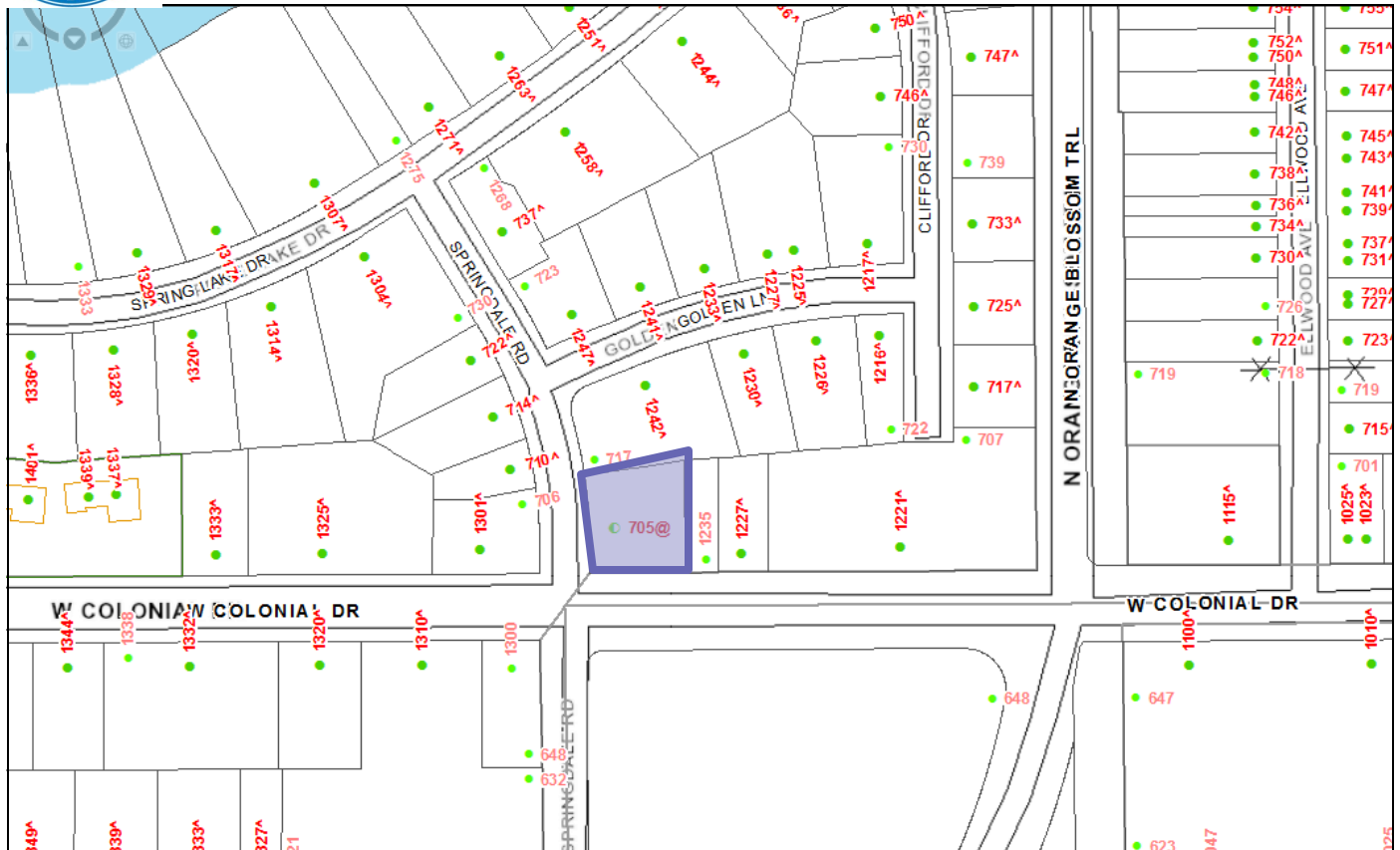




KOYFMAN DENTAL PLAT

