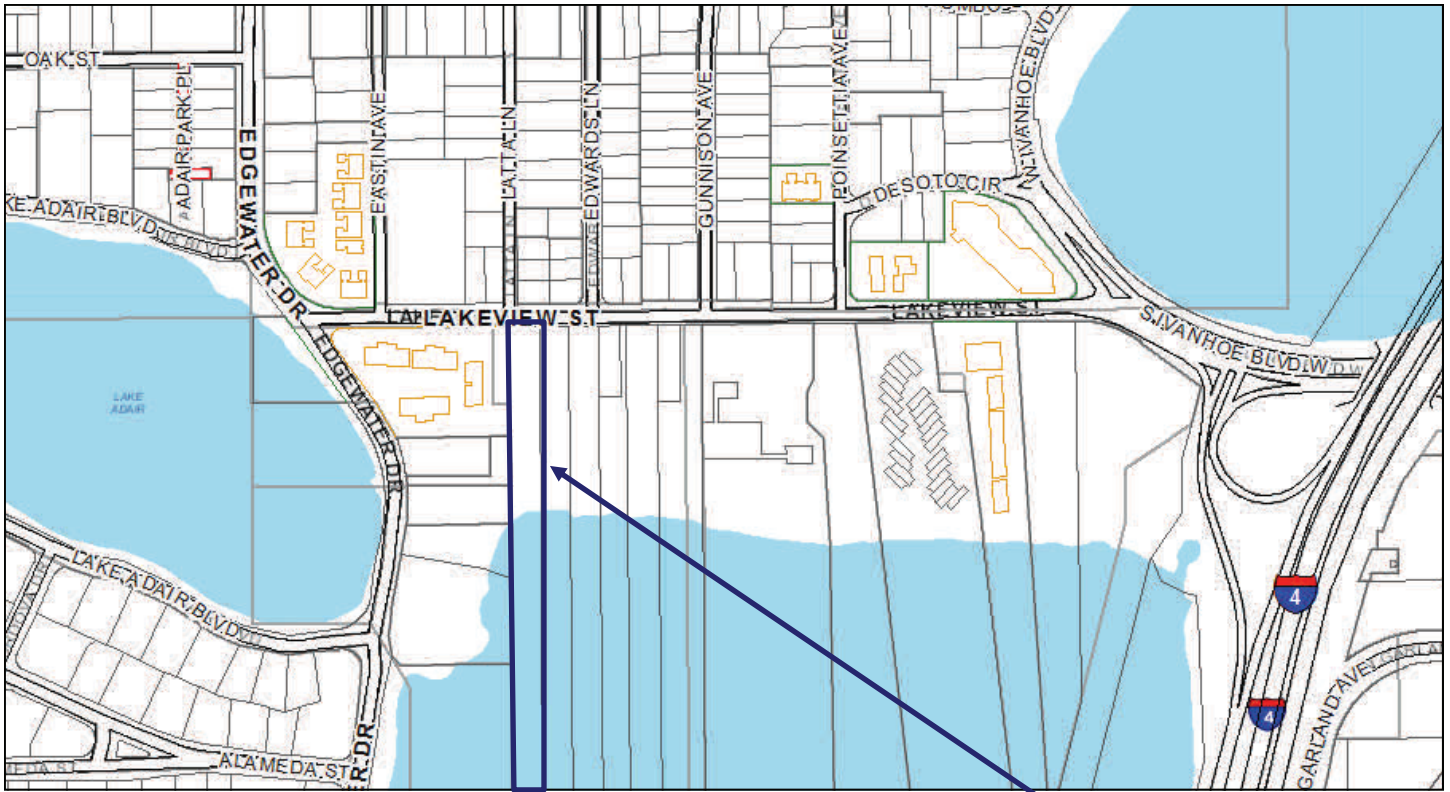




# 534 LAKEVIEW ST. REPLAT



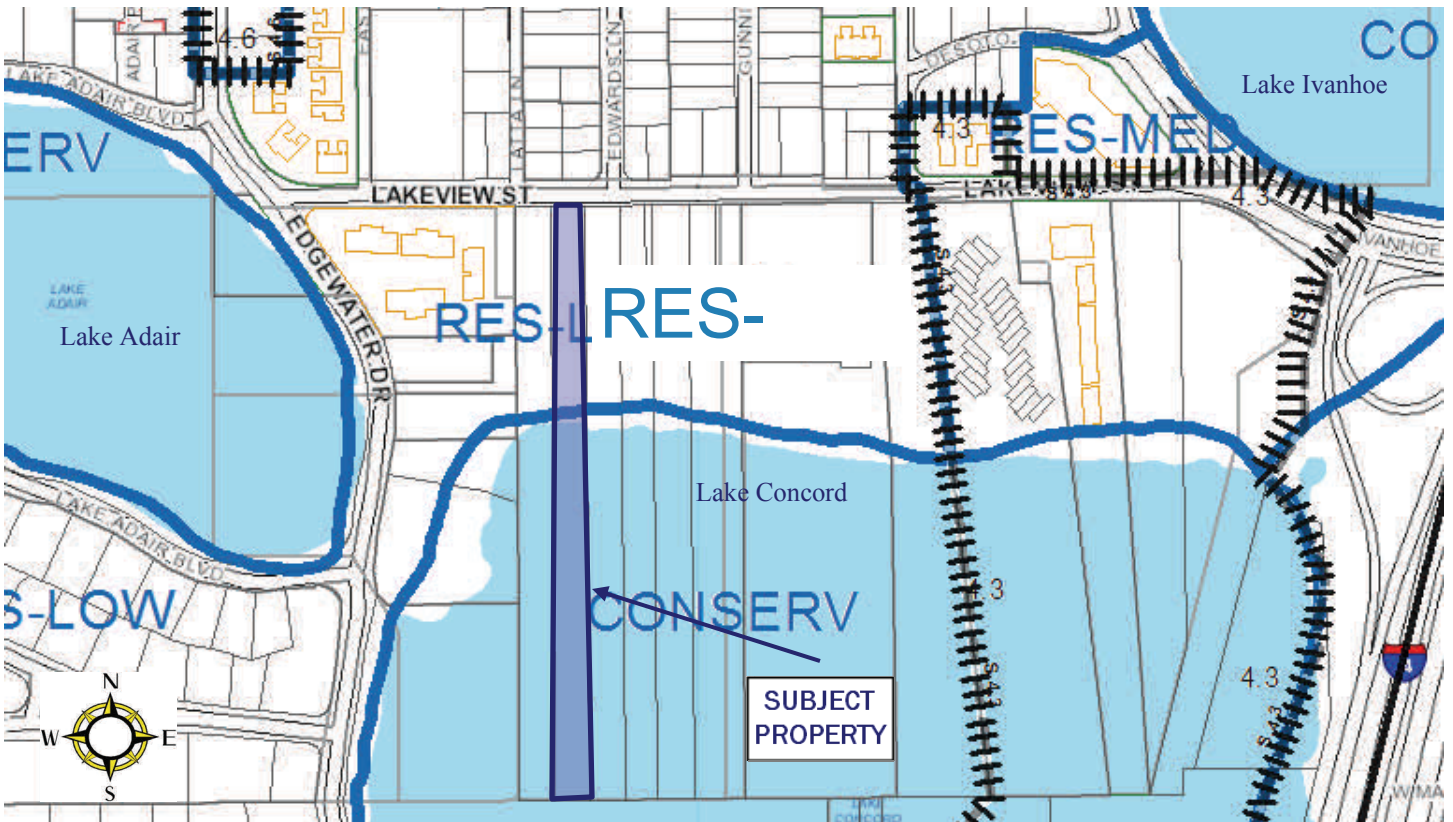
Location Map



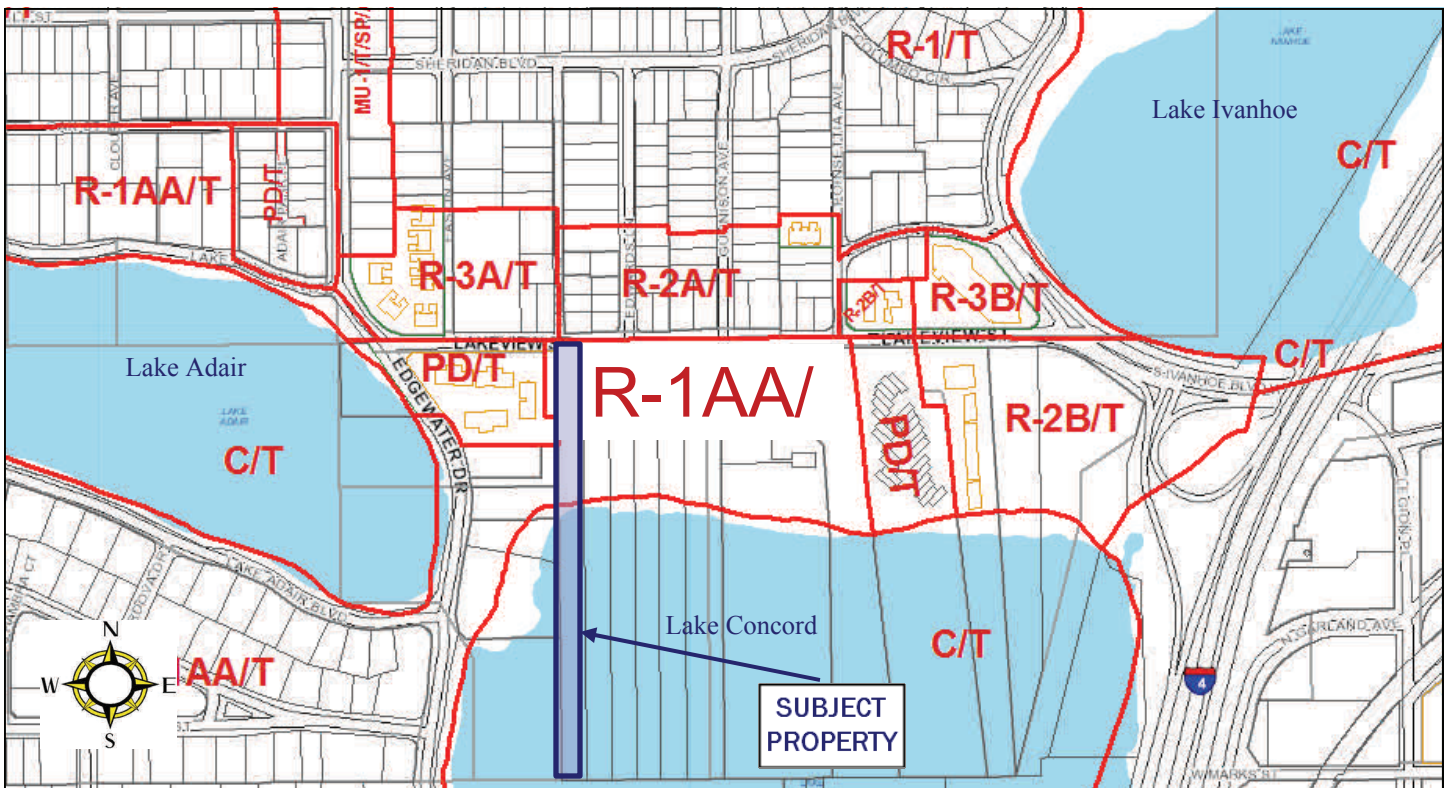
## SUMMARY

<p><b>Owner</b> Michelle Kechriotis</p> <p><b>Applicant</b> Frank A. Raymond, President Accuright Surveys Orlando, Inc.</p> <p><b>Project Planner</b> TeNeika Walker, Planner I</p> <p><b>Updated:</b> August 7, 2014</p>	<p><b>Property Location:</b> 534 Lakeview St. (on the south side of Lakeview St., between Edgewater Dr. and Edwards Ln.; PID: 23-22-29-0000-00-021 ) (±2.25 acres, District 3).</p> <p><b>Applicant's Request:</b> The applicant is requesting a minor plat of the property as a result of a substantial improvement for a new house.</p>	<p><b>Staff's Recommendation:</b> Approval of the request, subject to the conditions in this report.</p>
