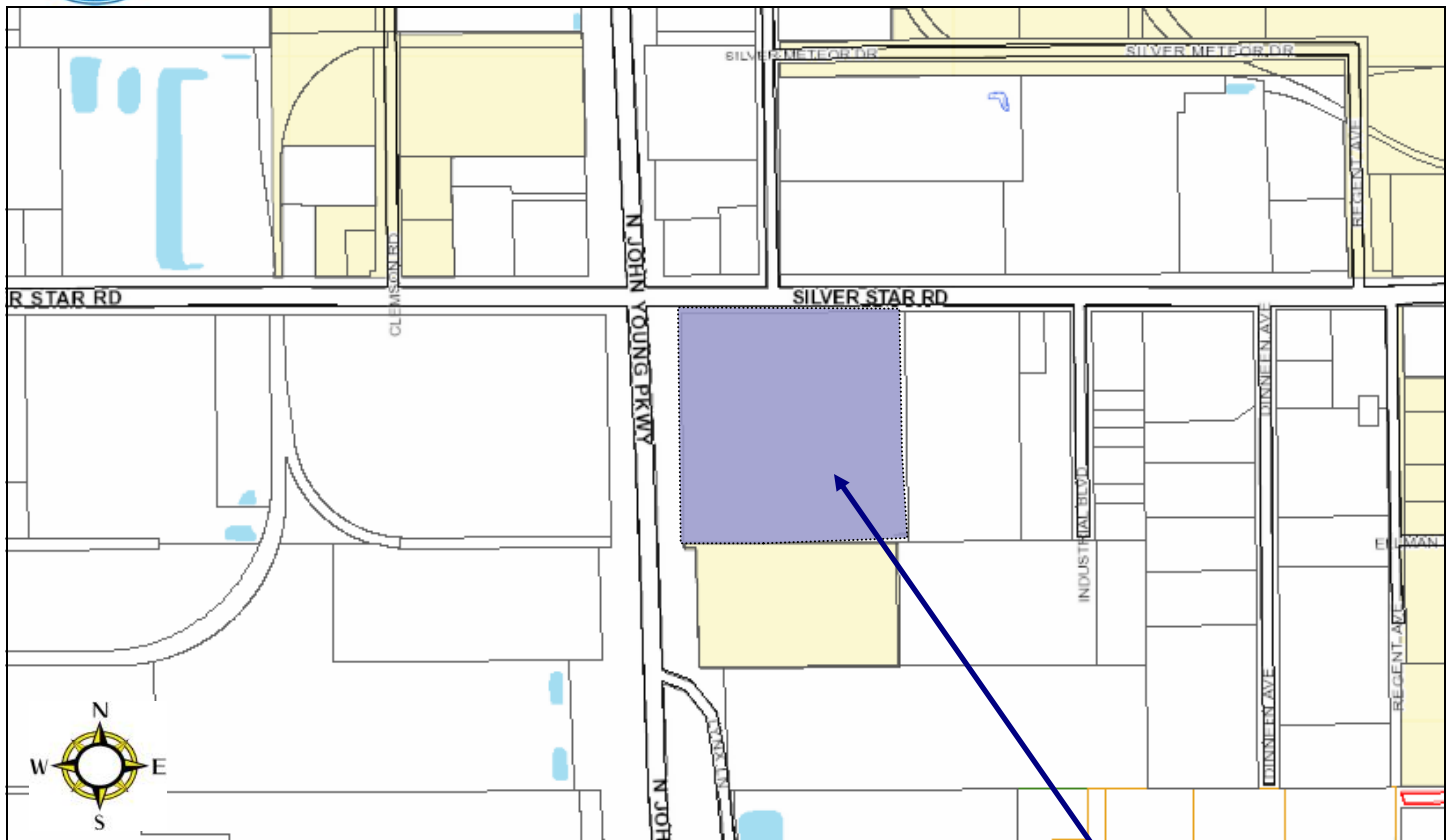




MCDONALD'S PLAT @ JOHN YOUNG PKWY & SILVER STAR ROAD



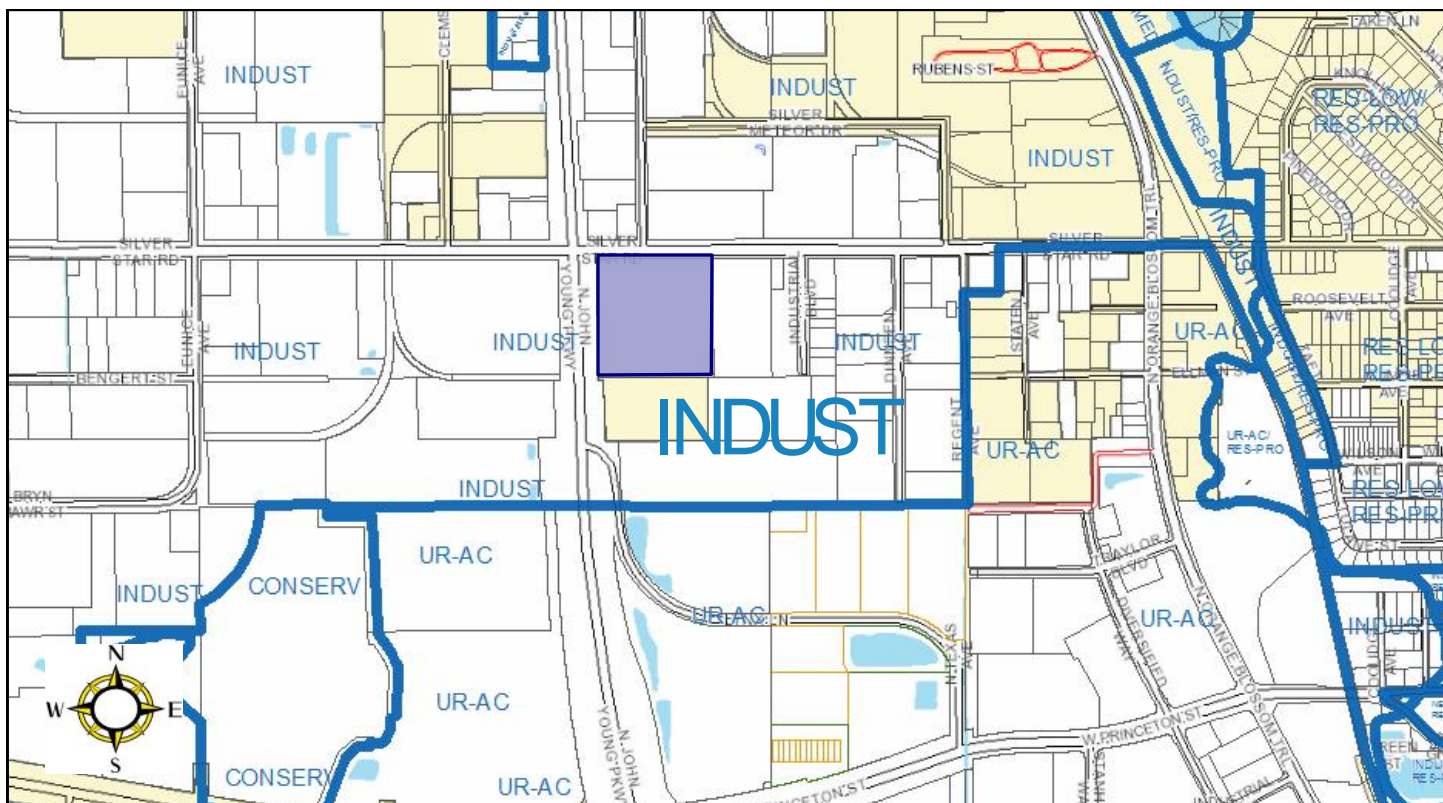
Location Map

Subject Site

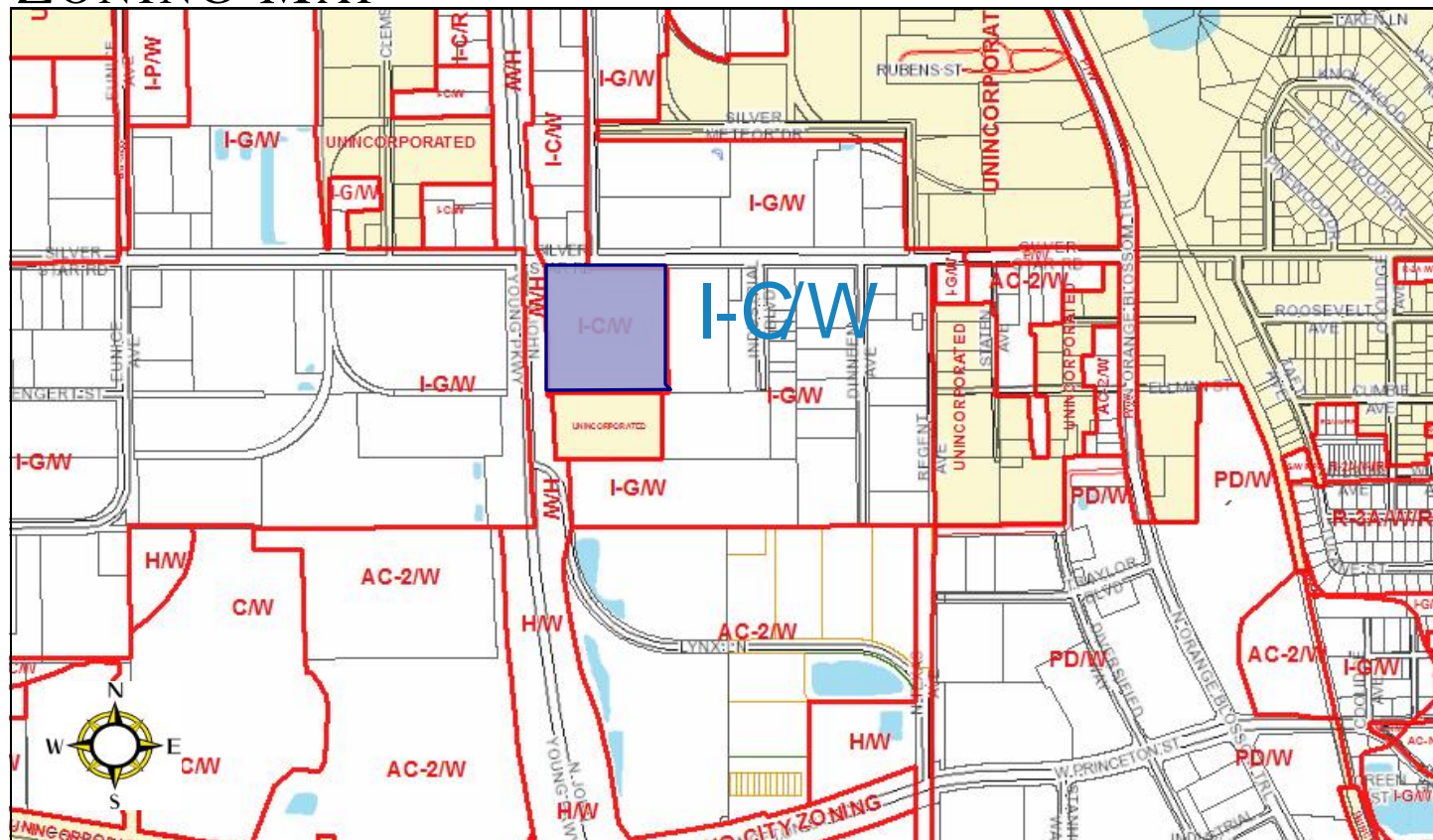
SUMMARY

Owner Jeffre D. Pawlack, Secretary Industrial Equipment Co. Applicant Ryan McCullough, E.I CPH, Inc. Project Planner TeNeika Walker	Property Location: 2500 N. Silver Star Road. (north of Lynx Lane., east of N. John Young Pkwy., west of Orange Blossom Trl and south of Silver Star Rd.; PID: 15-22-29-9092-00-492) (±8.5 acres, District 3). Applicant's Request: The applicant proposes a minor one lot plat for the construction of a McDonald's at the corner of John Young Parkway and Silver Star Road.	Staff's Recommendation: Approval of the request, subject to the conditions in this report.
Updated: September 18, 2014		

