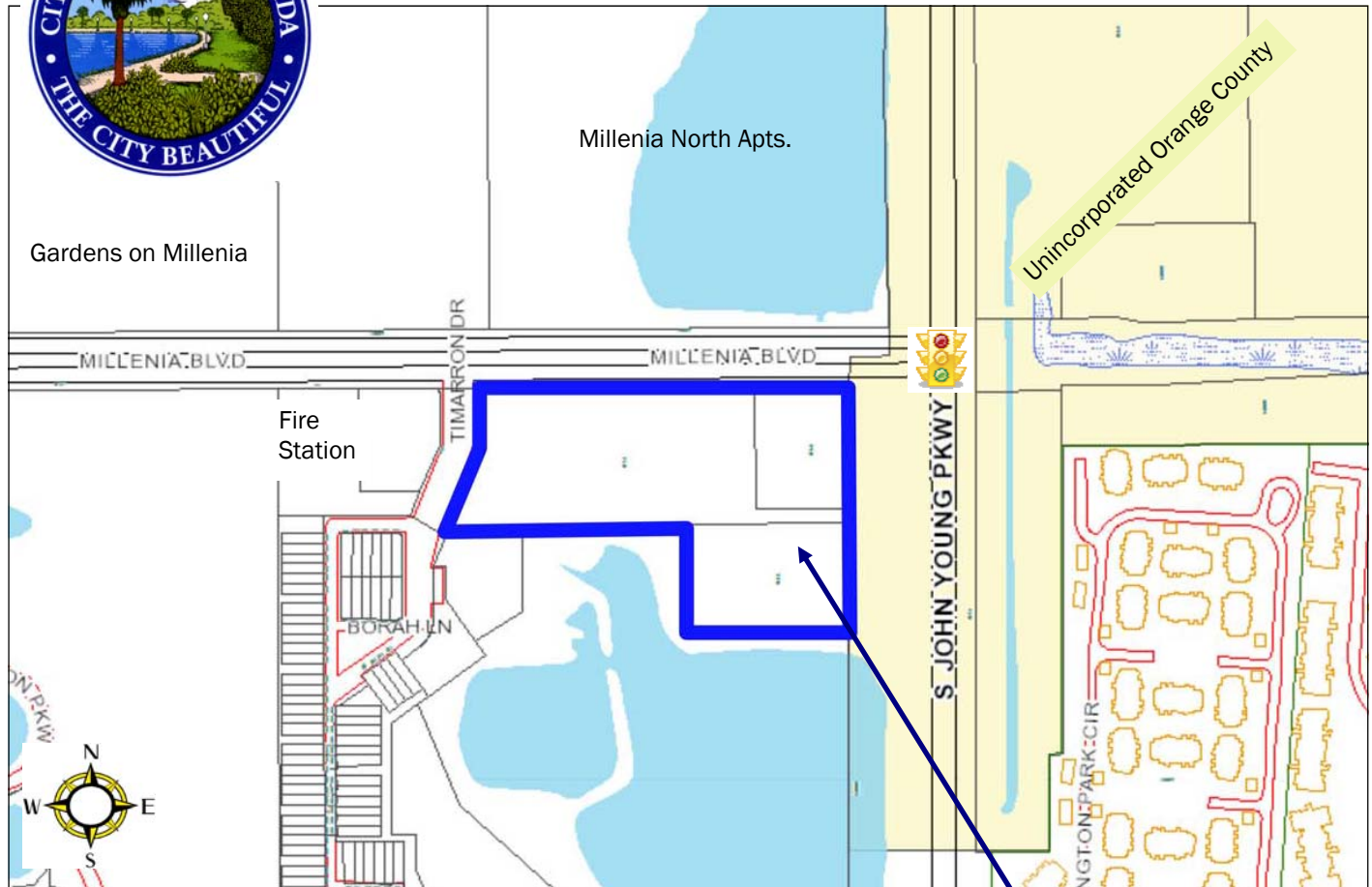




MILLENIUM PARC REPLAT #2



Location Map

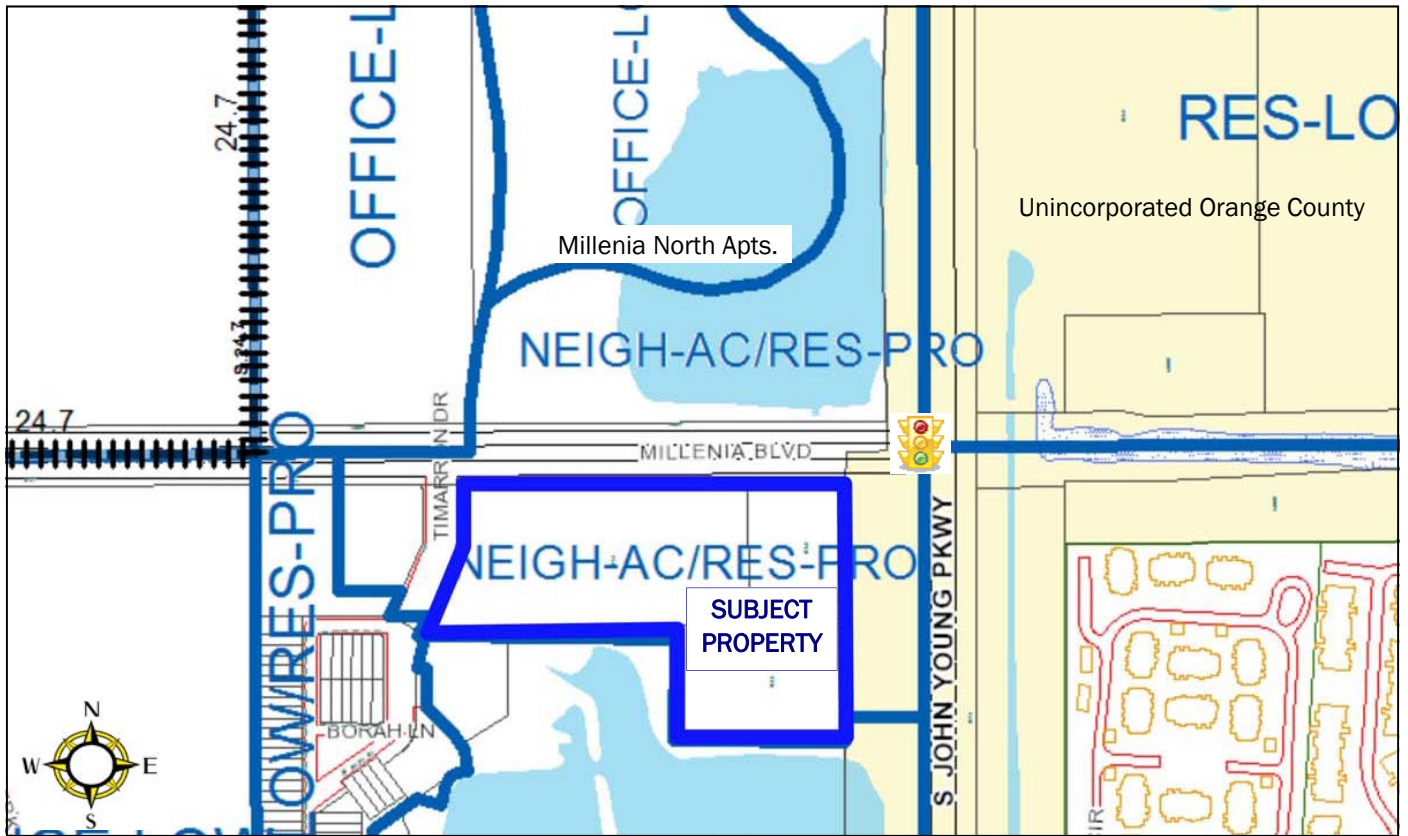
Subject Site

SUMMARY

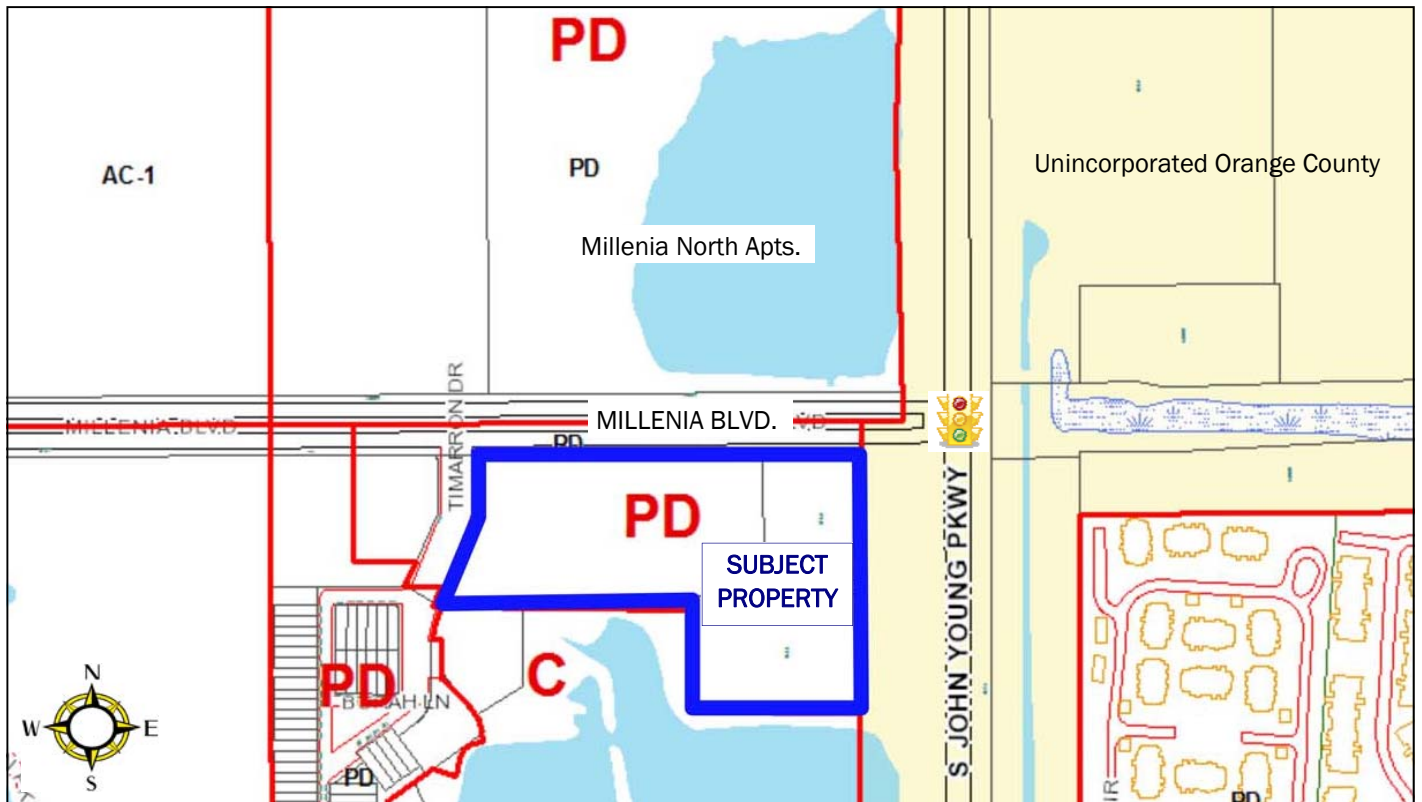
<p>Applicant Thomas Daly, Daly Design Group</p> <p>Owner Millenium John Young, LLC</p> <p>Project Planner Jim Burnett, AICP</p>	<p>Property Location: 4751 Timarron Dr. (southwest corner of Millenia Blvd. and S. John Young Pkwy., between Interstate 4 and Conroy Rd.) (parcel #16-23-29-5669-01-000 through - 03-000; ±6.88 acres, District 4).</p> <p>Applicant's Request: The applicant proposes to replat a vacant commercial property for initial development of a Wawa convenience store with gas sales. 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>	
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Updated: October 21, 2014

