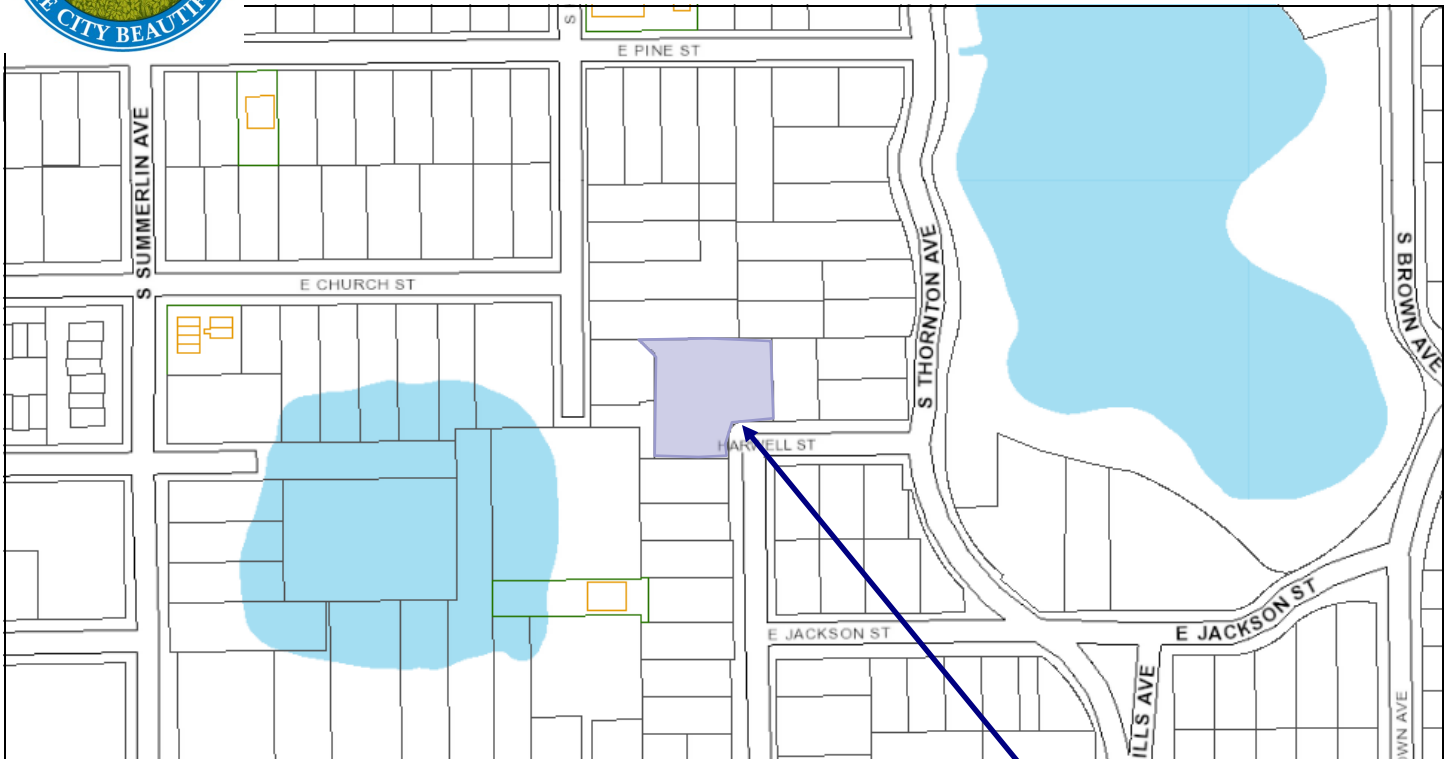




220 THORNTON LN.



Location Map



SUMMARY

Owner

Brandon Humes

Applicant

Brandon Humes,
Managing Member
Oak Branch Partners,
LLC

Project Planner

TeNeika Neasman

Property Location: 220 Thornton Ln.,
south of E. Pine St., west of S. Thornton
Ave., east of S. Summerlin Ave., and north
of E. South St. (±0.53 acres, District 4)

Applicant's Request:

