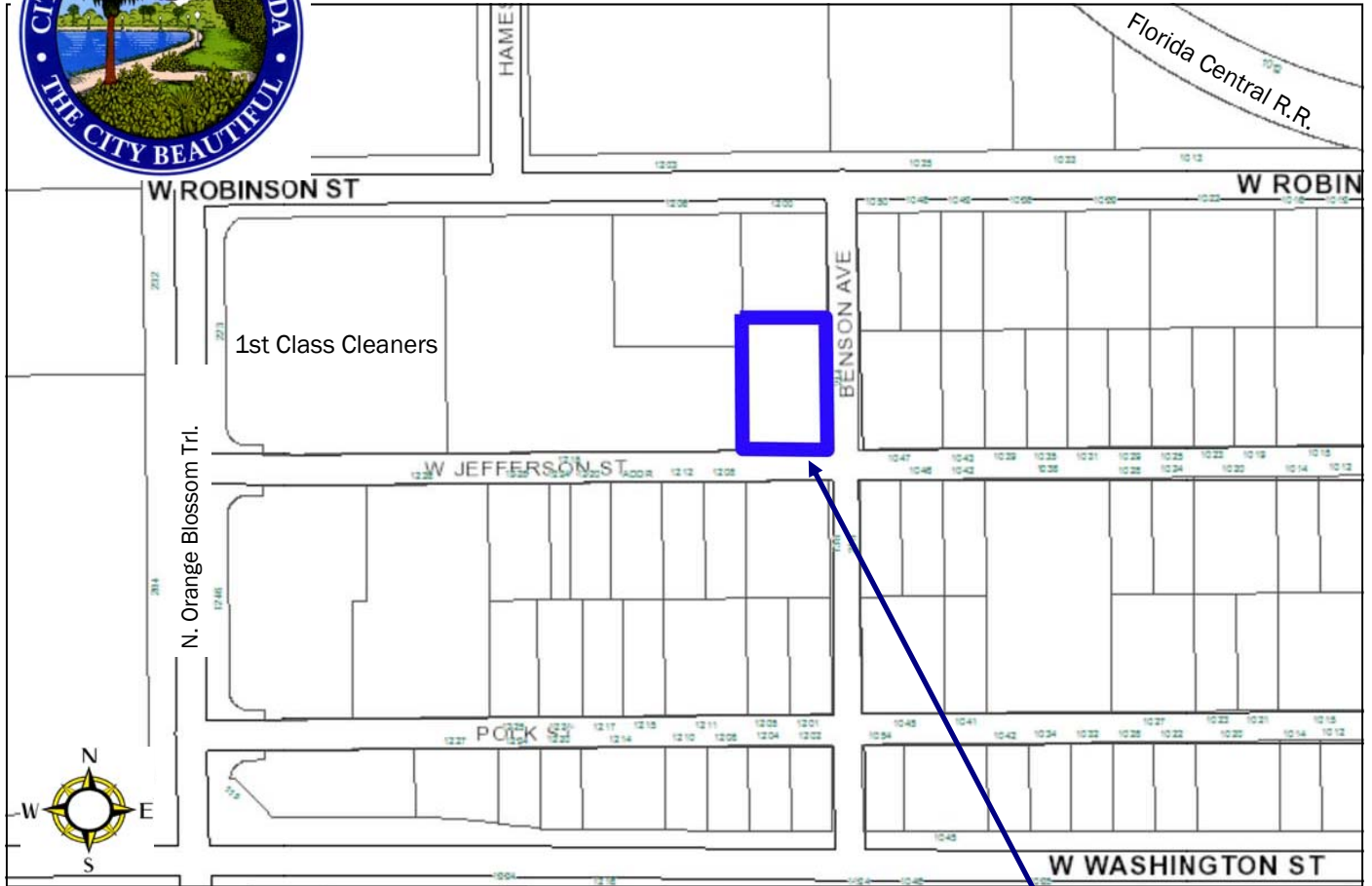




HEROES COMMONS REPLAT



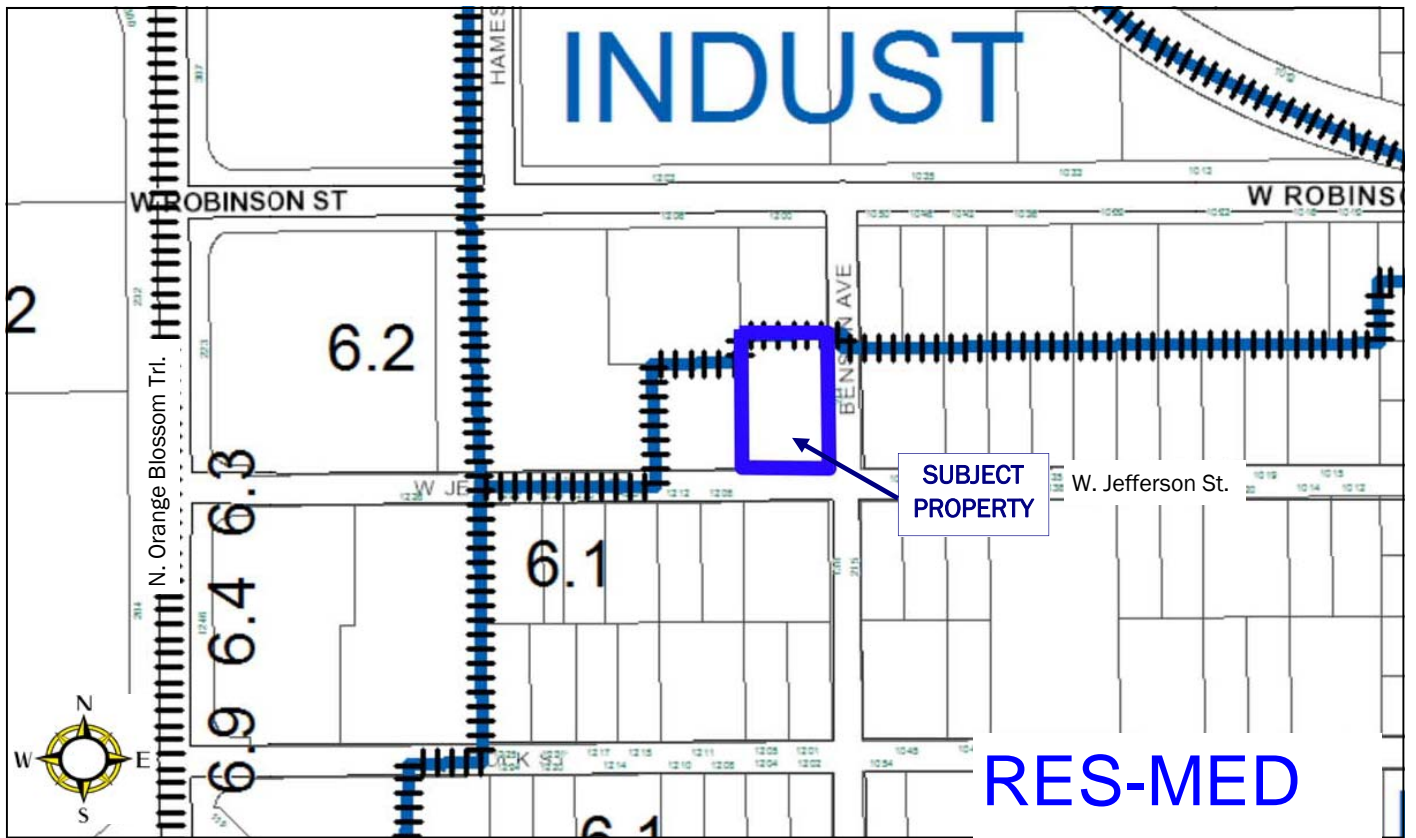
Location Map

Subject Site

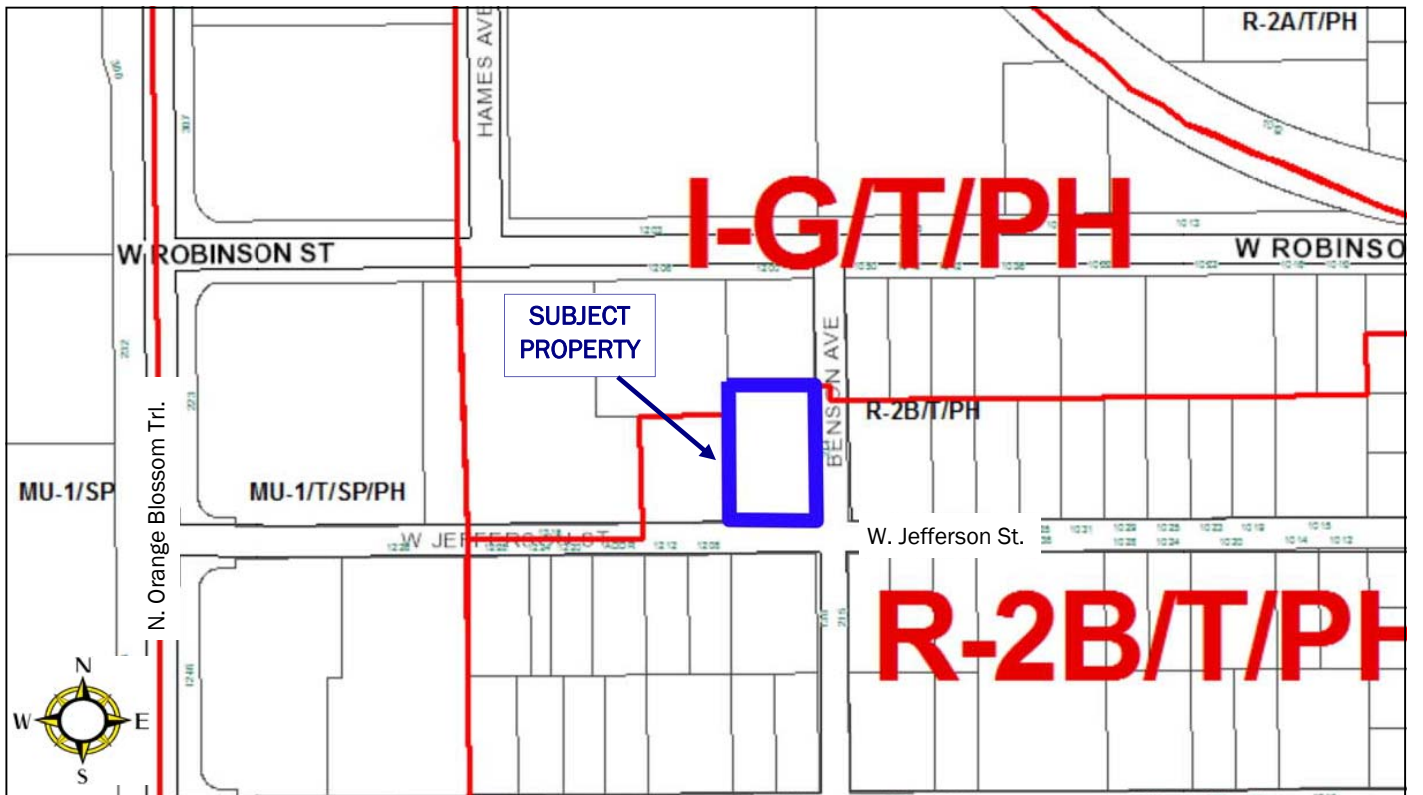
SUMMARY

<p>Applicant/Owner City of Orlando</p> <p>Project Planner Jim Burnett, AICP</p>	<p>Property Location: 1203 W. Jefferson St. (northwest corner of W. Jefferson St. and Benson Ave., east of N. Orange Blossom Trl.) (parcel #27-22-29-5192-00-012; 0.25 acres, District 5).</p> <p>Applicant's Request: The applicant proposes to replat a vacant residential property preparatory to constructing two (2) single-family homes. A Modification of Standards is needed for the corner lot, which cannot meet the required lot width under R-2B/T/PH zoning. The property is located in the Callahan neighborhood.</p>	<p>Staff Recommendation: Approval of the Minor Plat with Modification of Standards, subject to conditions in this staff report.</p> <p>Public Comment: Courtesy notices were mailed to property owners within 300 ft. of the subject property the week of March 3, 2014. As of the mail-out of the staff report, staff has received no public inquiries relative to the replat request.</p>
<p><i>Updated: March 6, 2014</i></p>		

