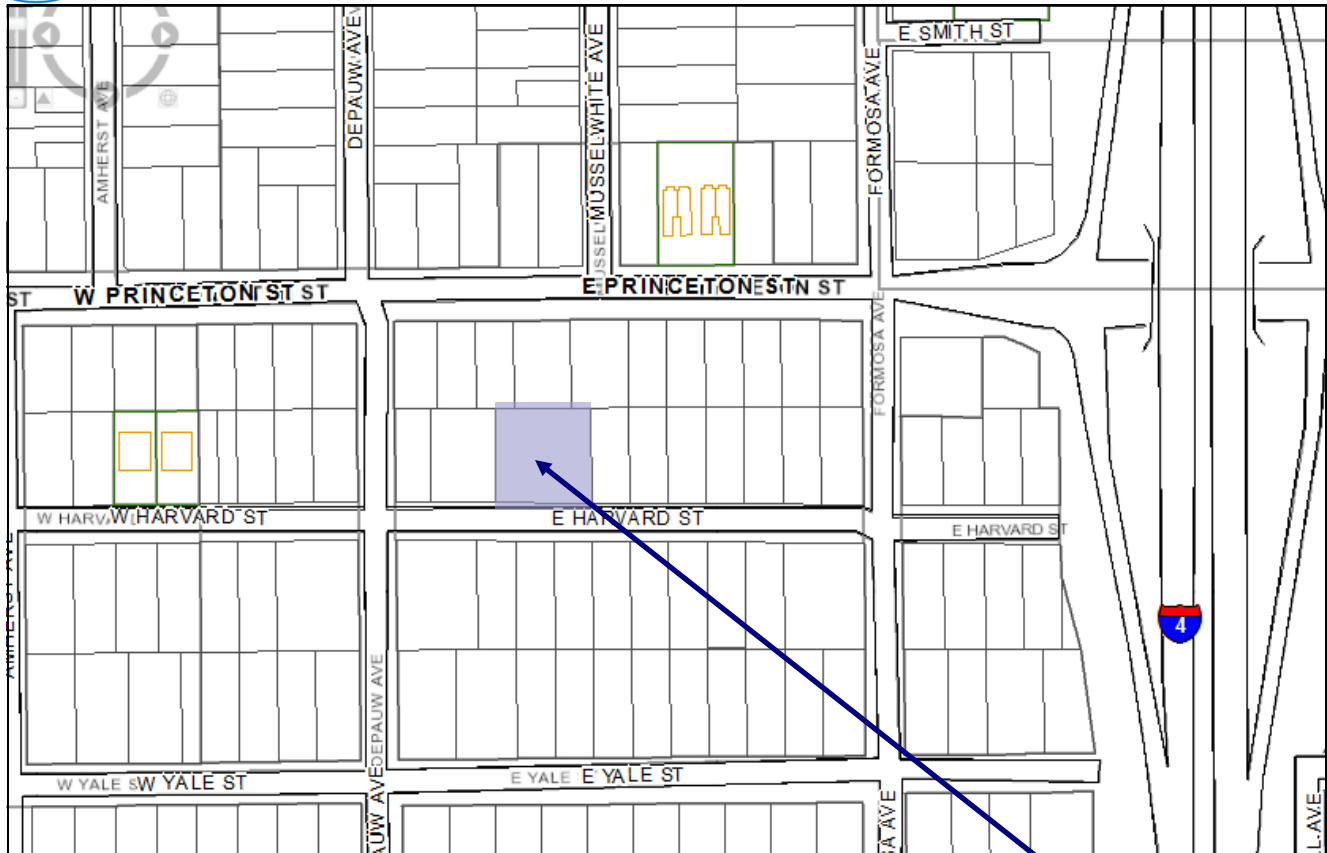




15 E. HARVARD ST. REPLAT



Location Map

Subject Site

SUMMARY

Owner

Andrew Katzman,
Rare Builders

Applicant

Judy Davis

Project Planner

Michaëlle Petion

Updated: May 29, 2014

Property Location: 15 E. Harvard St. (north of E. Harvard St., east of Depauw Ave., west of Formosa Ave. and south of E. Princeton St.; PID: 13-22-29-7728-06-200) (±0.36 acres, District 3).

Applicant's Request:

Minor Plat request to subdivide the property into 3 lots.

