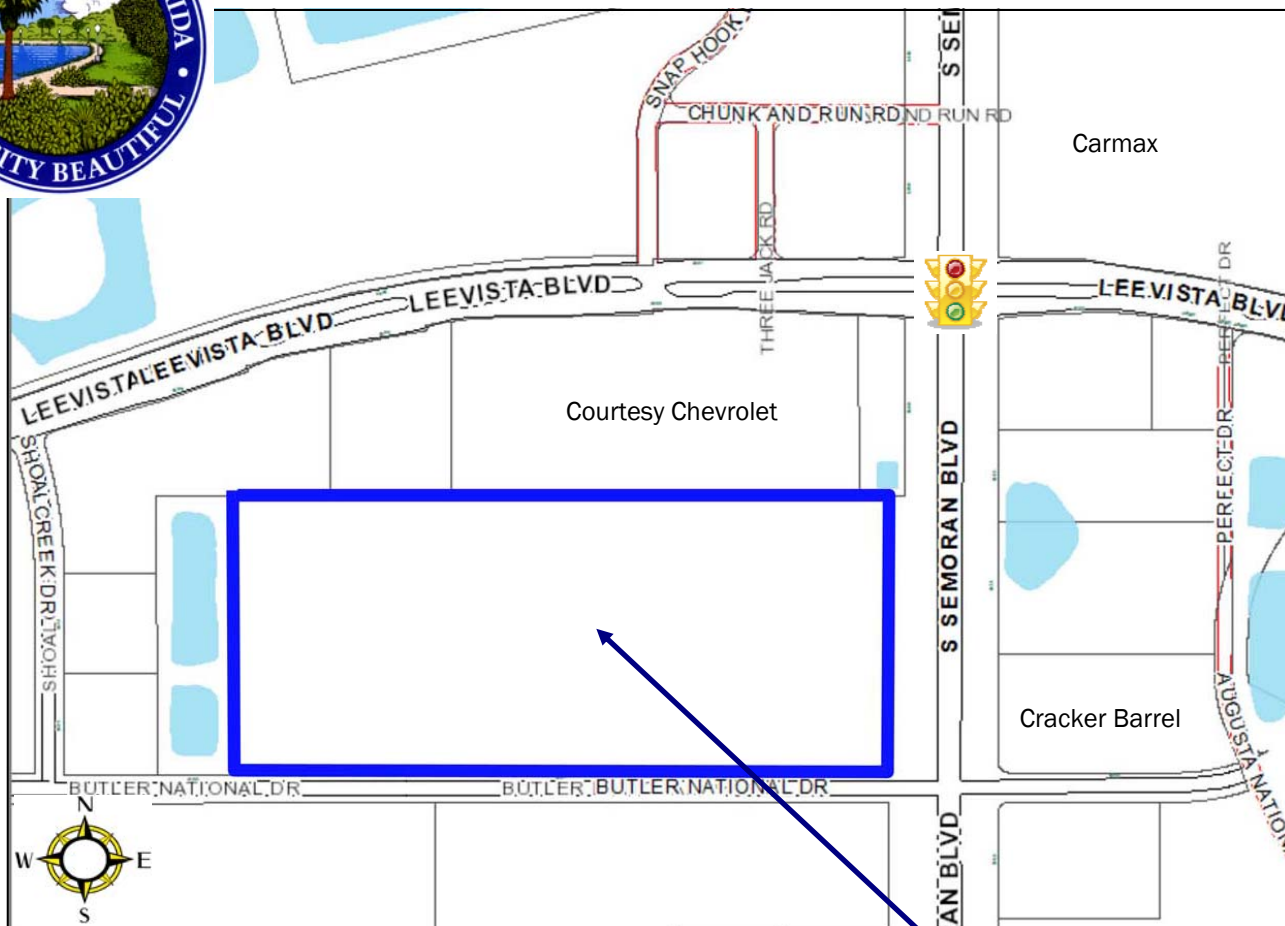




WALLY PARK REPLAT



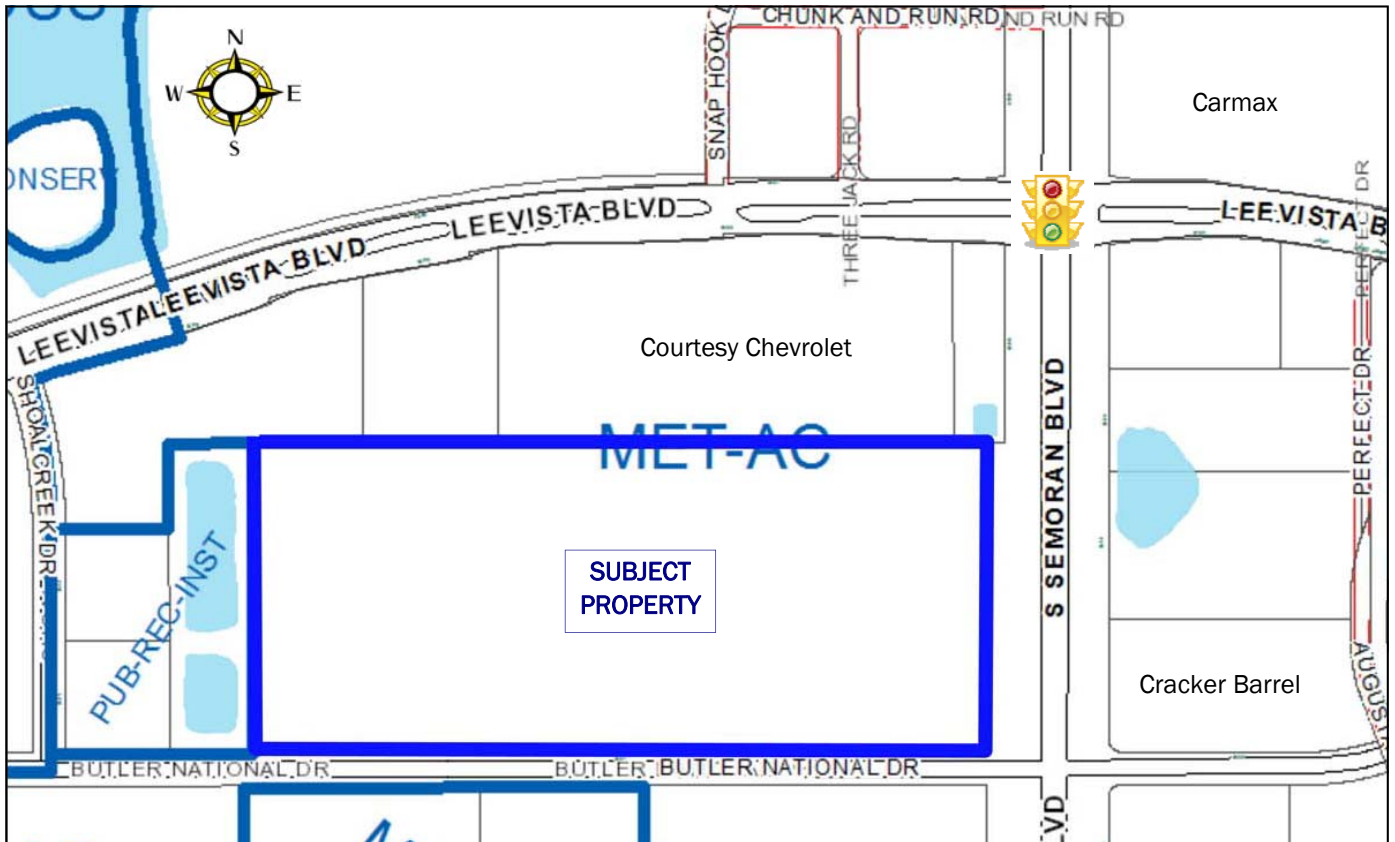
Location Map

 Subject Site

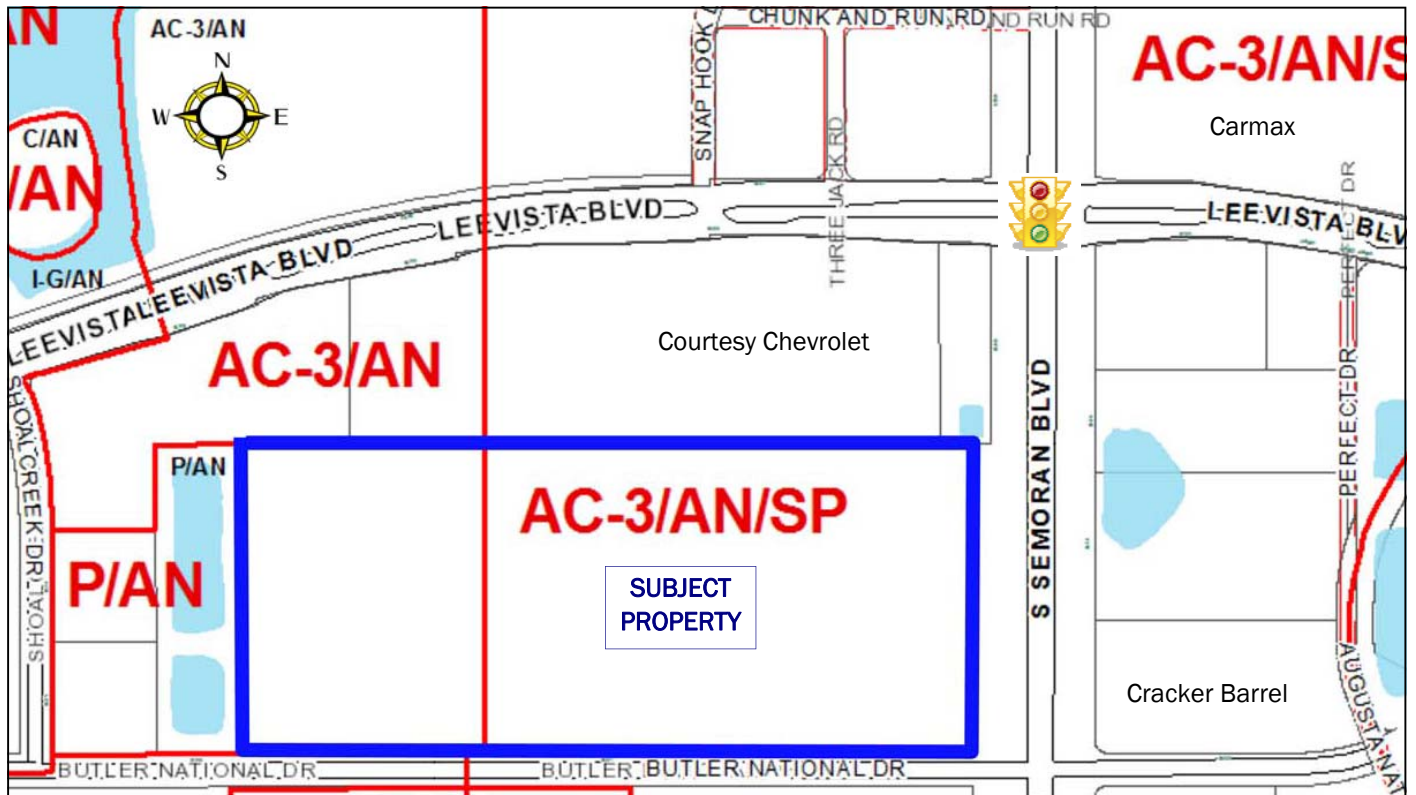
SUMMARY

Applicant James Petersen SE Surveying & Mapping, Inc. Owner Nathan Cohen, LR Butler Natl. Dr. Orlando, LLC Project Planner Jim Burnett, AICP	Property Location: 5601 Butler National Dr. (west side of S. Semoran Blvd., between Lee Vista Blvd. and Butler National Dr.) (parcel # 21-23-30-2285-00-010; 19.45 acres, District 1). Applicant's Request: The applicant proposes to replat a partially developed property for the ongoing commercial redevelopment of said property. The property is located in the Airport North neighborhood. Staff Recommendation: Approval of the Minor Plat, subject to conditions in this staff report.	
<i>Updated: May 1, 2014</i>		

FUTURE LAND USE MAP



ZONING MAP



PROJECT ANALYSIS

Project Description

