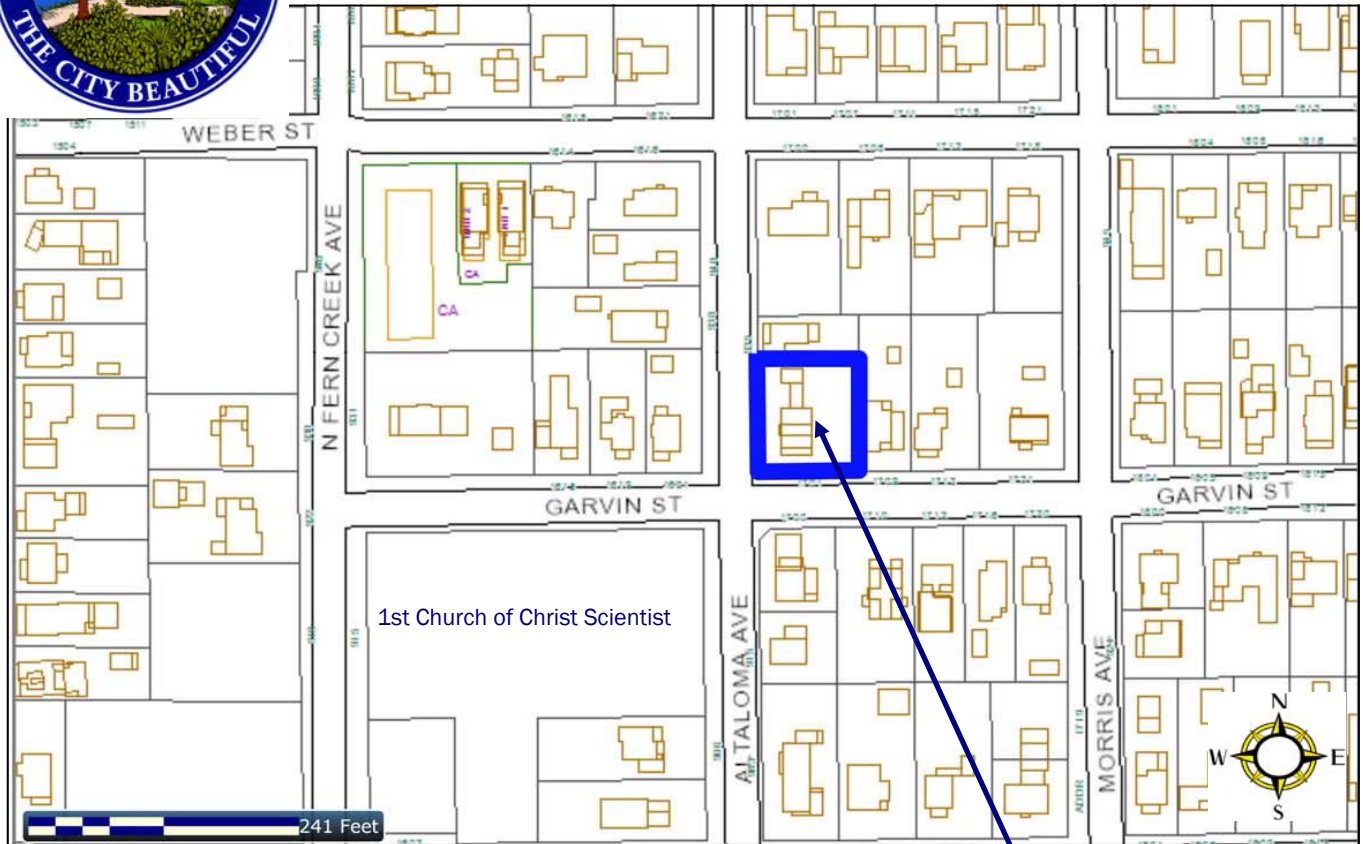




1701 GARVIN ST. REPLAT W. MODIFICATION OF STANDARDS



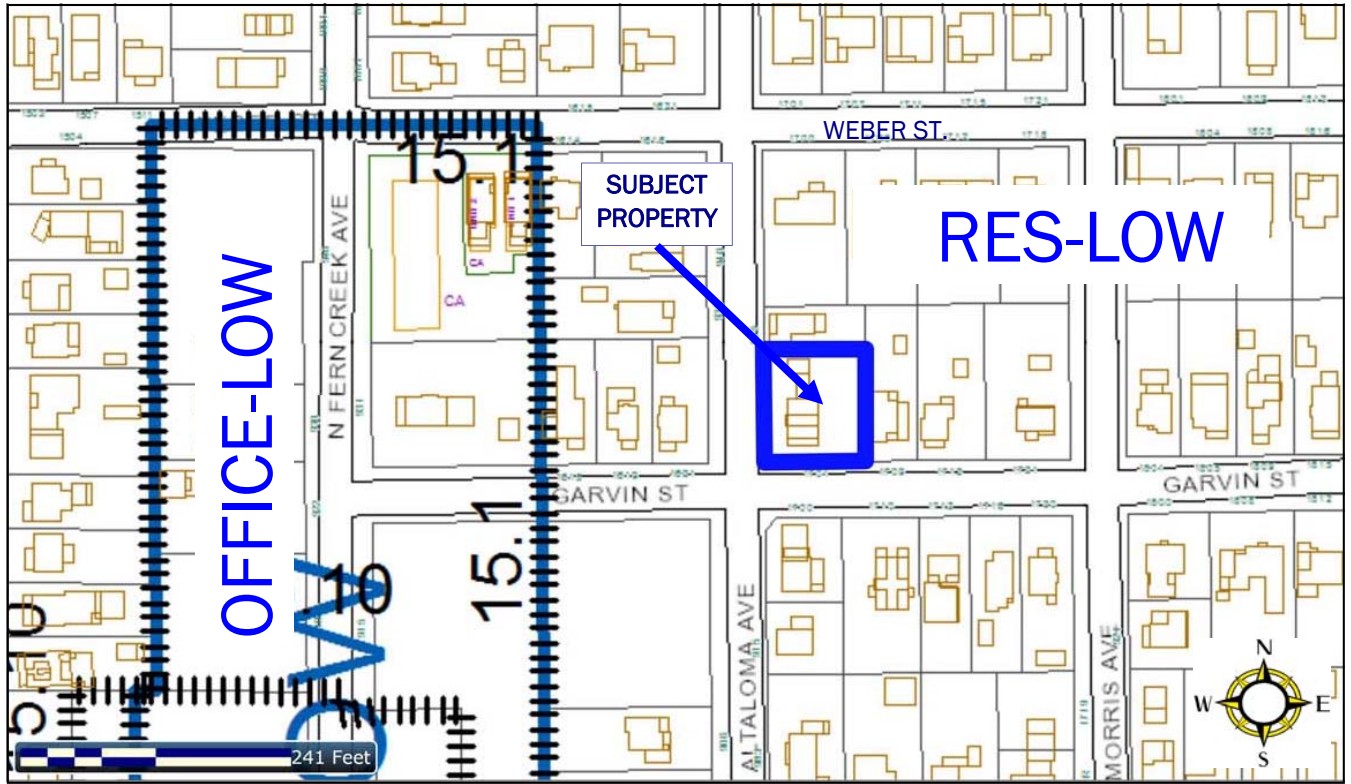
Location Map

 Subject Site

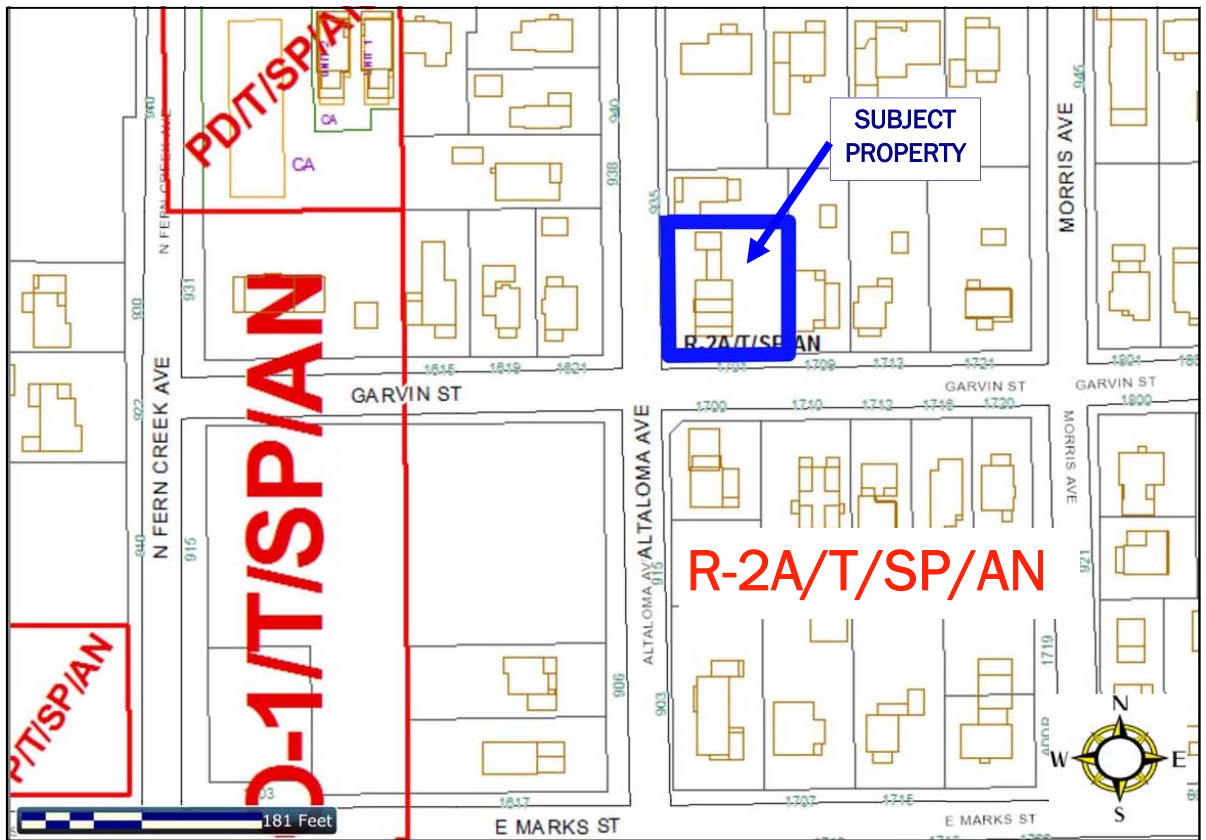
SUMMARY

<p>Applicant Scott Batterson, IBI Group</p> <p>Owner Frank Cawthon, Jr.</p> <p>Project Planner Jim Burnett, AICP</p>	<p>Property Location: 1701 Garvin St. (north-east corner of Garvin St. and Altaloma Ave., east of N. Fern Creek Ave.) (±0.21 acres, District 4).</p> <p>Applicant's Request: In order to construct a new single-family home on the vacant portion of the property, the new lot must be replatted with a Modification of Standards, due to non-conforming lot depth.</p> <p>The property is located in the Colonialtown North neighborhood, has a future land use designation of Residential Low Intensity and is zoned R-2A/T/SP/AN (One- and Two-Family Residential, Traditional City Overlay, Colonialtown Special Plan Overlay, Aircraft</p>	<p>Noise Overlay).</p> <p>Staff Recommendation: Approval of the Replat with Modification of Standards, subject to conditions in this report.</p> <p>Public Comments: Courtesy notices were mailed to property owners within 300 ft. of the subject property the week of May 6, 2013. As of the mail-out of the staff report, staff has received no comments from the public relative to the Replat with Modification of Standard request.</p>
<p><i>Updated: May 5, 2013</i></p>		

FUTURE LAND USE MAP



ZONING MAP



PROJECT ANALYSIS

Project Description

The applicant is requesting to replat a partially developed residential property for the construction of a 2nd ±1,456 sq. ft. home and single-story detached garage. A Modification of Standards is required because the lot does not meet the minimum 110 ft. lot depth for R-2A/T/SP/AN zoning. The property is at the northeast corner of Altaloma Ave. and Garvin St., in the Colonialtown North neighborhood.

