



SHERIDAN PLAT W. MODS 632 SHERIDAN BLVD.



Location Map

 Subject Site

SUMMARY

Applicant

Brad Cowherd
FL Oranges, LLC

Owners

Terry & Judith Daum

Project Planner

Jim Burnett, AICP

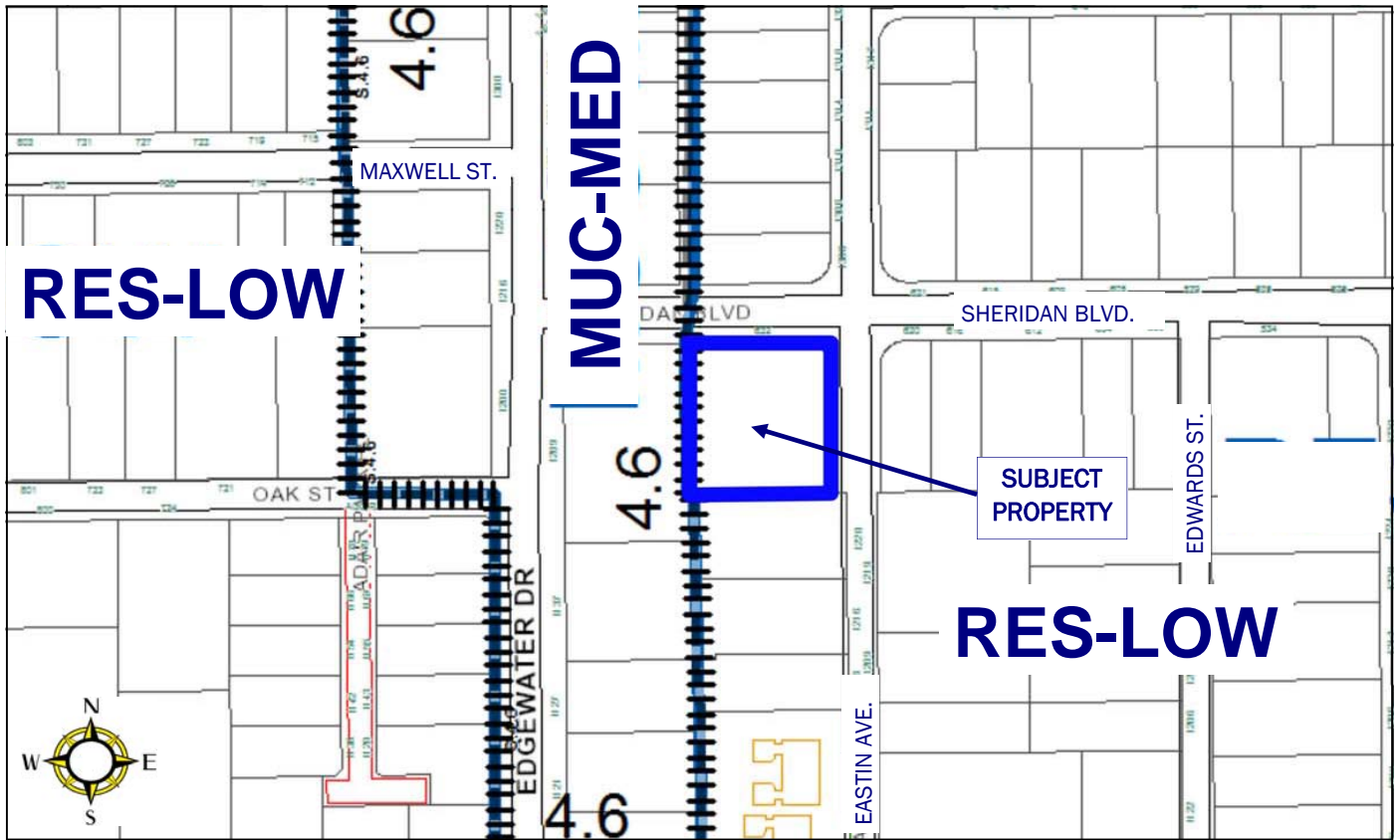
Property Location: 632 Sheridan Blvd. (southwest corner of Sheridan Blvd. and Eastin Ave., east of Edgewater Dr.) (parcel #23-22-29-0012-02-040; ±0.49 acres, District 3).

Applicant's Request: The applicant proposes to replat a developed residential property into three (3) 50 ft. wide lots, where a minimum 55 ft. wide lot is required in the R-1/T zoning district. The property is located in the College Park neighborhood.