FUTURE LAND USE MAP



ZONING MAP



PROJECT ANALYSIS

Project Description

The 1.4 acre site which is currently an undeveloped portion of a larger ±8.5 acre site is located north of Lynx Ln., east of John Young Pkwy., west of Orange Blossom Trail and south of Silver Star Rd. The site consists of a Wawa (gas station/ convenience store) and Mc Dee Services (industrial use) on a 259.9 ft. wide by 232.5 ft. deep lot within the John Young Parkway/Silver Star Road intersection. The site is zoned Industrial Commercial in the Wekiva overlay (I-C/W) with a future land use designation of industrial (INDUST).

The applicant is requesting a Minor Subdivision Plat approval of an 8.5 acre parcel or 370,260 sq. ft lot, which is partially developed with a Wawa gas station and Mc Dee Services. The industrial–commercial lot standards for the I-C/W zoning district do not have a minimum lot area, width, or depth requirement according to LDC58.100 (1B) zoning tables. The district requires a maximum FAR (Floor Area Ratio) of .70. The existing lot has an FAR of 0.18 (without the McDonald's development). The proposed development will bring the site's FAR to 0.19. The FAR is less than the 0.70 maximum allowed in this district. The site is code compliant with the proposed McDonald's Development.

The vacant portion of the lot has been approved for the proposed McDonalds construction through a Letter of Determination (LDC2014-00095). Approval of the plat is contingent on consistency with the adopted future land use designation, the zoning designation, the approved determination letter and compatibility with surround land use.

Previous Actions:

2011: Annexation of 8.5 acre property and initial zoning of I-C/W

2011: Request for the City to assign a FLU designation of Industrial / GMP amended to assign Industrial FLU

2014: Administrative Master Plan for McDonald's development

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 being platted for the development of a McDonald's which has approval to constructed through a letter of determination (LDC2014-00095). The lot is consistent with the zoning, future land use, special plan, and surrounding land uses for the area.

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.