The applicant is requesting to replat a partially developed 19.45-acre site for the ongoing commercial redevelopment of the property. The property is on the west side of S. Semoran Blvd., between Leevista Blvd. and Butler National Dr., in the Airport North neighborhood. The property is zoned AC-3/AN/SP and AC-3/AN.

Previous Actions

1981: Subject property annexed into the City (Doc. #16262A).

1988: Property platted as the East Coast Transportation Subdivision.

1994: Master Plan approved (MPL94-175) for Hertz Rental Car & Auto Storage.

2010: Hertz Rental Car moves to location on the grounds of the Orlando International Airport; rear (west end) of the property continues to be used for auto storage, remainder of property goes vacant.

1/2013: Master Plan approved (MPL2012-00026) for Wally Park Airport Parking Phase 1A and future commercial uses along S. Semoran Blvd. (Phases 1B-E, to be done via separate administrative Master Plans).

6/2013: Specific Parcel Master Plan (SPMP) approved (LDC2013-00093) for Wally Park Phase 1B Cheddar's Restaurant.

7/2013: Sign Master Plan approved (LDC2013-00209), subsequently appealed and withdrawn, Sign Master Plan amended 10/2013 requiring that property be subdivided to allow stand-alone signs for each proposed restaurant/retail use.

9/2013: SPMP approved (LDC2013-00090) for Wally Park Phases 1C, 1D & 1E including infrastructure (Phase 1E subsequently removed 2/13/2014).

4/2014: SPMP approved (LDC2014-00088) for Wally Park Phase 1D, specifically proposed Chuy's Restaurant.

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

TABLE 1 - PROJECT CONTEXT			
<i>Direction</i>	<i>Future Land Use</i>	<i>Zoning</i>	<i>Adjacent Uses</i>
North	Metropolitan Activity Center (MET-AC)	AC-3/AN/SP (Metropolitan Activity Center, Aircraft Noise Overlay, Semoran Gateway Special Plan Overlay) and AC-3/AN	Auto Dealership
East	(Across S. Semoran Blvd.) MET-AC	AC-3/AN/SP	Restaurants & Retail Shops
South	(Across Butler National Dr.) MET-AC & MET-AC/RES-PRO (Resource Protection)	AC-3/AN/SP & AC-3/RP (Resource Protection)/AN/SP	Convenience Store w. Gas Sales & Wetlands
West	Public/Recreational & Institutional	P/AN (Public Use, Aircraft Noise Overlay)	Retention Ponds

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 replatted to allow for the ongoing commercial redevelopment of the property.

Existing Zoning and Future Land Use

The property is designated Metropolitan Activity Center on the City's Future Land Use Map, and is zoned AC-3/AN/SP (Metropolitan Activity Center, Aircraft Noise Overlay, Semoran Gateway Special Plan Overlay) and AC-3/AN. Per Table 2 below, the replat request complies with AC-3/AN/SP zoning standards and standards for replatting of lands as contained in LDC Chapter 65 Part 3C.

Proposed Development

The Wally Park site consists of an airport park & ride, three (3) ground-lease out-parcels and future office or retail uses in the existing building formerly used by Hertz Rental Car.

