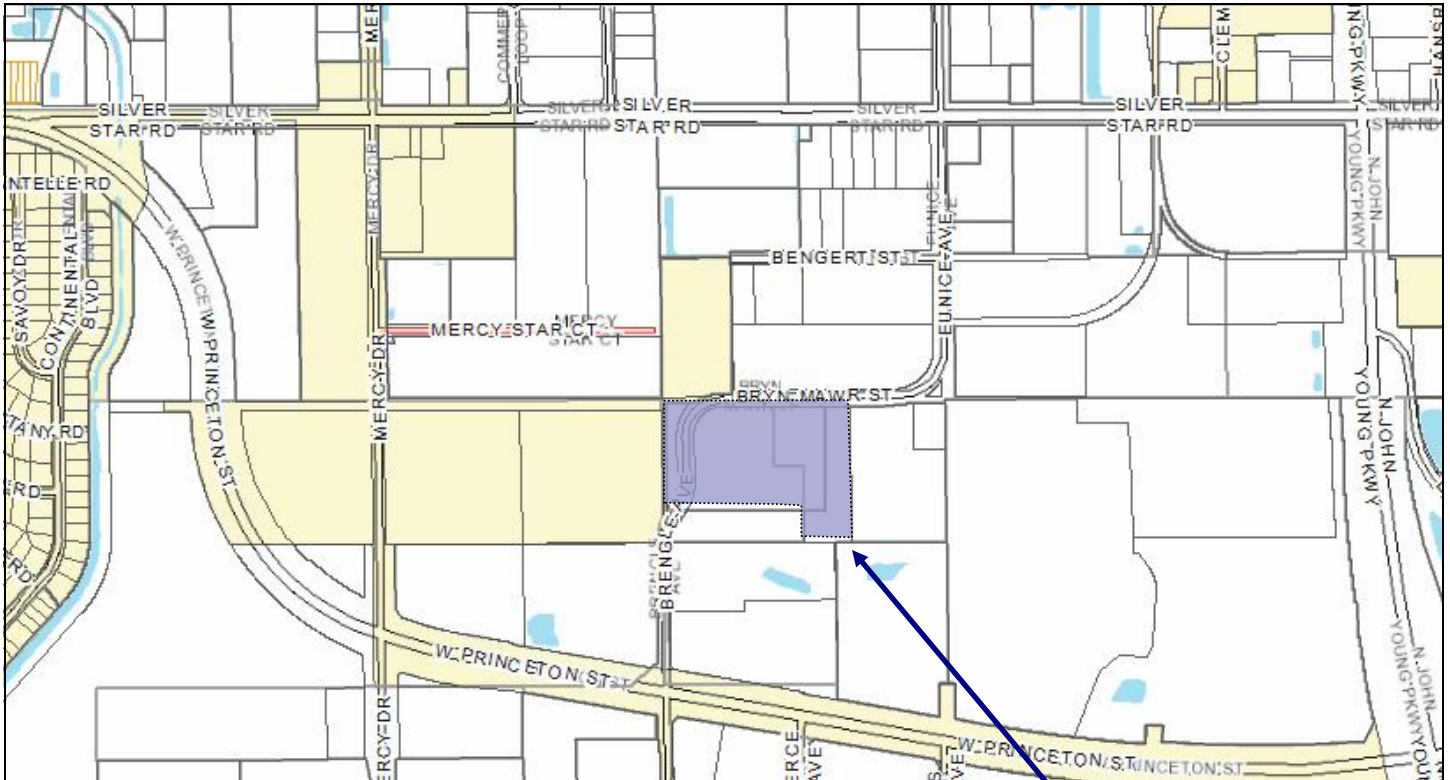
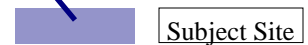




