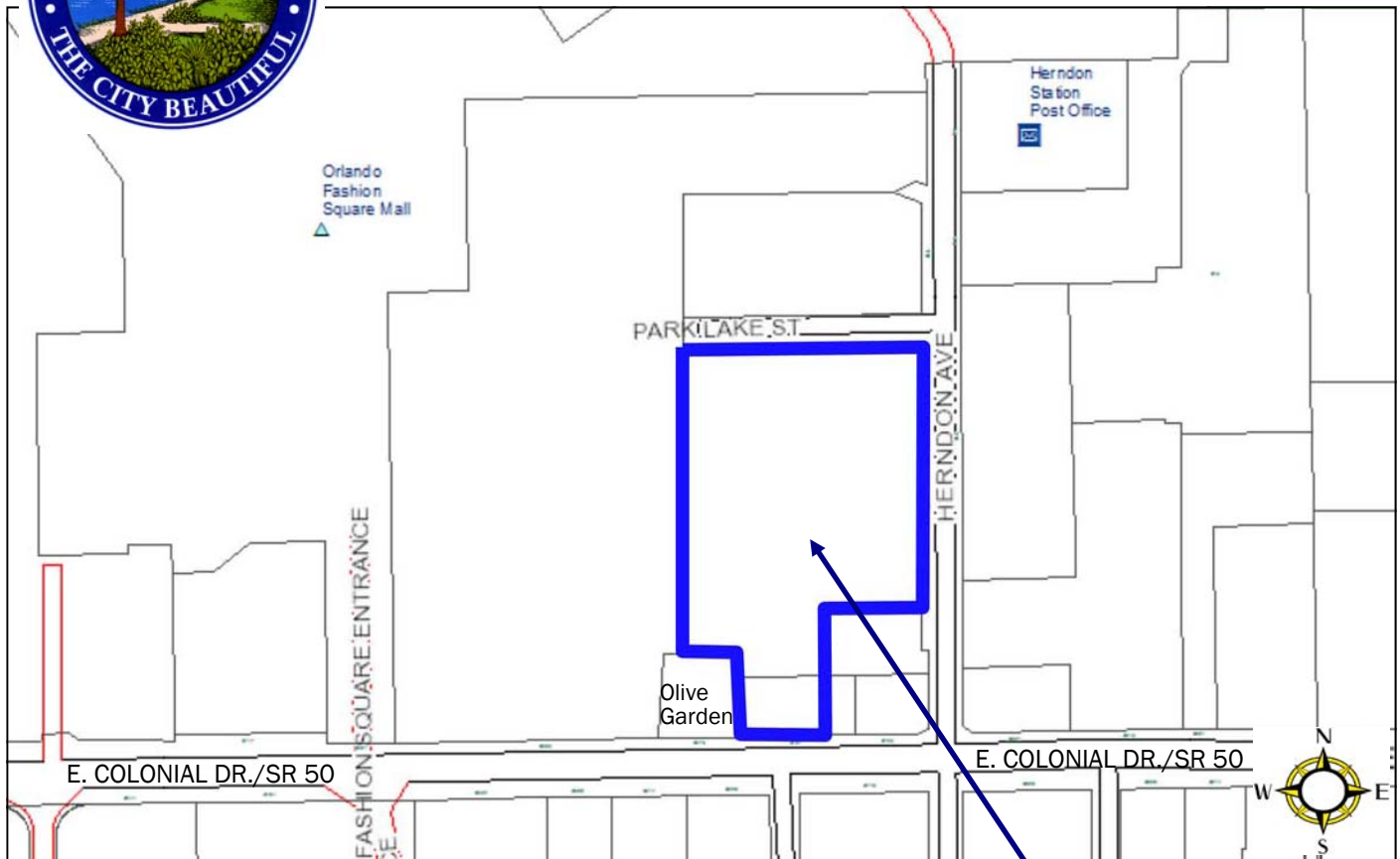




DICK'S SPORTING GOODS ET AL (UP DEV. E. COLONIAL UNIT 2 REPLAT)



