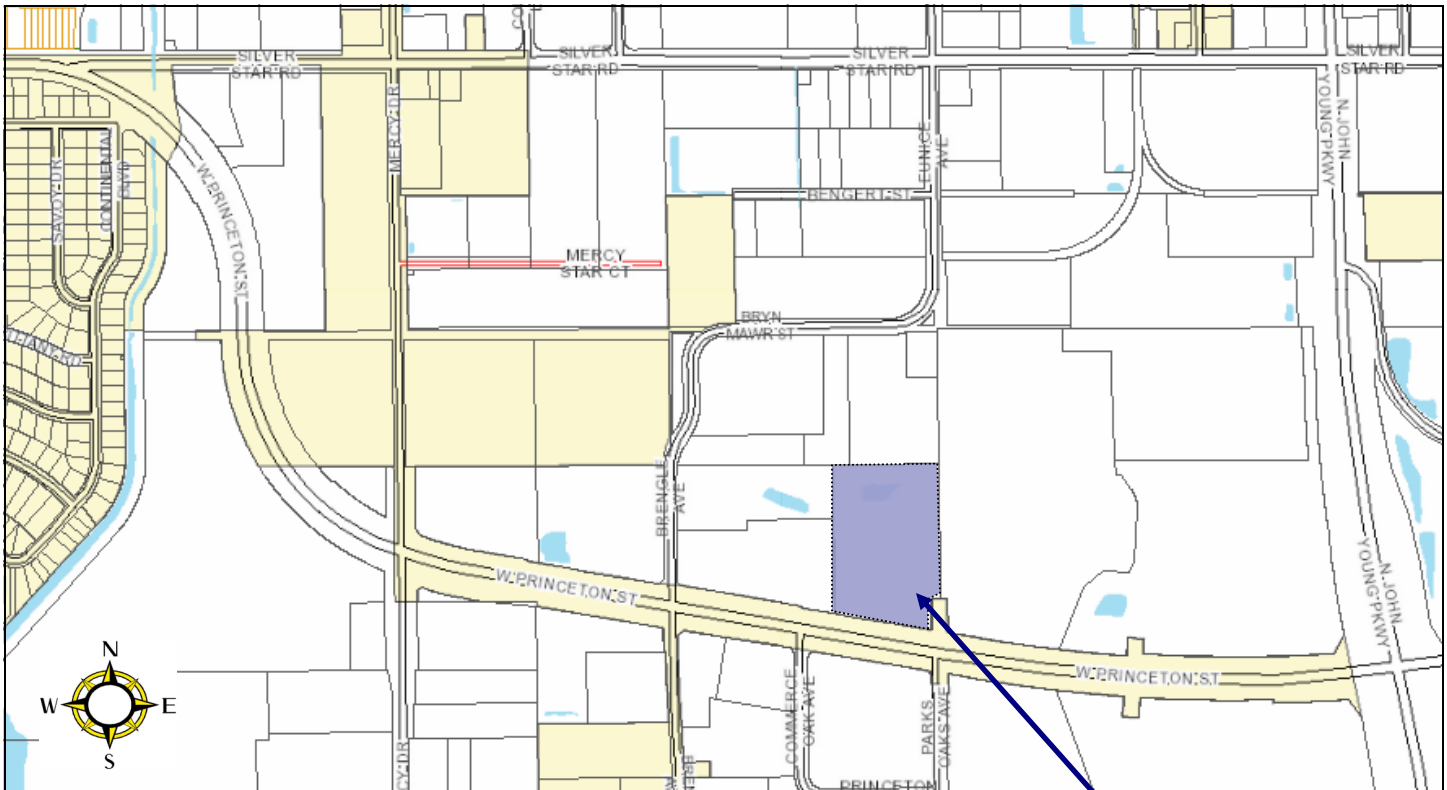





# RESTAURANT DEPOT PARKING EXPANSION REPLAT



Location Map

 Subject Site

## SUMMARY

**Owner**

Stanley Fleishman, CEO  
 JMDH Real Estate of  
 Orlando, LLC

**Applicant**

William D. Donley  
 Dewberry/Bowyer-  
 Singleton

**Project Planner**

TeNeika Walker

**Property Location:** 3451 W Princeton St..  
 (north of W Princeton St., east of Mercy Dr.,  
 west of John Young Pkwy and south of Silver  
 Star Rd.; PID: 16-22-29-7373-01-000)  
 (±9.10 acres, District 5).