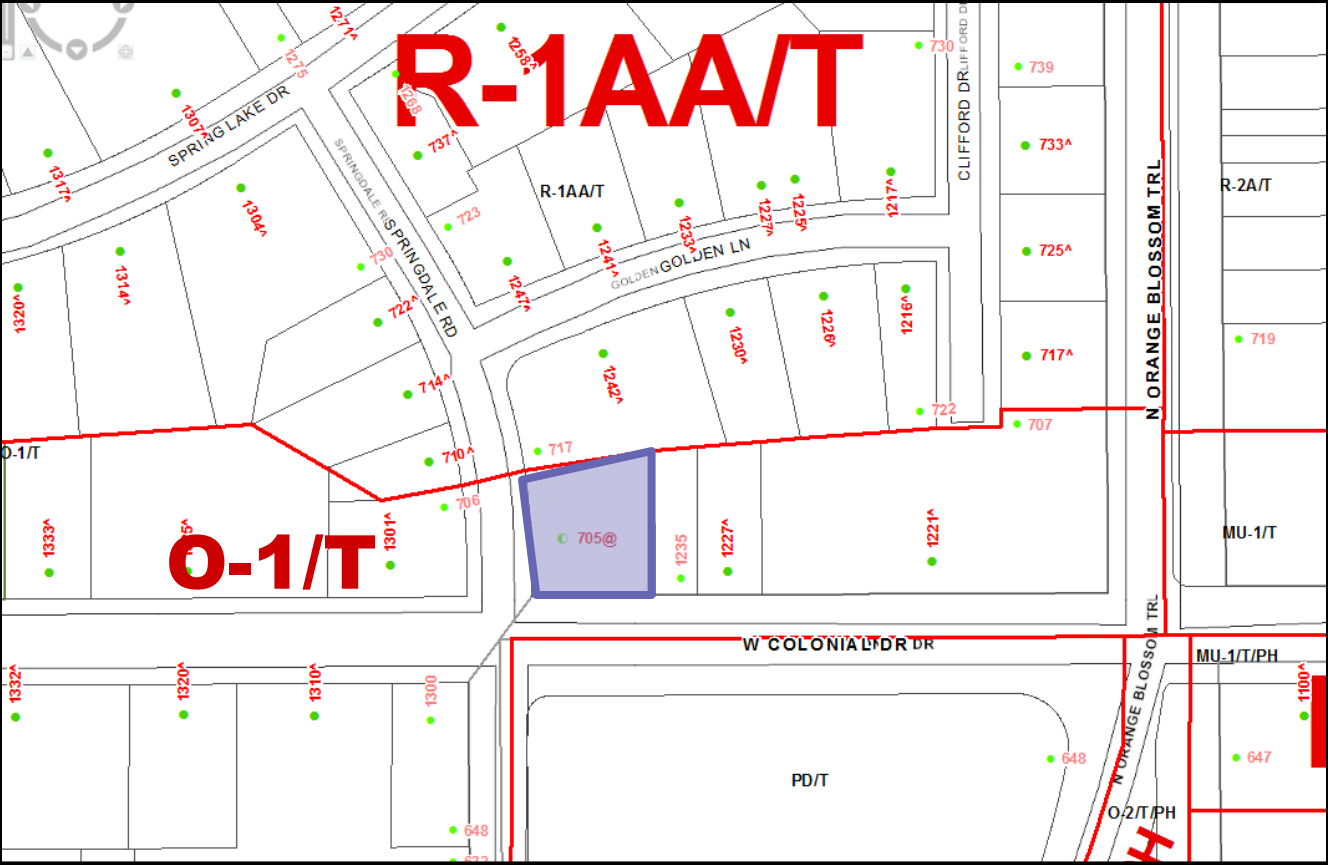
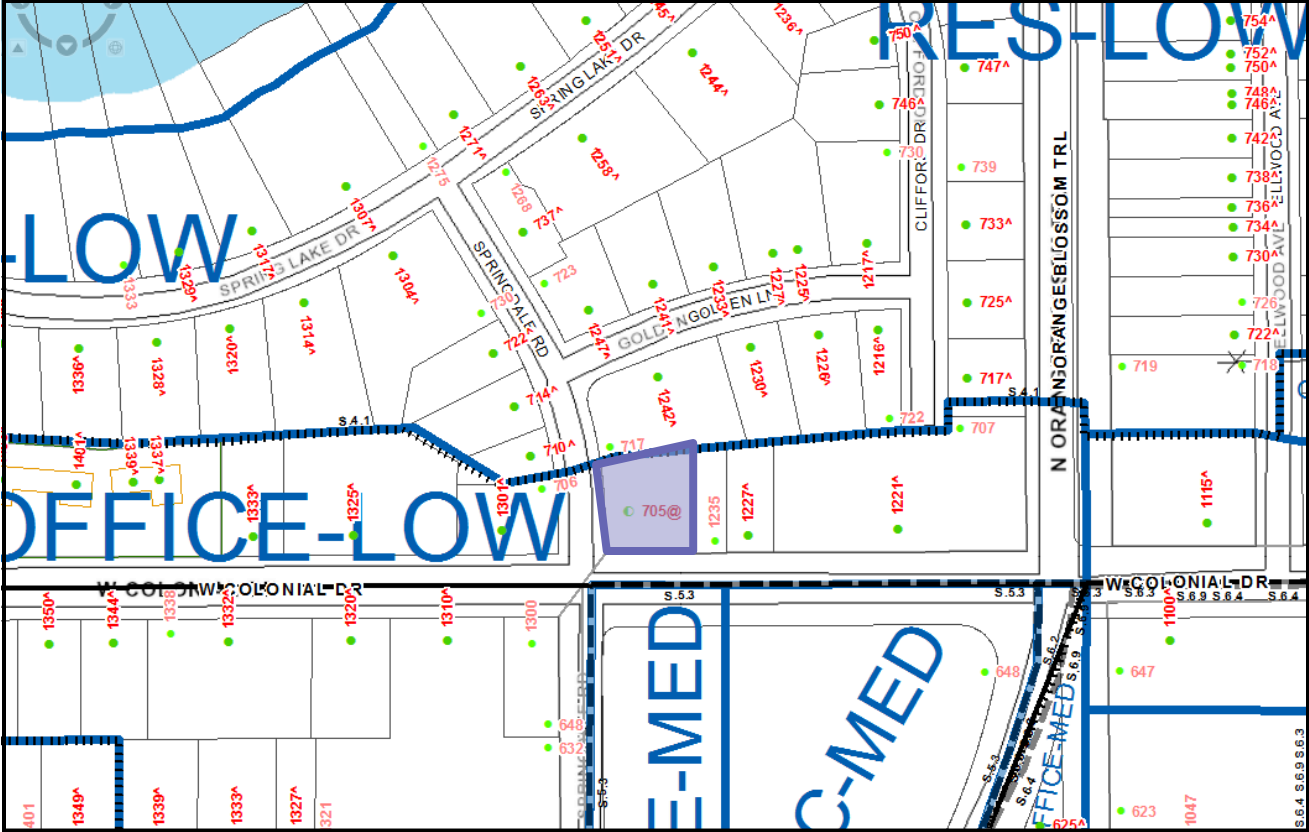


