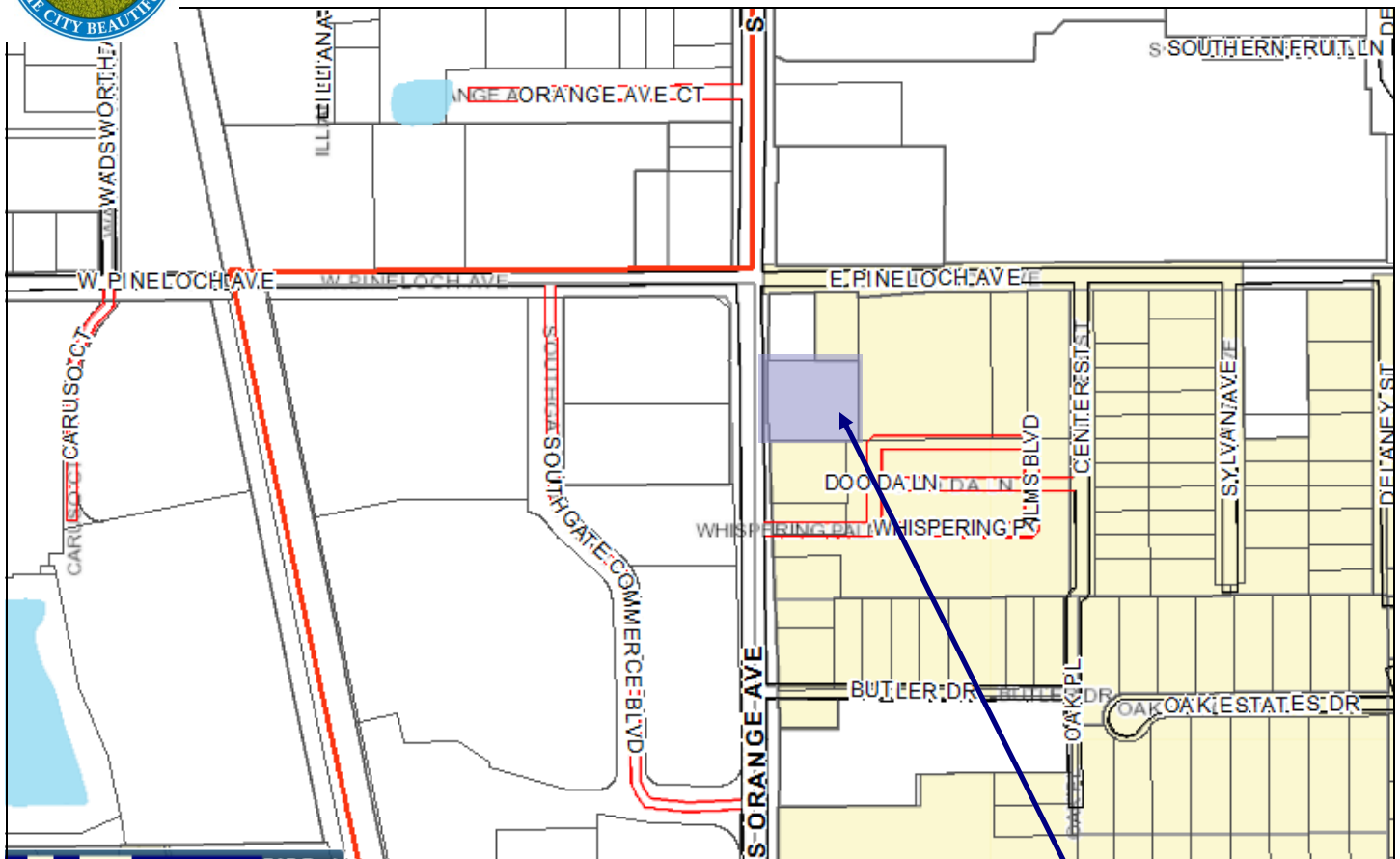




3117 S. ORANGE AVE. PLAT



Location Map

Subject Site

SUMMARY

<p>Owner Michael Geldner, 3117 South Orange LLC</p> <p>Applicant Joseph Schaemann, 3117 South Orange LLC</p> <p>Project Planner Michaëlle Petion</p>	<p>Property Location: 3117 S. Orange Ave. (north of Butler Dr., east of S. Orange Ave., south of E. Pineloch Ave. and west of S. Osceola Ave.; Parcel ID #12-23-29-1096-00-026) (±0.72 acres, District 4)</p> <p>Applicant's Request: Minor Plat request for the redevelopment of a single lot.</p>	<p>Staff's Recommendation: Approval of the request, subject to the conditions in this report.</p>
<p>Updated: February 27, 2014</p>		

PROJECT ANALYSIS

Project Description

The ±0.73 acre subject site consists of one parcel originally platted as a portion of Lot 2 in the Jno Burke Subdivision. Located north of Butler Dr., east of S. Orange Ave., south of E. Pineloch Ave. and west of S. Osceola Ave., the property is in the Pineloch neighborhood. The site is currently developed with a vacant building but has been approved for a 4,800 sq. ft. commercial building and has a Future Land Use designation of MUC Medium and a Zoning designation of MU-1/SP. The site is located within the Orange Michigan Special Plan.

The applicant is requesting Minor Subdivision Plat approval to separate from Lot 2 of the Jno Burke Subdivision into its own lot. The Administrative Master Plan requires an approximately 7 ft. wide City services and sidewalk easement along Orange Ave to provide the required 13 ft. streetscape along the right-of-way.

Previous Actions:

- 1884- Property originally platted as part of Jno Burke's Subdivision
- June 2013— Property annexed from Orange County and given an initial zoning designation of MU-1/SP and a future land use designation of MUC-MED (ZON2013-00003, GMP2013-00002, ANX2013-00001; CC Doc#: 1306171203).
- July 2013— Letter of Determination for Administrative Master Plan approved for a 4,800 sq. ft. commercial building (LDC2013-00195)

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 replatted to create a new, independent lot for the redevelopment of the subject property.

