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Real Estate: Council schedules hearings for 50-year regional plan

By Mary Shanklin, Orlando Sentinel

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Planners, developers, landowners and others have been invited to help shape the way Central Florida grows during the next half century.

The East Central Florida Regional Planning Council, which has been laying the groundwork for its newest Strategic Regional Policy Plans since May 2006, has organized public hearings that will take place through June 14. The policy plans are required by law; the last one for the Orlando area was approved more than a decade ago.

The plans touch on 10 topics, including economic development, community design and affordable housing. In the economic development portion, for instance, the proposed plan calls for the area to "stop sprawling and adopt alternative land development patterns. This will reduce infrastructure costs and increase efficiencies offering a competitive advantage to other regions."

The proposed plan is slated for approval next January. Details can be found at <http://www.ecfrpc.org>, the council's website.

Leases

NAI Realvest recently negotiated a new lease for 12,000 square feet of industrial space at 8350 Parkline Blvd. in south Orlando. Michael Heidrich, a principal at NAI Realvest, represented landlord **Parkline Properties LLC** of Columbus, Ohio. The tenant, **SimCom Inc.**, a training-simulator business opening its third Orlando center, was represented by NAI Realvest managing partner Paul P. Partyka. ...

Dave Kowalchuk and Todd Davis of **Colliers Arnold** represented **Battaglia Group Management LLC** in a dozen recent lease transactions, including 3,524 square feet of medical space for James L. Baker Jr. at 400 W. Morse Blvd, Orlando, and 2,691 square feet of space for **Phoenix Real Estate Co.** at 4776 New Broad St., Orlando. ...

Principal Moses L. Salcido of **Southern Commercial Real Estate Advisors** completed a 10,210-square-foot new lease at 2544 Landstreet Road, Orlando. Salcido negotiated the three-year lease representing the landlord, **DCT Industries**. The tenant, **Grimco Inc.**, was represented by **NAI Olympia Partners LTD.** ...

Vince Arch, commercial broker with **CitiSpace Orlando**, negotiated a lease for a 4,000-square-foot office building at 231 N. New York Ave., across from the Winter Park post office. The tenant, **SportsCare Institute Inc.**, signed a five-year lease. ...

Phil Carter Sr., director of retail leasing and sales for **Quest Co. of Central Florida Inc.**, negotiated a five-year



lease for 2,100 square feet in Gateway Station, Kissimmee. Carter represented both the tenant, **CASO Inc.**, also known as **Osceola Pain and Wellness Center**, and the Alabama-based landlord, **P&N Kissimmee I LLC**. ...

Crossman & Co. recently negotiated a new five-year lease for 1,600 square feet of retail space at 1261 W. Osceola Parkway, off John Young Parkway in Kissimmee. Associate Whitaker Leonhardt negotiated the lease with the tenant, **Pannoli International Gourmet Inc.**, on behalf of the landlord, **Osceola Corporate Center**. Pannoli International is an International bakery specializing in gourmet baked goods and coffee.

Sales

CB Richard Ellis announced the sale of three multi-housing communities in Orlando over the past three weeks. The three properties sold in separate transactions to different buyers. They included 300 units in Winter Park, 140 units in Sanford, and 219 units in Orlando. Shelton Granade and Luke Wickham of CBRE's Central Florida Multi-Housing Group represented the sellers. ...

Lennar has offered 5 percent commissions to real estate agents on sales of select new homes in 14 communities in the Orlando and Space Coast markets through May 31. Mark Metheny, president of Lennar's Central Florida Division, said the rate — raised up from 3 percent — will be paid on sales that go to contract before May 31 and close by June 30. ...

Greg Morrison principal and founder of **Morrison Commercial Real Estate**, announced the completion of three office lease transactions totaling 75,487square feet. Morrison and Emily Zinaich represented the landlord in leasing a 57,319-square-foot space to **Digital Risk LLC** in the Maitland 200 building at 2301 Maitland Center Parkway. Tom Green of **Providence One Asset Management** represented the tenant.

Construction

Palmer Electric Co. completed its \$170,000 contract with general contractor **Wharton-Smith Inc.** for work on the new solar-electric-vehicle charging station at the University of Central Florida. Palmer Electric worked with UCF's College of Engineering to ensure distribution panel boards could be used by students as a test bed for research. The project was completed in three months. ...

Avalon Lakes Commercial, a 50,000-square-foot retail center under development on Avalon Park Boulevard in east Orlando, has started construction of a 2,700-square-foot **7-Eleven** convenience store, which is slated to open in September.

Other

Rhodes+Brito Architects of Orlando recently completed design work for renovations at Parkway Middle School in Kissimmee. The work included renovation of classrooms, including electrical, mechanical and technology upgrades, to 20,000 square feet of space. Construction will be completed during the summer. ...

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