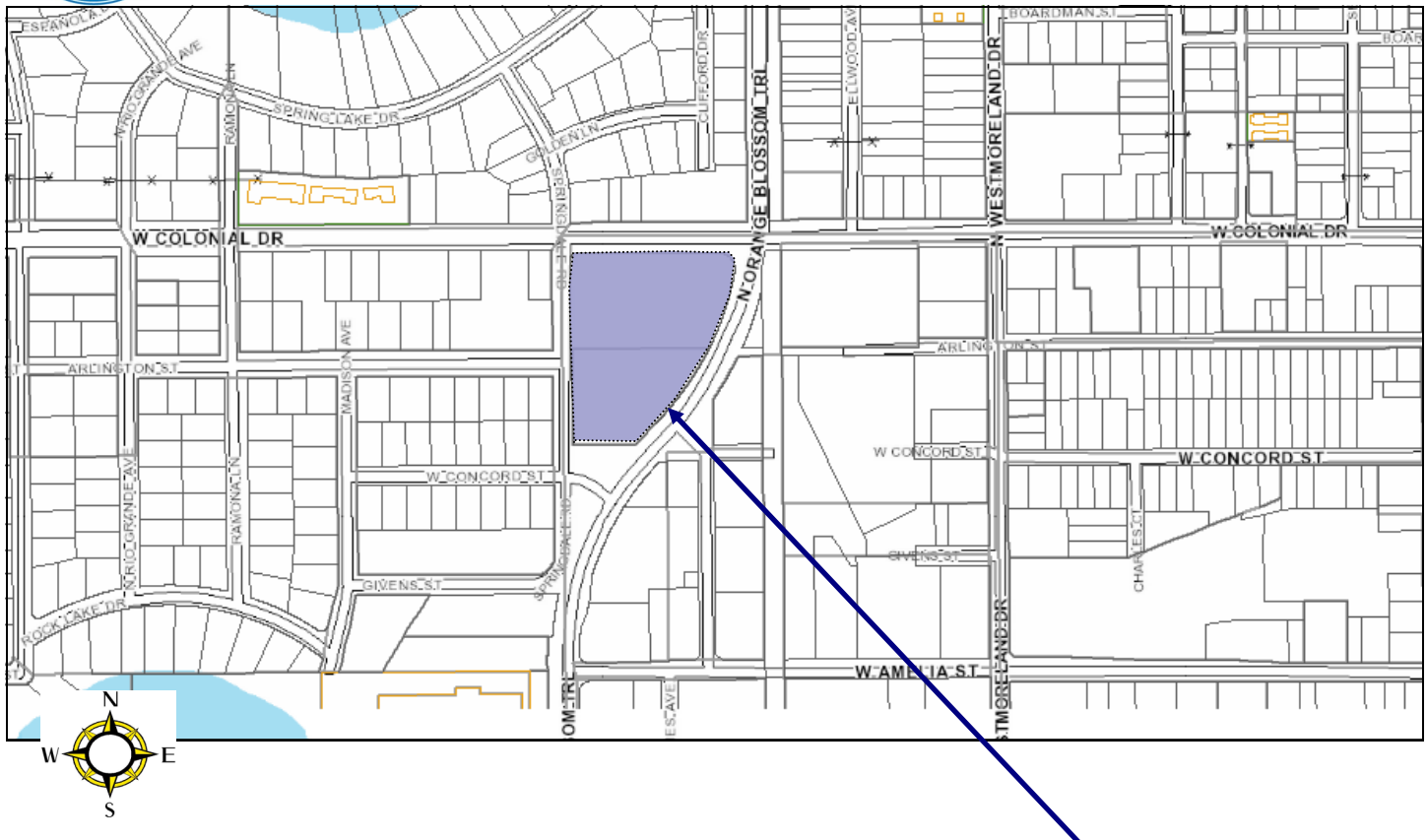




# PARK CENTER SUBDIVISION 1200 W. COLONIAL



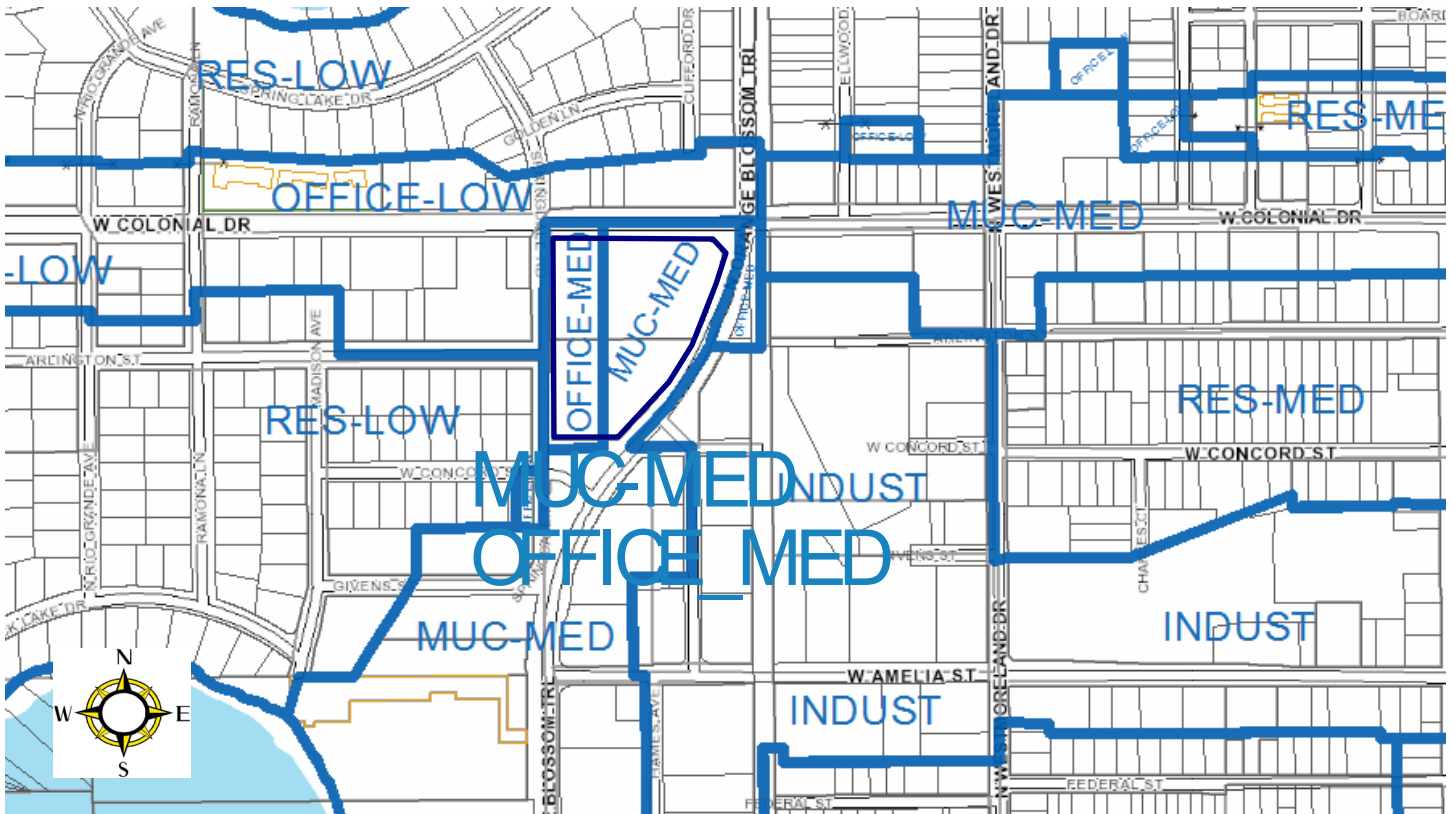
## Location Map

 Subject Site

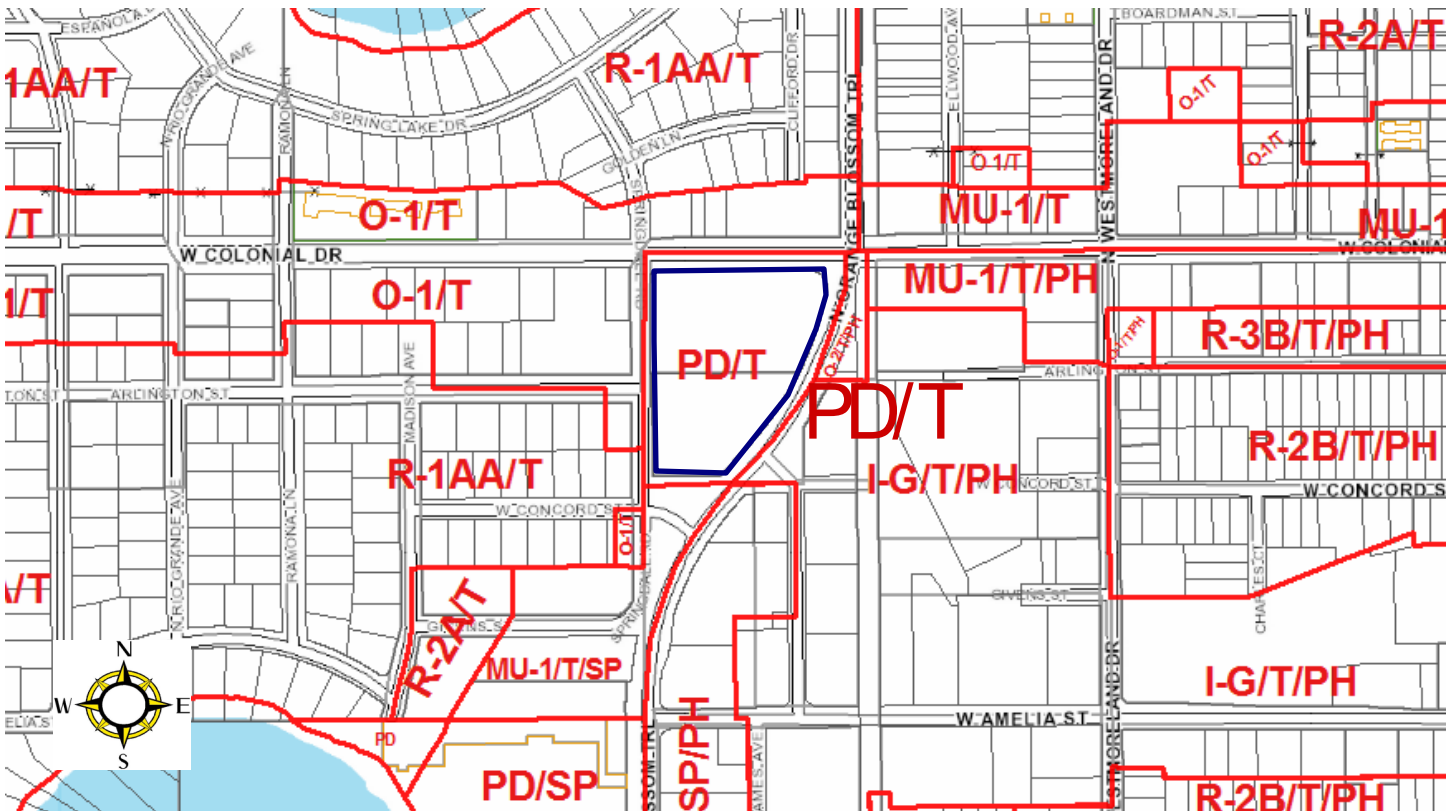
## SUMMARY

<p><b>Owner</b> Lior Evan Park Center Properties</p> <p><b>Applicant</b> Jim Hall, Director of Planning VHB Miller Sellen</p> <p><b>Project Planner</b> TeNeika Walker Neasman</p>	<p><b>Property Location:</b> 614 N Orange Blossom Trail and 1200 W Colonial Dr. (north of W Concord St., east of Springdale Rd., west of N Orange Blossom Trail and south W Colonial Dr.; PID27-22-29-7780-00-012 and 27-22-29-2984-01-002) (±5.3 acres, District 5).</p> <p><b>Applicant's Request:</b> Minor plat for 2 lot replat of propose Wawa gas station site.</p>	<p><b>Staff's Recommendation:</b> Approval of the request, subject to the conditions in this report.</p>