Previous Actions

1920: Property originally platted as part of Altaloma Addition to Orlando.

1925: 1,513 sq. ft. house constructed on subject property.

≤1930: Northern 40 ft. and the easterly 182 ft. of subject property sold, leaving 91 ft. wide x 99.05 ft. deep (9,013.5 sq. ft.) lot.

1938: Property initially purchased by family of current owner.

1/2013: Property transferred to current owner.

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

	Future Land Use	Zoning	Adjacent Use
North	Residential Low Intensity (RES-LOW)	R-2A/T/SP/AN (One- to Two-Family Residential, Traditional City Overlay, Colonialtown Special Plan Overlay, Aircraft Noise Overlay)	Single-Family House
East	RES-LOW	R-2A/T/SP/AN	Single-Family Houses
South	(Across Garvin St.) RES-LOW	R-2A/T/SP/AN	Single-Family Home
West	(Across Altaloma Ave.) RES-LOW	R-2A/T/SP/AN	Single-Family Home

Minor Subdivision Plat, with Modification of Subdivision Requirements

Minor Subdivision Plat Review 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 as a prerequisite for the development of a new 2-story single-family home and detached garage on the new lot.

Per Table 2 at right, the lot does not meet the minimum lot depth requirement for R-2A/T/SP/AN zoning and requires a Modification of Subdivision requirements as part of the replat request. Per LDC Section 65.452, the following criteria apply to all plat-related Modification requests:

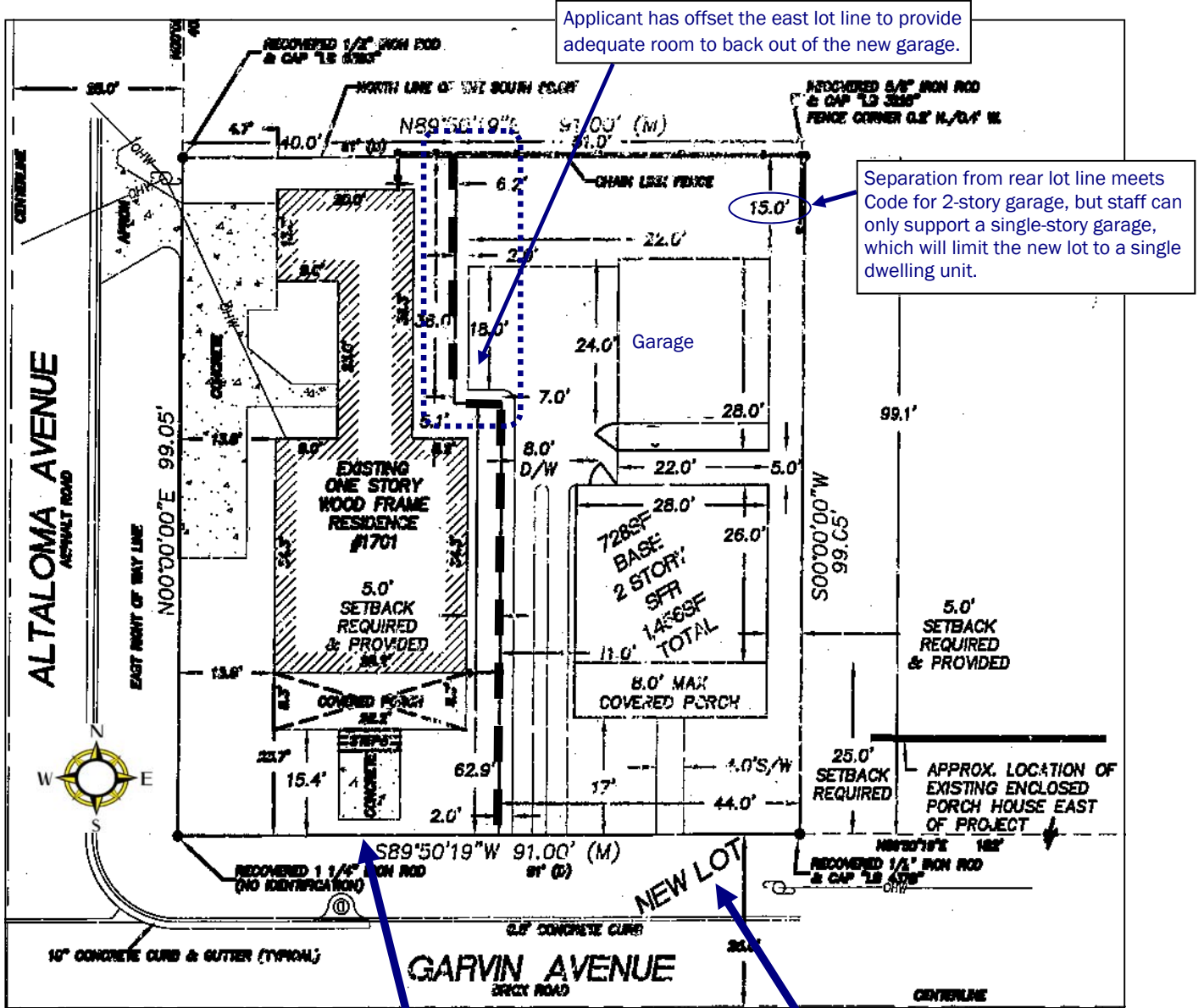
- Consistency with the Growth Management Plan;
- No adverse impacts to the Public interest;
- No burden/impact to Public facilities; and
- Hardship of the request.

