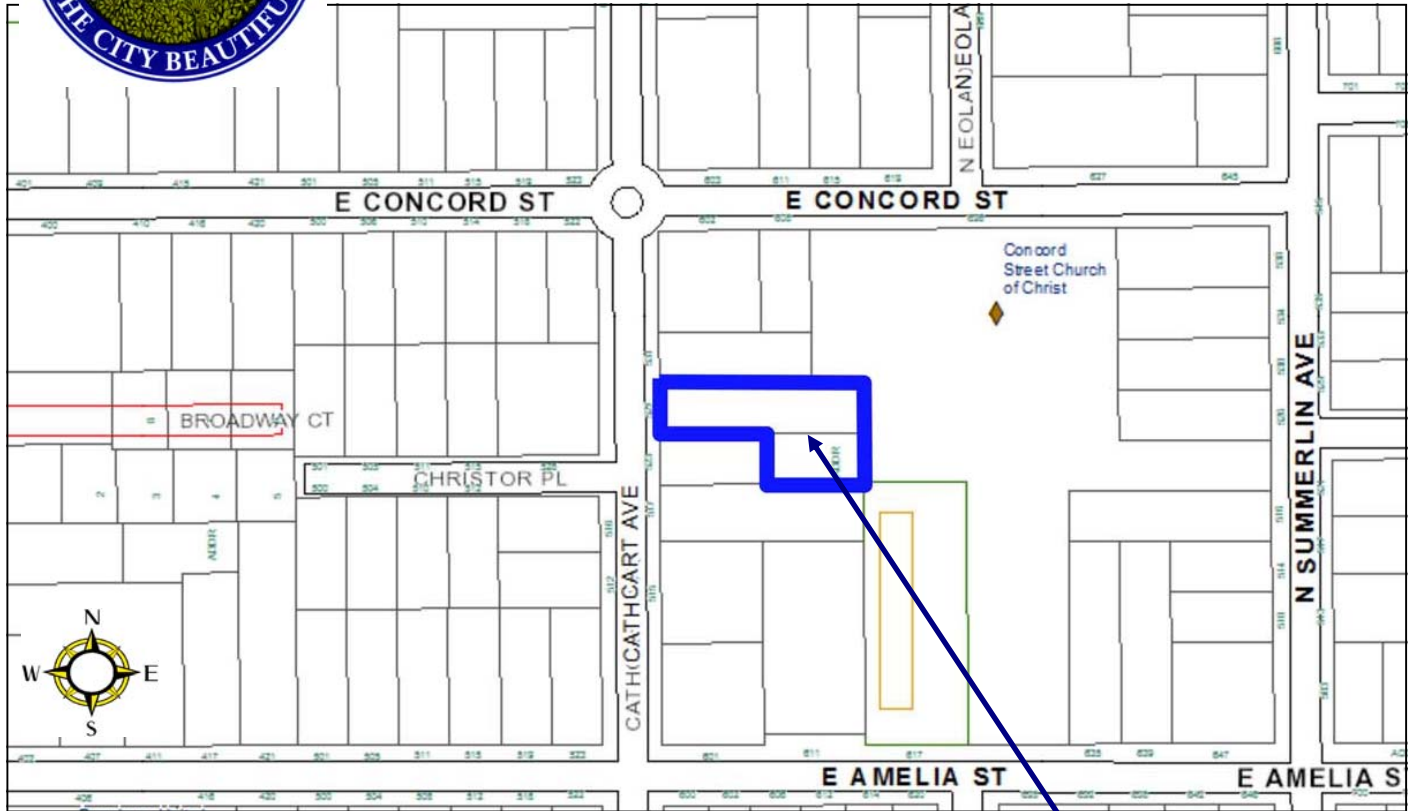




# PETTIS SUBDIVISION 527 CATHCART AVE.



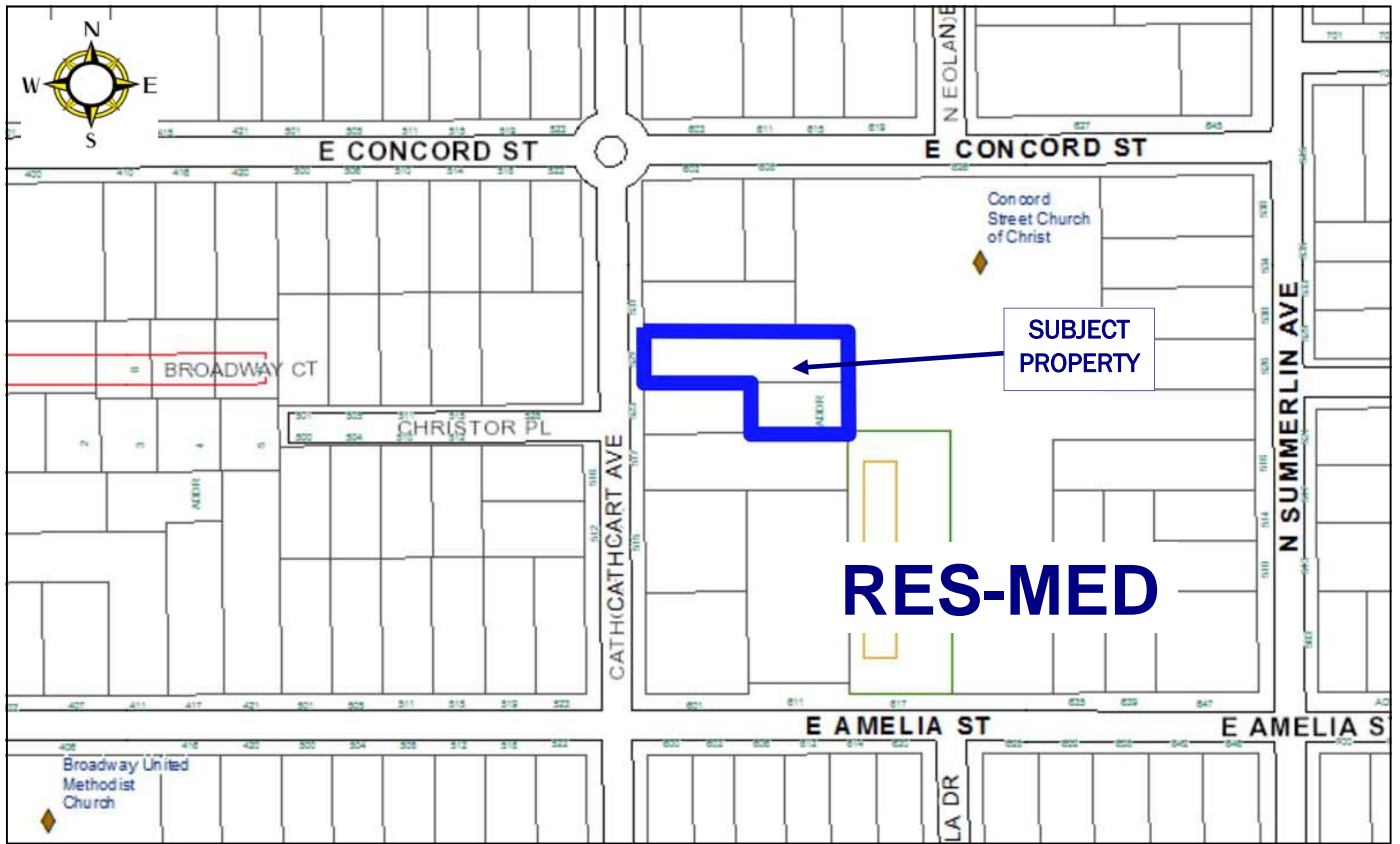
Location Map

 Subject Site

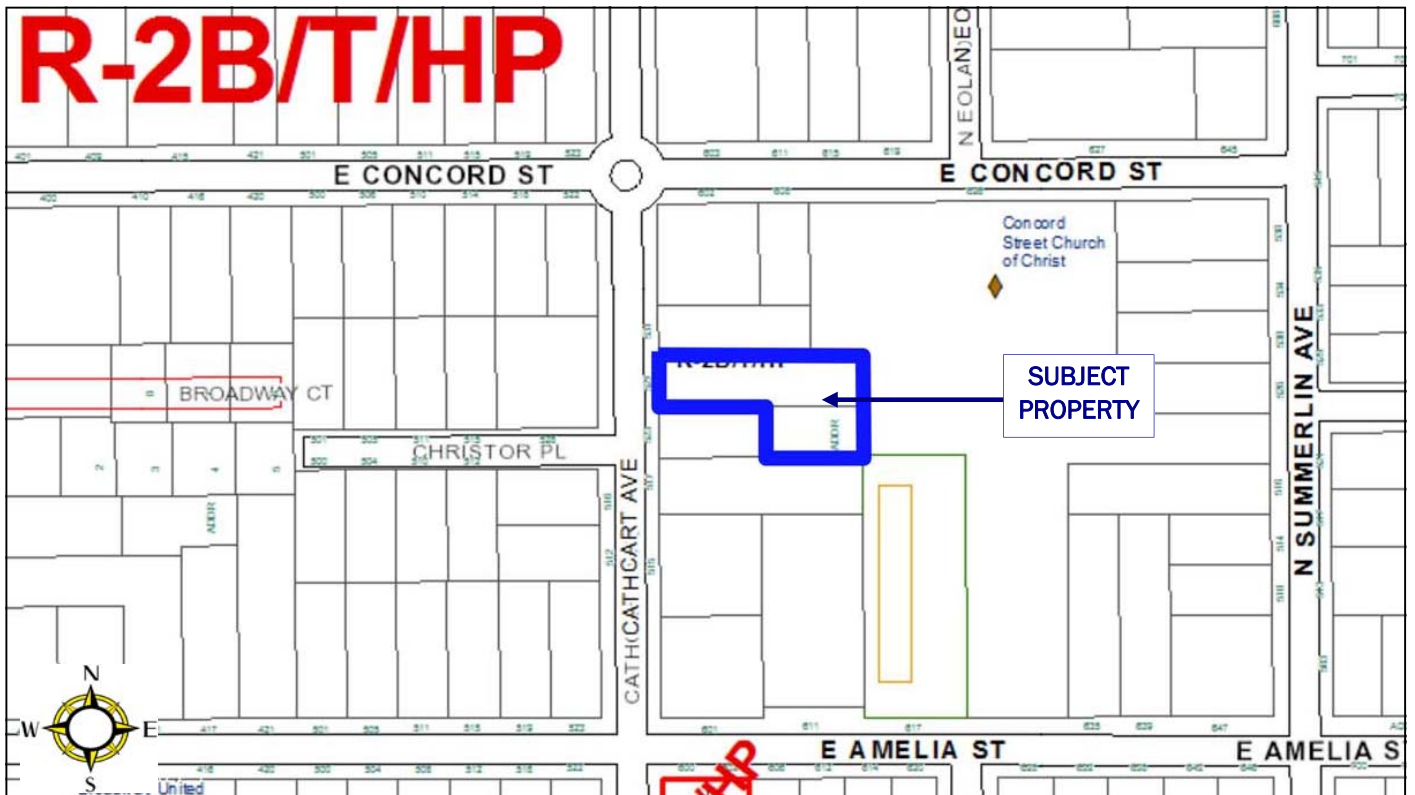
## SUMMARY

<p><b>Applicant</b>                  James Bray, P.S.M.                  Accuright Surveys</p> <p><b>Owners</b>                  Christoper &amp; Erin Pettis</p> <p><b>Project Planner</b>                  Jim Burnett, AICP</p>	<p><b>Property Location:</b> 527 Cathcart Ave. (east side of Cathcart Ave., between E. Concord &amp; E. Amelia Sts.) (parcel #25-22-29-0000-00-023 &amp; -088; ±0.34 acres, District 4).</p> <p><b>Applicant's Request:</b> The applicant proposes to plat a developed residential property and a vacant residential property as one lot. The property is located in the Lake Eola Heights historic neighborhood.</p> <p><b>Staff Recommendation:</b> Approval of the Minor Plat, subject to conditions in this staff report.</p>	
<p><i>Updated: August 4, 2014</i></p>		

# FUTURE LAND USE MAP



# ZONING MAP



# PROJECT ANALYSIS

## Project Description

The applicant is requesting to plat a developed residential property and a vacant residential property as one lot. The property is zoned R-2B/T/HP and is located in the historic Lake Eola Heights neighborhood.