<p><b>Updated:</b> August 22, 2014</p>		

# FUTURE LAND USE MAP



# ZONING MAP



# PROJECT ANALYSIS

## Project Description

The ± 5.3 acre subject site is located north of W Concord St., east of Springdale Rd., west of N Orange Blossom Trail and south W Colonial. The site previously consisted of a 3.2 acres of Multi Story Office development and a 2.1 acres of Office Buildings. Both office buildings have been demolished for new development, which includes a proposed Wawa Gas Station on site. The site is zoned O-2/T (Medium Intensity Office-Residential in the Traditional City Overlay) with a consistent future land use designation of Office, Medium Intensity and Mixed Use Corridor, Medium Intensity (OFFICE-MED and MUC-MED).

The applicant is requesting approval for a minor re-plat to one lot plat of two parcels totaling ±5.28 for a proposed Wawa Gas Station site. The lot standards for the O-2/T zoning district require a minimum lot area of 7,500 sq. ft. (75 ft. wide). **The proposed replatted lot is code compliant. See Table 1– O-2/T Medium Intensity Office-Residential in the Traditional City Overlay lot standards for more information.**

Table 1– O-2/T Medium Intensity Office-Residential in Traditional City Lot Standards		
	Code Requirement	Proposed Replat
Minimum lot width	75 ft.	185.4 ft.
Minimum lot area	7,500 sq. ft.	230,110 ft

## Previous Actions:

**1937:** Properties originally platted as part of the Adam Givens Revised Subdivision

## 1200 W Colonial Dr.

**1956:** 55,332 sq. ft. 2-story commercial multi-story office built

**1956:** 6,591 sq. ft. 1-story warehouse building built

**1987:** Current owner purchased the property at 1200 W Colonial Dr.

2000: Conditional Use Approval for drive-through pharmacy facility (CUP2000-00042)

2001: Conditional Use/Master Plan approval for development of a 2-story pharmacy with drive-through facility additional office, retail, and commercial space (CUP2001-00003)

2014: Demo of commercial building (DEM2014-00050)

2012: GMP amend the FLU form Office-Medium Intensity to Mixed-Use Corridor Medium Intensity for new Wawa and retail development (GMP2012-00019/MPL2012-00036)