Location Map

Subject Site

SUMMARY

<p>Owner Tatatoothy, LLC</p> <p>Applicant Dominick Cavone, Cavone, Inc.</p> <p>Project Planner Michaëlle Petion, AICP</p> <p>Updated: July 2, 2015</p>	<p>Property Location: 1243 W. Colonial Dr. (North of W. Colonial Dr., east of Springdale Rd., south of Golden Ln., and west of N. Orange Blossom Trl.) (0.34 acres, District 3)</p> <p>Applicant's Request: Minor Subdivision request for a one lot plat for redevelopment of a dentist office.</p>	<p>Staff's Recommendation: Approval of the request, subject to the conditions in this report.</p>
--	---	--



PROJECT ANALYSIS

Project Description

The ±0.34 acre subject site is located north of W. Colonial Dr., east of Springdale Rd., south of Golden Ln., and west of N. Orange Blossom Trl. within the Spring Lake neighborhood. The site is zoned O-1/T and is designated as Office Low on the City's Future Land Use Map, consistent with the zoning designations. See Table 1– Project Context for details on surrounding uses. Adjacent uses consist of residential to the north, vacant property to the east, retail to the south and office to the west.

Proposed is a 1 lot plat with cross access to the east as required by the Major Thoroughfare Plan. The O-1/T zoning district requires a minimum non-residential lot width of 55ft. by minimum depth of 100 ft. The lot, as proposed, is 115 ft. wide by 135 ft. deep and therefore code compliant.

