

Project Description

The applicant is requesting an initial zoning to Planned Development (PD) and PD with Aircraft Noise (AN) Overlay, to develop a multi-phased mixed-use development consisting of a used automotive sales and service facility (Phase I), and subsequent phases, yet to be determined. The development will be on a vacant 9.69-acre parcel in the Vista East neighborhood off Narcoossee Rd. north of SR 528/Beachline Expwy. Phase I and Phase II will be separated by a 70' access easement granted to the city for connectivity to the proposed future extension of McCoy Road. Phase I will take access from Narcoossee Road via a right and left in and a right out only driveway aligned with the existing directional median cut in Narcoossee Road. Phase I will consist of 428 total parking spaces: 26 customer, 26 employee, and 376 for inventory. Perimeter landscaping will be provided with enhanced landscaping along the Narcoossee Road frontage. This use, classified as intensive retail, would be a conditional use in the Community Activity Center (AC-1) future land use category.

Previous Actions:

1997: Property annexed into the City (City Doc. #0701111001); Annexation rescinded in 1998.

11/2006: Property annexed into the City (same City Doc. # as above); Community Activity Center future land use assigned to property (GMP2006-00057) for potential development as a Lowe's Home Improvement store (PD zoning never applied for, site never developed).

9/2015: Property acquired by current owner/applicant.

10/2015: Planned Development submitted for airport parking facility and approved by Metropolitan Planning Board

05/2016: Planned Development approved by City Council

Project Context

The property is located on the eastern side of Narcoossee Rd., between Lee Vista Blvd. and McCoy Rd., all north of SR 528/Beachline Expwy. Adjacent land use designations, zoning and uses 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	PD/AN (Planned Development, Aircraft Noise Overlay) & PD	Johnson Wrecker (Tow Yard)
East	Conservation	PD & NCZ (No City Zoning)	Wetlands
South	Community Activity Center	NCZ	Vacant Land
West	(Across Narcoossee Road) Airport Support District – Medium Intensity	PD/AN	Off Lease (Auto Sales)

Conformance with the GMP

The property has Community Activity Center future land use and PD/AN zoning. The current PD has expired. Amending the property PD & PD/AN would make the zoning consistent with the Growth Management Plan, specifically GMP Future Land Use Subarea Policy S.39.1, which requires that properties within the subarea policy be developed as a PD. GMP Future Land Use Subarea Policy S.39.2, further states the following:

“Because some properties within this corridor are located within Aircraft Noise Control Zones, the City of Orlando shall implement the Aircraft Noise and Land Use Control Zone Map concept within this corridor, consistent with Future Land Use Policy 2.4.11. The Aircraft Noise Control Zones Map (Figure LU-2B.1) shall be incorporated into all illustrative master plans for new development within this corridor. The City shall also utilize Figure LU-2B.1 during the review of pro-posed Future Land Use Map amendments, rezonings and Master Plan approvals to identify potential incompatibilities, which shall not be allowed. Because of the proximity of this corridor to the Orlando International Airport, airport-related uses not ordinarily permitted by the Industrial land use classification such as auto rental agencies, hotels, airport remote parking, and support service uses may be permitted through the adoption of a Specially Planned Area overlay zoning district. In order to encourage high quality design within the corridor, the Specially Planned Area zoning district shall include design standards for access (particularly to Narcoossee Road), circulation, and streetscaping. In addition, specific design standards shall be included for commercial and industrial developments, including parking location, pedestrian connections, perimeter landscaping, signs, building design, and the need to treat stormwater retention areas as visual amenities.”

BOUNDARY & TOPOGRAPHIC SURVEY
FOR
Woodfield Development LLC

SCHEDULE BII EXCEPTIONS :

8. Permanent Easement in favor of City of Orlando, as set forth and taken by Stipulated Order of Taking and Final Judgment recorded July 9, 2007 in Official Records Book 9337, Page 4461. (LIES ON SITE AS SHOWN.)

9. Terms and conditions of that certain Impact Fee Credit Memorandum by and between AARC Holding Inc, a Florida corporation, and Eagle FL Properties, LLC, a Florida limited liability company, recorded May 16, 2022 in Official Records Document #20220309112. (BLANKET COVERS ENTIRE SITE BLANKET.)

