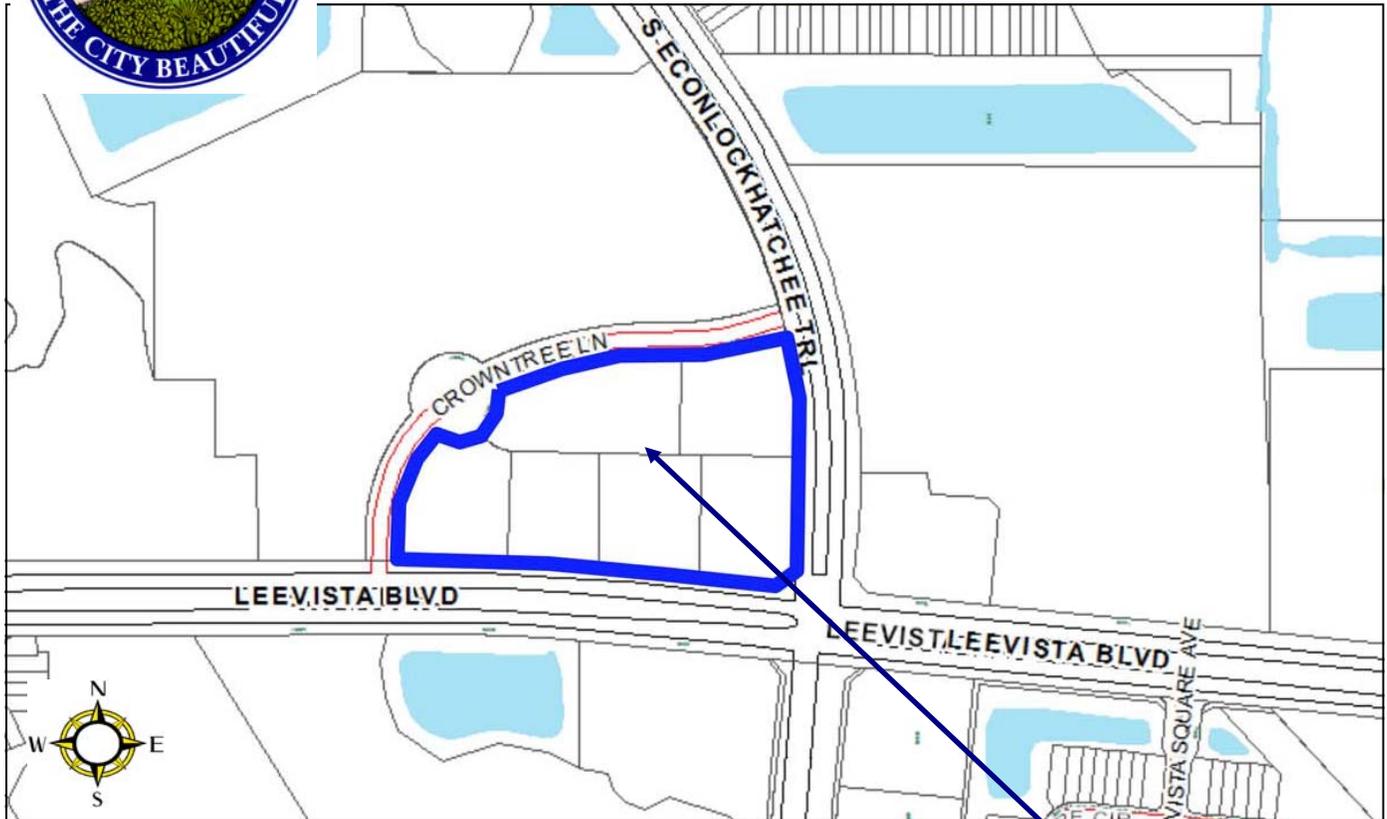




# CROWN LAKES REPLAT 9955 LEEVISTA BLVD.



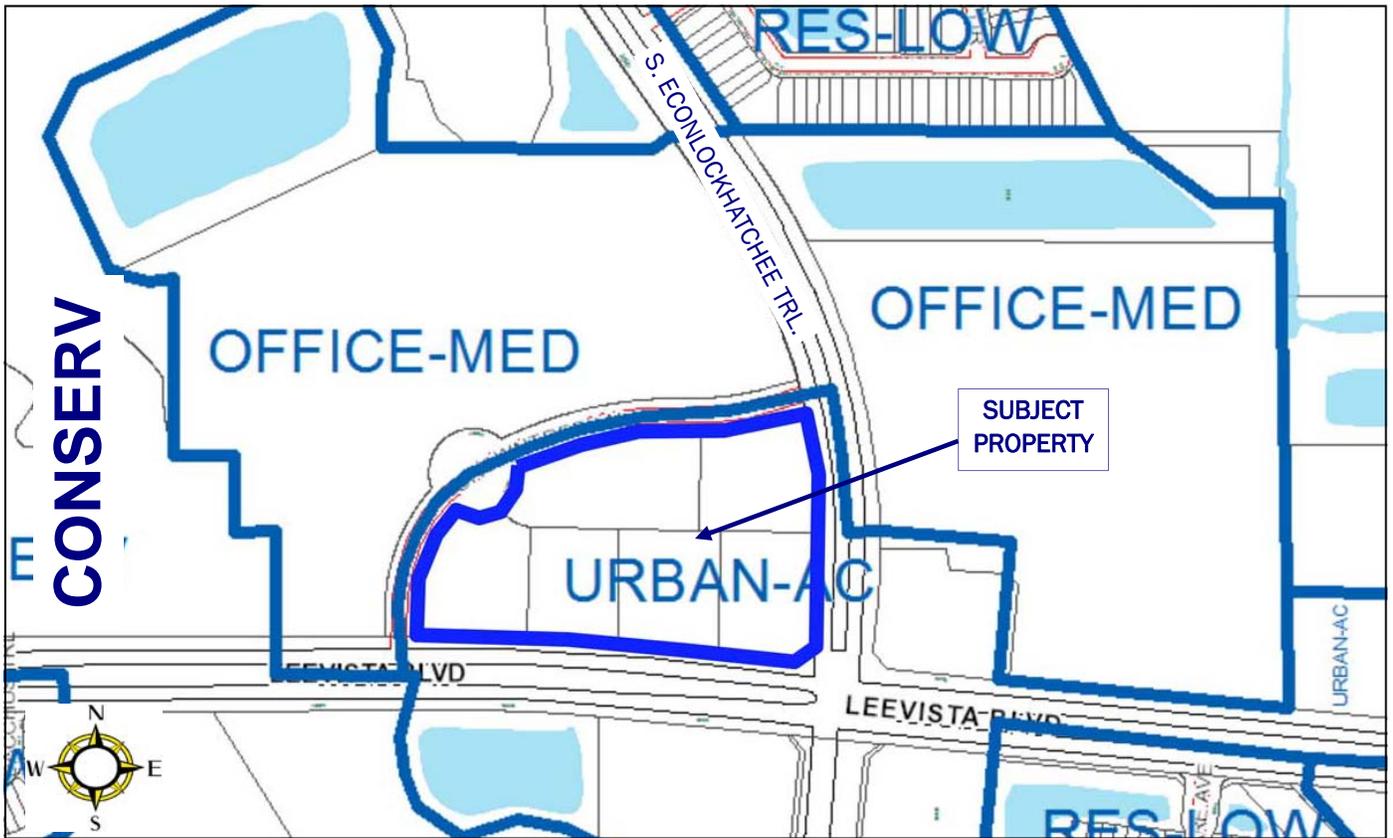
Location Map

 Subject Site

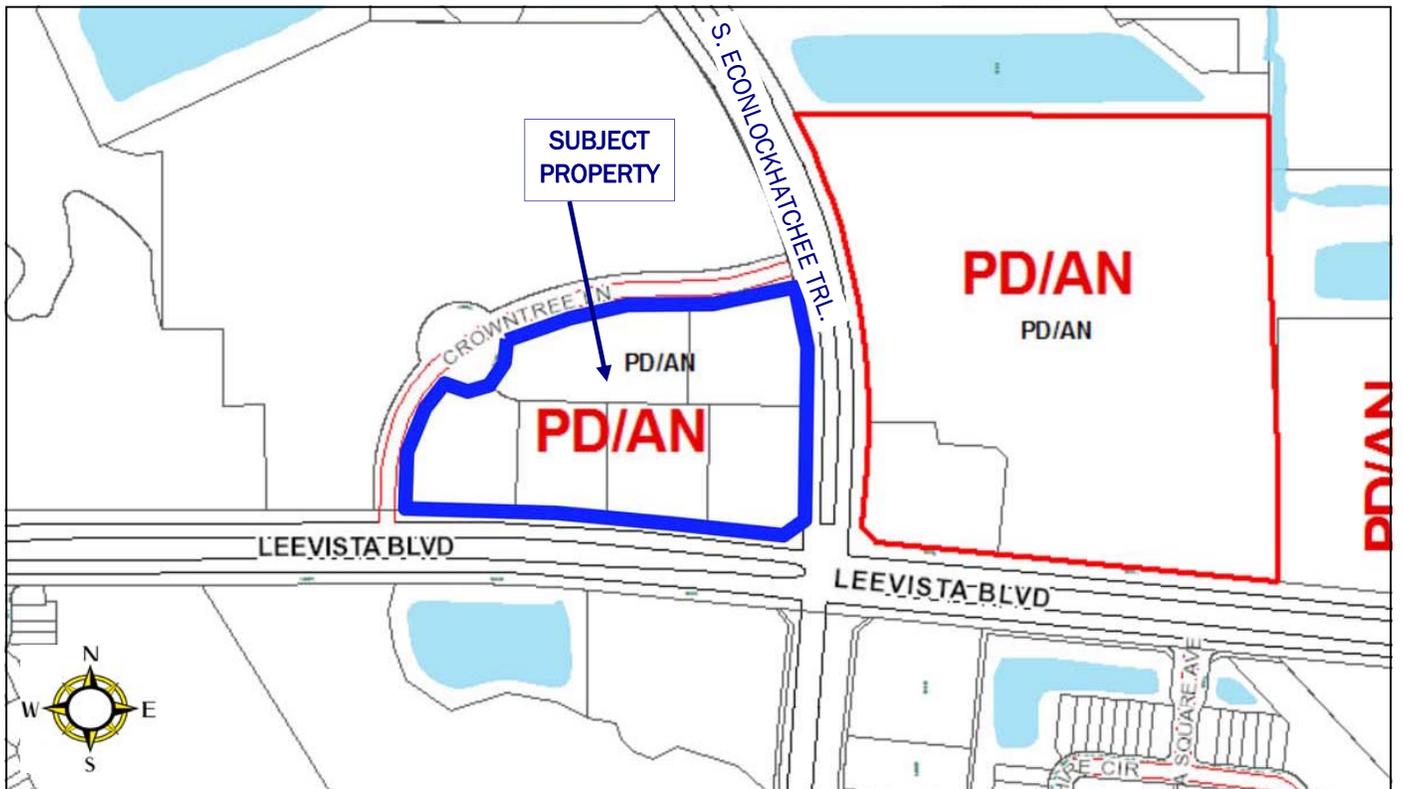
## SUMMARY

<p><b>Applicant/Owner</b>                  Michael Leeds, VP                  Crown Lakes, LLC &amp;                  Crown Lakes Tract 7A, LLC</p> <p><b>Project Planner</b>                  Jim Burnett, AICP</p>	<p><b>Property Location:</b> 9955 Leevista Blvd. (northwest corner of Leevista Blvd. and S. Econlockhatchee Trl, south of Crowntree Ln.) (multiple parcel #s; ±7.08 acres, District 1).</p> <p><b>Applicant's Request:</b> The applicant proposes to plat a vacant commercial property for development of a Wawa convenience store with gas pumps and future commercial uses. The property is located in the Leevista neighborhood.</p> <p><b>Staff Recommendation:</b> Approval of the Minor Plat, subject to conditions in this staff report.</p>	
<p><i>Updated: December 26, 2014</i></p>		