Previous Actions:

- 1924: Existing structure constructed on site.
- 1926: Property platted as part of the Spring Lakes Terrace Subdivision
- 2014: Property purchased by current owner.
- 2015: BZA recommended approval of several setback and signage variances for the redevelopment of the site for a ±3,300 sq. ft. dental office (January, VAR2014-00123)

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.* This replat will provide a more current and accurate plat, consistent with the requirements of the LDC.

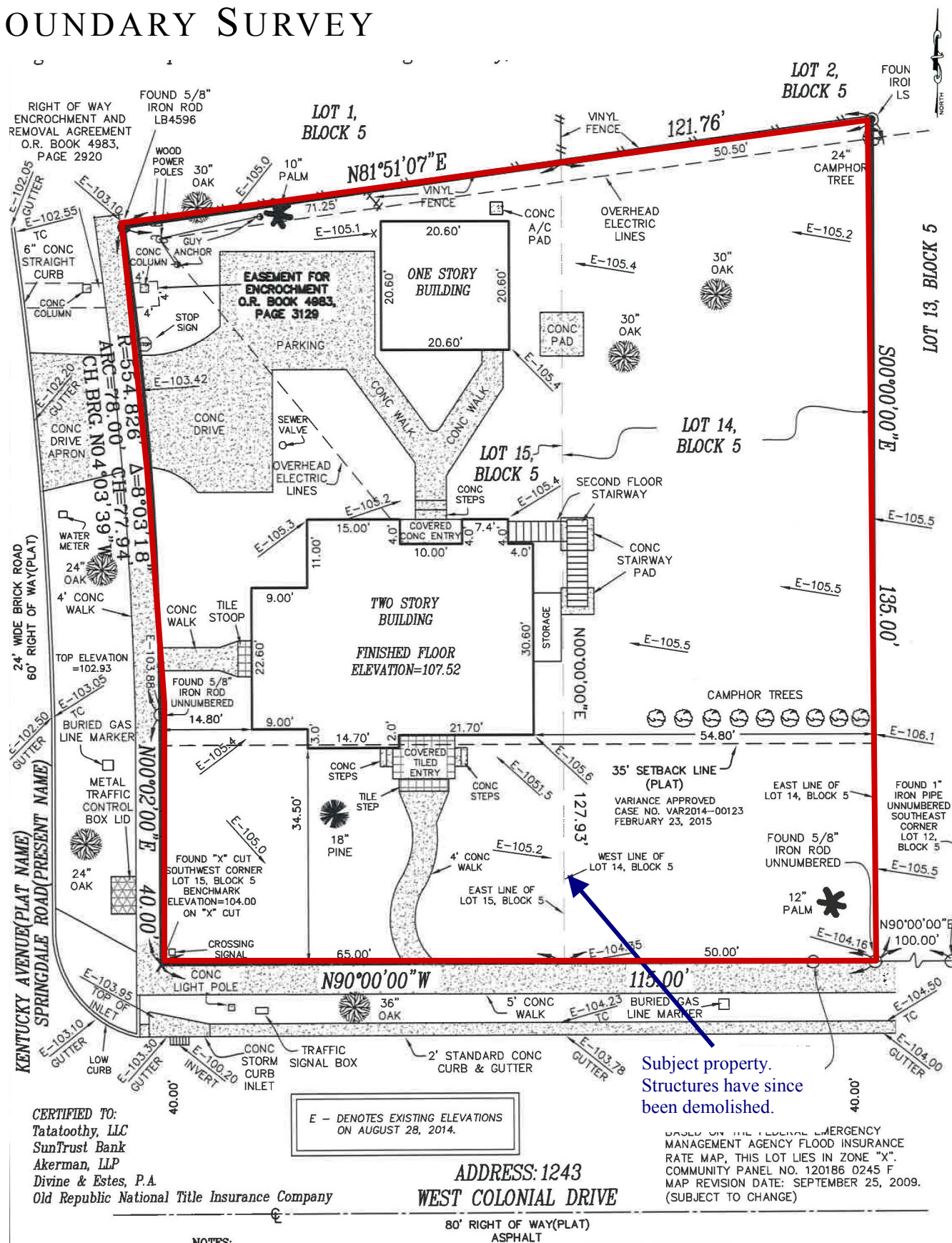
FINDINGS

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):