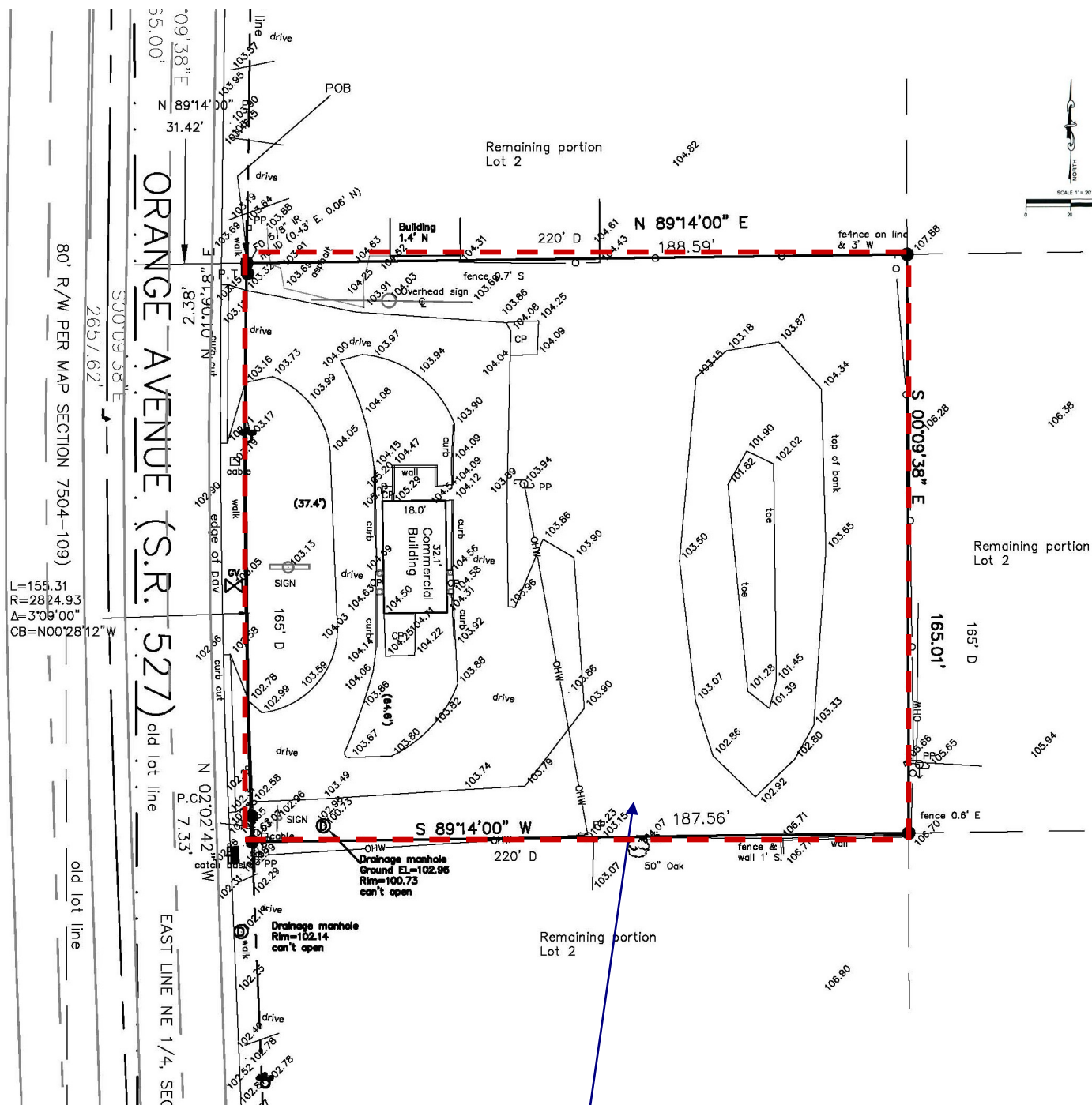
FINDINGS

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.

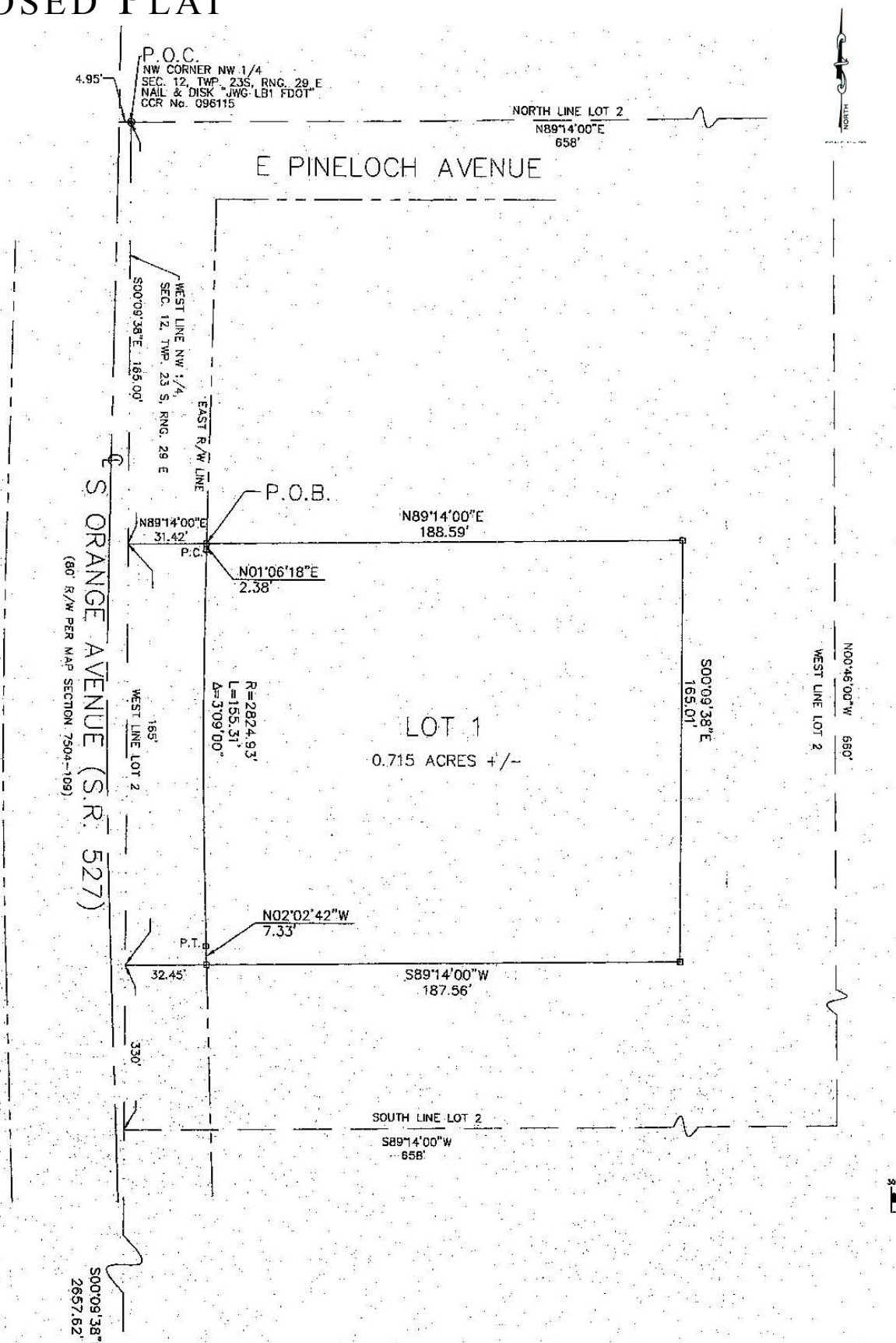
Staff recommends approval of the minor subdivision request subject to the conditions in this staff report.