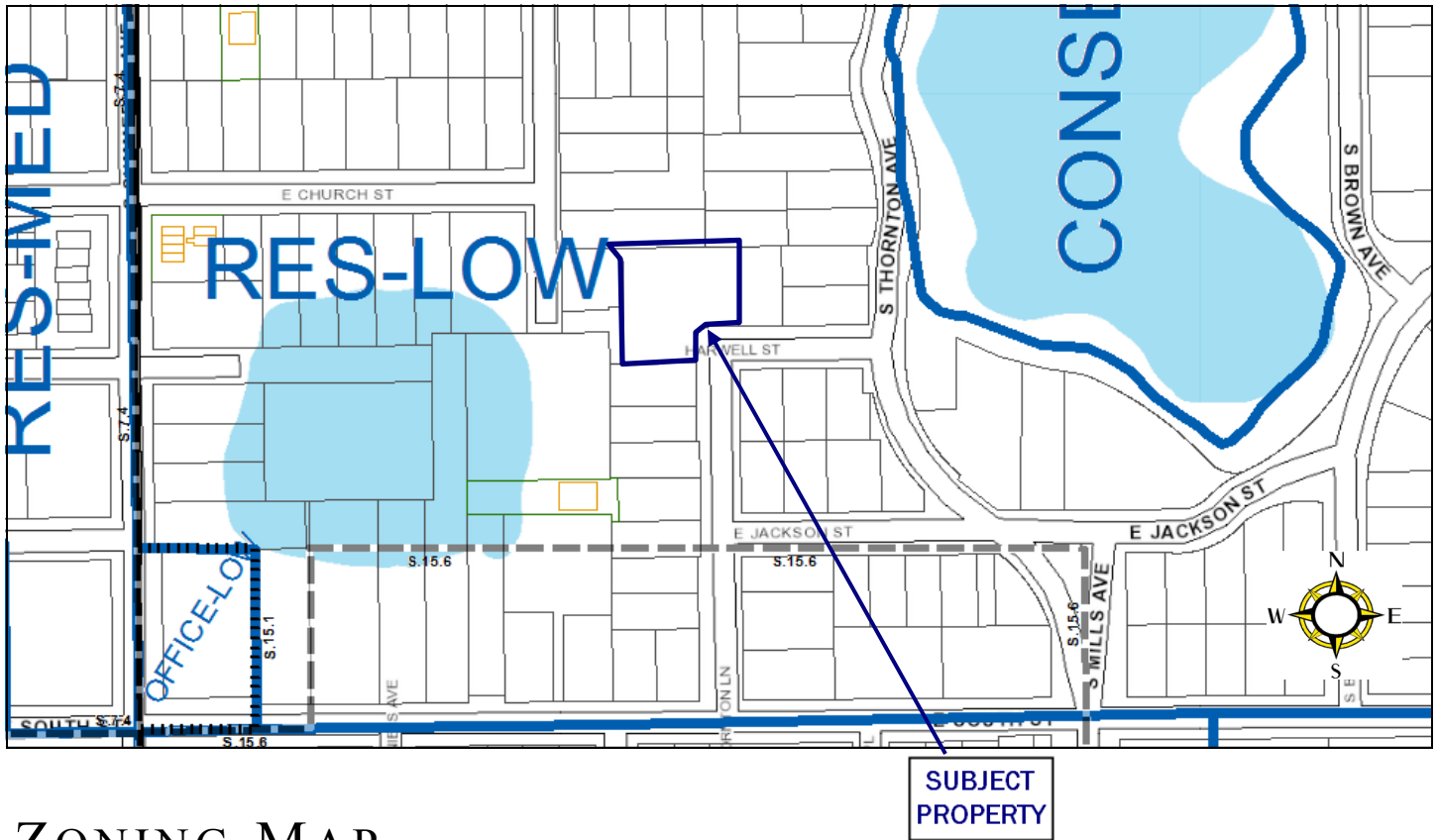
Applicant is requesting a replat of the single
family lot for development of two single
family residential units.