School Impacts (Not applicable, since the proposed uses are non-residential)

Table 2 - Development Standards (AC-3/AN/SP & AC-3/AN)

<i>Use & Proposed Lot</i>	<i>Lot Size (sq. ft.)</i>	<i>Lot Dimensions (min.)</i>
Airport Parking & Restaurants	(no minimum)	(no minimum)
Lot 1 (Cheddars)	101,655 (2.33 acres)	209.5 (w) x 485.2 (d)
Lot 2 (Pollo Tropical)	62,441.4 (1.43 acres)	148.25 (w) x 421.2 (d)
Lot 3 (Chuy's)	78,490.6 (1.80 acres)	186.35 (w) x 421.2 (d)
Lot 4 (Wallypark)	551,393.4 (12.86 acres)	irregular
Tract A (Access Easement)	41,253.1 (0.95 acres)	irregular

Findings/Recommendation

Subject to the conditions contained herein, the Wally Park Replat is consistent with the requirements for approval of Minor Subdivision 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 replat 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.

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

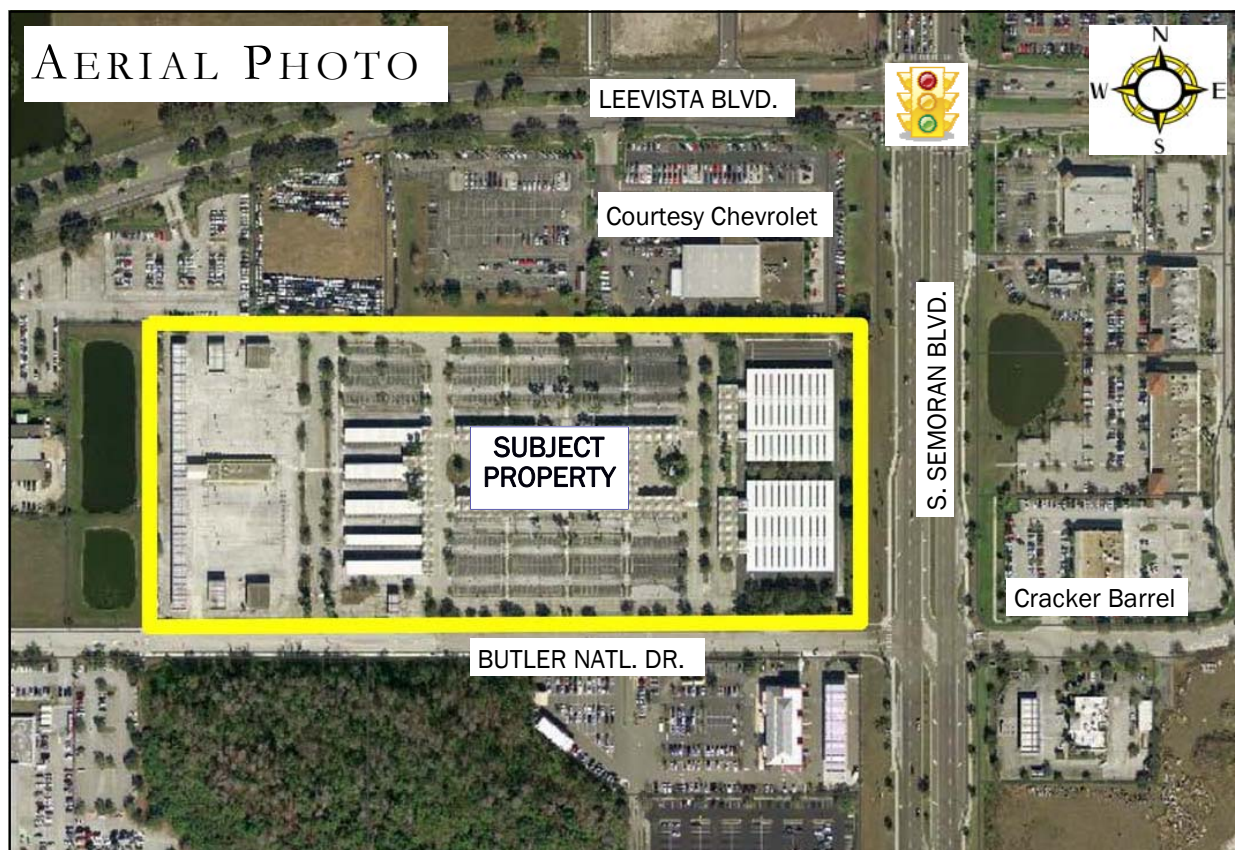
For questions regarding Plat & Engineering/Zoning review, contact Shirley Green at 407-246-2134 or at Shirley.green@cityoforlando.net. To obtain plan review status, schedule/cancel an inspection or obtain inspection results, please call PROMPT, our Interactive Response System at 407.246.4444.

