



TARGET MILLENIA PH. 2 REPLAT 4750 MILLENIA PLAZA WAY



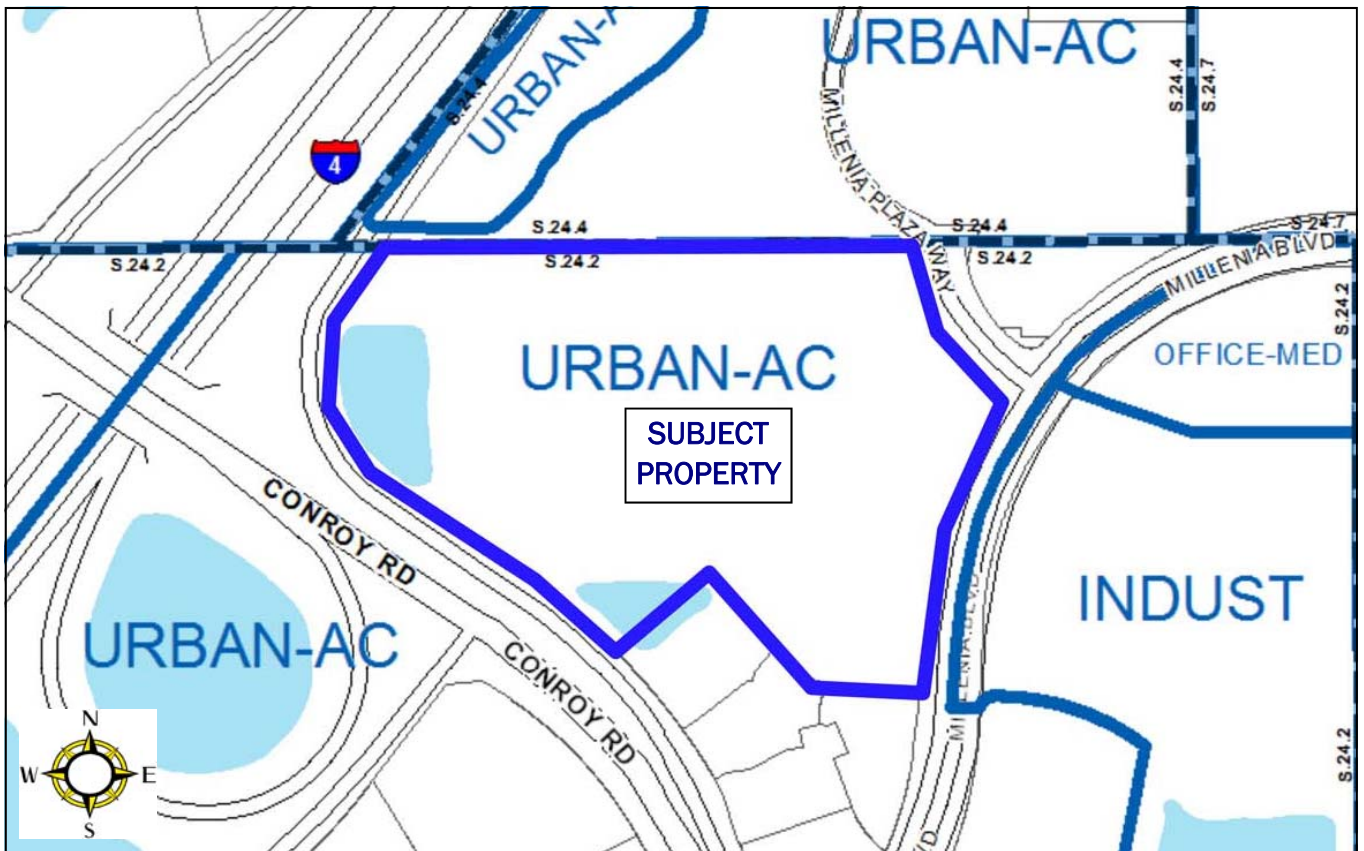
Location Map

 Subject Site

SUMMARY

Applicant Chris Collins, Project Mgr. CPH, Inc.	Property Location: 4750 Millenia Plaza Wy. (Parcel #17-23-29-8594-00-010, southwest corner of Millenia Blvd. and Millenia Plaza Wy., north of Conroy Rd.) (±19.5 acres, Dis- trict 4)	
Owner Target Corp.	Applicant's Request: The applicant propos- es to replat an existing commercial property to create several outparcel uses on the front of the property facing Millenia Blvd. and Mil- lenia Plaza Way.	
Project Planner Jim Burnett, AICP	Staff Recommendation: Approval of the Minor Plat, subject to conditions in this staff report.	
<i>Updated: November 10, 2014</i>		

FUTURE LAND USE MAP



ZONING MAP



PROJECT ANALYSIS

Project Description

The applicant is requesting to replat an existing developed commercial property to develop several outparcel uses on the front of the property facing Millenia Blvd. and Millenia Plaza Way. The property is zoned AC-2 (Urban Activity Center) and is located in the Millenia neighborhood.

