

MUNICIPAL PLANNING BOARD

MARCH 17, 2009

Case Number
ZON2009-00002

Owner
City of Orlando

Applicant
City of Orlando

Property Location
The property is located at 5803 Caravan Court, generally located at the southeast corner of the intersection of Major Boulevard and Caravan Court. (±0.57 acres, District 6).

Parcel I.D. Number
18-23-29-5401-04-051

Requested Action
Approval to rezone the subject property from PD to AC-3.

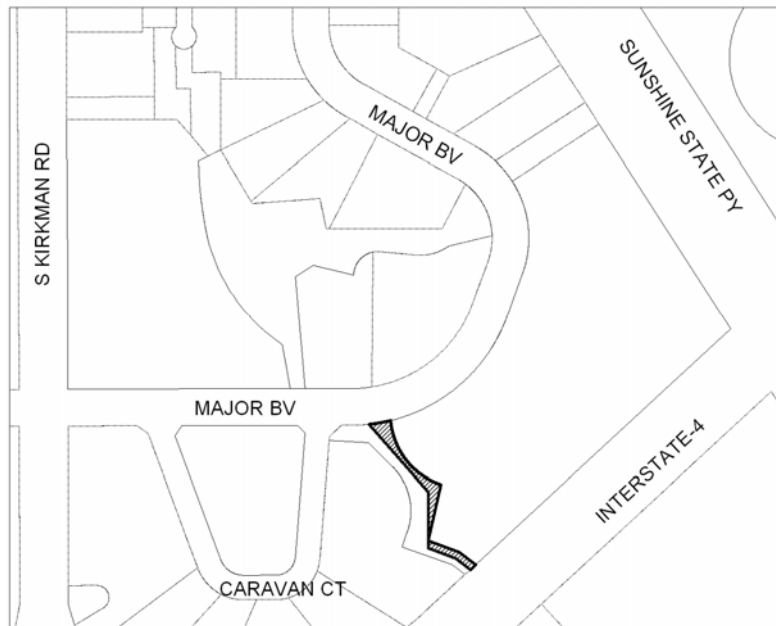
Recommendation
Approval of the request, subject to the conditions contained in this report.

Project Planner
Jennifer Moreau, AICP



Updated: March 9, 2009

AGENDA ITEM #7 ■ 5803 CARAVAN COURT



Location Map



Subject Property



SUMMARY

Project Description

The subject property was rezoned to Planned Development (PD) as a part of the Major Boulevard Development PD. As this property is owned by the City of Orlando and should not have been included in the PD rezoning, the City is requesting to rezone the subject property back to AC-3.

No development is proposed as a part of this request. All entitlements linked to the originally approved PD zoning will no longer be applicable to this property.

