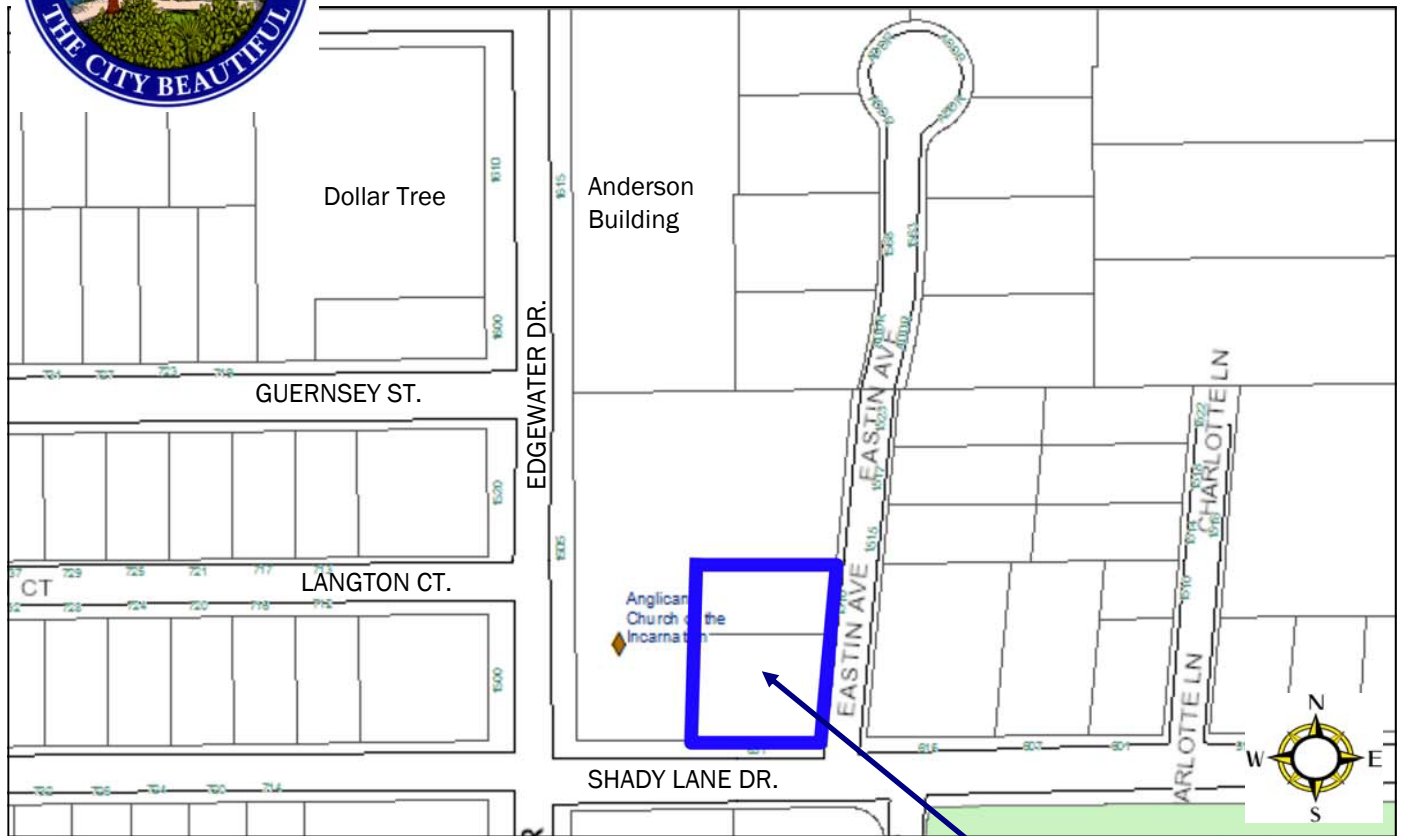




Y. B. ESTATES (REPLAT)



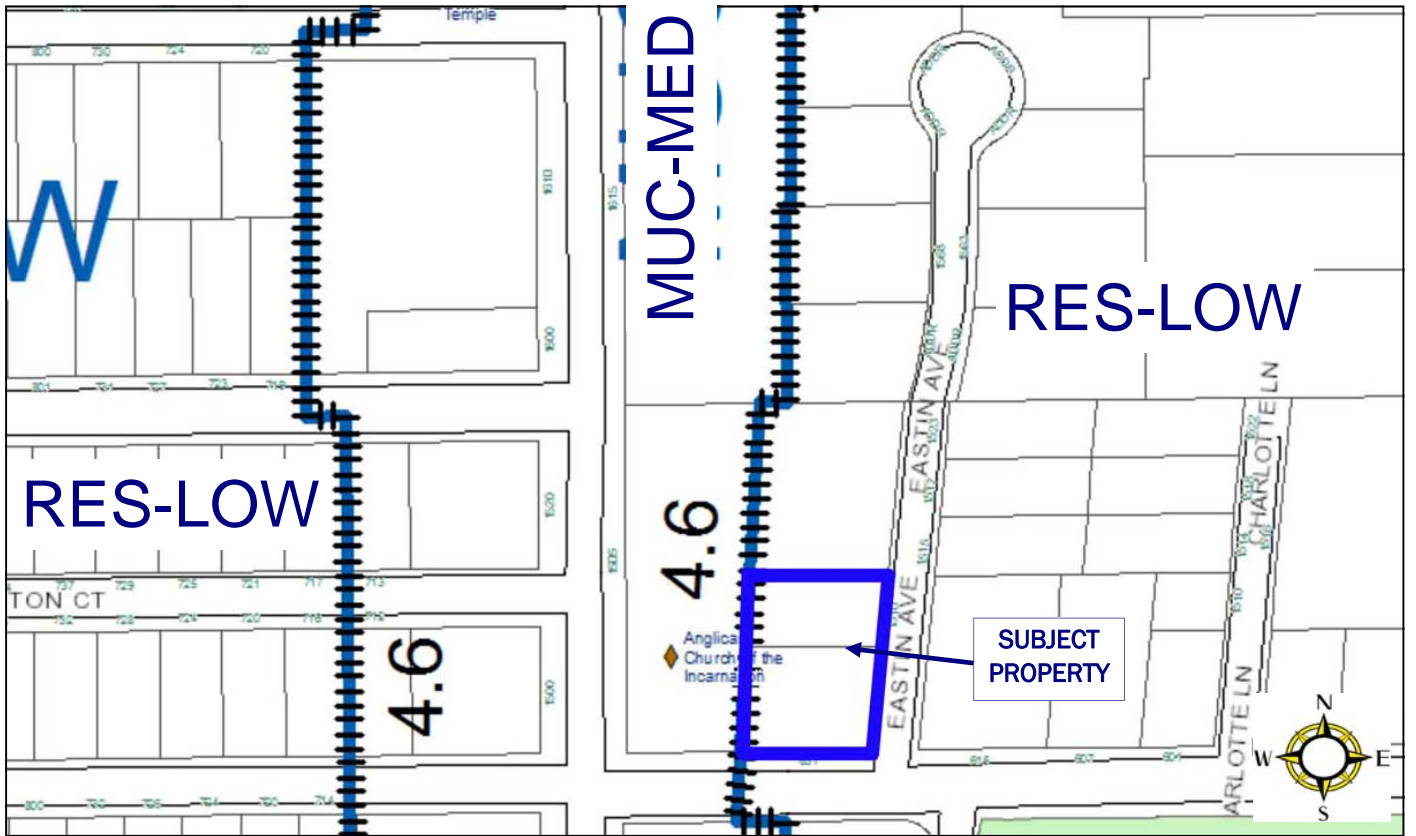
Location Map

 Subject Site

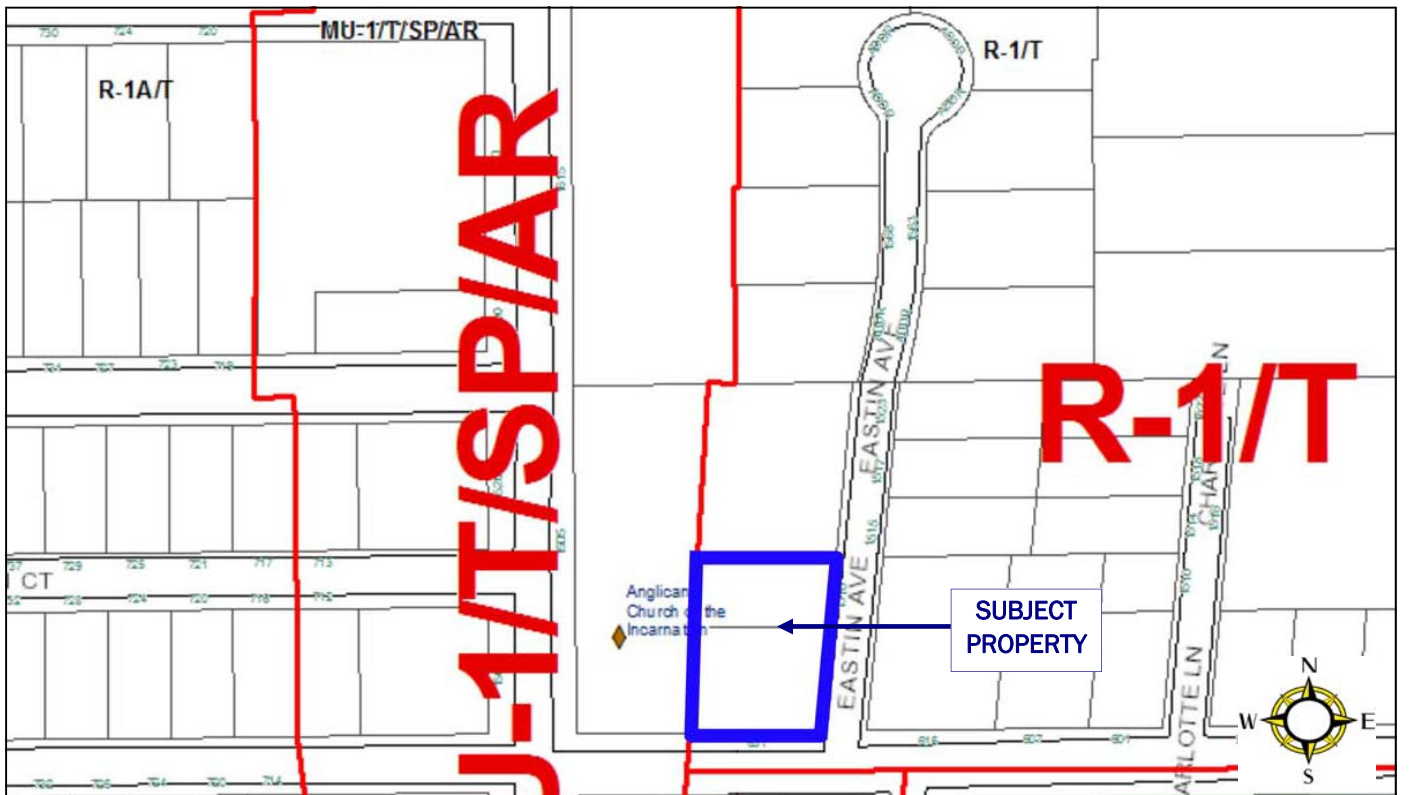
SUMMARY

| | | |
|--|--|---|
| <p>Applicant/Owner David Yergey, Jr., Manager YB Properties, LLC</p> <p>Project Planner Jim Burnett, AICP</p> | <p>Property Location: 1510 Eastin Ave. and 631 Shady Lane Dr. (northwest corner of Eastin Ave. and Shady Lane Dr., east of Edgewater Dr.) (parcel #23-22-29-3900-02-100 & -111; 0.40 acres, District 3).</p> <p>Applicant's Request: The applicant proposes to replat a partially developed residential property preparatory to selling off the northern lot for a new single-family home. The property is located in the College Park neighborhood.</p> | <p>Staff Recommendation: Approval of the Minor Plat, subject to conditions in this staff report.</p> |
| <p><i>Updated: February 28, 2014</i></p> | | |

FUTURE LAND USE MAP



ZONING MAP



PROJECT ANALYSIS

Project Description

The applicant is requesting to replat a partially developed 0.40-acre property for the development of a new single-family home on the vacant ±7,098 sq. ft. lot (north of the existing developed portion of the property). The property is located at the northwest corner of Shady Lane Dr. and Eastin Ave., east of Edgewater Dr., in the College Park neighborhood.

