

400 LAKEVIEW ST.



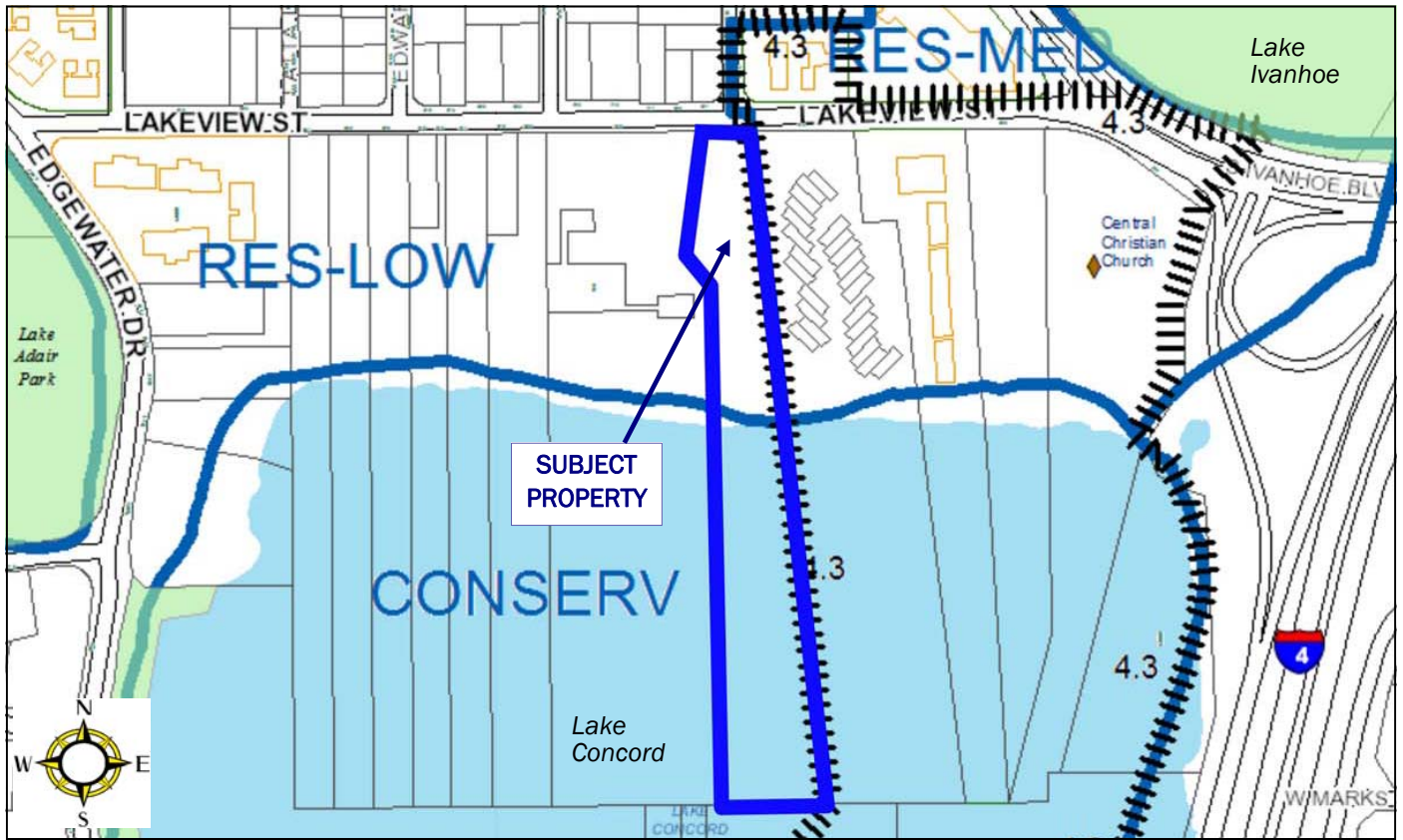
Location Map

Subject Site

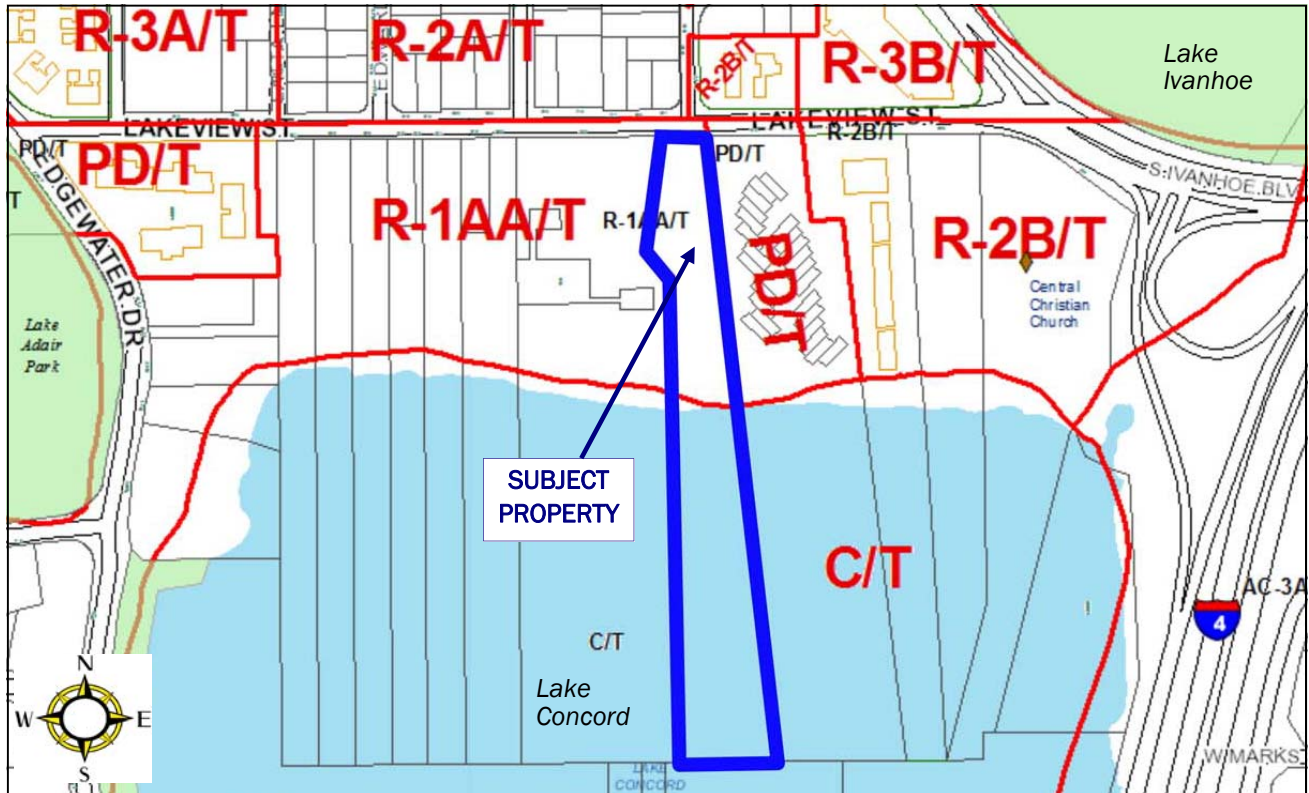
SUMMARY

<p>Applicant Bill Menard, President HLSM, LLC</p> <p>Owners Daniel Matthews & William Lindeman</p> <p>Project Planner Jim Burnett, AICP</p>	<p>Property Location: 400 Lakeview St. (south side of Lakeview St., between Ivanhoe Blvd. and Edgewater Dr.) (parcel #23-22-29- 0000-00-085; ±4.41 acres, District 3).</p> <p>Applicant's Request: The applicant propos- es to replat a vacant residential property as a prerequisite to constructing a single-family home on said property. The property is lo- cated in the Lake Concord portion of the Col- lege Park neighborhood.</p> <p>Staff Recommendation: Approval of the Minor Plat, subject to conditions in this staff report.</p>	
<p><i>Updated: May 30, 2014</i></p>		

FUTURE LAND USE MAP



ZONING MAP



PROJECT ANALYSIS

Project Description

The applicant is requesting to plat a previously developed 4.41 acre residential property for construction of a new house and detached garages. The property is located on the south side of Lakeview St., between Edgewater Dr. and Ivanhoe Blvd., in the College Park neighborhood.

Previous Actions

1950: Previously existing 3,254 sq. ft. house constructed.

5/2013: Property acquired by current owner.

3/2014: Previous house demolished (DEM2014-00015); permits submitted for a new 8,000+ sq. ft. house & detached garage (BLD2014-01955 & BLD2014-02263).

