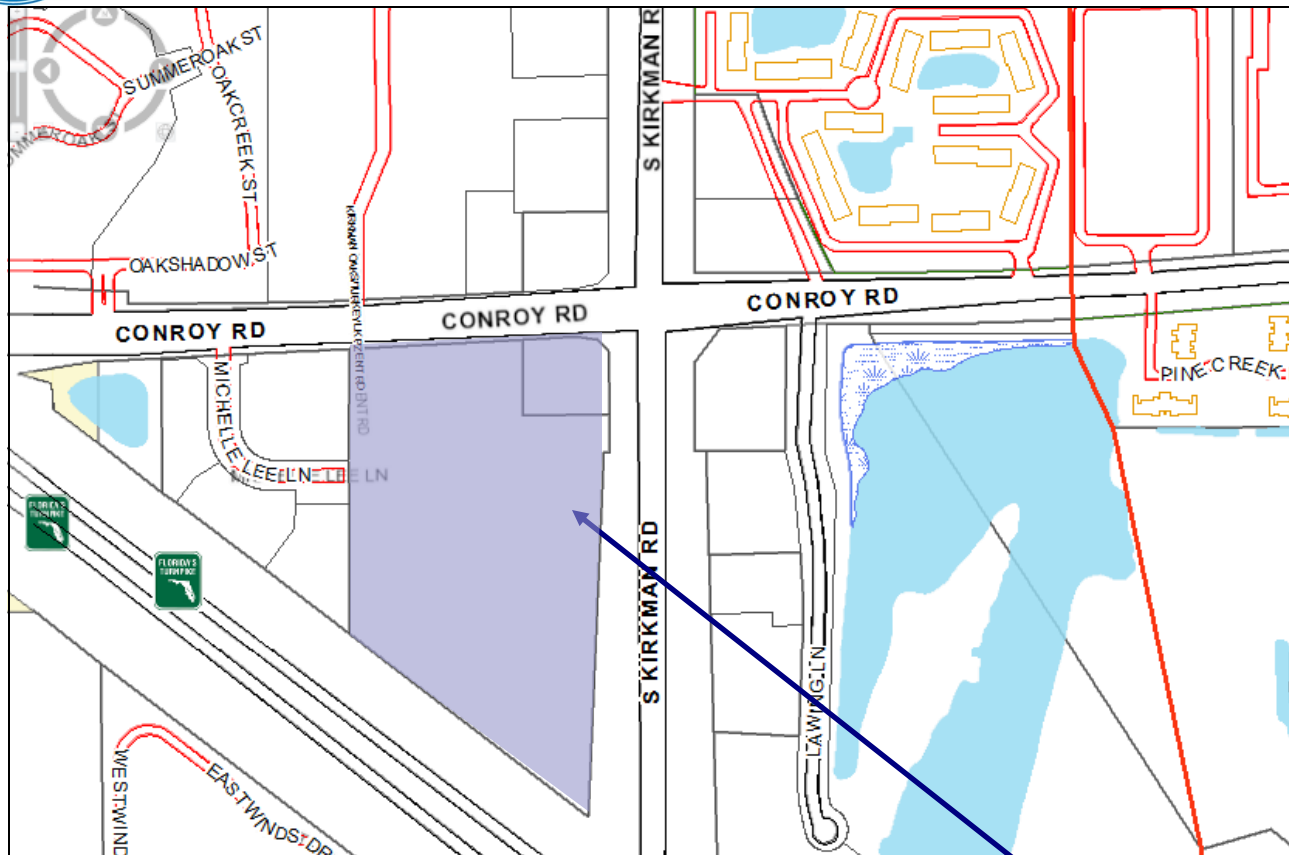




# KIRKMAN SHOPPES PLAT



Location Map

Subject Site

## SUMMARY

### Owner

Kristen Cook,  
7-Eleven, Inc.

