

Application for Planning Development Review

Project Information

Review Board: <input type="radio"/> OBZA <input type="radio"/> MPB <input type="radio"/> TRC <input type="radio"/> SETDRC <input type="radio"/> CVDRC <input type="radio"/> BPTDRC <input type="radio"/> Admin. only								
Application Type: <input type="checkbox"/> Abandonment <input type="checkbox"/> Planned Development <input type="checkbox"/> Annexation <input type="checkbox"/> Planning Official Appeal <input type="checkbox"/> Conditional Use <input type="checkbox"/> Rezoning (Initial) <input type="checkbox"/> DRI <input type="checkbox"/> Rezoning (Non-PD) <input type="checkbox"/> GMP: Map Amend. <input type="checkbox"/> Street Name Change <input type="checkbox"/> GMP: Text Amend. <input type="checkbox"/> Variance <input checked="" type="checkbox"/> Master Plan <input type="checkbox"/> Zoning Official Appeal		Administrative: <input type="checkbox"/> Administrative Master Plan <input type="checkbox"/> Modification of Standards (Possible) <input type="checkbox"/> Determination: <input type="radio"/> Alcoholic Beverage <input type="radio"/> Final Site Plan <input type="radio"/> Dog-Friendly Dining <input type="radio"/> Mobile Vendor <input type="radio"/> Donation Bin <input type="radio"/> Temp. Use <input type="radio"/> Determination Appeal <input type="radio"/> Other						
Subdivisions: <table border="0"> <tr> <td><input type="radio"/>Major Plat</td> <td><input type="checkbox"/>Platting Exemption</td> <td><input type="checkbox"/>Plat with MODS</td> </tr> <tr> <td><input type="radio"/>Minor Plat</td> <td><input type="checkbox"/>Revert to Original Plat</td> <td><input type="checkbox"/>Final Plat</td> </tr> </table>			<input type="radio"/> Major Plat	<input type="checkbox"/> Platting Exemption	<input type="checkbox"/> Plat with MODS	<input type="radio"/> Minor Plat	<input type="checkbox"/> Revert to Original Plat	<input type="checkbox"/> Final Plat
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<input type="radio"/> Minor Plat	<input type="checkbox"/> Revert to Original Plat	<input type="checkbox"/> Final Plat						
Project Name: <u>Airport Comm. Ctr. WHs - Boggy Creek (Master Plan)(re-do)</u> Property Address/Location: <u>9197 Boggy Creek Rd., Orlando, FL 32824</u> Parcel ID Numbers: <u>4 parcels* (see MPL2018-10057) (17.2 acres)</u>								
Project Description: <u>Master Plan to develop a phased warehouse complex with open storage on the east side of Boggy Creek Rd., north of Dowden Rd. (Zone 1) (re-do of expired MPL2018-10057)</u> <u>*06-24-30-00014-00-030; 06-24-30-0065-00-002; 06-24-30-0000-00-020; 06-24-30-7268-00-231</u>								
STAFF ONLY:								
MTG case number: <u>23-10060</u>								
Jim Burnett, Planner III Pre-application meeting verification <i>(required for all requests, except most Determinations and Modifications of Standards)</i>	<u>2/8/23</u> Date	<u>\$2000</u> Total application fee						

NOTE: please e-mail pages 1 & 2 to CityPlanning@Orlando.gov

Property Owner Name: La Rua Development, LLC

Address: 2101 Orinoco Dr., Ste. 100, Orlando, FL 32837

Phone Number: 407.854.0000 E-mail address: jemotors@aol.com

Person Uploading Digital Plans: Debi Plaisance

Company & Address: Stephens Barrios Engineering

Phone Number: 407.386.2422 E-mail address: debip@stephensbarrios.com

Note: communication with the Digital Plans system ("ProjectDox") will start with the Digital Plans Uploader. That person can then add in others to be included in the communications chain.

Applicant (if different from above): _____

Company & Address: _____

Phone Number: _____ E-mail address: _____

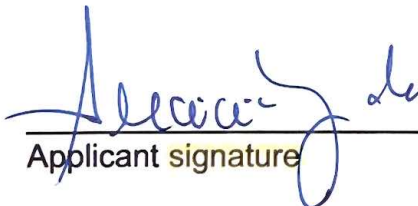
Primary Contact (if different from above): _____

Company & Address: _____

Phone Number: _____ E-mail address: _____

Certification

By my signature below, I certify that the information contained in this application is true and correct, to the best of my knowledge, at the time of the application.


Applicant signature

4/11/2023
Date

NOTE: please e-mail pages 1 & 2 to CityPlanning@Orlando.gov

Digital Plans Supplement

Items on this list must be uploaded to
CityPlanning@orlando.gov

In addition to the main application form, the below items may be required to complete your application submission. Unless waived by staff, please upload these items to the website above. Important note: every sheet of your plans/drawings, including site plans, elevations, etc. must be uploaded as an **individual file**, and the file name should describe the content of that file (and include the page number, if applicable). Multi-page documents such as project narratives, traffic studies, ownership affidavits, etc. do not have to be split off as individual files.

Please ensure you upload all required items before the posted deadline to stay on your targeted board meeting cycle.