Previous Actions

- 1921: Subject property platted as part of the Ivanhoe Grove Subdivision.
- 4/2002: Variance granted (VAR2002-00010) to front and rear setbacks to allow property to be split into two (2) parcels (variance expired 10/2002, no permit, lot split or replat application submitted to effectuate variance).
- 8/2003: Plat Waiver submitted to reconfigure 3 existing lots into 2 total lots (SUB2003-00056) but never completed.
- 6/2004: Variance granted (VAR2004-00052) to front and rear setbacks to allow conversion of triplex to a duplex and allow lot split to create buildable lot to the north.
- 12/2004: 700 sq. ft. detached garage demolished (DEM2004-00077).
- 1/2005: Permit issued (BLD2005-00065) to convert triplex into duplex.
- 4/2009: Subject property acquired by the current owner.

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 Low Intensity (RES-LOW) | R-1/T (One-Family Residential, Traditional City Overlay) | Anglican Church Parking |
| East | (Across Eastin Ave.) RES-LOW | R-1/T | Single-Family Home |
| South | (Across Shady Lane Dr.) RES-LOW | R-1AA/T | Single-Family Home |
| West | Mixed Use Corridor, Medium Intensity (MUC-MED) | MU-1/T/SP/AR (Medium Intensity, Mixed Use Corridor, Traditional City Overlay, Edgewater Dr. Special Plan Overlay, Appearance Review District) | Anglican Church of the Incarnation |

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 a single-family home on the newly created lot and retention of the duplex on the southern lot (with Code-compliant setbacks per VAR2004-00052 as noted above).

| Table 2 - Development Standards (R-1/T) | | |
|---|-------------------------|------------------------------|
| Use & Proposed Lot | Min. Lot Size (sq. ft.) | Lot Dimensions (min.) |
| | 6,000 | 55 ft. (w) x 110 ft. (d) |
| Lot 1 (Duplex) | 10,341 | 90.4 ft. (w) x 114.4 ft. (d) |
| Lot 2 (SF Home) | 7,098 | 60.1 ft. (w) x 118.1 ft. (d) |

Existing Zoning and Future Land Use

The property is designated Residential Low Intensity on the City’s Future Land Use Map, and is zoned R-1/T (One-Family Residential, Traditional City Overlay). Per Table 2 above, the replat request complies with standards for platting of lands as contained in LDC Chapter 65 Part 3C.

Proposed Development (details of the proposed single-family home have not been provided)

School Impacts (Not negligible, since the property was a formerly a triplex until 2005, then reduced to a duplex)

Findings/Recommendation

Subject to the conditions contained herein, the Y. B. Estates 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 Y. B. Estates replat, subject to the conditions in this staff report.