### Applicant

Ken Choquette, VP  
Equity One

### Project Planner

Michaëlle Petion

**Property Location:** 4720 & 4792 S. Kirkman Rd. (north of FL Turnpike., east of Turkey Lake Rd., south of Conroy Rd. and west of S. Kirkman Rd.; Parcel ID #13-23-28-5698-00-010, 13-23-28-5698-00-010) (±11.81 acres, District 6)

### Applicant's Request:

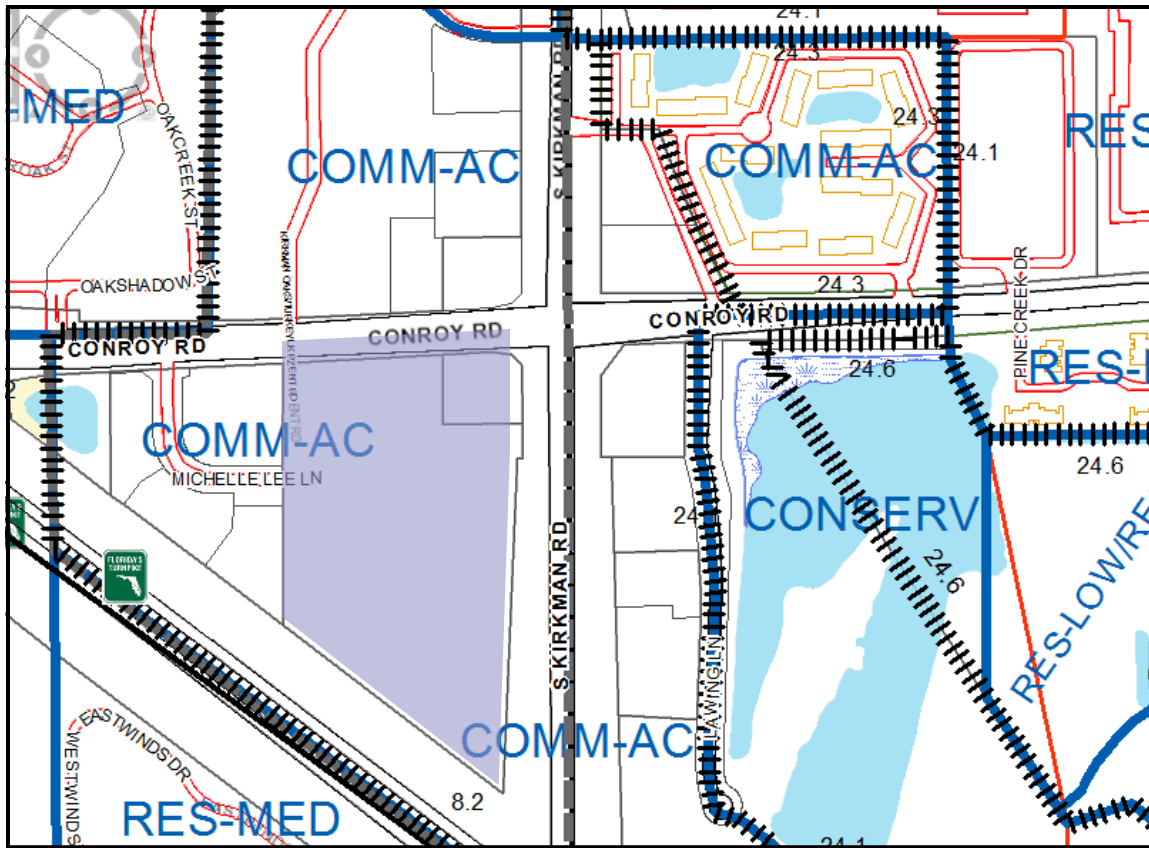
Minor Plat request for the redevelopment of the Kirkman Shoppes shopping center.