CONTACT INFORMATION

Land Development

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

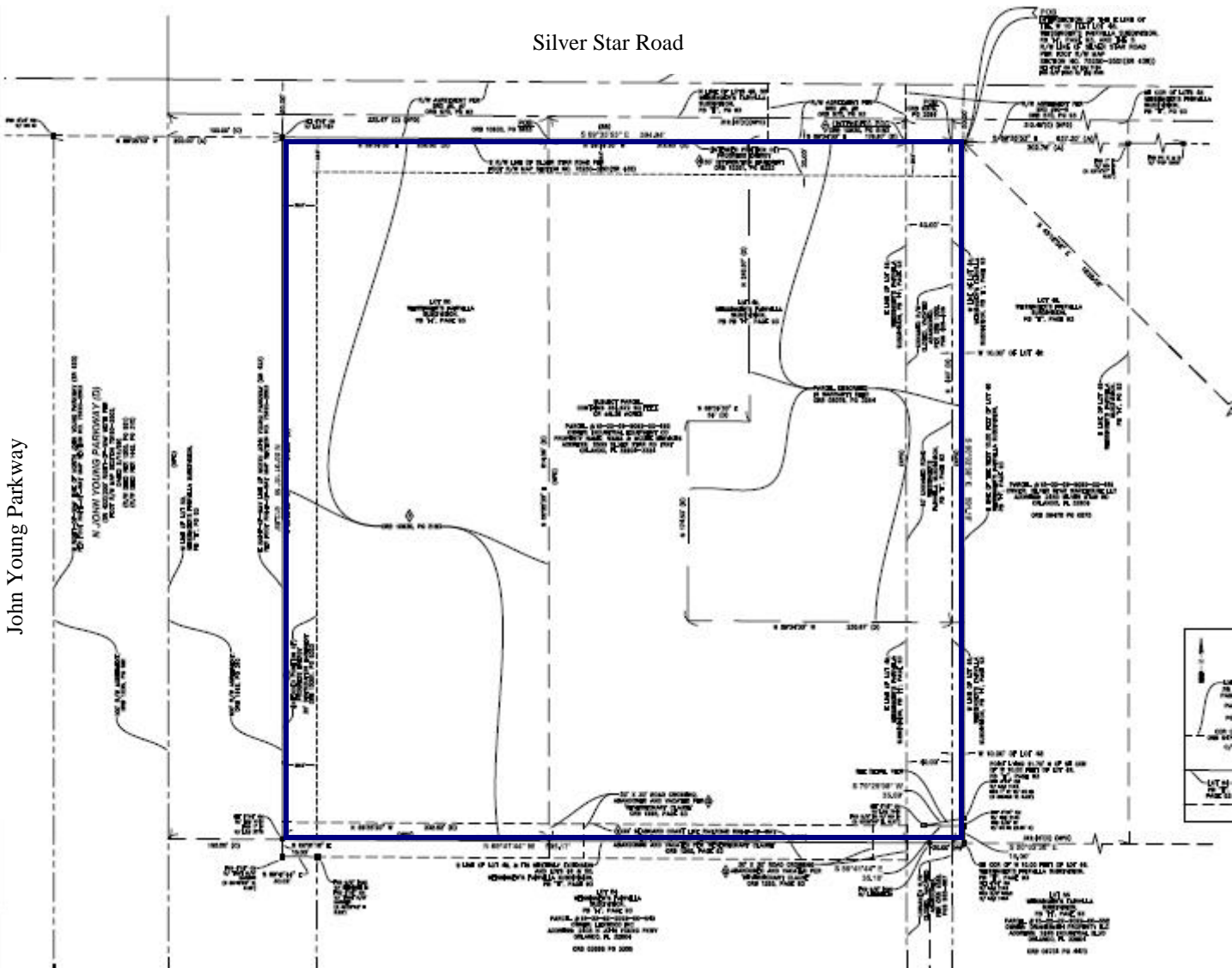
Transportation Planning

For questions regarding Transportation Planning plan review, please contact Matt Wiesenfeld at 407-246-2290 or by e-mail: mattthew.wiesenfeld@cityoforlando.net