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# FUTURE LAND USE MAP



# ZONING MAP



# PROJECT ANALYSIS

## Project Description

The applicant is requesting to replat a residential property as a result of a substantial improvement to the principal structure. The one lot plat will consist of 2.2 acres of land. The property is located on the south side of Lakeview St., between Edgewater Dr. and Interstate 4 in the College Park neighborhood. The northern portion of the 2.2 acre property is zoned One-Family Residential in the Traditional City overlay (R-1AA/T) and the southern portion is zoned Conservation in the Traditional City overlay (Conservation, traditional City Overlay).

**Table 1 - Project Context (R-1AA/T zoning)**

	<b>Future Land Use</b>	<b>Zoning</b>	<b>Adjacent Use</b>
North	(Across Lakeview St.) Residential Low Intensity (RES-LOW)	One- to Two-Family Residential in the Traditional City Overlay (R-2A/T)	Single-Family Home
East	(Across Edgewater Dr.) Residential Low Intensity (RES-LOW) & Conservation (CONSERV)	One-Family Residential, Traditional City Overlay (R-1AA/T) and Conservation in the Traditional City Overlay (C/T)	Single-Family Home
South	(In Lake Concord) Conservation (CONSERV)	Conservation in the Traditional City Overlay (C/T)	Waterfront/ Conservation
West	Residential Low Intensity (RES-LOW) & Conservation (CONSERV)	PD/T (Planned Development, Traditional City Overlay), R-1AA/T & C/T	Williamsburg Condos & Single-Family Homes

### Previous Actions:

- 1951: Single-family home constructed
- 1997: Building replace and repair permits filed with the City
- 2007: Current owner purchased the property
- 2014: Design Variance approved for a projecting garage (VAR2014-00016)

### 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, 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 replatted as a result of an substantial improvement to the principal structure.

### Existing Zoning and Future Land Use

The property is zoning R-1AA/T (One Family Residential in the Traditional City overlay) on the northern .82 acre land portion. The remaining acres are Conservation because they are located under Lake Concord. The house is 227 ft from the right-of-way. The future land use designation for the property is Residential Low Intensity (Res-Low) and Conservation (CONSERV). The traditional City Overlay represents that part of the City that was platted or developed prior to WW2. The property is located within the College Park/ Spring Lake overlay, the lot is consistent with the zoning, future land use, and surrounding land uses areas.