FUTURE LAND USE MAP



ZONING MAP



PROJECT ANALYSIS

Project Description

The applicant is requesting to replat a vacant property for initial development of a Wawa convenience store with gas sales. The property is located at the southwest 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 (City Doc. #33028); initial future land use designation of Neighborhood Activity Center/Resource-Protection and Office Low Intensity assigned to property.
- 2003: Property reconfigured, area of Conservation future land use designated (GMP2003-00026) and zoned C (Conservation) (ZON2003-00025); remainder of property zoned PD (Belam Planned Development)(City Doc. #031208902), with a development plan of ±106,243 sq. ft. of commercial space and 90 attached multifamily residential units.
- 2005: Property platted as part of Millenium Parc Subdivision (SUB2003-00033).
- 2006: Commercial portion of PD located east of Timarron Dr. replatted as Millenium Parc Replat One (SUB2004-00031); PD amended for commercial portion of PD (ZON2005-00018, City Doc. #0602131011) to provide 132-unit residential condo and ±53,000 sq. ft. of commercial space.
- 1/2012: Property acquired by current owner.
- 6/2013: PD amended to provide updated framework development plan (ZON2012-00025, City Doc. #1306171201); Master Plan approved for new Wawa convenience store w. gas sales at SE corner of S. John Young Pkwy. & Millenia Blvd. (MPL2012-00023).

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	(Across Millenia Blvd.) Neighborhood Activity Center/Resource-Protection & Office Low Intensity (OFFICE-LOW)	PD (Wesco Square Planned Development)	Millenia North Apartments (under construction) & Elementary School Site
East	Orange County Residential	Orange County R-1 (Residential Single-Family)	S. John Young Blvd. Right-of-Way
South	Conservation & OFFICE-LOW/Resource-Protection	C (Conservation) & PD (Millenium Parc Planned Development)	Lake/Wetlands & Townhomes
West	OFFICE-LOW	O-1 (Low Intensity Office - Residential)	Heritage on Millenia Apartments

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 initial development of a Wawa convenience store with gas sales on the property.

Existing Zoning and Future Land Use

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

Proposed Development

As previously noted, the Millenium Parc PD site consists of several mostly vacant commercial parcels, with only City Fire Station #17 developed on the westernmost parcel outside of the residential portion of the PD. The Fire Station site and the vacant lot between it and Timarron Dr. (Lot 92, Millenium Parc) are not part of the current replat request. A Wawa convenience store with gas sales will be the initial development within the amended Millenium Parc PD.

School Impacts

Neither the recent PD Amendment nor the replat proposes to increase the maximum allowed density of 30 dwelling units per acre.

Table 2 - Lot Sizes (default AC-N)

<i>Lot & Use</i>	<i>Lot Size (sq. ft.)(no min.)</i>
Lot 1 (Wawa site)	74,136.8 (1.7 ac.)
Lot 2	45,405.1 (1.04 ac.)
Lot 3	47,157 (1.08 ac.)
Lot 4	±55,375 (1.27 ac.)
Lot 5	38,061.9 (0.87 ac.)
Lot 6	39,027.6 (0.89 ac.)

With proposed retail and a hotel or possible residential condominium (from the 2006 PD), the residential density of the property will not be impacted or increased. The previous PD amendment did not require a new or amended capacity enhancement agreement. No further OCPS review is needed for the replat request.

Findings/Recommendation

Subject to the conditions contained herein, the Millenium Parc Replat Two is consistent with the requirements for approval of Minor Subdivision Plats 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 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 Millenium Parc Replat Two, subject to the conditions in this staff report.