FUTURE LAND USE MAP



ZONING MAP



PROJECT ANALYSIS

Project Description

The subject property consists of a vacant 0.25-acre residential lot that the applicant is requesting to replat for the development of two (2) single-family homes as part of the Heroes Commons Redevelopment project. The property is located at the northwest corner of W. Jefferson St. and Benson Ave., in the Callahan neighborhood.

Previous Actions

1910: Properties originally platted as part of Van W. Morgan’s 2nd Addition to Orlando (Subdivision).

2010: Property (84 ft. (w) x 130 ft. (d)) acquired by the City; Apartment building at 214 Benson Ave. demolished.

10/2013: Planning Official Determination (case #LDC2013-00293) approved, administratively adjusting the Future Land Use and Zoning Maps for northern 26 ft. of 214 Benson Ave. parcel (from Industrial/I-G/T/PH to Residential Medium Intensity/R-2B/T/PH).

11/2013: Variances (VAR2013-00084) approved by City Council, reducing street side setback from 15 ft. to 7.5 ft. and removal of vehicular landscape buffer to allow a shared rear driveway.

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	Industrial (INDUST)	I-G/T/PH (Industrial, General, Traditional City Overlay, Parramore Heritage Overlay)	Vacant Land
East	(Across Benson Ave.) Residential Medium Intensity (RES-MED)	R-2B/T/PH (One- to Five-Family Residential, Traditional City Overlay, Parramore Heritage Overlay)	Single-Family Homes
South	(Across W. Jefferson St.) RES-MED	R-2B/T/PH	Vacant Land
West	RES-MED	R-2B/T/PH	Car Repair/Storage

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 to allow for the development of two (2) single-family homes.

Existing Zoning and Future Land Use

The property is designated R-2B/T/PH (One- to Five-Family Residential, Traditional City Overlay, Parramore Heritage Overlay) and is designated as Residential Medium Intensity. Per Table 2 at right, the replat request does not comply with standards for platting of lands as contained in LDC Chapter 65 Part 3C and needs a Modification of Standards relative to lot width (corner lot only).

Table 2 - Development Standards (R-2B/T/PH)		
Use & Proposed Lot	Lot Size (sq. ft.)	Lot Dimensions (min.)
Single-Family Homes	4,000	40 ft. (w) x 100 ft. (d)
Lot 1	5,200	40 ft. (w) x 130 ft. (d)
Lot 2 (corner lot)*	5,720	44 ft. (w) x 130 ft. (d)
*Corner lots must be 15% (6 ft.) wider than interior lots		

Proposed Development/Modification of Standards

When an apartment building occupied the property, the lot was conforming since the 2 lots were bound together by the common use. But when the previous apartment building was demolished, the 1959 “grandfathering” was also lost, requiring the lots to be replatted and brought into conformity with Code. Per LDC Section 58.1152, “when nonconforming residential lots are shown on a plat recorded prior to February 4, 1959, and any portion of two or more lots have been bound together by any action of a property owner to form a conforming building site, the property shall not be split and so as to revert to the original plat except in accordance with the standards provided in this subsection and the procedures provided in Chapter 65, Part 3G (Plat with Modification of Standards).” The property was platted in 1910 as two (2) 42-ft. wide lots, for a total lot width of 84 ft., where a minimum 40 ft. lot width is required for the interior lot and 46 ft. lot width is required for the corner lot.

LDC Section 58.1152 further 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:

- A. Height. The maximum building height shall be two (2) -stories. *Both homes will be single-story construction.*
- B. Floor Area Ratio (FAR). The maximum floor area ratio shall be 0.50. *FAR for Lot 1 (corner) will be 0.31; 0.21 for Lot 2.*
- C. Location of Required Parking. All required parking spaces and garage door elevations shall be set back a minimum of five (5) feet from the principle facade of the principle 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 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. *Both homes will have rear entry attached garages.*
- 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 W. Jefferson St. block face (north and south sides, west of Benson Ave.). The area consists of vacant lots - the previous use was a 2-story apartment building, with another apartment building to the south (since demolished and now part of the same Heroes Commons redevelopment project). The applicant has provided the required development plan and building elevations for the two (2) new homes.