# TOUFAYON BAKERY REPLAT 3826 BRYN MAWR



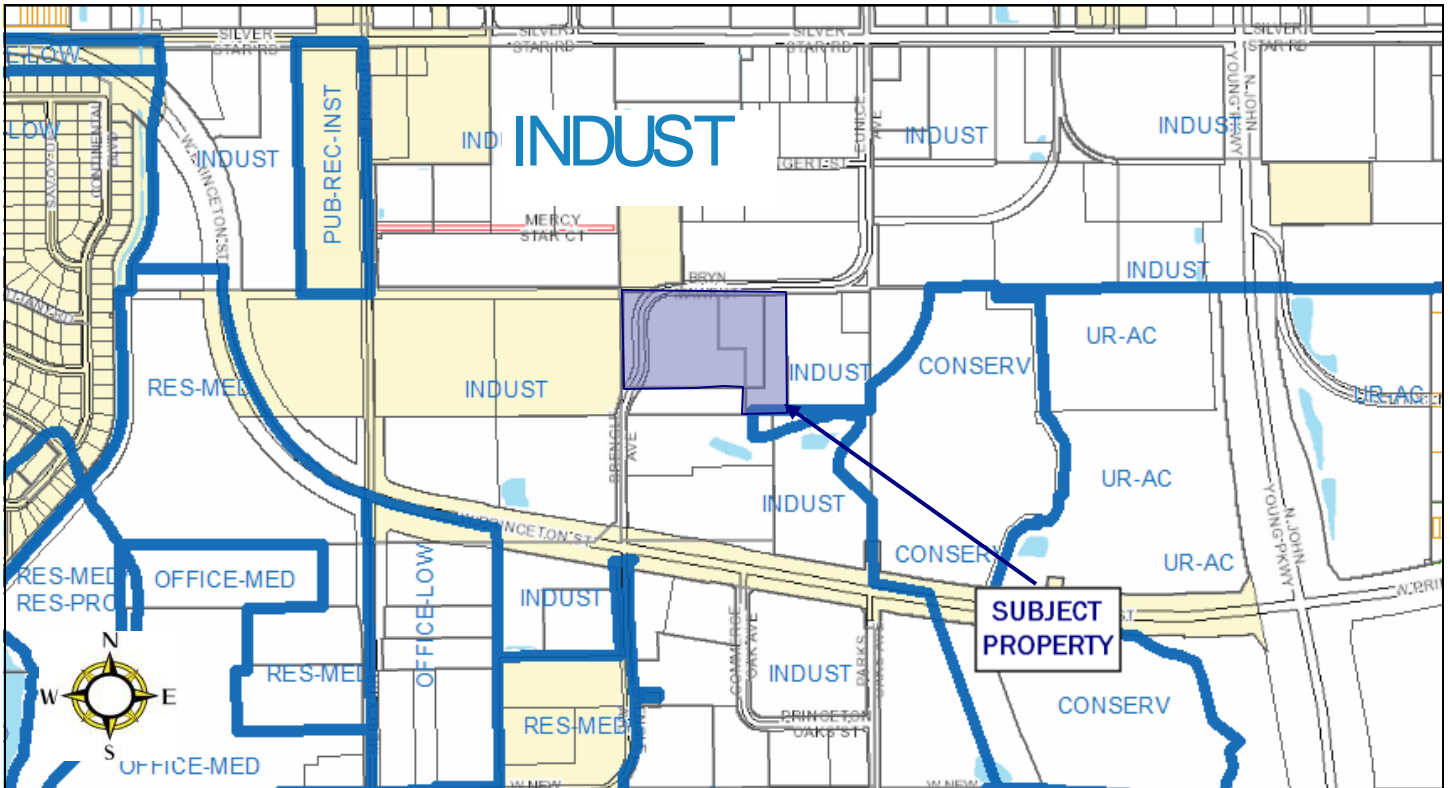
## Location Map



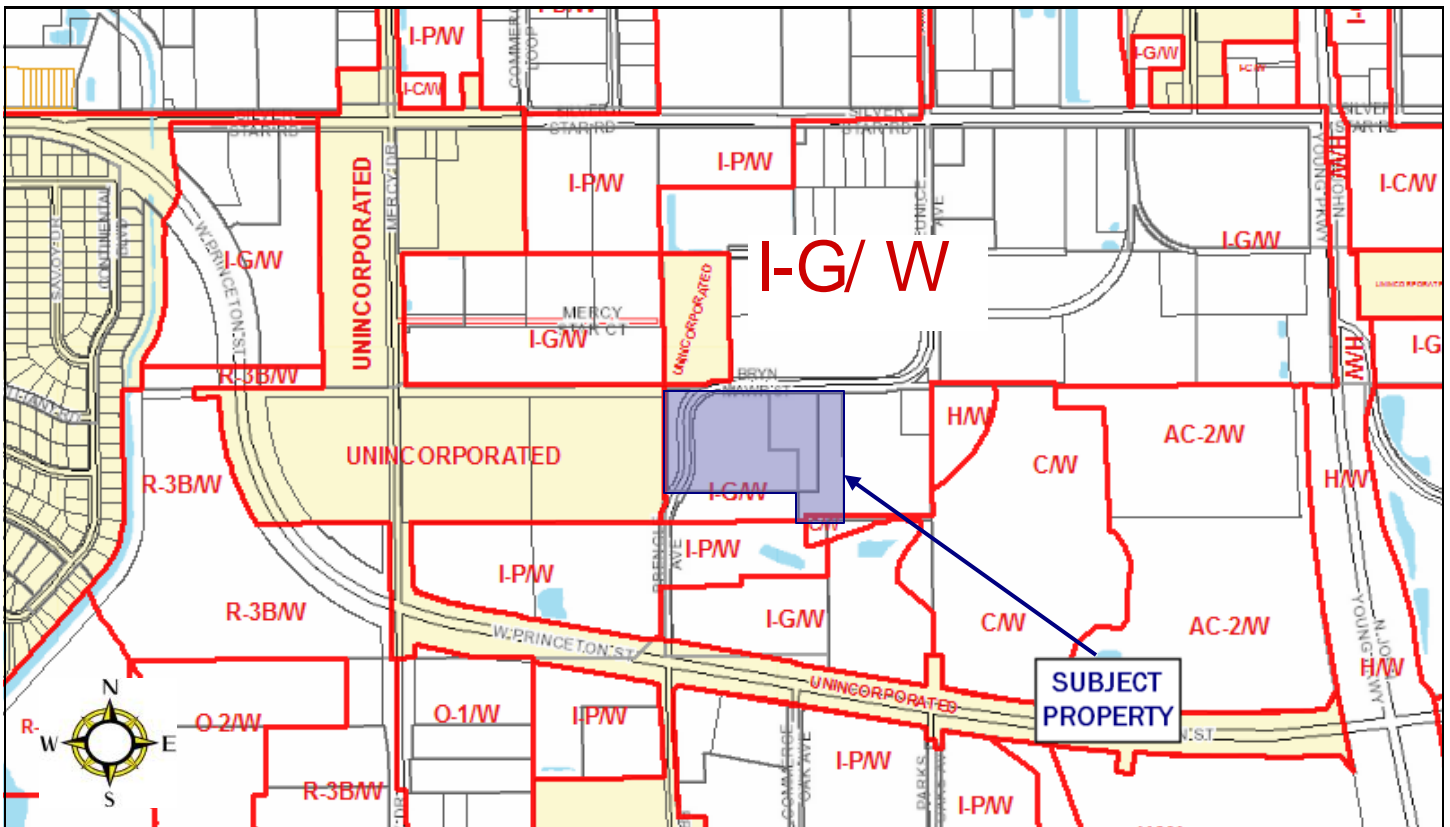
## SUMMARY

<p><b>Owner</b>                  Harry A. Toufayan, Manager                  3826 Bryn Mawr Properties,                  LLC</p> <p><b>Applicant</b>                  Jeffrey D. Hofius, Vice                  President                  Leading Edge Land Services,                  Inc.</p> <p><b>Project Planner</b>                  TeNeika Walker</p> <p><b>Updated:</b> November 3, 2014</p>	<p><b>Property Location:</b> 3826 Bryn Mawr St.                  (north of W. Princeton St., east of Mercy Dr.,                  west of John Young Pkwy and south of Silver                  Star Rd.; PID: 16-22-29-8707-0-010 ) (±6.82                  acres, District 5).</p> <p><b>Applicant's Request:</b>                  The applicant proposes to replat two parcels to                  include portions of the Toufayan Baker additions                  that cross the property line, per an agreement                  made with the City.</p>	<p><b>Staff's Recommendation:</b>                  Approval of the request, subject to the conditions                  in this report.</p>
---	---	--

# FUTURE LAND USE MAP



# ZONING MAP



# PROJECT ANALYSIS

## Project Description

The applicant is requesting a Minor Subdivision Plat approval for an 9.5 acre parcel or 388,007 sq. ft lot, which is partially developed with a Master Blaster/ R&D Auto Pres/All Service and Toufayon Bakery. The industrial-general lot standards for the I-G/W zoning district has a minimum lot area of 10,000, width of 100 ft and no requirement for depth according to LDC58.100 (1B) zoning tables. The owner is applying for a replat as a result of a past (2012) expansion which extended outside of the current plat.