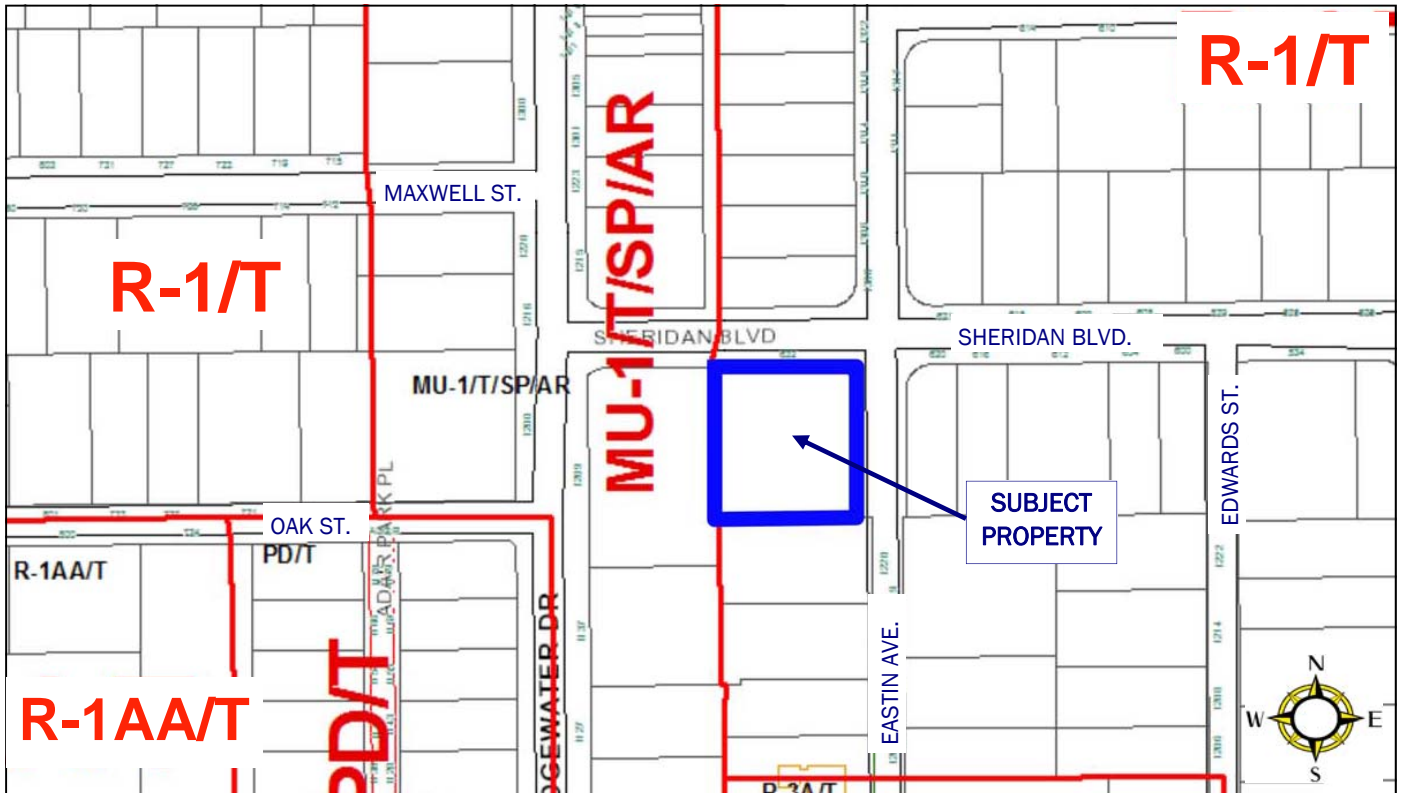
Staff Recommendation: Approval of the Minor Plat with Modification of Standards, subject to conditions in this staff report.

Updated: August 4, 2014

FUTURE LAND USE MAP



ZONING MAP



PROJECT ANALYSIS

Project Description

The applicant is requesting to replat an existing residential property for ultimate removal of the existing home and construction of three (3) new houses and detached garages. The property is located at the southwest corner of Sheridan Blvd. and Eastin Ave., east of Edgewater Dr., in the College Park neighborhood.

Previous Actions

1925: Property platted as three (3) 50 ft. wide lots as part of Adair Park Subdivision.

1939: Existing 2,282 sq. ft. single-family home and detached garage (later converted to an apartment) constructed.