Location Map

 Subject Site

SUMMARY

Applicant/Owner

Scott Fish, Managing Mbr.
UP Fieldgate US Investments -
East Colonial, LLC

Project Planner

Jim Burnett, AICP

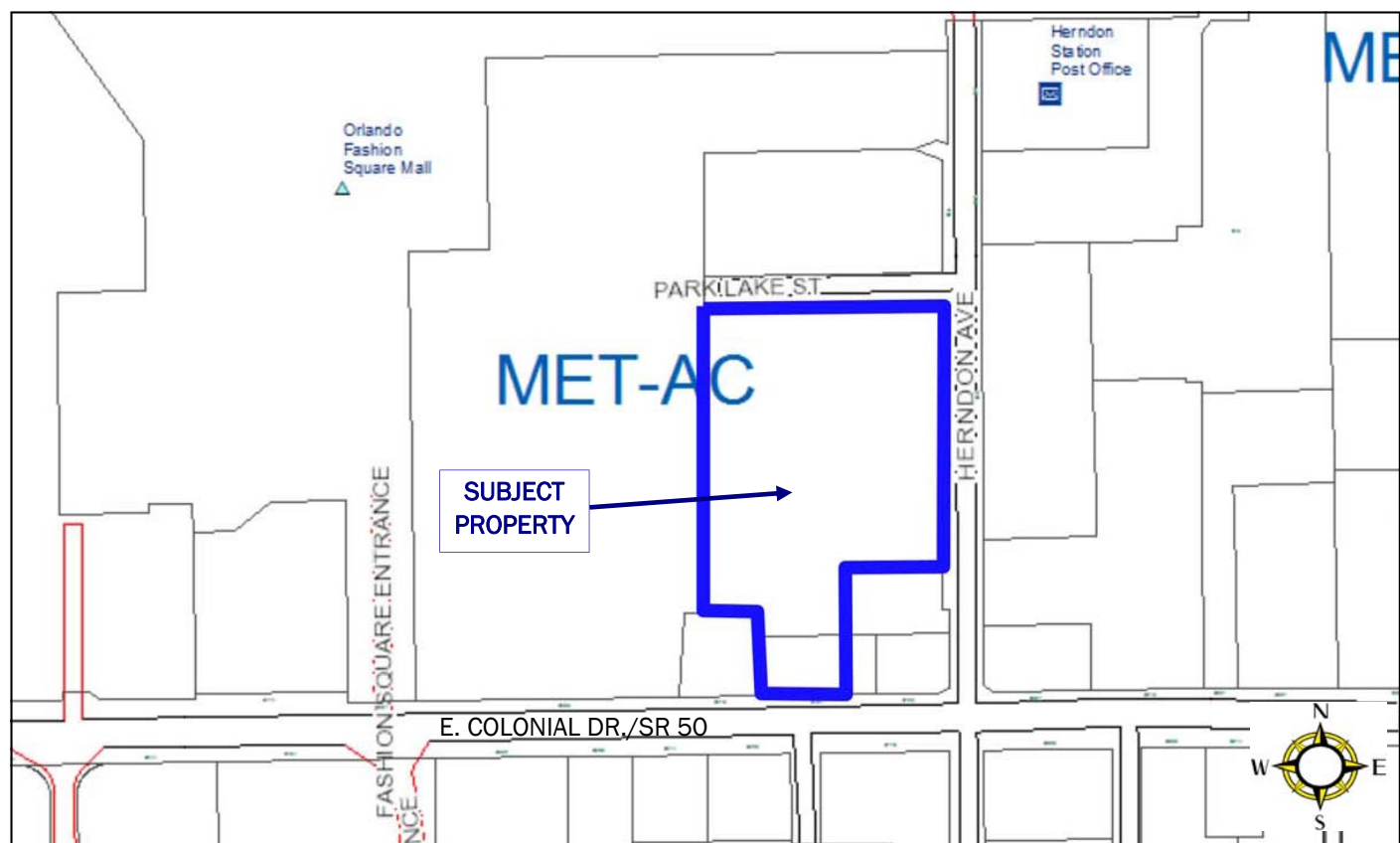
Property Location: 3709 E. Colonial Dr./
730 Herndon Ave. (north side of E. Colonial
Dr. and west side of Herndon Ave., southeast
of the Fashion Square Mall) (parcel #19-22-30
-2624-00-006 and 20-22-30-8711-00-020;
±5.12 acres, District 3).