	<b>Future Land Use</b>	<b>Zoning</b>	<b>Adjacent Use</b>
North	(Across Bryn Mawr St.) Industrial (INDUST)	(Across Bryn Mawr St.) Industrial General in the Wekiva Overlay (I-G/W)	Commercial
East	Conservation (CONSERV)	Conservation in the Wekiva Overlay (C/W)	John Young Parkway
South	(Across W. Princeton St.) Industrial (INDUST)	(Across W. Princeton St.) Conservation in the Wekiva Overlay (C/W), Industrial Park in the Wekiva Overlay (I-P/W), Industrial General in the Wekiva Overlay (I-G/W)	Commercial
West	(Across Brengle Ave.) Industrial (INDUST)	(Across Brengle Ave.) Industrial Park in the Wekiva Overlay (I-P/W), Unincorporated	Commercial

### Previous Actions:

- 2009: 36K sq ft expansion of the existing Bakery plant
- 2005: Lot sold to current owners 3826 Bryn Mawr Properties LLP
- 2011: Modification of Standards to move the AC unit on the street side of the property

### 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 to include a section of the bakery plant that was constructed over the current plat line. The lot is consistent with the zoning, future land use, special plan, and surrounding land uses for the area.

### Existing Zoning and Future Land Use

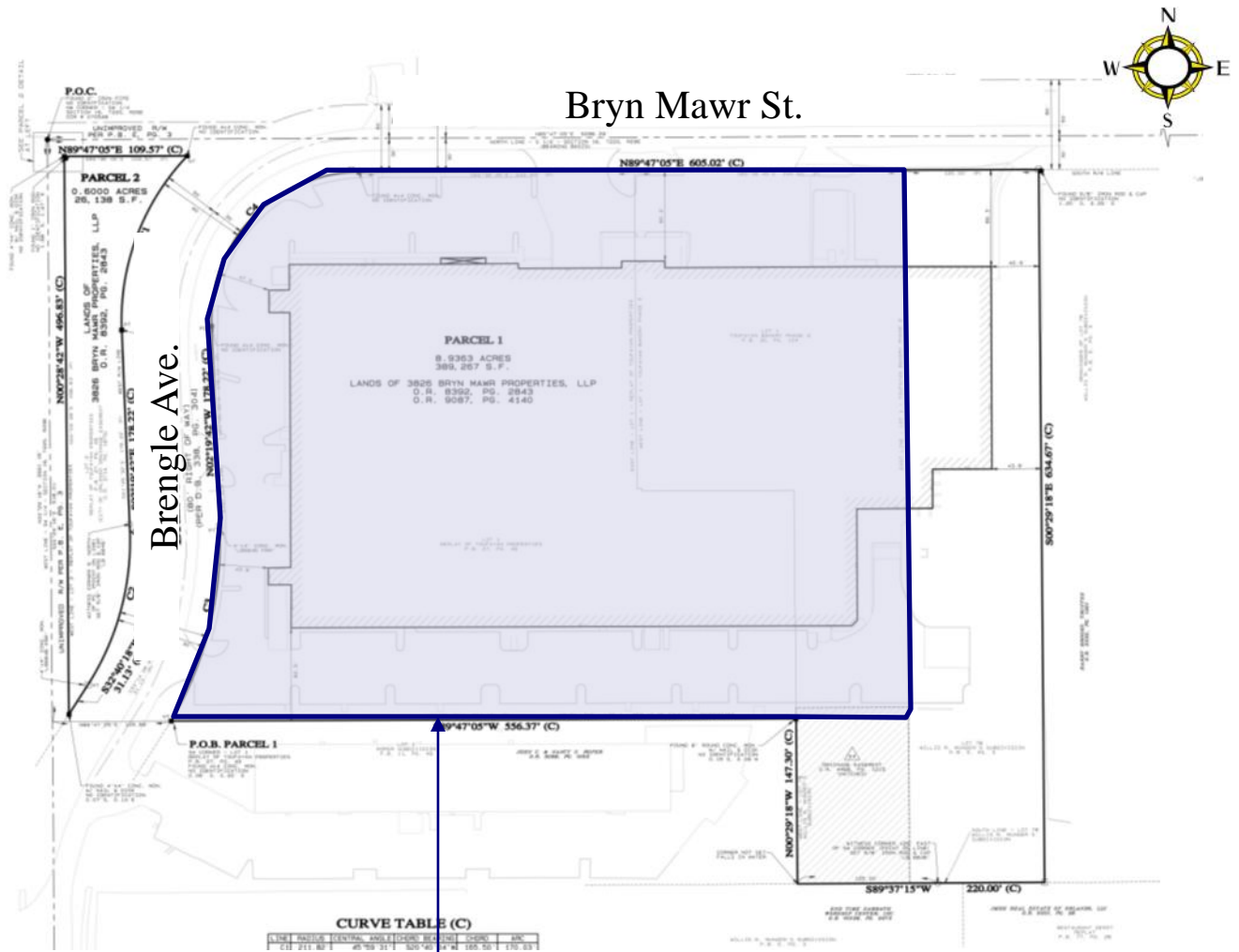
The 2.1 acre site which is currently an undeveloped portion of a larger ±9.5 acre site is located north of Brengle Ave., east of W Princeton St., west of N John Young Pkwy. and south of Silver Star Rd. The site consists of a Toufayon Bakery and Master Blaster/ R&D Auto Pres/All Service. The site is zoned Industrial General in the Wekiva overlay (I-G/W) with a future land use designation of industrial (INDUST).