4/2014: Planning Official Determination issued (LDC2014-00094) to administratively move Residential Low Intensity Future Land Use line to the east to be on the lot line (same as existing zoning line); Design variance submitted (VAR2014-00039) to allow detached garage to be located in front of new house.

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 Lakeview St.) Residential Low Intensity (RES-LOW)	R-2A/T (One- to Two-Family Residential, Traditional City Overlay)	Single-Family Home
East	Residential Medium Intensity (RES-MED) & Conservation	PD/T (Planned Development, Traditional City Overlay) & C/T (Conservation, Traditional City Overlay)	Fountainbrook Condos & Lake Concord
South	Conservation	C/T	Lake Concord
West	RES-LOW and Conservation	R-1AA/T (One Family Residential, Traditional City Overlay) & C/T	Single Family Home & Lake Concord

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 platted to allow for the development of a new single-family home and a detached garage.

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

<i>Use & Proposed Lot</i>	<i>Lot Size (sq. ft.)</i>	<i>Lot Dimensions (min.)</i>
Single-Family Home	10,000	85 ft. x 110 ft.
Lot 1	192,260 (4.4 acres)	Irregular dimensions

Existing Zoning and Future Land Use

The property is designated Residential Low Intensity and Conservation on the City's Future Land Use Map, and is zoned R-1AA/T (One-Family Residential, Traditional City Overlay) and C/T (Conservation, Traditional City Overlay). Per Table 2 above, the replat request complies with standards for platting of lands as contained in LDC Chapter 65 Part 3C.

Proposed Development

A 2-story 8,000+ sq. ft. single-family home with a front car park and detached garages is proposed for the property. Sole access to the property is via Lakeview St.

School Impacts

A single-family home was previously on the property and now a new single-family home is proposed, resulting in no (zero) potential increase to local school population resultant from the plat request. No further school impact analysis is needed.

Findings/Recommendation

Subject to the conditions contained herein, the 400 Lakeview plat 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 replat is consistent with the requirements of the Land Development Code.

3. The Minor subdivision 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 400 Lakeview plat, subject to the conditions in this staff report.

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

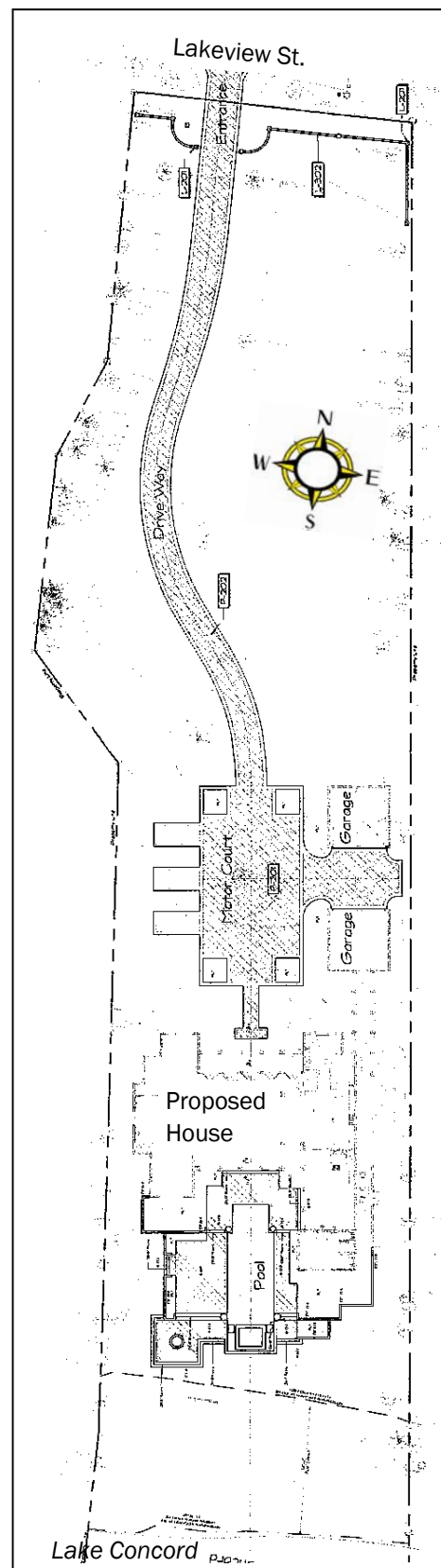
For questions regarding Plat & Engineering/Zoning review, contact Shirley Green at 407-246-3234 or at Shirley.green@cityoforlando.net. To obtain plan review status, schedule/cancel an inspection or obtain inspection results, please call PROMPT, our Interactive Response System at 407.246.4444.