Upload Requirements List	Upload this list (all pages), as it will show City staff which items were required and which were waived.
Project Description	Description of the proposed development, including the existing condition of subject property and the character of the surrounding area. The project description should include: <ul style="list-style-type: none">• Purpose of the proposed development and its relationship to surrounding properties.• Identify how the proposed development is consistent with the City's Growth Management Plan.• Identify why the proposed use is appropriate in the proposed location.• Any proposed strategies to minimize impacts on the surrounding area.
Boundary (and/or) Topographic Survey	Boundary survey must show all existing improvements on the property and certified by the surveyor, drawn to scale. BE SURE TO INCLUDE SAVED TREES ON THE SURVEY. Topographic survey must show the existing contours at one-foot intervals, as delineated by U.S. Geological Survey maps or other expert evaluation and extending 50 feet beyond the property boundaries or to the centerline of the road.
Development Plan	Development Plan consistent with the checklist available on the website below: http://www.cityoforlando.net/city-planning/planning-and-review-process/application-forms Include conceptual landscape, building elevations and driveway sections.
Ownership Affidavit	Required regardless of applicant's relationship to property owner. Fill in all blanks and ensure <u>each signature</u> is notarized. Please ensure you have received the right type of form(s) for the property's ownership (Business).



AFFIDAVIT FOR LAND DEVELOPMENT

BUSINESS OWNERSHIP

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

I, La Rua Development, LLC ("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) 9197 Boggy Creek Rd.
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: Anamaria Morgado

State of Florida
County of Orange

Sworn to and Subscribed before me this 11th
day of April 2023, by
Anamaria Morgado, the Applicant, who is
personally known to me or has produced
N/A, as identification.

[Signature]
Notary Public
My commission expires: _____
[NOTARY STAMP]



OWNER:

[Signature]
Property Owner signature
By: La Rua Development, LLC
Print name: Anamaria Morgado
Title: Manager

State of Florida
County of Orange

Sworn to and Subscribed before me this 11th
day of April 2023, by
Anamaria Morgado, the Applicant, who is
personally known to me or has produced
N/A, as identification.

[Signature]
Notary Public
My commission expires: _____
[NOTARY STAMP]





Ownership Disclosure Form for Land Development Applications

The purpose of this form is to provide information to board members and elected officials so they may comply with Florida Statutes section 112.311 as it relates to ethics and conflicts of interest.

The owner of the real property associated with this application is a/an (check one):

- ☐ Individual ☐ Corporation ☐ Land Trust
☒ Limited Liability Company ☐ Partnership ☐ Other (describe): _____

1. List all **natural persons** who have an ownership interest in the property, which is the subject matter of this petition, by name and address. (Use affidavit for individual, husband & wife, or spouse & spouse as applicable).

NAME	ADDRESS	PHONE NUMBER

(Use additional sheets for more space)

2. For each **corporation**, list the name, address, and title of each officer; the name and address of each director of the corporation; and the name and address of each shareholder who owns two percent (2%) or more of the stock of the corporation. Shareholders need not be disclosed if a corporation's stock are traded publicly on any national stock exchange. (Use business affidavit).

NAME	TITLE OR OFFICE	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

3. In the case of a **trust**, list the name and address of each trustee and the name and address of the beneficiaries of the trust and the percentage of interest of each beneficiary. If any trustee or beneficiary of a trust is a corporation, please provide the information required in paragraph 2 above: (Use trust affidavit).

Trust Name: _____

NAME	TRUSTEE OR BENEFICIARY	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

4. For **partnerships**, including limited partnerships, list the name and address of each principal in the partnership, including general or limited partners. If any partner is a corporation, please provide the information required in paragraph 2 above. (Use business affidavit)

NAME	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

5. For each **limited liability company**, list the name, address, and title of each manager or managing member; and the name and address of each additional member with two percent (2%) or more membership interest. If any member with two percent (2%) or more membership interest, manager, or managing member is corporation, trust or partnership, please provide the information required in paragraphs 2, 3 and/or 4 above (Use business affidavit).

Name of LLC: La Rua Development, LLC

NAME	ADDRESS	% OF INTEREST
Anamaria Morgado	2101 Orinoco Dr., Ste. 100, Orlando, FL 32837	
Mariana Irasema Ribas Belisario	2101 Orinoco Dr., Ste. 100, Orlando, FL 32837	

(Use additional sheets for more space)

6. In the circumstances of a **contract for purchase**, list the name and address of each contract purchaser. If the purchaser is a corporation, trust, partnership, or LLC, provide the information required for those entities in paragraphs 2, 3, 4 and/or 5 above.

Name of Purchaser: _____ Date of contract: _____

NAME	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

7. List the name, title, address, phone number and email address for the authorized applicant.

Debi Plaisance, Stephens Barrios Engineering, 605 Delaney Ave., Ste. C, Orlando, FL 32801, (407) 386-2422

8. As to any type of owner referred to above, a change of ownership occurring subsequent to this application, shall be disclosed in writing to the City Planning Division Manager prior to the date of the public hearing on the application.
9. I affirm that the above representations are true and are based upon my personal knowledge and belief after all reasonable inquiry. I understand that any failure to make mandated disclosures is grounds for the land use and development approvals involved with this Application to become void. I certify that I am legally authorized to execute this Application and Affidavit and to bind the Applicant to the disclosures herein.

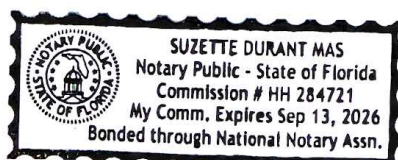
Date: 4/11/2023

Applicant Signature: _____

[Handwritten Signature]

**STATE OF FLORIDA
COUNTY OF ORANGE**

Sworn to and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 11th day of April, 20 23, by Anamaria Morgado, who is ☒ personally known to me, or ☐ has produced N/A as identification.



Signature of Notary Public _____

Print, Type or Stamp Name of Notary Public _____