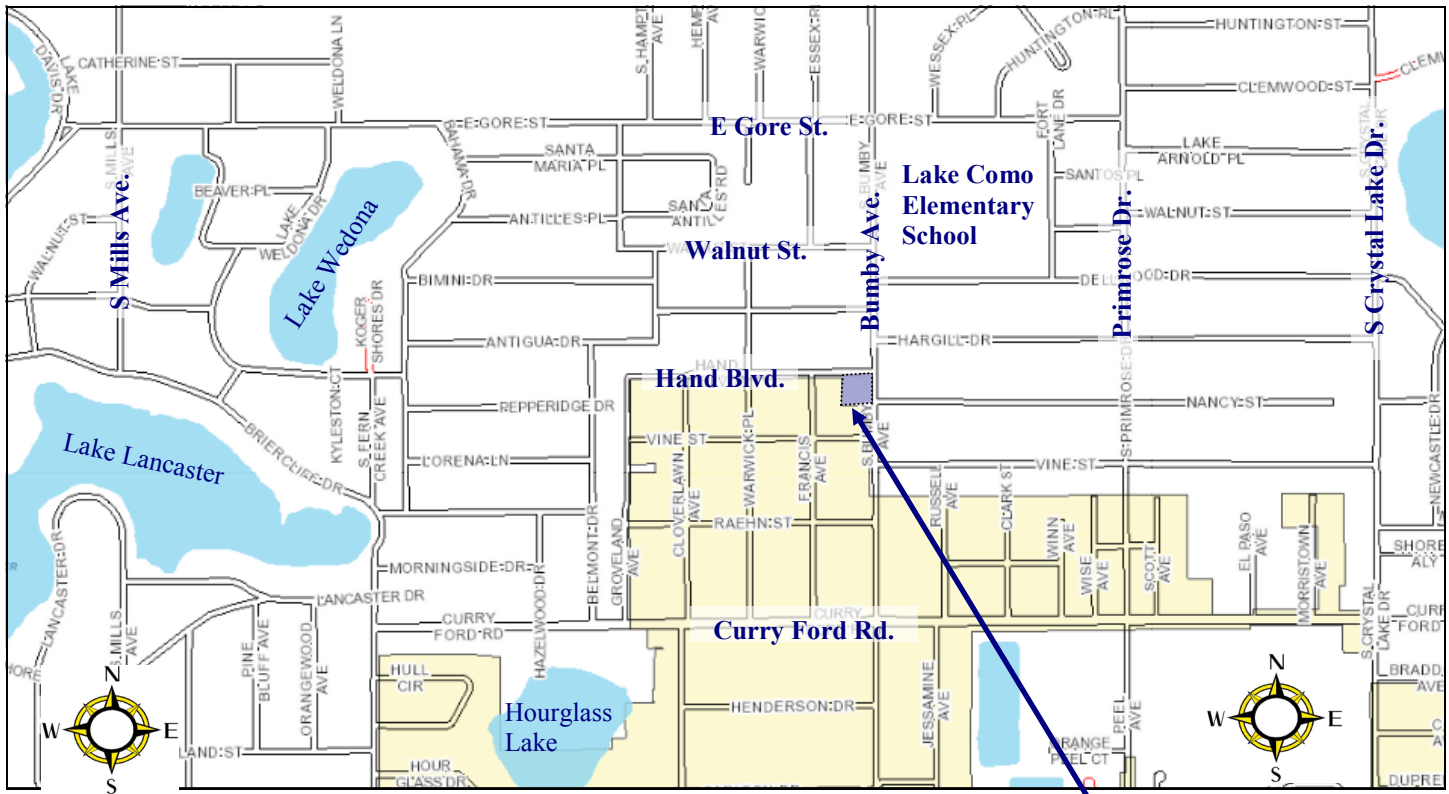




DIRTE' TOWNHOME SUBDIVISION 1200 AND 1226 S BUMBY AVE.