City Attorney's Office

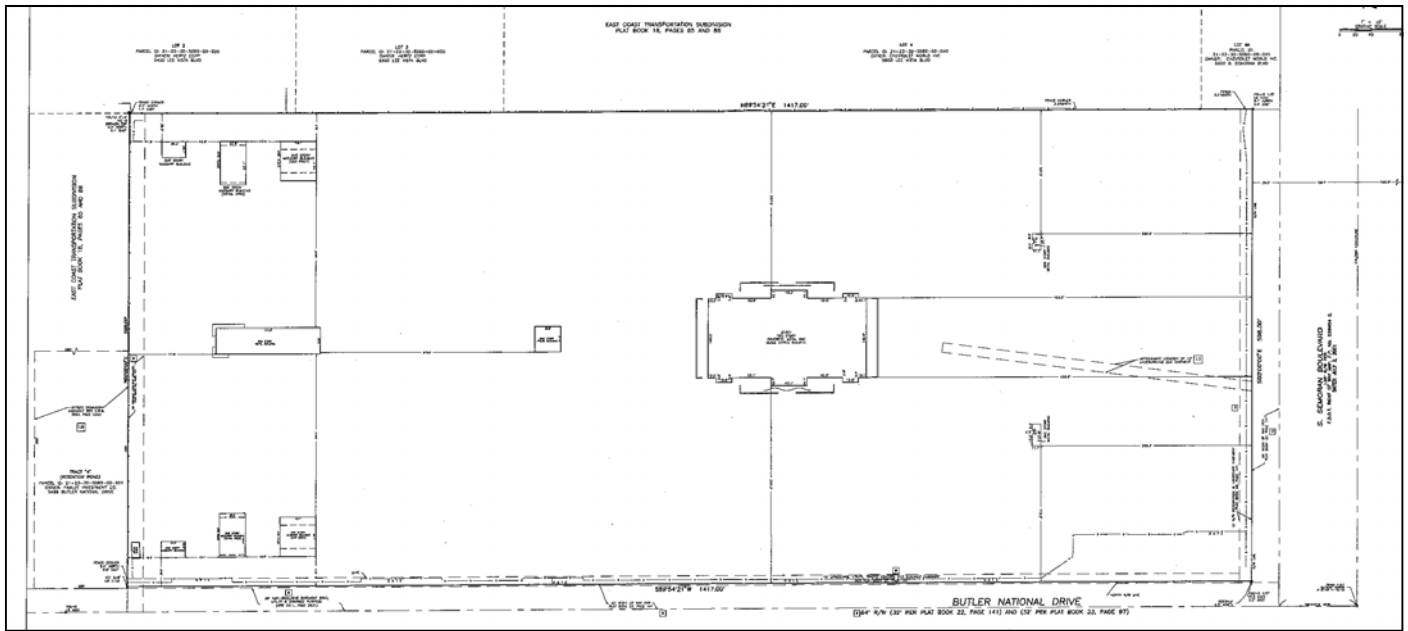
For questions regarding City Attorney review, contact Cynthia Sanford at 407-246-3489 or at Cynthia.sanford@cityforlando.net.