**Applicant's Request:**

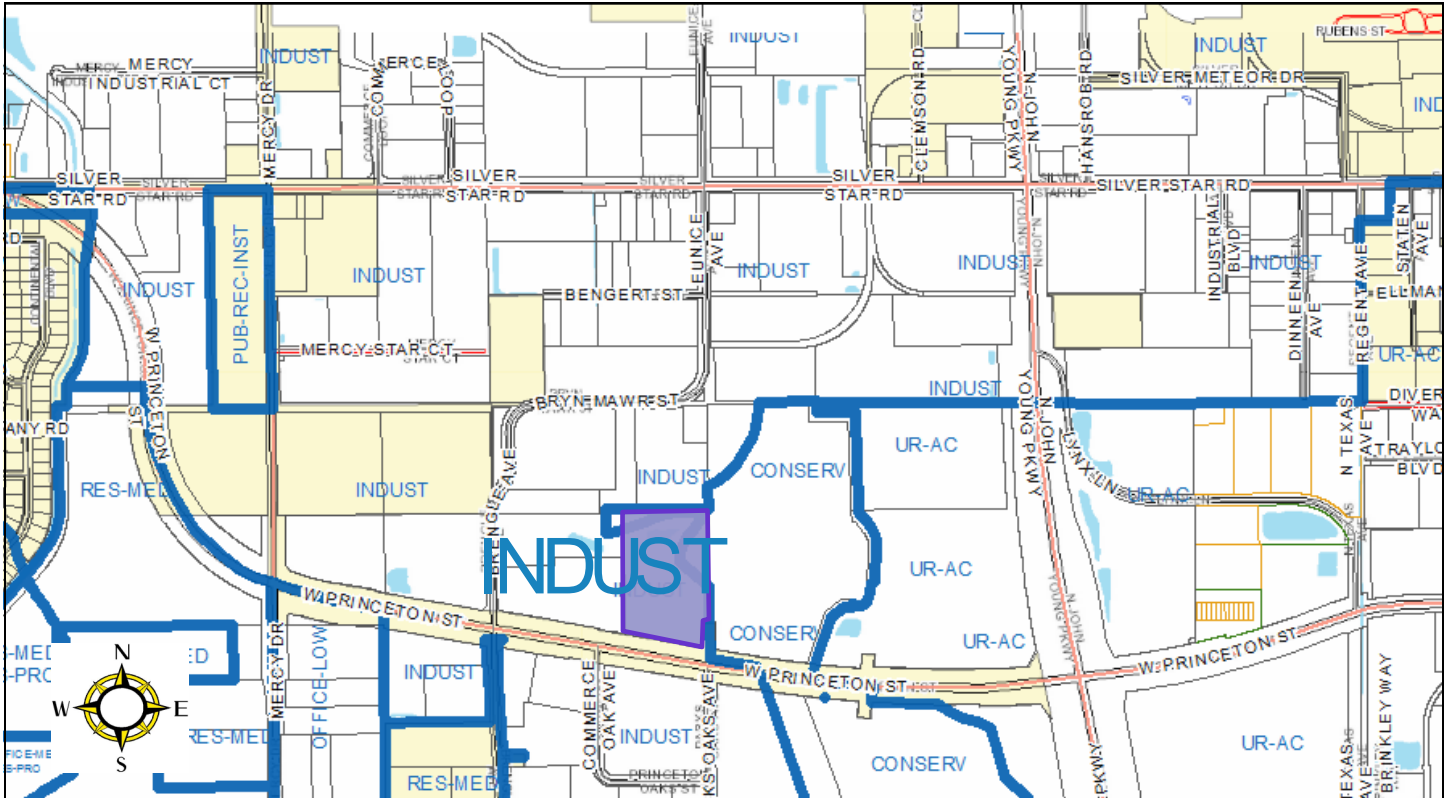
Minor Plat request to subdivide the lot into one.  
 The applicant proposes to re-plat the existing  
 Restaurant Depot (at 3451 W. Princeton St.) to  
 include portions of lot 82 and 83 as part of an  
 expansion to the existing parking lot.

