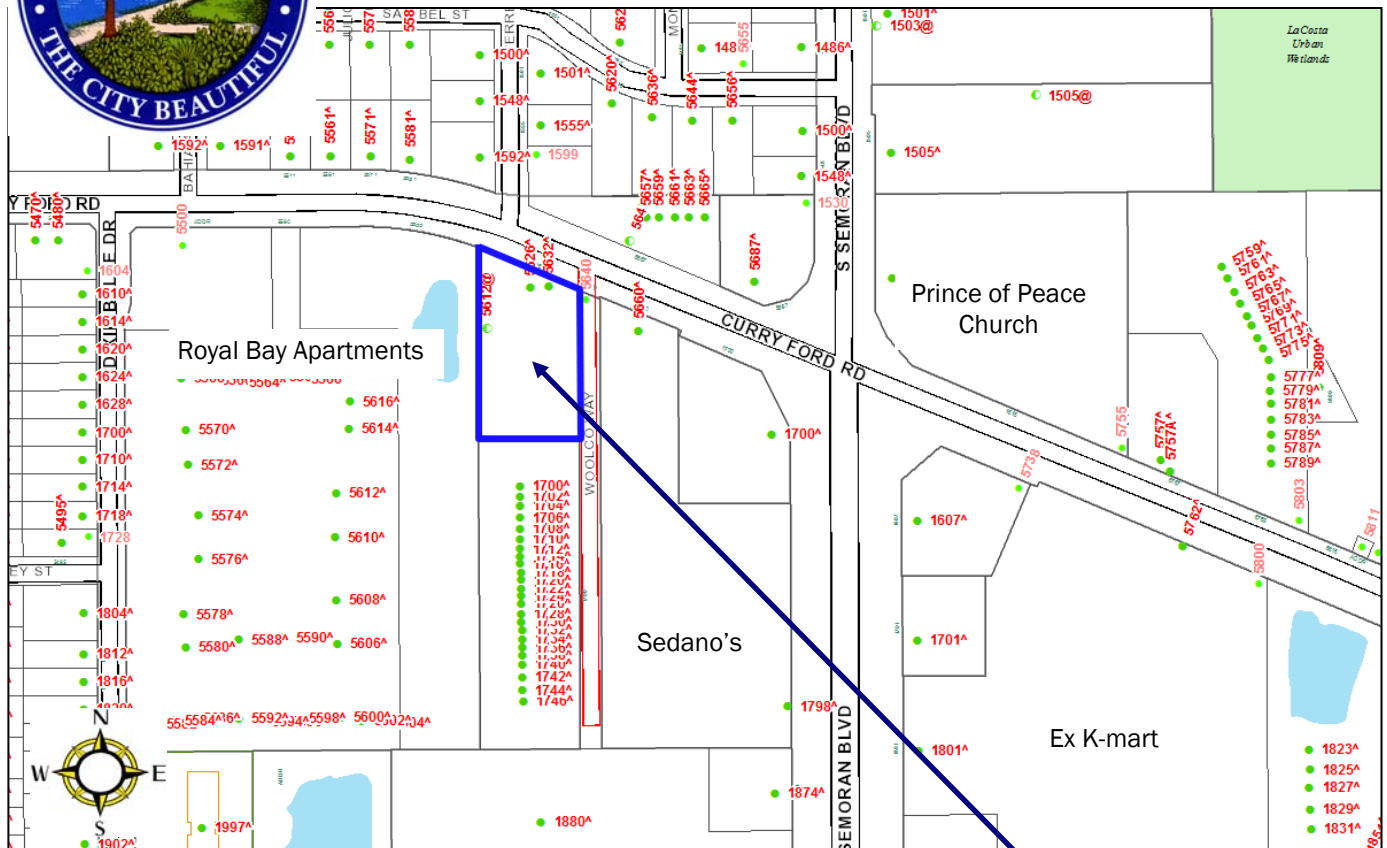




# HOGAN PROPERTY REPLAT W. MODIFICATION OF STANDARDS



Location Map

**Subject Site**

## SUMMARY

### Applicant

Jonathan Moore, President  
Acquisition Consultants, Inc.

### Owner

Brian Hogan, Hogan Props.

### Project Planner

Jim Burnett, AICP

**Property Location:** 5626 Curry Ford Rd. (southwest corner of Curry Ford Rd. and Woolco Way, west of S. Semoran Blvd.) (Parcel #04-23-30-9488-00-010; 1.28 acres, District 2).