### Staff's Recommendation:

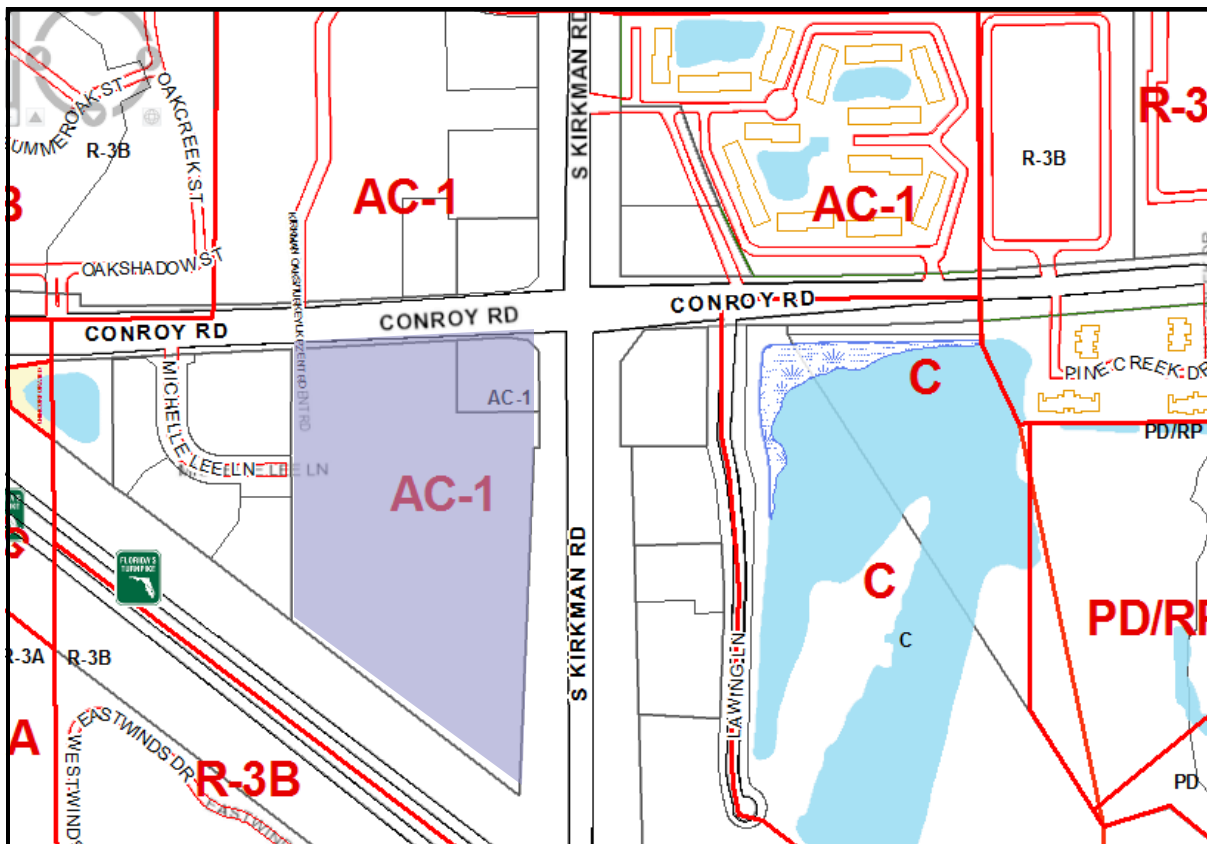
Approval of the request, subject to the conditions in this report.

**Updated:** October 31, 2013

# FUTURE LAND USE MAP



# ZONING MAP



# PROJECT ANALYSIS

## Project Description

The ±11.8 acre subject site consists of two lots and is located on the southwest corner of Kirkman Rd. and Conroy Rd. The small lot is currently undergoing demolition of the previous use and its structures (gas station, fuel canopy and car wash) and seeking approval for a retail store with associated pharmacy drive-through. The larger lot consists of a shopping center with recent approval for the addition of a fitness center. The site has a Future Land Use designation of Community Activity Center and a Zoning designation of AC-1.

The applicant is requesting Minor Subdivision Plat approval to combine the two lots into the same plat and to enlarge the smaller lot from 0.8 acres to 1.43 acres. AC-1 properties require a minimum building site frontage of 50 ft., which both proposed lots provide.

## Previous Actions:

- 1968- Property annexed into the City of Orlando as part of Major Realty Corp. holdings (City Doc. #8032A).
- 1972- Property originally platted as part of Major Center Unit 4 Subdivision; ±100,574 sq. ft. Turkey Lake Shopping Plaza constructed.
- 1988- Property acquired by current owner, name of plaza changed to Kirkman Shoppes.
- 1991- Smaller lot platted as the Mobil- Conroy Subdivision
- 1992- Previous structures (gas station) on smaller lot was constructed
- 4/1998- Master Plan & Conditional Use Permit (MPL/CUP98-083) approved allowing ±4,040 sq. ft. Chick Filet restaurant with drive-through.
- 4/2011- smaller lot acquired by current owner.
- 5/2013- Determination (LDC2013-00146) issued, allowing deferral of replat of the larger parcel until plans for redevelopment of the smaller parcel are finalized.
- 6/2013- MPB recommended approval of Master Plan amendment (MPL2013-00013) allowing a new ±41,000 sq. ft. fitness center.
- 10/2013- Commencement of demolition of gas station and associated structures on smaller parcel.
- 11/2013- MPB to review Master Plan & Conditional Use Permit (MPL2013-00032 & CUP2013-00013) to allow a 16,510 sq. ft. retail/convenience store and associated pharmacy drive-through.