Legal Affairs

For questions regarding Legal/City Attorney review, contact Cynthia Sanford at 407-246-3489 or at Cynthia.sanford@cityoforlando.net.



PROPOSED SITE PLAN (PER VAR2014-00039)



PROPOSED PLAT

CONDITIONS OF APPROVAL - REQUIRED

(applicant has applied for building permits (BLD2014-01955 & -02263))

Engineering/Zoning

1. Plat Face Changes: In addition to the changes required on the plat, the following is a list of additional requirements:
 - a) Changes to the face of the plat (a copy will soon be returned to the surveyor).
 - b) Recording Fees (Checks should be made payable Orange County Comptroller).
 - c) The plat must be reviewed by Orange County prior to recording. Begin this process by taking a copy of the executed plat to Sun Trust Bank Center, 200 S. Orange Ave., Orange Co. Property Appraiser's Office, 17th Floor, Room 1700, Attn: Rocco Campanale. The original completed Statement of Lien from Orange County is required by this office and must be received by this office prior to recording the plat.
2. Floodplain: This project is in the 100 year Floodplain, requiring the owner/developer to provide compensating storage, positive legal outfall and separate facilities for retention and detention. A field verification of the flood line is required.

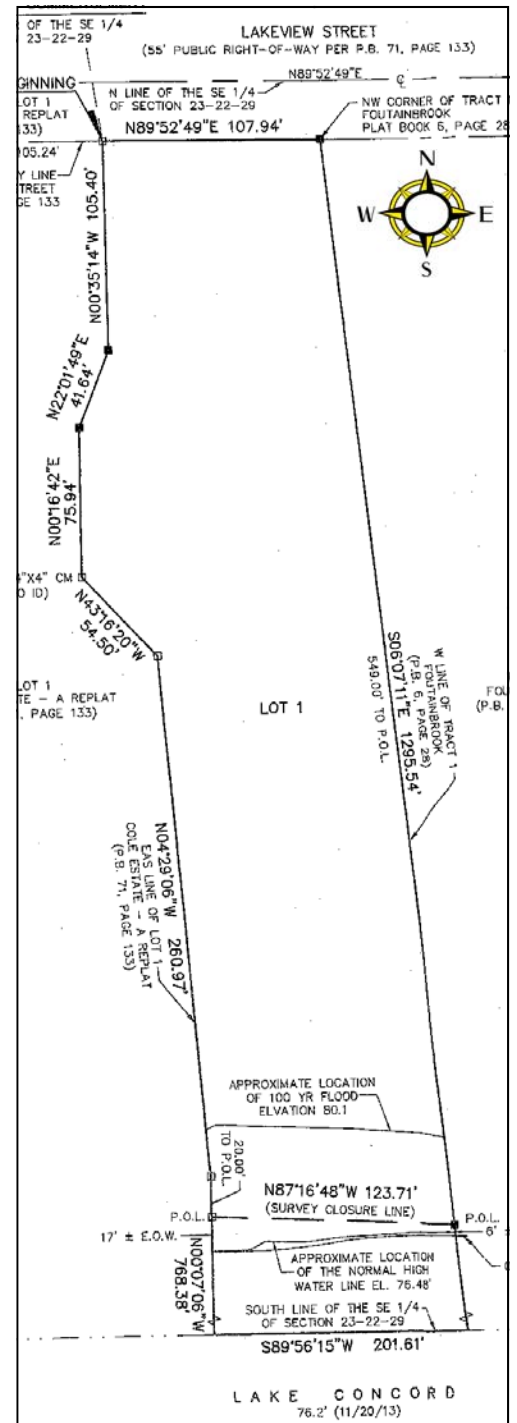
Legal Affairs

- 1) A title opinion or certificate pursuant to FS 177.041 must be provided. Title commitments/policies/O & E Reports, etc. are not acceptable.
- 2) The dedication and qualification statement must be properly executed on the original.
- 3) More comments/conditions may follow after the submittal of proper title work.

INFORMATIONAL (pertains more to development/permitting of the new uses)

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.



REVIEW/APPROVAL PROCESS-NEXT STEPS

Engineering/Zoning will handle the remainder of the plat review following the Technical Review Committee, including scheduling City Council approval of the plat (date to be determined by Engineering/Zoning).