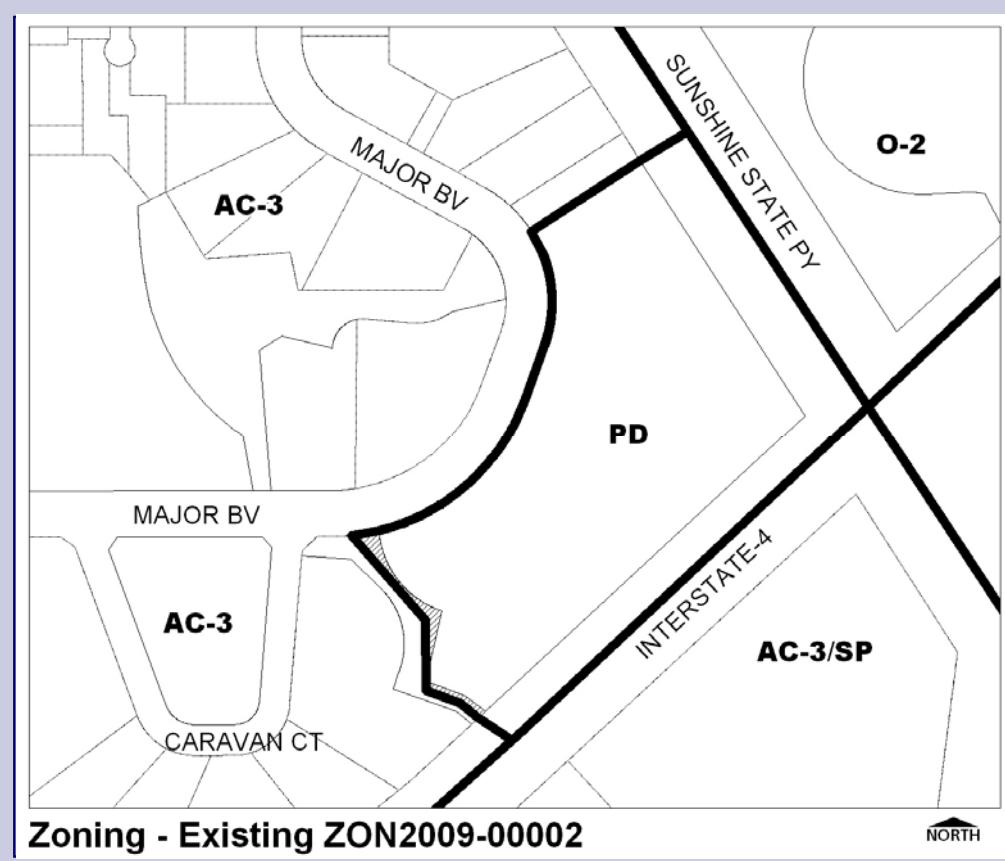
Background

- May 7, 1970 - Property is platted as part of Replat of Major Center 1.
- January 11, 2007 - City Council approved a request to rezone a portion of the subject site from AC-3 to PD as a part of the Major Blvd. PD development (MPB #ZON2006-00048; CC Doc# 07011111007).

Public Comment

Courtesy notices were mailed to property owners within 300 feet of the subject property on March 5, 2009. As of March 9, 2009, staff has received one inquiry for additional information.

ZONING MAPS




EXISTING ZONING DISTRICT ZON2009-00002


North

Zoning District
PD

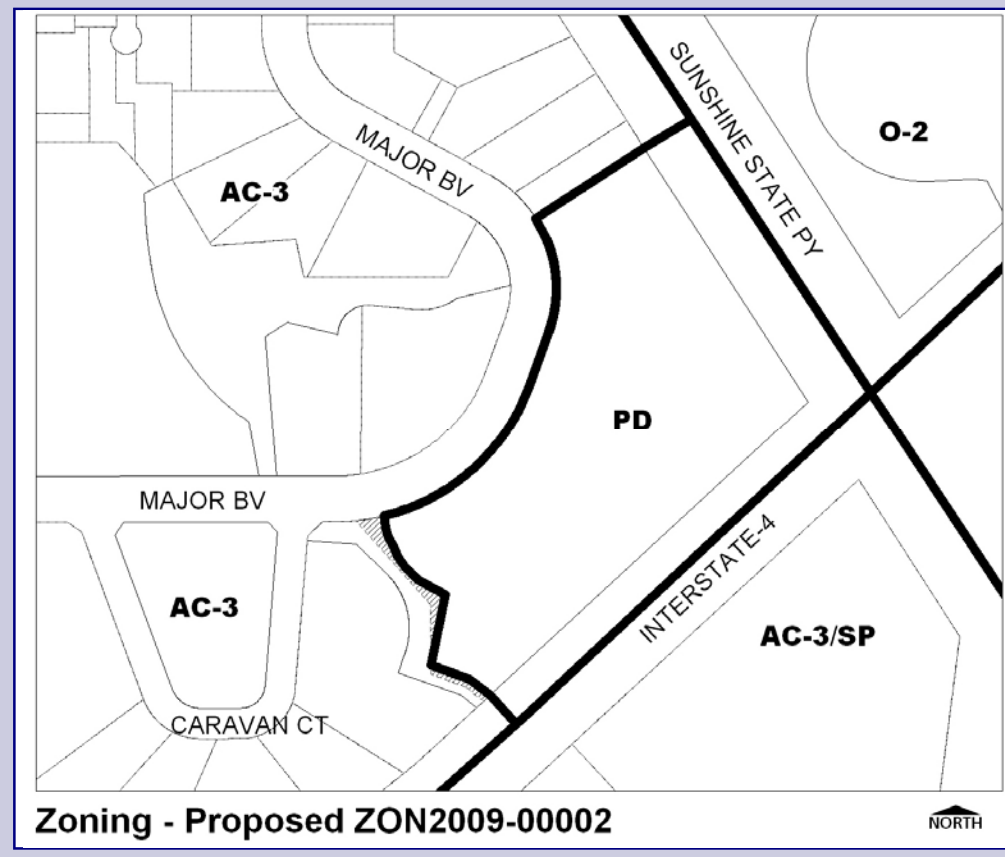
Future Land Use
MET-AC (Metropolitan Activity Center)

Permitted Uses
Residential, office, commercial, and hotel.