## 614 N Orange Blossom Trail

**1953:** 809 sq. ft. 1-story commercial office building built

**1956:** 1,695 sq. ft. 1-story commercial office buildings built

**2009:** Current owner purchased the property at 614 N Orange Blossom Trail

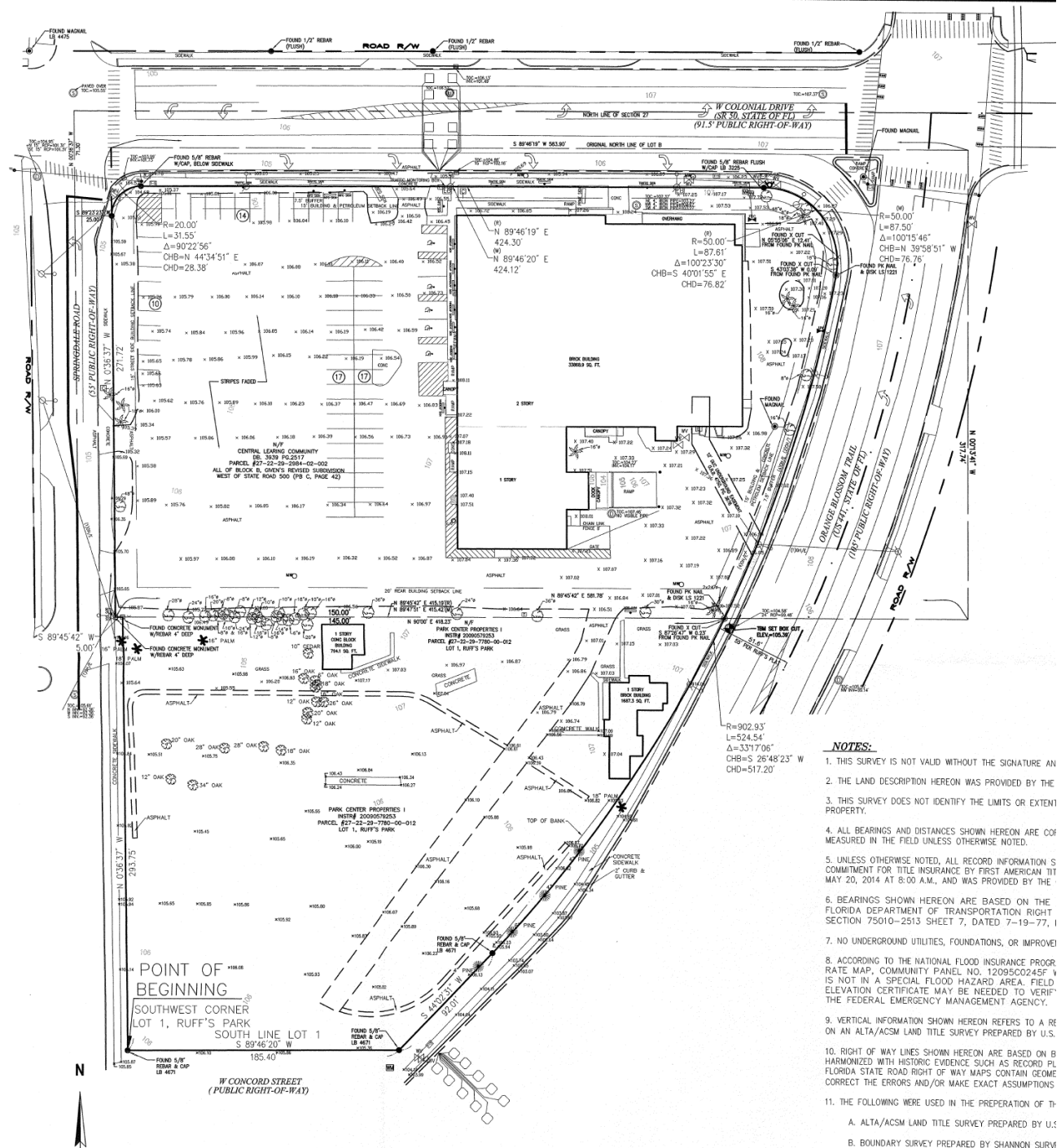
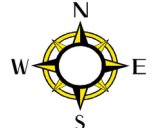
## Minor Subdivision Plat

Minor Subdivision Plat Review is intended for subdivisions that do not require construction of streets or public improvements. In so doing, the review ensures that development in the City of Orlando takes place in an orderly and efficient manner. In this case, the property is replatted to one 5.38 acre lot, which is a conforming lot.