LEGAL DESCRIPTION:

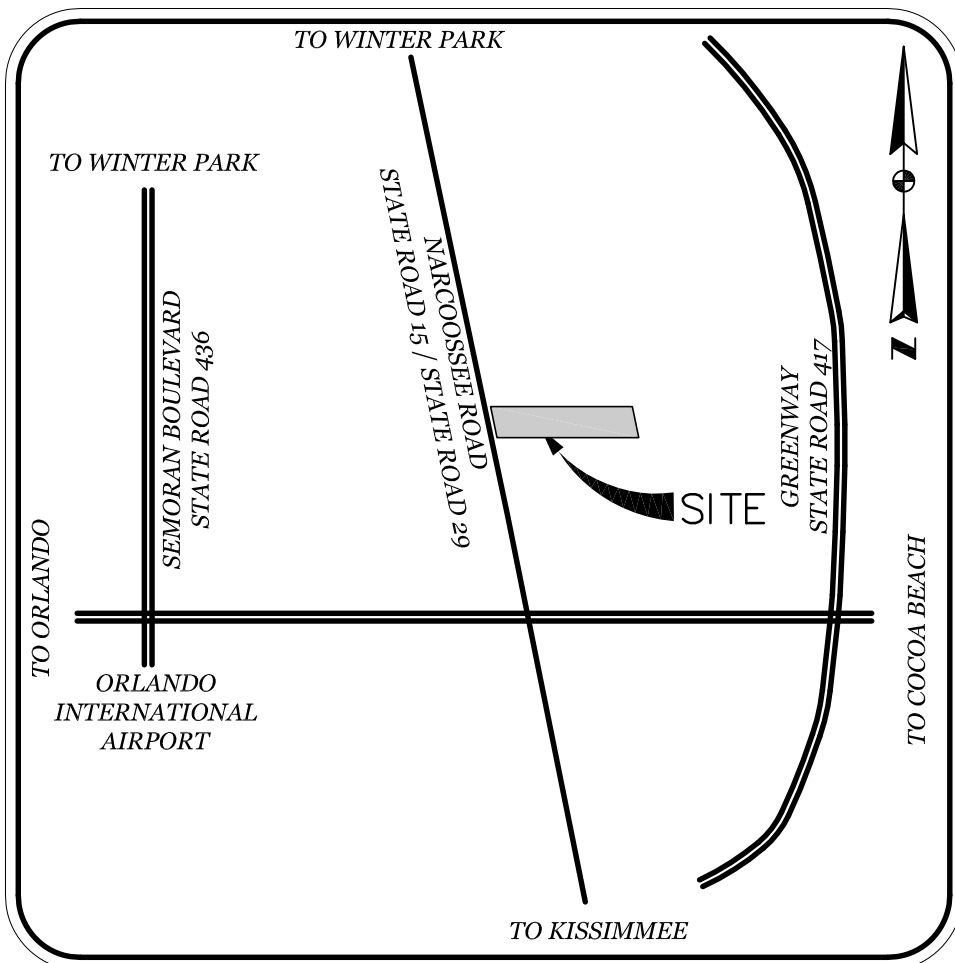
Begin 2062.5 feet Southeasterly along center line of State Road 29 from North line of South 1/2 of Section 25, Township 23 South, Range 30 East, run East parallel to said North line of South 1/2, 1600 feet; thence run Southeasterly parallel to said road, 165 feet; thence run West 1600 feet; thence run Northwesterly along center line of said road 165 feet to Point of Beginning; being Lot 32, Block 40, of the unrecorded plat of Golden Acres, Orange County, Florida; the said State Road 29 now being designated State Road 15, AND Begin 2227.5 feet Southeasterly along the center line of State Road 29 from North line of South 1/2 of Section 25, Township 23 South, Range 30 East, run East parallel to said North line of said South 1/2 1600 feet, thence run Southeasterly parallel to said Road 165 feet, thence run West 1600 feet, thence run Northwesterly along center line of said road 165 feet to Point of Beginning; being Lot 33, Block 40, of the unrecorded plat of Golden Acres, Orange County, Florida.

LESS AND EXCEPT that portion taken for road right of way and permanent easement as described in Order of Taking by The City of Orlando recorded in Official Records Book 9337, Page 4461, of the Public Records of Orange County, Florida.

ALSO LESS AND EXCEPT that parcel conveyed to Eagle FL Properties, LLC, a Florida limited liability company, by Warranty Deed recorded May 16, 2022 in Official Records Document #2022030911, of the Public Records of Orange County, Florida, bring more particularly described as follows:

A parcel of land lying in the South 1/2 of Section 25, Township 23 South, Range 30 East, Orange County, Florida also being a portion of Lots 32 and 33, Block 40, of the unrecorded plat of Golden Acres, Orange County, Florida and being more particularly described as follows:

BEGIN at the Southerly corner of TRACT "C", VISTA LAKES VILLAGES, N-16 AND N-17, according to the plat thereof as recorded in Plat Book 57, Pages 77 through 85, of the public records of Orange County, Florida; thence South 30°10'42" East, along the East line of Lots 32 and 33, Block 40, of the unrecorded plat of Golden Acres, Orange County, Florida, a distance of 241.61 feet, to the Southeast corner of said Lot 33; thence North 89°53'05" West, along the South line of said Lot 33 a distance of 196.39 feet; thence leaving the South line of said Lot 33, run North 06°06'40" East, 286.51 feet to the Northeast corner of said Lot 32, also being the aforementioned East line of said Lot 32; thence South 30°10'42" East, along the East line of said Lot 32 a distance of 88.39 feet to the POINT OF BEGINNING.



