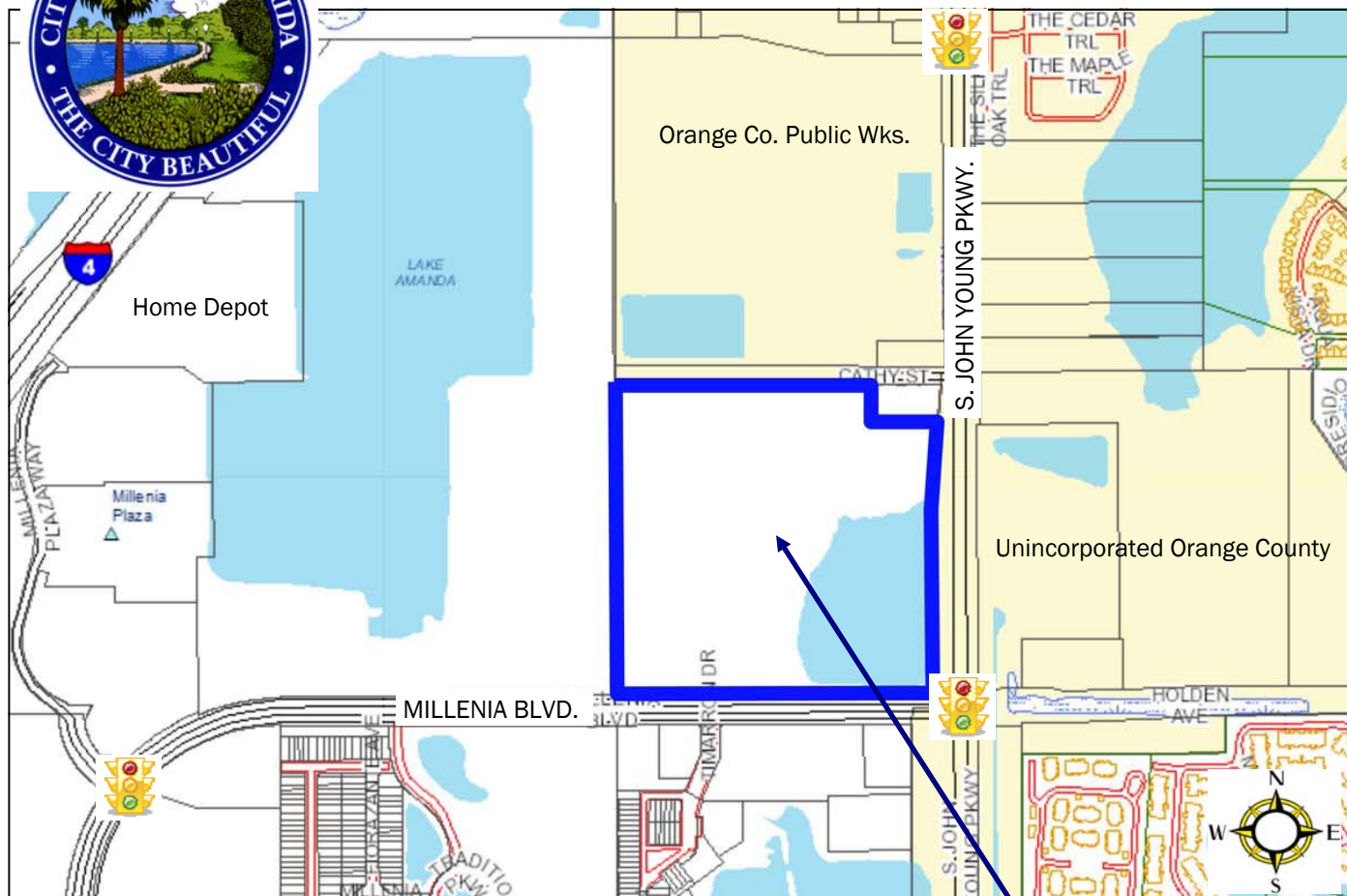




WESCO SQUARE



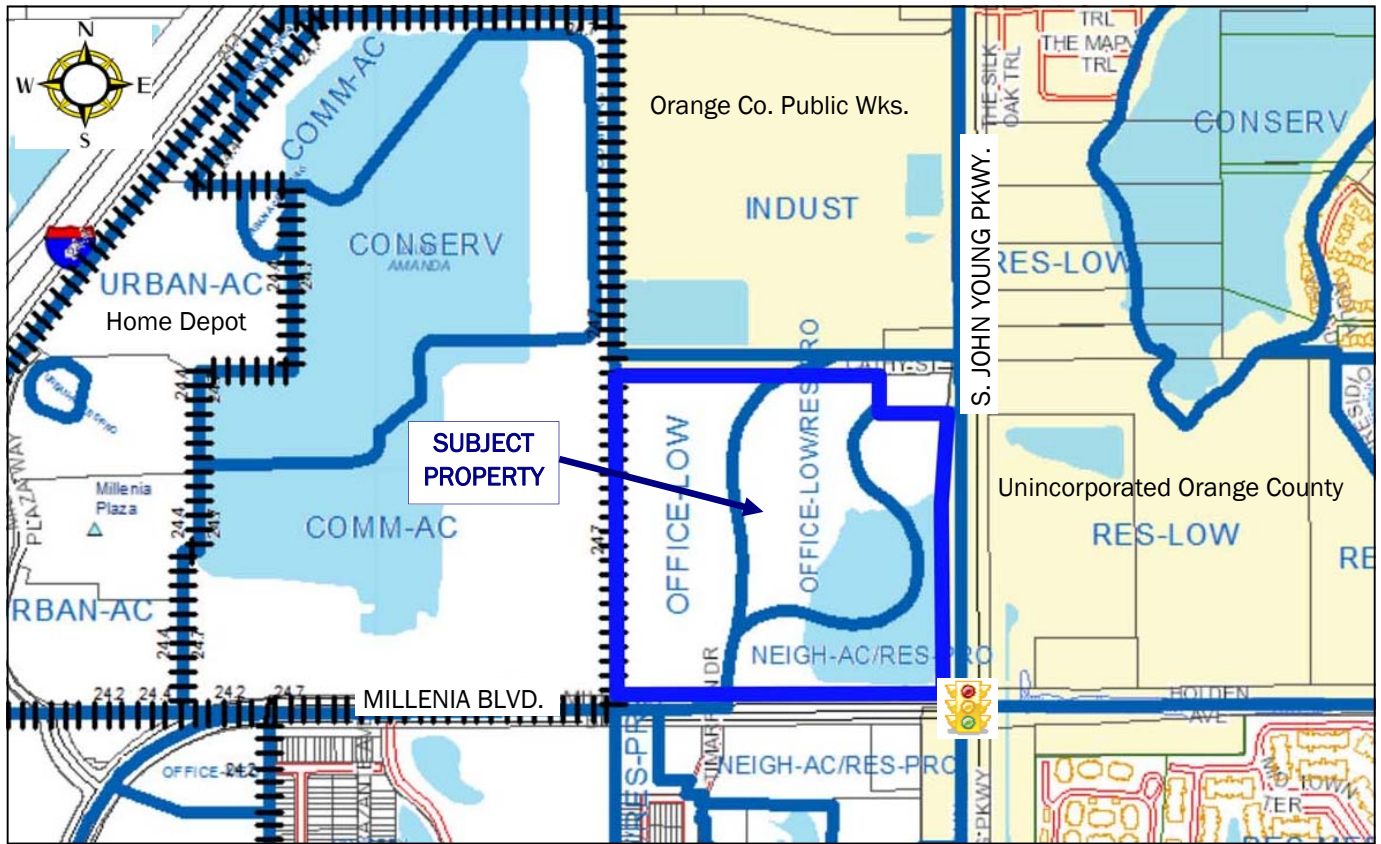
Location Map

 Subject Site

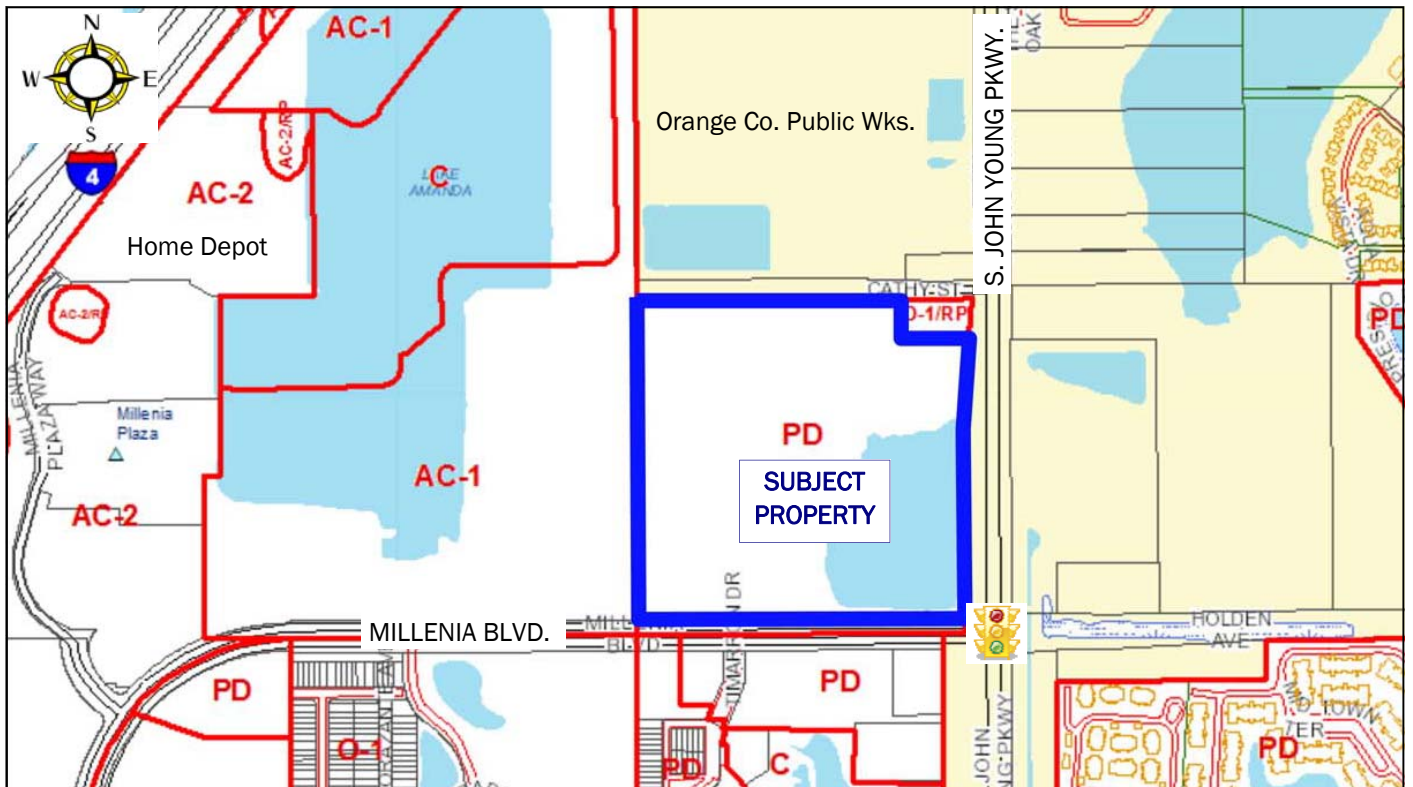
SUMMARY

<p>Applicant Thomas Daly, Daly Design Group</p> <p>Owner Robert White, Trustee Wesco Land Trust</p> <p>Project Planner Jim Burnett, AICP</p>	<p>Property Location: 4618 S. John Young Pkwy. (northwest corner of Millenia Blvd. and S. John Young Pkwy., between Interstate 4 and Conroy Rd.) (parcel #09-23-29-0000-00-007; ±34.04 acres, District 4).</p> <p>Applicant's Request: The applicant proposes to plat a vacant property for development of a 288-unit apartment complex and a public school site. The property is located in the Millenia neighborhood.</p> <p>Staff Recommendation: Approval of the Minor Plat, subject to conditions in this staff report.</p>	
<p><i>Updated: May 30, 2014</i></p>		

FUTURE LAND USE MAP



ZONING MAP



PROJECT ANALYSIS

Project Description

The applicant is requesting to plat a vacant property for development of a 288-unit apartment complex and future school site. The property is located at the northwest corner of Millenia Blvd. and S. John Young Pkwy., in the Millenia neighborhood.

