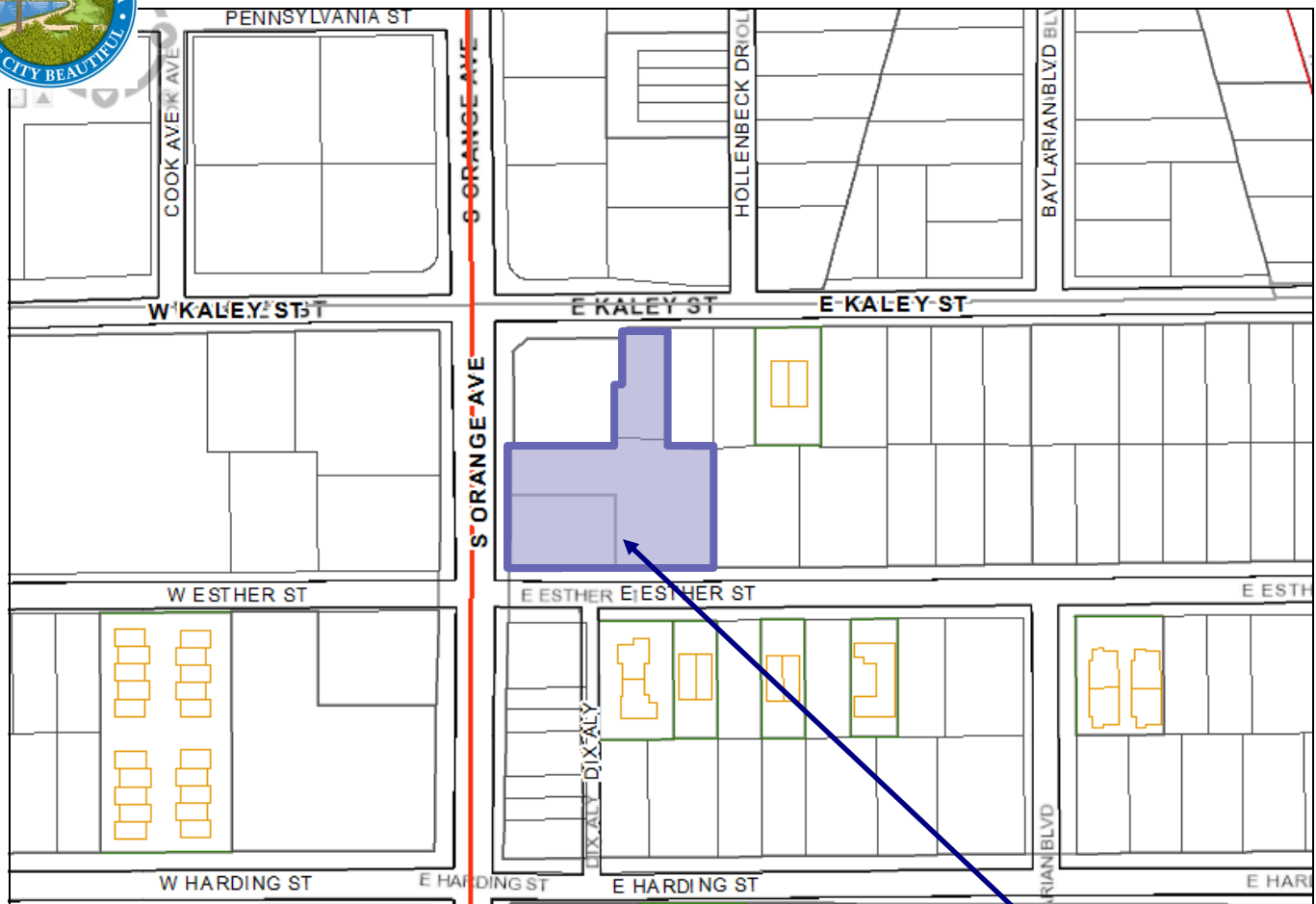




WENDY'S- ORANGE AVE PLAT



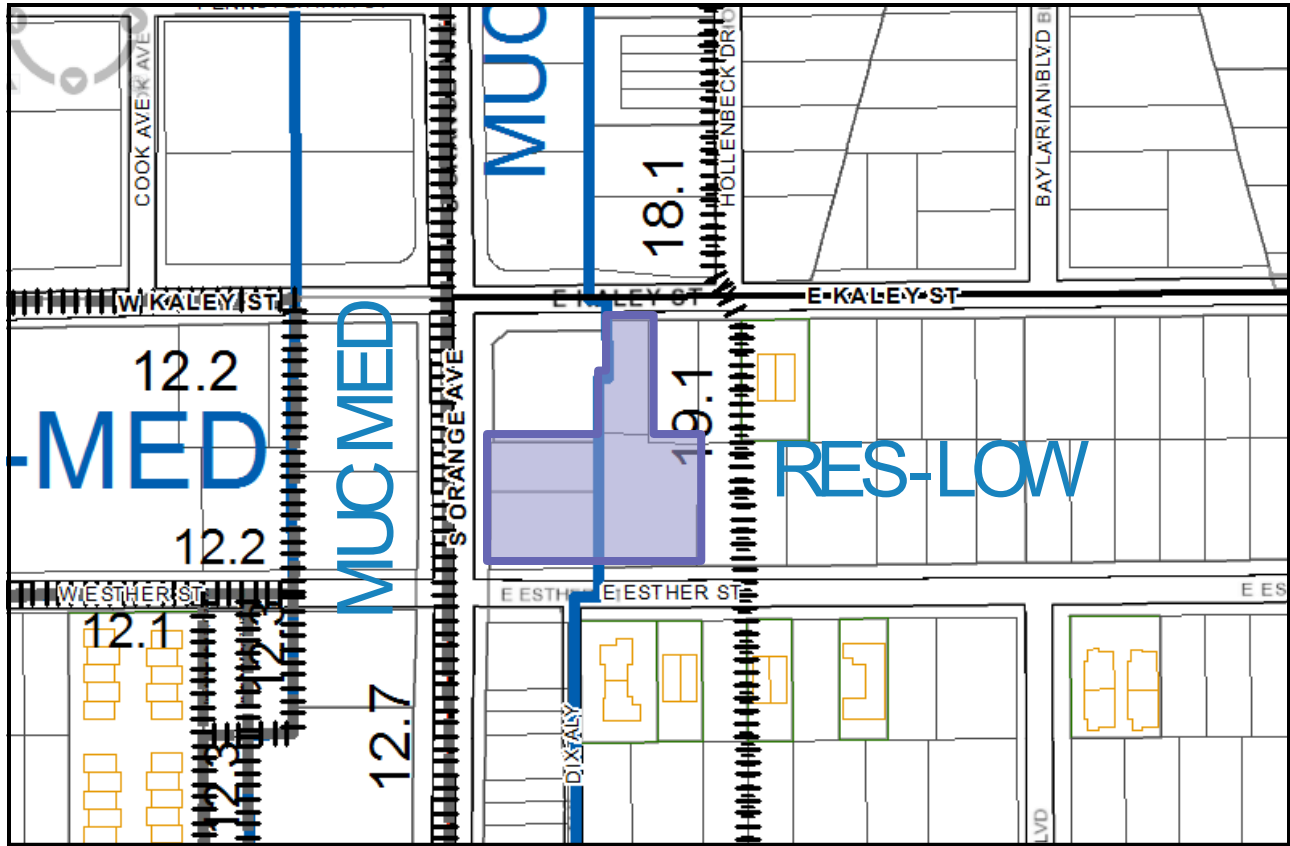
Location Map

Subject Site

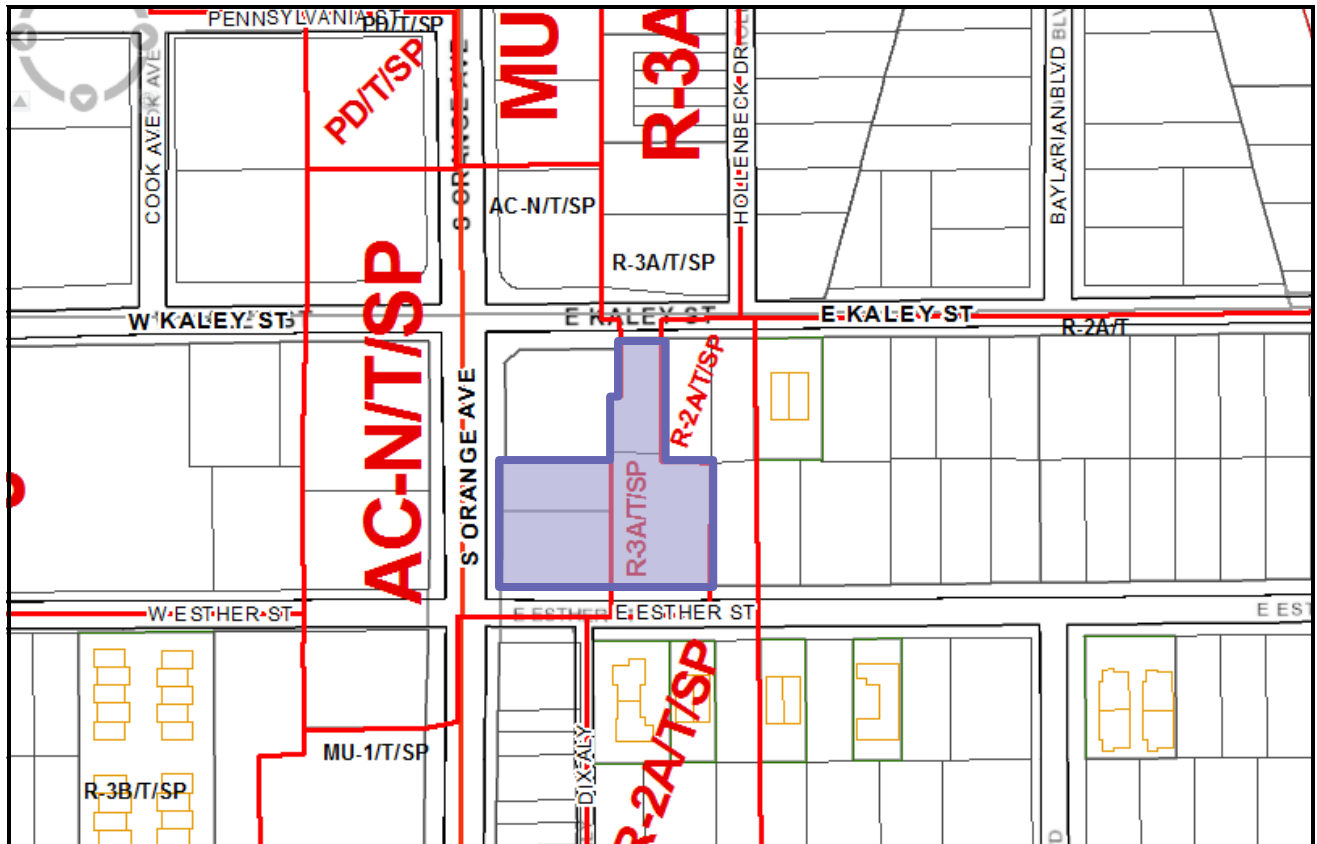
SUMMARY

<p>Owner Barry Ross, FP Orlando, LLC</p> <p>Applicant Frank Raymond, III Accuright Surveys</p> <p>Project Planner Michaëlle Petion</p> <p>Updated: April 30, 2014</p>	<p>Property Location: 1919 S. Orange Avenue and 114 E. Kaley Street (north of Esther St., east of S. Orange Ave., and south of E. Kaley St.; PID: 01-23-29-1100-00-091; 01-23-29-2100-01-010) (±0.89 acres, District 4).</p> <p>Applicant's Request: Minor Plat request to plat multiple parcels into one lot for the redevelopment of a Wendy's restaurant.</p>	<p>Staff's Recommendation: Approval of the request, subject to the conditions in this report.</p>
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FUTURE LAND USE MAP