VICINITY MAP

NOT TO SCALE

ABBREVIATION & SYMBOL LEGEND:

- C/L - DENOTES CENTERLINE
- P.O.B. - DENOTES POINT OF BEGINNING
- P.O.C. - DENOTES POINT OF COMMENCEMENT
- O.R. - DENOTES OFFICIAL RECORDS BOOK
- ELEV. - DENOTES ELEVATION
- P.C. - DENOTES POINT OF CURVATURE
- P.C.C. - DENOTES POINT OF COMPOUND CURVATURE
- P.T. - DENOTES POINT OF TANGENCY
- W.L. - DENOTES UNDERGROUND WATER LINE
- R.W.L. - DENOTES UNDERGROUND RECLAIM WATER LINE
- O.U.L. - DENOTES OVERHEAD UTILITY LINES
- E.L. - DENOTES UNDERGROUND ELECTRICAL LINES
- T.V.L. - DENOTES UNDERGROUND CABLE T.V. LINES
- INV. - DENOTES INVERT
- C - DENOTES CHORD
- C.B. - DENOTES CHORD BEARING
- EP - DENOTES EDGE OF PAVEMENT
- (M) - DENOTES DISTANCE MEASURED IN THE FIELD
- I.D. - DENOTES IDENTIFICATION
- T24S - DENOTES TOWNSHIP 24 SOUTH
- R28E - DENOTES RANGE 28 EAST
- PGS. - DENOTES PAGES
- PG. DENOTES PAGE
- P.B. - DENOTES PLAT BOOK
- (A) - DENOTES ACTUAL
- (D) - DENOTES DESCRIPTION
- F.D.O.T. - DENOTES FLORIDA DEPARTMENT OF TRANSPORTATION
- DENOTES FIRE HYDRANT
- DENOTES LIGHT POLE
- DENOTES HANDICAP PARKING SPACE
- DENOTES CONCRETE
- DENOTES SANITARY SEWER MANHOLE
- DENOTES FLOOD LIGHT
- DENOTES SIGN
- DENOTES GAS VALVE
- DENOTES WATER VALVE
- DENOTES STORM DRAINAGE MANHOLE
- DENOTES WOOD UTILITY POLE

SURVEY NOTES:

- "NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER".
- BEARINGS SHOWN HEREON ARE RELATIVE TO THE EASTERLY RIGHT-OF-WAY LINE OF NARCOOSSEE ROAD / STATE ROAD No. 15 AS BEING SOUTH 30°09'22" EAST PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION No. 75080, F.P. No. 239266-12, AS SHOWN.
- THE "LEGAL DESCRIPTION" HEREON PER THE PUBLIC RECORDS OF ORANGE COUNTY FLORIDA AS SHOWN WAS PROVIDED BY THE CLIENT.
- UNLESS OTHERWISE NOTED, ALL RECORD INFORMATION SHOWN HEREON IS BASED ON INFORMATION CONTAINED IN THE COMMITMENT FOR TITLE INSURANCE BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, FILE No. 22098388-JP3, EFFECTIVE DATE JULY 11, 2022 AT 8:00 AM AND WAS PROVIDED BY THE CLIENT.
- ALL BEARINGS AND DISTANCES SHOWN HEREON ARE PER THE DESCRIPTION AND ARE CORRECT AND IN AGREEMENT WITH THE FOUND AND SET MONUMENTS AS MEASURED IN THE FIELD UNLESS OTHERWISE NOTED.
- ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL No. 12085C0435F EFFECTIVE DATE: SEPTEMBER 25, 2009, THIS PROPERTY LIES IN ZONE "X" LYING OUTSIDE THE FLOOD ZONE AND ZONE "AE" WH A BASE FLOOD ELEVAION = 87.2.
- NO UNDERGROUND UTILITIES, FOUNDATIONS OR IMPROVEMENTS, IF ANY, HAVE BEEN LOCATED EXCEPT AS SHOWN.
- THIS BOUNDARY SURVEY MEETS OR EXCEEDS THE HORIZONTAL CONTROL ACCURACY OF A SUBURBAN SURVEY 1/7500.
- ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 AND SAID ELEVATIONS ARE BASED ON BENCHMARKS SUPPLIED BY ORANGE COUNTY SURVEY DEPARTMENT AS FOLLOWS:
 - a.) DESIGNATION - L1308018 BEING A 3 1/2" ALUM. ORANGE COUNTY CONTROL DISC. IN CURB-INLET ON THE EAST SIDE S.R. 15 AND +/-75 FT SOUTH OF C/L OF MCCOY RD. ELEVATION = 88.825.
 - b.) DESIGNATION - L1308023 BEING A 3 1/2" ALUM. ORANGE COUNTY CONTROL DISC. IN WEST SIDE 4 FT SIDEWALK, ON THE WEST SIDE S.R. 15 IN FRONT OF ADDRESS 7652 S.R. 15 ELEVATION = 94.137.