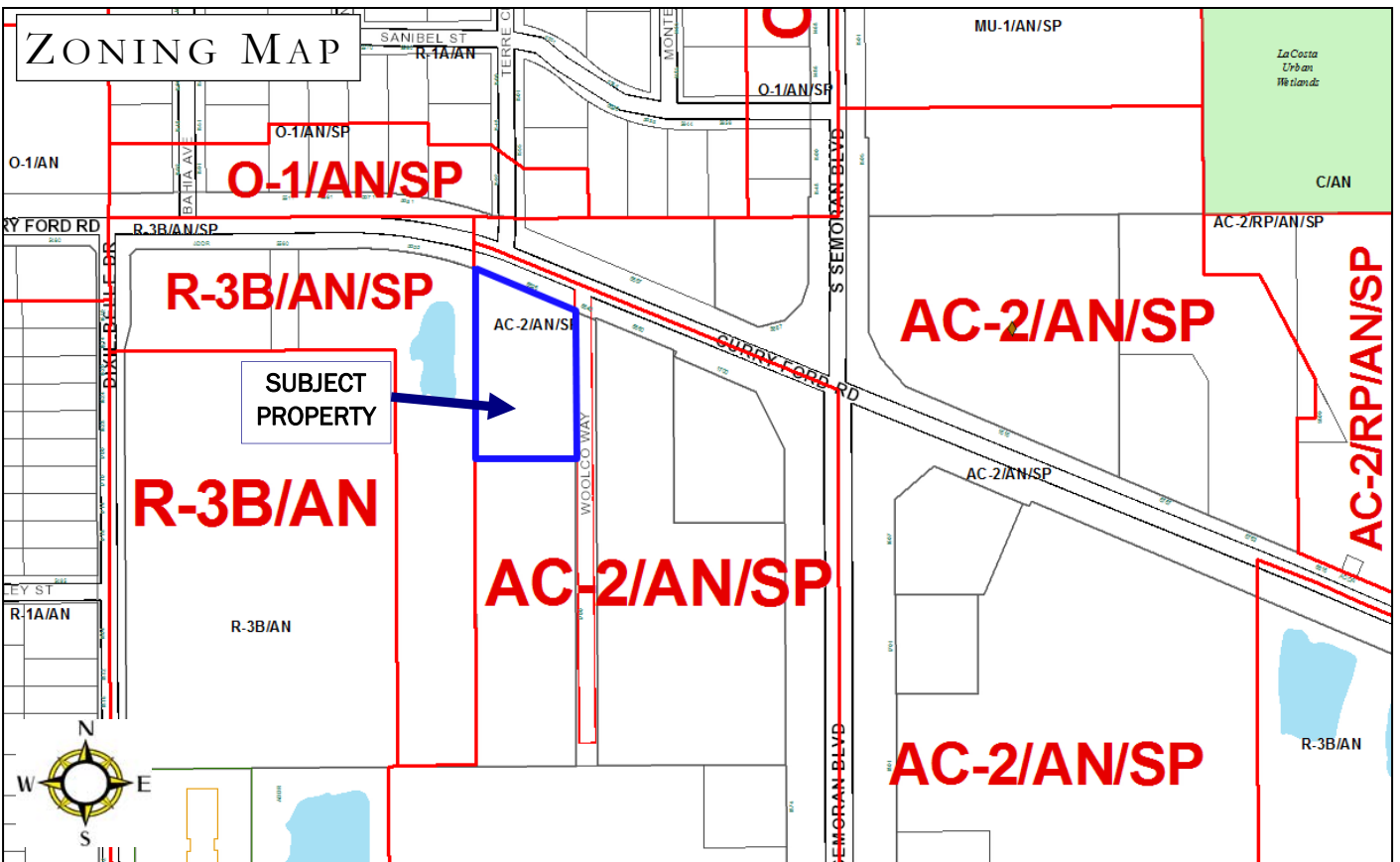
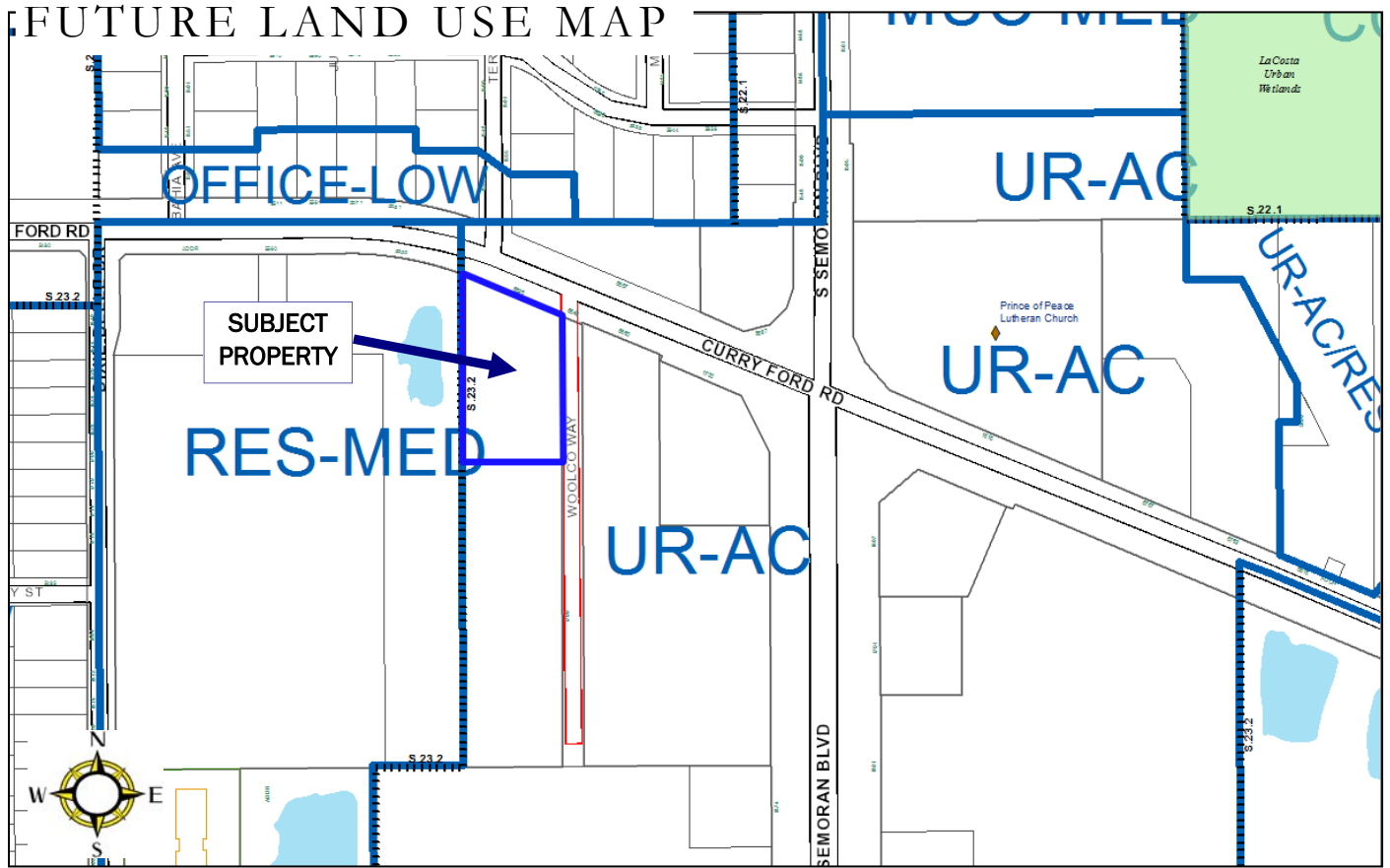
**Applicant's Request:** The applicant proposes to replat an existing lot by splitting it into two (2) parcels. A Modification of Standards is needed because the adjacent roadway (Woolco Way), by which the southern lot will be accessed, is a substandard ingress-egress easement and not a dedicated city or private street. The property is located in the Dixie Belle