ZONING MAP



PROJECT ANALYSIS

Project Description

The ±0.89 acre subject site is bound by S. Orange Avenue to the west and E. Esther Street to the south. A portion of the property also fronts onto E. Kaley Street to the north. The site consists of an existing Wendy's restaurant and associated surface parking lot and an existing single family home. It is located in the Wadeview Park Neighborhood and the Downtown South Main Street Area. The site is zoned AC-N/T/SP and R-3A/T/SP with consistent future land use designations of a future land use designation of Mixed Use Corridor Medium and Residential Low Intensities, respectively.

The applicant is requesting Minor Subdivision Plat approval to plat the two existing lot into 1 new lot consistent with the previous approvals for the redevelopment of a Wendy's restaurant.

Previous Actions:

- **11/19/1884:** Single family property on Kaley platted as part of John W. Burke Subdivision.
- **2/1/1927:** Existing Wendy's property platted as part of Dixie Highlands Subdivision.
- **1945:** Existing 1,250 sq. ft. single family home built at 114 E. Kaley Avenue.
- **11/1/1977:** The Board of Zoning Adjustment (BZA) approved a Special Exception to permit the extension of a district where the boundary line divides a parcel of record in a single ownership, and variances to the front yard setback and landscaping requirements for Wendy's restaurant.
- **1978:** Existing 2,500 sq. ft. Wendy's constructed on site.
- **2/17/98:** MPB approval of a rezoning request from MU-1/T to O-2/T, and from P/T and MU-1/T to AC-N/T (98-037).
- **8/30/2010:** Orange Michigan Special Plan Overlay adopted by City Council (Doc. #1008301101).
- **9/17/13:** Municipal Planning Board recommended approval of a rezoning of the easternmost portion of the site from R-2A/T/SP to R-3A/T/SP and a Conditional Use permit for a drive-through and to allow parking as an accessory use in the R-3A/T/SP district, for the redevelopment of the site into a new Wendy's restaurant. (CUP2013-00009 and ZON2013-00020)
- **10/22/13:** BZA recommended approval of design and setback variances for the development of the site into a new Wendy's restaurant. (VAR2013-00090)
- **1/24/14:** The Zoning Official approved a Modification of Standards allowing for a reduction in the parking lot landscaping area. (VAR2014-00009)

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 a Wendy's restaurant.