CERTIFIED CORRECT TO:

Woodfield Development LLC

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED BOUNDARY & TOPOGRAPHIC SURVEY OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF AS SURVEYED IN THE FIELD UNDER MY DIRECTION ON JULY 27, 2022. I FURTHER CERTIFY THAT THIS BOUNDARY & TOPOGRAPHIC SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH IN RULE SJ-17 OF THE FLORIDA ADMINISTRATIVE CODE AS ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES 472.027.

DATE: 07/27/22

W. C. ELLIOTT, P.S.M.
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 5599

PREPARED FOR:

Woodfield Development LLC

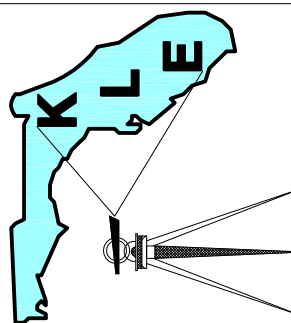
BOUNDARY & TOPOGRAPHIC SURVEY

7833 NARCOOSSEE ROAD
SECTION 25 TOWNSHIP 23 SOUTH, RANGE 30 EAST,
CITY OF ORLANDO, ORANGE COUNTY, FLORIDA

KLE
Surveying and Mapping, Inc.

121 BURNS AVENUE
LONGWOOD, FLORIDA 32750
PH. No. (407) 402-2331

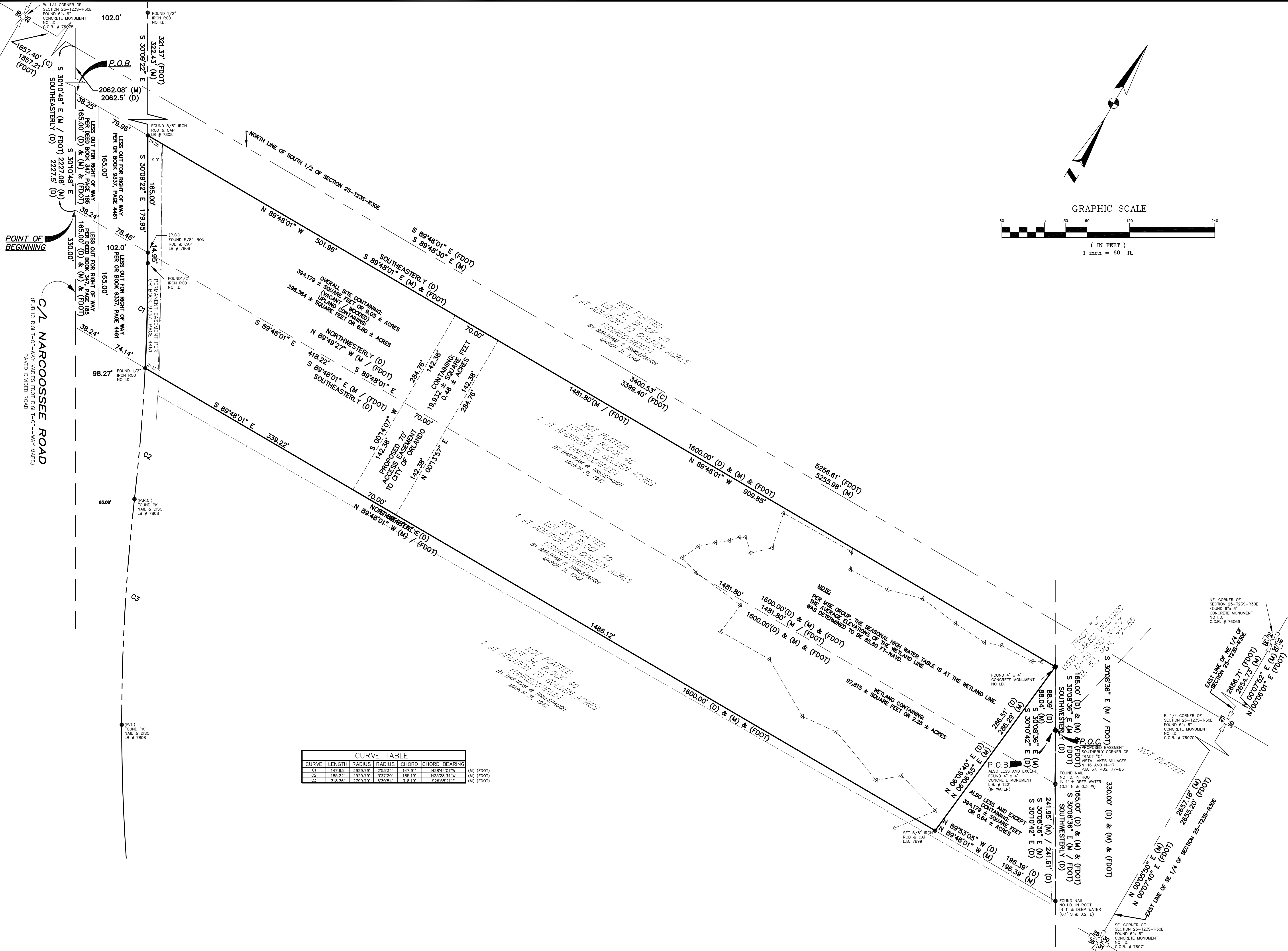
LICENSED BUSINESS REGISTRATION No. 7899



PROJECT No.:	486-WP-001
FIELD DATE:	07/27/22
DRAWN DATE:	07/27/22
SCALE:	N/A
CHECKED BY:	W.C.E.
DRAWN BY:	W.C.E.