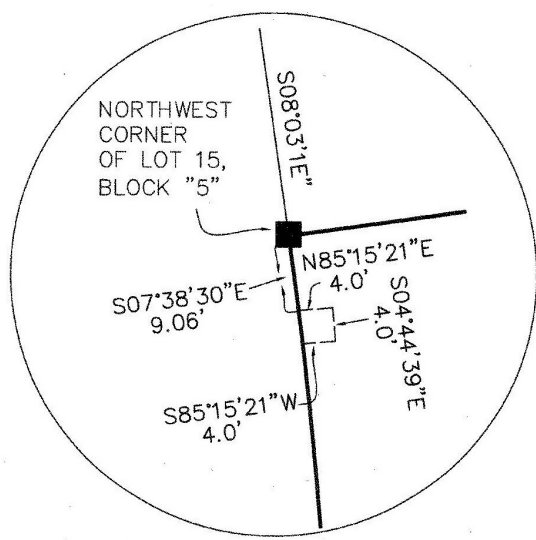
1. The proposed use is consistent with the purpose and intent of the City's Growth Management Plan.
2. The proposed use is consistent with the purpose and intent of the requirements of the LDC.
3. The subdivision will not result in incompatible land uses.
4. The proposed development will be constructed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

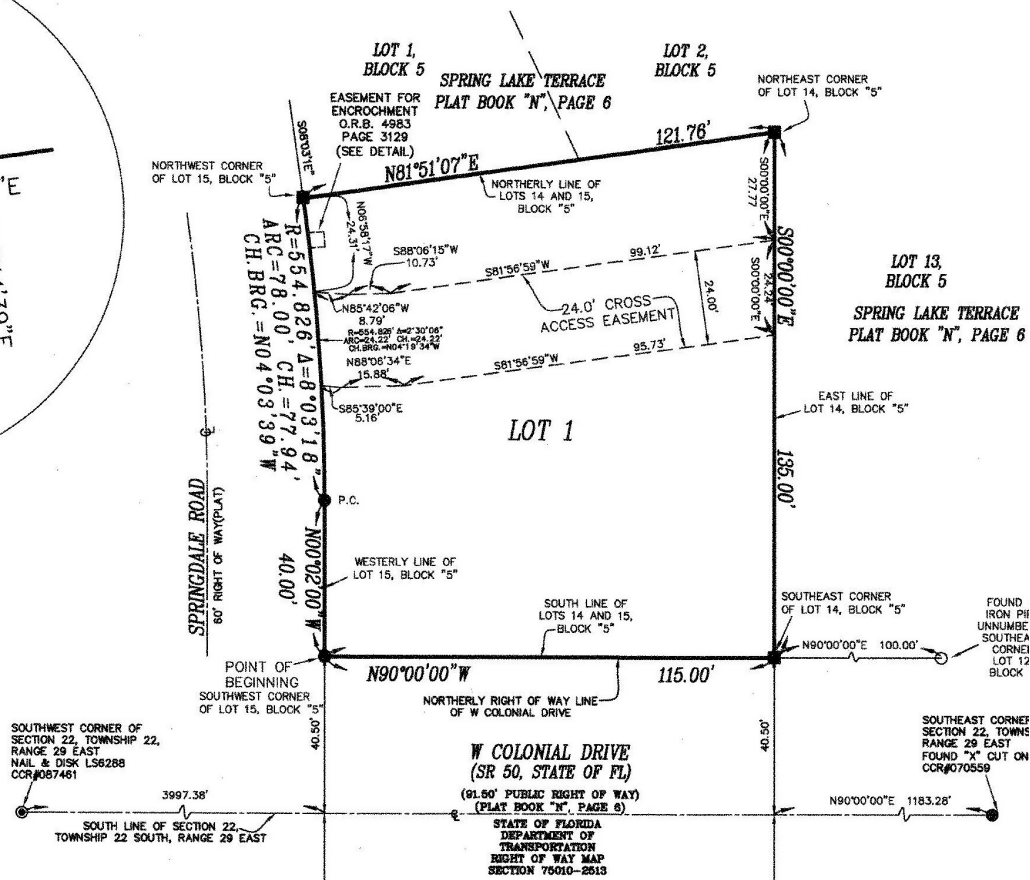
BOUNDARY SURVEY



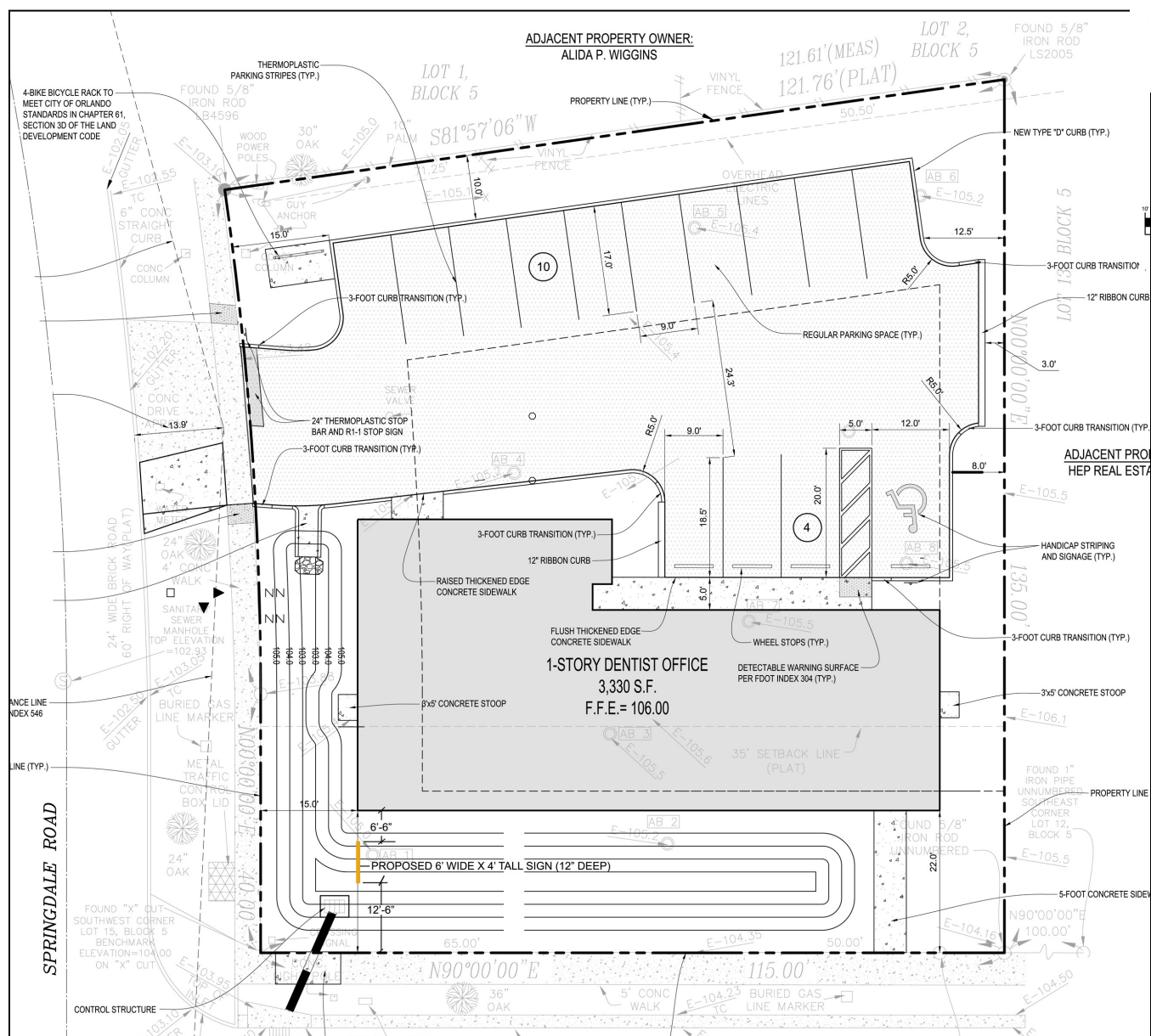
PROPOSED PLAT



DETAIL
NOT TO SCALE



APPROVED SITE PLAN



Front elevation from W. Colonial Dr.