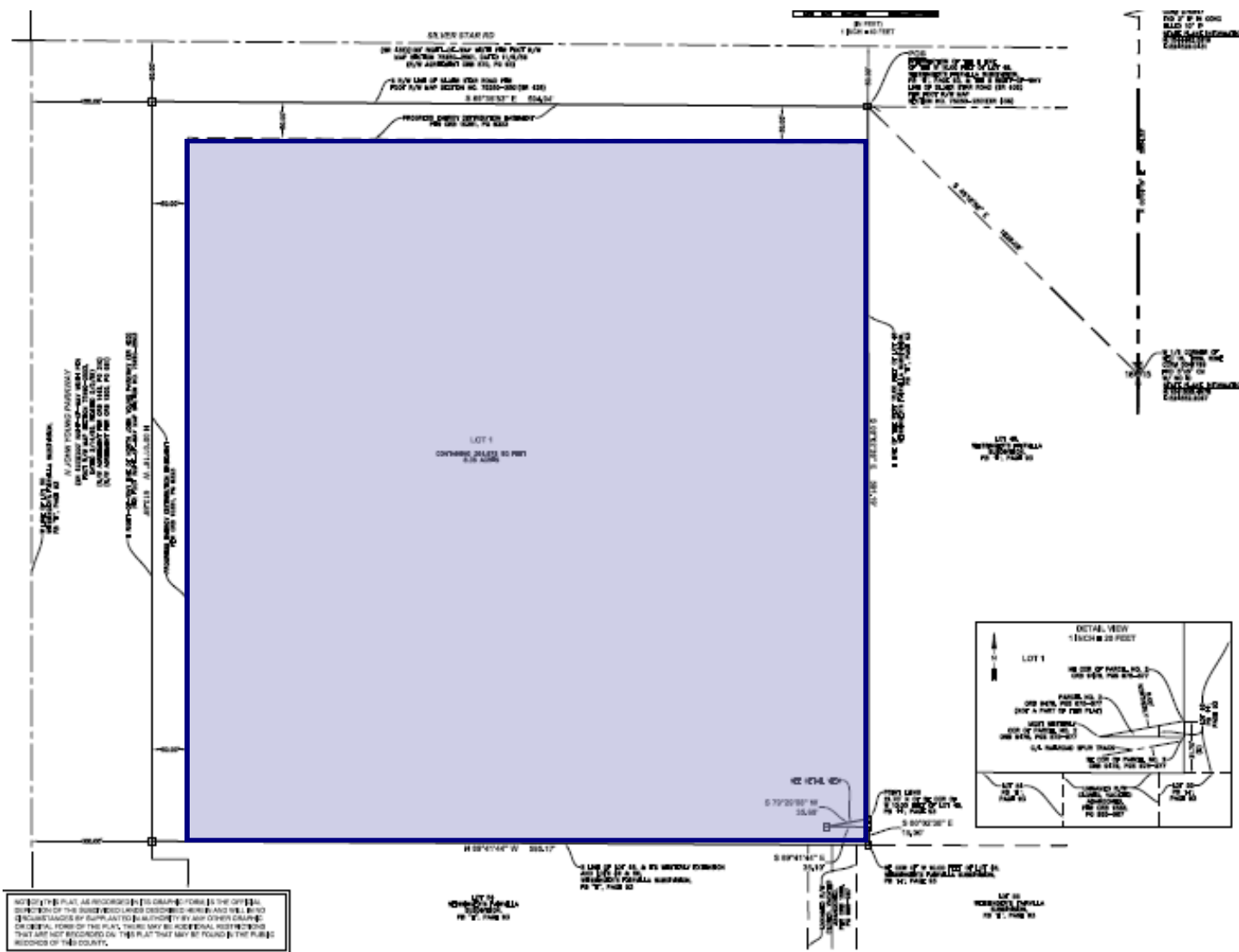
Engineering/Zoning

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.

