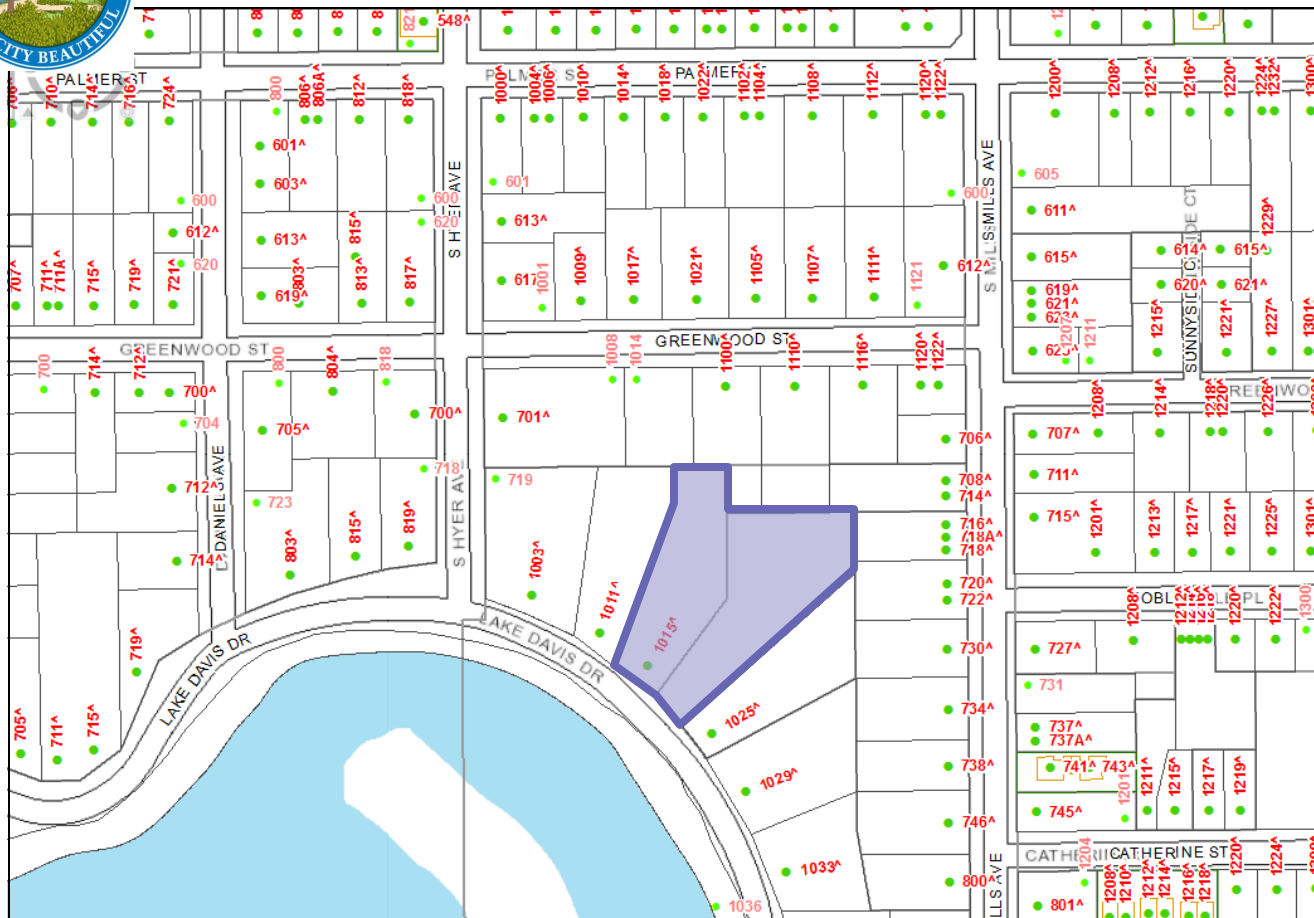




# 1015 LAKE DAVIS REPLAT



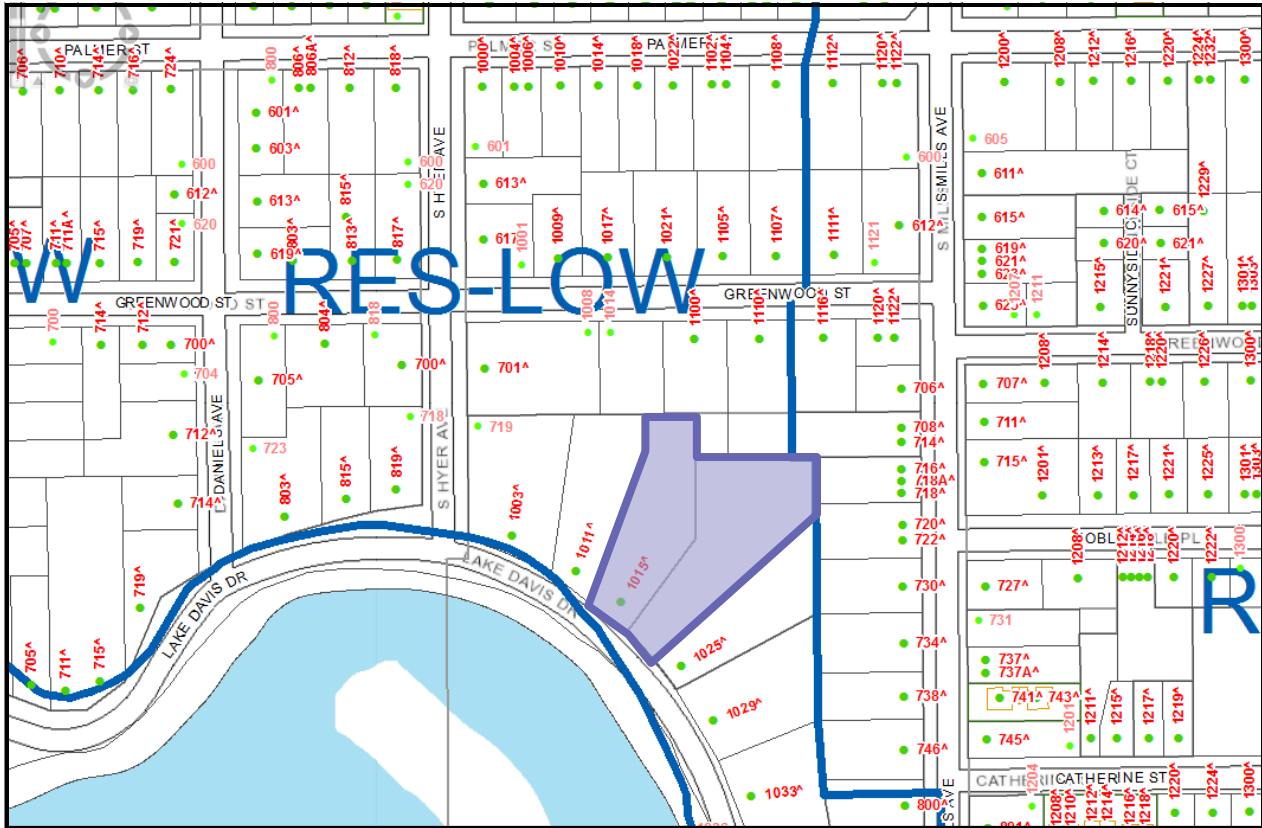
Location Map

Subject Site

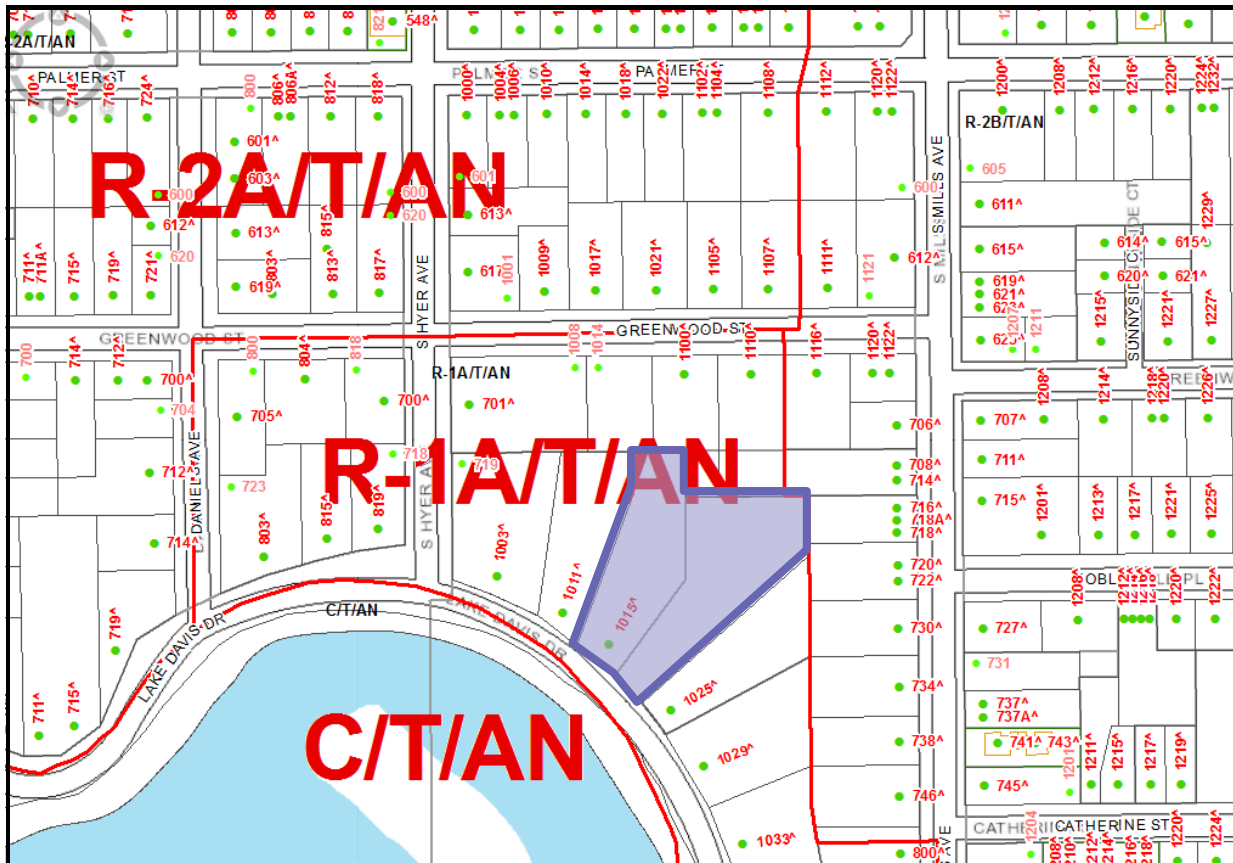
## SUMMARY

<p><b>Owner</b> Peter &amp; Penny Gianelli</p> <p><b>Applicant</b> Tom Kilgore II, Accuright Surveys of Orlando</p> <p><b>Project Planner</b> Michaëlle Petion, AICP</p> <p><b>Updated:</b> September 30, 2015</p>	<p><b>Property Location:</b> 1015 Lake Davis Dr. (North of Lake Davis Dr., east of S. Hyer Ave., south of Greenwood St., and west of S. Mills Ave.) (1.16 acres, District 4)</p> <p><b>Applicant's Request:</b> Minor Subdivision for the reconfiguration/replat of two existing single-family lots.</p>	<p><b>Staff's Recommendation:</b> 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 ±1.16 acre subject site is located North of Lake Davis Dr., east of S. Hyer Ave., south of Greenwood St., and west of S. Mills Ave. within the Lake Davis/Greenwood neighborhood. The site is zoned R-1A/T/AN (Residential/ Traditional City/Aircraft Noise Overlays and is designated as Residential Low on the City's Future Land Use Map, consistent with the zoning designations. Adjacent uses consist of residential (single-family and duplexes ) with Lake Davis located to the south.