Applicant's Request: The applicant propos-
es to replat a vacant commercial property pre-
paratory to constructing a Dick's Sporting
Goods store and a restaurant on the property.
The property is located in the Colonial Town
Center neighborhood.

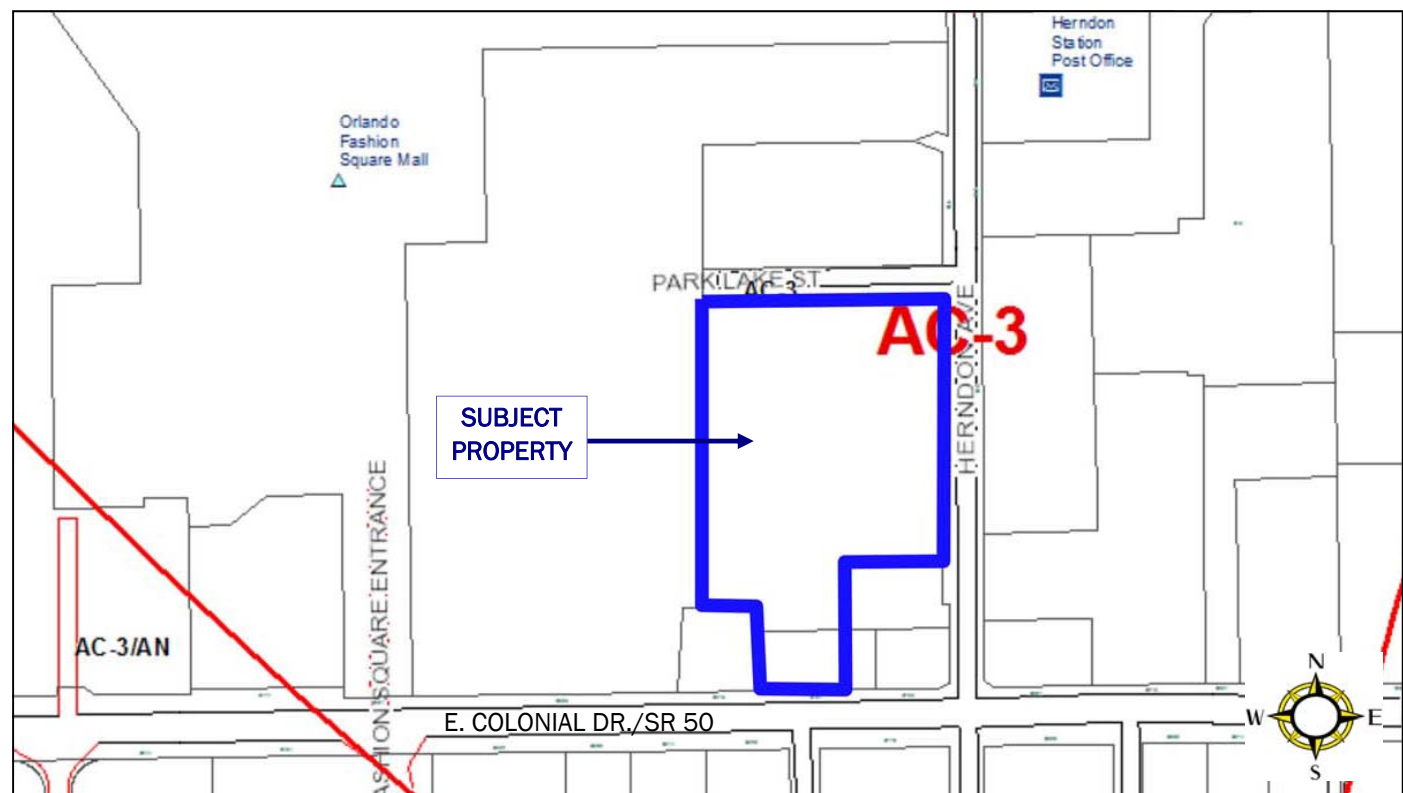
Staff Recommendation: Approval of the
Minor Plat, subject to conditions in this staff
report.