**Staff's Recommendation:**

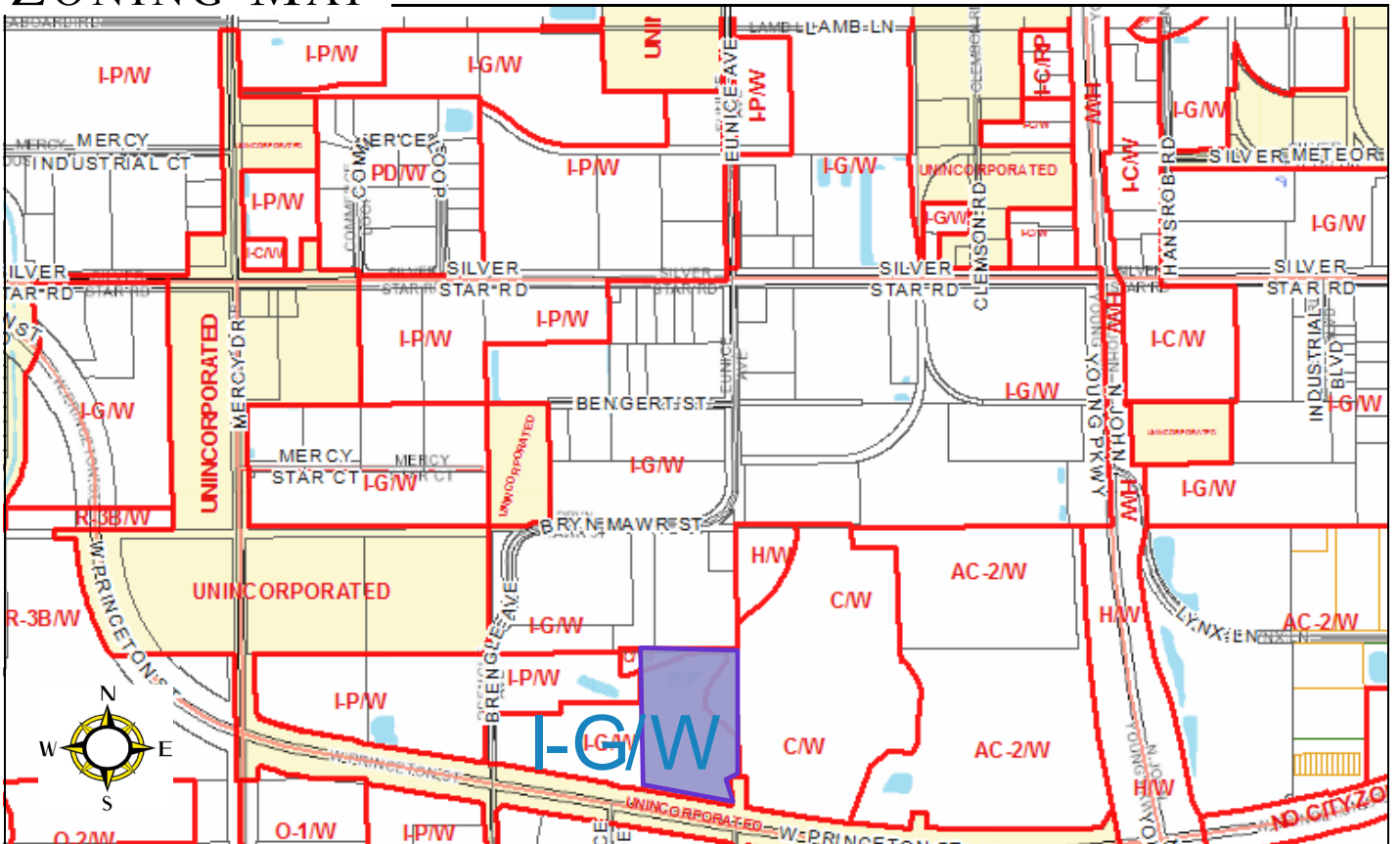
Approval of the request, subject to the conditions  
 in this report.

**Updated:** June 30, 2014

# FUTURE LAND USE MAP



# ZONING MAP



# PROJECT ANALYSIS

## Project Description

The ±9.10 acre subject site is located north of W Princeton St., east of Mercy Dr., west of John Young Pkwy and south of Silver Star Rd. The site consists of a restaurant supply distribution warehouse in the Princeton/Silver Star neighborhood. The site is currently zoned I-G/W (Industrial General in the Wekiva overlay) with a consistent future land use designation of industrial.

