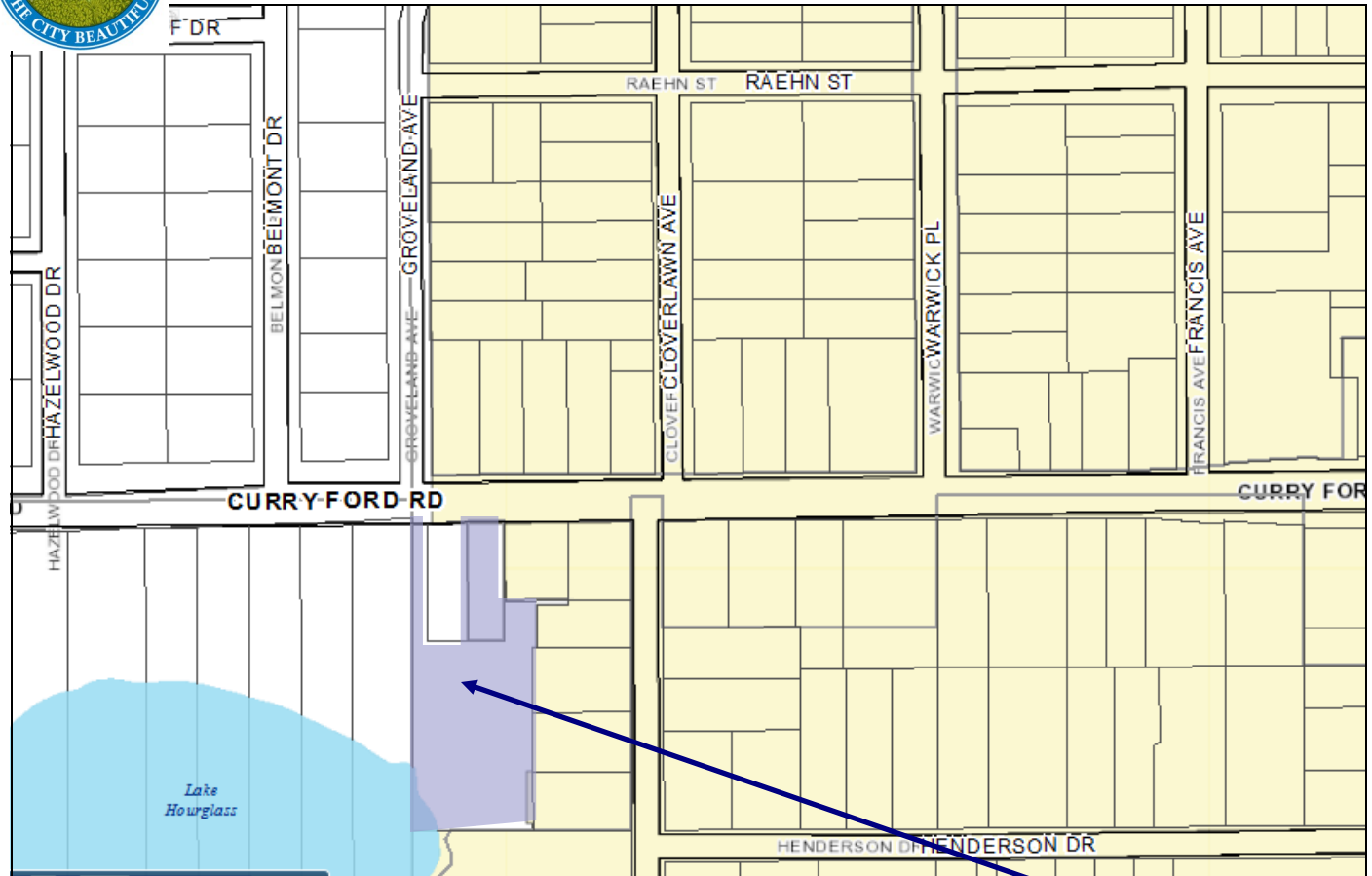




CLARKE– STENGER PLAT



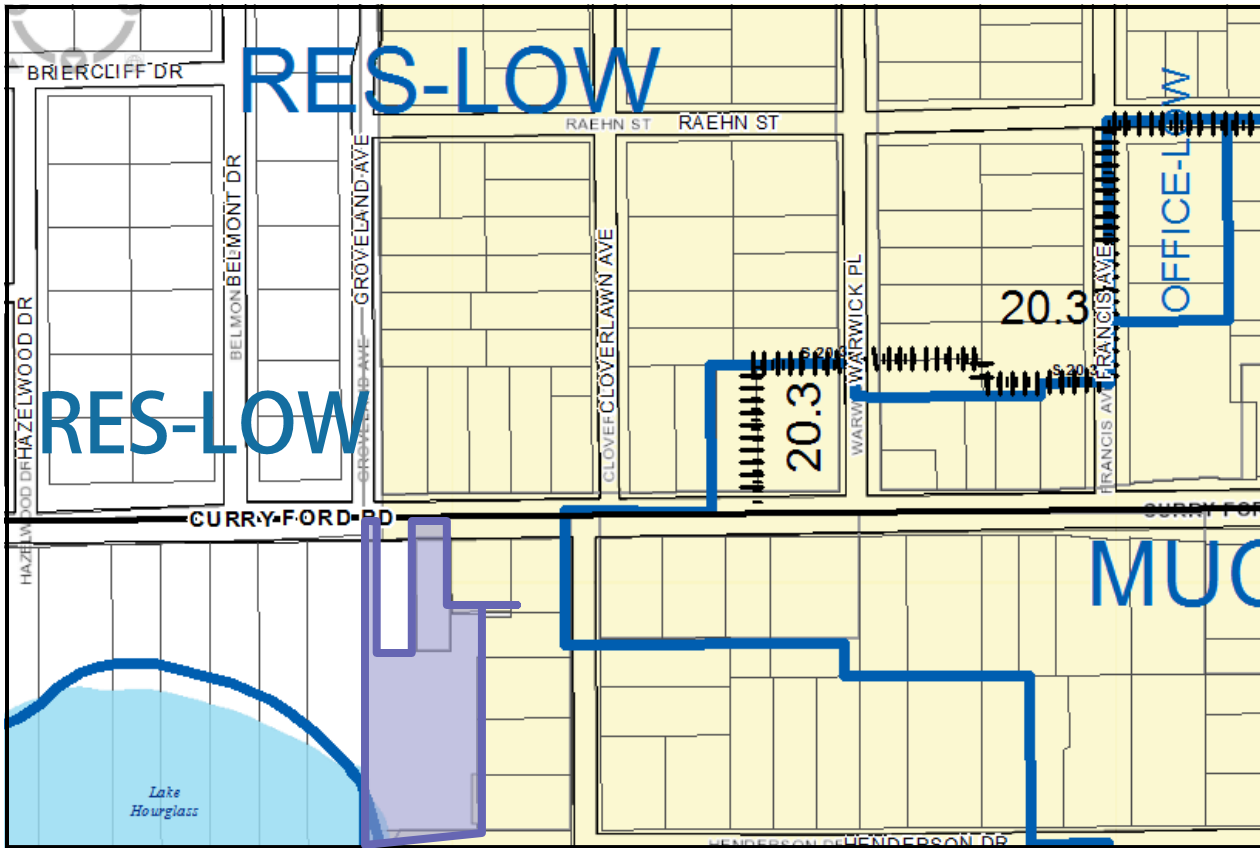
Location Map

Subject Site

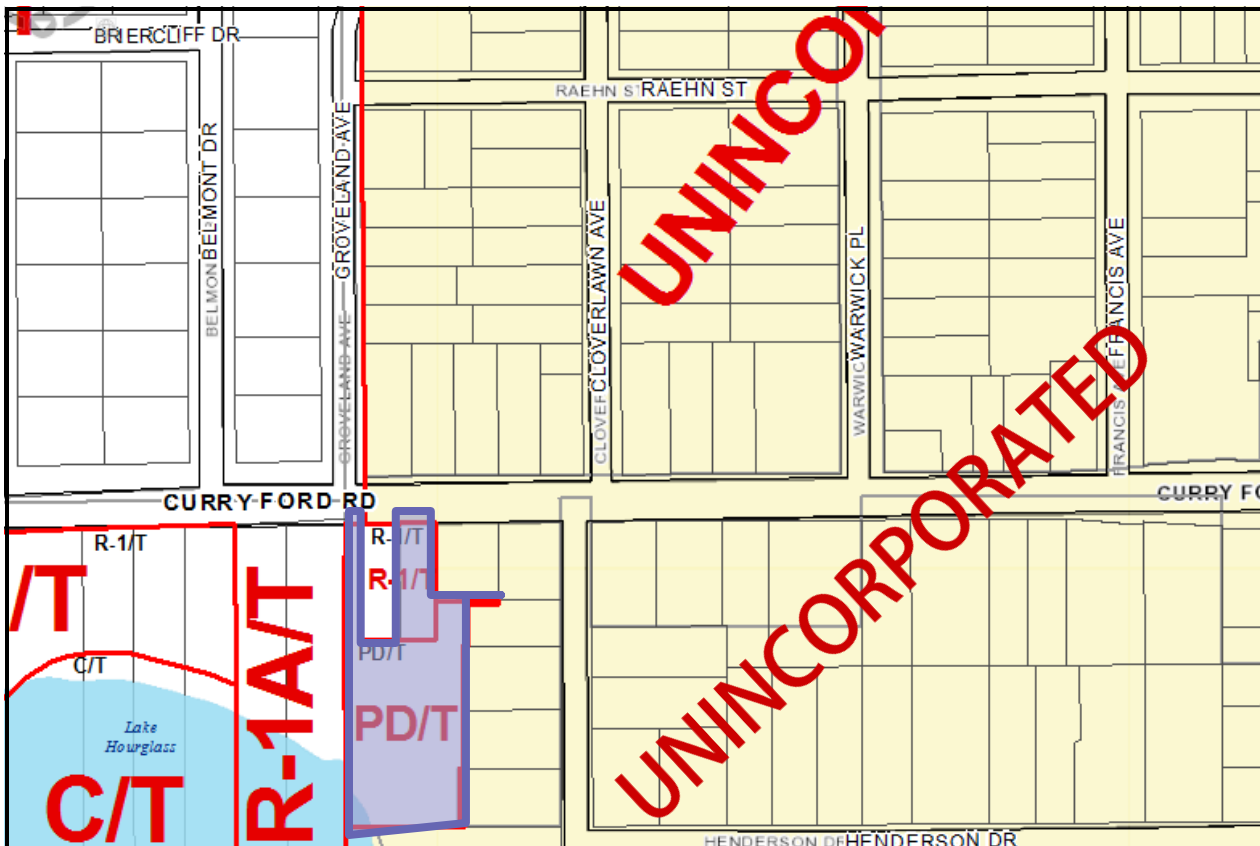
SUMMARY

<p>Owners Matt & Malita Clarke; Kris & Holly Stenger</p> <p>Applicant Kris Stenger</p> <p>Project Planner Michaëlle Petion</p> <p>Updated: June 3, 2014</p>	<p>Property Location: 1900 and 1906 Curry Ford Rd. (north of Carlton Dr., east of S. Ferncreek Ave., west of Cloverlawn Ave. and south of Curry Ford Rd.; PID: 06-23-30-0000-00-068; 06-23-20-30-0002-00-010) (±1.11 acres, District 4).</p> <p>Applicant's Request: Minor Plat request to plat two residential lots</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 ±1.11 acre subject site is located east of S. Ferncreek Ave., west of Cloverlawn Ave. and south of Curry Ford Rd. The subject site consists of two parcels (1900 and 1906) with frontage on Curry Ford Rd. Located within the Bel Air neighborhood, both parcels contain single-family residences. 1900 Curry Ford Rd. is currently zoned PD/T but is concurrently requesting a rezoning to R-1/T before the Municipal Planning Board (ZON2014-00011). 1906 Curry Ford Rd. is currently zoned R-1/T. Both parcels have a future land use designation of Residential Low intensity with the addition of the Conservation designation for the portion of Lake Hourglass within 1900 Curry Ford Rd. Surrounding uses include single-family residences (Orange County to the north, south and east and City of Orlando to the west).