Staff's Recommendation:

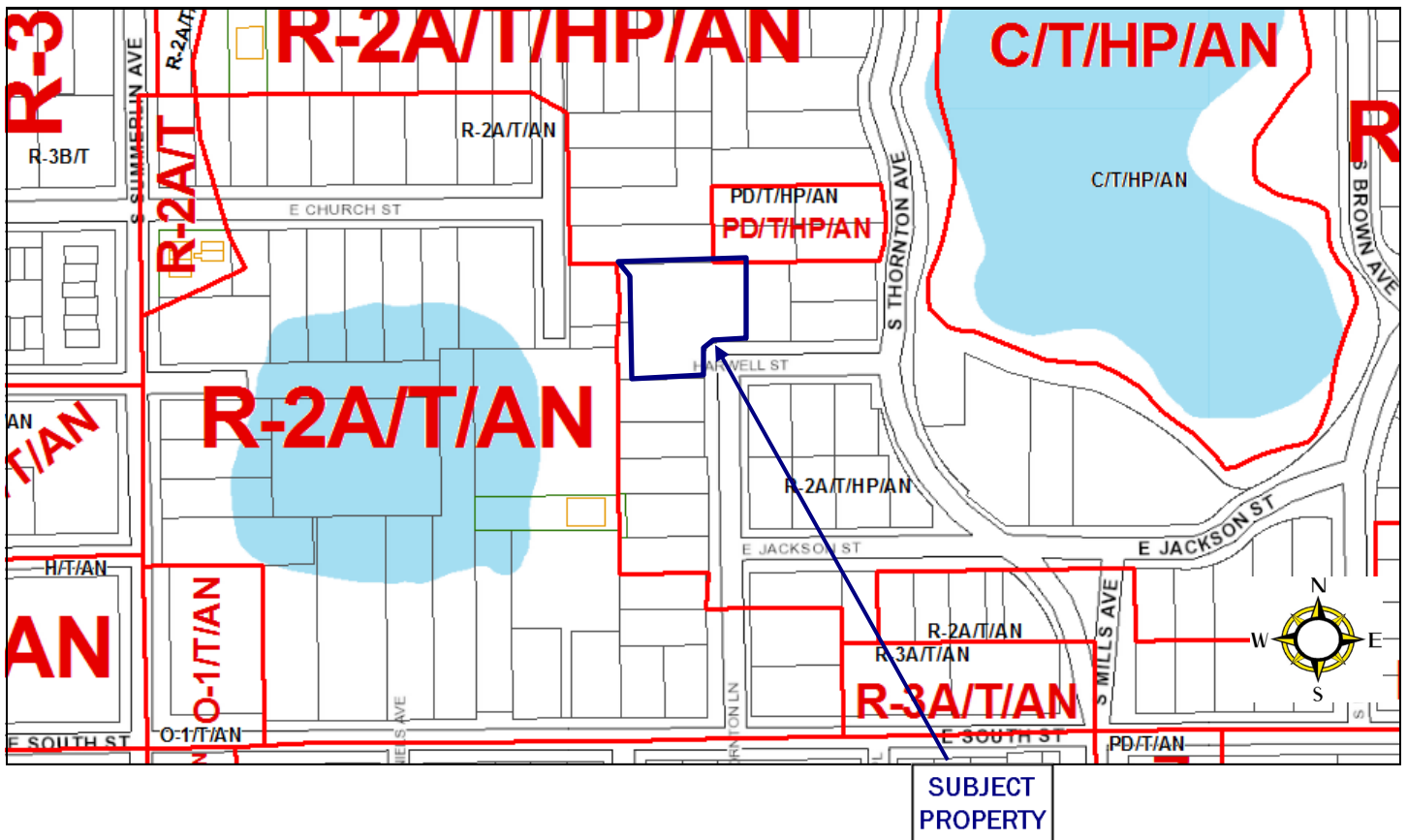
Approval of the request, subject to the con-
ditions in this report.

Updated: October 30, 2014

FUTURE LAND USE MAP



ZONING MAP



PROJECT ANALYSIS

Project Description

The subject site is located on the northwest corner of Harwell Street. The site is a 0.53 acre residential lot and is zoned R-2A/T/HP/AN (One to Two Family Residential in the Traditional City, Historic Preservation, and Aircraft Noise Overlay districts) with a consistent future land use designation of RES-LOW (Residential, Low Intensity).