SHEET 1 OF 4

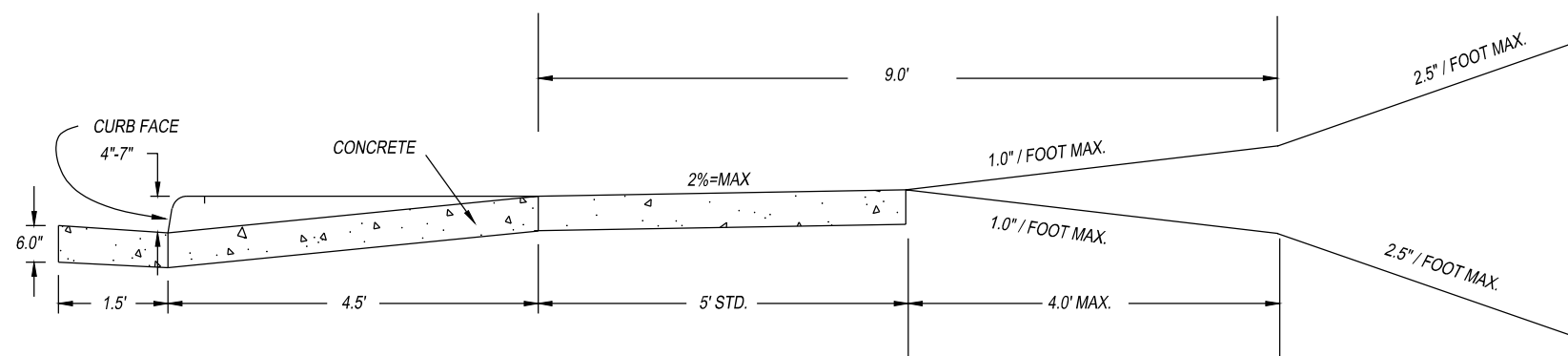
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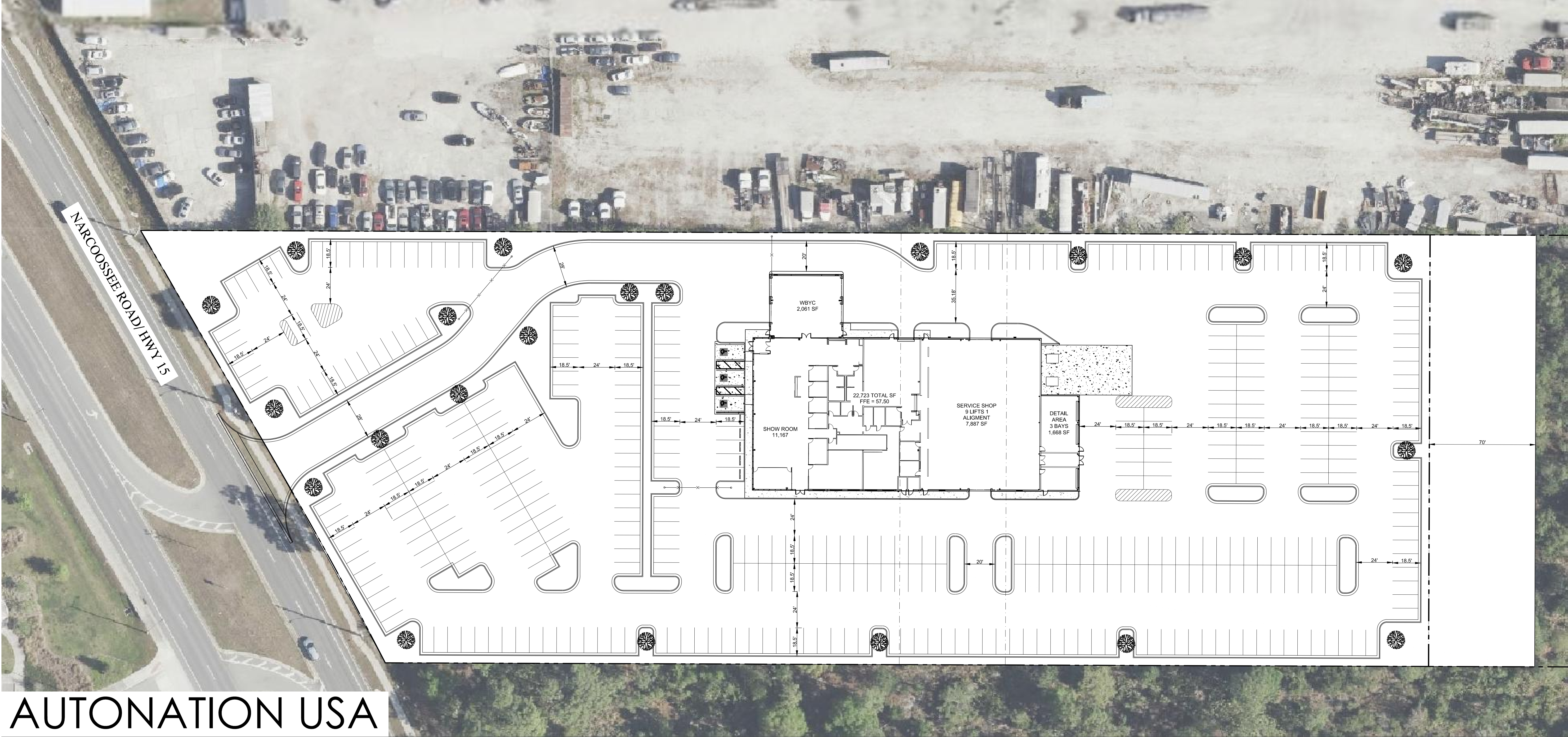
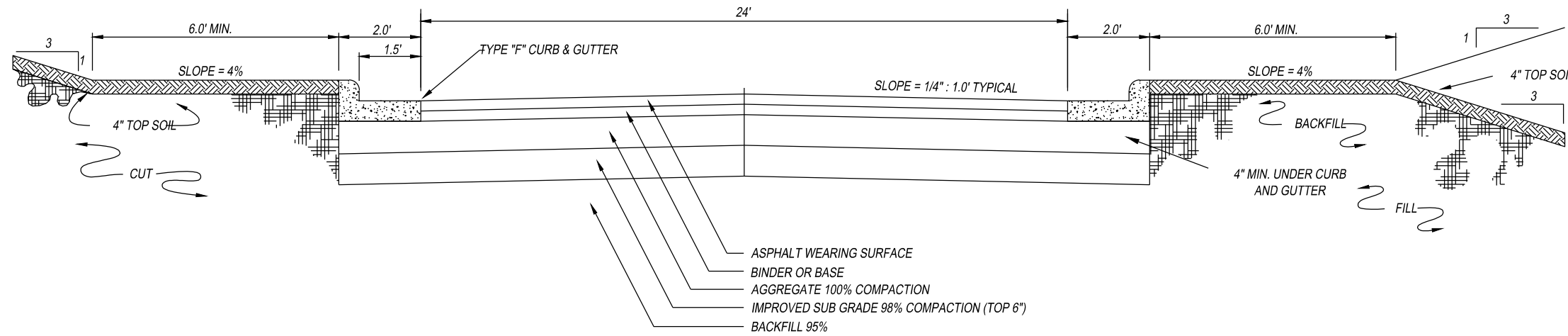
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BOUNDARY & TOPOGRAPHIC SURVEY		PREPARED FOR:	
7833 NARCOOSSEE ROAD SECTION 25 TOWNSHIP 23 SOUTH, RANGE 30 EAST, CITY OF ORLANDO, ORANGE COUNTY, FLORIDA		Woodfield Development LLC	
KLE Surveying and Mapping, Inc. 121 BURNS AVENUE LONGWOOD, FLORIDA 32750 PH. No. (407) 402-2331 LICENSED BUSINESS REGISTRATION No. 7899		PROJECT No.: 486-WF-001	
FIELD DATE: 07/27/22		DRAWN DATE: 07/27/22	
SCALE: 1" = 60'		CHECKED BY: W.C.E.	
DRAWN BY: W.C.E.		SHEET 2 OF 4	
REV.	DATE	DESCRIPTION	BY
1	07/27/22	UPDATED SURVEY	W.C.E.
2	04/08/22	ADDED LESS OUT	RONDA
3	03/28/20	UPDATED WETLAND INFO	N/A
4	06/13/18	ADDED 100 YEAR FLOOD LINE	W.C.E.
5	05/09/18	BOUNDARY & TOPOGRAPHIC SURVEY	DAVE K.