Previous Actions

2000: Property annexed into the City as part of the Millenia East Area (ANX2000-00019, City Doc. #33028); initial future land use designations of Neighborhood Activity Center/Resource-Protection, Office Low Intensity and Office Low Intensity/Resource Protection assigned to property (GMP2000-00031, Doc. #33273).

2001: Initial zoning of O-1 & H assigned to 0.92-ac. property (now Orlando Fed. Credit Union) and Cathy St. R-O-W (ZON2001-00001, Doc. #33869); Orlando Fed. Credit Union and Cathy St. R-O-W platted as Wesco Subdivision (SUB2000-00077).

2003: Initial zoning of PD assigned to remaining 34.1-acre property (ZON2002-00045, Doc. #030217701); Plat submitted for 34.1-acre property (SUB2003-00051) but never recorded.

3/2013: Property acquired by current owner.

2/2014: Wesco Square PD amended to provide 288-unit apartment complex and future school site (ZON2013-00021, Ord. #2013-82, Doc. #1401101202); MPL2013-00030 288-unit Millenia North Apartment Master Plan takes effect.

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

Table 1—Project Context - Adjacent Properties			
	<i>Future Land Use</i>	<i>Zoning</i>	<i>Use</i>
North	Office Low Intensity/Resource Protection & Orange County Industrial	O-1/RP (Low Intensity Office - Residential, Resource Protection Overlay) & County IND-2/IND-3	Credit Union and County Public Works Complex
East	(Across S. John Young Pkwy.) Orange County SF Residential	Orange County R-1 (Residential Single-Family)	Vacant County-Owned Land
South	(Across Millenia Blvd.) Neighborhood Activity Center	PD (Millenium Parc Planned Development)	Fire Station & Vacant Land
West	Community Activity Center	AC-1 (Community Activity Center)	Vacant Land

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 platted to allow for the development of a multi-family project and a potential school site on the property.

Existing Zoning and Future Land Use

The property is designated Neighborhood Activity Center/Resource-Protection, Office Low Intensity and Office Low Intensity/Resource Protection on the City's Future Land Use Map, and is zoned PD (Planned Development). Per Table 2 below, the replat request complies with default AC-N & O-1 zoning standards and standards for platting of lands as contained in LDC Chapter 65 Part 3C.

Proposed Development

As previously noted, the Wesco Square PD site consists of a proposed 288-unit multifamily use and a future school parcel, with two (2) internal drainage and retention ponds and numerous easements. The site is currently being de-watered and the new retention areas being re-shaped.

School Impacts

An OCPS Concurrency Encumbrance Letter (dated 5/13/2014) indicates that the proposed 288-unit apartment development passes Concurrency. The Applicant must pay a Capacity Reservation Fee equal to 10% of the estimated school impact fees at the time the Final Plat for the property is approved and enter into a Capacity Reservation Fee schedule. The estimated School Impact Fees are approximately \$1,129,248.

Findings/Recommendation

Subject to the conditions contained herein, the Wesco Square plat is consistent with the requirements for approval of Minor Sub-

Table 2 - Lot Sizes (default AC-N & O-1)

<i>Lot & Use</i>	<i>Lot Size (sq. ft.)(no min.)</i>
Lot 1 (school site)	522,839 (12.0 acres)
Lot 2 (MF site)	960,634 (22.1 acres)

division Plats contained in Section 65 Part 3C of the Land Development Code (LDC):

1. The proposed Minor plat is consistent with the purpose and intent of the City's Growth Management Plan.
2. The proposed plat is consistent with the requirements of the Land Development Code.
3. The Minor subdivision plat 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 Wesco Square Plat, subject to the conditions in this staff report.

CONTACT INFORMATION

Land Development

For questions regarding Land Development review, contact Jim Burnett at 407-246-3609 or at james.burnett@cityoforlando.net.

