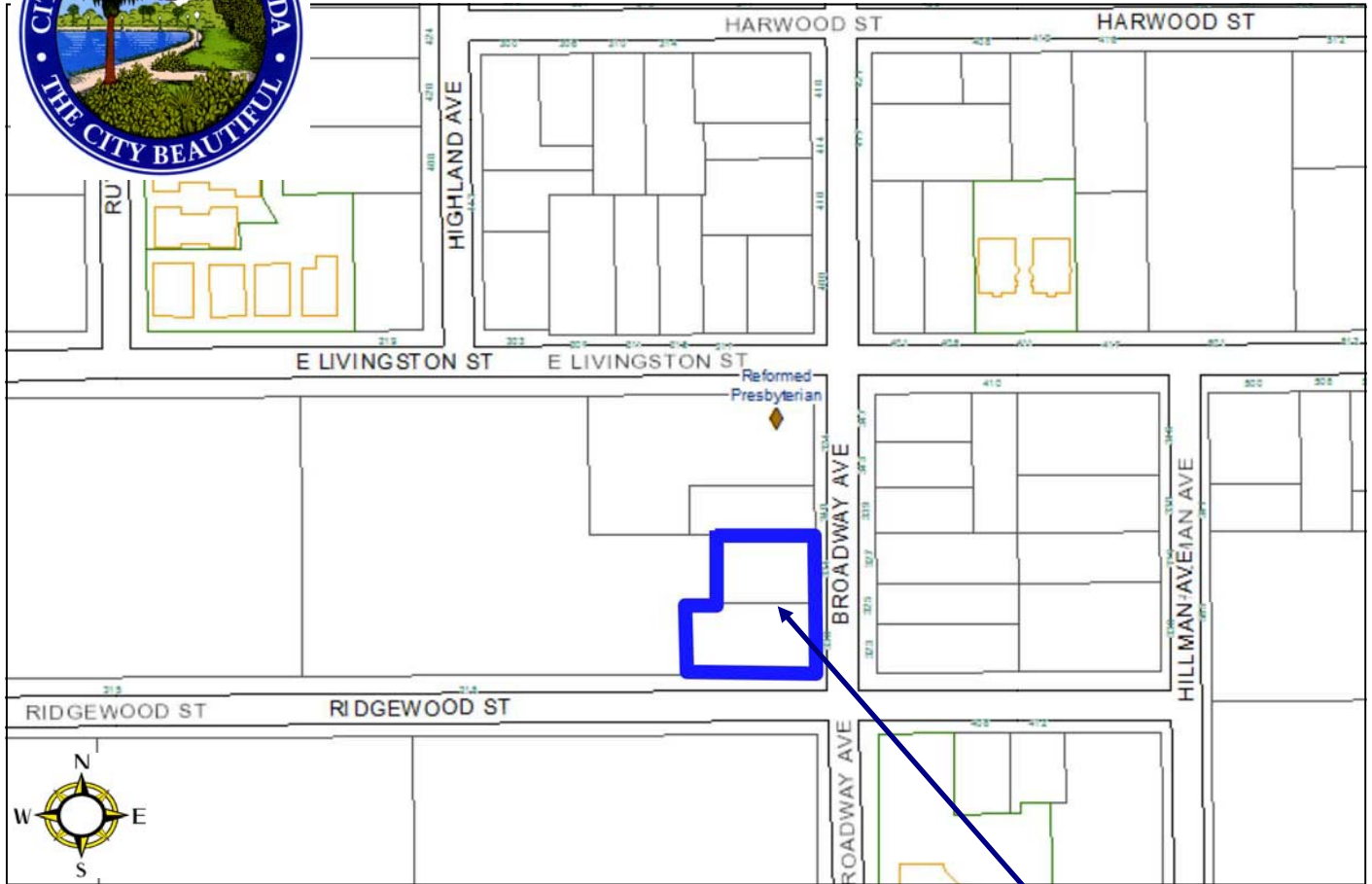




# BOYNTON PLACE REPLAT



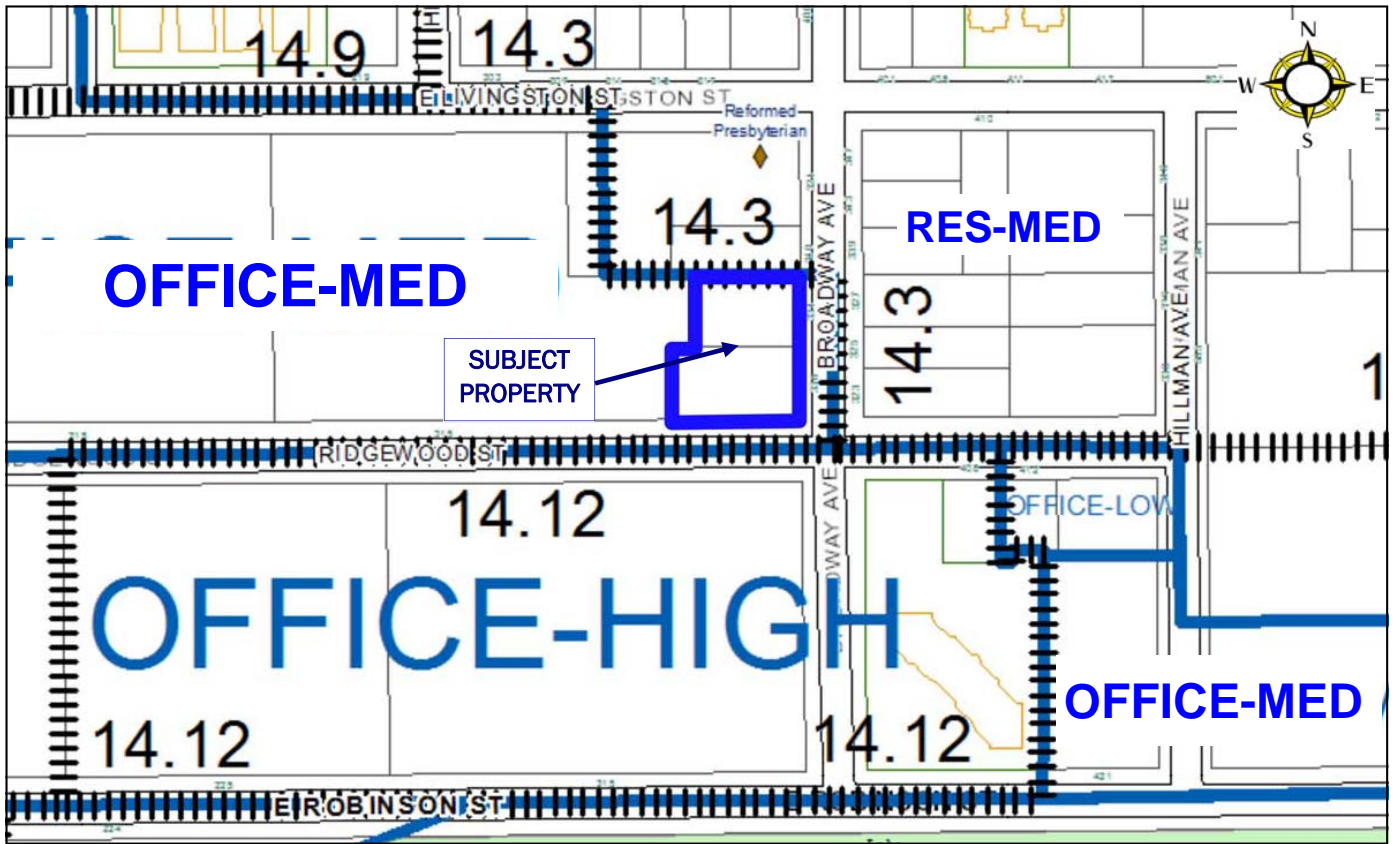
Location Map

Subject Site

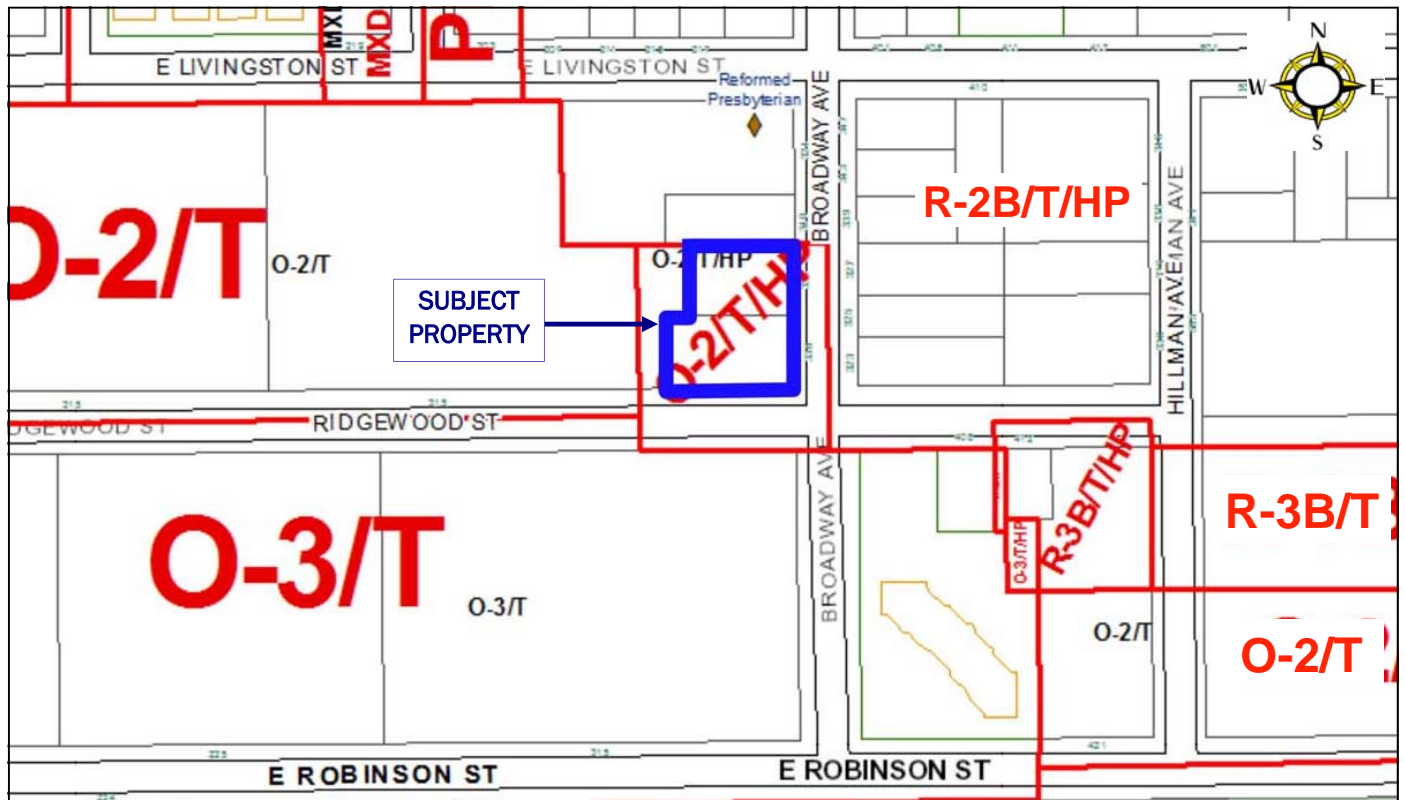
## SUMMARY

<p><b>Applicant/Owner</b>                  Gary Boynton</p> <p><b>Project Planner</b>                  Jim Burnett, AICP</p>	<p><b>Property Location:</b> 330 &amp; 334 Broadway Ave. (northwest corner of Broadway Ave. and Ridgewood St., north of E. Robinson St. and Lake Eola Park) (25-22-29-3634-28-100 &amp; -200, 0.36 acres, District 4).</p> <p><b>Applicant's Request:</b> The applicant proposes to replat a developed property as a condition of a recent mediated settlement agreement between the applicant/owner and the City of Orlando. The property is located in the Lake Eola Heights neighborhood.</p>	<p><b>Staff Recommendation:</b> Approval of the Minor Plat, subject to conditions in this staff report.</p>
<p><i>Updated: January 31, 2014</i></p>		

# FUTURE LAND USE MAP



# ZONING MAP



# PROJECT ANALYSIS

## Project Description

The applicant is requesting to replat a developed 0.36-acre property as a condition of a recent mediated settlement agreement between the applicant/owner and the City of Orlando. The property is located at the northwest corner of Broadway Ave. and Ridgewood St. in the Lake Eola Heights neighborhood.