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-2A/T/SP/AN (One– to Two-Family Residential, Traditional City Overlay, Colonialtown Special Plan Overlay, Aircraft Noise Overlay) on the Official Zoning Map. Both the existing/remaining and new lots exceed the minimum lot size, per Table 2 above, but the lot length is 10.95 ft. shy of the minimum Code requirement. Otherwise, the replat request complies with standards for platting of lands as contained in Chapter 65 Part 3C & 3G of the Land Development Code and is consistent with the Growth Management Plan, in that it doesn’t increase the density beyond what is allowed under the Residential Low Intensity future land use classification. The existing and proposed single-family uses will pose no adverse impacts to the public interest and there will be no adverse burdens or impacts to public facilities. The existing owner received the property “as is” with the current nonconforming lot depth. Denial of the replat with Modification of Subdivision standards would render the lot unbuildable for an additional residential use until such time as additional property to the north could be acquired to bring the lot back to Code compli-

<i>R-2A/T/SP/AN</i> Single-Family Home	Lot 1 (existing home)	Lot 2 (new home)	
<i>Min. Lot Size</i> (sq. ft.) = 4,400	4,417.6 (0.10 ac.)	4,586 (0.11 ac.)	
<i>Min. Lot Dimensions</i> 40 ft. (w) x 110 ft. (d)	±44.6 x 99.05		±46.3 x 99.05
	<i>Existing</i>	<i>W. Mod.</i>	
Imperv. Surface Ratio (ISR)(55%)	28%	56%	51%
Setbacks - Front (min. 25 ft.)	32	32	25 ft.
St. Side (15 ft.) Side (5 ft.)	13.8/49	13.8/5	12 (w) & 5 (e) ft.
Rear (min. 25 ft.)	4.7	4.7	47 ft.