The applicant is requesting Minor Subdivision Plat approval to re-plot the existing parcel into one lot to extend the parking lot. The lot standards for the I-G/W zoning district require a minimum lot area of 10,000 sq. ft. (50 ft. wide by 100 ft. deep). **The proposed lot is code compliant. See Table 1– I-G/W Industrial General Lot standards for more information.**

Table 1– I-G/W Industrial General Lot Standards		
	Code Requirement	Proposed lot 1
Minimum lot depth	100 ft.	816.5 ft.
Minimum lot width	50 ft.	645.7 ft.
Minimum lot area	10,000 sq. ft.	483,951 ft

### Previous Actions:

- **2007:** Site re-plot to facilitate construction of new commercial development
- **2008:** Existing warehouse constructed.
- **2008:** Parking space feature added
- **2008:** Paved asphalt
- **2008:** Restaurant Depot business opened
- **2011:** ±2.0 ac. Parcel to the existing Restaurant Depot plat

### 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 redevelopment of the parking lot.

# 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):

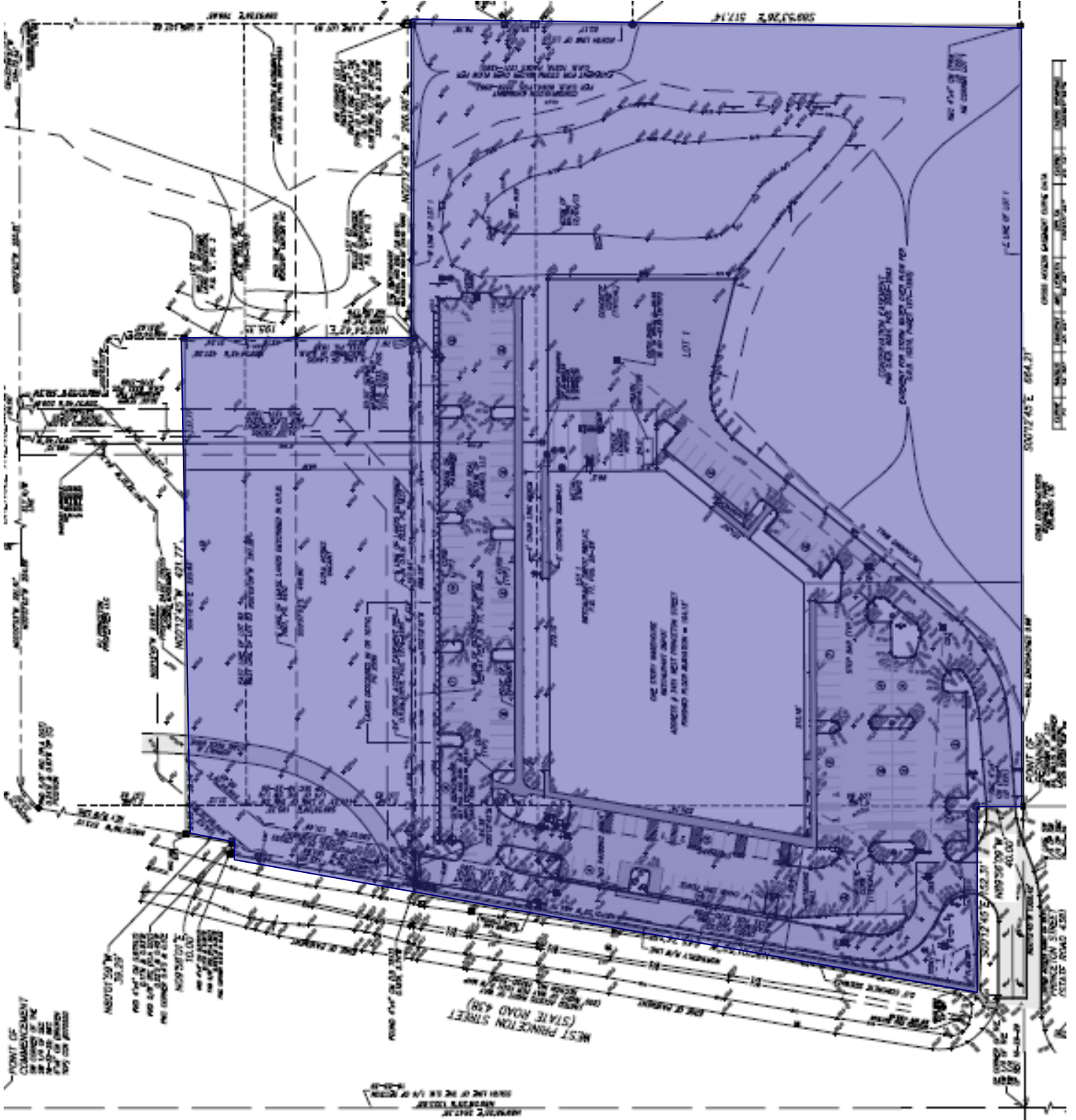
1. The proposed use is consistent with the purpose and intent of the City’s Growth Management Plan.
2. The proposed use is consistent with the purpose and intent of the requirements of the LDC.
3. The subdivision will not result in incompatible land uses.
4. The proposed development will be constructed 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.