### Existing Development

The bakery is currently on a portion of the vacant lot as a result of the company’s expansion in 2012. The City of Orlando and Toufayon Bakery had an agreement that the property owner would replat to property to include the expansion into the plat. 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.

<i>Lot Characteristic</i>	<i>Required (ft.) (min)</i>	<i>Proposed (ft.)</i>
<i>Width</i>	100 ft.	554.2 ft.
<i>Site Frontage</i>	50 ft.	76 ft.
<i>Area</i>	10,000 sq. ft.	413,820 sq. ft.

# BOUNDARY SURVEY



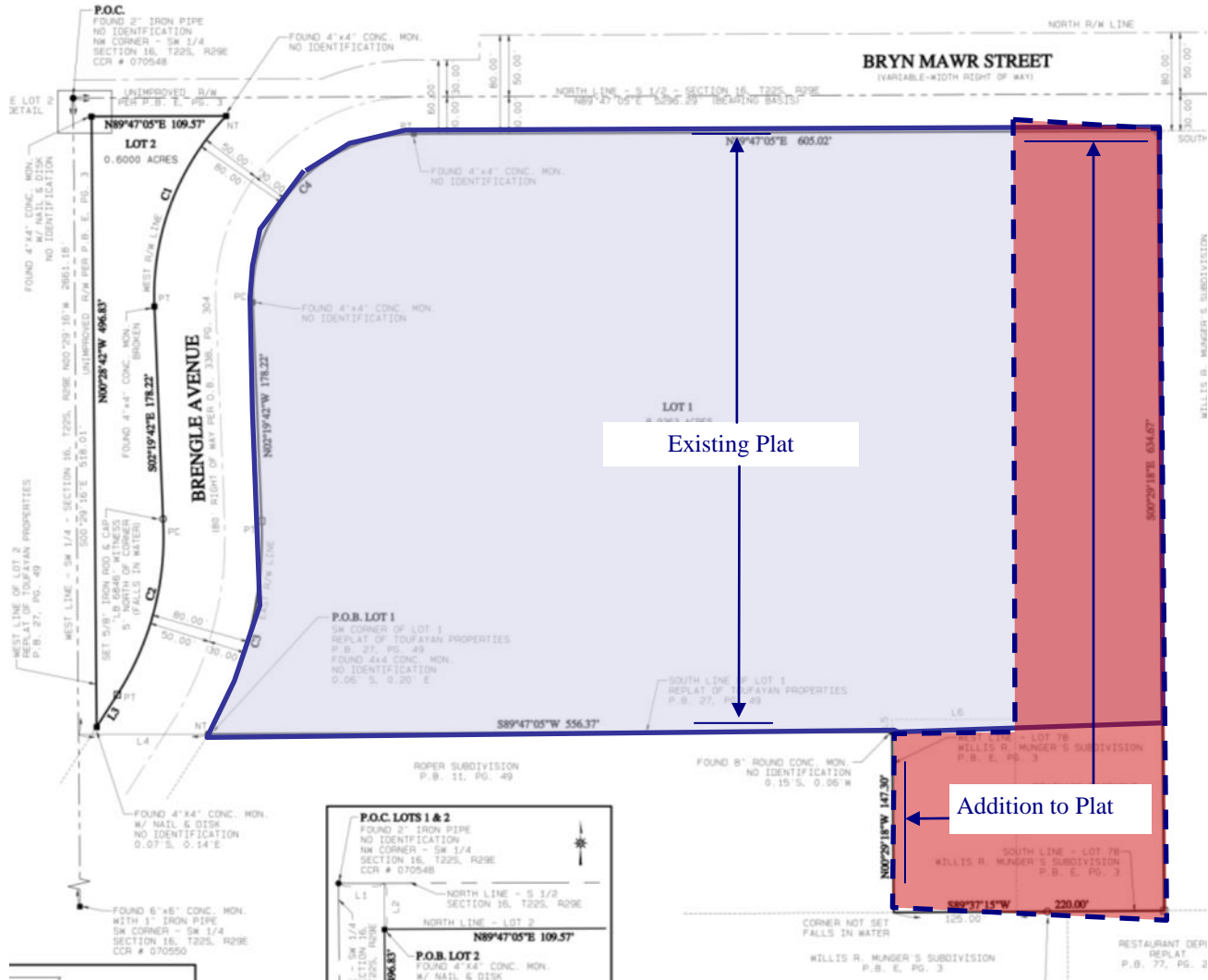


# PROPOSED PLAT



CITY OF ORLANDO, ORANGE COUNTY, FLORIDA

C3	317.92'	32°38'35"	N13.7°
C4	121.82'	82°08'47"	N43.7°



## CONDITIONS OF APPROVAL

### Required-

#### Legal

1. Any/all areas to be dedicated to the public must appear in the dedication. If none, it should be so indicated in the dedication. example "...dedicates nothing to the public."

### Informational-

#### Orlando Police Department

1. The Orlando Police Department has no objections to the plat request for 3826 Bryn Mawr St. A CPTED plan review will be completed when detailed plans are submitted to the City for review.
2. We encourage developers and property owners to incorporate CPTED strategies in their projects. A brochure entitled Crime Prevention Through Environmental Design, Your Guide to Creating a Safe Environment, which includes crime prevention techniques for various land uses, is available by email.

### Permitting

1. 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.
2. 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.
3. 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."
4. The owner/developer is required to design and construct an on-site storm water system in accordance with the approved Master Drainage Plan. Approval from St. John's River Water Management District is required. The system is to be privately owned and maintained.
5. 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.