## Minor Subdivision Plat

Minor Subdivision Plat Review is intended for subdivisions that do not require construction of streets or public improvements. In so doing, the 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 create a larger outparcel lot for the redevelopment of the subject properties.

# FINDINGS

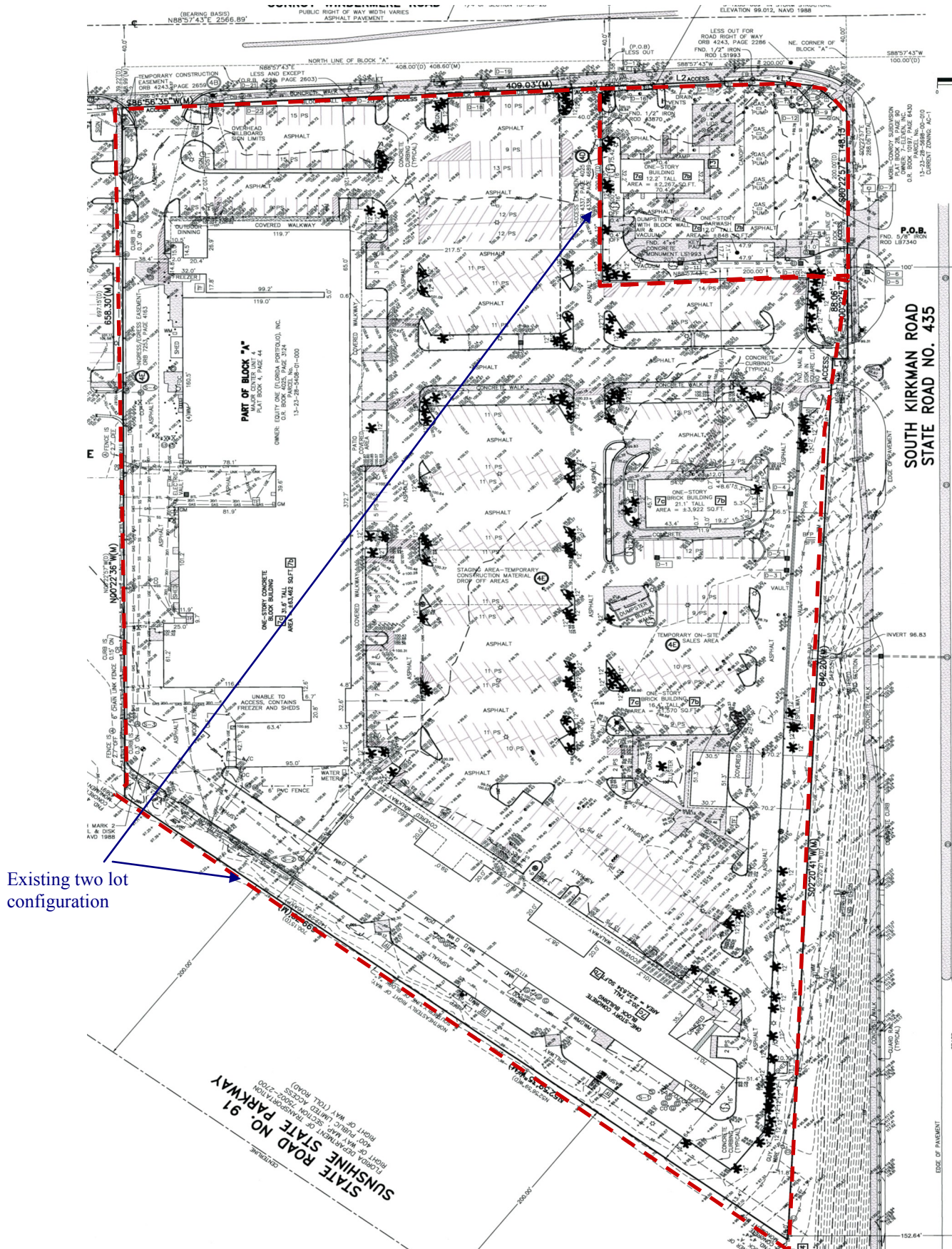
Subject to the conditions contained herein, the proposal will be consistent with the requirements for approval of Minor Subdivision Plat applications contained in Section 65.432 of the Land Development Code (LDC):

1. The proposed use is consistent with the purpose and intent of the City's Growth Management Plan.
2. The proposed use is consistent with the purpose and intent of the requirements of the LDC.
3. The subdivision will not result in incompatible land uses.
4. The proposed development 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.