1968: Property acquired by family of current owner.

1983: 15-ft. wide alley located behind (west of) property vacated/abandoned (per O.R. 3430, pgs. 98-100), half deeded to owner of subject property.

Adjacent uses, zoning and future land use designations are shown in Table 1 below.

TABLE 1 - PROJECT CONTEXT			
Direction	Future Land Use	Zoning	Adjacent Uses
North	(Across Sheridan Blvd.) Residential Low Intensity (RES-LOW)	R-1/T (One-Family Residential, Traditional City Overlay)	Single-Family Home
East	(Across Eastin Ave.) RES-LOW	R-1/T	Single-Family Homes
South	RES-LOW	R-1/T	Single-Family Home
West	Mixed Use Corridor, Medium Intensity	MU-1/T/SP/AR (Medium Intensity, Mixed Use Corridor, Traditional City Overlay, Edgewater Drive Special Plan Overlay, Appearance Review District)	Office Building

Minor Subdivision Plat w. Modification of Standards

Minor Subdivision Plat Review (LDC Section 65.420) is intended for subdivisions that do not require construction of streets or public improvements. In so doing, this review ensures that development in the City of Orlando takes place in an orderly and efficient manner. In this case, the property is being replatted to allow for the development of three (3) single-family homes on 50-ft. wide lots via a Modification of Standards.

Existing Zoning and Future Land Use

The property is designated Residential Low Intensity on the City's Future Land Use Map, and is zoned R-1/T (One-Family Residential, Traditional City Overlay). The replat request *fails* to comply with standards for platting of lands as contained in LDC Chapter 65 Part 3C; hence, a Modification of Standards is needed for required lot width for all 3 lots.

Proposed Development

Via the Replat with Modification of Standards process (LDC Section 65.452), the applicant seeks to divide the property into three (3) equal size parcels (see Table 2 above), where the minimum required 55-ft. lot width will not be met for the two (2) proposed internal lots and the required 63.25 ft. lot width will not be met for the proposed corner lot.

Non-conforming Lot Requirements

LDC Section 58.1152, Permitted Uses of Nonconforming Lots, states "when a platted residential lot or Lot of Record is non-conforming in lot area, lot width, or lot depth, the following regulations shall apply (staff responses following in **bold**)

- Height. The maximum building height shall be two (2) -stories. **Proposed homes will be 2-story bungalows.**
- Floor Area Ratio (FAR). The maximum floor area ratio shall be 0.50. **Proposed FARs will be ±0.40, respectively.**
- Location of Required Parking. All required parking spaces and garage door elevations shall be set back a minimum of five (5) feet from the principal facade of the principal building. For each lot, the combined width of all garage door(s) facing a street shall not exceed fifty percent (50%) of the combined width of all building elevations facing the same street. Garage accessory

Table 2 - Development Standards (R-1/T)		
Proposed Use & Lot #	Minimum Req'd./Proposed Lot Size (sq. ft.)	Lot Dimensions (minimum/proposed w. difference)
Single-Family Homes	6,000	55 ft.* x 110 ft.
Lot 1 (corner)	7,125	50 ft. x 142.5 ft. (-13.25 ft. w)
Lot 2	7,125	50 ft. x 142.5 ft. (-5 ft. w)
Lot 3	7,125	50 ft. x 142.5 ft. (-5 ft. w)
* Corner lots require 15% wider lots, so a 63.25 ft. x 110 ft. is required for lot 1.		

structures in the rear half of the lot shall not be included in this calculation, except when the garage accessory structure is located on a corner lot and faces a side street. When a garage accessory structure is located on a corner lot and faces a side street, the garage accessory structure shall be set back a minimum of twenty (20) feet from the street side property line and the combined width of all garage door(s) facing a street shall not exceed thirty-five percent (35%) of the combined width of all building elevations facing a street, including the garage accessory structure. **All the lots will have detached garages located in the rear yards. The rear garage on the corner lot will be set back at least 20 ft.**

D. Appearance Review Required. Appearance Review shall be required pursuant to the requirements and procedures provided in LDC Section 62.300.

E. Modification of Standards Prohibited. Modifications to development standards on nonconforming residential lots under Chapter 65 of this Code are prohibited. Only variances approved by the Board of Zoning Adjustment (BZA) shall be allowed.