The applicant is requesting Minor Subdivision Plat approval to reconfigure the existing lot boundaries of 1906 Curry Ford Rd. to include a portion of 1900 Curry Ford Rd. and to plat the previously unplatted 1900 Curry Ford Rd. The two proposed lots are code compliant excluding the minimum frontage requirement for 1900 Curry Ford Rd. The proposed 19.5 ft. is the current frontage configuration of the parcel and is not being altered with this plat. See Table 1– R-1/T Lot standards for more information.

Table 1– R-1/T Lot Standards			
	Code Requirement	1900 Curry Ford Rd. (Proposed Lot 2)	1906 Curry Ford Rd. (Proposed Lot 1)
Minimum mean lot depth	110 ft.	315.5 ft.	125 ft.
Minimum mean lot width	55 ft.	85.5 ft.	67 ft.
Minimum lot area	6,000 sq. ft.	±38,912.5 sq. ft.	±9,690 sq. ft.
Minimum bldg site frontage	25 ft.	19.5 ft.	47 ft.

Previous Actions:

- **1957:** Residence at 1900 Curry Ford Rd. constructed.
- **2004:** Property annexed into the City of Orlando.
- **2006:** 1900 Curry Ford Rd. rezoned PD/T to allow for the development of 3 single-family residences (Doc. # 0602271003)
- **2008:** Current owner of 1906 Curry Rd purchased property
- **2010:** Current owner of 1900 Curry Rd purchased property
- **2010:** Existing configuration of 1906 Curry Ford Rd. platted as part of 1906 Curry Ford Subdivision.
- **2011:** Residence at 1906 Curry Ford Rd. constructed.
- **6/2014:** Rezoning request from PD/T to R-1/T for existing parcel at 1900 Curry Ford Rd. scheduled for MPB review (ZON2014-00011)

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 reconfiguration of the two parcels.