# FUTURE LAND USE MAP



# ZONING MAP



# PROJECT ANALYSIS

## Project Description

The applicant is requesting to replat a vacant commercial property for development of a Wawa convenience store with gas pumps on the eastern portion of the property. The property is zoned PD/AN and is located in the Vista East neighborhood.

## Previous Actions

- 1998: Property annexed into the City (City Doc. #31376).
- 5/2005: Property zoned PD/AN (City Doc. #051003901); Master Plan (MPL2005-00002) approved by City Council.
- 2006: Property platted as part of Crowntree Lakes Subdivision.
- 3/2007: Determination issued (LDC2007-00087) relative to ground-floor commercial uses for proposed apartments and area transportation engineering issues.
- 6/2012: Determination issued (LDC2012-00136) to allow construction of Wawa convenience store with gas sales at the northwest corner of S. Econlockhatchee Trl. and Leevista Blvd.

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

TABLE 1 - PROJECT CONTEXT			
Direction	Future Land Use	Zoning	Adjacent Uses
North	(Across Crowntree Ln.) Office Medium Intensity (OFFICE-MED)	PD/AN (Crowntree Lakes Planned Development, Aircraft Noise Overlay)	Townhomes/Apartments
East	(Across S. Econlockhatchee Trl.) OFFICE-MED & Urban Activity Center (URBAN-AC)	PD/AN	Apartments & Vacant Commercial Parcel
South	(Across Leevista Blvd.) URBAN-AC	PD/AN	Vacant Commercial Land
West	(Across Crowntree Ln.) OFFICE-MED	PD/AN	Townhomes/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 construction of a Wawa convenience store with gas sales.

## Existing Zoning and Future Land Use

The property is designated Urban Activity Center on the City’s Future Land Use Map, and is zoned PD/AN (Planned Development, Aircraft Noise Overlay). Per Table 2 below, the replat request complies with standards for platting of lands as contained in LDC Chapter 65 Part 3C.

Table 2 - Development Standards (default AC-2/AN)		
Use & Proposed Lot	Lot Size (sq. ft.)	Lot Dimensions (min.)
Non-Residential Uses	(no minimum)	(no dimensions)
Lot 1 - Proposed Wawa	±72,165.6	±257.2 ft. (w) x 280.5 ft. (d)
Lot 2 - Vacant	±236,239.2	Irregular dimensions

## Proposed Development

A ±5,636 sq. ft. Wawa convenience store with gas sales is proposed for Lot 1. There are no proposed uses for the remainder of the property. Access to the property is from Crowntree Ln., S. Econlockhatchee Trl. and from Leevista Blvd. Numerous easements not shown on the proposed plat are located on the current plat in narrative form on the first page of the new plat.

## School Impacts

There are currently no residential uses proposed for the property via this replat. If residential uses are proposed for Lot 2, then a school capacity/concurrency evaluation will be performed prior to permit approval.