The applicant is requesting Minor Subdivision Plat approval to reconfigure the two existing parcels that currently exist as one lot. The area of the northern lot (proposed lot 1) will be expanded with a reduction in the area of the southern lot (proposed lot 2), accommodating the existing residence and detached garage on proposed lot 1. See Table 1– R-1/T Lot standards for more information.

Table 1– R-1A/T Lot Standards			
	Code Requirement	Proposed Lot 1	Proposed Lot 2
Minimum mean lot depth	110 ft.	237 ft.	257 ft.
Minimum mean lot width	70 ft.	99 ft.	81 ft.
Minimum lot area	7,700 sq. ft.	±31,692 sq. ft.	±20,954 sq. ft.
Minimum bldg site frontage	25 ft.	63.5 ft.	49.6 ft.

Currently a wooden deck is located along the rear of proposed lot 1. The proposed reconfiguration results in an approx. 1 ft. side setback for this deck where the minimum code requirement is 5 ft. Code compliance shall be required either through adjustment of the lot line, removal of the deck or approval of a variance.

## Previous Actions:

1887: Northern portion of property platted as part of the Davis Addition Subdivision  
 1938: Existing structure constructed on site.  
 2003: Southern portion of property platted as part of the CKMiller Subdivision (SUB2003-00035)  
 1980: Property purchased by current owner.