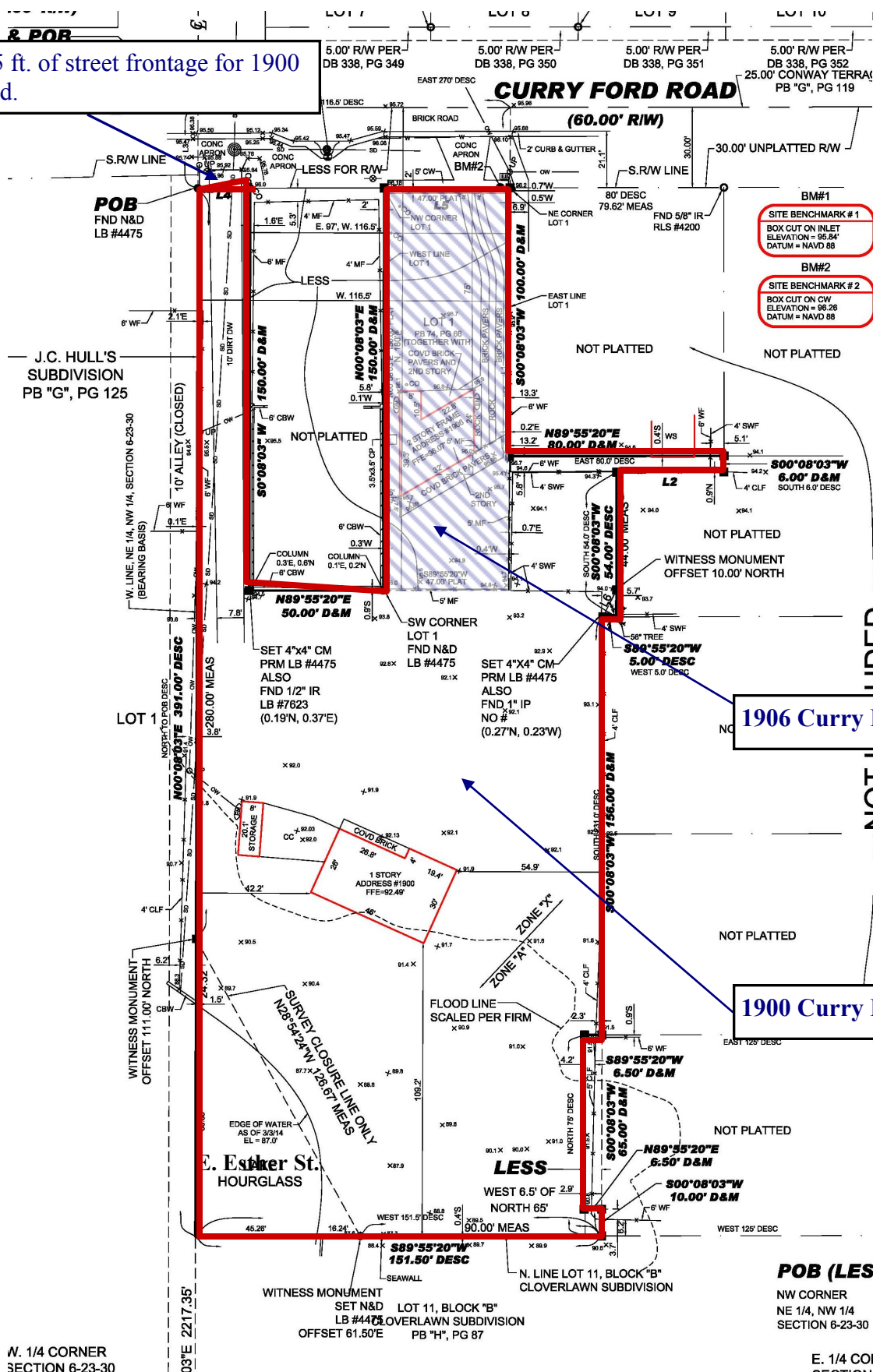
FINDINGS

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):