neighborhood west of S. Semoran Blvd.

**Staff Recommendation:** Approval of the Replat with Modification of Standards, subject to conditions in this staff report.

**Public Comment:** Courtesy notices were mailed to property owners within 300 ft. of the subject property the week of August 1, 2016. As of the mail-out of the staff report, staff has received no inquiries relative to the Replat with Modification of Standards request.

Updated: July 29, 2016



# PROJECT ANALYSIS

## Project Description

The applicant is requesting to replat an existing parcel into two (2) separate lots, for sale and development of the northern (vacant) portion. A Modification of Standards is needed because the adjacent roadway (Woolco Way) does not meet minimum City roadway width requirements and is not a platted City or private street. The property is zoned AC-2/AN/SP and is located in the Dixie Belle neighborhood west of S. Semoran Blvd.

## Previous Actions

- 1973: Subject property annexed into the City (Doc. #11387).
- 1974: Property originally platted as part of Woolco Center.
- 1980: Forty (40) ft. wide ingress-egress easement (Woolco Way) recorded (on east side of property).
- 1981: Subject property replatted as Lot 1, Replat of Woolco Center; 8,006 sq. ft. Quincy’s Restaurant constructed.
- 2004: Property acquired by current owner; restaurant converted to an office use (BLD2004-11585).

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

<i>Direction</i>	<i>Future Land Use</i>	<i>Zoning</i>	<i>Adjacent Uses</i>
North	(Across Curry Ford Rd.) Urban Activity Center (UR-AC)	AC-2/AN/SP (Urban Activity Center, Aircraft Noise Overlay, South Semoran Special Plan Overlay)	Retail Plaza
East	(Across Woolco Way) UR-AC	AC-2/AN/SP	Sedano’s Supermarket
South	UR-AC	AC-2/AN/SP	Century Plaza (Retail)
West	Residential Medium Intensity (RES-MED)	R-3B/AN/SP (Medium Intensity Residential Development, Aircraft Noise Overlay, South Semoran Special Plan Overlay)	Royal Palm Apartments

## 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 split the property and develop a second use on the northern parcel. A Modification of Standards (LDC Chapter 65 Part 3G) is needed because the adjacent 40-ft. wide ingress-egress easement (Woolco Way) does not meet the Code minimum 70-ft. R-O-W width requirement (per LDC Section 61.221, Figure 5).

## Existing Zoning and Future Land Use

As noted above, the property is zoned AC-2/AN/SP (Urban Activity Center, Aircraft Noise Overlay, South Semoran Special Plan Overlay), with Urban Activity Center future land use. Per Table 2 below, the plat request complies with standards for platting of lands with a Modification of Standards, as contained in LDC Chapter 65 Part 3G.

## Proposed Development

The property is currently developed as an office with ample surface parking. Access to the property is from both Curry Ford Rd. and Woolco Way. Once subdivided in the configuration shown on page 5 of this report, the northern lot will continue to have dual access, while the southern lot will be directly accessed from Woolco Way and, with a cross-access easement, through the northern lot as well.

**School Impacts** - The site is developed as an office and will continue to be further developed with non-residential uses. Thus, a school impact analysis is not needed.

## Findings/Recommendation

Subject to the conditions contained herein, the Hogan Property Replat with Modifications is

<i>Use &amp; Proposed Lot</i>	<i>Min. Lot Size (sq. ft.)</i>	<i>Lot Dimensions (min.)</i>
Office & Vacant	none	none
Lot 1 (north lot)	26,932 (0.62 ac.)	variable (w) x 181 ft. (d)
Lot 2 (south lot)	28,828 (0.66 ac.)	158 ft. (w) x 181 ft. (d)

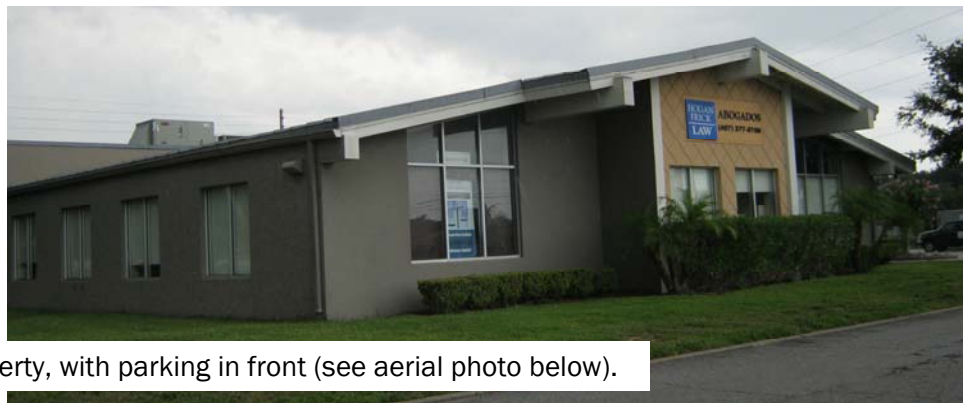


consistent with the requirements for approval of Minor Subdivision Plat applications with Modification of Standards as contained in Section 65 Part 3G of the Land Development Code (LDC):

1. The proposed minor plat with Modification of Standards is consistent with the purpose and intent of the City's Growth Management Plan.
2. The proposed minor plat with Modification of Standards for access and frontage on a substandard 40-ft. wide ingress-egress easement (Woolco Way) is consistent with the requirements of the LDC.
3. The minor plat with Modification of Standards 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 Hogan Property Replat with Modification of Standards, subject to the conditions in this staff report.