6. Plat Face Changes - There are a number of changes required to the face of the plat. In addition to the changes required on the plat, the following is a list of additional requirements. 1) Changes to the face of the plat.( A copy has already been returned to the surveyor). 2) Recording Fees (Checks should be made payable Orange County Comptroller.) 3) The plat must be reviewed by Orange County prior to recording. Begin this process by taking a copy of the executed plat to Room 1700 (Orange County Property Appraiser's Office, Attn. Rocco Campanale), 200 S. Orange Avenue, Sun Trust Bank Center. The original completed Statement of Lien from Orange County is required by this office. The Statement of Lien must be received by this office prior to recording the plat.
7. The Orlando City Council approved a Resolution at the January 27, 1997 City Council Meeting. Section 61.226 of the City's Land Development Code provides for a Street Tree Trust Fund. The developer is required to contribute funds to the Trust Fund prior to issuance of the building permit. The City is responsible for installation of the trees. The cost is \$350 for each 12'-14' height of canopy tree. The developer may install the street trees in lieu of contribution to the Trust Fund in accordance with Section 61.226.
8. All building site plans submitted for review should include a detailed erosion and sedimentation control plan.
9. Based on the information provided at the PWTRC meeting, no wastewater impacts will result from this proposed plat.

## 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.

## 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 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.

### **Orlando Police Department**

For questions regarding Orlando Police Department plan reviews or to obtain a copy of the brochure, contact Audra Nordaby at 407.246.2454 or Audra.Nordaby@cityoforlando.net.

### **Comprehensive Planning Studio**

For questions regarding Growth Management plan review, please contact Mary-Stewart Droege at (407) 246-3276 or Mary-Stewart.Droege@cityoforlando.net

## 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.