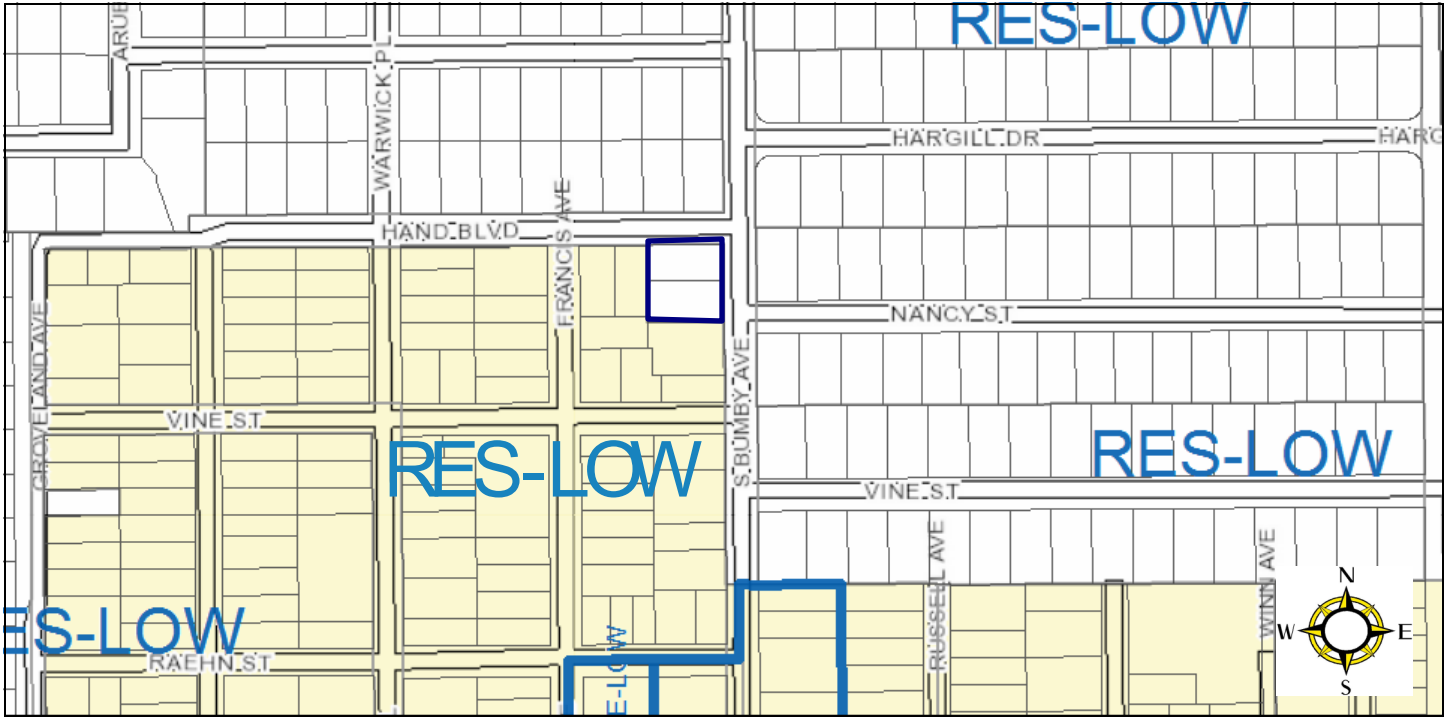
Location Map

 Subject Site

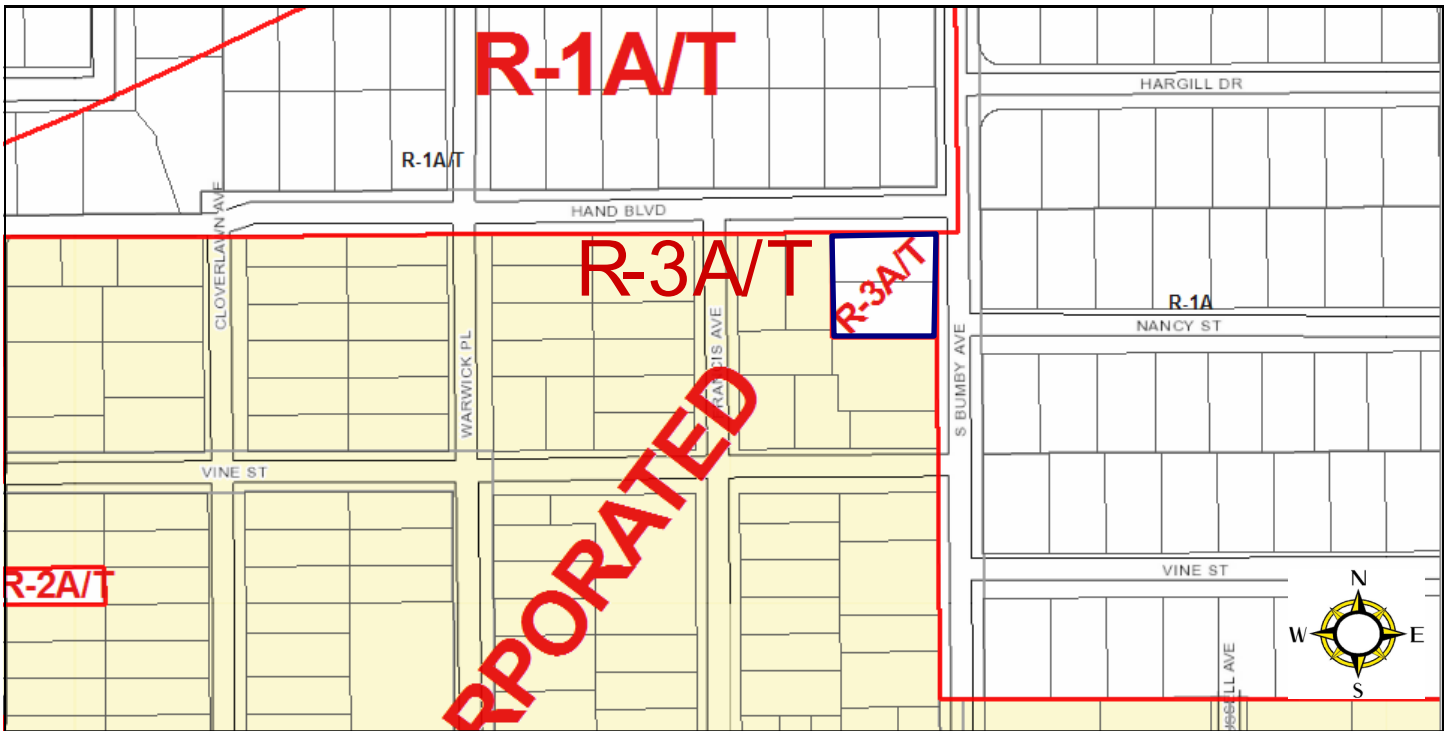
SUMMARY

<p>Owner Javier Vicente Millennium Homes Realty</p> <p>Applicant Chris Harrison</p> <p>Project Planner TeNeika Walker Neasman</p>	<p>Property Location: 1200 and 1226 S Bumby Ave. (north of Curry Ford Rd., east of S Mills Ave., west of Primrose Dr. and south of E Gore St.; PID: 31-22-30-1684-01-010 and 31-22-30-1684-01-040) (±0.46 acres, District 4).</p> <p>Applicant's Request: Request to replat a vacant residential property for development of five residential townhome units.</p>	<p>Staff's Recommendation: Approval of the request, subject to the conditions in this report.</p>
<p>Updated: September 30, 2014</p>		

FUTURE LAND USE MAP



ZONING MAP



PROJECT ANALYSIS

Project Description

The subject site is located on the southwest corner of S Bumby Avenue and Hand Boulevard. The site consists of a 0.46 acre vacant residential lot. The site is zoned R-3A/T (Low Intensity Development in the Traditional City Overlay) with a consistent future land use designation of RES-LOW (Residential, Low Intensity).