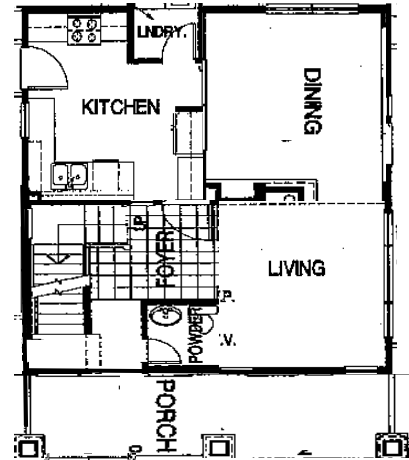
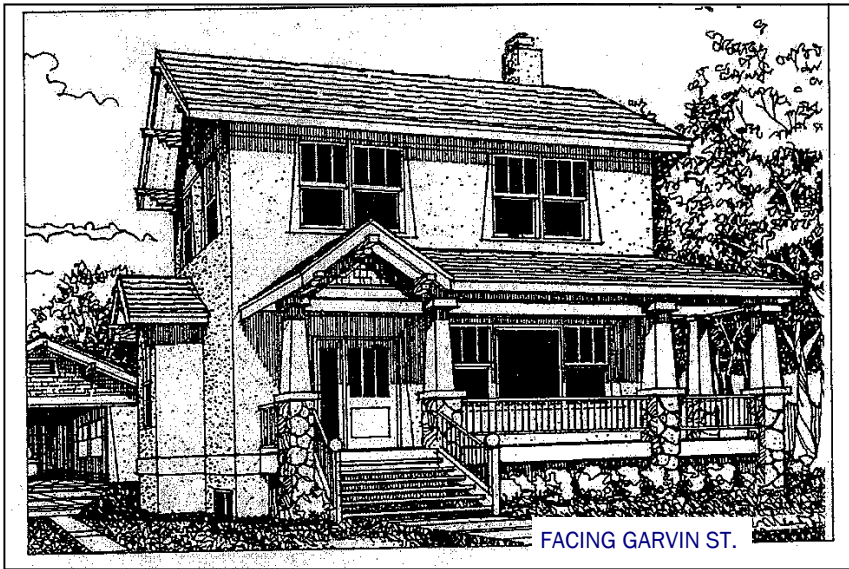
PROPOSED SITE PLAN



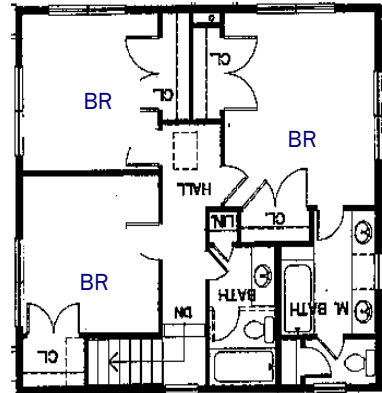
SITE PHOTOS



ELEVATIONS & FLOORPLANS FOR PROPOSED HOUSE

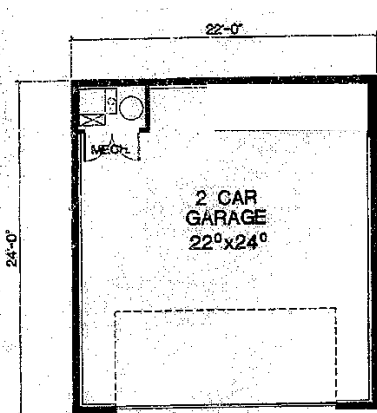


1st FLOOR - FACING GARVIN ST.



2nd FLOOR - FACING GARVIN ST.

Floorplans for illustrative purposes only (may vary)