City Surveying

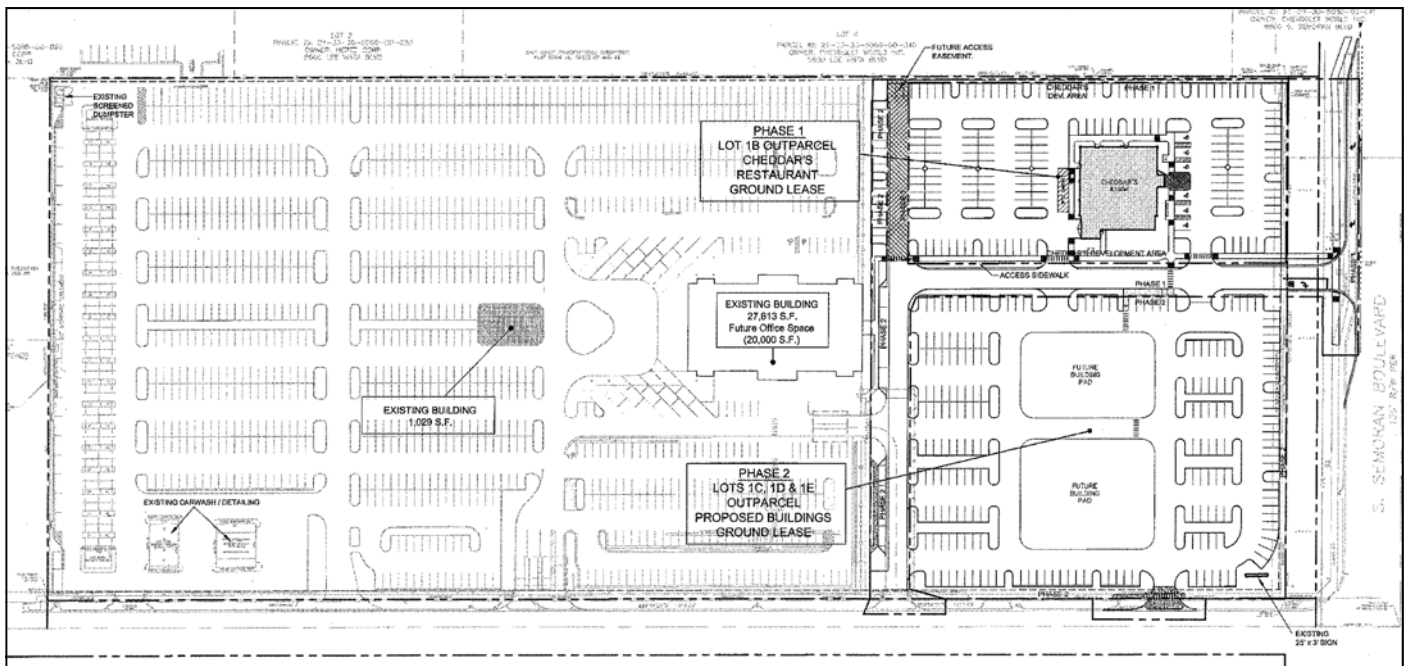
For questions regarding City Surveying review, contact Dolly Carwile at 407-246-3812 or at dolly.carwile@cityoforlando.net.



