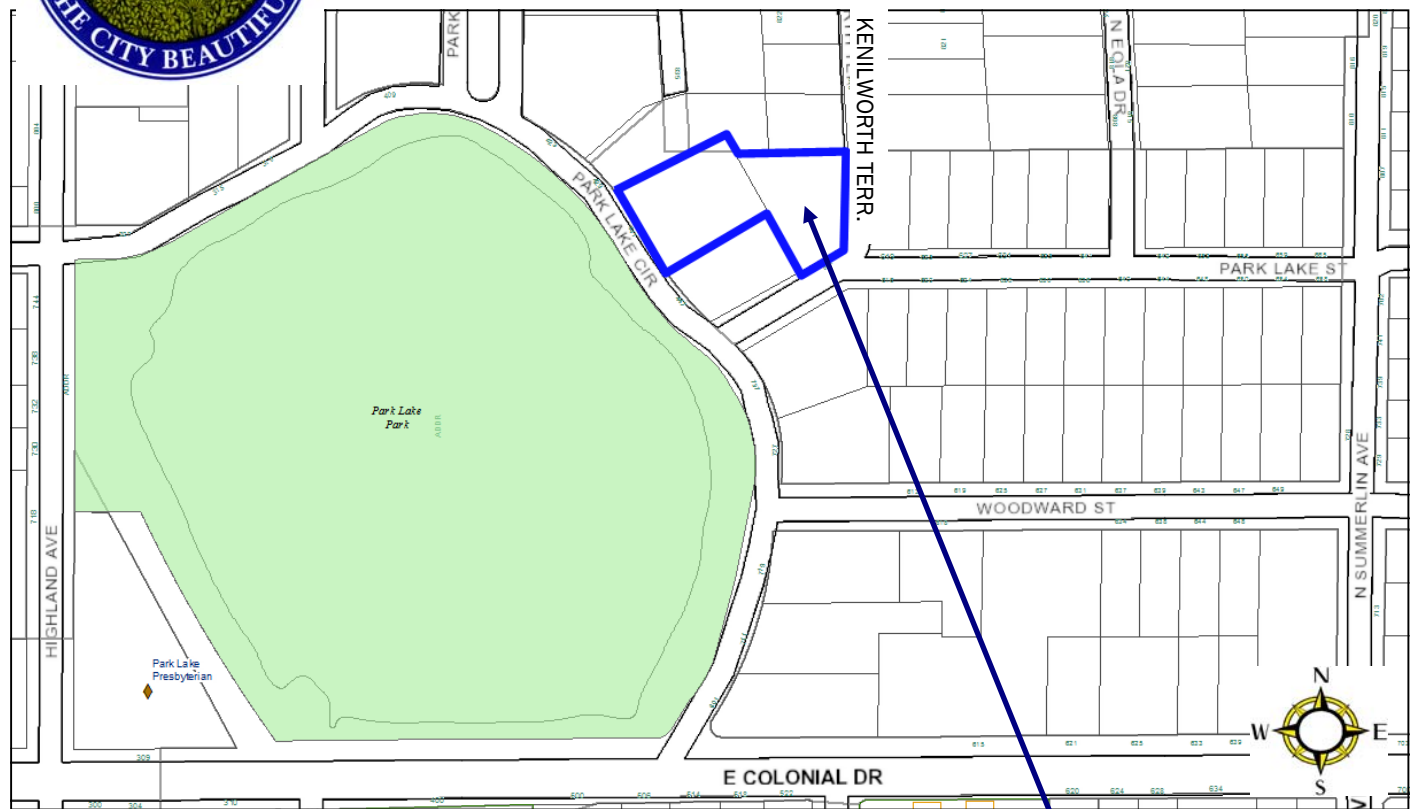




MACK SUBDIVISION (MINOR PLAT)



