



# HAHN'S IVANHOE PARK SUBDIVISION



Location Map

**Subject Site**

## SUMMARY

### Applicant

Nicole Latham Carolan, Esq.  
Winderweede, Haines, Ward &  
Woodman, P.A.

### Owners

Michael Hahn &  
Gloria Price-Hahn

### Project Planner

Jim Burnett, AICP

**Property Location:** 1320 W Ivanhoe Blvd.  
(southwest side of W Ivanhoe Blvd., east of  
Poinsettia Ave. and north of Columbo Cir.)  
(Parcel #23-22-29-3912-02-060 ; ±0.31 acres,  
District 3).

**Applicant's Request:** The applicant propos-  
es to replat a vacant residential property as  
part of construction of a new single-family  
home. The property is located in the Lake  
Ivanhoe Historic District within College Park.

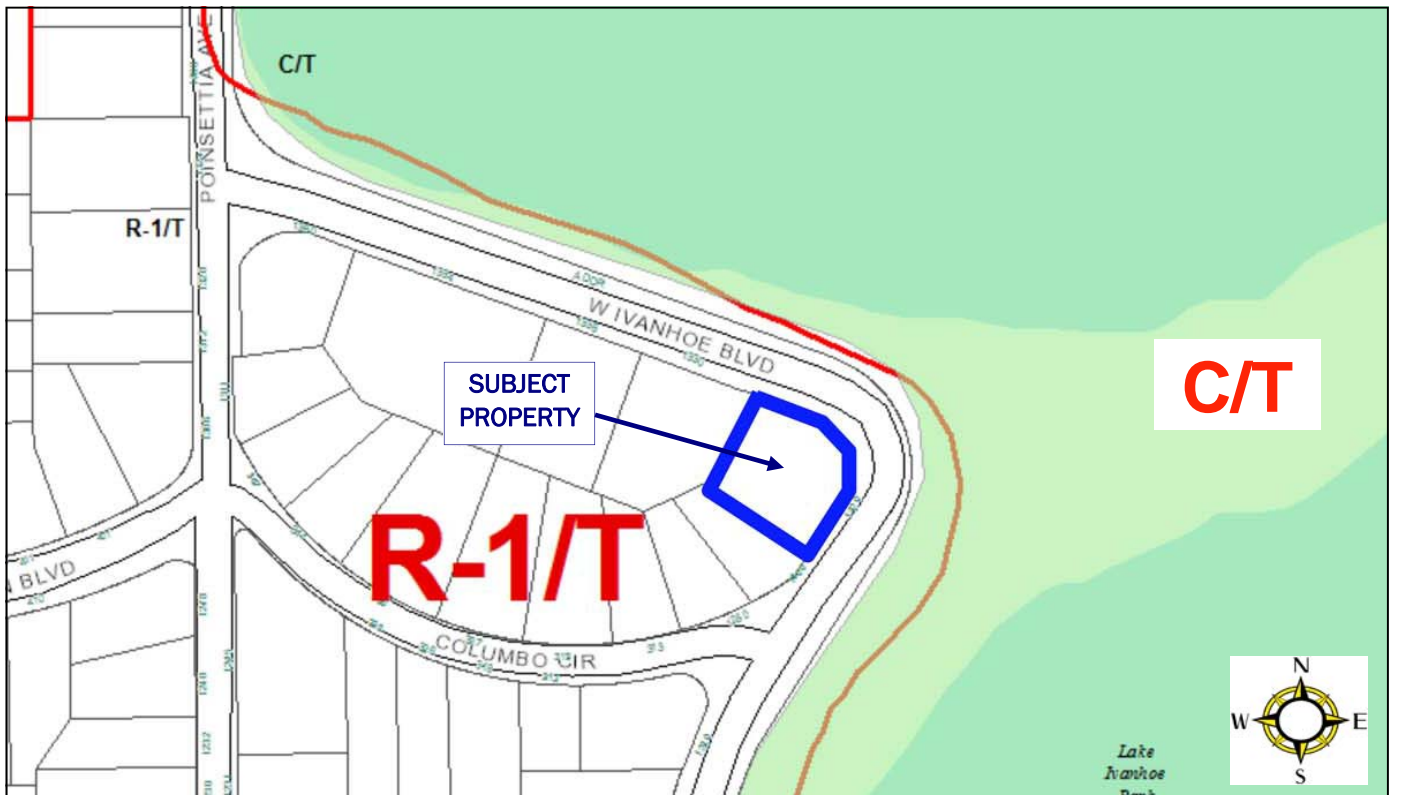
**Staff Recommendation:** Approval of the  
Minor Plat, subject to conditions in this staff  
report.