CONTACT INFORMATION

Land Development

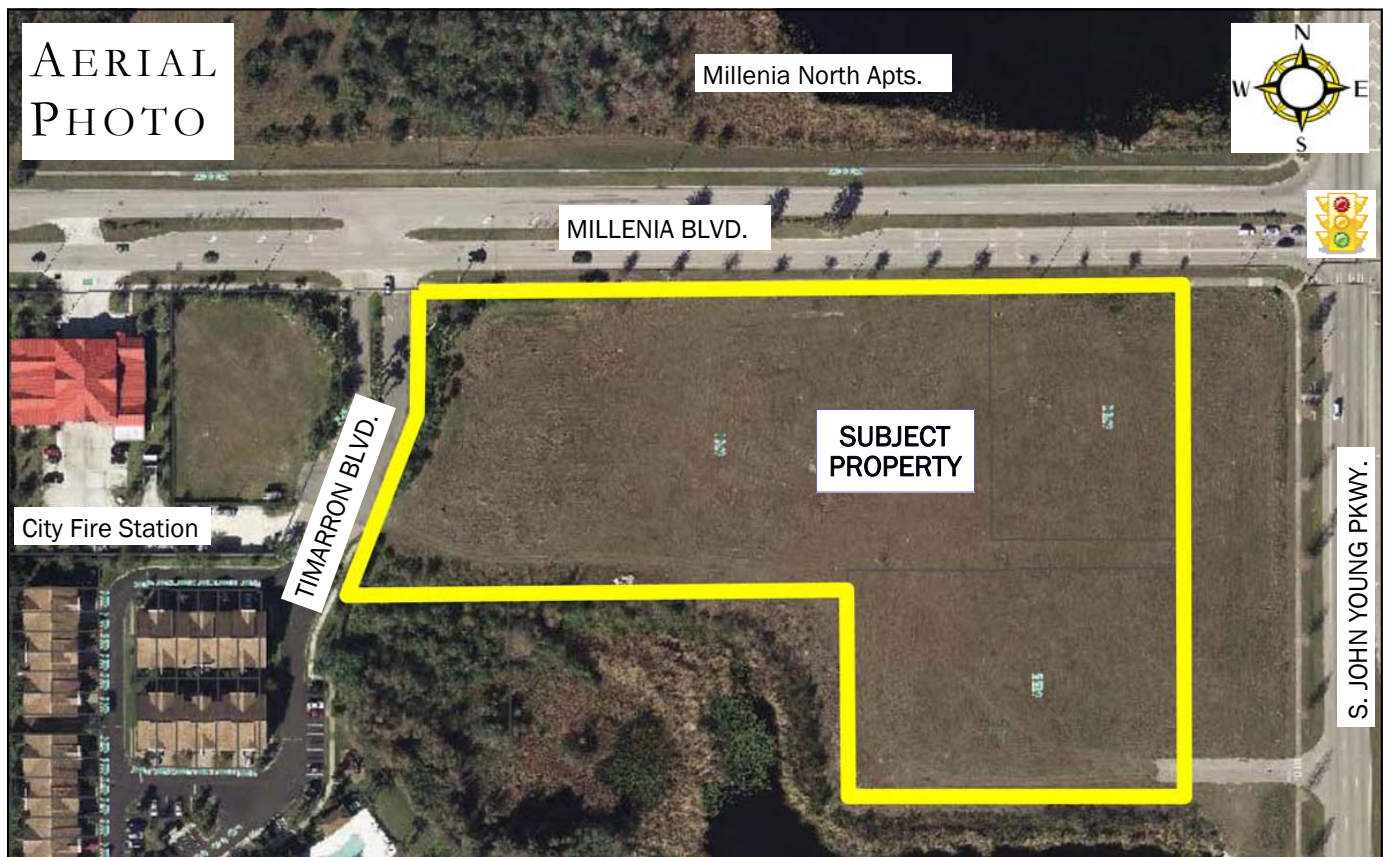
For questions regarding Land Development review, contact Jim Burnett at 407-246-3609 or at james.burnett@cityoforlando.net.