GARAGE IN REAR

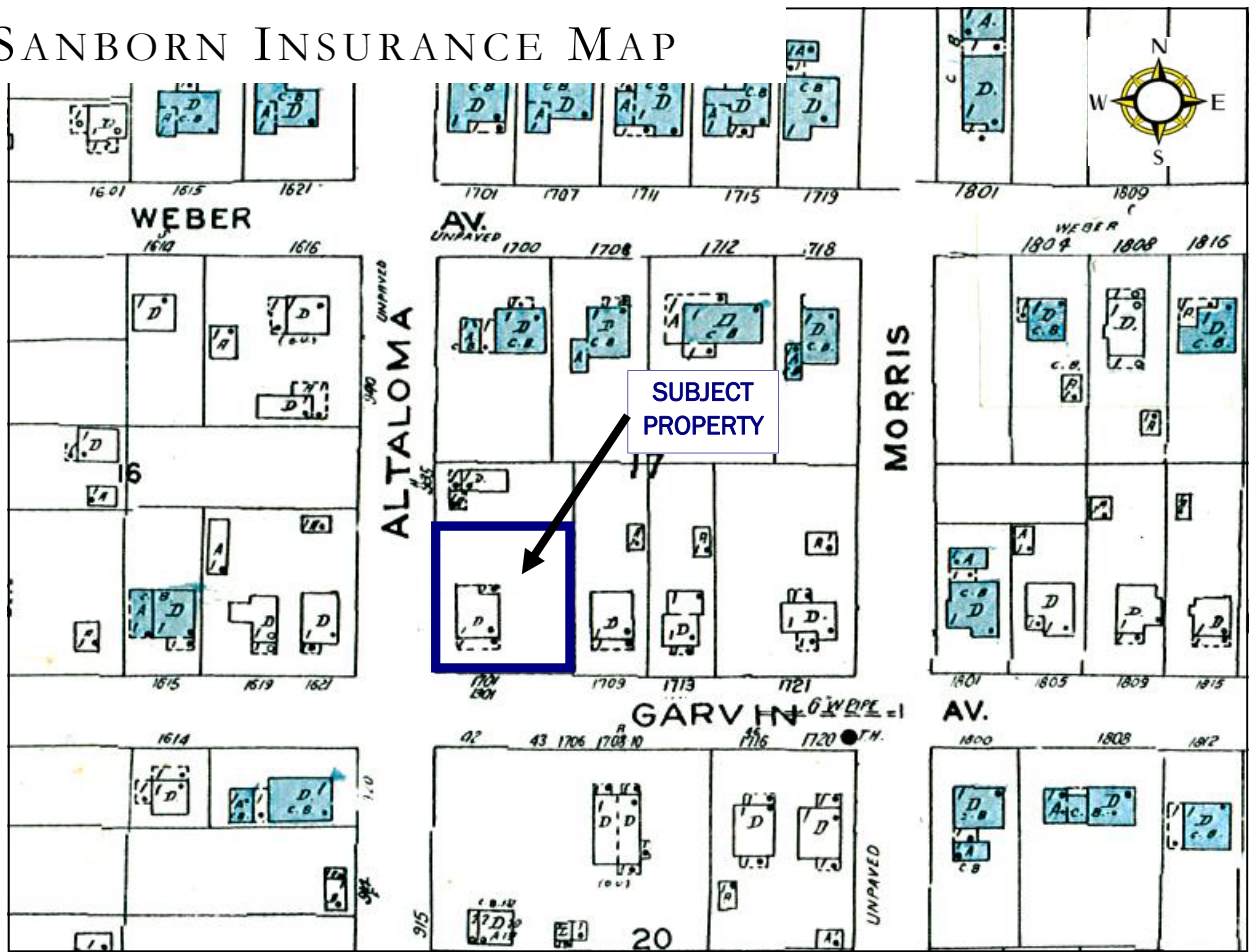


Staff can only support a single-story garage, which will limit the new lot to a single dwelling unit.

MAIN FLOOR

ELEVATIONS & FLOORPLAN FOR PROPOSED GARAGE

1956 SANBORN INSURANCE MAP



AERIAL PHOTO



FINDINGS

Subject to the conditions contained herein, the Minor plat (replat) proposal is consistent with the requirements for approval of Minor Subdivision Plat with Modification of Subdivision standards applications contained in Section 65 Parts 3C & 3G 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 plat is consistent with the requirements of the Land Development Code.
3. The Minor subdivision plat will not result in incompatible land uses or adverse impacts to the Public interest.
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 Cawthon Replat with Modification of Subdivision standards, subject to the conditions in this staff report.

