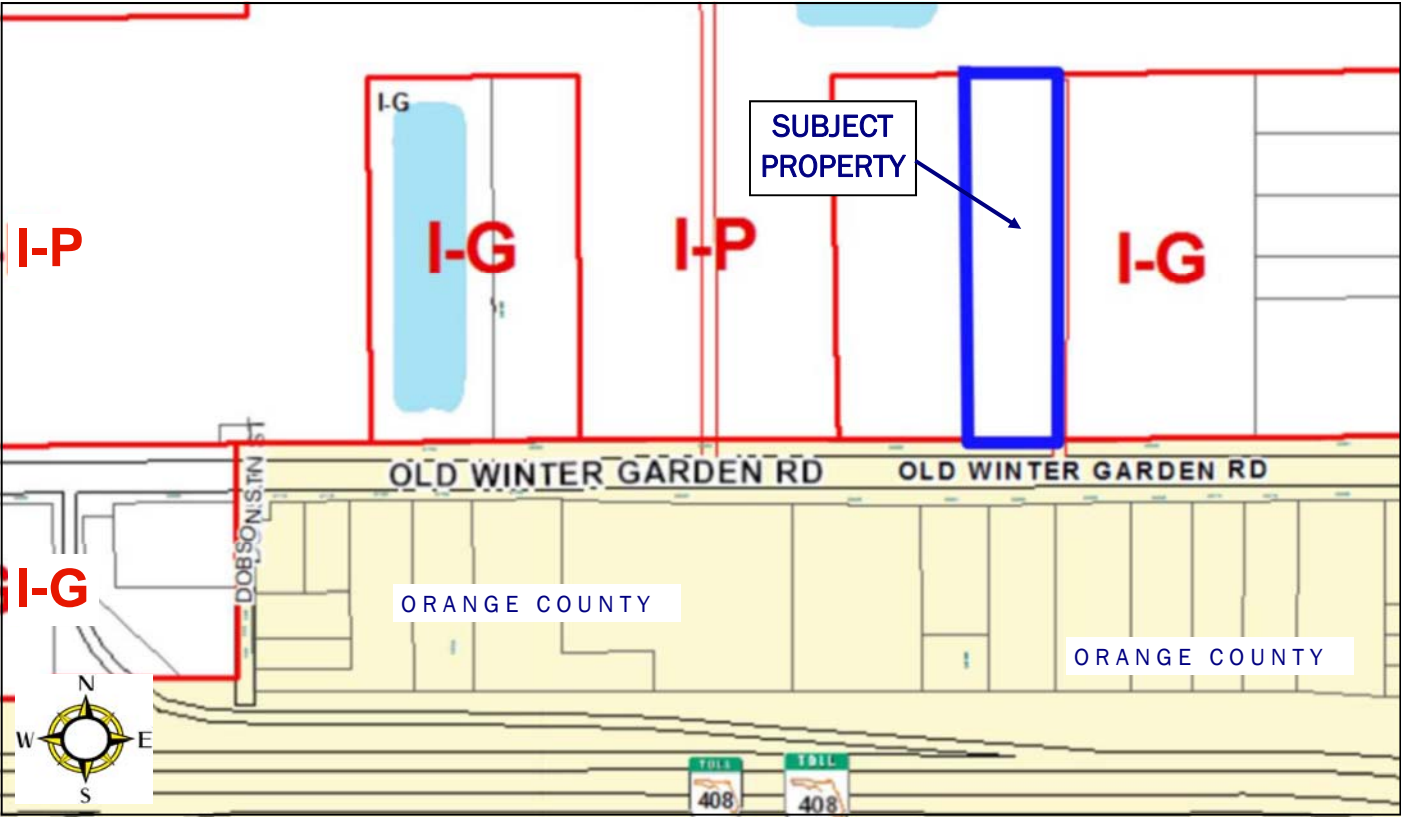
Applicant's Request: The applicant proposes to plat a vacant property with the intention of developing a Temporary Labor staffing office on the front portion of the lot, with future development to the rear/north. The property is located in the West Colonial neighborhood.

Staff Recommendation: Approval of the minor plat, subject to conditions in this staff report.

FUTURE LAND USE MAP



ZONING MAP



PROJECT ANALYSIS

Project Description

The applicant is requesting to plat a property as part of the development of a Temporary Labor staffing office (per a previously approved Conditional Use Permit). The property is zoned I-G and is located in the West Colonial neighborhood west of Ferguson Dr.

Previous Actions

12/2000: Property annexed into the City as part of the Hughes Supply South Annexation Area (City Doc. #33426).

2001: Industrial future land use and I-G zoning assigned to the property.

2006: Master Plan for Super Home Depot complex (MPL2005-00013) approved for property to the west and north.

5/2015: Conditional Use Permit approved (CUP2015-00003) to allow a Temporary Labor staffing office on the property; Property acquired by current owner.