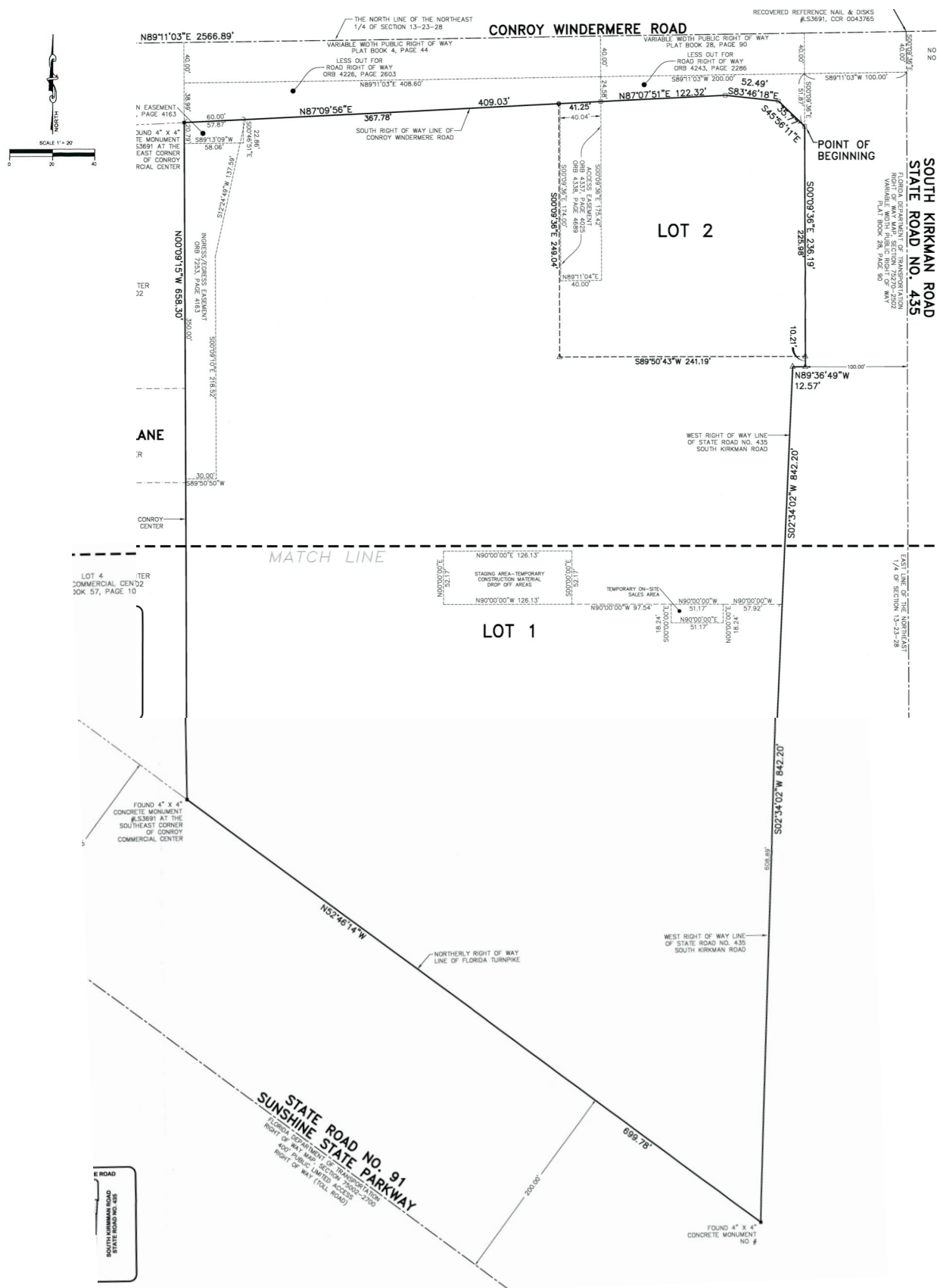
Staff recommends approval of the minor subdivision request subject to the conditions in this staff report.