Previous Actions

1985: Schrimsher Southwest (Millenia) properties annexed into City of Orlando (City Doc. #19669).

1992: Schrimsher Southwest (Millenia) Development of Regional Impact (DRI) Development Order (DO) approved.

1/2002: Millenia Master Plan amended (MPL2001-00022) to create a 19.53-acre parcel for SuperTarget; Property acquired by current owner 5/2002; platted 6/2002 as Target for the Millenia Subdivision.

2003: 205,895 sq. ft. SuperTarget store and 712-space surface parking lot constructed/opened.

11/2014: Framework Master Plan Amendment (MPL2014-00024) approved for 3.1-acre outparcel for future commercial uses.

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	Urban Activity Center (UR-AC)	AC-2 (Urban Activity Center)	Millenia Plaza II Shopping Plaza
East	(Across Millenia Plaza Way) UR-AC & (Across Millenia Blvd.) Industrial	AC-2 & I-P (Industrial Park)	BJ's Wholesale & DeVry Institute
South	UR-AC	AC-2	Restaurants and Bank
West	UR-AC	AC-2	SuperTarget & parking lot

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 create an outparcel for redevelopment with new commercial and restaurant uses.

Existing Zoning and Future Land Use

The property is designated Urban Activity Center on the City's Future Land Use Map, and is zoned AC-2 (Urban Activity Center). The property is also located within the Millenia Development of Regional Impact (DRI). There are no minimum lot size requirements under AC-2 zoning; thus, the replat request complies with standards for platting of lands as contained in LDC Chapter 65 Part 3C.

Proposed Development

As previously noted, the property is being replatted to create an outparcel for redevelopment with new commercial and restaurant uses.

School Impacts

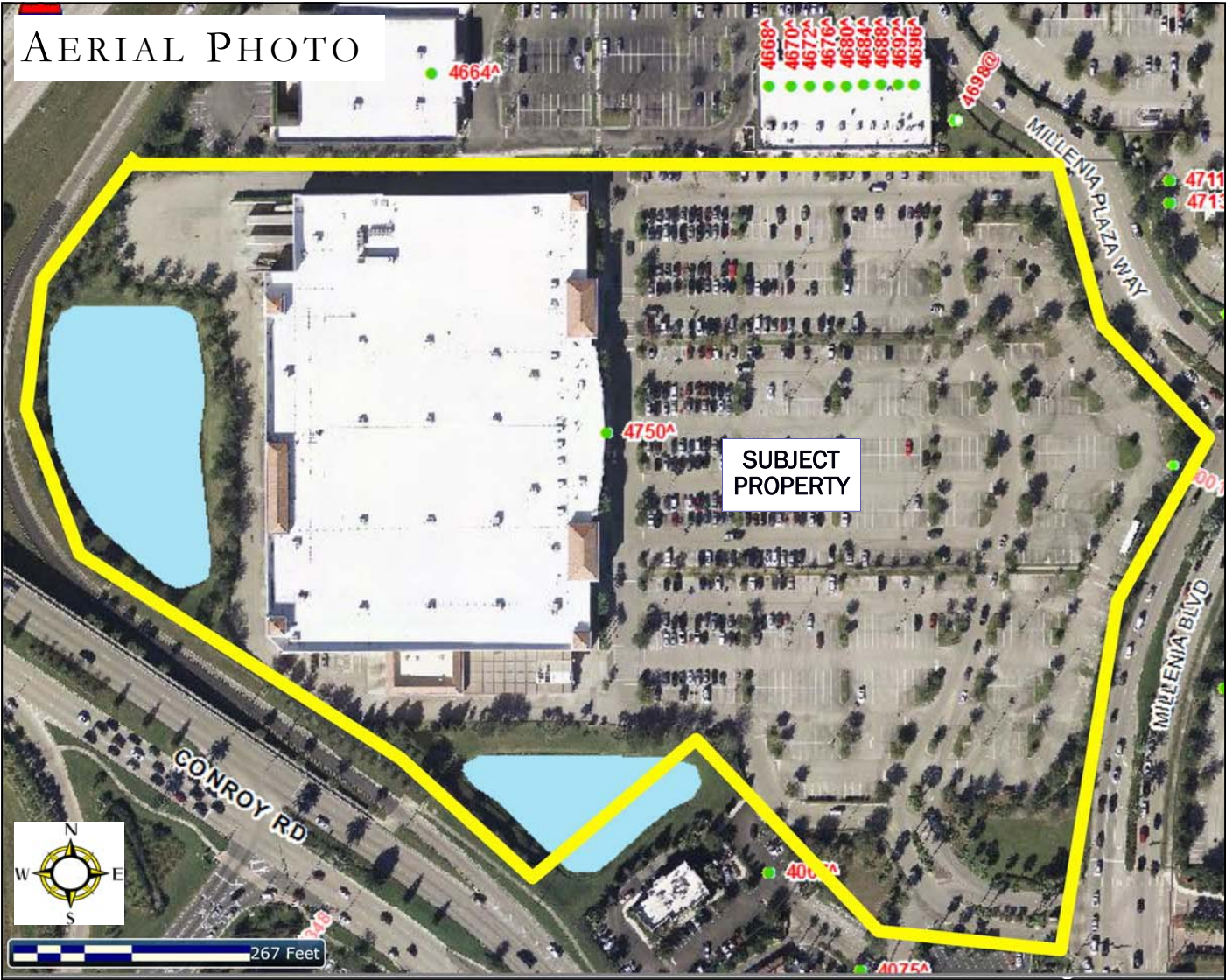
The property has been and will continue to be used solely for commercial, restaurant and office uses. No further school impact analysis is needed.