Staff looked at the prevailing development pattern along the Eastin Ave. block face (east and west sides, between Sheridan Blvd. and 3 lots to the south, where the zoning and building types change to R-3A/T (condominiums and apartments) (see Table 3 at right and map on page 8). Existing lots are generally larger but with smaller houses and lower FARs than the proposed homes. The applicant has provided the required development plan and sample front building elevations for the three (3) new homes (pages 7-8).

Plat w. Modification of Standards

LDC Section 65.452 provides the following four (4) criteria for approving plat with Modification of Standards applications:

- (A) *Purpose and Intent of GMP.* The modification would be consistent with the stated purpose and intent of this Code and with the City's adopted GMP;
- (B) *Public Interest.* The modification would not have a significantly adverse impact on the public interest;
- (C) *Public Facilities.* The modification would not overburden or otherwise adversely impact public facilities; and
- (D) *Hardship.* Strict application of the development standard would create a legal hardship due to the unusual size, shape, topography, natural conditions, or location of the subject property (provided that such conditions were not existing at the time of the property owner's purchase of the property or created by the property owner or their agent); due to best engineering, design, or construction practices; or due to required preservation of existing environmental or cultural features.

Generally, Planning staff supports Plat with Modification of Standard requests when all lots meet the minimum required lot area and required lot depth or width under the applicable zoning designation. In this case, all three (3) proposed lots meet both the minimum required lot area and the minimum required lot depth under R-1/T zoning.

School Impacts

The replatting would re-establish 2 additional lots and the increase of 2 dwelling units would result in a *diminimus* increase to area school capacity. Thus, no further school impact analysis is needed.

Findings/Recommendation

The Sheridan Replat with Modification of Standards request is consistent with the requirements for approval of a Minor Subdivision Plat with Modification of Standards as contained in Section 65 Part 3G of the Land Development Code (LDC), per the findings below:

1. The modification is consistent with the stated purpose and intent of the Code and with the City's adopted GMP;
2. The modification would not have a significant adverse impact on the public interest;
3. The modification would not overburden or otherwise adversely impact public facilities; and
4. In terms of hardship, staff and the applicant collectively determined it was best to divide the property along old east-west lot lines, consistent with the east/west lot configuration along Eastin Ave. north and south of Sheridan Blvd.

Based on the information provided in the staff report and the findings noted above, staff recommends **approval** of the Sheridan Replat with Modification of Standards, per the conditions in this staff report.

Table 3 - Eastin Ave. Block Face Comparisons				
<i>Proposed</i>	<i>House Built</i>	<i>Lot Area (sq. ft.)</i>	<i>Living Area</i>	<i>FAR</i>
Lot 1 corner	—	7,125	≤2,850 sq. ft.	0.40
Lot 2	—	7,125	≤2,850	0.40
Lot 3	—	7,125	≤2,850	0.40
<i>Existing</i>				
1220 Eastin	1953	11,340 (84 w x 135 d)	1,470 sq. ft.	0.13
1216	1940	11,250 (75 w x 150 d)	3,212	0.28
1210	1935	7,975 (55 w x 145 d)	3,010	0.38
1205	1953	7,500 (50 w x 150 d)	915	0.12
1209	1953	10,500 (70 w x 150 d)	1,392	0.13
1219	1926	21,000 (140 w x 150 d)	2,002	0.09
<i>Average (not including the 3 proposed lots)</i>		<i>11,594 sq. ft.</i>	<i>2,000</i>	<i>0.19</i>

SITE PHOTOS

Existing house, viewed
from Sheridan Blvd.

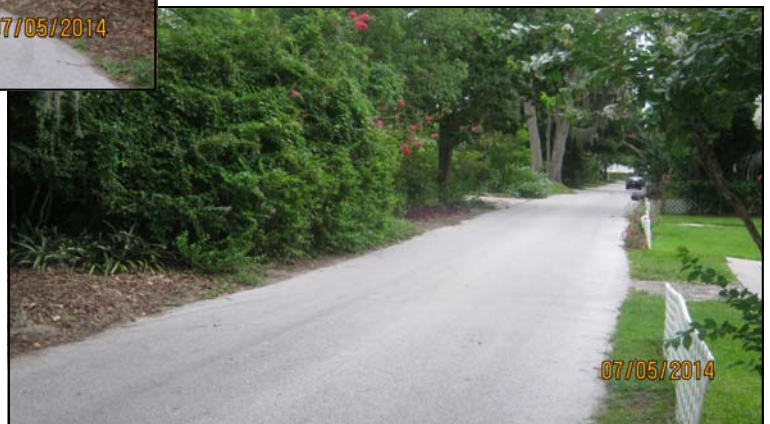


Existing house, viewed
from Eastin Ave.