## BOUNDARY SURVEY

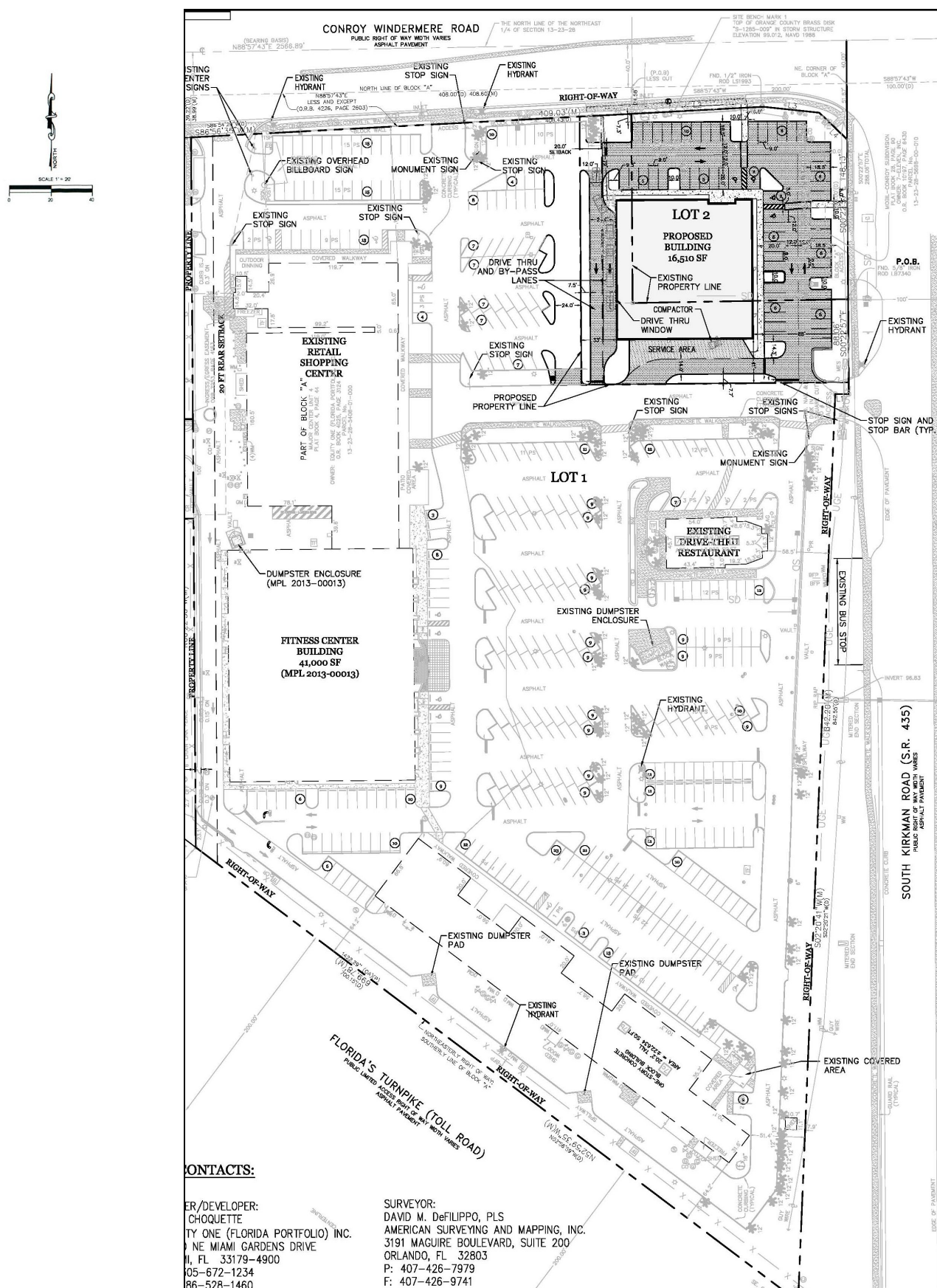


## PROPOSED PLAT





## DEVELOPMENT PLAN (BOTH LOTS)



# CONDITIONS OF APPROVAL

## Land Development

1. General Code Compliance. Development of the proposed project shall be consistent with the conditions in this report and all codes and ordinances of the City of Orlando, the State of Florida and all applicable regulatory agencies.
2. Previous Approvals Consistency. The proposed development shall be consistent with the conditions of the approved Master Plans (MPL2013-00013, MPL2013-00032 and CUP2013-00013).