Staff's Recommendation:

Approval of the request, subject to the conditions in this report.

RES-LOW

The map displays a grid of streets and residential lots. Key streets include W Princeton St, E Princeton St, W Harvard St, E Harvard St, W Yale St, and E Yale St. Zoning districts are indicated by large red text: R-2A/T/W, R-3A/T/W, and R-1/T/W. A specific lot on E Harvard St is highlighted with a blue square and labeled R-2A/T/W. Other lots are highlighted with yellow and green outlines. The map also shows a green circular area in the top left corner and a blue shield with the number 4 on the right side.

PROJECT ANALYSIS

Project Description

The ±0.36 acre subject site is located north of E. Harvard St., east of Depauw Ave., west of Formosa Ave. and south of E. Princeton St. The site consists of a single-family residence on a 125 ft. wide by 123.4 ft. deep lot within the College Park neighborhood. The site is currently zoned R-2A/T/W with a consistent future land use designation of Residential Low.

The applicant is requesting Minor Subdivision Plat approval to plat the 1 existing parcel into 3 lots. Single-family lot standards for the R-2A/T zoning district requires a minimum area of 4,400 sq. ft. (40 ft. wide by 110 ft. deep). The three proposed lots are code compliant. See Table 1– R-2A/T Single-Family Lot standards for more information.

Table 1– R-2A/T Single-Family Lot Standards				
	Code Requirement	Proposed lot 1	Proposed lot 2	Proposed lot 3
Minimum lot depth	110 ft.	123.4 ft.	123.7 ft.	124 ft.
Minimum lot width	40 ft.	45 ft.	40 ft.	40 ft.
Minimum lot area	4,400 sq. ft.	5,553 sq. ft.	4,948 sq. ft.	4,960 sq. ft.

Previous Actions:

- **1923:** Property platted as part of the Rosemere 2nd Section Subdivision.
- **1949:** Existing residence constructed.

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 redevelopment of three single-family residences.