Plat Review

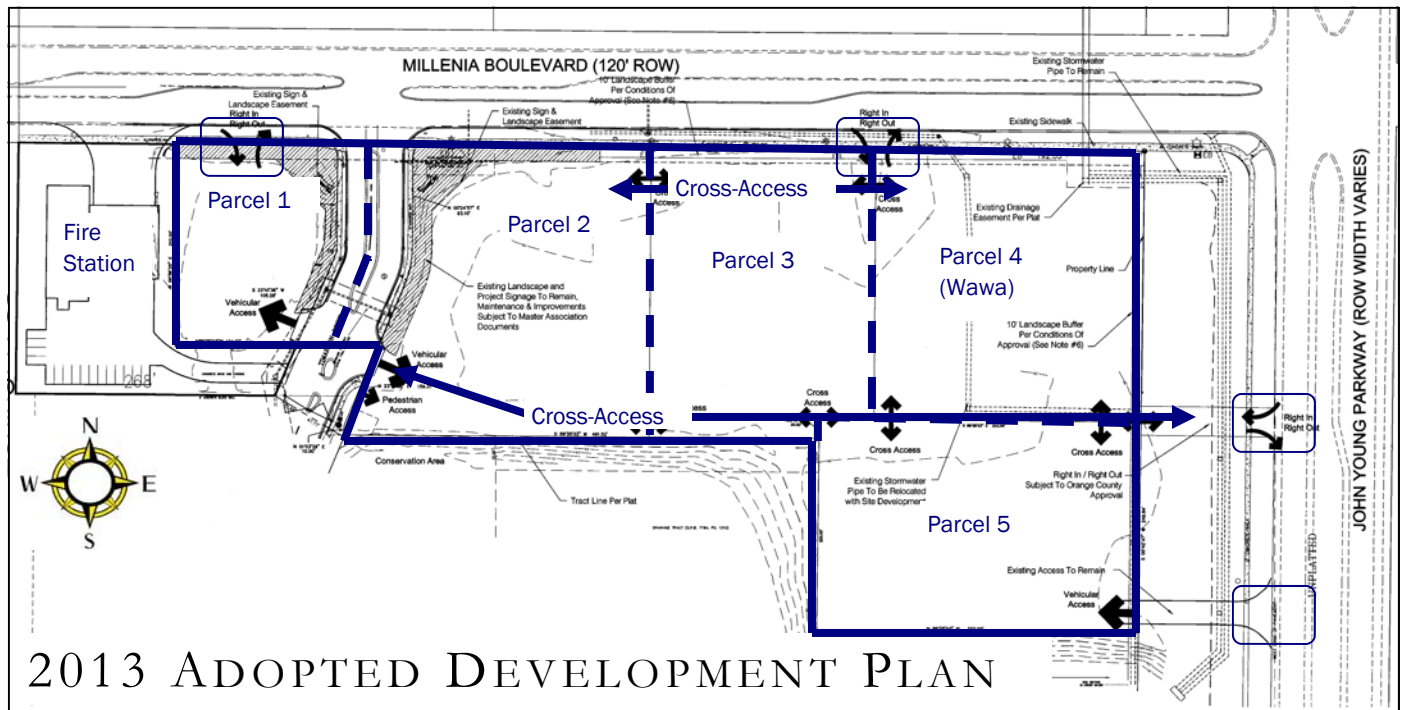
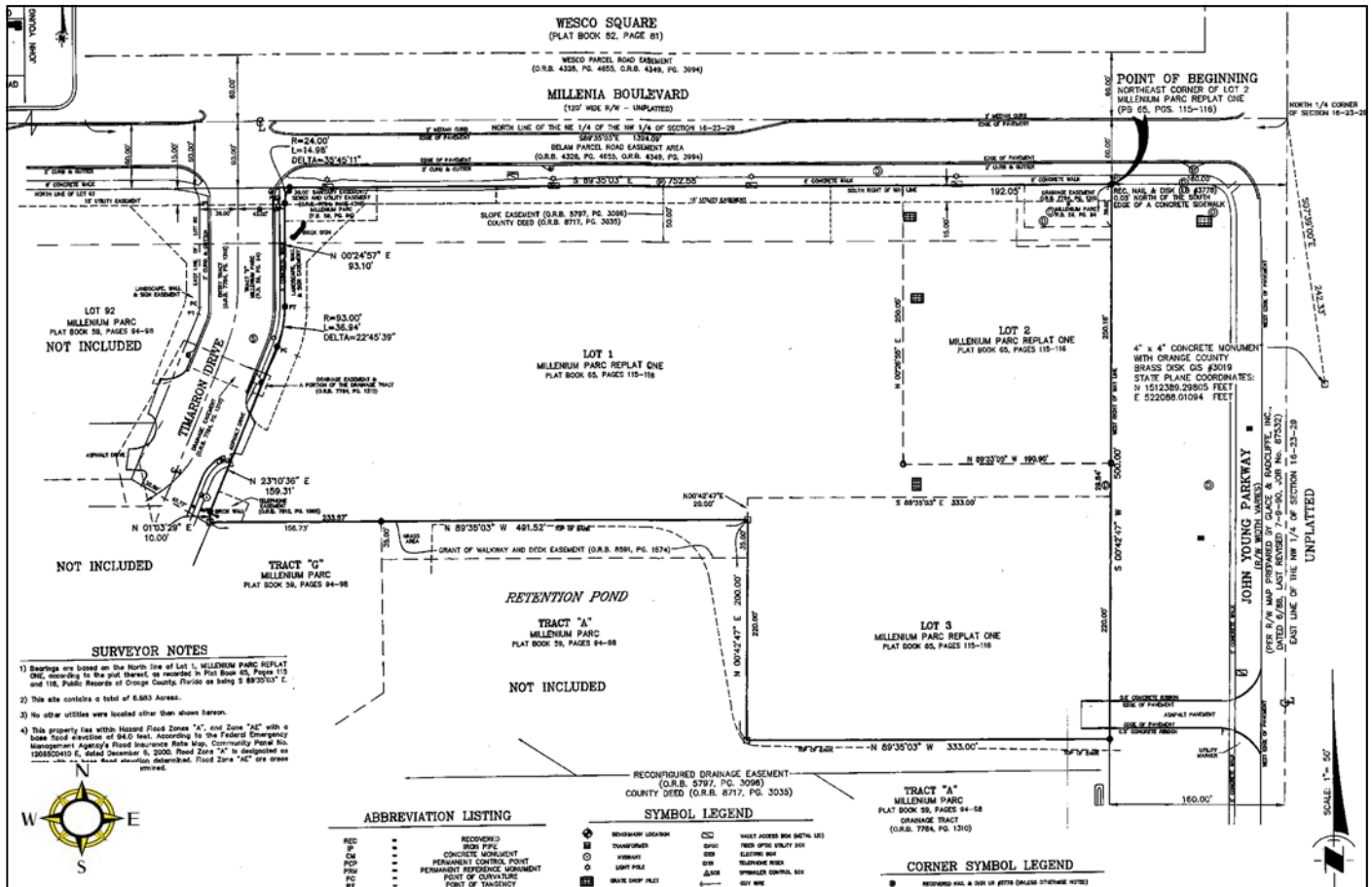
For questions regarding Plat & Engineering/Zoning review, contact Sherita Polke at 407-246-3273 or at Sherita.polke@cityoforlando.net. After Dec. 15, 2014, please contact John Groenendaal at 407-246-3437. To obtain plan review status, schedule/cancel an inspection or obtain inspection results, please call PROMPT, our Interactive Response System at 407.246.4444.