Table 1– R-2A/T/HP/AN One to Two Family Residential in the Traditional City, Historic Preservation, and Aircraft Noise Overlay districts			
	Code Requirement	Proposed Lot 1	Proposed Lot 2
Minimum lot depth	110 ft.	170 ft.	136.83 ft.
Minimum average lot width	40 ft.	86.60 ft.	110.52 ft.
Minimum lot area	4,400 ft.	±15,285 sq. ft.	±11,259 sq. ft.

Previous Actions:

1922: Property originally platted as part of the Lawsons Park Subdivision

2014: Property acquired by current owners

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 re-platted into 2 residential lots. All lots will be conforming lots meeting the required width and area for the zoning district, per Section 58 Zoning Tables of the Land Development Code.

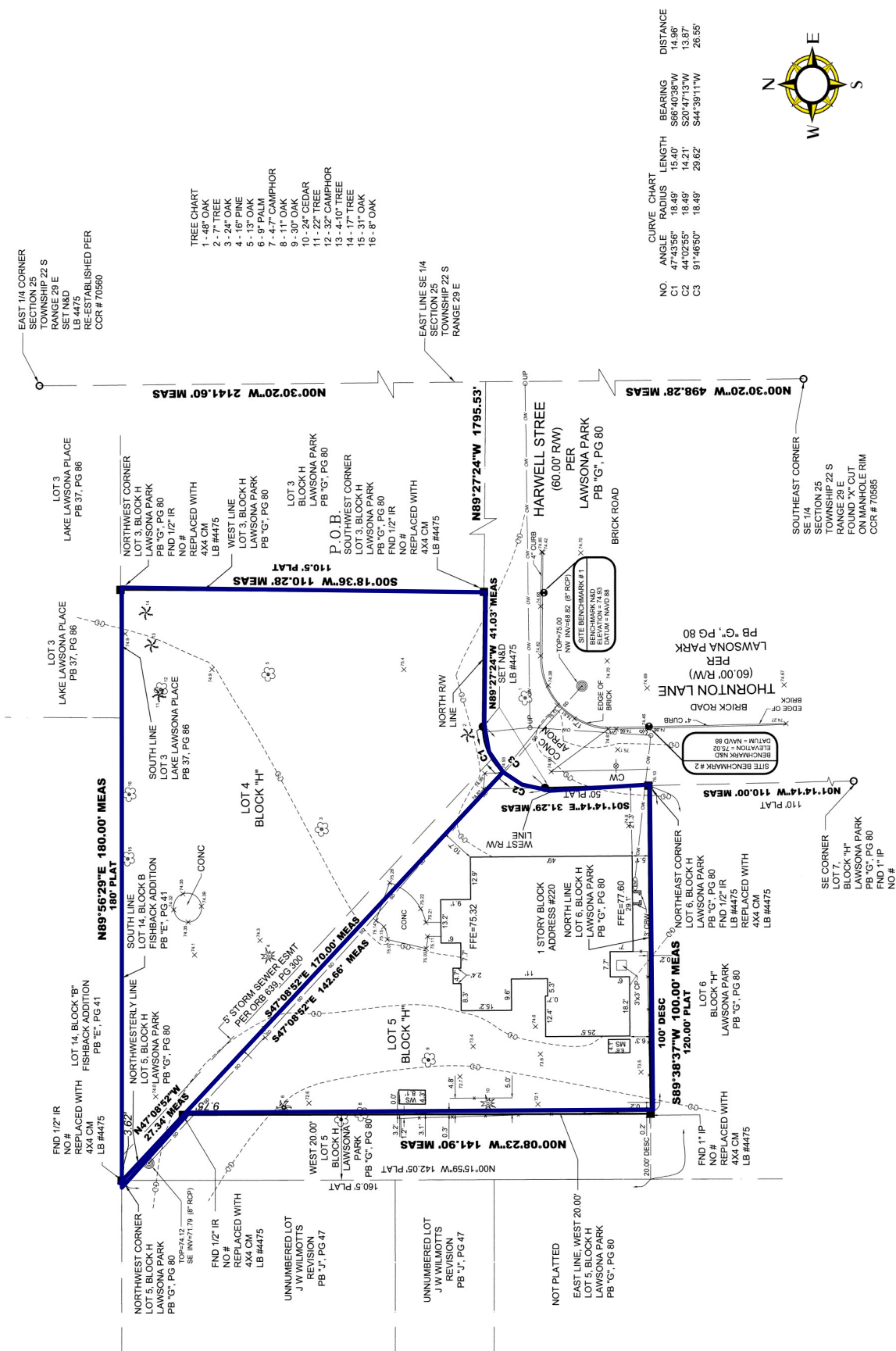
Table 2 - Project Context (R-2A/T/HP/AN zoning)			
	Future Land Use	Zoning	Surrounding Use
North	Residential, Low Intensity (RES-LOW)	One-to-Two Family Residential in the Traditional City, Historic Preservation, and Aircraft Noise Overlay districts Planned Development in the Traditional City, Historic Preservation, and Aircraft Noise Overlay districts (R-2A/T/HP/AN and PD/T/HP/AN)	Office, Retail, Residential
East	Residential, Low Intensity and Conservation (RES-LOW and CONSERV)	Conservation in the Traditional City, Historic Preservation, and Aircraft Noise Overlay districts One-to-Two Family Residential in the Traditional City, Historic Preservation, and Aircraft Noise Overlay districts (C/T/HP/AN and R-2A/T/HP/AN)	Lake Lawsons Park, Residential, Office
South	Residential, Low Intensity (RES-LOW)	One-to-Two Family Residential in the Traditional City, Historic Preservation, and Aircraft Noise Overlay districts (R-2A/T/HP/AN)	Residential
West	Metropolitan Activity Center/ Metropolitan Activity Center in the Resource Protection Overlay district (MET-AC/ Met-AC/RES-PRO)	One-to-Two Family Residential in the Traditional City, Historic Preservation, and Aircraft Noise Overlay districts Planned Development in the Traditional City, Historic Preservation, and Aircraft Noise Overlay district (R-2A/T/HP/AN and PD/T/HP/AN)	Residential

