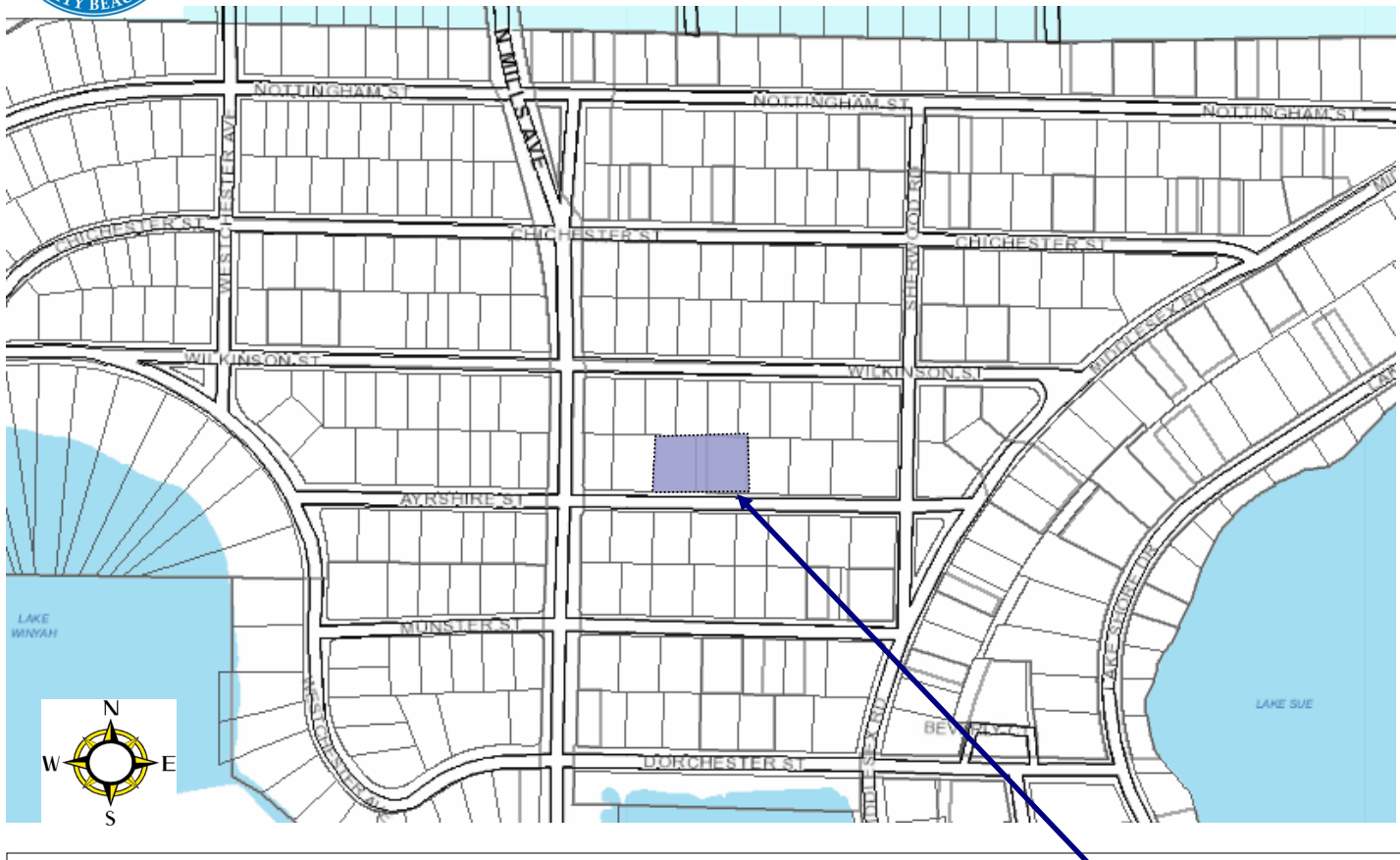




DREW AND MARYLOU SUBDIVISION 1229 AND 1219 AYRSHIRE ST.