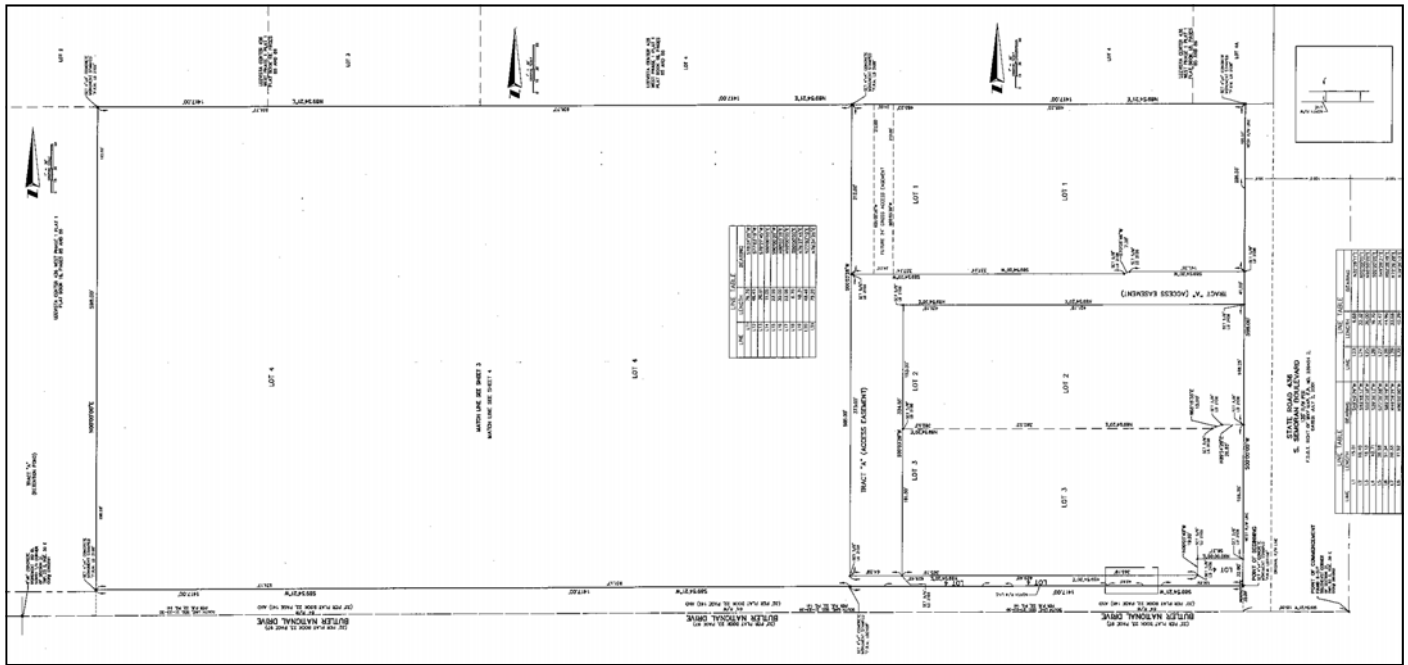
2013 SURVEY



OVERALL SITE PLAN (PER MPL2012-00026 AND REVISED PER LDC2013-00090)



PROPOSED PLAT



CONDITIONS OF APPROVAL - REQUIRED

Land Development

Continued redevelopment of the overall site shall be consistent with all approved master plans and Specific Parcel Master Plans as specifically detailed on Page 3 of this staff report (under Previous Actions).

Engineering/Zoning

1. Surveys - Signed and sealed boundary and topographic surveys are required for this project.
2. In General Note #4 on Sheet 1 of 4, the ownership and party responsible for maintenance of this tract shall be provided.
3. Plat Face Changes: In addition to the changes required on the plat, the following is a list of additional requirements:
 - a) Any changes to the face of the plat requested via the conditions of this report.
 - b) Recording Fees (Checks should be made payable Orange County Comptroller).
 - c) The plat must be reviewed by Orange County prior to recording. Begin this process by taking a copy of the executed plat to Sun Trust Bank Center, 200 S. Orange Ave., Orange County Property Appraiser's Office, 17th Floor, Room 1700, Attn: Rocco Campanale. The original completed Statement of Lien from Orange County is required by this office and must be received by this office prior to recording the plat.

City Attorney's Office

(no comments at this time)

City Surveyor's Office

(no comments at this time)

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

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).