Eastin Ave. looking north, with
subject noted with arrow

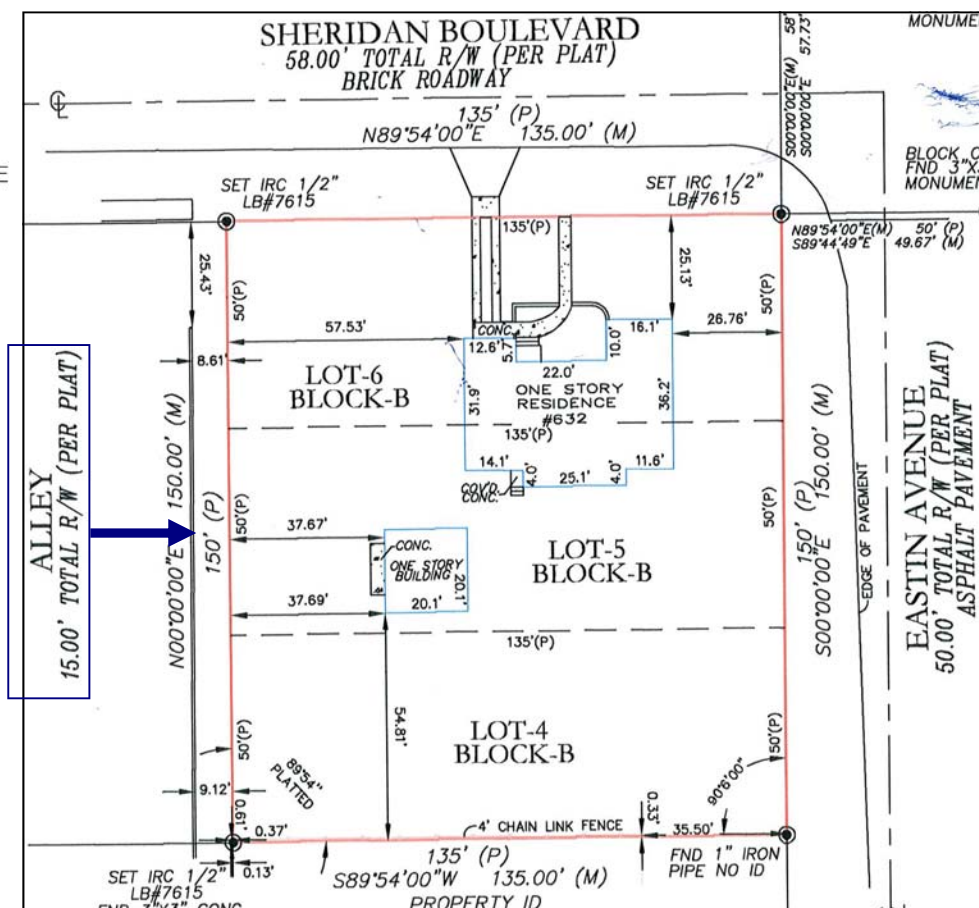
Eastin Ave. looking south.
Note narrowness of the street.