The applicant is requesting approval of a minor re-plat to develop 5 townhomes on the recently annexed (ANX2014-00001) property. The lot standards for townhome development require a minimum lot width of 20 ft with minimum perimeter setback of 10 ft., per Section 58.513 of the Land Development Code. The proposed replatted lots are code compliant. See Table 1– R-3A/T (Low Intensity Development in the Traditional City Overlay) lot standards for more information.

Table 1– R-3A/T Low Intensity Development in Traditional City Lot Standards		
	Code Requirement	Proposed New Plat
Minimum lot depth	None	143 ft.
Minimum lot width	20 ft	22.67 ft.
Minimum lot area	1,600 sq. ft.	3,241.81 sq. ft.

Previous Actions:

1926: Property originally platted as part of the Conway Park Subdivision

2004: Property acquired by current owners

2005: Property annexation and initial zoning for the City (ANX2005-00025)

2014: GMP amendment, Annexation, and Rezoning (ANX2014-00001, GMP2014-00007, and ZON2014-00006)

2014: Determination request for low income housing bonus

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 replatted into 5 townhome lots. All lots will be conforming lots meeting the required width and area for townhomes, per Section 58.513 of the Land Development Code.

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):

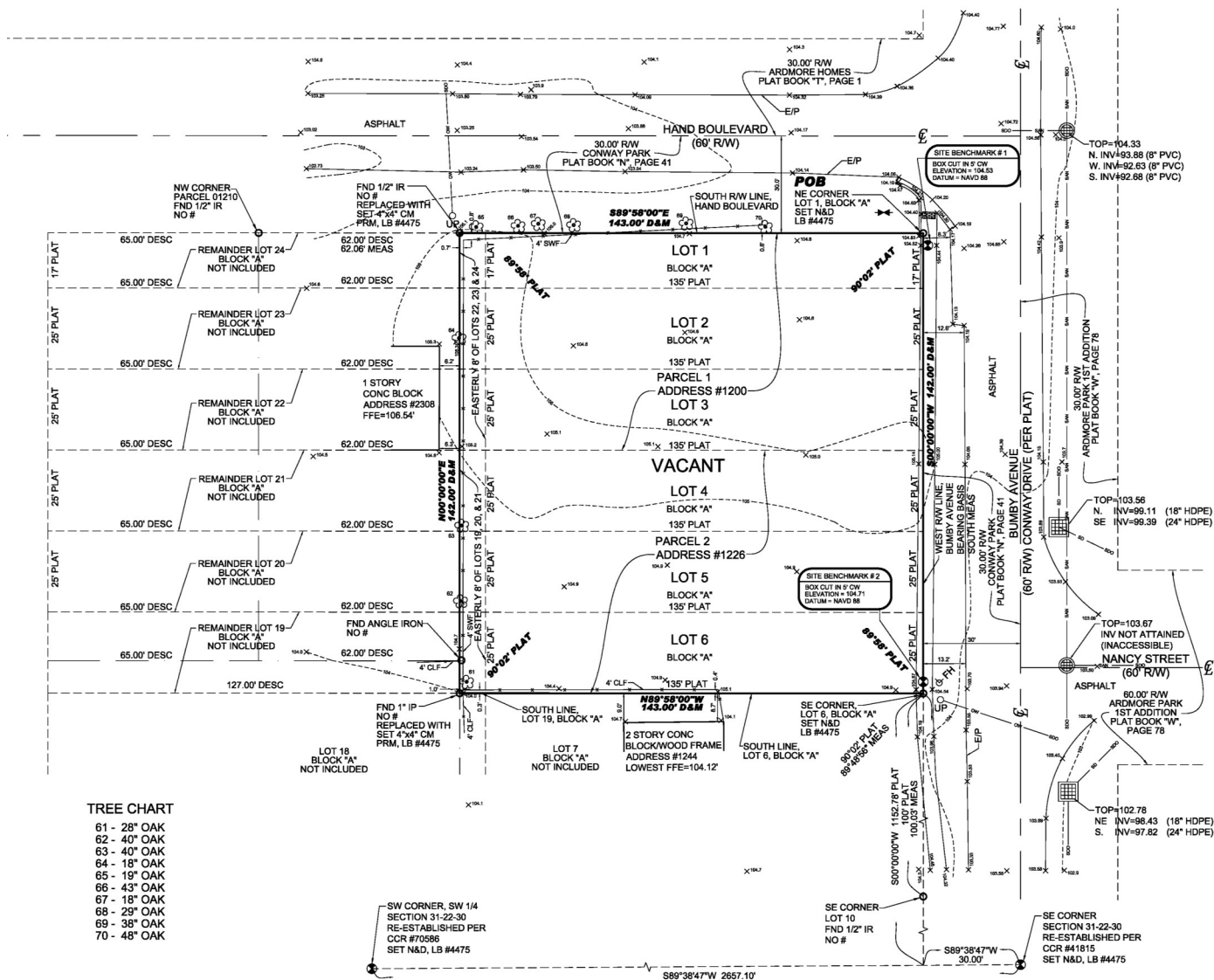
1. The proposed use is consistent with the purpose and intent of the City's Growth Management Plan.
2. The proposed use is consistent with the purpose and intent of the requirements of the LDC.
3. The subdivision will not result in incompatible land uses.
4. The proposed development will be constructed in accordance with Chapter 59 of the LDC, the Concurrency Management Ordinance, which ensures that adequate public facilities are available to serve the development.