## Previous Actions

- 1910: Property platted as part of Hillman’s 2nd Addition to Orlando.
- 1921: 2,284 sq. ft. house constructed at 330 Broadway Ave.; 1,653 sq. ft. house constructed at 334 Broadway Ave.
- 1997: Previous owner requested Certificates of Appropriateness (CofA) before the Historic Preservation Board (HPB) to demolish the house at 334 Broadway Ave. and construct a new 3-story office building on the property) (HPB2007-00122), and a smaller partial demolition at 330 Broadway Ave. (HPB2007-00121); HPB denied the requests, appeal filed by the owner.
- 12/2012: Current owner purchased the two (2) properties.
- 2/2013: City Council approved Mediated Settlement Agreement relative to appealed 2007 HPB cases.
- 12/2013: Growth Management Plan (GMP) and rezoning applications approved by Municipal Planning Board (GMP2013-00025 & ZON2013-00025), amending future land use designation of 334 Broadway Ave. from Office Medium Intensity to Residential Medium Intensity and rezoning said property from O-2/T/HP to R-2B/T/HP; 330 Broadway Ave. rezoned from O-2/T/HP to O-2/T; City Council to adopt the GMP and zoning amendments on 3/17/2014.

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	Residential Medium Intensity (RES-MED)	R-2B/T/HP (Medium Intensity Residential Development, Traditional City Overlay, Lake Eola Heights Historic District Overlay)	Residential Duplex
East	(Across Broadway Ave.) RES-MED	R-2B/T/HP	Residential Duplex, Vacant Lot & Single-Family Home
South	(Across Ridgewood St.) Office High Intensity (OFFICE-HIGH)	O-3/T (High Intensity Office - Residential, Traditional City Overlay)	Landmark Center I Office Building
West	Office Medium Intensity (OFFICE-MED)	O-2/T (Medium Intensity Office - Residential, Traditional City Overlay)	Landmark Center I Parking Garage

## 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 part of a mediated settlement agreement.

Table 2 - Development Standards (split-zoned)		
Lot, Existing Use & Zoning	Lot Size (sq. ft.)	Lot Dimensions (min.)
330 Broadway - Lot 1 Office (proposed O-2/T)	7,500 (minimum) 10,654 (0.24 ac.) prop.	75 ft. (w) x (no min. depth) (irregular dimensions) prop.
334 Broadway - Lot 2 SF Home (proposed R-2B/T/HP)	4,000 1-family (min.) 5,000 2-family (min.) 5,050 (0.11 ac.) prop.	40 ft. (w) x 100 ft. (d) 50 ft. (w) x 100 ft. (d) 50 ft. (w) x 101 ft. (d) prop.

## Existing Zoning and Future Land Use

A portion of the property is being changed from Office Medium Intensity to Residential Medium Intensity, with a concurrent rezoning from O-2/T/HP to R-2B/T/HP. Another portion of the property is being rezoned from O-2/T/HP to O-2/T. Per Table 2 above, the replat request complies with standards for platting of lands as contained in LDC Chapter 65 Part 3C.

**School Impacts** (Not applicable, since the lots are only being reconfigured (no increase in the number of residential lots or uses))

## Findings/Recommendation

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



1. The proposed Minor plat 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 Land Development Code.
3. The Minor subdivision plat 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 Boynton Place replat, subject to the conditions in this staff report.





## CONDITIONS OF APPROVAL

**REQUIRED** (The property is already developed with a single-family home and an office building)

Engineering/Zoning

1. Plat Face Changes: 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 Sun Trust Bank Center, 200 S. Orange Ave., Orange County Property Appraiser's Office, 17th Floor, Room 1700, Attn: Rocco Campanale. The original completed Statement of Lien from Orange County is required by this office and must be received by this office prior to recording the plat.

Transportation Planning - Joint Use Driveway: The requested lot line eliminates driveway access for Lot 2, an existing historic single-family residential site. If a Joint Use Driveway easement shall not be shown on the requested plat of record, a separate recorded instrument shall be provided for access rights or use on both lots of record.

**INFORMATIONAL** (pertains more to development/permitting of a new use or structure)

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 also 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, schedule/cancel an inspection or obtain inspection results, please call PROMPT, our Interactive Response System at 407.246.4444.

**Transportation Planning/Engineering**

For questions regarding Transportation Planning/Engineering review, contact Nancy Ottini at 407-246-3529 or at nancy.ottini@cityoforlando.net.

## REVIEW/APPROVAL PROCESS-NEXT STEPS

Engineering/Zoning will handle the remainder of the plat review following the Technical Review Committee, including scheduling City Council approval of the plat (date to be determined by Engineering/Zoning).