PROJECT ANALYSIS

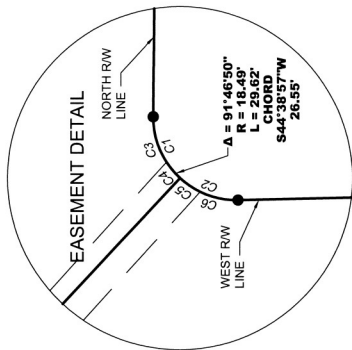
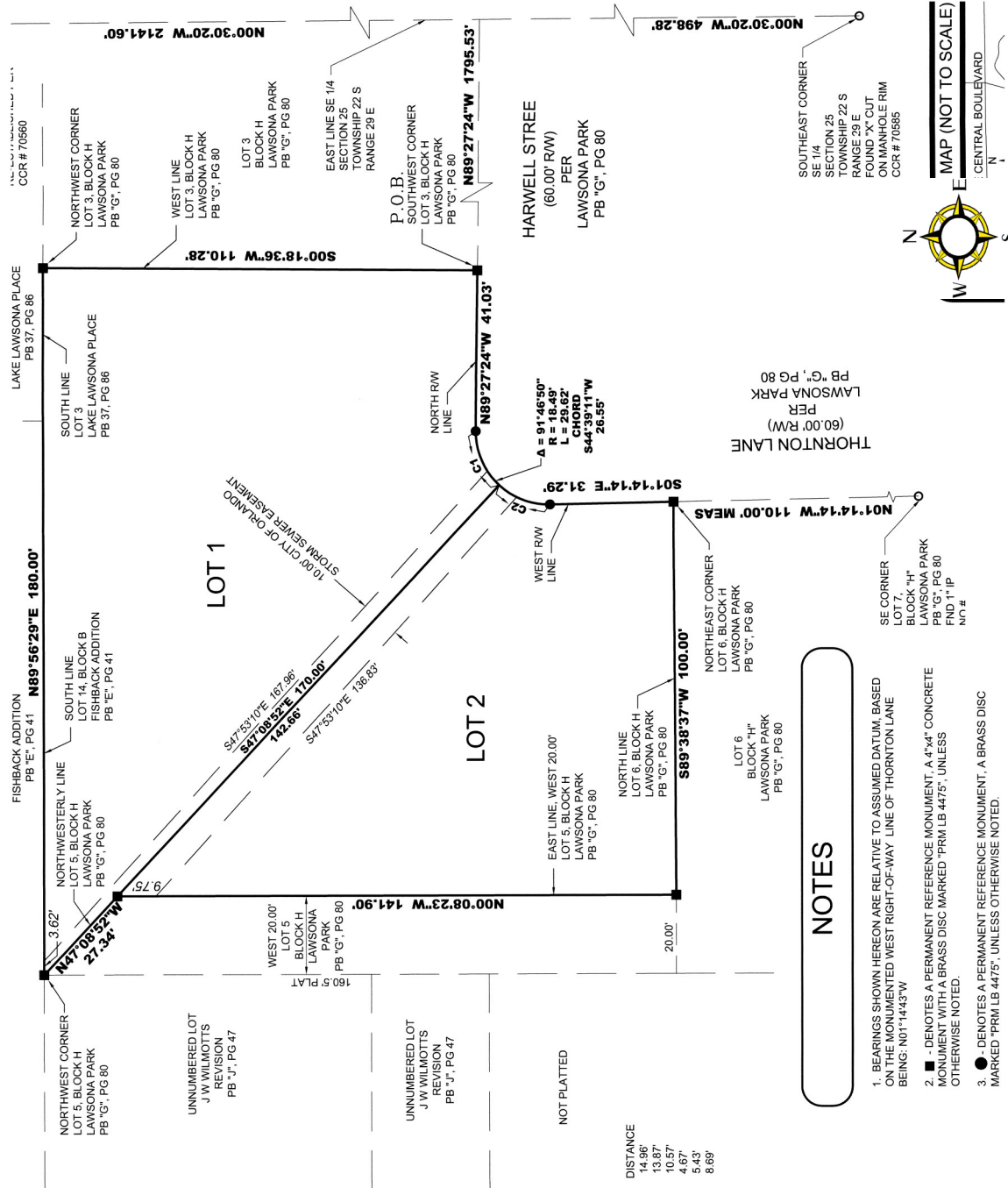
Existing Zoning and Future Land Use

The applicant is requesting approval of a minor re-plat of the property. The lot standards for R-2A/T are a minimum lot width of 40 ft., 110 ft. depth, and 4400 sq. ft. lot area, per Section 58.1B Figure 1 of the Land Development Code. The proposed replatted lots are code compliant. See Table 1– R-2A/T/HP/AN (One to Two Family Residential in the Traditional City, Historic Preservation, and Aircraft Noise Overlay districts) lot standards for more information.

BOUNDARY SURVEY



PROPOSED PLAT



NO.	ANGLE	RADIUS	LENGTH	BEARING	DISTANCE
C1	47°14'50"	18.49'	14.21'	S89°38'37"W	13.87'
C2	44°10'28"	18.49'	14.21'	S20°42'19"W	13.87'
C3	33°13'58"	18.49'	10.72'	S77°55'38"W	10.57'
C4	14°29'57"	18.49'	4.68'	S50°03'39"W	4.67'
C5	16°52'49"	18.49'	5.45'	S34°22'16"W	5.43'
C6	27°10'06"	18.49'	8.77'	S12°20'48"W	8.69'

LEGEND

- CENTERLINE SYMBOL
- CONCRETE CORNER
- CONCRETE MONUMENT
- DEED BOOK
- EASEMENT
- FOUND
- GEODETIC INFORMATION SYSTEM
- IRON PIPE
- IRON ROD
- IRON ROD
- LICENSED BUSINESS
- LICENSED SURVEYOR
- MAIL & DISK
- NOT TO SCALE
- OFFICIAL RECORDS BOOK
- PLAT BOOK
- POINT OF CURVATURE
- PERMANENT CONTROL POINT
- PAGE

REQUIRED-CONDITIONS OF APPROVAL

Land Development

1. **ISR.** Impervious Surface Ratio shall comply with the R-2A/T/HP/AN zoning district requirement of 55%.
2. **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.