Location Map

Subject Site

SUMMARY

Applicant

Frank Raymond, Surveyor
Accuright Surveys of Orlando

Owner

Christopher Mack

Project Planner

Jim Burnett, AICP

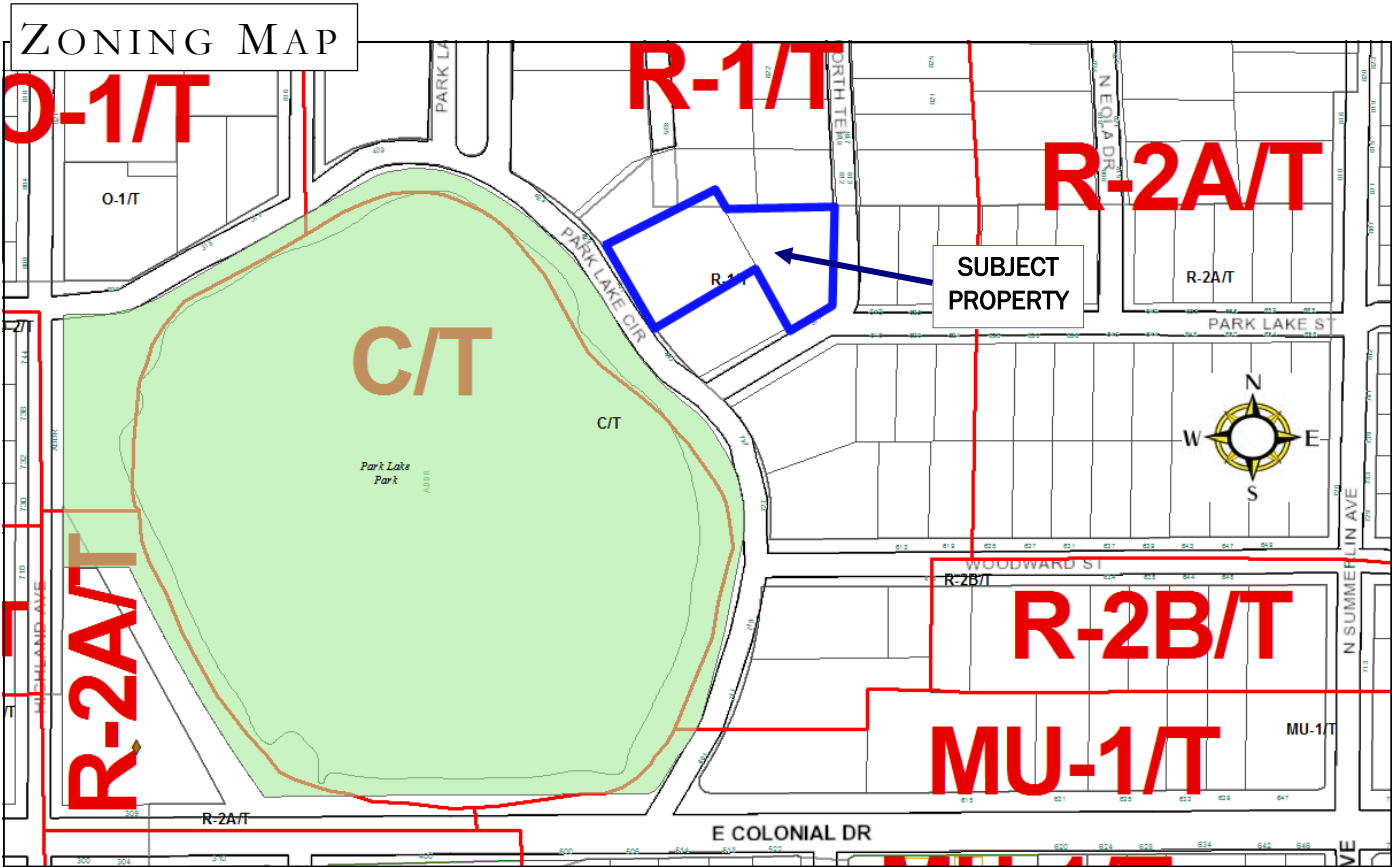
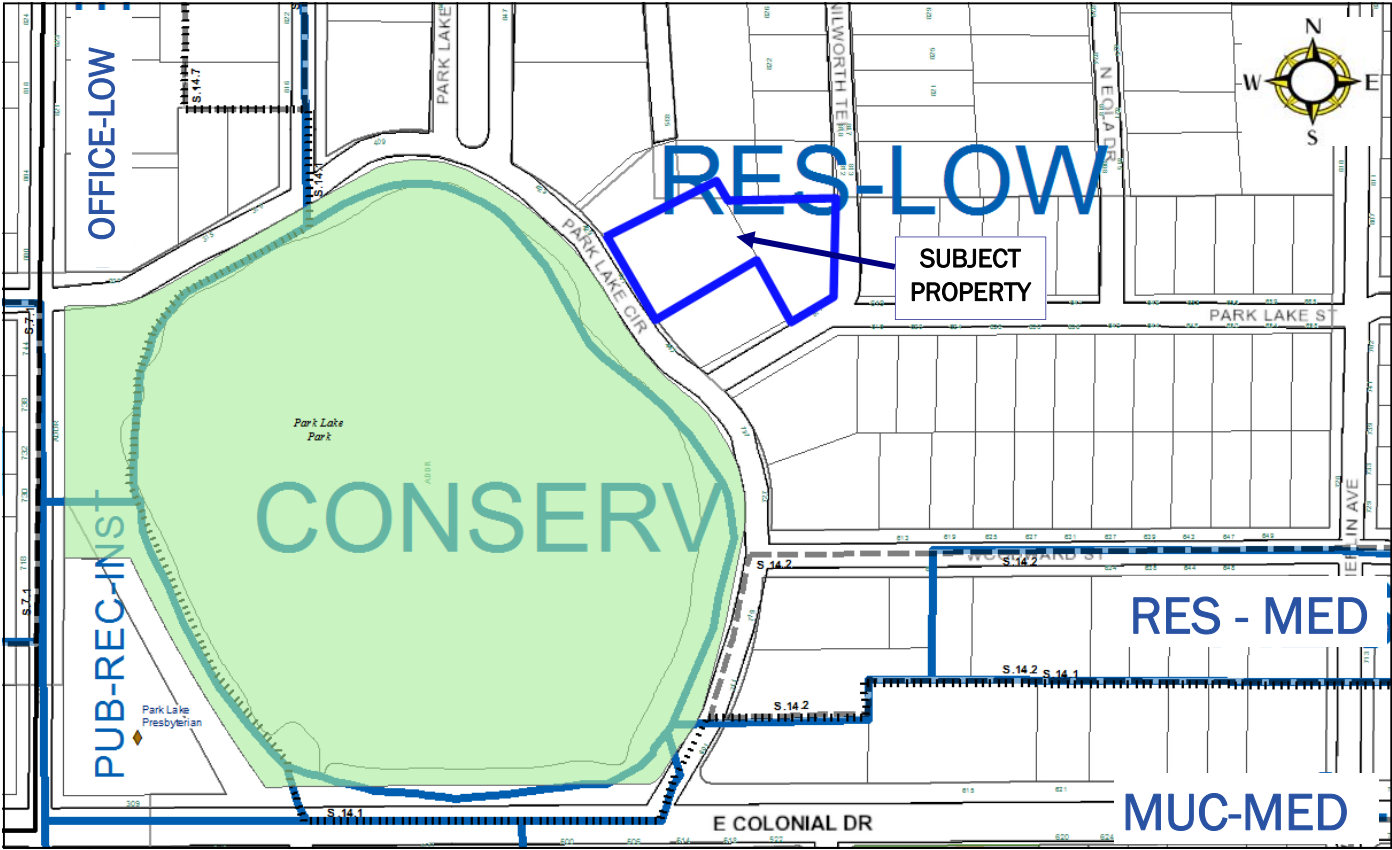
Property Location: 441 Park Lake Cir. & 611 Park Lake St. (northwest side of Park Lake St. and northeast side of Park Lake Cir., all north of E. Colonial Dr. and Park Lake) (Parcels #24-22-29-6664-01-121 & -131; 0.73 acres, District 3).