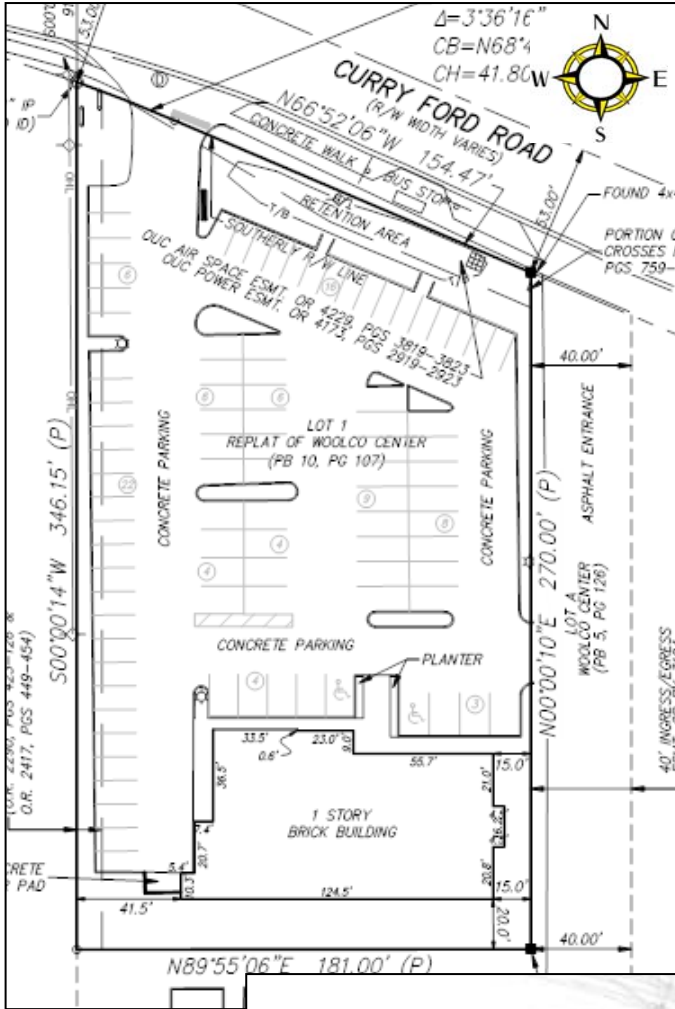
### SITE PHOTO



Existing office use on the property, with parking in front (see aerial photo below).