BOUNDARY SURVEY

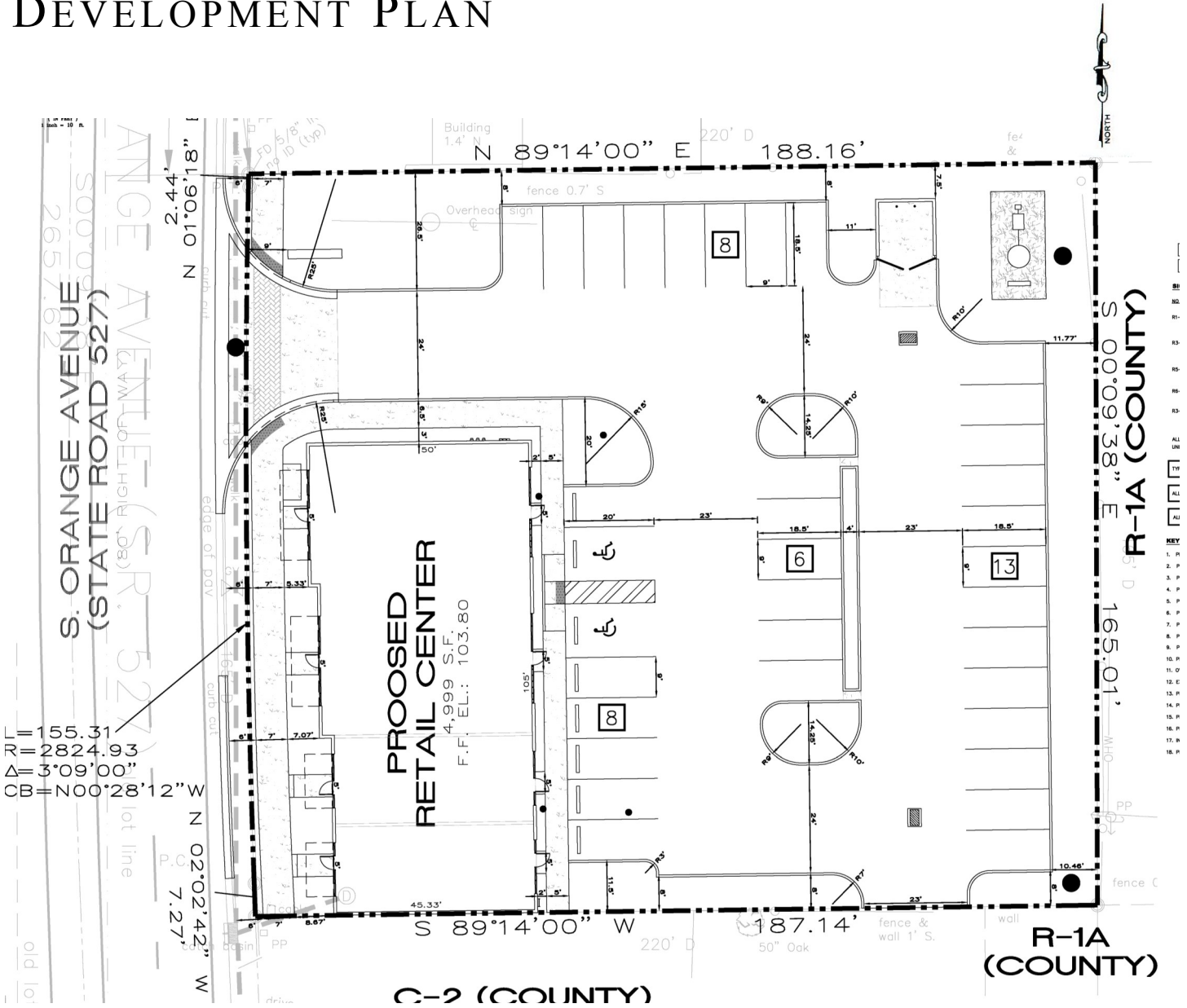


Subject property

PROPOSED PLAT



DEVELOPMENT 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. Previous Approvals Consistency. The proposed development shall be consistent with the conditions of the approved Administrative Master Plan (LDC2013-00195).
3. Easement. Where the existing right-of-way is less than 13 ft., the owner shall dedicate additional City Services Easements to provide a total of 13 ft. for city services and sidewalk from the back-of-curb.

Transportation Planning

1. Cross Access Corridor. The subject property is adjacent to a major thoroughfare, S. Orange Avenue. Orlando Land Development Code (LDC), Chapter 61 (Sections 61.108 - 61.113), provides the minimum requirements for cross-access corridors. The subject development shall provide a cross-access easement to the adjacent property to the south to ensure that the parking, access, and circulation may be easily tied in to create a unified system.

Engineering/Zoning

1. Sidewalks. 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. Engineering Standards Manual. 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 Fee. 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. Sewer-Misc. The Lift Station tract should be included on the Final Plat as a tract.
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. FDOT. Any construction within the S Orange Avenue (S.R. 527) right of-way of will require Florida Department of Transportation (FDOT) approval/permit prior to construction.
7. Plat. This property is required to plat in accordance with Section 65.401 of the City's Land Development Code prior to the issuance of building permits.
8. Plat— Minor. Plat Face Changes - There may be 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 and/or Conditions to the face of the plat are available on our website under SUB2014-00001
 - 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.

Legal Affairs Office

1. According to the Certificate of Title the record owner is Michael Hatcher Geldner, as Trustee, which is different from what appears in the dedication section of the plat.
2. The Certificate of Title will expire on February 21, 2014, at which time an update must be provided.
3. All contiguous properties shall be identified by subdivision title, plat book, and page or if unplatted, land shall be so designated.

CONTACT INFORMATION

Land Development

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

Transportation Planning

For questions regarding Transportation Planning plan review, please contact Ian Sikonia at 407-246-3325 or ian.sikonia@cityoforlando.net

Engineering/Zoning

For questions regarding Engineering or Zoning contact Keith Grayson at (407)246-3234 or keith.grayson@cityoforlando.net.

Legal Affairs Office

For questions regarding legal affairs review, please contact Cindy Sanford at 407-246-2295 or Cynthia.sanford@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.