Applicant's Request: The applicant proposes to replat an existing residential property with an existing single-family home and garage for future redevelopment or additions to his home. The property is located in the Park Lake/Highland neighborhood.

Staff Recommendation: Approval of the replat, subject to conditions in this staff report.

Updated: August 27, 2015

FUTURE LAND USE MAP



PROJECT ANALYSIS

Project Description

The applicant is requesting to replat an existing home and detached garage, for a future home addition and/or new home. The property is zoned R-1/T and is located in the Park Lake/Highland neighborhood.

Previous Actions

1920: Property initially platted as part of the Park Lake (Danns) Subdivision.

1925: 3,209 sq. ft. house constructed at 441 Park Lake Cir.

1936: 2-story garage apartment constructed on the adjoining property at 611 Park Lake St.

1990: Properties acquired by current owner.

2006: Variance approved (VAR2006-00121) to allow 2 ft. separation between the existing home and addition and an existing detached shed; 1,833 sq. ft. house addition with garage constructed onto rear of existing house (BLD2006-00972).

2013: 234 sq. ft. cabana, pool and enclosure added to home (BLD2013-02845, -02795 & -09590).

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

TABLE 1 - PROJECT CONTEXT			
<i>Direction</i>	<i>Future Land Use</i>	<i>Zoning</i>	<i>Adjacent Uses</i>
North	Residential Low Intensity (RES-LOW)	R-1/T (One-Family Residential, Traditional City Overlay)	Single-Family Homes
East	(Across Kenilworth Terr.) RES-LOW	R-1/T	Single-Family Home
South	RES-LOW, (Across Park Lake Cir.) Conservation and (Across Park Lake St.) RES-LOW	R-1/T & C/T (Conservation, Traditional City Overlay)	Single-Family Homes & Park Lake
West	RES-LOW	R-1/T	Single-Family Home

Minor Subdivision Plat

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 as a prerequisite to further home additions or possibly constructing a new home on the easternmost lot.

Existing Zoning and Future Land Use

As noted above, the property is zoned R-1/T (One-Family Residential, Traditional City Overlay), with Residential Low Intensity future land use. Per Table 2 at right, the plat request complies with standards for platting of lands as contained in LDC Chapter 65 Part 3C.

Table 2 - Development Standards (R-1/T)		
<i>Use & Proposed Lot</i>	<i>Lot Size (sq. ft.)</i>	<i>Lot Dimensions (min.)</i>
Single-Family Home	6,000	55 ft. (w) x 110 ft. (d)
Lot 1	18,861 sq. ft. (0.44 acres)	Irregular dimensions
Lot 2	12,856 sq. ft. (0.29 acres)	Irregular dimensions

Proposed Development

A single-family home, detached garage/apartment and several accessory structures are located on the property. Access to the property is from Park Lake Cir. (on the south) and from Park Lake St. on the east, near the intersection of Kenilworth Terr. The replat may result in one additional house on the lot facing Park Lake St.

School Impacts - Based on the existing and continued single-family use, a school impact analysis is not needed, even if one new residence is ultimately constructed on the lot on the east off Park Lake St..

Findings/Recommendation

Subject to the conditions contained herein, the Mack Subdivision Replat is consistent with the requirements for approval of Minor Subdivision Plat applications as contained in Section 65 Part 3C of the Land Development Code (LDC):

1. The proposed replat is consistent with the purpose and intent of the City's Growth Management Plan.
2. The proposed replat is consistent with the requirements of the LDC.
3. The replat will not result in incompatible land uses.
4. All future development will be in accordance with Chapter 59 of the LDC, the Concurrency Management Ordinance, which ensures that adequate public facilities are available to serve said development.

Based on the information provided in the staff report and the findings noted above, staff recommends approval of the Mack Subdivision Replat, subject to the conditions in this staff report.



Single-Family Home at 441 Park Lake Cir.



Rear access to home at 441 Park Lake Cir. & garage/apartment at 611 Park Lake St.