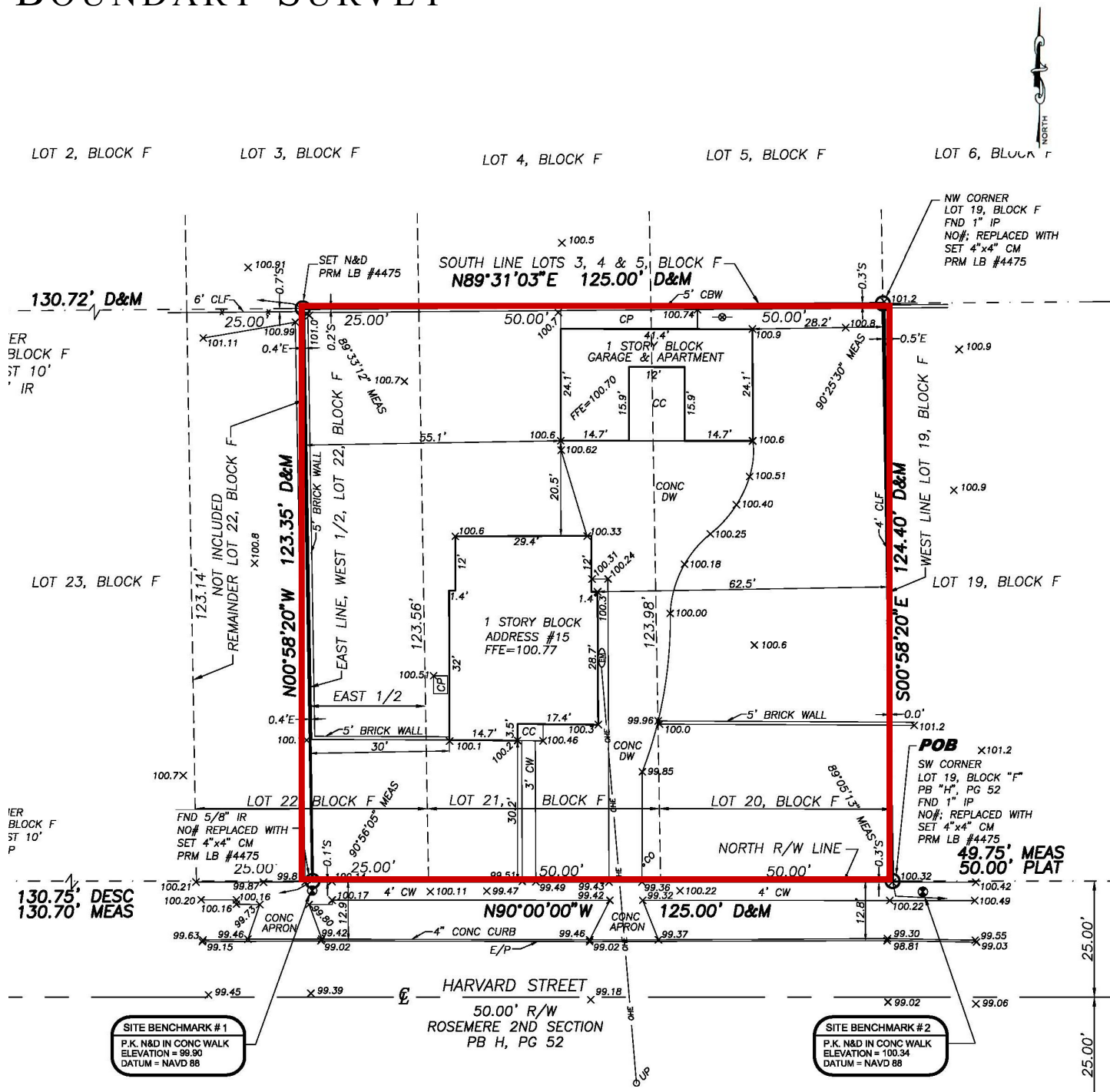
FINDINGS

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):

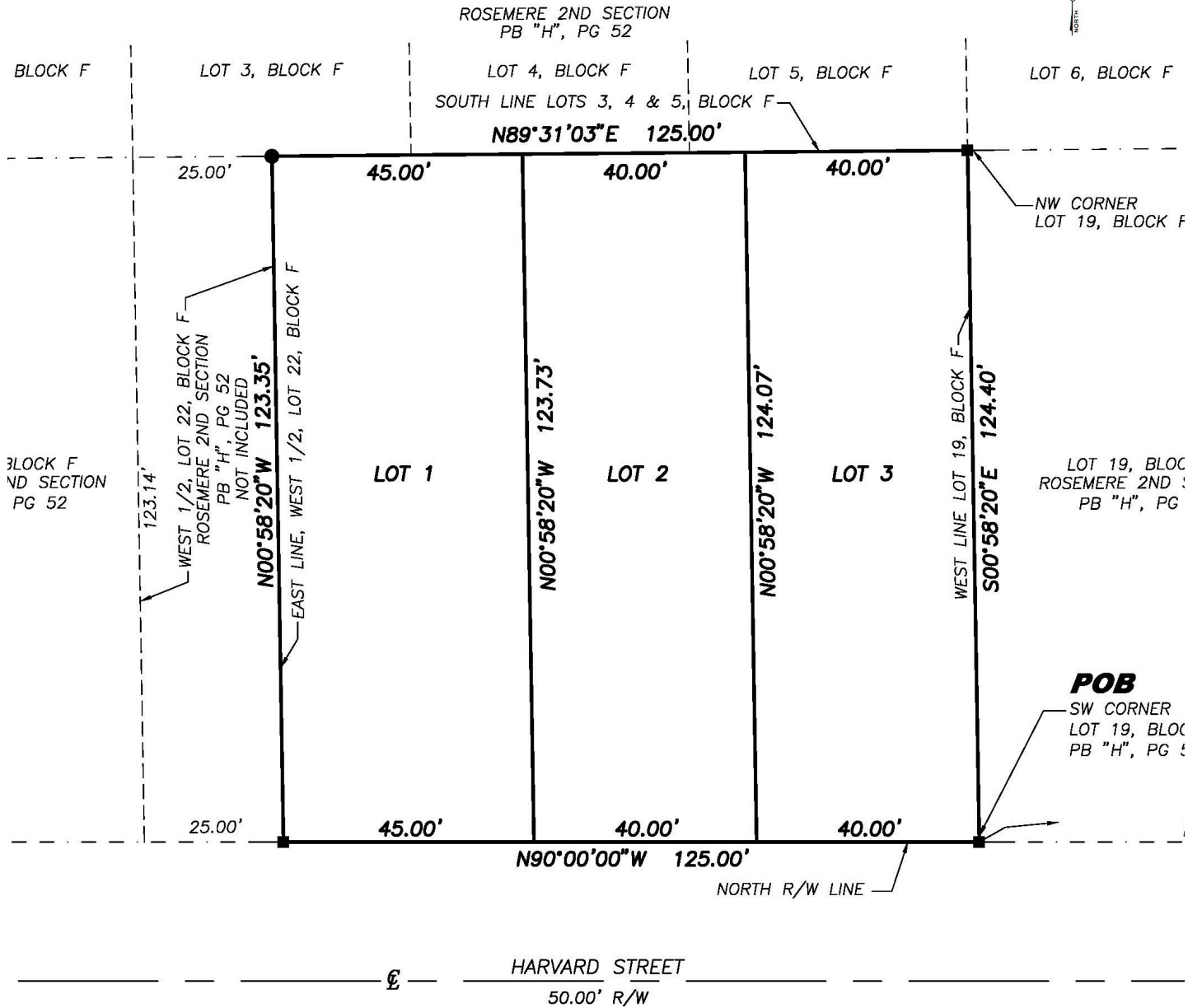
1. The proposed use is consistent with the purpose and intent of the City's Growth Management Plan.
2. The proposed use is consistent with the purpose and intent of the requirements of the LDC.
3. The subdivision will not result in incompatible land uses.
4. The proposed development will be constructed 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