Updated: February 28, 2014

FUTURE LAND USE MAP



ZONING MAP



PROJECT ANALYSIS

Project Description

The applicant is requesting to replat a partially developed 5.12-acre property for the development of a Dick's Sporting Goods and a restaurant. The property is located on the north side of E. Colonial Dr. and west side of Herndon Ave., southeast of the Fashion Square Mall., in the Colonial Town Center neighborhood.

Previous Actions

1911: Subject property platted as part of Fairview Homes - Lakeview Estates Subdivision.

1940s: Property annexed into the City & developed as part of Orlando Army Air Base; property subsequently sold off following downsizing of the air base following WW2.

1986: Property replatted as Toys R' Us Subdivision; ±43,136 sq. ft. Toys R' Us store constructed on the property.

9/2012: Portion of property acquired by current owner.

2/2014: Master Plan for new 50,000 sq. ft. Dick's Sporting Goods and 3,100 sq. ft. restaurant (MPL2013-00039) approved by City Council.

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	(Across Park Lake St.) Metropolitan Activity Center (MET-AC)	AC-3 (Metropolitan Activity Center)	Vacant Lot
East	(Across Herndon Ave.) MET-AC	AC-3	Church & Retail Stores
South	(Across E. Colonial Dr.) MET-AC	AC-3	Retail Stores
West	MET-AC	AC-3	Olive Garden and Mall Parking

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 development of a Dick's Sporting Goods store and restaurant.

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 (Metropolitan Activity Center). Per Table 2 at right, the replat request complies with standards for platting of lands as contained in LDC Chapter 65 Part 3C.

Table 2 - Development Standards (AC-3)		
<i>Use & Proposed Lot</i>	<i>Lot Size (sq. ft.)</i>	<i>Lot Dimensions (min.)</i>
Dick's Sporting Goods & restaurant	(no minimum)	(no minimum)
Lot 1	223,027 (5.12 acres)	Irregular dimensions

Proposed Development

The proposed Dick's Sporting Goods site will consist of a ±50,000 sq. ft. retail building, and a future ±3,100 sq. ft. restaurant. Access will be from E. Colonial Dr., Herndon Ave. and Park Lake St. directly onto the property, with cross-access to the south onto the BB&T bank site (when that property is subsequently developed) and to Fashion Square Mall to the west.

School Impacts (Not applicable, since the proposed use is non-residential)

Findings/Recommendation

Subject to the conditions contained herein, the UP Development East Colonial Unit 2 replat is consistent with the requirements for approval of Minor Subdivision Plat applications 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.

Based on the information provided in the staff report and the findings noted above, staff recommends approval of the UP Development East Colonial Unit 2 replat, 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 407-246-3234 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.