*Updated: December 29, 2014*

# FUTURE LAND USE MAP



# ZONING MAP



# PROJECT ANALYSIS

## Project Description

The applicant is requesting to replat a vacant residential property for development of a \_\_ sq. ft. single family home. The property is zoned R-1/T and is located in the Lake Ivanhoe Historic District within the College Park neighborhood.

## Previous Actions

1915: Property originally platted as part of Ivanhoe Park Subdivision.

1922: Property replatted as part of Replat of Ivanhoe Park Subdivision.

1995: Portion of lot retained by adjacent neighbor to the west (1330 W. Ivanhoe Blvd.).

8/2012: Subject property acquired by current owners.

10/2014: Building permit (BLD2014-08360) requested for 3,939 sq. ft. residential home.

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	(Across S. Ivanhoe Blvd.) Conservation	C/T (Conservation, Traditional City Overlay)	Lake Ivanhoe & Lake Ivanhoe Park
East	(Across S. Ivanhoe Blvd.) Conservation	C/T	Lake Ivanhoe Park
South	Residential Low Intensity (RES-LOW)	R-1/T (One-Family Residential, Traditional City Overlay)	Single-Family Home
West	RES-LOW	R-1/T	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 replatted to allow development of a single-family home.

## 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-1/T (One-Family Residential, Traditional City Overlay). Per Table 2 at right, the replat request complies with standards for platting of lands as contained in LDC Chapter 65 Part 3C.

Table 2 - Development Standards (R-1/T)		
<i>Use &amp; Proposed Lot</i>	<i>Lot Size (sq. ft.)</i>	<i>Lot Dimensions (min.)</i>
Single-Family Home	6,000	55 ft. x 110 ft.
Lot 1 (SF Home)	13,380 (0.31 acres)	Irregular dimensions

## Proposed Development

A proposed 2-story 3,939 sq. ft. single-family home with a rear detached garage will occupy the property. Sole access to the property is from W. Ivanhoe Blvd.