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 Approval Consistency. The proposed development shall be consistent with the conditions of the approved variance VAR2014-00123 and other applicable previous approvals.

City Surveying

1. Sheet: (Survey) There is a distance typo error on the north end of lot 14.
2. Sheet: (Survey) Springdale Road and W Colonial Drive is missing PB and PG recording information.
3. Sheet: (Survey & Plat) The R/W of Colonial Drive differs from Plat and Survey.
4. Sheet: (Plat) The addition of the corner clip and dedication is required by the transportation department.
5. Field Review has not been completed at this time. Email Dean Hill and copy Ken Brown to schedule future field checks. Dean can be reached at dean.hill@cityoforlando.net. FS177.091(7)
6. Orange County Property Appraiser has not completed their review at this time.
7. Reminder: A copy of the Statement of Lien Settlement must be provided to the Office of Permitting Services when the plat is ready for recording. CO(17)
8. Survey will need the following documents for the next review in addition to copies required by other departments:
 - a. 2 copies of the plat
 - b. 2 copies of survey
 - c. Email, CD, or flash drive containing PDF files of all documents.

Engineering/Zoning

1. 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.
2. 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.
3. Sewer Benefit Fees. The Office of Permitting Services has reviewed final plans for this project. The owner/developer is required to pay the Sewer Benefit Fee in accordance with the Sewer Service Policy.
4. Concurrency Management/ Plat. 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."
5. Storm- Water Management District. The owner/developer is required to design and construct an on-site storm water system in accordance with the Orlando Urban Storm Water Management Manual and 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.
6. 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.

CONDITIONS OF APPROVAL

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.

- a. Changes to the face of the plat. (A copy has already been returned to the surveyor).
- b. Recording Fees (Checks should be made payable Orange County Comptroller.)
- c. 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. Easement– Encroachment. The final plat shall contain the following note: There shall be no building encroachment, roof-overhang or underground structure in the easement.

9. Street Tree Fund. 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.

10. Erosion & Sediment Control. Storm water control measures to minimize the impact of the erosion/sedimentation shall be incorporated in the plan of the development for all projects in the City of Orlando and a detailed description of these measures are to be included with the final engineering submittal. This is in accordance with Section 6 of the Orlando Urban Storm Water Management Manual.

11. Corner Clip Dedication. A triangular corner clip, 10 feet x 10 feet, shall be dedicated as City Road Right-Of-Way (R-O-W) or a City Services Easement at the corner of W. Colonial Dr. and Springdale Road. Refer to the Orlando Engineering Standards Manual (ESM), Chapter 8. The Road R-O-W or City Services Easement area shall be shown and noted on the plat, construction plans and any future site plans. The City Services Easement dedication forms are posted on the City's website. Please go to www.cityoforlando.net/permits and click on the left menu "Forms, Fees & Information". From there select "General Documents" and the appropriate City Services Easement document. Return this document to the Transportation Plans Examiner along with the legal description of the easement and the sketch of description of the easement (Exhibit A).

This document will be sent to the City Legal Department for review as to form and legality. When it is in the approvable state, signed and sealed, it must be recorded at Orange County Public Records by the Owner/Applicant. Upon receiving a copy of the Recorded Document(s), the condition will be made "MET". Alternatively, if the Applicant wishes, the permit may be issued with a hold placed on the final inspection until the required document(s) are approved and recorded.

CONTACT INFORMATION

Growth Management

For questions regarding Growth Management plan review, please contact Michelle Beamon at 407-246-3145 or michelle.beamon@cityoforlando.net.

Land Development

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

Transportation Planning

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

City Surveying

For questions regarding Surveying review, please contact Ken Brown at 407-246-3812 or Ken.brown@cityoforlando.net

Legal Affairs

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

Engineering/Zoning

For questions regarding Engineering or Zoning contact John Groenendaal at (407)246-3437 or john.groenendaal@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 questions regarding fire plans review, please contact Charles Chip Howard at 407.246.2143 or at Charles.Howard@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.

Transportation Impact Fees

For questions and information regarding Transportation Impact Fee Rates you may contact Nancy Ottini at 407-246-3529 or nancy.jurus-ottini@cityoforlando.net

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.