 **Subject Area: District 6**

 **Zoning Line**

City of Orlando
Economic Development Department
February 2009




PROPOSED ZONING DISTRICT ZON2009-00002


North

Zoning District
AC-3

Future Land Use
MET-AC (Metropolitan Activity Center)

Permitted Uses
office, retail, restaurants, multi-family residential

 **Subject Area: District 6**

 **Zoning Line**

City of Orlando
Economic Development Department
February 2009

PROJECT OVERVIEW

Background

The subject property is located at the southeast corner of the intersection of Major Boulevard and Caravan Court in the Florida Center neighborhood, and is currently zoned PD (Planned Development). The Future Land Use designation on this portion is MET-AC (Metropolitan Activity Center). The property is currently vacant land and a portion of the property is covered with a lake, named "Lake No. 3." No new development is proposed at this time.

In January of 2007, the subject property was rezoned to Planned Development (PD), as a part of the Major Boulevard Development PD; However, this property is owned by the City of Orlando and should not have been included in the PD rezoning. Therefore, the City is requesting to rezone the subject property back to AC-3, as advised by the City Attorneys Office.

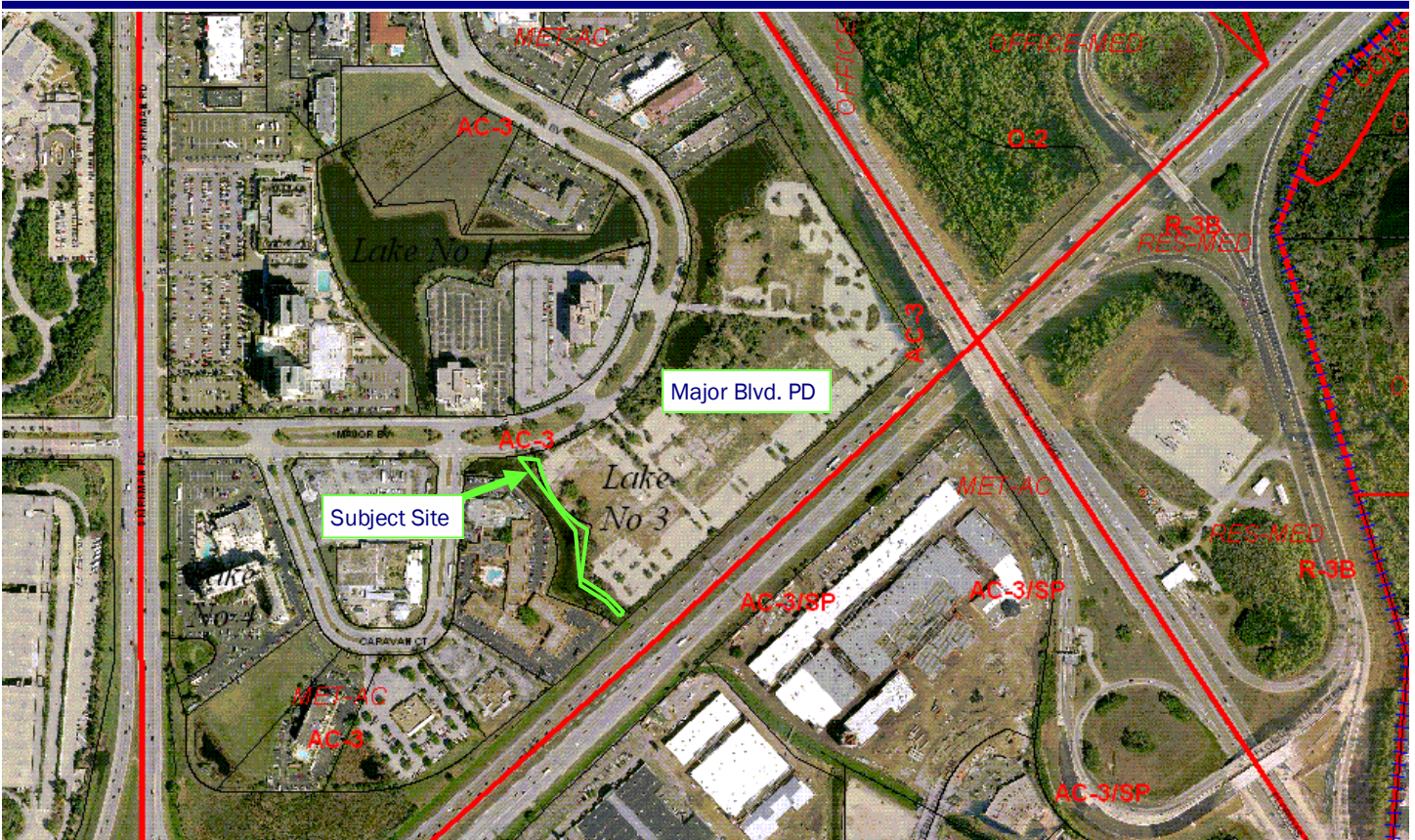
The City is requesting to rezone the subject property to AC-3 (Metropolitan Activity Center). The requested rezoning would remove the currently approved PD from the subject property and allow the property to revert back to the previous zoning designation. Future redevelopment of the subject property must conform to all applicable zoning district standards. If the rezoning request is approved, all entitlements and development approvals related to the current PD will no longer apply to the subject property.