DRIVEWAY/SIDEWALK CROSS-SECTION



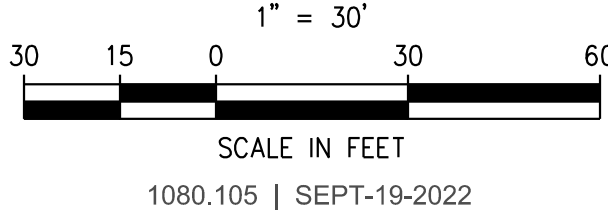
STREET CROSS SECTION WITH CURB AND GUTTER

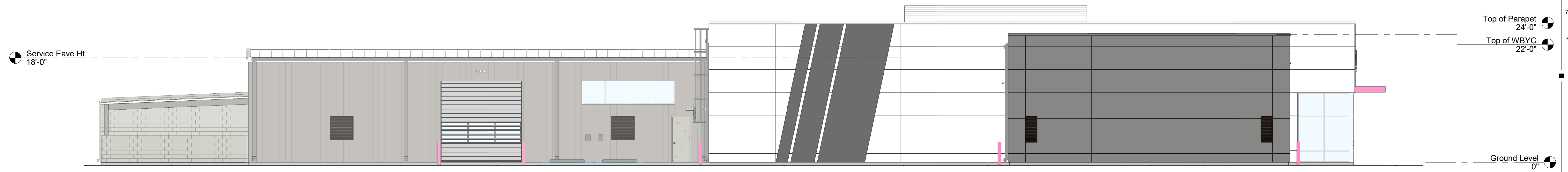


AUTONATION USA

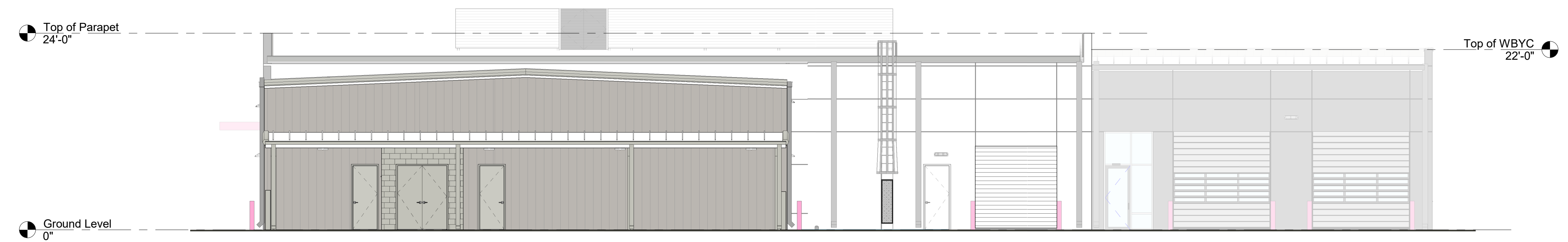
7833 NARCOOSSEE ROAD, ORLANDO, FL

FORESITE
group

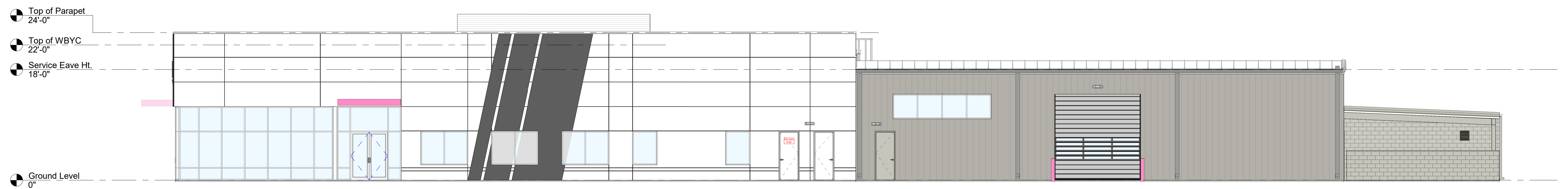




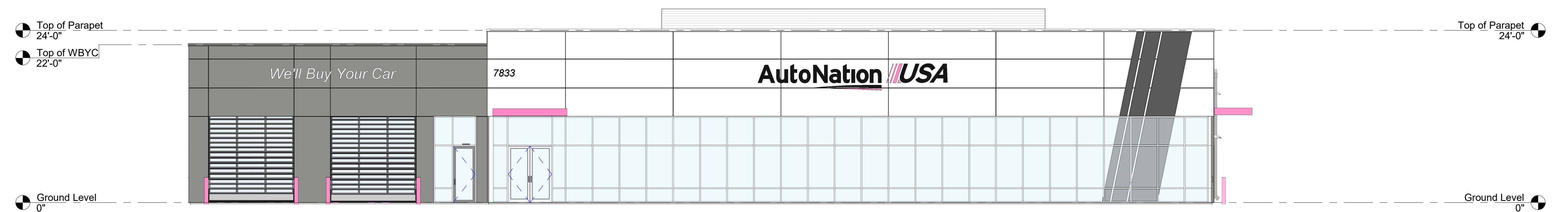
④ North
1/8" = 1'-0"



③ East
1/8" = 1'-0"



② South
1/8" = 1'-0"



① West
1/8" = 1'-0"

REVISIONS

Revision Number	Revision Description	Revision Date
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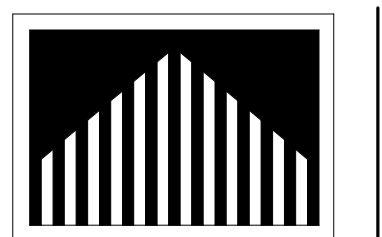
THESE DOCUMENTS HAVE BEEN PREPARED SPECIFICALLY FOR THE FOLLOWING PROJECT:

AutoNation USA
7833 Narcoossee Rd, Orlando, FL 32822

THEY ARE NOT SUITABLE FOR USE ON OTHER PROJECTS OR IN OTHER LOCATIONS WITHOUT THE APPROVAL AND PARTICIPATION OF THE ARCHITECT. REPRODUCTION IS PROHIBITED.