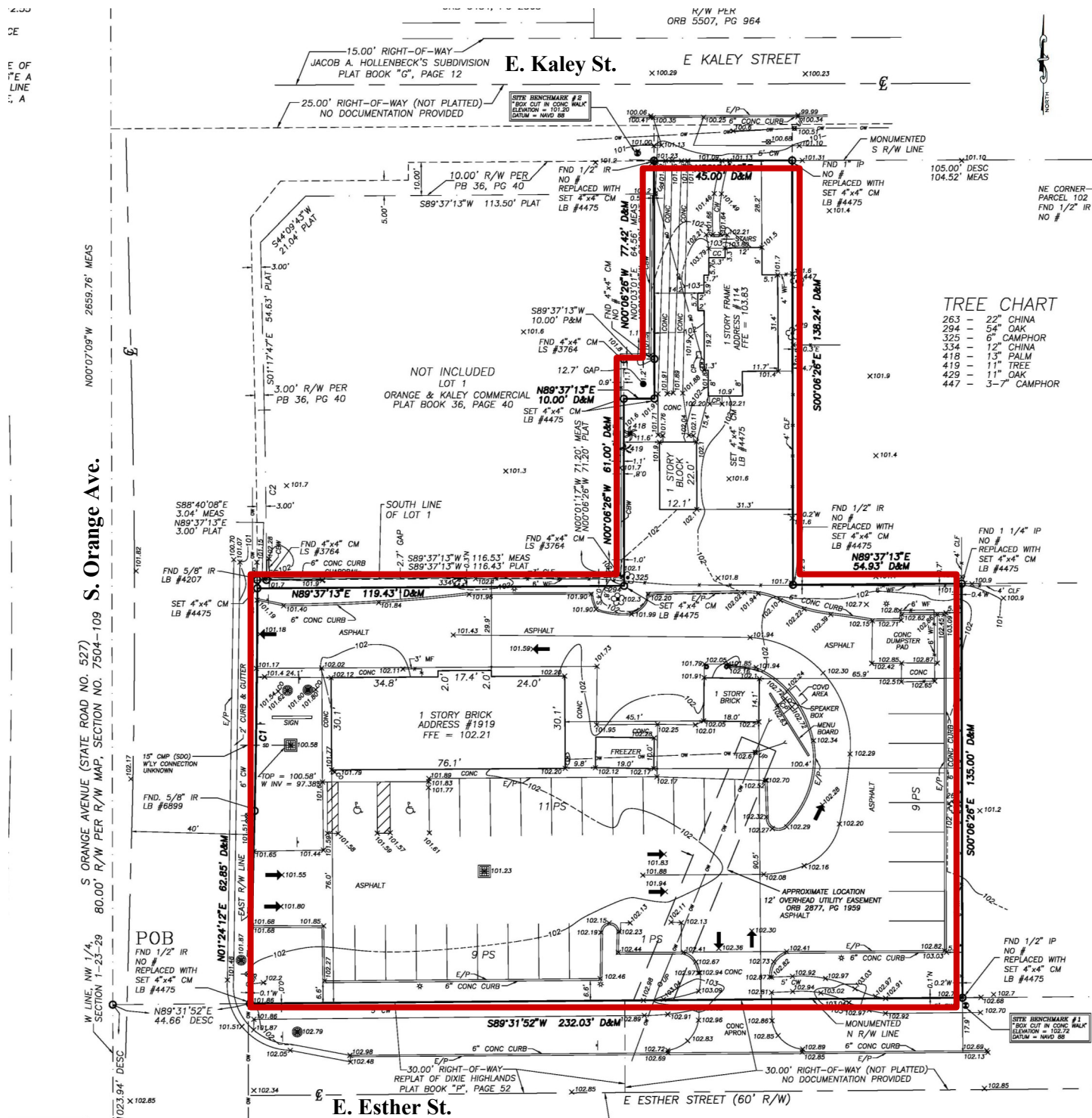
FINDINGS

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):