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.

Legal Affairs

1) A title opinion or certificate pursuant to FS 177.041 must be provided. An O & E report is not acceptable. If the applicant intends to purchase the property from the current owner, the title work must show the applicant as the owner for final approval. If any mortgages appear on the title work, a joinder and consent must be provided.

2) The dedication and qualification statement must be properly executed on the original.

3) The legal description shown on the plat must be the same in form and content as the legal description shown on the title opinion/certificate.

4) Any easements that appear on the title opinion/certificate must be depicted on the plat or referenced in the plat notes.

Transportation Planning

1. Residential Plans Submittal. The submitted plot plan/site plan shall show the following: driveway approach, curb, street pavement edge, public sidewalk, etc. (Please see the Residential Plans Submittal Checklist: <http://www.cityoforlando.net/permits>). Reference Orlando Land Development Code (LDC), Chapters 60 and 65, and Engineering Standards Manual (ESM), Article Section 1.

2. Work Within ROW. For any construction work planned or required within a public right-of-way or City sidewalk easement adjacent to a public right-of-way (including but not limited to: irrigation, drainage, utility, cable, sidewalk, driveway, road construction/reconstruction or landscaping), the owner/applicant shall submit the following:

- a. Maintenance of traffic plans (M.O.T.) (For more information/detailed requirements contact the Office of Special Events & Permits at 407-246-3704)
- b. Roadway plans including paving, grading, pavement markings and signage (Contact the Permitting Transportation Engineering Reviewer at 407-246-3079 for details)
- c. A copy of all required County and State permits (If permits are pending attach a copy of the application).

3. Easement Dedication. Per Orlando Land Development Code (LDC), Chapter 61, Figure 5, the required right-of-way (R-O-W) setback from street centerline for any residential street is sixty (60) feet, or fifty (50) feet plus a 5 ft. wide City Services Easement. The existing R-O-W from street centerline for E. Harvard Street is fifty (50) feet. The owner/applicant shall dedicate five (5) feet of City Services Easement for the length of the property along E. Harvard Street to meet LDC (Section 61.260)

4. Driveway Design. The proposed driveway shall meet Orlando Land Development Code (LDC), Chapter 61 (Sections 61.240 - 61.242), and Engineering Standards Manual (ESM), Section 8.11, design requirements including, but not limited to the following:

- a. Driveway width;
- b. Spacing (driveway spacing from other driveways);
- c. Number and location of driveways;
- d. Angle;
- e. Radii; and
- f. Grade

5. Transportation Impact Fees. Any new construction, change in use, addition, or redevelopment of a site or structure shall be subject to a review for Transportation Impact Fees. An estimated Transportation Impact Fee in the amount of \$11,454.00, based on the construction of 3 single-family residential units, will be due at the time of building permit issuance, subject to change upon final permit plan review.