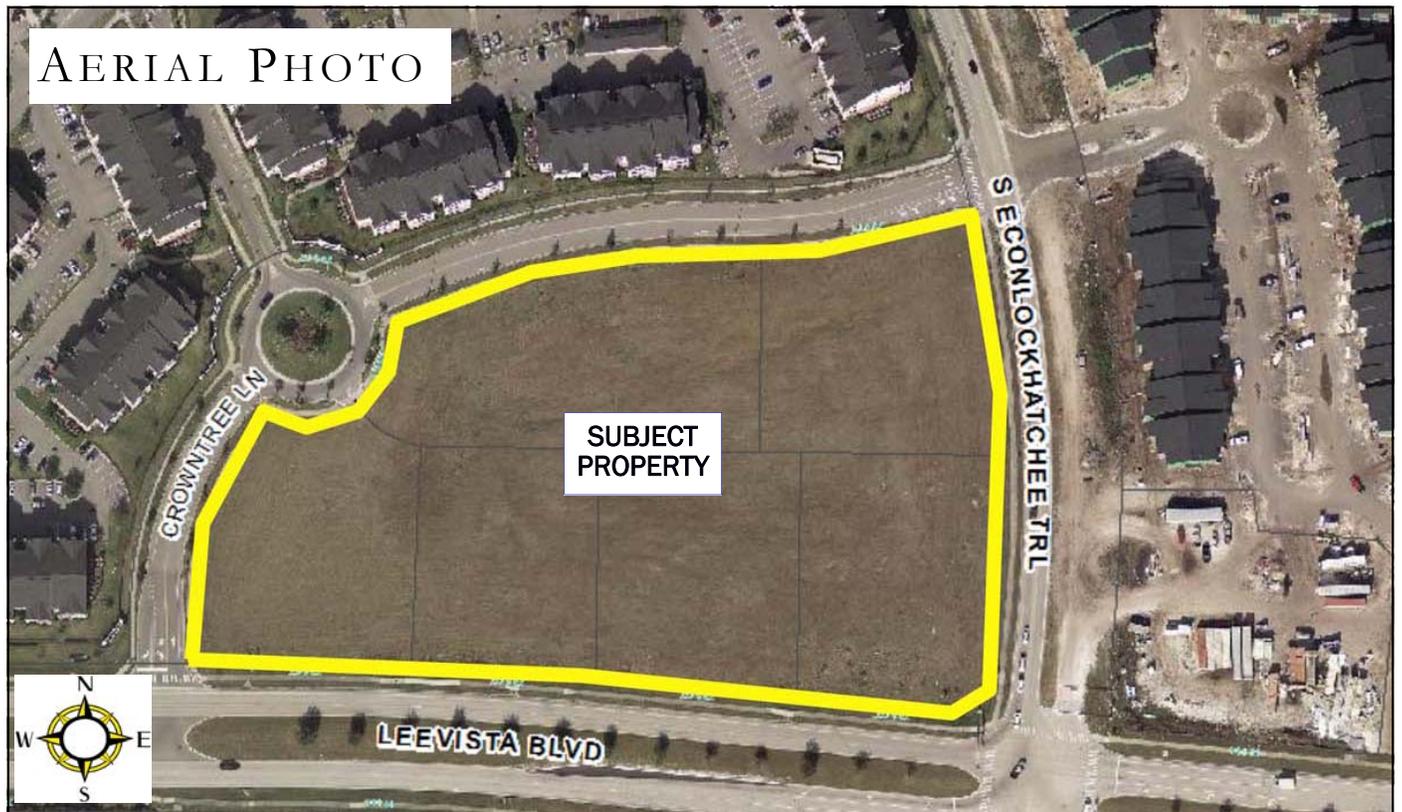
## Findings/Recommendation

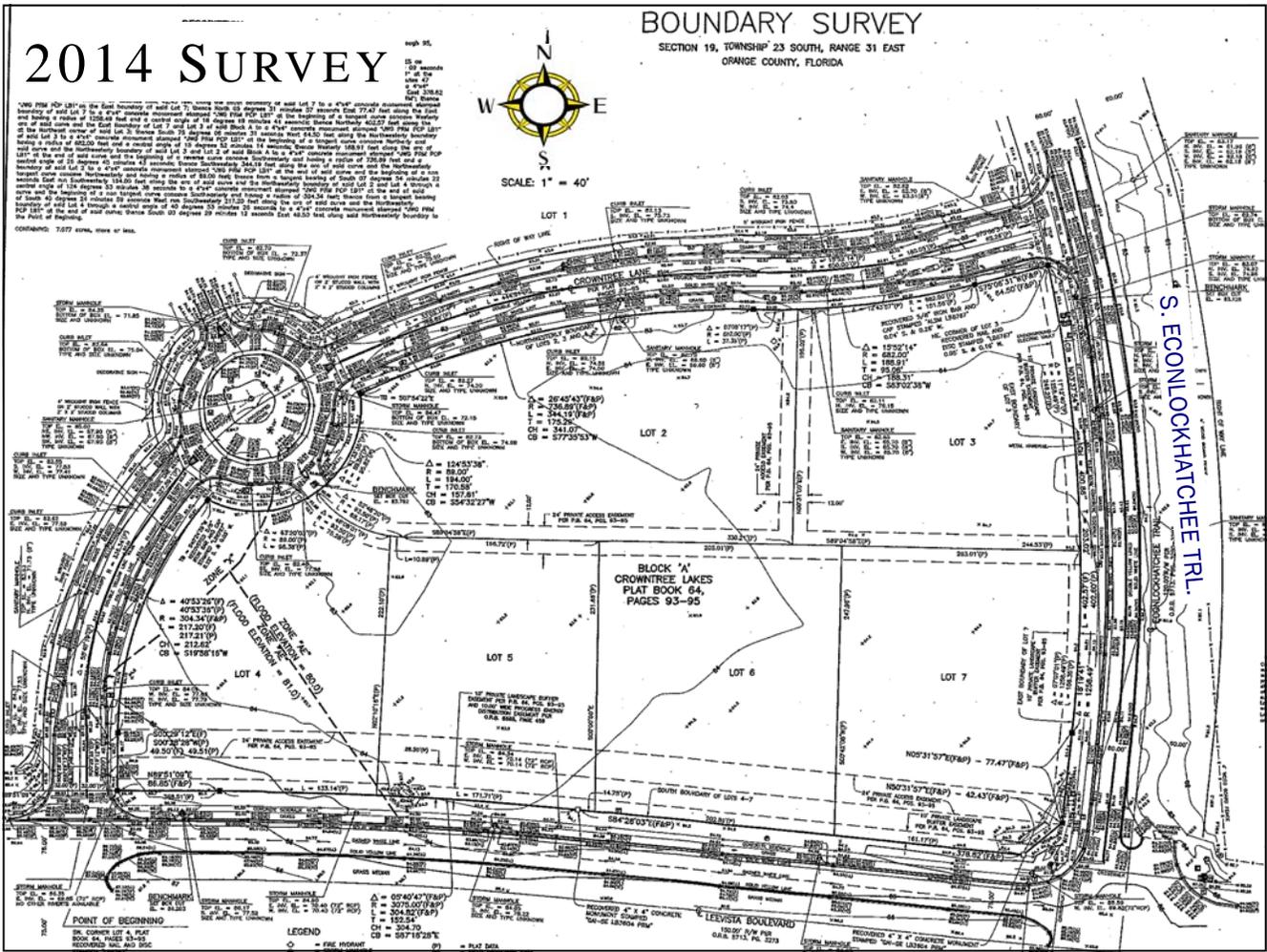
Subject to the conditions contained herein, the Crown Lakes Subdivision (replat) is consistent with the requirements for approval of Minor Subdivision Plat applications contained in Section 65 Part 3C of the Land Development Code (LDC):

1. The proposed Minor plat is consistent with the purpose and intent of the City’s Growth Management Plan.
2. The proposed Minor plat is consistent with the requirements of the Land Development Code.
3. The Minor plat will not result in incompatible land uses.