CONDITIONS OF APPROVAL - REQUIRED

Land Development

1. ISR - Prior to receiving a Certificate of Occupancy on new house, one (1%) percent of the existing impervious surface on or around the existing residence at 1701 Garvin shall be removed to meet the 55% Code maximum ISR for that lot.
2. Garage - If detached, the proposed garage shall be of single-story design. If the garage is attached to the house, the house shall meet the minimum 25 ft. rear yard setback.
3. Consistency - The proposed improvements must be consistent with the size, dimensions, site location, and appearance shown on the plans that was submitted with this application and as described elsewhere in this staff report.

Urban Design

Any new construction on Lots 1 or 2 will be subject to the requirements for Non-Conforming Lots under Section 58.1152 of the LDC, in addition to all overlay requirements for the Traditional City and Colonialtown Special Plan Area.

Engineering/Zoning

1. Final Plat - 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 closures.
 - > Page 1 of the subdivision application making reference to the SUB case # assigned by Planning.

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.

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."

Transportation Engineering & Planning

1. Easement Dedication - Per LDC Chapter 61, Figure 5, the minimum required right-of-way (R-O-W) width for any local residential street is sixty (60) feet, or fifty (50) feet plus a five (5) ft. wide City Services Easement. The existing R-O-W widths for Altaloma Ave. and Garvin St. are fifty (50) feet. The owner/applicant shall dedicate five (5) feet of City Services Easement for the length of the property along both Altaloma Avenue and Garvin St. to meet LDC Section 61.260 requirements.
2. Driveway Spacing - Per LDC Section 61.240, a new curbcut for the newly created lot on the east is required and shall be a minimum 42 ft. away from existing driveways (to the east) on Garvin St. and a minimum 50 ft. distant from the Altaloma Ave. intersection.

CONDITIONS OF APPROVAL - INFORMATIONAL

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 regulatory agencies.

Engineering/Zoning

1. Sidewalk - Per LDC Section 61.225, a 5-ft. wide concrete sidewalk will be required along all dedicated rights-of-way at time of development of the individual lots. Any existing sidewalks that are damaged or broken must be repaired.
2. Engineering Standards Manual - All building plans must conform to and construction be accomplished in accordance with the Engineering Standards Manual (ESM), Fourth Edition, adopted by the City Council on March 9, 2009.
3. 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 LDC Section 65.604.
4. Erosion & Sedimentation Control - All building site plans submitted for review should include a detailed Erosion and Sedimentation Control Plan. Stormwater 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.
5. Sewer - The Wastewater Division shall be contacted to verify that a sewer lateral is available to serve the newly created lot.
6. Street-Tree Fund - The developer is required to contribute funds to the Street Tree Trust Fund prior to issuance of the building permit. Based on existing street frontages on Altaloma & Garvin, not more than four (4) nor fewer than two (2) street trees shall be required, to be determined at time of permitting. The City is responsible for installation of the trees, at a cost of \$350 for each 12'-14' height of canopy tree, but the developer may install the street trees in lieu of contributing to the Trust Fund in accordance with LDC Section 61.226.

Parks

Tree Encroachment or Removal - Contact the Bureau of Parks at (407) 246-2283 for a tree encroachment or removal permit before encroaching within 6 ft. or removing any existing 4" caliper or larger trees, per LDC Section 60.211.

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 Weekley at 407-246-3234 or at Shirley.weekley@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.

Transportation Engineering

For questions and information regarding Transportation Engineering review, contact Lauren Torres at 407-246-3322 or at Lauren.Torres@cityoforlando.net.

Transportation Planning

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

REVIEW/APPROVAL PROCESS-NEXT STEPS

1. Minutes from the May 21, 2013 MPB meeting are scheduled for review and approval by City Council on Mon. June 17, 2013.
2. Upon City Council approval of the MPB meeting minutes, submit ten (10) folded and collated sets to Engineering/Zoning per the instructions provided on the preceding page. Engineering/ Zoning will handle the remainder of the plat review process, including scheduling City Council approval of the plat (date to be determined by Engineering/Zoning).