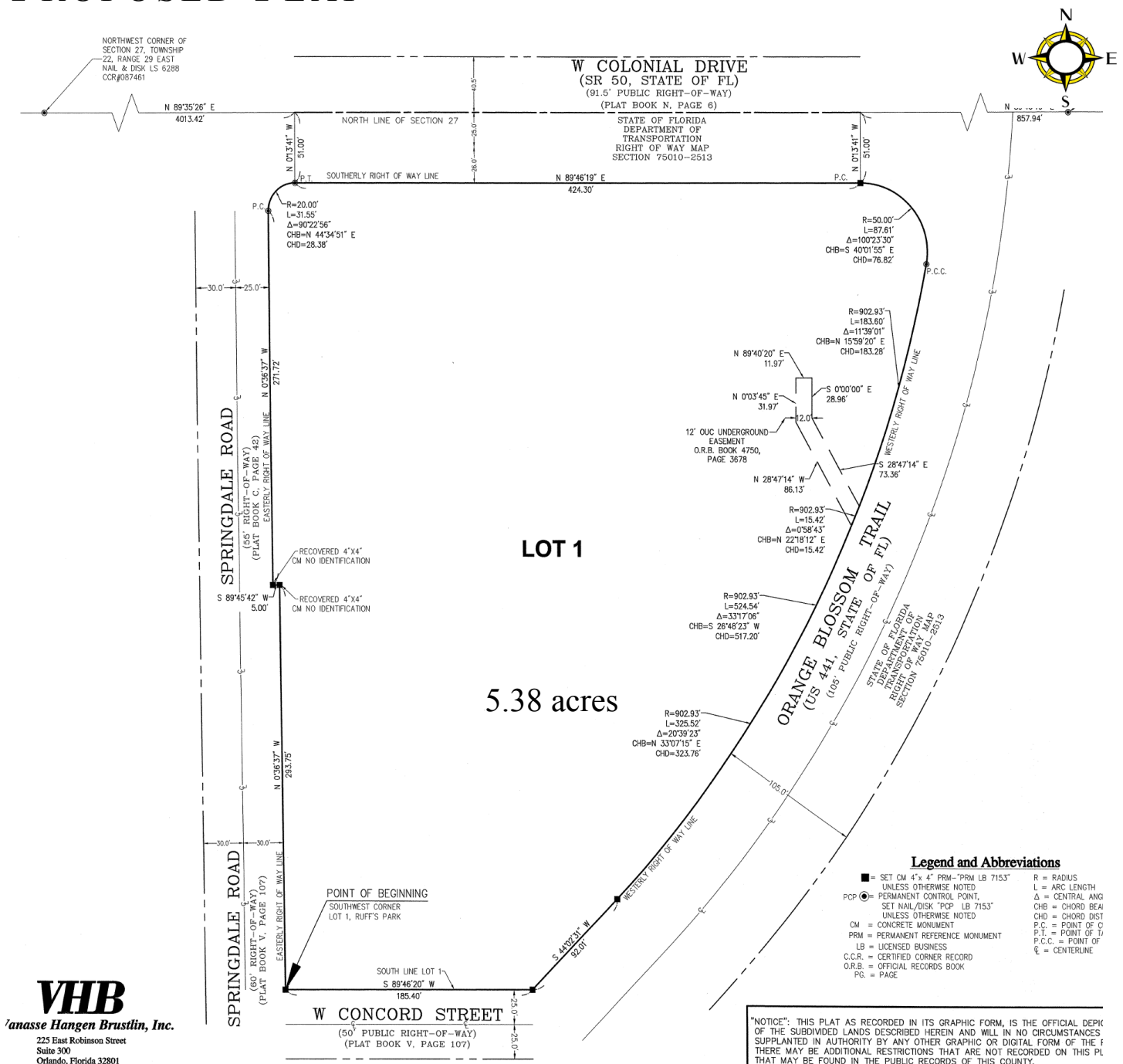
# REVIEW/APPROVAL PROCESS—NEXT STEPS

1. The applicant revises the plat to satisfy the conditions in this report.
2. The plat is scheduled for City Council.
3. The plat is recorded with the Orange County Comptroller.