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

Table 1—Project Context - Adjacent Properties			
	<i>Future Land Use</i>	<i>Zoning</i>	<i>Use</i>
North	Industrial	I-P (Industrial Park)	Vacant Land
East	Industrial	I-G (Industrial, General)	Vacant Land
South	(Across Old Winter Garden Rd.) Orange County Commercial	County C-3 (Heavy Commercial)	Auto Body, Warehouse & Mobile Home
West	Industrial	I-G	Warehouses

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 platted as a prerequisite to development of a Temporary Labor staffing office.

Existing Zoning and Future Land Use

As noted above, the property is zoned I-G (Industrial, General), with Industrial 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-G)		
<i>Use & Proposed Lot</i>	<i>Min. Lot Size (sq. ft.)</i>	<i>Lot Dimensions (min.)</i>
Temp Labor office	10,000	100 ft. (w) (no depth req.)
Lot 1	87,120 sq. ft.	145.8 ft. (w) x 599.6 ft. (d)

Proposed Development

Access to the vacant property is solely from Old Winter Garden Rd. As previously noted, a Temporary Labor staffing office is proposed, hence the need for the minor plat.

School Impacts - Based on the proposed office use in an industrial area, a school impact analysis is not needed.

Findings/Recommendation

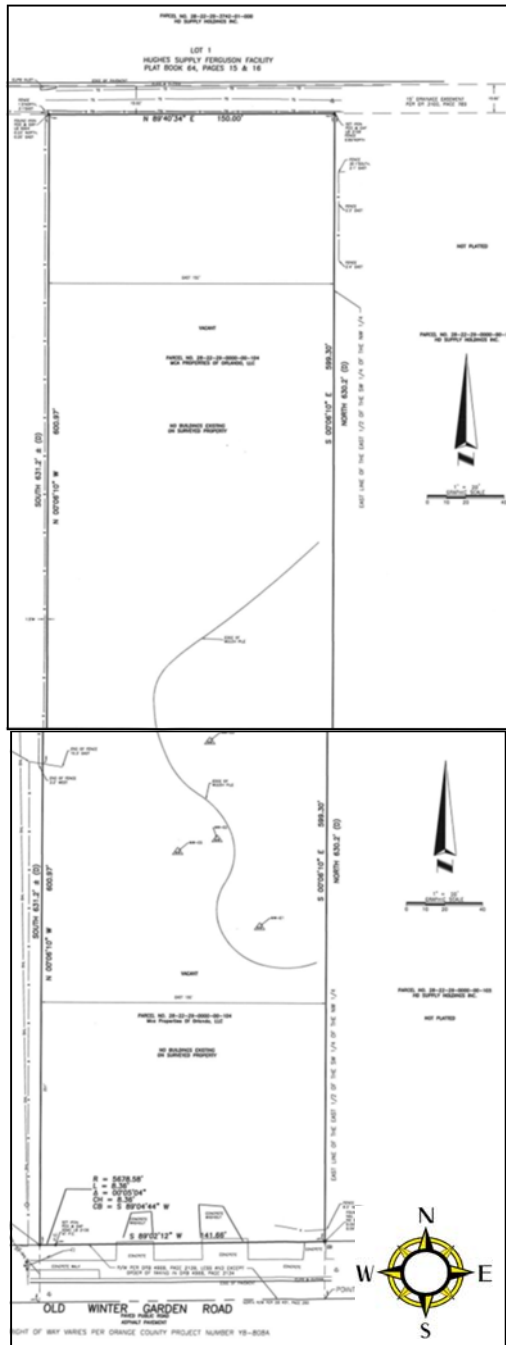
Subject to the conditions contained herein, the Hvi Subdivision Plat is consistent with the requirements for approval of Minor Subdivision Plat applications as contained in Section 65 Part 3C of the Land Development Code (LDC):

1. The proposed 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 LDC.
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 Hvi Subdivision Minor Plat, subject to the conditions in this staff report.