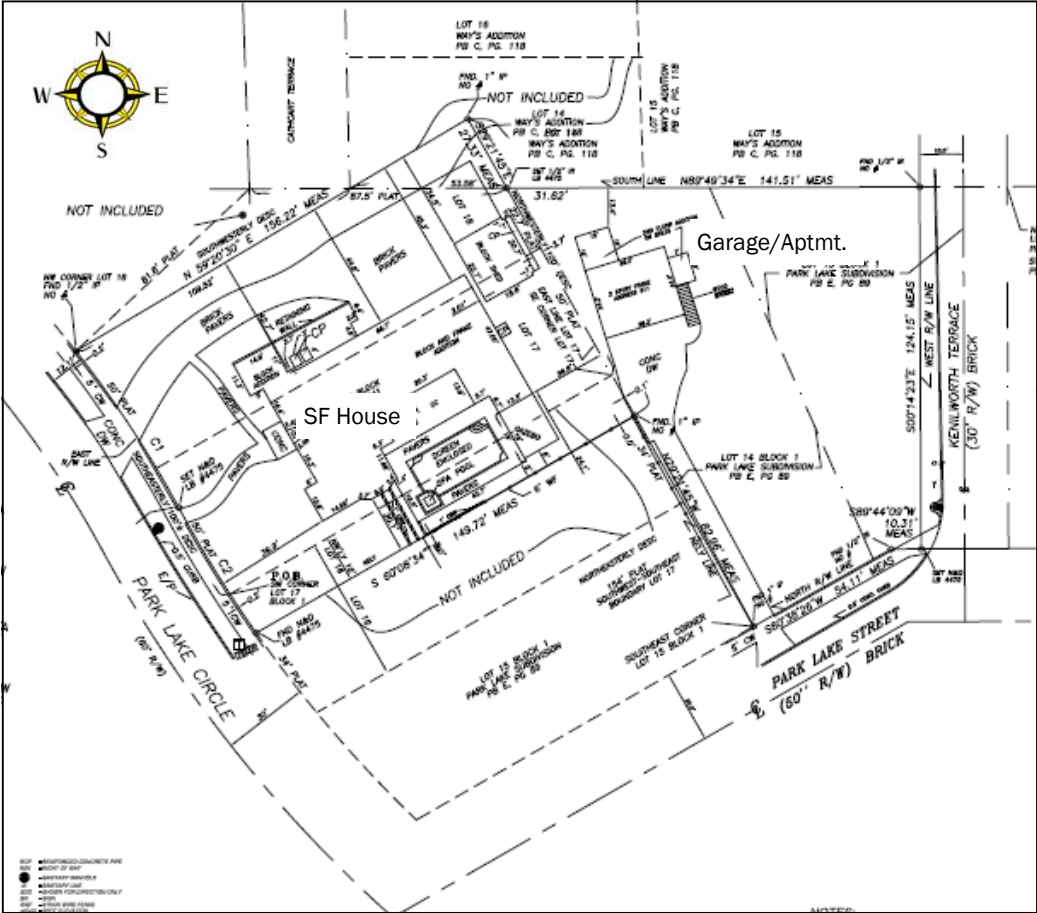
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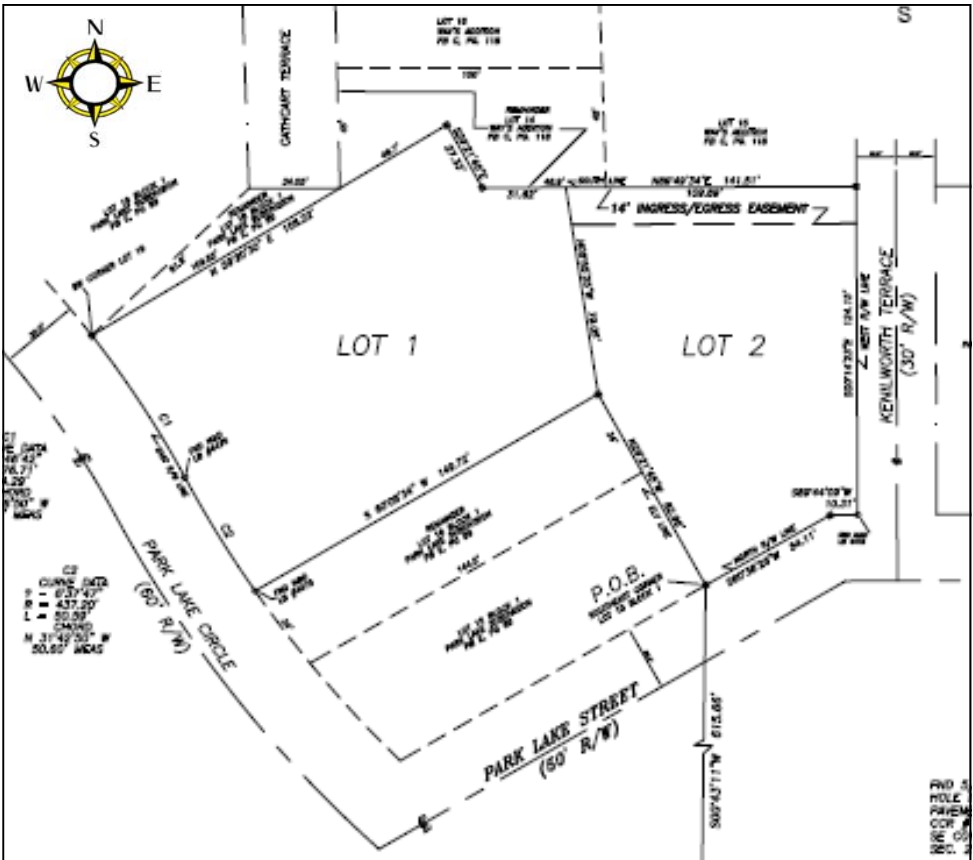
AERIAL
PHOTO