### Proposed Development

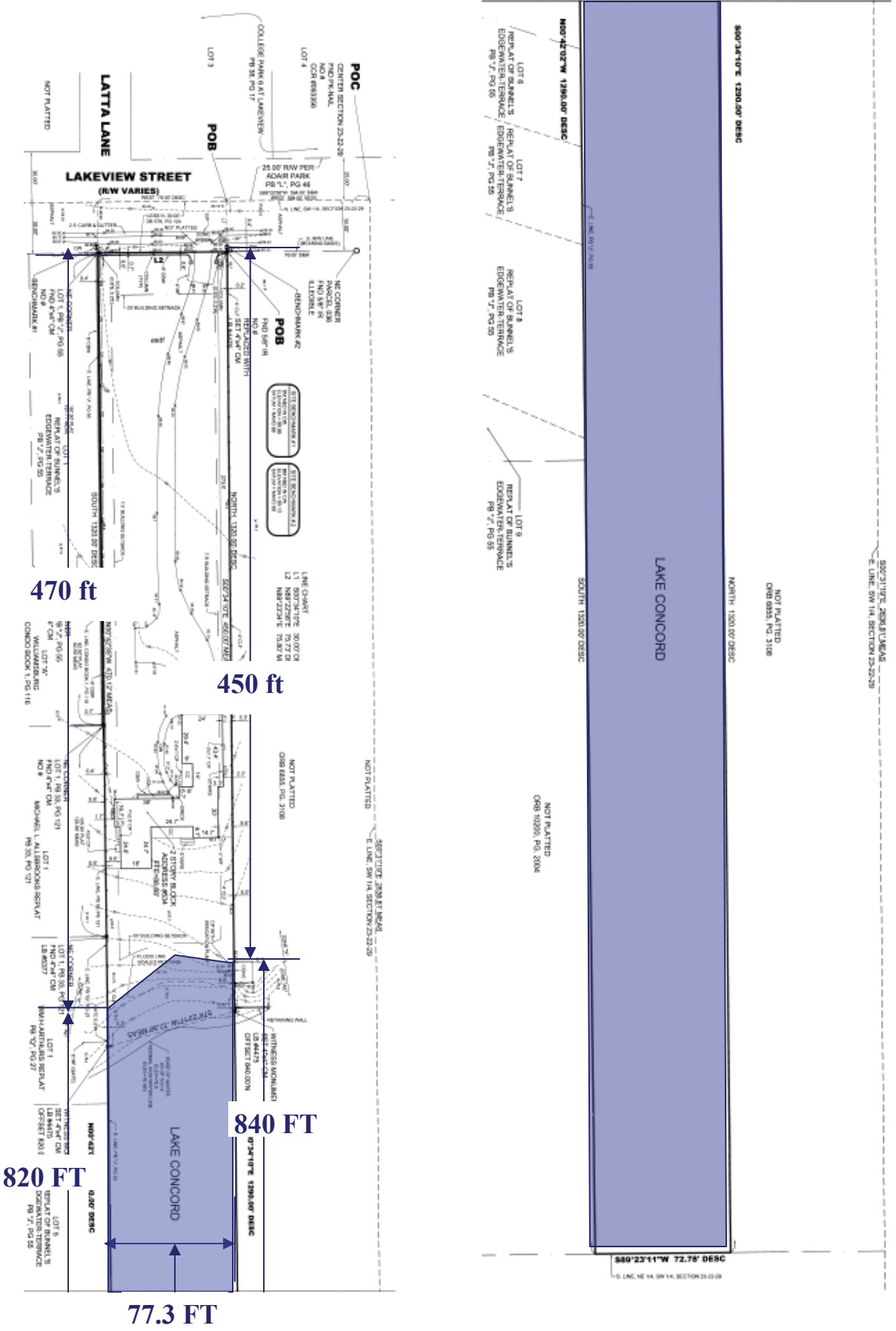
The property owner recently underwent a substantial improvement for the renovation and increase in size of the existing 2-story 2,447 sq. ft. single-family home with attached projecting 2-vehicle garage. The owner plans to add a 2nd attached 2-vehicle garage and guest bedroom that would project in front of the existing garage.