## Previous Actions

1926: Existing 3,659 sq. ft. house constructed at 527 Cathcart Ave.

3/2014: House at 527 Cathcart Ave. and vacant lot to the southeast acquired by current owners.

Adjacent uses, zoning and future land use designations are shown in Table 1 below.

TABLE 1 - PROJECT CONTEXT			
<i>Direction</i>	<i>Future Land Use</i>	<i>Zoning</i>	<i>Adjacent Uses</i>
North	Residential Medium Intensity (RES-MED)	R-2B/T/HP (One- to Five-Family Residential, Traditional City Overlay, Lake Eola Heights Historic District)	Single-Family Home & Detached Garage/Apartment
East	RES-MED	R-2B/T/HP	Concord St. Church of Christ
South	RES-MED	R-2B/T/HP	Single-Family Home & Triplex
West	(Across Cathcart Ave.) RES-MED	R-2B/T/HP	Single Family Home

## 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 platted to combine an existing residential home and a vacant land-locked lot.

## Existing Zoning and Future Land Use

The property is designated Residential Medium Intensity on the City’s Future Land Use Map, and is zoned R-2B/T/HP (One- to Five-Family Residential, Traditional City Overlay, Lake Eola Heights Historic District ). Per Table 2 below, the replat request complies with standards for platting of lands as contained in LDC Chapter 65 Part 3C.

## Proposed Development

An existing 2-story 3,659 sq. ft. single-family home with a rear detached garage already occupies the northern portion of the property. Sole access to the property is via Cathcart Ave.

Table 2 - Development Standards (R-2B/T/HP)		
<i>Use &amp; Proposed Lot</i>	<i>Lot Size (sq. ft.)</i>	<i>Lot Dimensions (min.)</i>
Single-Family Home	4,000	40 ft. x 100 ft.
2-Family Home	5,000	50 ft. x 100 ft.
Lot 1 (SF Home)	14,750 (0.34 acres)	Irregular dimensions

## School Impacts

The property is large enough to allow a second dwelling unit but none is proposed via this plat process. No further school impact analysis is needed.

## Findings/Recommendation

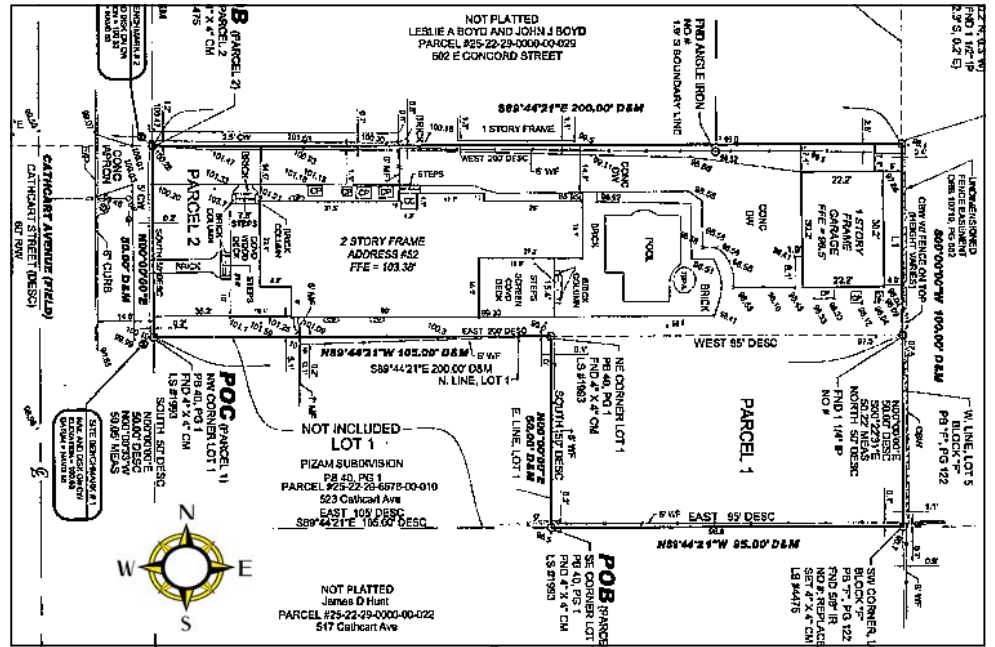
Subject to the conditions contained herein, the Pettis Subdivision plat is consistent with the requirements for approval of Minor Subdivision Plat applications contained in Section 65 Part 3C of the Land Development Code (LDC):