SUBJECT
PROPERTY

2015 SURVEY



PROPOSED PLAT



CONDITIONS OF APPROVAL - REQUIRED

Engineering/Zoning - (no issues)

Legal Affairs

1. There are 2 mortgages on the subject property. A joinder & consent is required for each.
2. The book and page number shown on the joinder & consent that was provided is incorrect. It should be the book and page number of the mortgage, not the plat book & page number.
3. The plat appears to dedicate nothing to the public and must be stated as such in the dedication block.
4. Please have the surveyor provide a one-and-the-same letter certifying that the legal description shown on the plat describes the same area as the legal descriptions shown on the certificate of title.

City Surveying - An initial review letter was provided to the applicant's surveyor on 8/11/2015, noting which items needed to be revised and resubmitted for further review.

Land Development

1. 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.
2. Continued development/redevelopment of the property shall require building permits prior to construction.

Permitting Plat Review

1. The final plat shall contain the following note: "There shall be no building encroachment, roof-over-hang or underground structure within the easement."

CONTACT INFORMATION

Land Development - Contact Jim Burnett at 407-246-3609 or at james.burnett@cityoforlando.net.

Permitting Plat Review - Beyond TRC review, contact John Groenendaal at 407-246-3437 or at john.groenendaal@cityoforlando.net. To obtain plat review status, call PROMPT, our Interactive Response System at 407.246.4444. Plat status can also be done via the City's webpage at <http://edviwr.cityoforlando.net/OrlandoWebPermits/Permitting/login.aspx>. Key the SUB case number into the blank or provide your address, and follow the prompts.

Legal Affairs - Contact Cynthia Sanford at 407-246-3489 or at cynthia.sanford@cityoforlando.net.

City Surveying - Contact Ken Brown at 407-246-3812 or at ken.brown@cityoforlando.net.

REVIEW/APPROVAL PROCESS-NEXT STEPS

Following the Technical Review Committee review, plat review, including scheduling City Council approval of the plat, is handled by John Groenendaal (see contact information above, and next steps under Conditions above).