## 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.

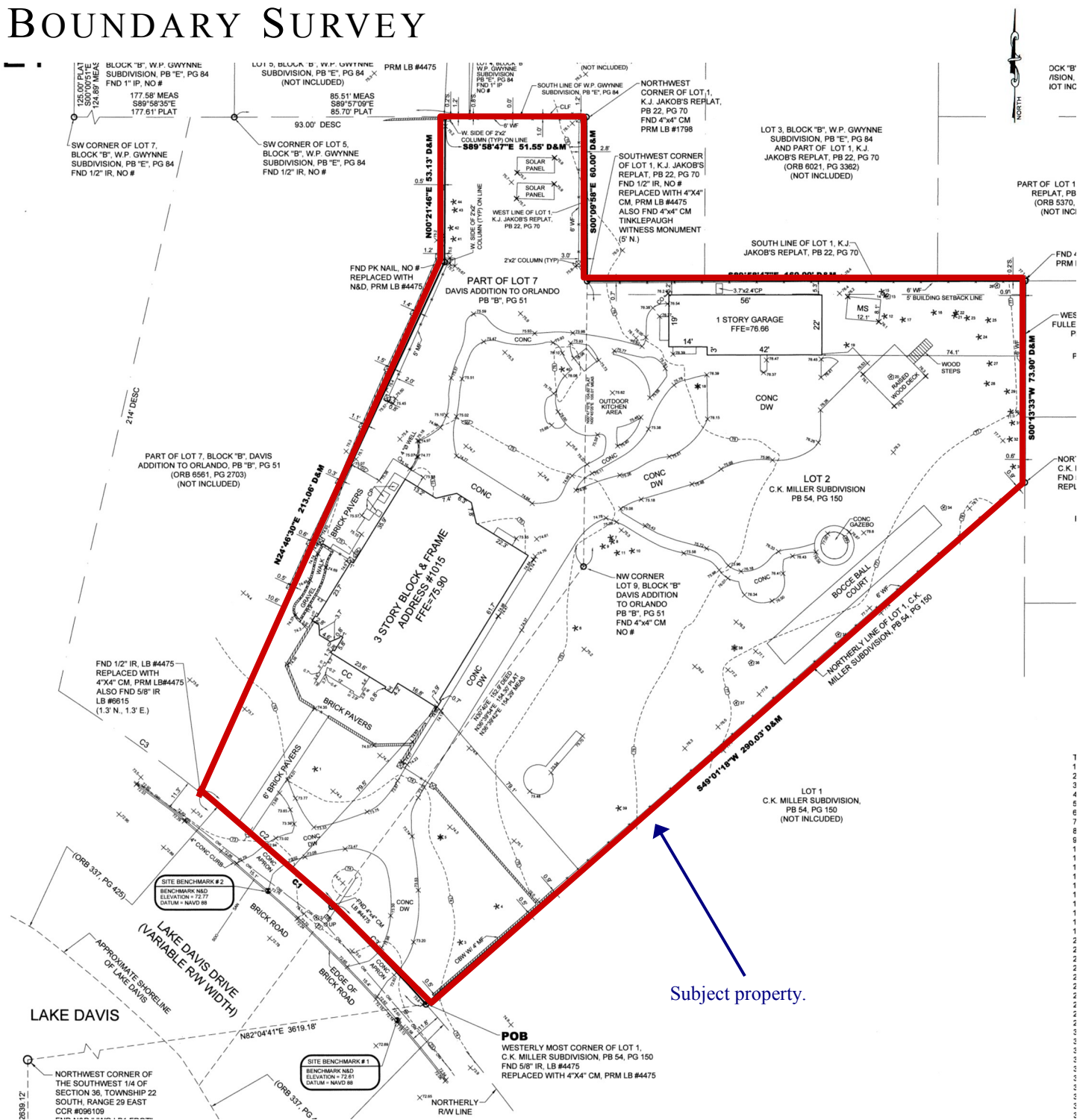
# FINDINGS

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.

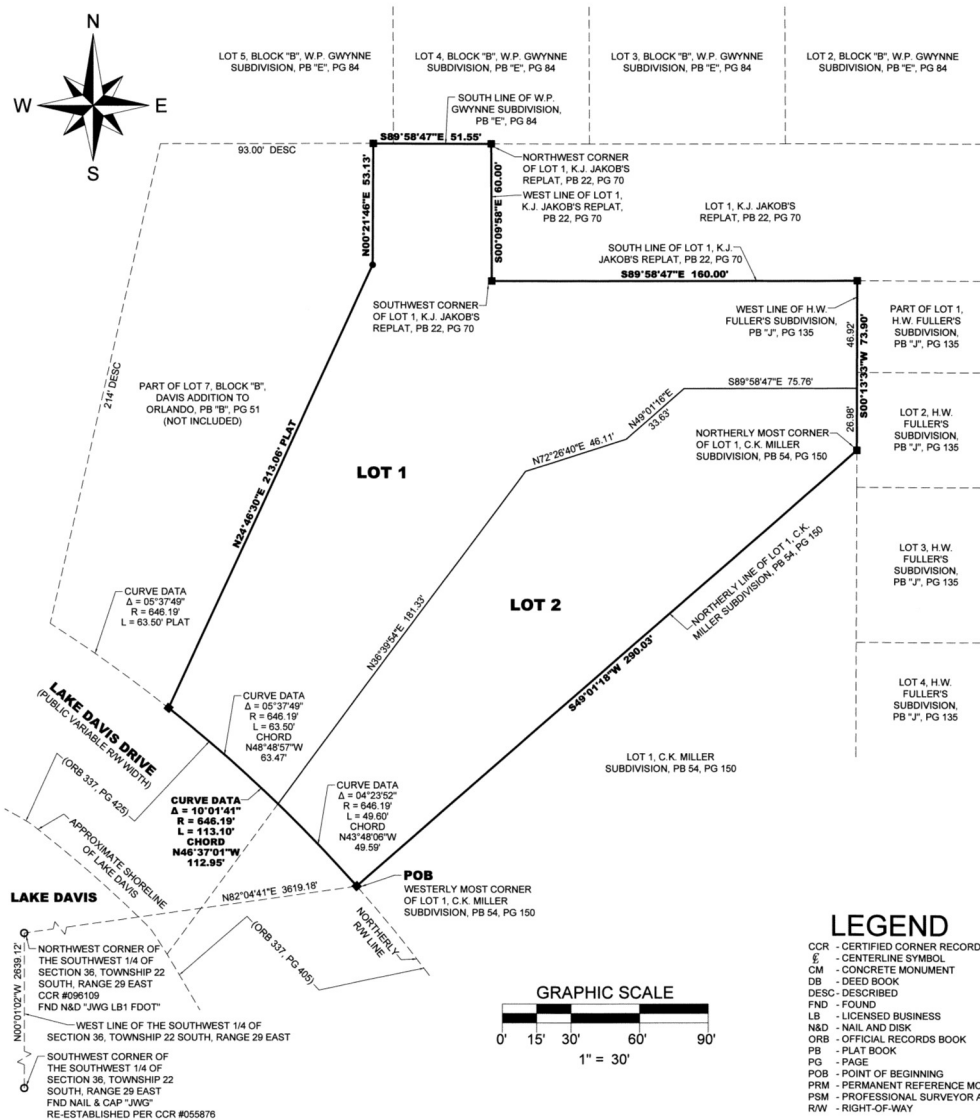
Staff recommends approval of the minor subdivision request subject to the conditions in this staff report.