## BOUNDARY SURVEY



# PROPOSED PLAT



**VHB**  
Vanasse Hangen Brustlin, Inc.  
225 East Robinson Street  
Suite 300  
Orlando, Florida 32801

## FINDINGS

Subject to the conditions contained herein, the proposal will be consistent with the requirements for approval of Minor Subdivision Plat applications contained in Section 65.432 of the Land Development Code (LDC):

1. The proposed use is consistent with the purpose and intent of the City's Growth Management Plan.
2. The proposed use is consistent with the purpose and intent of the requirements of the LDC.
3. The subdivision will not result in incompatible land uses.
4. The proposed development will be constructed in accordance with Chapter 59 of the LDC, the Concurrency Management Ordinance, which ensures that adequate public facilities are available to serve the development.

Staff recommends approval of the minor subdivision request subject to the conditions in this staff report.

# CONDITIONS OF APPROVAL

## Land Development

1. General Code Compliance. Development of the proposed project shall be consistent with the conditions in this report and all codes and ordinances of the City of Orlando, the State of Florida and all applicable regulatory agencies.
2. Previous Approvals Consistency. The proposed development shall be consistent with the conditions of the previous approval. (ABL2014-00086/CUP2000-00042/CUP2001-00003/GMP2012-00019/MPL2012-00036)

## Permitting

1. Building Plan Review is not applicable to this case at this time
2. As per Section 61.225 of the Land Development Code, a 5 foot wide concrete sidewalk is required along all dedicated rights-of-way. Any existing sidewalk damaged or broken is to be repaired.
3. The City Council Adopted the Engineering Standards Manual (ESM), Fourth Edition, on March 9, 2009. All plans must conform to the ESM and all construction must be accomplished in accordance to the ESM.
4. The final recorded plat shall contain the following note: "Development on the property depicted on this plat is subject to the requirements of Chapter 59, the Concurrency Management Ordinance of the City of Orlando, which governs the City's ability to issue building permits on this property. Approval of this application shall not be deemed to provide any vested rights, except as to those matters depicted hereon, that are consistent with the requirements of Chapter 177, Florida Statutes, or were required by the City of Orlando as a condition of platting."
5. Construction activities including clearing, grading and excavating activities shall obtain an Environmental Protection Agency (EPA) National Pollution Discharge Elimination System (NPDES) permit, except: Operations that result in the disturbance of one acre total land area which are not part of a larger common plan of development or sale.
6. The owner/developer is required to design and construct an on-site storm water system in accordance with the approved Master Drainage Plan. Approval from St. John's River Water Management District is required. The system is to be privately owned and maintained.
7. At the time of development, the owner/developer is required to pay an on-site inspection fee that is a percentage of the cost of the on-site improvements, excluding the building, in accordance with City Land Development Code Section 65.604.
8. Plat Face Changes - There are a number of changes required to the face of the plat. In addition to the changes required on the plat, the following is a list of additional requirements. 1) Changes to the face of the plat. (A copy has already been returned to the surveyor). 2) Recording Fees (Checks should be made payable Orange County Comptroller.) 3) The plat must be reviewed by Orange County prior to recording. Begin this process by taking a copy of the executed plat to Room 1700 (Orange County Property Appraiser's Office, Attn. Rocco Campanale), 200 S. Orange Avenue, Sun Trust Bank Center. The original completed Statement of Lien from Orange County is required by this office. The Statement of Lien must be received by this office prior to recording the plat.
9. The Office of Permitting Services recommends approval of the proposed minor plat, subject to the conditions contained in this report.
10. The Orlando City Council approved a Resolution at the January 27, 1997 City Council Meeting. Section 61.226 of the City's Land Development Code provides for a Street Tree Trust Fund. The developer is required to contribute funds to the Trust Fund prior to issuance of the building permit. The City is responsible for installation of the trees. The cost is \$350 for each 12'-14' height of canopy tree. The developer may install the street trees in lieu of contribution to the Trust Fund in accordance with Section 61.226.
11. Refuse Container Sites: In accordance with the City Code, Section 28.6 (f) 1-3 the Office of Permitting Services is authorized to make determination of approval/disapproval of refuse container sites. Approval/disapproval of the use of commercial hand pick-up of refuse from any non-residential entity shall be determined solely by the Refuse Collection Bureau Staff.
12. All building site plans submitted for review should include a detailed erosion and sedimentation control plan.
13. Storm water control measures to minimize the impact of the erosion/sedimentation shall be incorporated in the plan of the development for all projects in the City of Orlando and a detailed description of these measures are to be included with the final engineering submittal.
14. A master sewer plan is to be coordinated with wastewater.
15. A signed and sealed survey is required.
16. This Plat will create a new lot within the Park Center Subdivision where a new Wawa gas station and convenience store is currently under construction. Identify how sanitary sewer will be served to the newly created lot. Will one owner's association be responsible for the private sanitary sewer mains on both separate lots? Utility agreements will be required at the time of construction.