Findings/Recommendation

Subject to the conditions contained herein, the Millenia Target Phase 2 replat is consistent with the requirements for approval of Minor Subdivision Plat applications as 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 Minor plat is consistent with the requirements of the Land Development Code.
3. The Minor 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 Millenia Target 2nd replat, subject to the conditions in this staff report.



BEING A REPLAT OF ALL OF LOT 1, TARGET FOR THE MILLENIA,
ACCORDING TO THE PLAT THEREOF,
AS RECORDED IN PLAT BOOK 51, PAGES 30 AND 31,
OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA
SECTION 17, TOWNSHIP 23 SOUTH, RANGE 29 EAST
CITY OF ORLANDO, ORANGE COUNTY, FLORIDA

[illegible]

CONDITIONS OF APPROVAL - REQUIRED

Engineering/Zoning - No issues.

Legal Affairs - The title opinion expired on July 15, 2014. An update is required.

All of note 12 should be deleted with the exception of the recorded easements. The easements are shown in the notes as letters I, J, M, N, P, S, and should be renumbered accordingly.

Any/all dedications to the public must be shown in the dedication. If none, that should be indicated as well. Example: "...hereby dedicates nothing to the public."

City Surveying - A second review has been completed and a letter sent to the applicant's surveyor on 11/10/2014, detailing what needs to be revised and sent back to the City for continuing review.

Land Development - Informational

1. 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 be obtained before commencing development.
2. Development shall be consistent with conditions of MPL2014-00024, as approved in November 2014.

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 Engineering/Zoning review, contact Shirley Green at 407-246-3234 or at Shirley.green@cityoforlando.net.

Plat Review

For questions regarding plat review once the plat has proceeded beyond TRC review, contact Sherita Polke at 407-246-3273 or at sherita.polke@cityoforlando.net. After Dec. 15, 2014, contact will be John Groenendaal at 407-246-3437. To obtain plat review status, call PROMPT, our Interactive Response System at 407.246.4444. Plat status can also be done via the City's webpage at <http://edviwr.cityoforlando.net/OrlandoWebPermits/Permitting/login.aspx>. Just key your SUB case # into the blank or provide your address, and follow the prompts.

City Surveying

For questions regarding City Surveying review, contact Ken Brown at 407-246-3812 or at ken.brown@cityoforlando.net.

City Legal Services

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

REVIEW/APPROVAL PROCESS-NEXT STEPS

Following the Technical Review Committee review, plat review, including scheduling City Council approval of the plat, is handled by Sherita Polke or John Groenendaal (see contact information above, and next steps under Conditions above).