## School Impacts

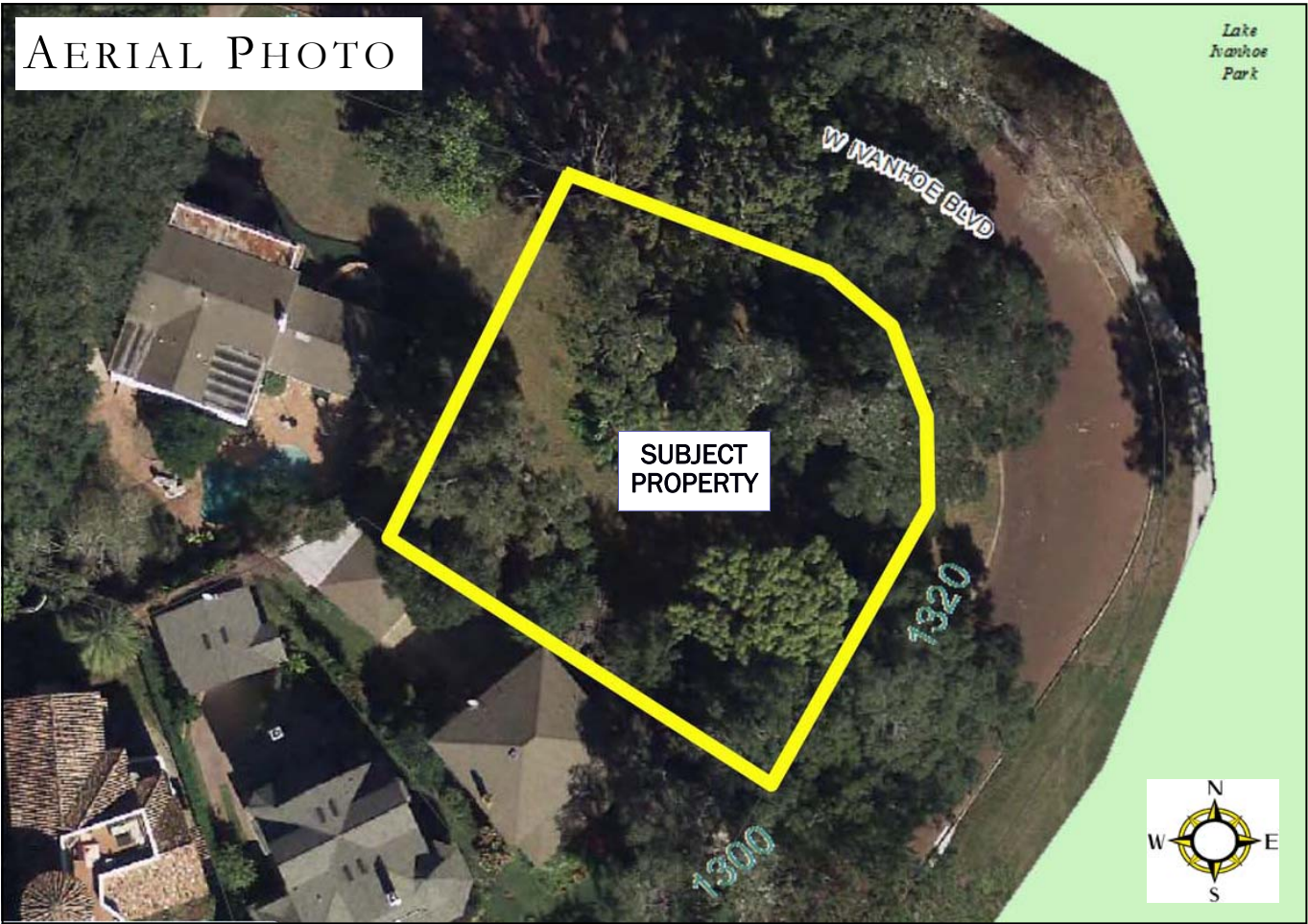
Only one single-family home is proposed via this replat process. No further school impact analysis is needed.

## Findings/Recommendation

Subject to the conditions contained herein, the Hahn's Ivanhoe Park Subdivision replat 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 Hahn's Ivanhoe Park Subdivision replat, subject to the conditions in this staff report.





[illegible]

## CONDITIONS OF APPROVAL - REQUIRED

Engineering/Zoning - (no comments yet)

Legal Affairs - Provide a "one-and-the-same" letter, certifying that the legal description shown on the plat describes the same area as the legal description shown on the title certificate/plat search.

City Surveying - perfect plat! Congrats!

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.

City Sewer - Sanitary sewer lateral connection shall be coordinated with the Wastewater Division. Feasibility of gravity connection to an existing lateral shall be evaluated during construction plan preparation and shown on the construction plans prior to permit issuance.

## CONTACT INFORMATION

**Land Development** - Contact Jim Burnett at 407-246-3609 or at james.burnett@cityoforlando.net.

**Permitting Plat Review** - Beyond TRC review, contact John Groenendaal at 407-246-3437 or at john.groenendaal@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 the SUB case # into the blank or provide your address, and follow the prompts.

**Legal Affairs** - Contact Cynthia Sanford at 407-246-3489 or at Cynthia.sanford@cityoforlando.net.

**City Surveying** - Contact Ken Brown at 407-246-3812 or at ken.brown@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 John Groenendaal (see contact information above, and next steps under Conditions above).