## Transportation Planning

1. Cross Access Corridor. The subject property is adjacent to a major thoroughfare, Kirkman Road. Orlando Land Development Code (LDC), Chapter 61 (Sections 61.108 - 61.113), provides the minimum requirements for cross-access corridors. A cross access easement shall be located on the southern property boundary of lot two (2) on the face of the replat. The cross access easement location shall correlate to those shown on with MPL2013-00032 and CUP2013-00013.

## Engineering/Zoning

1. Plat— Minor. Plat Face Changes - There are a number of changes required to the face of the plat. In addition to the changes required on the plat, the following is a list of additional requirements.
  - 1) Changes to the face of the plat.( A copy has already been returned to the surveyor).
  - 2) Recording Fees (Checks should be made payable Orange County Comptroller.)
  - 3) The plat must be reviewed by Orange County prior to recording. Begin this process by taking a copy of the executed plat to Room 1700 (Orange County Property Appraiser's Office, Attn. Rocco Campanale), 200 S. Orange Avenue, Sun Trust Bank Center. The original completed Statement of Lien from Orange County is required by this office. The Statement of Lien must be received by this office prior to recording the plat.
2. Sidewalks. As per Section 61.225 of the Land Development Code, a 5 foot wide concrete sidewalk is required along all dedicated rights-of-way. Any existing sidewalk damaged or broken is to be repaired.
3. ESM. The City Council Adopted the Engineering Standards Manual (ESM), Fourth Edition, on March 9, 2009. All plans must conform to the ESM and all construction must be accomplished in accordance to the ESM.
4. Concurrency Management. Please be advised that the development of this project/property is subject to the terms and provisions of Concurrency Management Chapter 59 of the City Code and the Committed Trip Allocation Policy.
5. Storm Water Management. The owner/developer is required to design and construct an on-site storm water system in accordance with the approved Master Drainage Plan. Approval from South Florida Water Management District is required. The system is to be privately owned and maintained.
6. On-Site Fees. At the time of development, the owner/developer is required to pay an on-site inspection fee that is a percentage of the cost of the on-site improvements, excluding the building, in accordance with City Land Development Code Section 65.604.
7. Street Tree Fund. The Orlando City Council approved a Resolution at the January 27, 1997 City Council Meeting. Section 61.226 of the City's Land Development Code provides for a Street Tree Trust Fund. The developer is required to contribute funds to the Trust Fund prior to issuance of the building permit. The City is responsible for installation of the trees. The cost is \$350 for each 12'-14' height of canopy tree. The developer may install the street trees in lieu of contribution to the Trust Fund in accordance with Section 61.226.
8. Erosion— Building Site. All building site plans submitted for review should include a detailed erosion and sedimentation control plan.
9. Erosion & Sedimentation Control. Storm water control measures to minimize the impact of the erosion/sedimentation shall be incorporated in the plan of the development for all projects in the City of Orlando and a detailed description of these measures are to be included with the final engineering submittal.
10. Utility Control. Section 1.04 of the Engineering Standards Manual provides that all utility lines shall be installed beneath the surface of the ground. Subdivision construction plans must include all proposed utilities.

## CONDITIONS OF APPROVAL

11. Sewer– Misc. The wastewater capacity allocation for this property shall not be exceeded as a result of the proposed change of use. Sanitary sewer to serve the proposed development shall be designed and constructed in accordance with the City of Orlando Engineering Standards Manual (ESM). On-site sanitary sewer shall be privately owned and maintained.



## CONTACT INFORMATION

**Land Development**

For questions regarding Land Development review, please contact Michaëlle Petion at (407) 246-3837 or [michaelle.petion@cityoforlando.net](mailto:michaelle.petion@cityoforlando.net).

**Transportation Planning**

For questions regarding Transportation Planning plan review, please contact Ian Sikonia at 407-246-3325 or [ian.sikonia@cityoforlando.net](mailto:ian.sikonia@cityoforlando.net)

**Engineering/Zoning**

For questions regarding Engineering or Zoning contact Shirley Weekley at 407.246.2134 or [Shirley.Weekley@cityoforlando.net](mailto:Shirley.Weekley@cityoforlando.net). To obtain plan review status, schedule/cancel an inspection and obtain inspection results, please call PROMPT, our Interactive Voice Response System at 407.246.4444.

## REVIEW/APPROVAL PROCESS—NEXT STEPS

1. The applicant revises the plat to satisfy the conditions in this report.
2. The plat is scheduled for City Council.
3. The plat is recorded with the Orange County Comptroller.