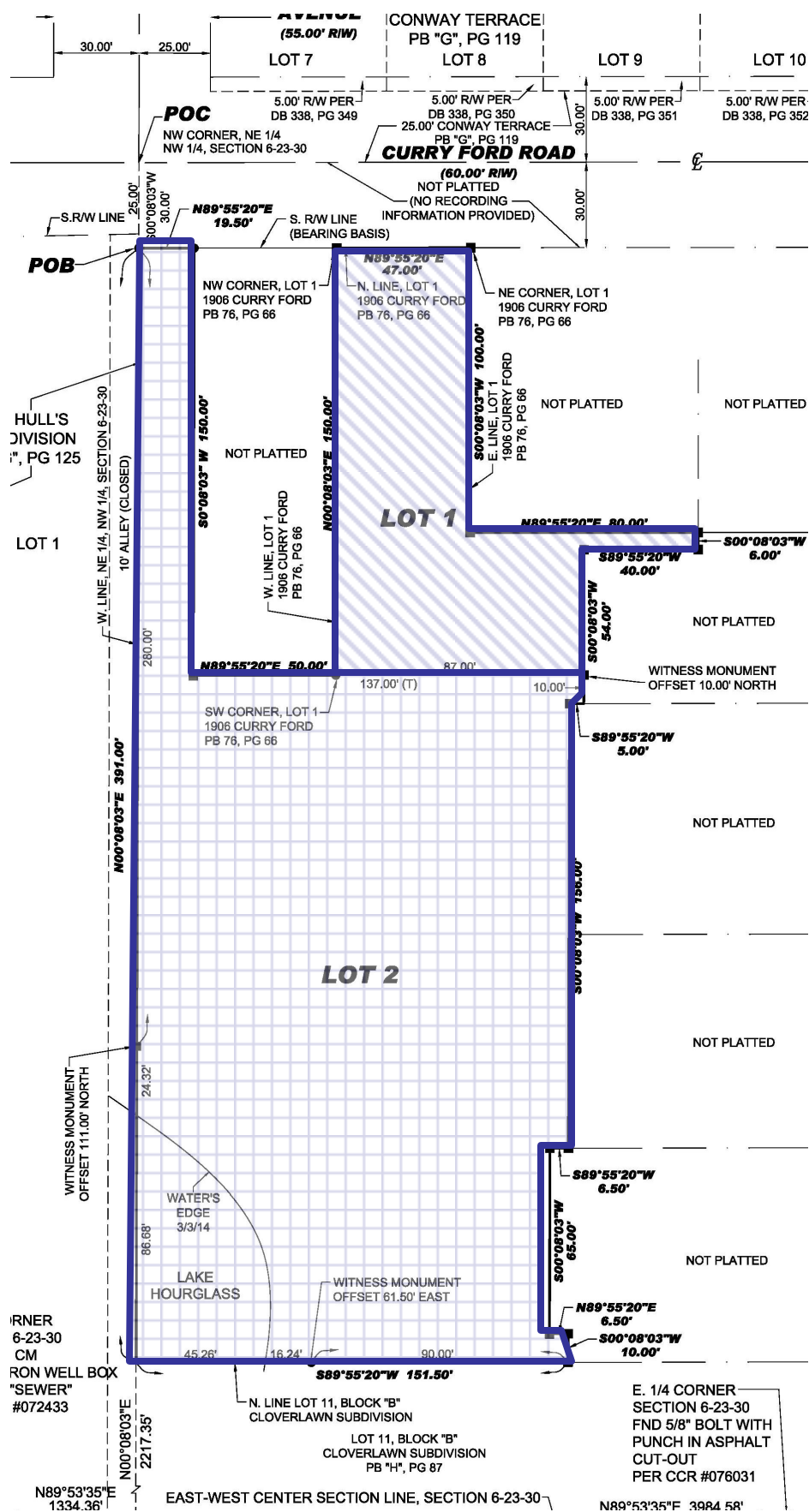
1. The proposed use is consistent with the purpose and intent of the City's Growth Management Plan.
2. The proposed use is consistent with the purpose and intent of the requirements of the LDC.
3. The subdivision will not result in incompatible land uses.
4. The proposed development will be constructed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

Existing 19.5 ft. of street frontage for 1900 Curry ford Rd.



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.

Legal Affairs

1. A title opinion or certificate pursuant to FS 177.041 must be provided. A Title Search Report is not acceptable.
2. More conditions/comments will follow upon submission and review of proper title work.

Engineering/Zoning

1. Sewer Misc. Project involves lot line modification and rezoning. No wastewater impact.
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.
5. Storm-NPDES. Construction activities including clearing, grading and excavating activities shall obtain an Environmental Protection Agency (EPA) National Pollution Discharge Elimination System (NPDES) permit, except: Operations that result in the disturbance of one acre total land area which are not part of a larger common plan of development or sale.
6. Storm— Water Management District. 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.
7. Plat— Minor. 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.
 - 2) Recording Fees (Checks should be made payable City of Orlando.)
 - 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.
8. Erosion— Building Site. All building site plans submitted for review should include a detailed erosion and sedimentation control plan.
9. Storm— Floodplain. Show the 100 year Floodplain on the survey.

Fire

1. Florida Fire Prevention Code. Be advised that any new construction must adhere to the requirements of the Florida Fire Prevention Code, 2010 Edition, and The City of Orlando Fire Prevention Code.
2. Fire Code Review. TRC fire code review is preliminary in nature, and is intended to expose or prevent evident design deficiencies with State and City Fire Codes. The design will be reviewed in detail for State and City Fire Code compliance at the time of permit application.

CONTACT INFORMATION

Land Development

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

Legal Affairs

For questions regarding Legal Affairs review, please contact Cindi Sanford at 407-246-3489 or Cynthia.sanford@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.

Fire

For any questions regarding fire issues, please contact Jack Richardson at 407.246.3150 or at jack.richardson@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.