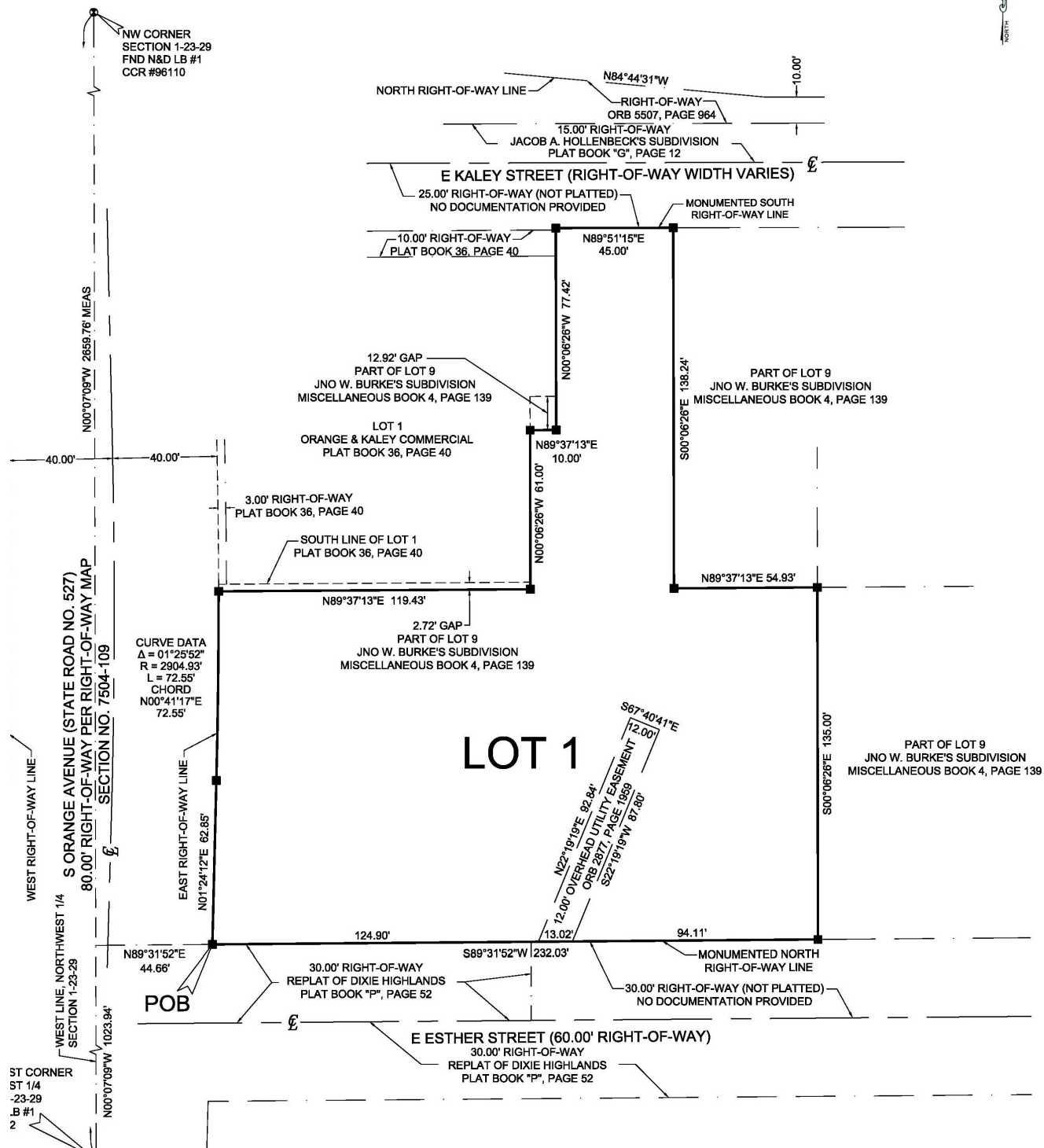
1. The proposed use is consistent with the purpose and intent of the City's Growth Management Plan.
2. The proposed use is consistent with the purpose and intent of the requirements of the LDC.
3. The subdivision will not result in incompatible land uses.
4. The proposed development will be constructed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