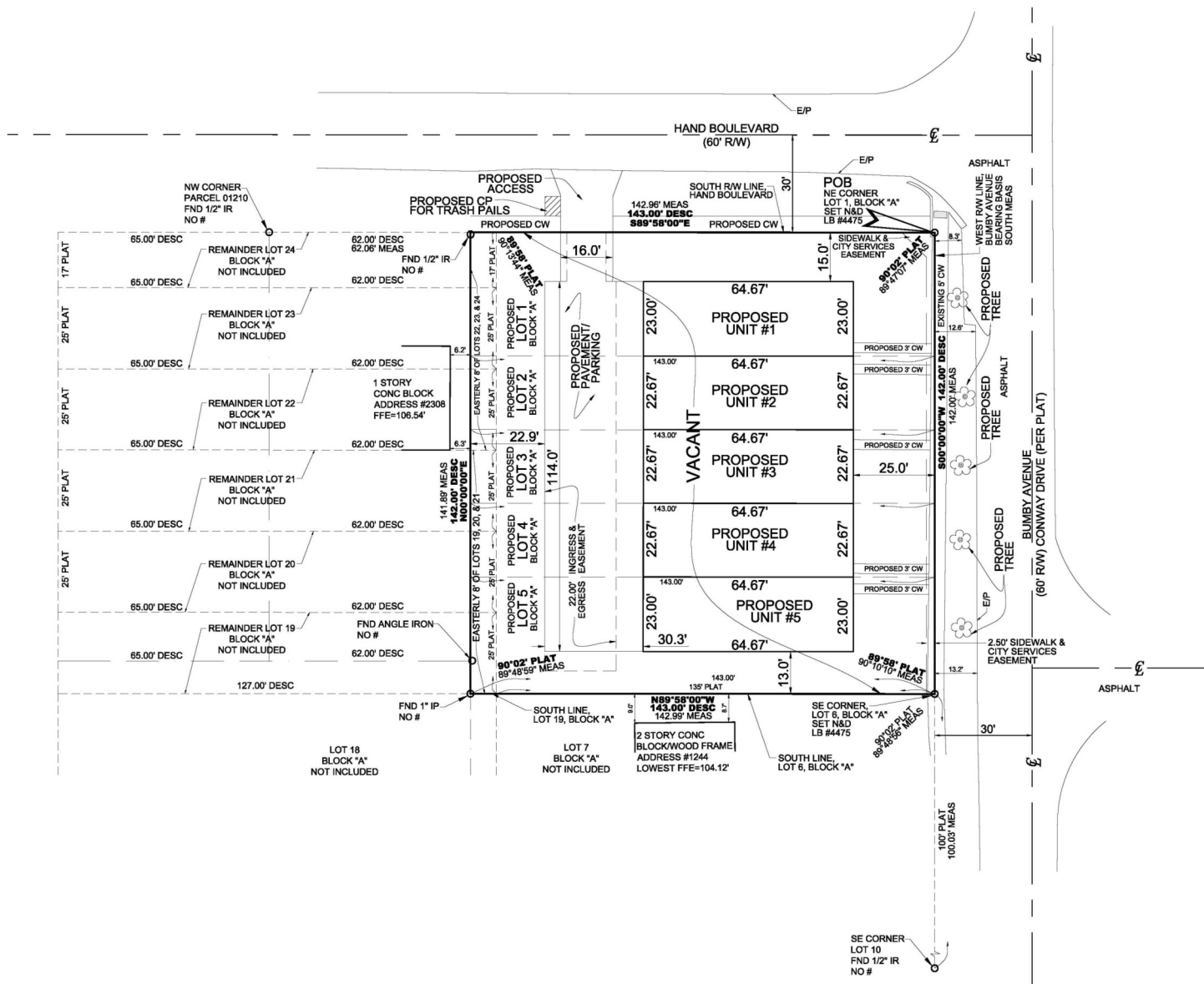
Staff recommends approval of the minor subdivision request subject to the conditions in this staff report.