Transportation Planning

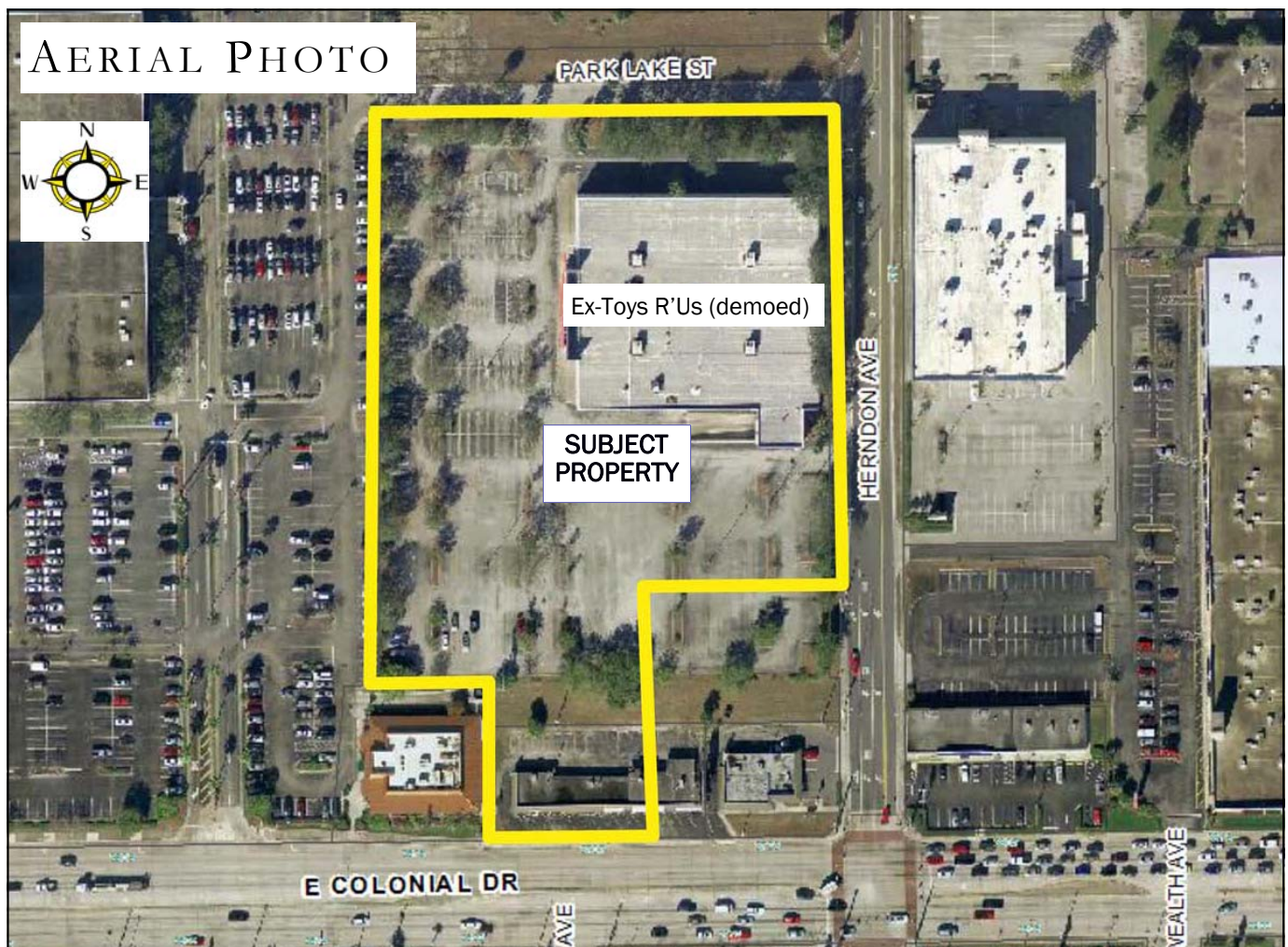
For questions regarding Transportation Planning review, contact Ian Sikonia at 407-246-3325 or at ian.sikonia@cityoforlando.net.