2015 SITE SURVEY



PROPOSED PLAT

Hvi SUBDIVISION

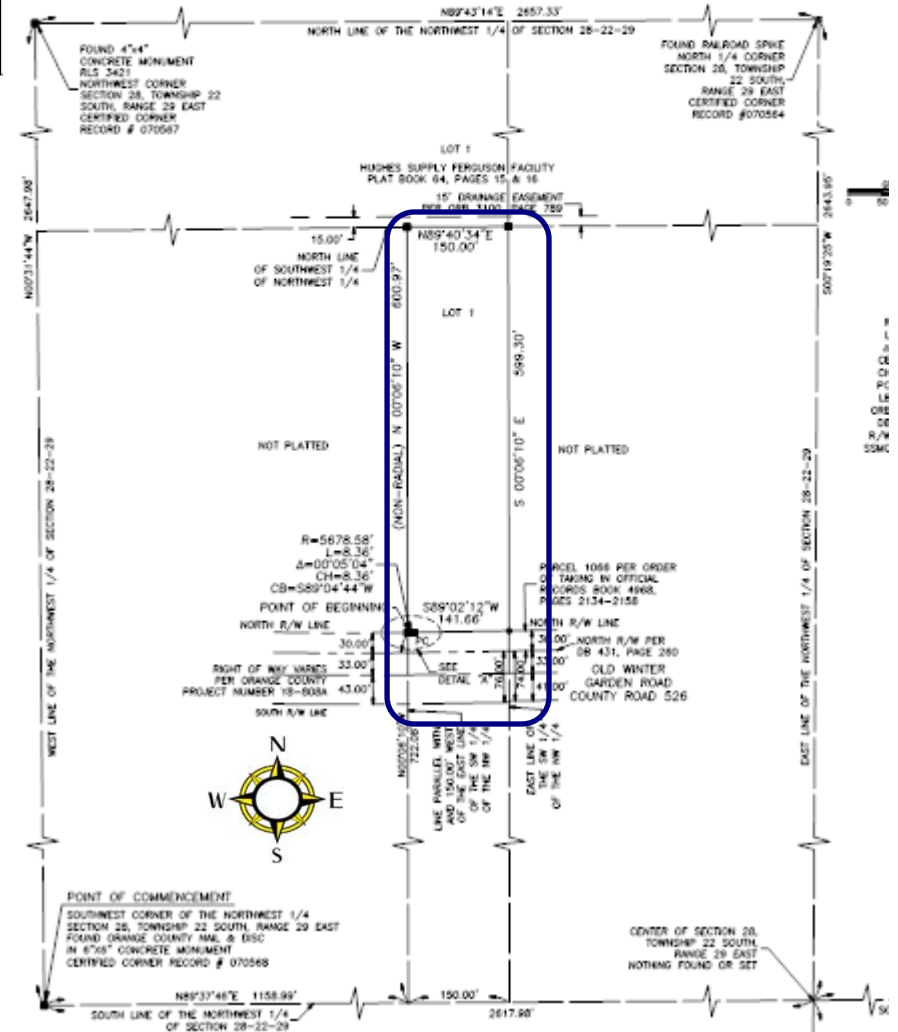
A PORTION OF THE NORTHWEST QUARTER OF SEC
TOWNSHIP 22 SOUTH, RANGE 29 EAST, CITY OF ORLANDO, ORAN

DESCRIPTION

A portion of the Northwest 1/4 Section 28, Township 22 South, Range 29 East, Orange County, Florida, being more particularly described as follows:

Commence at the Southwest corner of the Northwest 1/4 of Section 28, Township 22 South Range 29 East, Orange County, Florida; thence North 89°37'46" East, a distance of 1158.99 feet along the South line of said Northwest 1/4 to a point on a line parallel with and 150.00 feet West of the East line of the Southwest 1/4 of said Northwest 1/4; thence North 07°05'10" West, a distance of 722.06 feet along said parallel line, to the North Right of Way line of Old Winter Garden Road per Official Records Book 4968, Page 2138, Public Records of Orange County, Florida and for a Point of Beginning; thence continue along said parallel line North 07°05'10" West, a distance of 800.97 feet to the North line of said Southwest 1/4 of the Northwest 1/4; thence North 89°40'34" East a distance of 150.00 feet along said North line to the aforementioned East line of the Southwest 1/4 of the Northwest 1/4; thence South 07°05'10" East a distance of 599.30 feet along said East line to the aforementioned North Right of Way line; thence South 87°02'12" West a distance of 141.66 feet along said North Right of Way line to a Point of Curvature of a curve concave Southeastwardly having a radius of 5678.58 feet and a central angle of 00°05'04"; thence Southeastwardly along the arc of said curve and said North Right of Way line a distance of 8.36 feet to the Point of Beginning.

Containing 2.07 Acres more or less.



CONDITIONS OF APPROVAL - REQUIRED

Sewer - (no issues)

Legal Affairs - (no issues)

City Surveying - An initial review letter has yet to be sent to the applicant's surveyor, noting which items need 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. The new development/redevelopment of the property shall be consistent with the conditions of CUP2015-00003 and shall require building permits prior to construction.

Permitting Plat Review - (no comments or conditions - project related conditions provided with CUP2015-00003)

Growth Management - (no issues)

Transportation Engineering - Cross-access easements to all adjacent properties shall be separately recorded, with the recording information provided on the face of the plat.

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>. Key the SUB case number 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.

Growth Management - Contact Wes Shaffer at 407-246-3792 or at thomas.shaffer@cityoforlando.net.

Sanitary Sewer - Contact David Breitrick at 407-246-2886 or at david.brietrick@cityoforlando.net.

REVIEW/APPROVAL PROCESS-NEXT STEPS

Following the Technical Review Committee (TRC) meeting, 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).