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Business Briefcase

## Wrecking Ball Aims For Old Kmart Store

July 29, 2004

Plans call for knocking down the former site of a Kmart store and a smaller adjacent building at Wekiva Square shopping center on the north side of State Road 436 to make way for construction of nearly 146,000 square feet of retail space.

The site is at 936 State Road 436, just west of State Road 434 in Altamonte Springs.

There is no timetable for the development, said Richard Dunn, the project engineer for Engineering and Environmental Design who is working on the plans.

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After the partial demolition, about 28,000 square feet of the center would remain. The center is on 15.38 acres.

#### OFFICE BUILDING PLANNED ON SKATE-PARK SITE

A 30,000-square-foot, single-story office building is planned on the former site of a skate park at 750 Orange Ave. in Altamonte Springs.

The site is a combination of two properties at Orange and Laurel Street.

Design work on the project, which is in the process of obtaining permits, could be completed in a few months, project engineer Sam Sebaali said.

He said construction could begin in the fall and take six months to complete.

#### AIRPORT PASSENGER COUNT SOARS TO RECORD HIGH

Passenger traffic at Orlando Sanford International Airport increased 60 percent in June compared with the same month a year earlier.

The count was a record 194,981, said spokesman Gregory Dull. The previous high mark was 181,790 in August 2003.

The traffic mix for June was 86,191 domestic travelers, up 105 percent; and 108,790 international passengers, up 36 percent.

Dull said there were 91,968 passengers from the United Kingdom. That was up 15 percent from June 2003.

Year-to-date overall traffic: 813,113.

July and August are historically the busiest months for the airport.

#### CONDOS ON THE RISE IN ALTAMONTE SPRINGS

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Construction on 30 more units at Escondido Condominiums in Altamonte Springs could begin in February and be completed by September 2006.

The condos will be similar to existing units, said Ted Buckley, principal planner with Florida Land Design.

"The condo complex was built in 1980, and three building pads of 30 units were left," he said. "This will complete that project."

The complex is east of Hattaway Drive and south of State Road 436.

#### HOTEL FACE-LIFT, NAME CHANGE

A former Rodeway Inn at 2000 W. State Road 434 in Longwood was recently remodeled and carries the Comfort Inn banner.

"Business is picking up partly because the Comfort Inn name is so recognizable," hotel manager Jay Manji said.

The hotel's facade, 194 rooms, lobby and public areas were refurbished.

#### APARTMENT DEVELOPMENT

RKC Construction Inc. of Altamonte Springs is building two apartment complexes in Orlando.

The Avalon Reserve Apartments on Avalon Parkway Boulevard is a \$15.5 million 300-unit community scheduled for a December completion. It was designed by Jacobs and Associates of Orlando.

Camellia Pointe Apartments on Curry Ford Road is an \$8.8 million 169-unit apartment community scheduled for November completion. It was designed by Forum Architecture and Interior Design Inc. of Altamonte Springs.

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#### PROGRESSION

Tolaris Homes, which is building at Lake Forest near Sanford, recently appointed Michael Crist as director of operations.

Crist has more than 30 years of experience as a home builder and was project manager at Issa Homes.

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