# 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



# 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 approvals. (ZON2000-00016/SUB2007-00002/ SUB2011-0031/ ).

## Transportation Planning

1. Easement Dedications. The Sidewalk & Utility easement on the western property line of this parcel adjacent to the Orange Av right-of-way shall be shown on this plat or accurately described in the attached notes. The cross access easement between this property and the parcel immediately northwest and adjacent shall be shown on this plot or accurately describe in the attached notes.
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. All utility and cross access easements must be shown on the face of the plat and in the boundary and topographic survey. The utility easement on the South side of the property is not shown on the boundary and topographic survey.

## Legal

1. The utility easement recorded in 9623/4313 is shown on the certificate of title but not on the plat.
2. If there is to be a public dedication it must be specifically noted in the dedication block. If there is to be no public dedication it must be so noted in the dedication block as "nothing" or "N/A"

## Engineering/Zoning

1. Remove the "PRINCETON STREET (STATE ROAD 438)" label on the East side of the plat. The main label "WEST PRINCETON STREET (STATE ROAD 438)" is sufficient.
2. Change "WEST PRINCETON STREET" to "W PRINCETON STREET" (No period after W) to indicate a directional indicator instead of West as part of the actual street name.
2. All blank spaces must be filled in prior to the recording of the plat.

## Surveyor

1. Survey, Plat, & Title Opinion: All blanks must be filled in.
2. Various symbols and abbreviations are missing from the legend. FAC 5J-17.051(3)(b)(11)(b)
3. The symbology size varies and is inconsistent for same symbols.
4. Fencing is not show on the north end of the property, nor is any tie or dimension given. FAC 5J-17.052(2)(c)
5. No trees are shown as part of the topographic survey; they will need to be included.
6. Label the plat information for the property lying east of the subject property. FAC 5J-17.052(2)(a)(7)(a)
7. The survey needs to reflect the current title Commitment.
8. The legal description and plat certification report (Title Opinion) make reference to Willis R. Munger Land Subdivision, Plat Book E, Pages 3 and 3a. There is no page 3a.
9. Plat: Sheet 1: The legal description makes reference to The legal description and plat certification report (Title Opinion) make reference to Willis R. Munger Land Subdivision, Plat Book E, Pages 3 and 3a. There is no page 3a.
10. Plat: Sheet 1: Ensure there is consistency between sheet one and sheet two legends.
11. Plat: Sheet 2: The dedication needs to clarify that nothing is being dedicated for the use of the public and the public dedication is not applicable.
12. Plat: Sheet 2: The boundary and topographic survey shows a retention pond on the North side of the property just outside of the conservation tracts. The pond is not encumbered by any easement and not shown on the replat or this second replat.
13. Plat: Sheet 2: Add FDOT to the legend.
14. Plat: Sheet 2: Label each easement as private or public.

## CONDITIONS OF APPROVAL

### Engineering

1. Remove the "PRINCETON STREET (STATE ROAD 438)" label on the East side of the plat.
2. Change "WEST PRINCETON STREET" to "W PRINCETON STREET" (No period after W) to indicate a directional indicator instead of West as part of the actual 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](mailto:teneika.walker@cityoforlando.net).

### Transportation Planning

For questions regarding Transportation Planning review, please contact John Rhoades at 407-246-2293 or [John.Rhoades@cityoforlando.net](mailto:John.Rhoades@cityoforlando.net)

### Engineering/Zoning

For questions regarding Engineering or Zoning contact Shirley Green at 407.246.2134 or [Shirley.Green@cityoforlando.net](mailto: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.