1. The proposed Minor plat is consistent with the purpose and intent of the City’s Growth Management Plan.
2. The proposed Minor plat is consistent with the requirements of the Land Development Code.
3. The Minor 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 Pettis Subdivision plat, subject to the conditions in this staff report.



# 2014 SURVEY

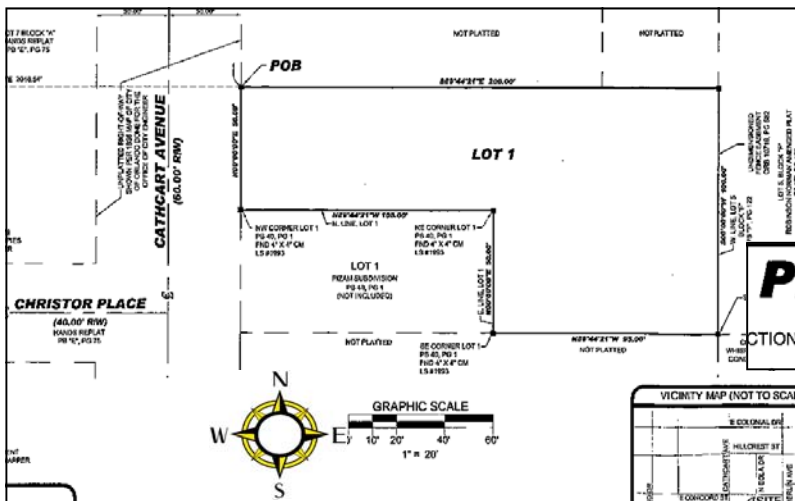


## SITE PHOTO (GOOGLE STREETVIEW)



## PROPOSED PLAT

Existing home at 527 Cathcart Ave.



**PETTIS SUBDIVISION**  
 LOCATED IN THE CITY OF ORLANDO,  
 SECTION 25, TOWNSHIP 22 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA.

## CONDITIONS OF APPROVAL - REQUIRED

Engineering/Zoning - Next Step: In addition to any changes that need to be made to the plat as a condition of TRC review, the following additional items are required:

- 1) Changes to the face of the plat.
- 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

- 1) The surveyor must provide a one-and-the-same letter certifying that the legal description shown on the plat describes the same area as shown on the title opinion.
- 2) Any/all area to be dedicated to the public must be shown in the dedication. If none, it must be so noted in the dedication. example ("....dedicates nothing to the public.")

City Surveying - (no comments yet)

### 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 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 Engineering/Zoning review, contact Shirley Green at 407-246-3234 or at Shirley.green@cityoforlando.net.

### **Plat Review**

For questions regarding plat review once the plat has proceeded beyond TRC review, contact Sherita Polke at 407-246-3273 or at sherita.polke@cityoforlando.net. To obtain plat review status, call PROMPT, our Interactive Response System at 407.246.4444. Plat status can also be done via the City's webpage at <http://edviwr.cityoforlando.net/OrlandoWebPermits/Permitting/login.aspx>. Just key your SUB case # into the blank or provide your address, and follow the prompts.

### **Legal Affairs**

For questions regarding Legal/City Attorney review, contact Cynthia Sanford at 407-246-3489 or at Cynthia.sanford@cityoforlando.net.

## REVIEW/APPROVAL PROCESS-NEXT STEPS

Following the Technical Review Committee review, plat review, including scheduling City Council approval of the plat, is handled by Sherita Polke (see contact information above, and next steps under Conditions above).