Generally, Planning staff supports Plats with Modification of Standard requests when all lots meet the minimum required lot area under the applicable zoning designation, and both of these lots satisfy that criteria.

School Impacts - The replatting will re-activate the 2nd lot and the increase of 1 dwelling unit would result in a *diminimus* increase to area school capacity. Thus, no further school impact analysis is needed.

Findings/Recommendation

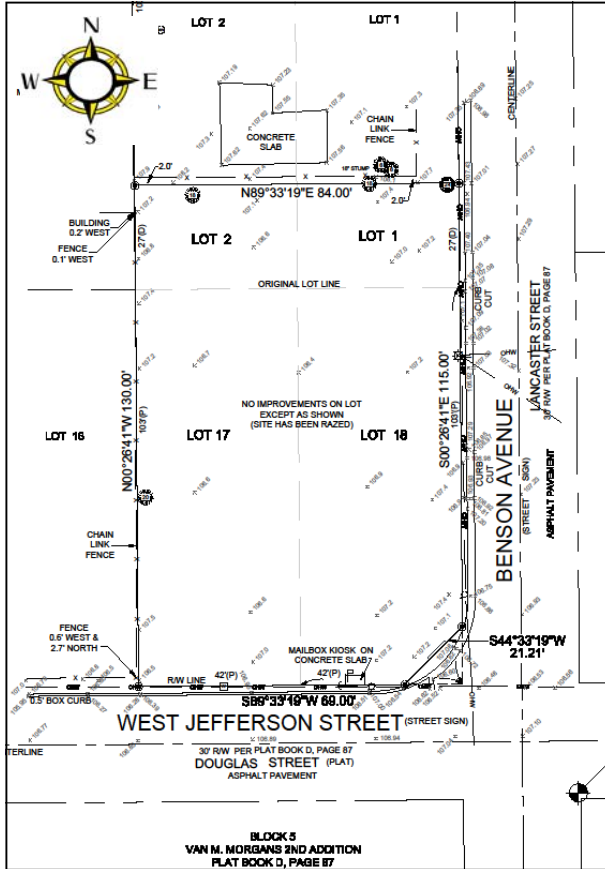
Subject to the conditions contained herein, the Heroes Commons replat with Modifications of Standards is consistent with the requirements for approval of Minor Subdivision Plat applications contained in Section 65 Part 3G of the Land Development Code (LDC):

1. The proposed Minor plat with Modification of Standards is consistent with the purpose and intent of the City's Growth Management Plan.
2. The proposed replat with Modification of Standards is consistent with the requirements of the Land Development Code.
3. The Minor subdivision plat with Modification of Standards 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.