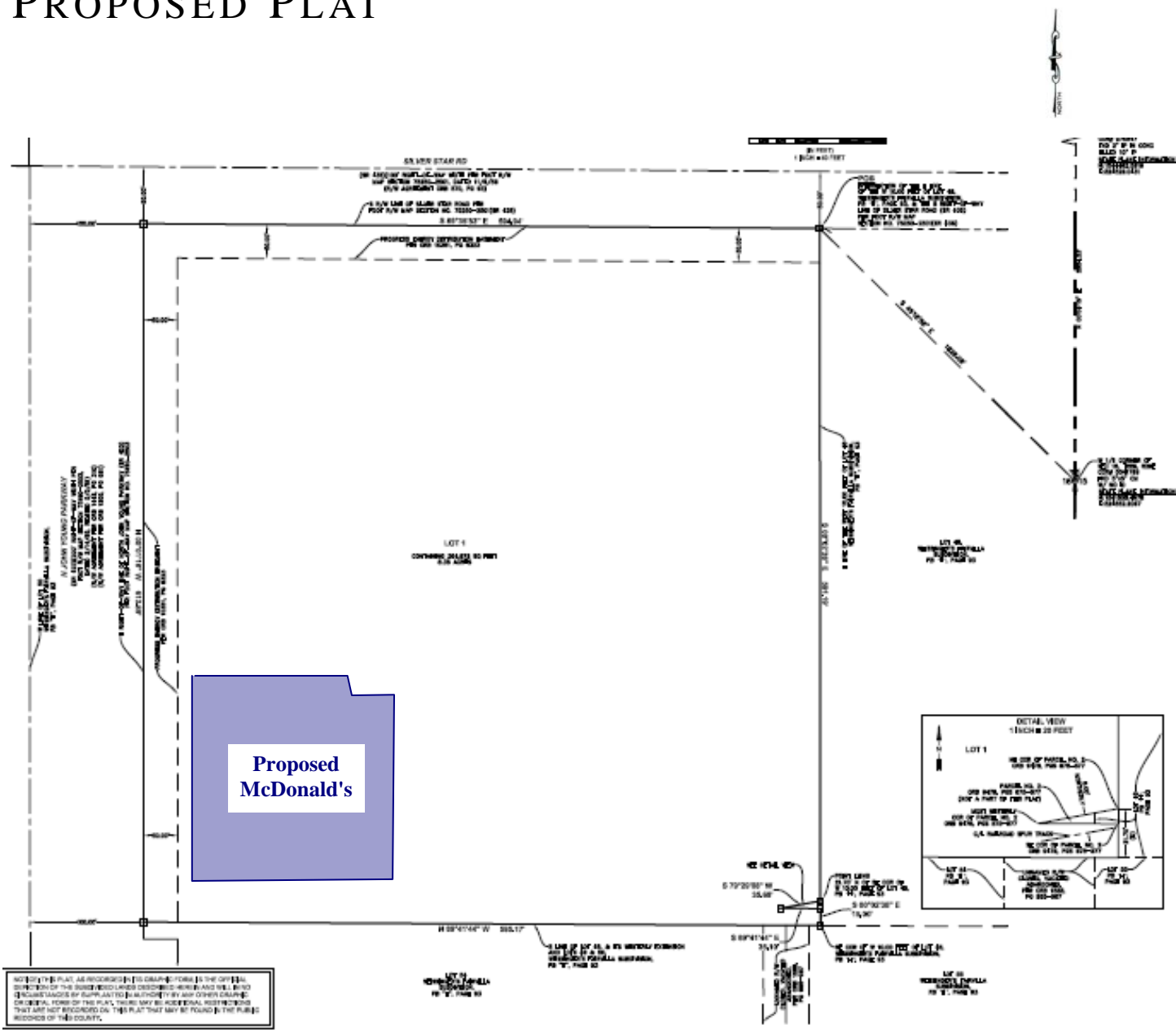
BOUNDARY SURVEY



PROPOSED PLAT



PROPOSED PLAT



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. City Surveyor— The plat shall be subject to the requirements of the City Surveyor, as attached:
 - A. Survey: Abbreviations/symbols listed below are missing or need to be revised.
 1. (BS)
 2. SR
 3. TPFAC 5j-17.051(3)(b)11b
 - B. Title, Plat, and Survey: References to Silber Star Road as SR 438 should be changed to SR 416 for this portion. The FDOT R/W references to FS 177.091 (11) & (15)
 - C. Title Survey, Plat: Spell out FDOT in the descriptions.
 - D. Plat: Abbreviations/symbols listed below are missing or need to be revised.
 1. CL
 2. COR
 3. E:
 4. N:
 5. R/
 6. SRFS 177.091 (29)
 - E. Closure reports were not submitted
 - F. Field Review has not been completed at this time. Email Dean Hill and copy me to schedule future field checks. Dean can be reached at dean.hill@cityoforlando.net. FS 177.091(7)
 - G. Orange County Property Appraiser has not completed their review at this time.
 - H. Survey will need the following documents for the next review in addition to copies required by other departments:
 1. 2 copies of the plat
 2. 2 copies of the survey
 3. 2 copies of the title opinion
 4. 2 copies of the closure report
 5. As a courtesy please send a CD or flash drive containing PDF files of all documents.
3. Legal— Incomplete submittal. Comments will follow upon submission of required documents
4. Change “Silver Star Rd” to “Silver Star Road” on the plat title for consistency

Zoning/Engineering

1. The Wastewater Division will require copy of a property management maintenance agreement that establishes maintenance responsibilities of the sanitary sewer components of McDonald's, Wawa, and the Property Owner including sanitary sewer pipe, man-holes, grease traps, lift station and force main.

Transportation Planning

1. The Transportation Planning Division supports the applicant's request provided that the owner/applicant complies with the following: - See Case LDC2014-0095 for requirements.
2. Thank you for the placement of two dumpsters in a good location. We encourage you to have recycling plan and space north of the dumpsters for recycling bins if you do not want a recycling dumpster.

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.