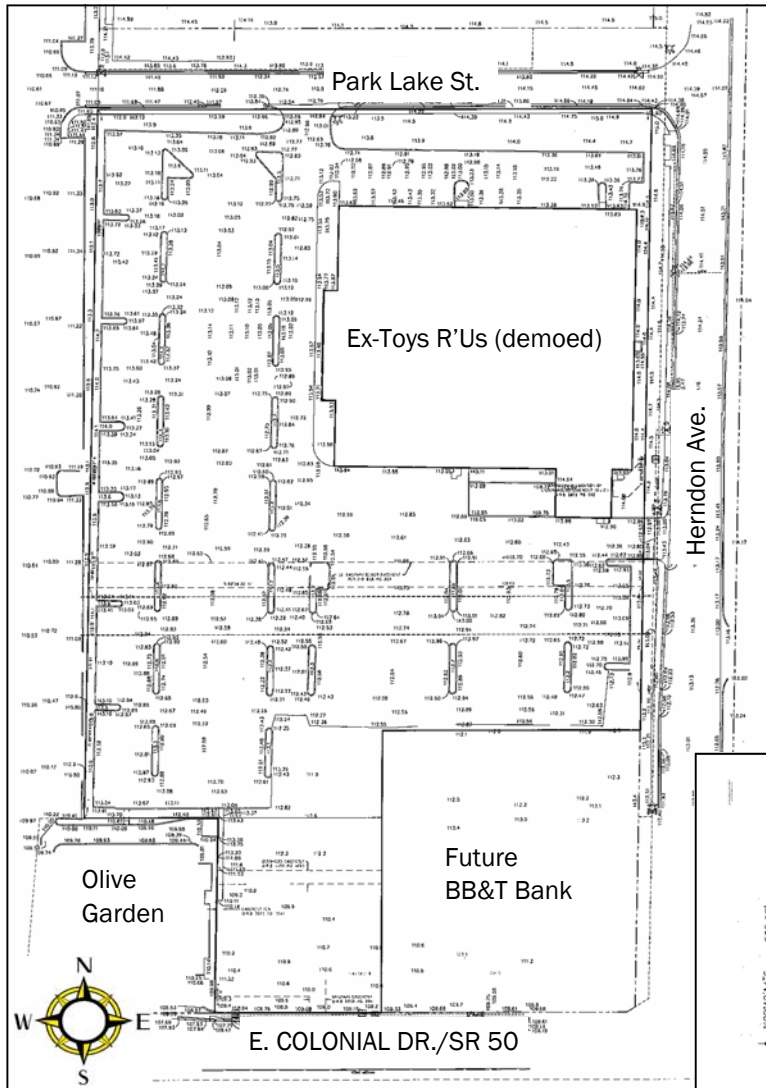
Legal Affairs

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

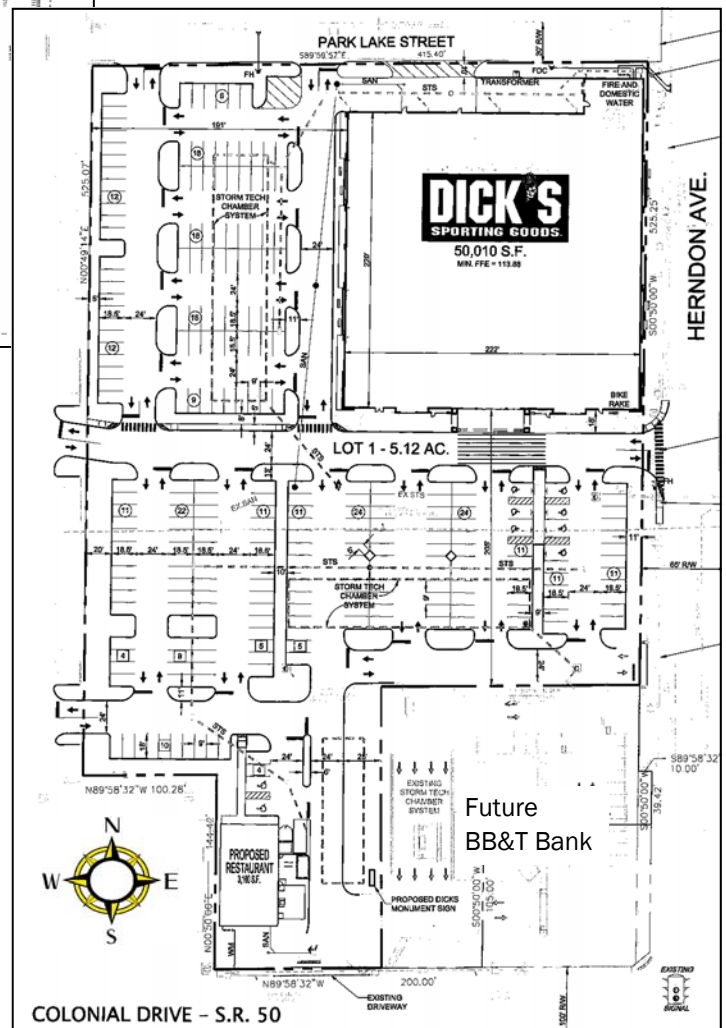
Sewer

For questions regarding Sewer review, contact David Breitrick at 407-246-3525 or at David.breitrick@cityoforlando.net.