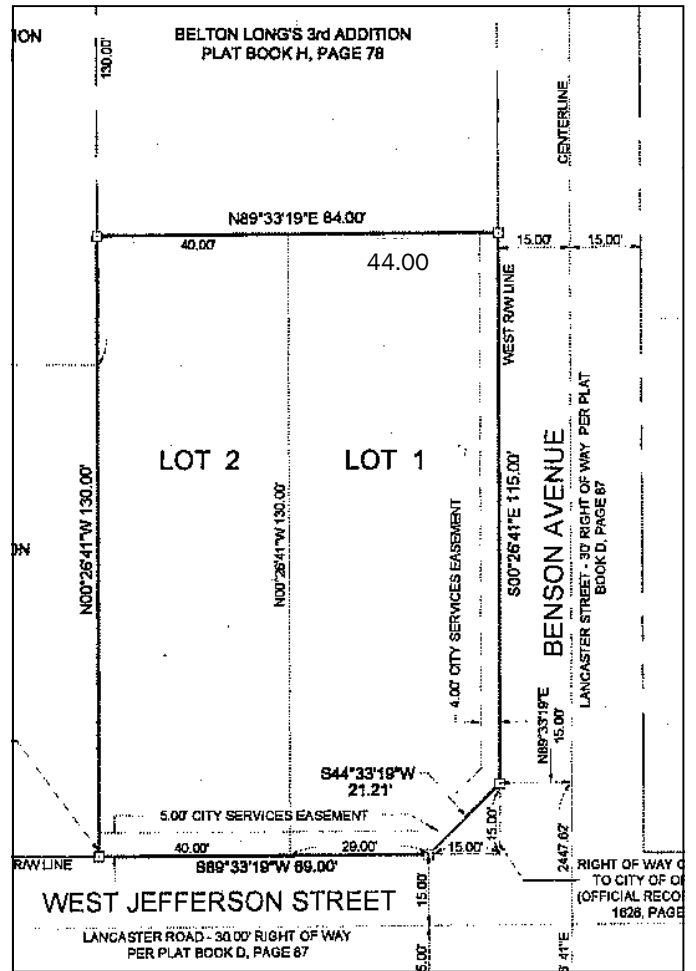
Based on the information provided in the staff report and the findings noted above, staff recommends approval of the Heroes Commons replat with Modification of Standards, subject to the conditions in this staff report.



2014 SURVEY



PROPOSED PLAT

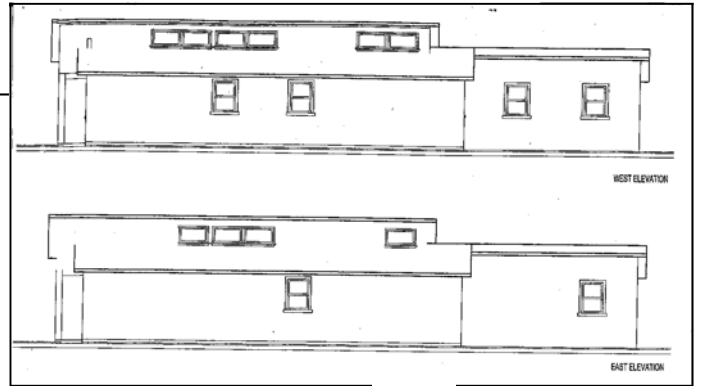
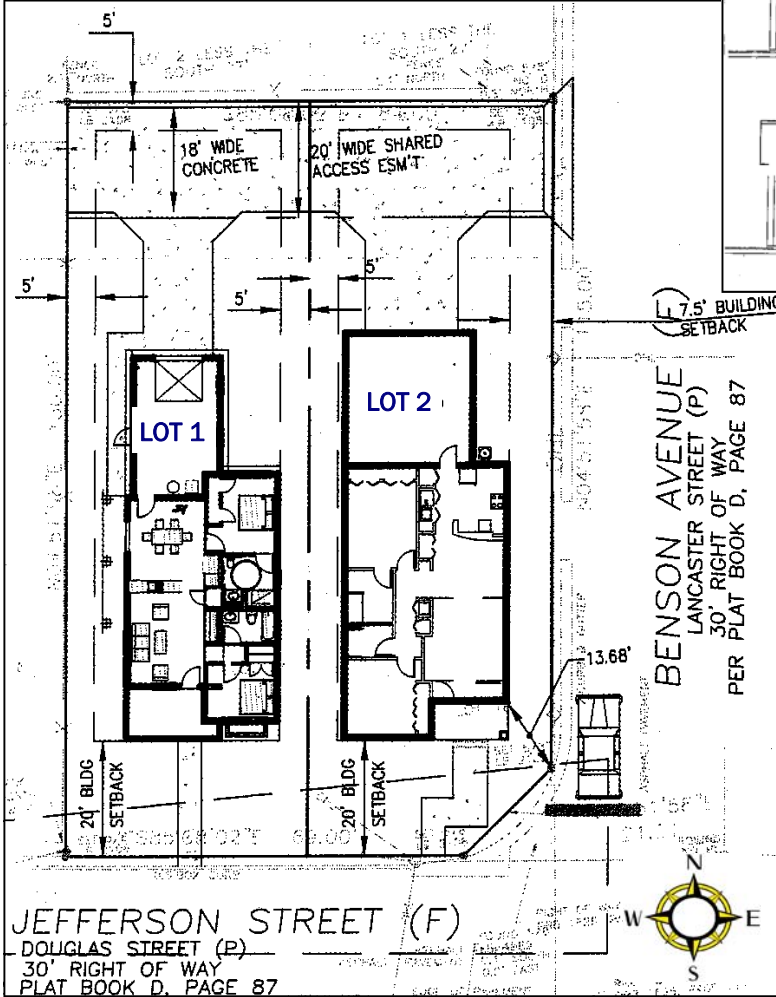