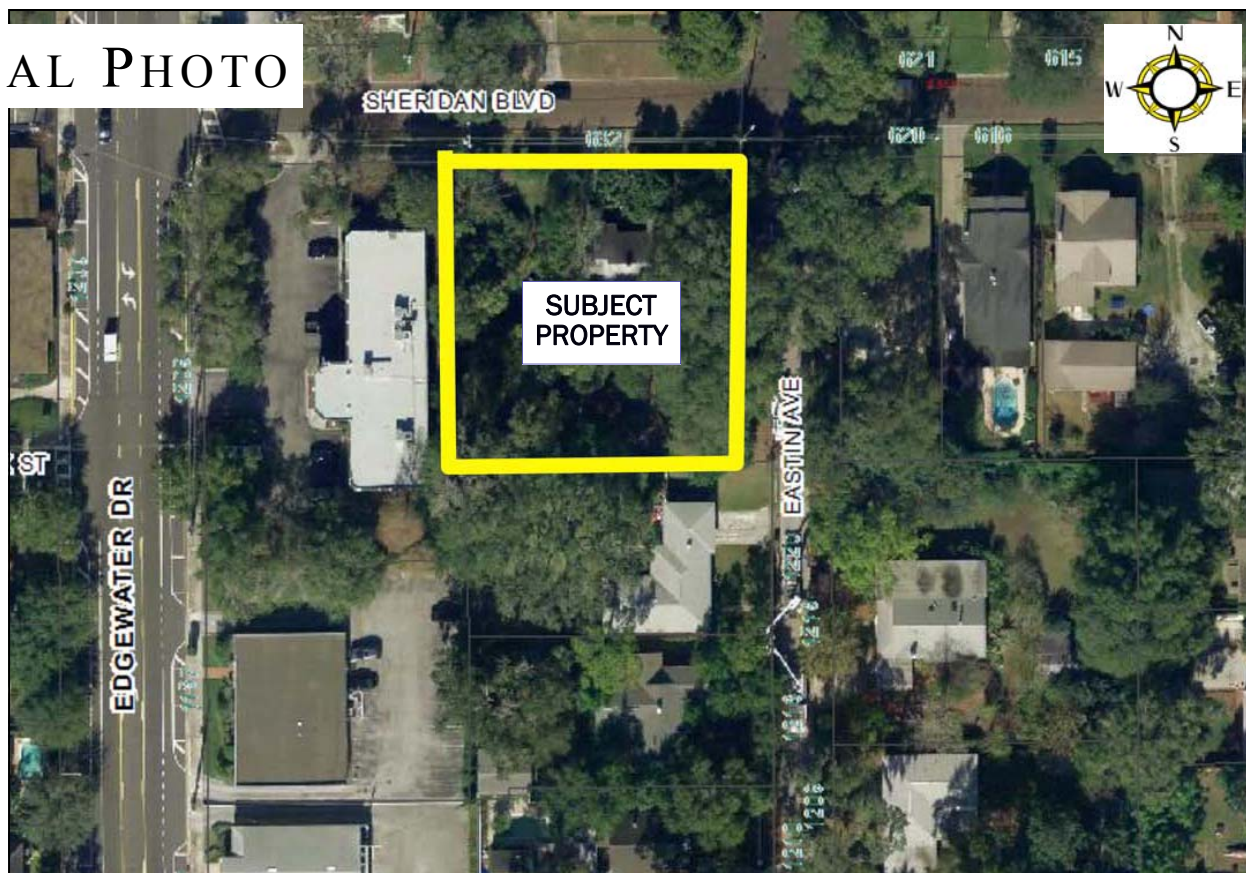
2014 SURVEY



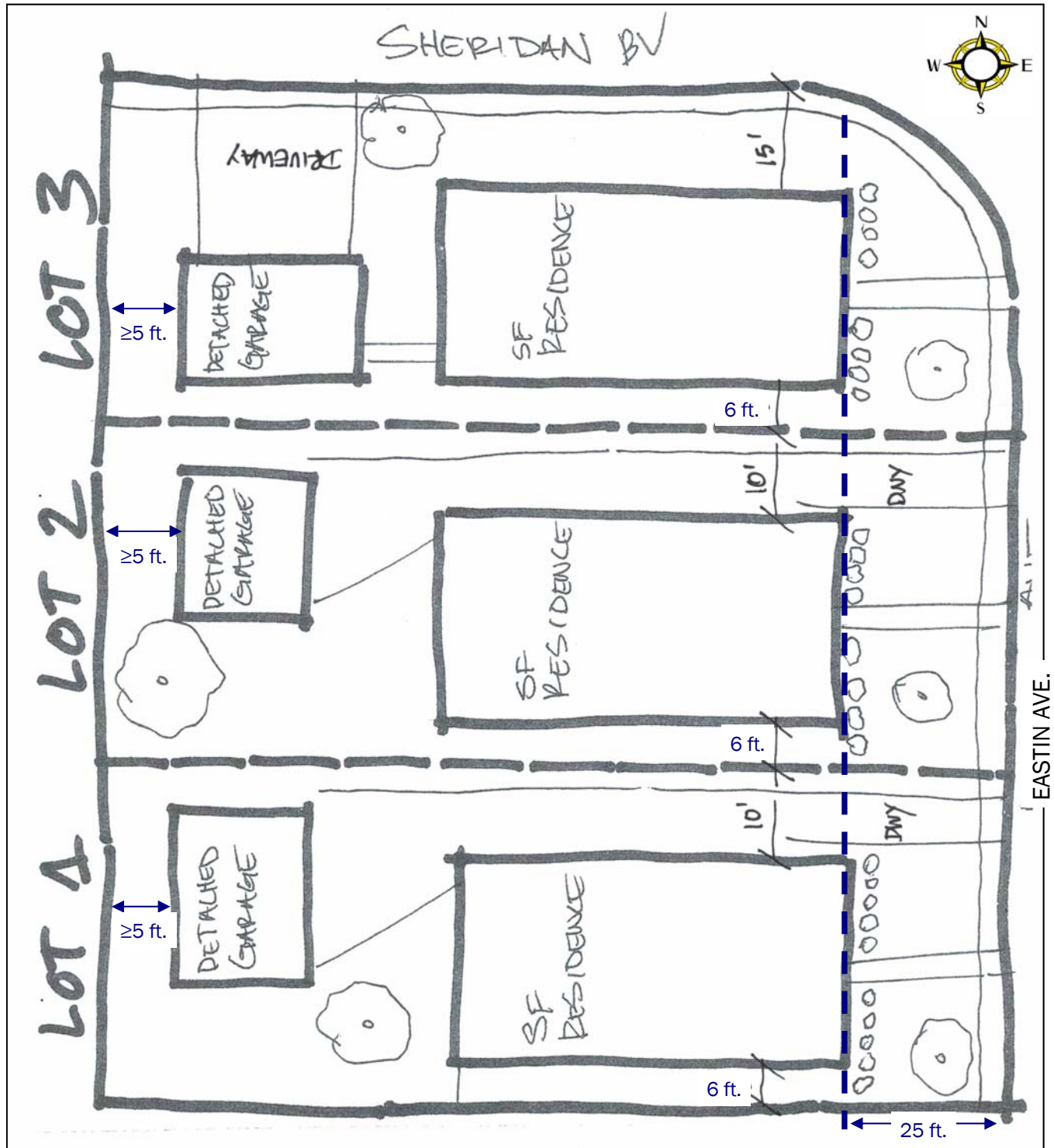
15-ft. wide alley vacated in 1983, split evenly from north to south, with 7.5 ft. to office use to the west and 7.5 ft. to SF lot to the east.