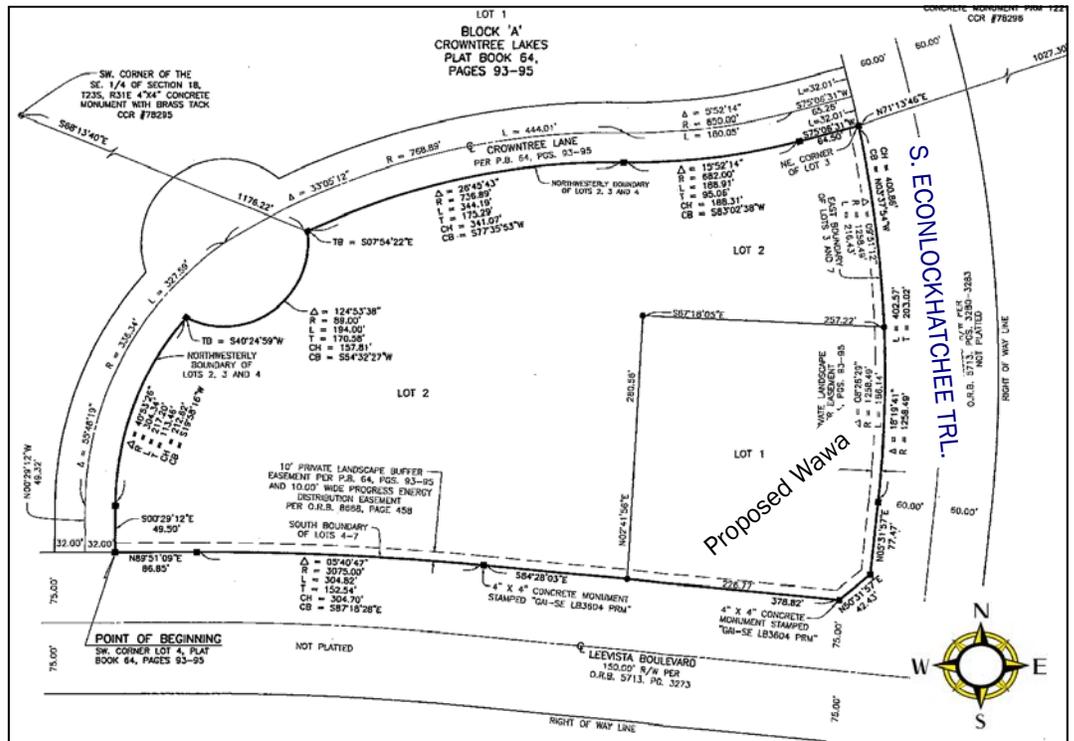
- 4. All future development will be in accordance with Chapter 59 of the LDC, the Concurrency Management Ordinance, which ensures that adequate public facilities are available to serve said development.

Based on the information provided in the staff report and the findings noted above, staff recommends approval of the Crown Lakes Subdivision replat, subject to the conditions in this staff report.





# PROPOSED PLAT



## CONDITIONS OF APPROVAL - REQUIRED

Engineering/Zoning - (no comments yet)

### Legal Affairs

- 1) The surveyor must provide a "one-and-the-same" letter certifying that the legal description shown on the plat describes the same area as shown on the title opinion.
- 2) Any/all area to be dedicated to the public must be shown in the dedication. If none, it must be so noted in the dedication. example ("....dedicates nothing to the public.")

City Surveying - An initial review has been completed and a letter sent to the applicant's surveyor on 12/26/2014, detailing what needs to be revised and sent back to the City for continuing plat review.

### Land Development

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 of the property shall be consistent with the approved Master Plan and LDC2012-00136.

City Sewer - Property is outside of the City sewer service area. Sanitary sewer is served by Orange County Utilities. The applicant shall coordinate connection to the City's reclaimed water with the reclaimed water section of the Wastewater Division.

## CONTACT INFORMATION

**Land Development** - Contact Jim Burnett at 407-246-3609 or at james.burnett@cityoforlando.net.

**Permitting Plat Review** - Beyond TRC review, contact John Groenendaal at 407-246-3437 or at john.groenendaal@cityoforlando.net. 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 the SUB case # into the blank or provide your address, and follow the prompts.

**Legal Affairs** - Contact Cynthia Sanford at 407-246-3489 or at Cynthia.sanford@cityoforlando.net.

**City Surveying** - Contact Ken Brown at 407-246-3812 or at Ken.brown@cityoforlando.net.

City Addressing -

## 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 (see contact information above, and next steps under Conditions above).