2013 SURVEY



PROPOSED SITE PLAN (PER MPL2013-00039)

PROPOSED PLAT



CONDITIONS OF APPROVAL - REQUIRED

(applicant has not applied for building permits)

Engineering/Zoning

1. Plat Face Changes: In addition to the changes required on the plat, the following is a list of additional requirements:
 - a) Changes to the face of the plat (a copy will soon be returned to the surveyor).
 - 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 Co. 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.

Legal Affairs

1. The notary block in the dedication is set up for a municipal corporation. It must be corrected and set up for the LLC (owner).
2. The missing information (blank lines) within the legal description must be added. As well as any missing information indicated on the plat.
3. "City of Orlando" must be added to the subtitle.
4. The easement recorded in DB 818/289, is shown on the certificate of title but not on the plat or in the plat notes.
5. Upon approval of all depts., the dedication and qualification statement must be properly executed.

Transportation Planning

Cross-Access Easement - LDC Sections 61.108 - .113 provides the minimum requirements for cross-access corridors. The subject development shall provide a cross-access easement to the adjacent property to the west to ensure that parking, access, and circulation may be easily tied in to create a unified system. The cross access easement shall be located in accordance with the previously submitted master plan (MPL2013-00024).

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

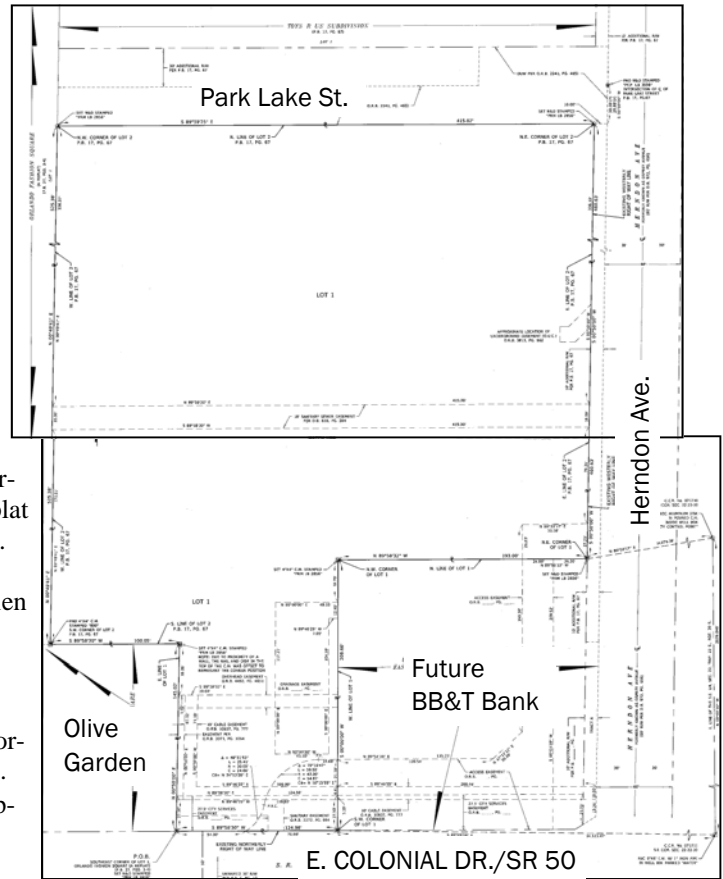
Land Development

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 be obtained before commencing development.

Sewer

Sanitary sewer serving the new retail building shall be privately owned and meet all of the applicable criteria of the Engineering Standards Manual (ESM). The existing 30-inch City-owned force main traversing the property in an easement shall not be damaged during demolition or construction activities.

In addition to the Dick's Sporting Goods store, a proposed 3,100 sq. ft. restaurant is shown with a sanitary sewer connection to the City sewer system on the north side of E. Colonial Dr. A grease trap shall be required for the restaurant. Connection to the City sanitary sewer system shall be coordinated with the Wastewater Division.



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).