Engineering/Zoning

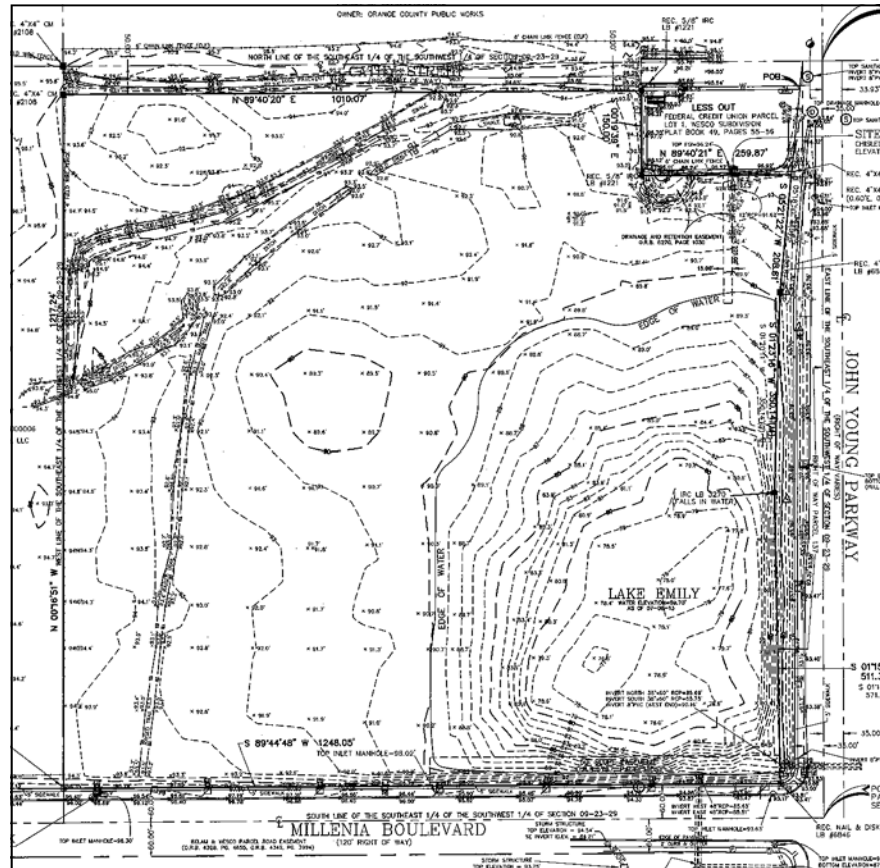
For questions regarding Plat & Engineering/Zoning review, contact Shirley Green at 407-246-2134 or at Shirley.green@cityoforlando.net. To obtain plan review status, schedule/cancel an inspection or obtain inspection results, please call PROMPT, our Interactive Response System at 407.246.4444.

Legal Affairs

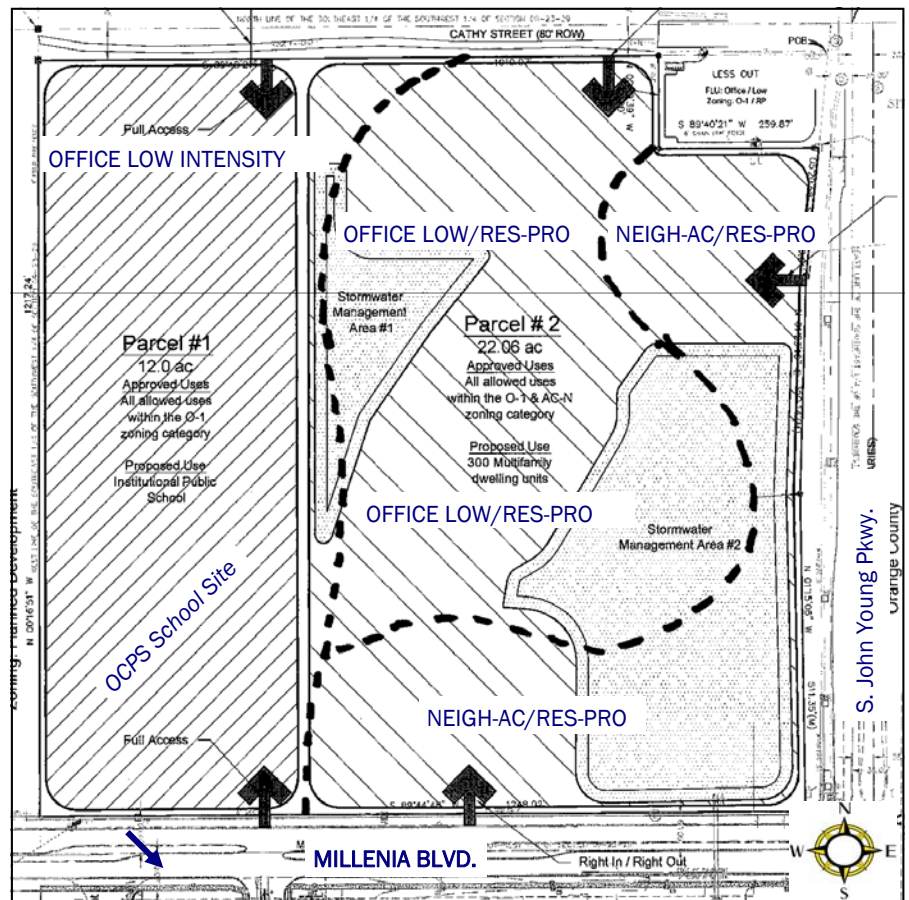
For questions regarding City Attorney review, contact Cynthia Sanford at 407-246-3489 or at Cynthia.sanford@cityoforlando.net.