# BOUNDARY SURVEY



## PROPOSED PLAT

A REPLAT OF LOT 2, C.K. MILLER SUBDIVISION, AS RECORDED IN PLAT BOOK 54, PAGE 150, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND A PORTION OF LOT 7, BLOCK B, DAVIS ADDITION TO ORLANDO, AS RECORDED IN PLAT BOOK B, PAGE 51, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. LOCATED IN THE CITY OF ORLANDO. SECTION 36. TOWNSHIP 22 SOUTH. RANGE 29 EAST. ORANGE COUNTY. FLORIDA.



BEGIN AT THE WESTERLY MOST CORNER OF LOT 1, C. K. MILLER SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK #45, PAGE 150, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING A POINT ON A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 648.00 FEET, CHORD BEING 112.95 FEET, BEING 112.95 FEET, RUN THENCE NORTHWESTERLY ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF LAKE DAVIS DRIVE PER THAT CERTAIN DEED RECORDED IN PLAT BOOK #58, PAGE 10, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, THENCE ALONG A CENTRAL ANGLE OF 10°01'41", A DISTANCE OF 113.10 FEET, THENCE NAD 24°63'04" A DISTANCE OF 213.08 FEET, THENCE NAD 21°40'E A DISTANCE OF 53.15 FEET TO A POINT ON THE SOUTH LINE OF W. P. J. KAKOBS REPLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK "E", PAGE 84, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, THENCE S89°58'47"E ALONG SAID SOUTH LINE OF W. P. J. KAKOBS REPLAT, A DISTANCE OF 160.00 FEET, TO THE WESTERLY CORNER OF LOT 1, K. J. KAKOBS REPLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK "E", PAGE 84, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, THENCE S00°09'58"E ALONG THE WEST LINE OF SAID LOT 1, K. J. KAKOBS REPLAT, A DISTANCE OF 160.00 FEET, TO THE SOUTHWEST CORNER OF SAID LOT 1, K. J. KAKOBS REPLAT, THENCE S89°58'47"E ALONG THE SOUTH LINE OF SAID LOT 1, K. J. KAKOBS REPLAT, A DISTANCE OF 160.00 FEET, TO A POINT ON THE WEST LINE OF W. P. J. KAKOBS REPLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK "E", PAGE 84, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, THENCE S00°13'33"W ALONG SAID WEST LINE OF H. W. FULLERS SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK "F", PAGE 133, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, THENCE S00°13'33"W ALONG SAID WEST LINE OF H. W. FULLERS SUBDIVISION, A DISTANCE OF 160.00 FEET, TO THE WESTERLY CORNER OF SAID LOT 1, C. K. MILLER SUBDIVISION, THENCE S49°01'18"W ALONG THE NORTHERLY LINE OF SAID LOT 1, C. K. MILLER SUBDIVISION, A DISTANCE OF 230.03 FEET TO SAID NORTHERLY RIGHT-OF-WAY LINE OF LAKE DAVIS DRIVE, BEING 112.95 FEET, BEING 112.95 FEET, RUN THENCE