The applicant for the initial PD zoning application and the owner of the remaining portion of the property zoned PD have been notified in writing of the City's intent to rezone the City owned portion of the PD back to AC-3. The approved PD development plan shows a portion of a required landscape buffer and a drive aisle on the City owned portion. Therefore, the owner will be required to amend the PD at such time that they wish to move forward with the development.

Planned Development (PD)

The PD process is intended to "promote flexibility of design and permit planned diversification and integration of uses and structures, while at the same time retaining in the City Council the absolute authority to establish such limitations and regulations as it deems necessary to protect the public health, safety and general welfare" [LDC §58.361]. The PD process results in an Ordinance that specifically guides development on the subject property. The PD ordinance does not automatically expire if the approved development does not occur within an approved time frame. In order for the property to develop using the standards of the underlying Future Land Uses and Zoning Districts, the property must be rezoned in order to reestablish the general zoning district on the site.

2007 AERIAL PHOTOGRAPH



ANALYSIS AND FINDINGS

AC-3 (Metropolitan Activity Center) Zoning District)

The AC-3 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 LDC states that “All applications for Activity Center zoning shall be accompanied by a Master Plan application in accordance with the requirements of Chapter 65, Part 2H. In the event that the Master Plan shall be denied by the reviewing authority, the application for rezoning shall also be deemed to be denied. Where the City initiates a rezoning to Activity Center, a Master Plan shall be required prior to issuance of a building permit for new construction or substantial redevelopment.”

Should the City proposed development of the subject property, it will be required to submit a master plan prior to issuance of a building permit for new construction or substantial redevelopment. The project request aims to reverse an inadvertent rezoning from the subject properties original AC-3 designation. Currently there are no development plans.

Findings

Subject to the conditions contained herein, the proposal is consistent with the requirements for approval of Rezoning applications contained in Section 65.366 of the Land Development Code (LDC):

1. The proposal is consistent with the City's Growth Management Plan.
2. The proposal is consistent with LDC Chapters 58 through 66.
3. There is not a proposed development for this property, however any future proposed development would be required to be consistent with the purpose and intent of the AC-3 zoning district.
4. The proposal will not result in incompatible land uses.
5. The proposal 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.

Review/Approval Process—Next Steps

1. MPB minutes reviewed and approved by City Council on April 27, 2009.
2. City Council First Reading of Ordinance.
3. City Council Public Hearing/Second Reading of the Ordinance.

MASTER PLAN APPROVED UNDER THE 5715 MAJOR BLVD. PD



City owned portion of PD to be rezoned to AC-3.

STAFF RECOMMENDATION

Staff recommends approval of the proposed rezoning.

CONDITIONS OF APPROVAL

Land Development

For questions regarding Land Development plan review, please contact Jennifer Moreau at jennifer.moreau@cityoforlando.net or at (407) 246-3311.

1. **General Code Compliance.** Except as provided herein, the development is subject to all codes and ordinances of the State of Florida, City of Orlando, and all other applicable regulatory agencies.
2. **Zoning District Development Standards.** The subject property shall be developed in accordance with the Land Development Code regulations for the AC-3 zoning district and any other applicable regulations.
3. **Master Plan.** A Master Plan will be required prior to issuance of a building permit for new construction or substantial redevelopment.