# CONDITIONS OF APPROVAL

## Growth Management

1. The Comprehensive Planning Studio has no objections to the proposed plat.

## Orlando Police Department

The Orlando Police Department has no objections to the plat request for Park Center Subdivision located at 1200 W. Colonial Dr.. A CPTED plan review will be completed when detailed plans are submitted to the City for review.

We encourage developers and property owners to incorporate CPTED strategies in their projects. A brochure entitled Crime Prevention Through Environmental Design, Your Guide to Creating a Safe Environment, which includes crime prevention techniques for various land uses, is available by email.

## Legal Affairs

1. The title opinion indicates two separate owners of records: Park Center Properties, I, a Florida general partnership and Park Center Properties, II, a New York partnership. Both must execute the dedication.
2. The notary block(s) must be corrected to properly reflect the ownership tier(s) of each owner and must include the statute required "how known" language. Examples can be provided if necessary.
3. A joinder and consent is required for the mortgage recorded in 5793/2333.
4. The purpose of all areas to be dedicated to the public must be clearly indicated in the dedication, and if nothing is to be dedicated to the public it must be stated as such in the dedication.

## Transportation Planning

The Transportation Planning Division supports the applicant's request for the re-plat of the property. All Transportation Planning issues and requests were addressed during the previous related cases.

## Engineering/Recorders

The following has been approved:

Plat Title please correct the following:

1. Change "ORANGE BLOSSOM TRAIL" to "N ORANGE BLOSSOM TRAIL"
2. Please don't spell out North or put a period after the N as this is a directional indicator rather than North as part of the legal street name

# CONTACT INFORMATION

## Land Development

For questions regarding Land Development review, please contact TeNeika Walker at (407) 246-4257 or teneika.walker@cityoforlando.net.

## Engineering/Zoning

For questions regarding Engineering or Zoning contact Shirley Green at 407.246.2134 or Shirley.Green@cityoforlando.net. To obtain plan review status, schedule/cancel an inspection and obtain inspection results, please call PROMPT, our Interactive Voice Response System at 407.246.4444.

## Building Plan Review

For questions regarding Building Plan Review issues contact Don Fields at (407) 246-2654 or don.fields@cityoforlando.net.

## Growth Management

For questions regarding Growth Management plan review, please contact Michelle Beamon at michelle.beamon@cityoforlando.net or 407.246.3145

## Transportation Planning

For questions regarding Transportation Planning plan review, please contact Nancy Ottini at 407-246-3529 or nancy.jurus-ottini@cityoforlando.net

## Orlando Police Department

For questions regarding Orlando Police Department plan reviews or to obtain a copy of the brochure, contact Audra Nordaby at 407.246.2454 or Audra.Nordaby@cityoforlando.net.