For a copy of the complete ordinance or impact fee rate chart, you may reference our website at: <http://www.cityoforlando.net/planning/Transportation/ifees.htm>

Any exemptions or credits against the Transportation Impact Fee must be reviewed prior to permit issuance. All Transportation Impact Fee Credits shall be initiated and processed by the Transportation Impact Fee Coordinator. Credit shall be available for the pre-

CONDITIONS OF APPROVAL

vious use located on the subject site.

6. Concurrency/ Mobility. The applicant shall comply with all applicable requirements of Chapter 59, the Concurrency Management Ordinance, to ensure that all public facilities and services are available concurrent with the proposed development, and that the potential impacts on public facilities and services are mitigated.

All new construction, changes in use, additions or redevelopment are required to submit a Concurrency Management application as a part of the building plan review process. A Concurrency Management application is available on the City's website: <http://www.cityoforlando.net/permits/forms/concurrency.htm>

Engineering/Zoning

1. 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.

2. Storm Water management District. The owner/developer is required to design and construct an on-site storm water system in accordance with the approved Master Drainage Plan. Approval from St John's River Water Management District is required. The system is to be privately owned and maintained.

3. Concurrency Management. 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. Utility construction. Section 1.04 of the Engineering Standards Manual provides that all utility lines shall be installed beneath the surface of the ground. Subdivision construction plans must include all proposed utilities.

5. Sewers Lateral.s All sanitary sewer construction is to be in accordance with the Engineering Standards Manual. The sanitary sewer lines are to be dedicated to and maintained by the City of Orlando. One lateral for each lot is required. Section 9.03.02 (J) of the ESM provides that a double wye is not acceptable.

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.

2)Recording Fees (Checks should be made payable City of Orlando.)

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. Erosion-Building site. All building site plans submitted for review should include a detailed erosion and sedimentation control plan.

8. 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.

9. Street Tree Fund. The Orlando City Council approved a Resolution at the January 27, 1997 City Council Meeting. Section 61.226 of the City's Land Development Code provides for a Street Tree Trust Fund. The developer is required to contribute funds to the Trust Fund prior to issuance of the building permit. The City is responsible for installation of the trees. The cost is \$350 for each 12'-14' height of canopy tree. The developer may install the street trees in lieu of contribution to the Trust Fund in accordance with Section 61.226.

10. Erosion and Sediment 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.

CONDITIONS OF APPROVAL

11. Refuse Container. In accordance with City Code Section 28.6 (f) 1-3, the Office of Permitting Services is authorized to make a determination of approval/disapproval of refuse container sites. Approval/disapproval of the use of commercial hand pick-up of refuse from any non-residential entity shall be determined solely by the Refuse Collection Bureau Staff.

12. Concurrency— Chapter 59. A Concurrency Management application must be completed and reservation of capacity must be made prior to the final plat being recorded in accordance with the provisions of Concurrency Management Chapter 59 of the City Code and the Committed Trip Allocation Policy. The application is available on our website, www.cityoforlando.net/permits. The application fee is \$250.00.

13. 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.

Fire

1. Fire Code Review. TRC fire code review is preliminary in nature, and is intended to expose or prevent evident design deficiencies with State and City Fire Codes. The design will be reviewed in detail for State and City Fire Code compliance at the time of permit application.

2. Require FireFlow. All structures must be protected by fire hydrants in accordance with City Fire Code 24.30(f). A determination will be made at the time plans are submitted for permitting. We will need a Required Fire Flow calculation in accordance with the ISO method demonstrating the water distribution system and new/existing fire hydrant(s) can deliver the demand.

CONTACT INFORMATION

Growth Management

For questions regarding Growth Management plan review, please contact Mary-Stewart Droege at (407) 246-3276 or Mary-Stewart.Droege@cityoforlando.net

Land Development

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

Legal Affairs

For questions regarding Legal Affairs review, please contact Cindi Sanford at 407-246-3489 or Cynthia.sanford@cityoforlando.net

Transportation Planning

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

Engineering/Zoning

For questions regarding Engineering or Zoning contact Shirley Green at 407.246.2134 or Shirley.Green@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.

Fire

For any questions regarding fire issues, please contact Jack Richardson at 407.246.3150 or at jack.richardson@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.