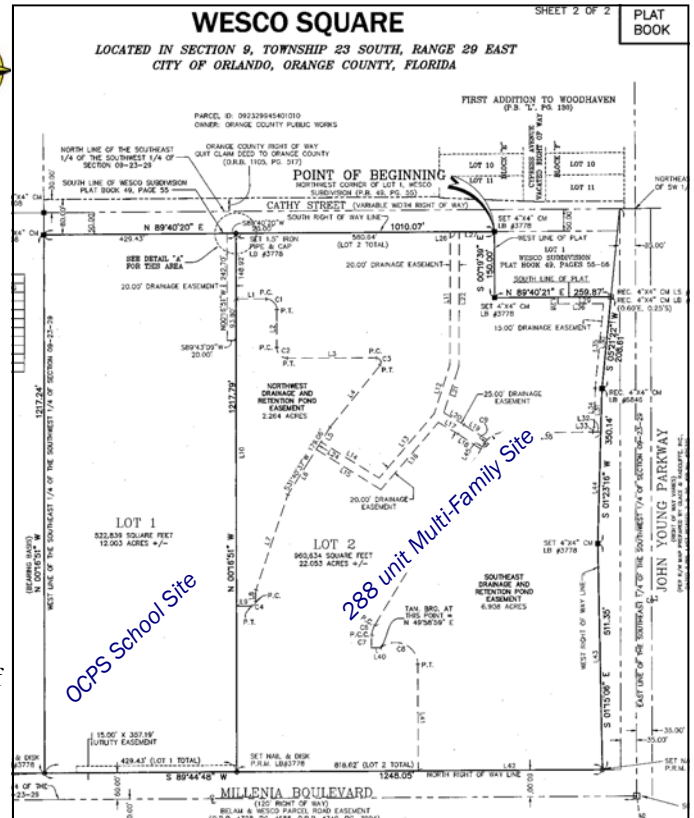
2013 SURVEY



OVERALL FRAMEWORK PLAN (PER ZON2013-00021)



PROPOSED PLAT



CONDITIONS OF APPROVAL - REQUIRED

Engineering/Zoning

- Plat Face Changes - In addition to the changes required on the plat, the following is a list of additional requirements:
 - Changes to the face of the plat.
 - Recording Fees (Checks should be made payable City of Orlando.)
 - 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.
- Reclaimed Water - Reclaimed water extension to serve the property is required per City Code, Chapter 32. An easement for the installation of the point of service and meter assembly is required.

City Attorney's Office

- The dedication and qualification statement must be properly executed on the original.
- The following easements are shown on the title certificate but not depicted on the plat or referenced in the plat notes:
4328/4655; 5797/3105; 6250/273

City Surveyor

(no comments yet)

Orange County Public Schools

The Applicant shall pay a Capacity Reservation Fee equal to 10% of the estimated school impact fees at the time the Final Plat for the property is approved and enter into a Capacity Reservation Fee schedule. The estimated School Impact Fees are approximately \$51,129,248. School concurrency for the other parcels will be addressed at the time of Planning Official Determination review of the individual Master Plans for each parcel.

INFORMATIONAL (pertains more to development/permitting of the new uses)

Land Development

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 also be obtained before commencing development.

REVIEW/APPROVAL PROCESS-NEXT STEPS

Engineering/Zoning will handle the remainder of the plat review following the Technical Review Committee, including scheduling City Council approval of the plat (date to be determined by Engineering/Zoning).