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.

BOUNDARY SURVEY





ELEVATIONS



ELEVATIONS



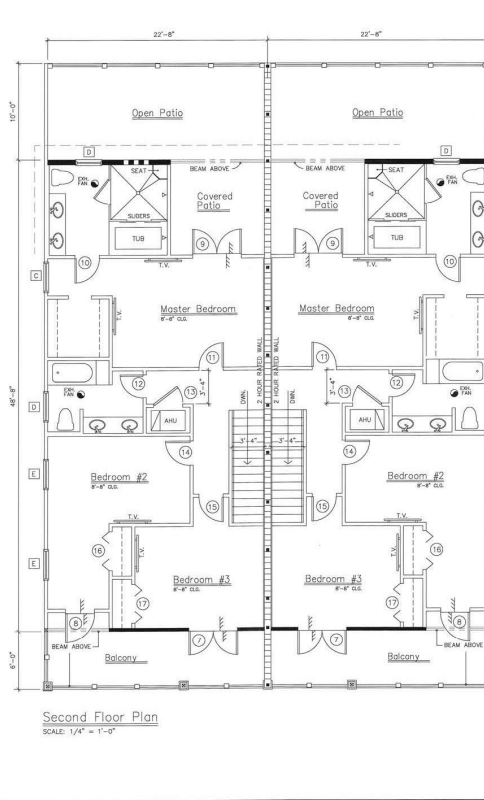
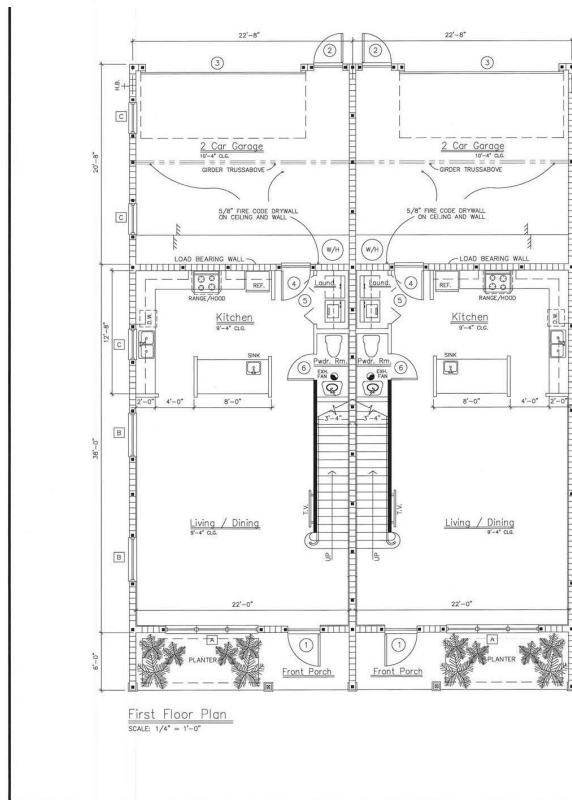
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FAX: 407-884-3710