SITE PHOTO

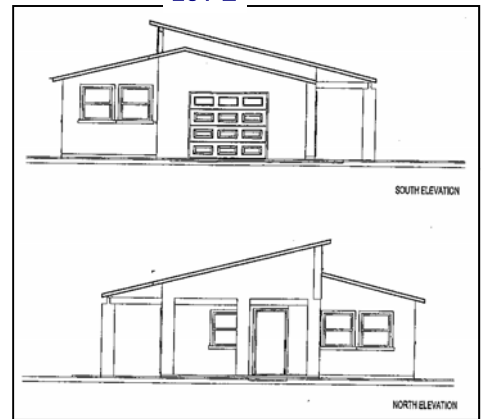


Vacant lot at NW corner of Benson Ave. and W. Jefferson St., site of 2 new houses.

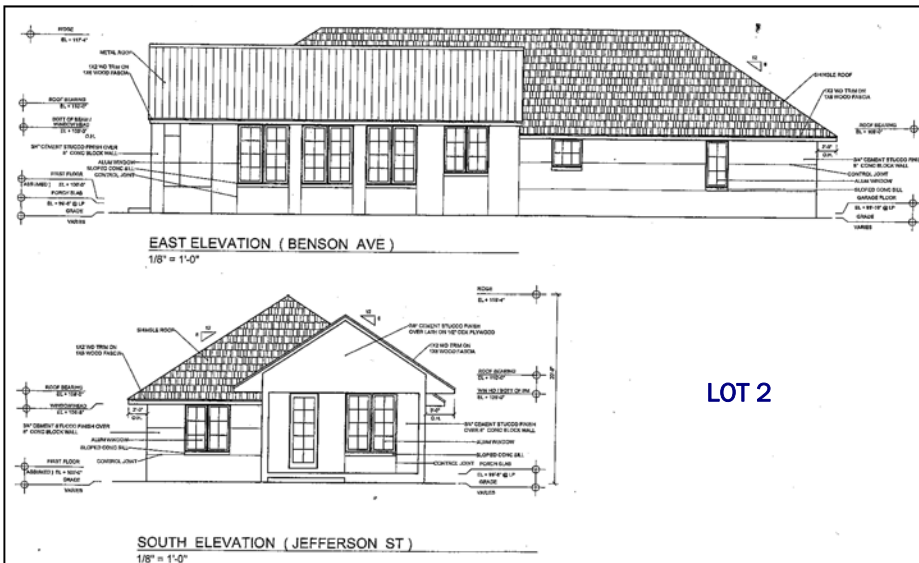
PROPOSED SITE PLAN W. FLOORPLANS (PER VAR2013-00084)



LOT 1



PROPOSED BUILDING ELEVATIONS



LOT 2

CONDITIONS OF APPROVAL - REQUIRED

Land Development

1. Development shall be per conditions of VAR2013-00084.
2. 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.

Engineering/Zoning

1. 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 Permitting:
 - > 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.
2. Concurrency Management - The following note shall be placed on the face of the plat: "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."

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.

REVIEW/APPROVAL PROCESS-NEXT STEPS

1. Following the MPB meeting, the City Council will review and approve the MPB meeting minutes on Mon. April 14, 2014.
2. Following the March MPB meeting, the applicant can re-submit plat and subdivision revisions to Engineering/Zoning (1st floor), who will coordinate the remainder of the plat review process, including scheduling City Council approval of the plat (date to be determined by Engineering/Zoning).