1. BEARING SURVEY IS ASSUMED AND BASED ON THE MONUMENTED NORTHERLY LINE OF LOT 1, C. K. MILLER SUBDIVISION, PLAT BOOK 54, PAGE 150, ORANGE COUNTY, FLORIDA, BEING S49°01'18"W.

2. ■ - DENOTES A PERMANENT REFERENCE MONUMENT, A 4"x4" CONCRETE MONUMENT WITH A BRASS DISC MARKED "PRM LB 4475", UNLESS OTHERWISE NOTED.

3. ● - DENOTES A NAIL & BRASS DISC MARKED "PRM LB 4475", UNLESS OTHERWISE NOTED.

4. DEVELOPMENT OF 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. APPROVALS OF THIS PLAT 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 PLATING.

CCR - CERTIFIED CORNER RECORD  
 £ - CENTERLINE SYMBOL  
 CM - CONCRETE MONUMENT  
 DB - DEED BOOK  
 DESC - DESCRIBED  
 FND - FOUND  
 LB - LICENSED BUSINESS  
 N&D - NAIL AND DISK  
 ORB - OFFICIAL RECORDS BOOK  
 PB - PLAT BOOK  
 PG - PAGE  
 POB - POINT OF BEGINNING  
 PRM - PERMANENT REFERENCE MONUMENT  
 PSM - PROFESSIONAL SURVEYOR AND MAPPER  
 R/W - RIGHT-OF-WAY