PROPOSED DESIGN FOR
**LAKE COMO
TOWNHOMES**

ELEVATIONS
**BUMBY AVE HANDS STREET
ORLANDO, FLORIDA**

checked by
O.G.D.
08-29-14
SCALE
AS SHOWN
JOB NO.
20-14

drawing no.
A-5
OF



checked by
O.G.D.
08-29-14
SCALE
AS SHOWN
JOB NO.
20-14

PROPOSED DESIGN FOR
**LAKE COMO
TOWNHOMES**

FLOOR PLANS
**BUMBY AVE HANDS STREET
ORLANDO, FLORIDA**

checked by
O.G.D.
08-29-14
SCALE
AS SHOWN
JOB NO.
20-14

drawing no.
A-3
OF

SITE PHOTOS



Hand Blvd. and property adjacent to the proposed lots



Adjacent single family home south of the proposed lots



1200 and 1226 Bumby Ave. vacant residential lots (site)



The corner of Bumby Ave. and Hand Blvd.



Single family property across Bumby Ave.



1200 and 1226 Bumby Ave. site toward the southwest corner

REQUIRED-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. Mean Width of Corner Lots. The mean lot width for corner lots shall conform to the Zoning District and Use Regulations in Part 2 of Chapter 58.

Permitting

1. 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. An additional right of way to the back of the sidewalk along S Bumby Ave and a 10' x 10' corner clip is required. The right of way should be deeded by separate instrument.
2. 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.
3. A shared driveway located within a cross access easement is required for this development.
4. 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.
5. 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."
6. 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.
7. For redevelopment - Provide water quality for areas where there is alteration of surface drainage or change of drainage patterns. Refer to website, Engineering Standards Manual, Chapter 7.01B.
8. 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.
9. 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. (A copy has already been returned to the surveyor). 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.
10. 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.
11. All building site plans submitted for review should include a detailed erosion and sedimentation control plan.
12. 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.
13. 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.
14. The Office of Permitting Services recommends approval of the proposed minor plat, subject to the conditions contained in this report.

Legal Affairs

1. Public dedications must appear in the dedication block. If none, it should be shown accordingly. Example: "...hereby dedicates nothing to the public."

REQUIRED-CONDITIONS OF APPROVAL

Transportation Planning

1. The Transportation Planning Division does not approve this plat. The ingress/egress easement required to allow for a shared driveway accessing Hand St shall be shown on the resubmitted plat.

Building Review

1. Building Plan Review is not applicable to this case at this time. The building design will be reviewed for code compliance during the design development and construction documents phase.

Growth Management

1. The Comprehensive Planning Studio has no objections to the proposed plat.

INFORMATIONAL-CONDITIONS OF APPROVAL

Orlando Police Department

1. The Orlando Police Department has no objections to the replat request for Dirté Townhomes located at 1200 and 1226 S. Bumby Ave. A CPTED plan review will be completed when detailed plans are submitted to the City for review.
2. We encourage developers and property owners to incorporate CPTED strategies in their projects. A brochure entitled Crime Prevention Through Environmental Design, Your Guide to Creating a Safe Environment, which includes crime prevention techniques for various land uses, is available by email.

CONTACT INFORMATION

Land Development

For questions regarding Land Development review, please contact TeNeika Walker Neasman at (407) 246-4257 or teneika.walker@cityoforlando.net.

Transportation Planning

For questions regarding Transportation Planning plan review, please contact John Rhoades at 407-246-2293 or john.rhoades@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.

Building Plan Review

For questions regarding Building Plan Review issues contact Don Fields at (407) 246-2654 or don.fields@cityoforlando.net.

Growth Management

For questions regarding Growth Management plan review, please contact Colandra Jones at (407) 246-3415 or Colandra.Jones@cityoforlando.net

Orlando Police Department

For questions regarding Orlando Police Department plan reviews or to obtain a copy of the brochure, contact Audra Nordaby at 407.246.2454 or Audra.Nordaby@cityoforlando.net.