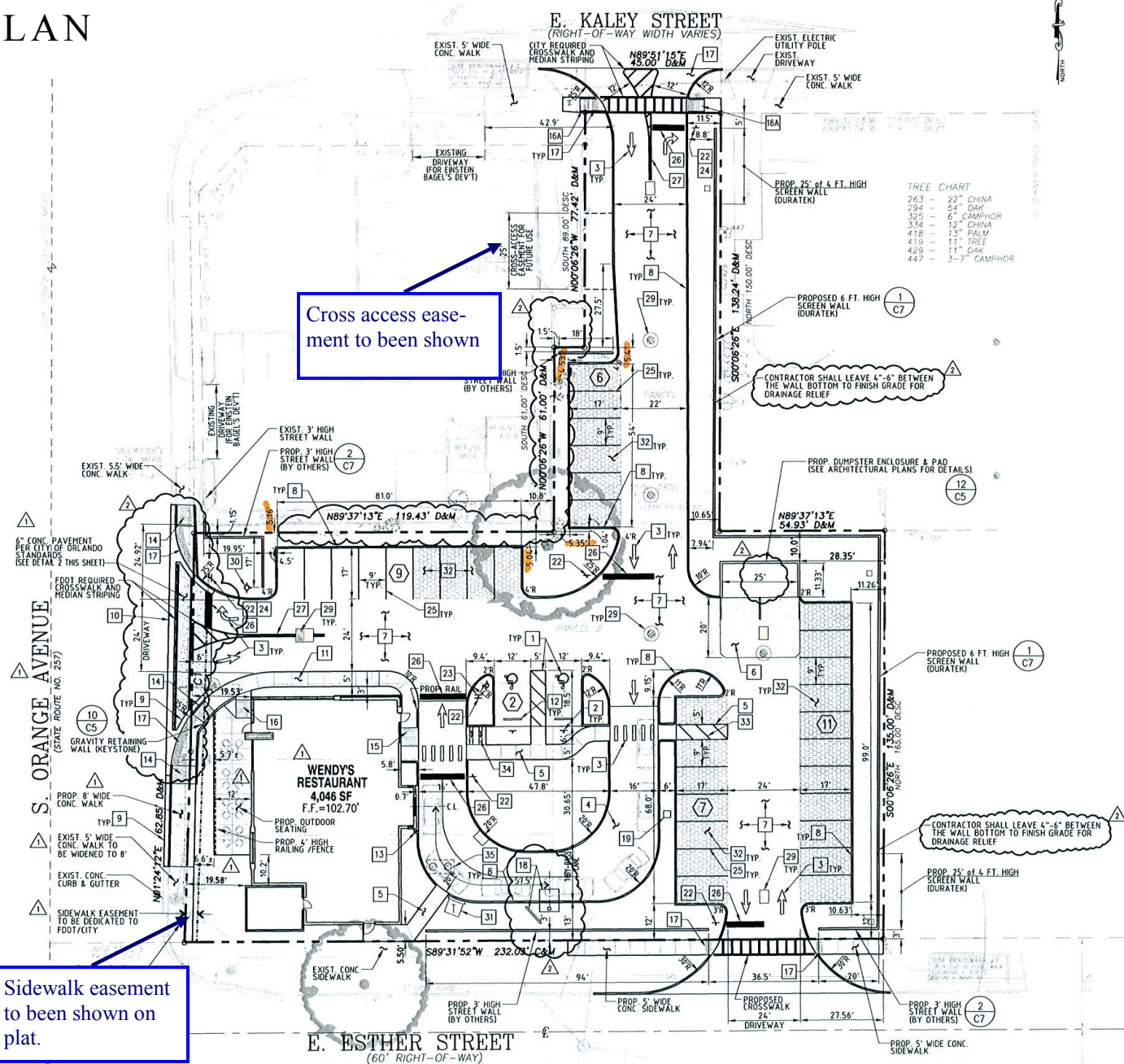
BOUNDARY SURVEY



PROPOSED PLAT



DEVELOPMENT PLAN



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. (CUP2013-00009, ZON2013-00020, VAR2013-00090, VAR2014-00009).

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.

Engineering/Zoning

1. On-site Fees. 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.
2. Concurrency Management. 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."
3. Sidewalk. 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.
4. ESM. 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.

CONTACT INFORMATION

Land Development

For questions regarding Land Development review, please contact Michaëlle Petion at (407) 246-3837 or michaëlle.petion@cityoforlando.net.

Transportation Planning

For questions regarding Transportation Planning review, please contact John Rhoades at 407-246-2293 or John.Rhoades@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.

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.