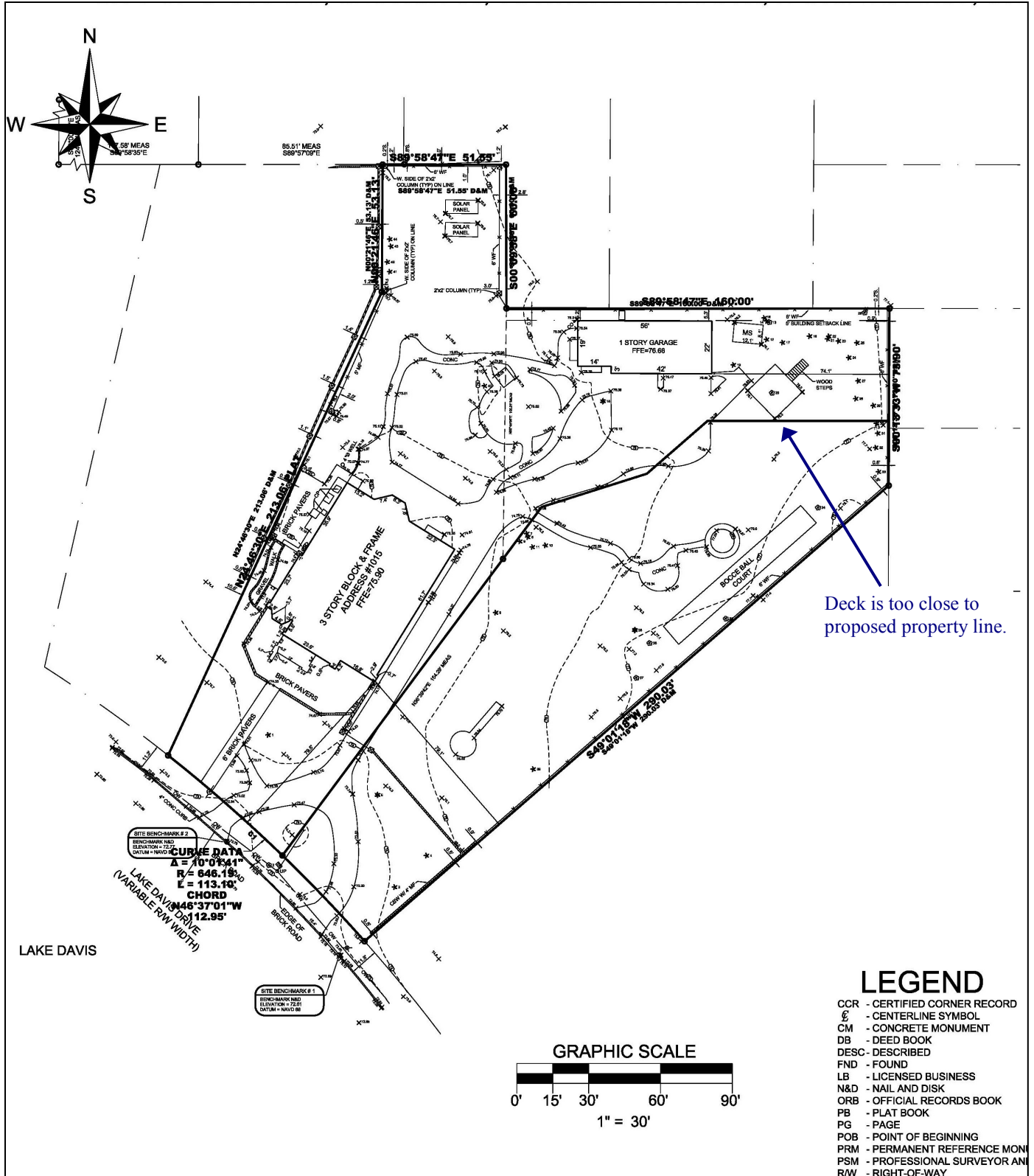
ACCURIGHT SURVEYS OF ORLANDO INC., LB 4475  
2012 E. Robinson Street, Orlando, Florida 32803  
www.AccurightSurveys.net  
ACCU@AccurightSurveys.net  
PHONE: (407) 894-6314

SHEET 1 of 1

NOTICE:  
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED  
LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY  
OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT  
ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.



# SITE PLAN



# 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. Deck Setback. Code requires a 5 ft. side setback for decks. Code compliance shall be obtained either through adjustment of the lot line, removal of the deck or approval of a variance.

## City Surveying

1. Sheet: (Survey) The west C-3 appears to be a typo error.
2. Sheet: (Survey) The concrete driveway appears to encroach onto lot-2 with the replatting.
3. Sheet: (Plat) Please supply the re-establish record information of the CCR 055876.
4. Field Review has passed. FS 177.091(7)
5. Orange County Property Appraiser has not completed their review at this time.
6. 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)
7. 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. 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."
4. 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. Johns River Water Management District is required. The system is to be privately owned and maintained.
5. 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.
6. 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. (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. Easement– Encroachment. The final plat shall contain the following note: There shall be no building encroachment, roof-over-

## CONDITIONS OF APPROVAL

hang or underground structure in the easement.

8. Erosion & Sedimentation 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.



## CONTACT INFORMATION

**Land Development**

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

**Transportation Planning**

For questions regarding Transportation Planning review, please contact John Rhoades at 407-246-2293 or [john.rhoades@cityoforlando.net](mailto:john.rhoades@cityoforlando.net)

**City Surveying**

For questions regarding Surveying review, please contact Ken Brown at 407-246-3812 or [Ken.brown@cityoforlando.net](mailto: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](mailto:Cynthia.sanford@cityoforlando.net)

**Engineering/Zoning**

For questions regarding Engineering or Zoning contact John Groenendaal at (407)246-3437 or [john.groenendaal@cityoforlando.net](mailto: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.

## 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.