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CASTLES DESIGN GROUP, P.C.

AutoNation **USA**
7833 Narcoossee Rd, Orlando, FL 32822



Castle Design Group

A Professional Architectural Corporation
3801 Kirby Drive, Suite 600
Houston, Texas 77098
Tel: (713) 664-8974
Fax: (713) 664-8976

Exterior Elevations

A-2.11

Date: 09/15/2022

Project No: 202008-1142



AFFIDAVIT FOR LAND DEVELOPMENT

BUSINESS OWNERSHIP

- | | |
|--|---|
| <input checked="" type="checkbox"/> Municipal Planning Board | <input type="checkbox"/> Baldwin Park TDRC |
| <input type="checkbox"/> Board of Zoning Adjustment | <input type="checkbox"/> Southeast TDRC |
| <input type="checkbox"/> Historic Preservation Board | <input type="checkbox"/> Creative Village DRC |
| <input type="checkbox"/> Appearance Review Board | <input type="checkbox"/> Admin |

I, Clay Massey ("Applicant"), being sworn and under oath, say:

1. That I have full authority to execute this Owner's Affidavit on behalf of the below-named Owner.
2. That I am the authorized representative of the Owner, requesting land development approval on the real property located at (Property Address) 7833 Narcoossee Road.
3. That the Owner has given full and complete permission for me to act on its behalf to seek the land development approval as set out in the accompanying application(s).
4. That the Owner has fee simple ownership in the property described in the attached legal description(s).

I further state that I am familiar with the nature of an oath and with the penalties as provided by federal and state law for falsely swearing to statements made in a document of this nature, and understand that any and all land development approval by the City of Orlando on the real property described herein may become null and void for falsely swearing to statements made in this Affidavit. I further certify that I have read and understand this Affidavit.

APPLICANT:

[Signature]
Applicant signature
Print name: Clay Massey

State of Alabama
County of Lee

Sworn to and Subscribed before me this 19th
day of September 2022, by
Clay Massey, the Applicant, who is
personally known to me or has produced
Alabama Drivers License, as identification.

[Signature]
Notary Public
My commission expires: 4-21-2026
[NOTARY STAMP]

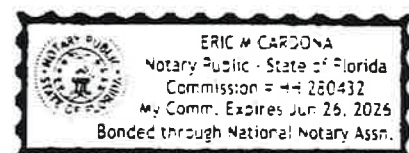
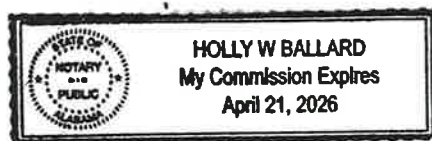
OWNER:

[Signature]
Property Owner signature
By: Aarc Holding Inc.
Print name: Vamshi Krishna Reddy Cheruku
Title: President

State of Florida
County of Orange

Sworn to and Subscribed before me this 16
day of September 2022, by
Vamshi K.A. Cheruku, the Applicant, who is
personally known to me or has produced
Florida Drivers License, as identification.

[Signature]
Notary Public
My commission expires: Jun. 26, 2026
[NOTARY STAMP]



Begin 2062.5 feet Southeasterly along center line of State Road 29 from North line of South 1/2 of Section 25, Township 23 South, Range 30 East, run East parallel to said North line of South 1/2 1600 feet; thence run Southeasterly parallel to said road 165 feet; thence run West 1600 feet ; thence run Northwesterly along center line of said road 165 feet to point of beginning, being Lot 32, Block 40, of the unrecorded plat of Golden Acres, Orange County, Florida, the said St. Rd. 29 now being designated State Road 15.

And

Begin 2227.5 feet Southeasterly along the center line of State Road 29 from North line of South 1/2 of Section 25, Township 23 South, Range 30 East, run East parallel to said North line of said South 1/2 1600 feet, thence run Southeasterly parallel to said Road 165 feet, thence run West 1600 feet, thence run Northwesterly along center line of said road 165 feet to point of beginning, being Lot 33, Block 40, of the unrecorded plat of Golden Acres, Orange County, Florida.

Less and Except that portion taken for road right of way and permanent easement as described in Order of Taking by The City of Orlando recorded in Official Records Book 9337, Page 4461, of the Public Records of Orange County, Florida.

Parcel Identification Number: 25-23-30-0000-00-018