CONTACT INFORMATION

Land Development

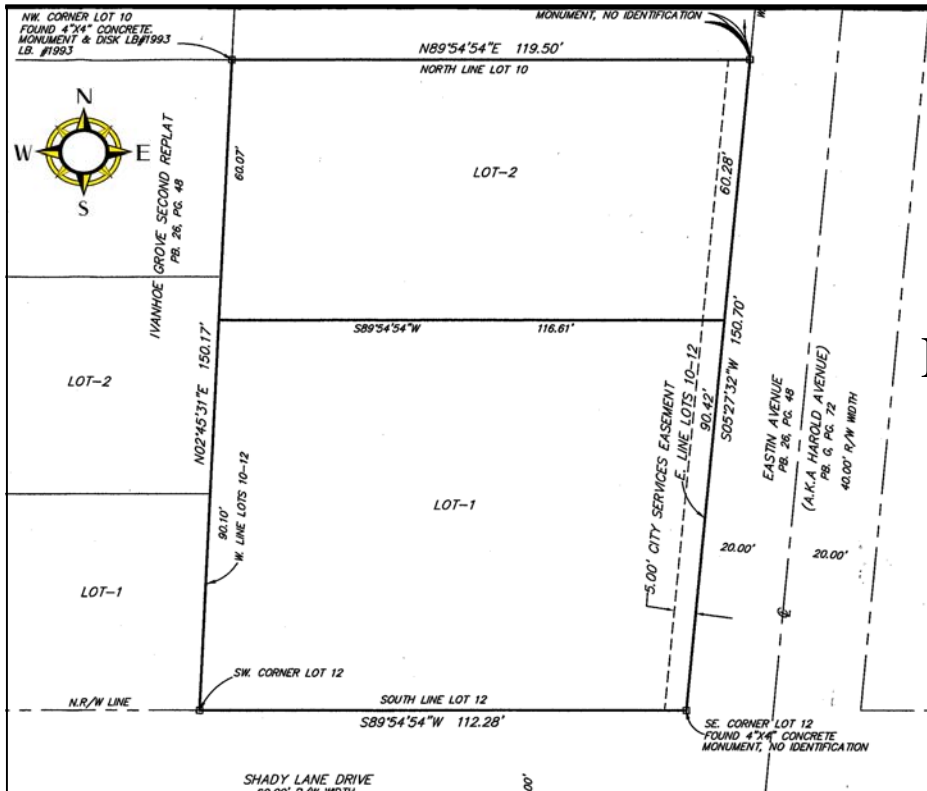
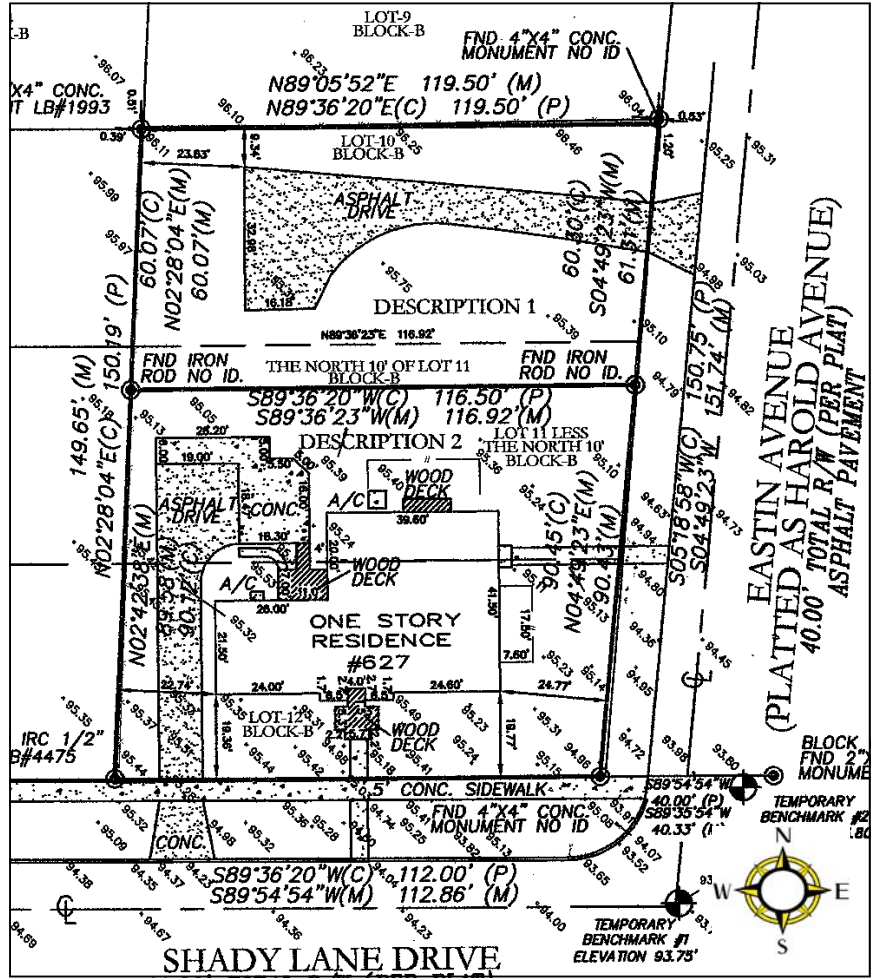
For questions regarding Land Development review, contact Jim Burnett at 407-246-3609 or at james.burnett@cityoforlando.net.

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.



2014 SURVEY



PROPOSED PLAT

CONDITIONS OF APPROVAL - REQUIRED

(applicant has already applied for building permits - see BLD2013-09192)

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.
2. Stormwater/Flood Zone - The Public Works Department requires applicants to submit plans and surveys showing the current version of the FEMA flood zone map with the panel date shown within the zone boundaries. The map panels for the City of Orlando were updated in 2013, and additional updates may be available. For questions or assistance, call Lihua Wei, P.E. at 407.246.3897.

INFORMATIONAL (pertains more to development/permitting of the new use)**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.

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).