**Table 2– Development Standards (R-1AA/T)**

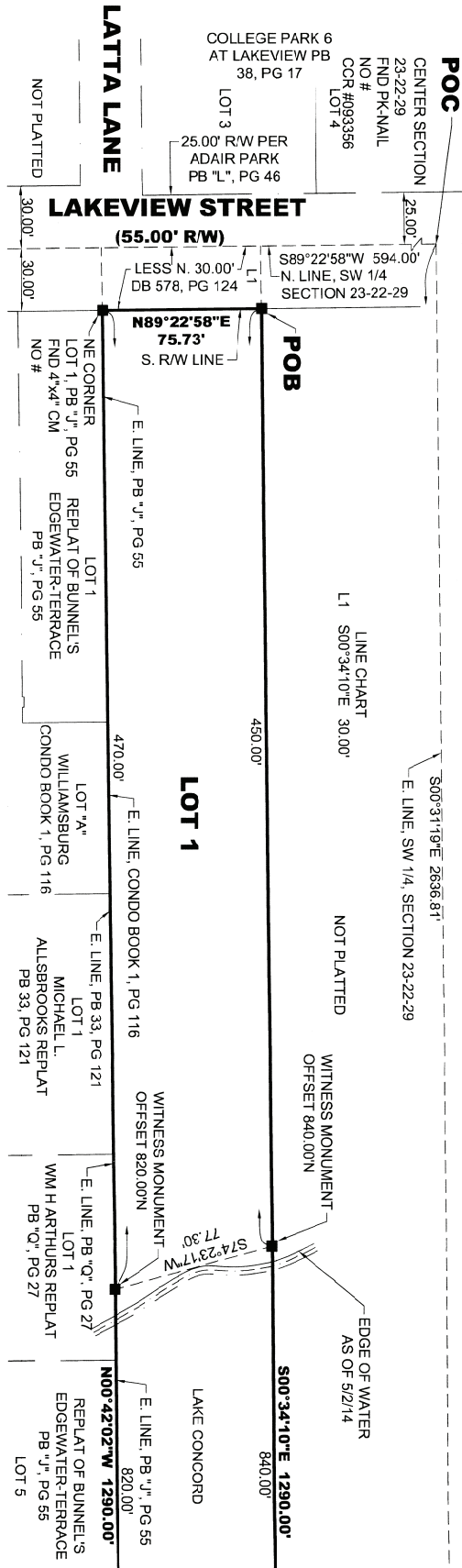
<i>Lot Characteristic</i>	<i>Required (ft.) (min)</i>	<i>Proposed (ft.)</i>
<i>Width</i>	85 ft	76 ft.
<i>Depth</i>	110 ft.	1,320 ft.
<i>Area</i>	10,000 sq. ft.	36,190 sq. ft.



# BOUNDARY SURVEY



# PROPOSED PLAT



# CONDITIONS OF APPROVAL

## Required- Legal

1. A title opinion or certificate pursuant to FS 177.041 must be provided. Upon receipt of a title opinion or certificate a review will be conducted. More conditions may follow at that time.

## Informational- Informational-

### Orlando Police Department

1. The Orlando Police Department has no objections to the plat request for Kechriotis Subdivision located at 534 Lakeview St. 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.
3. 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.

### 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.
2. 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. 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. 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.
5. 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.
6. 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.
7. 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.
8. All building site plans submitted for review should include a detailed erosion and sedimentation control plan.
9. 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.
10. Prior to construction of any new building(s) that generate wastewater, the elevation of the existing lateral to serve this lot shall be field verified and depicted on the construction plans to demonstrate that a gravity connection to the existing lateral will be feasible. Multi-family use will require a minimum 6" diameter lateral.

## 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.

## CONTACT INFORMATION

### **Land Development**

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

### **Growth Management Plan**

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

### **Transportation Planning**

For questions regarding Transportation Planning plan review, please contact Matt Wiesenfeld at 407-246-2290 or by e-mail: [mattthew.wiesenfeld@cityoforlando.net](mailto:mattthew.wiesenfeld@cityoforlando.net)

### **Engineering/Zoning**

For questions regarding Engineering or Zoning contact Shirley Green at 407.246.2134 or [Shirley.Green@cityoforlando.net](mailto: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](mailto:don.fields@cityoforlando.net).

## 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.