City Surveying

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



2013 SURVEY

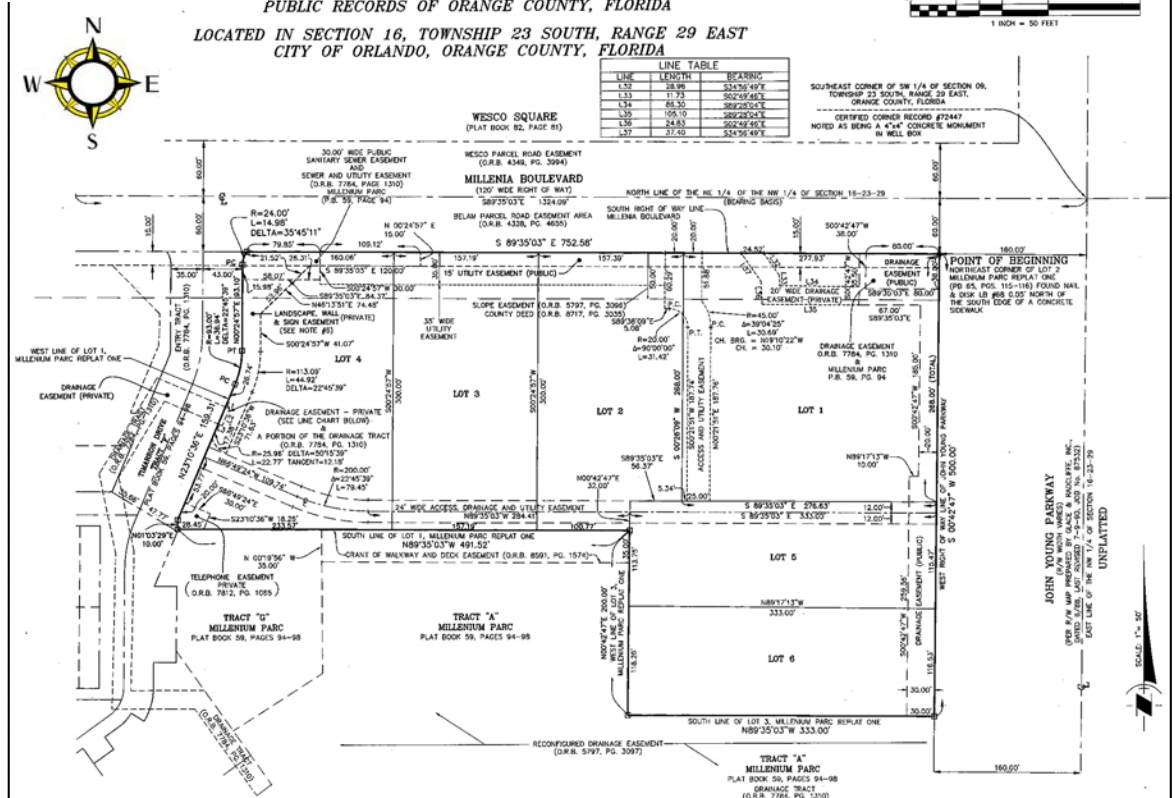


2013 ADOPTED DEVELOPMENT PLAN

PROPOSED PLAT

MILLENNIUM PARC REPLAT TWO A REPLAT OF MILLENNIUM PARC REPLAT ONE, RECORDED IN PLAT BOOK 65, PAGES 115-116, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA

LOCATED IN SECTION 16, TOWNSHIP 23 SOUTH, RANGE 29 EAST
CITY OF ORLANDO, ORANGE COUNTY, FLORIDA



CONDITIONS OF APPROVAL - REQUIRED

Permitting/Plat Review (no comments yet)

City Attorney's Office (no comments yet)

City Surveyor - An initial review has been completed and a letter sent to the applicant's surveyor on 10/15/2014, detailing what needs to be revised and sent back to the City for continuing plat review.

City Addressing - Please correct the following: Change "JOHN YOUNG PARKWAY" to "S JOHN YOUNG PARKWAY" (no period after the S).

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

Land Development

1. Permits - 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.
2. Consistency - Development of the site shall be consistent with the adopted Millenium Parc PD, as last revised in June 2013, and the approved Master Plan for the corner Wawa site (MPL2012-00023).

Sewer - Project site lies outside of the City sewer service area. The applicant shall request a determination of reclaimed water availability. Mandatory connection in accordance with City Code Chapter 32 may be required.

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).