Engineering

1. **Easement.** The proposed 10' wide easement shall be for sanitary sewer not storm. The easement shall be centered on the actual location of the existing sanitary sewer main.

Transportation Planning

1. TPL approves this plat without further condition.

City Surveyor

1. **Sheets1.** (Survey & Plat) The notes of the west r/w line of Thornton Ln. are the same as
2. the bearings of the parcels descriptions. FAC 5J17.051 (9.) FS 177.091 (6)
3. **Sheets1.** (Survey & Plat) Harwell Street is missing a letter T.
4. **Sheet1 :** (Survey) The manholes labeled storm manhole @ the NW & SE ends need to be changed to sanitary manholes..
5. **Sheet1:** (Survey) The comparison distances between the west line of block3, block H Lawsona Park PB G pg 80 ,the plat distance is 110.6' not 110.5'.
6. **Sheet 1:** (Survey & Plat) There is a 5' sanitary easement along the west 20' lot 5 block H Lawsona Park PB G PG 80 that extends north threw lot 4 and into lot 14, block B of Fishback Addition PB E PG 41 and heads west .Deed Book 574 PG 466 .FAC 5J17.052 (2.)
7. **Sheet 1:** (Survey) Vacate the existing 5' storm easement ORB 639 PG 300 and add the new 10' City Of Orlando sanitary easement in the dedication. FS 177.091 (16) (25)
8. **Sheet 1:** (Plat) A One In The Same Letter needs to be supplied.
9. **Sheet 1:** (Plat) The title opinion needs to reference the easement in comment # 5.
10. **Sheet 1:** (Plat) Chang the PRM BRASS DISC LB 4475 ON NORTH R/W line to a PRM 4X4 CM LB 4475 on the face of the plat as recovered.
11. **Field Review.** Field Review has passed. FS 177.091(7)
12. **OCA.** Orange County Property Appraiser has not completed their review at this time.
13. **Lien Settlement:** A copy of the Statement of Lien Settlement must be provided to the Office of Permitting Services when the plat is ready for recording. CO(17)
14. **Resubmission.** Survey will need the following documents for the next review in addition to copies required by other departments:
 - a. 3 copies of the plat
 - b. 3 copies of survey
 - c. 2 copies of the title opinion
 - d. 2 copies of the closure report
 - e. Email, CD, or flash drive containing PDF files of all documents.

Permitting

1. **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.
2. **Engineering Standards Manual.** 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.
3. **Concurrency Management.** Please be advised that the development of this project/property is subject to the terms and provisions of Concurrency Management Chapter 59 of the City Code and the Committed Trip Allocation Policy.
4. **Concurrency Management with Plat.** 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."
5. **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.
6. **Minor Plat.** 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

REQUIRED-CONDITIONS OF APPROVAL

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.

7. **Recommendation.** The Office of Permitting Services recommends approval of the proposed minor plat, subject to the conditions contained in this report.
8. **Easement.** Structure shall be placed a minimum of 5' off the storm sewer easement to allow for a 20' on center of pipe clear access.
9. **Erosion.** All building site plans submitted for review should include a detailed erosion and sedimentation control plan.
10. **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.

Growth Management

1. The Comprehensive Planning Studio has no objections to this request.

INFORMATIONAL-CONDITIONS OF APPROVAL

Orlando Police Department

1. The Orlando Police Department has no objections to the replat request for Oak Branch located at 220 Thornton 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.

FINDINGS

Subject to the conditions contained herein, the proposal will be consistent with the requirements for approval of the Oak Branch 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 Oak Branch 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.

CONTACT INFORMATION

Land Development

For questions regarding Land Development review, please contact TeNeika Walker Neasman at (407) 246-4257 or teneika.neasman@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 Mary-Stewart Droege at (407) 246-3276 or Mary-Stewart.Droege@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.