AERIAL PHOTO



PROPOSED SUBDIVISION PLAN (INCLUDES TYPICAL LANDSCAPING)



PROPOSED FRONT ELEVATIONS



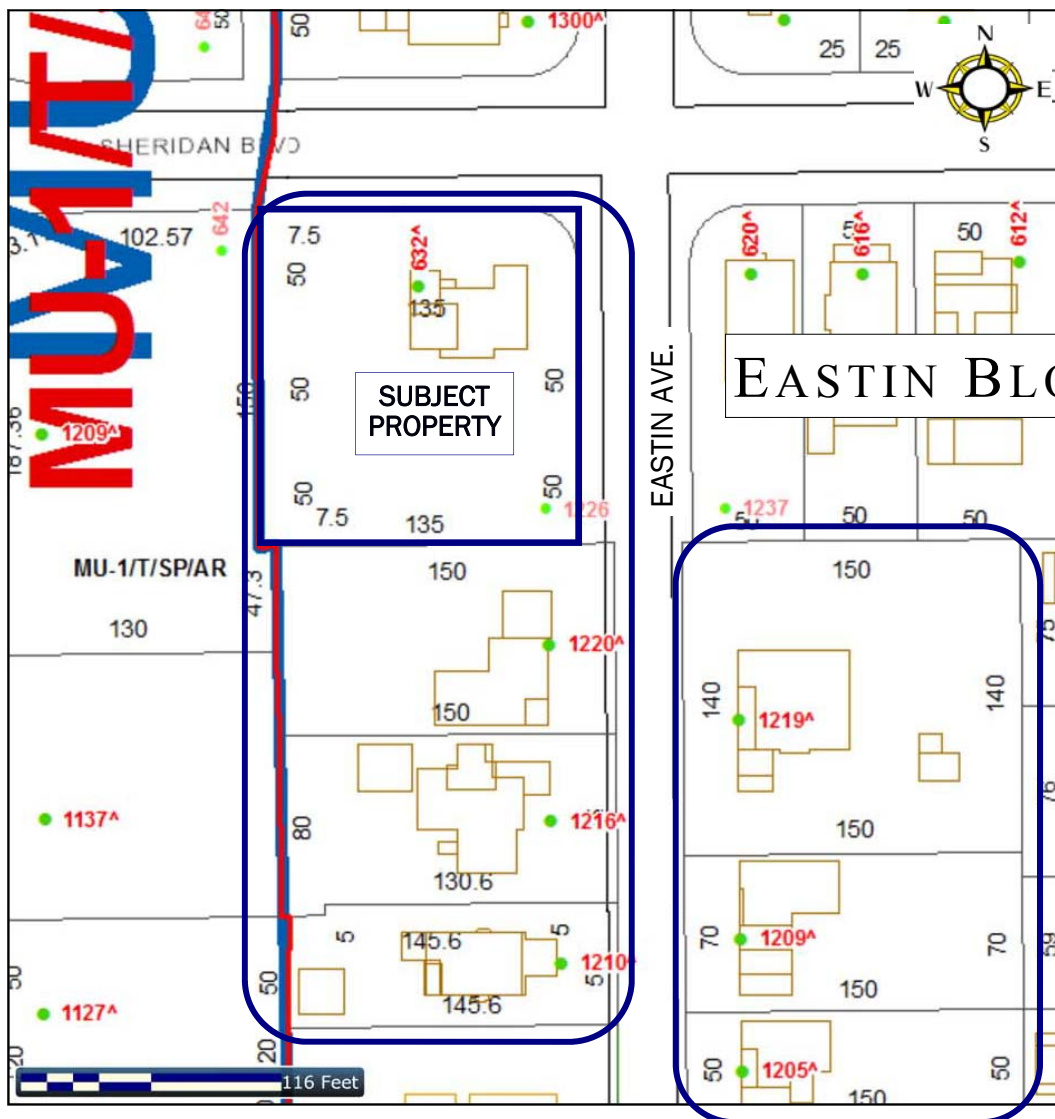
Conceptual Elevation 1



Conceptual Elevation 2



Conceptual Elevation 3



CONDITIONS OF APPROVAL - REQUIRED

Land Development

1. Maximum FAR - In order for the proposed houses to “blend” with the existing neighborhood development pattern, the maximum living area of the houses, as provided in this report, shall not exceed 2,850 sq. ft. living area (FAR of 0.40).
2. Nonconforming Lots - The garages for all 3 units shall be detached, per the site plan provided within this report.
3. Corner Lot - The rear garage on the corner lot shall be setback at least 20 ft. from the street-side lot line.
4. Consistency with Staff Report - Building permits shall match the development plan and building elevations for the three (3) new homes provided in this staff report. Modifications to the site plan not meeting Code shall require approval of a variance prior to permitting.

Engineering/Zoning

Minor Plat w. Modification of Standards - Upon approval of the project by the Municipal Planning Board, submit ten (10) folded and collated sets of the following items to Sherita Polke on the 6th floor of City Hall:

- > Copy of the plat
- > Title opinion, no more than 90 days old with 1 set of supporting documents (can be a digital file) (1 original)
- > Joinder and Consent (1 original), if applicable.
- > Boundary Survey
- > Topographic Survey.
- > Signed and Sealed Appendix C and lot closure report.
- > Page 1 of the subdivision application making reference to the SUB case # assigned by Planning.
- > Any other documents required in the Planning staff report.

INFORMATIONAL (pertains more to development/permitting of the new uses)

Land Development

Except as provided herein, the proposed plat is subject to all codes and ordinances of the State of Florida, City of Orlando, and all other applicable state regulatory agencies. Any applicable state or federal permits must be obtained before commencing development.

CONTACT INFORMATION

Land Development

For questions regarding Land Development review, contact Jim Burnett at 407-246-3609 or at james.burnett@cityoforlando.net.

Engineering/Zoning

For questions regarding Plat & Engineering/Zoning review, contact Shirley Green at 407-246-3234 or at Shirley.green@cityoforlando.net. To obtain plan review status, please call PROMPT, our Interactive Response System at 407.246.4444.

Economic Development Plat Review

For questions regarding ongoing Plat Review after the MPB meeting, contact Sherita Polke at 407-246-3273 or at sherita.polke@cityoforlando.net.

REVIEW/APPROVAL PROCESS-NEXT STEPS

1. Following the MPB meeting, the City Council will review and approve the MPB meeting minutes on Monday Sept. 15, 2014.
2. Following the MPB meeting, the applicant should resubmit the items listed under Engineering/Zoning above (under required conditions). City Engineering/Zoning will coordinate the remainder of the plat review process, including scheduling City Council approval of the plat (date to be determined by Engineering/Zoning). At some point, the applicant may elect to provide a Hold Harmless Agreement and deposit to allow issuance of building permits for lot preparation or for the three (3) houses being built.