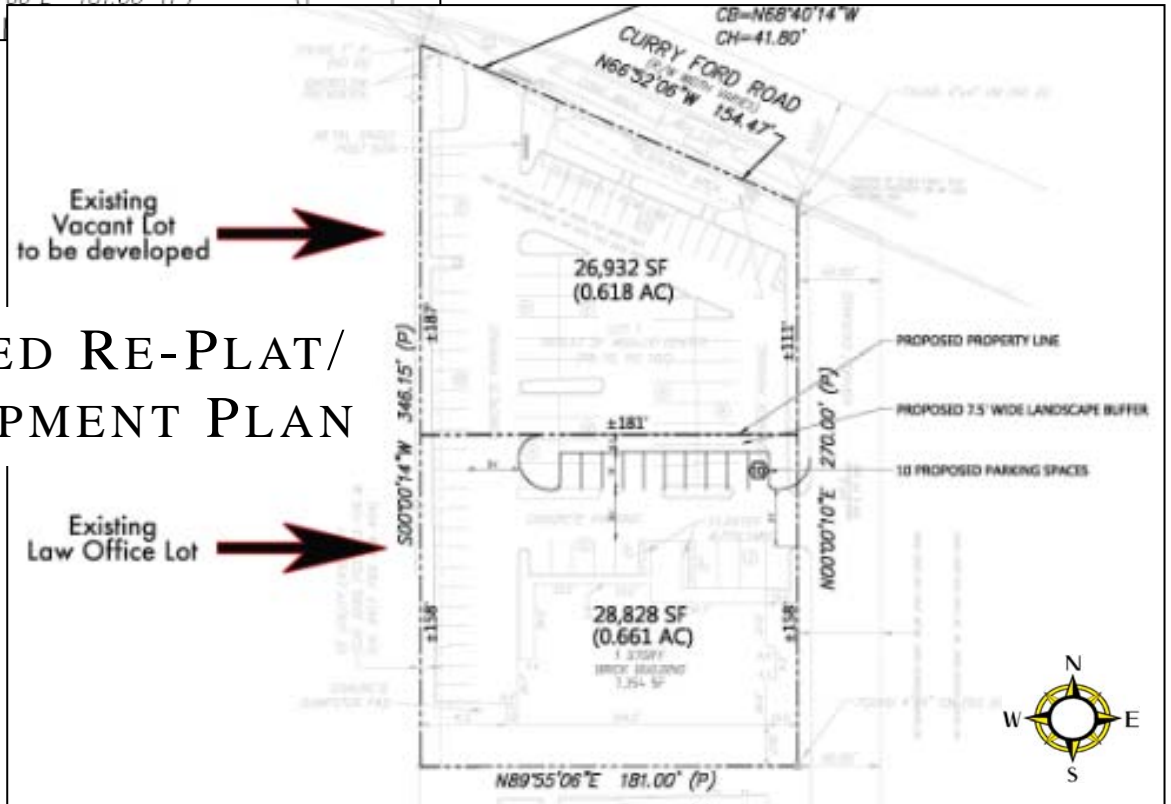
2016 SURVEY



Existing Vacant Lot to be developed →

PROPOSED RE-PLAT/ DEVELOPMENT PLAN

Existing Law Office Lot →



## CONDITIONS OF APPROVAL - REQUIRED

Legal Affairs - (comments yet to be provided)

City Surveying - An initial review letter was sent directly to the applicant's surveyor on 6/29/2016, 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 on the newly created parcel or on the existing developed parcel.
2. Continued development/redevelopment of the property shall require building permits prior to construction.

Permitting Plat Review

*Minor Plat w. Modification of Standards* - Upon MPB approval of the Modification portion of the plat, the applicant must submit the 2nd portion of the replat in digital format, with the following items to be part of the upload:

- > Proposed replat (prepared by surveyor)
- > Title opinion (provided with initial submittal, will need to re-certify it within 30 days)
- > Joinder and Consent (provided with initial submittal)
- > Boundary & Topographic Survey (signed, sealed and dated by surveyor).
- > Signed and Sealed Appendix C (plat checklist) (provided with initial submittal) and lot closure report.
- > Page 1 of the subdivision report making reference to the case # previously assigned by Planning.
- > Any other documents as required in the Planning staff report.

Transportation Engineering - The existing drive aisle that provides cross access between the two (2) parcels must be maintained and a cross access easement must be recorded.

**Informational** (tied to new development or maintenance of the property)

Sewer/Wastewater - No buildings or permanent structures shall be constructed over top of wastewater infrastructure.

Tree Trimming or Removal - Prior to encroaching upon (within 6 ft.) or removing any tree with a caliper of 4 inches or greater, please schedule a site review and/or obtain a tree encroachment or removal permit.

## CONTACT INFORMATION

**Land Development** - Contact Jim Burnett at 407-246-3609 or at james.burnett@cityoforlando.net.

**Permitting Plat Review** - Beyond the Municipal Planning Board (MPB) meeting and City Council approval of the MPB meeting minutes, contact John Groenendaal at 407-246-3437 or at john.groenendaal@cityoforlando.net for the final plat resubmittal. Plat status can 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 the property 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.

**Sewer/Wastewater** - Contact Vince Genco at 407-246-3722 or at vince.genco@cityoforlando.net.

**Transportation Engineering** - Contact Lauren Torres at 407-246-3220 or at lauren.torres@cityoforlando.net.

**Tree Trimming/Removal** - Contact Justin Garber at 407-246-4047 or at Justin.garber@cityoforlando.net.

## REVIEW/APPROVAL PROCESS-NEXT STEPS

Following the MPB meeting and City Council approval of the MPB meeting minutes, plat review, including scheduling City Council approval of the plat, is handled by John Groenendaal in Permitting (see contact information above, and next steps under Conditions above).