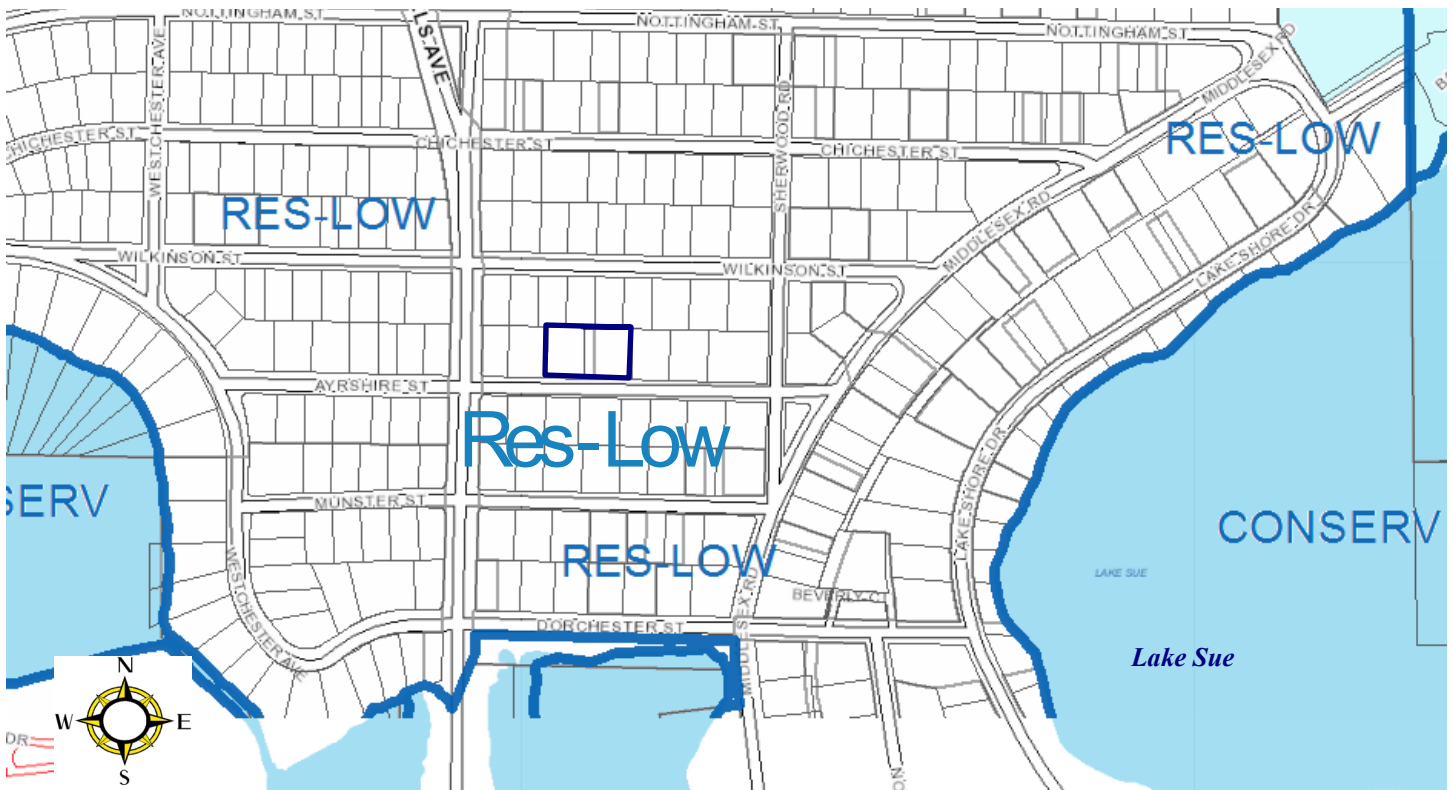
Location Map

Subject Site

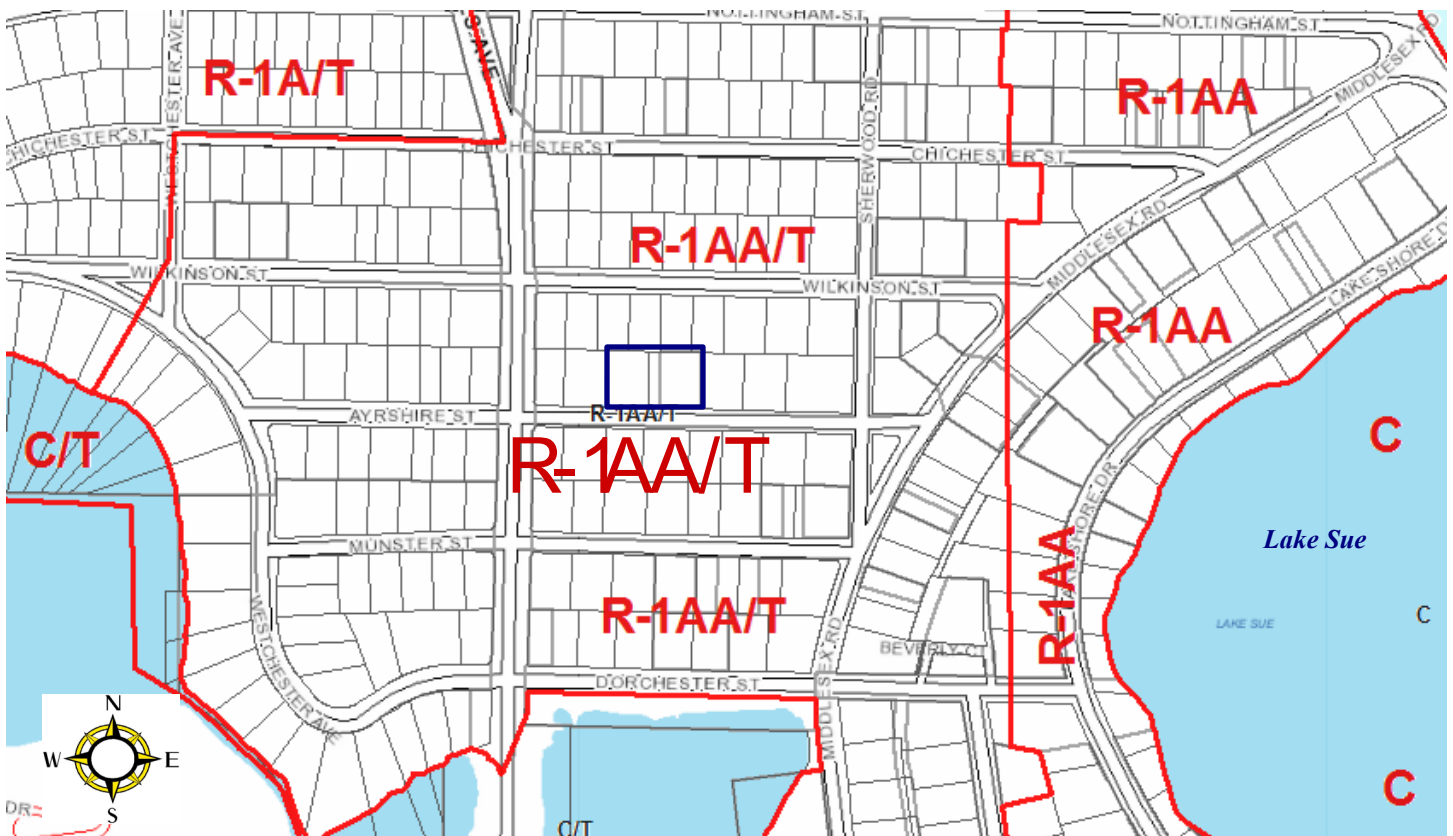
SUMMARY

<p>Owner Robert Drew Davis Marylou M Davis</p> <p>Applicant James D. Bray, PSM</p> <p>Project Planner TeNeika Walker Neasman</p>	<p>Property Location: 1229 and 1219 Ayrshire St. (north of Dorchester St., east of N Mill Ave., west of Middlesex Rd. and south of Wilkin St.; PID: 12-22-29-6444-32-230 and 13-22-29-0668-32-252) (±.70 acres, District 3).</p> <p>Applicant's Request: Minor Plat request to reduce lot 1229 by 15 ft, adding 15 ft. to lot 1219. The applicant proposes to re-plat the existing lots to make space for residential renovations to lot 1219.</p>	<p>Staff's Recommendation: Approval of the request, subject to the conditions in this report.</p>
<p>Updated: August 22, 2014</p>		

FUTURE LAND USE MAP



ZONING MAP



PROJECT ANALYSIS

Project Description

The ±0.70 acre subject site is located north of Ayrshire St., east of Mills Ave., west of Middlesex Rd. and south of Wilkinson St. The site consists of a 0.39 acre vacant residential lot and a 0.31 acre lot with a one story single family residential home. The site is zoned R-1AA/T (One Family Residential in the Traditional City Overlay) with a consistent future land use designation of Residential, Low Intensity (RES-LOW).

The applicant is requesting approval for a minor re-plat to reduce the 1229 parcel by 15 ft (moving the parcel line to the east) and increase the 1219 parcel by 15 ft. The lot standards for the R-1AA/T zoning district require a minimum lot area of 10,000 sq. ft. (85 ft. wide by 110 ft. deep). **The proposed replatted lots are code compliant. See Table 1– R-1AA/T One Family Residential in the Traditional City Overlay lot standards for more information.**

Table 1– R-1AA/T One Family Residential in Traditional City Lot Standards			
	Code Requirement	Proposed lot 2 (1229)	Proposed Lot 1 (1219)
Minimum lot depth	110 ft.	135 ft.	135 ft.
Minimum lot width	85 ft.	110 ft.	115 ft.
Minimum lot area	10,000 sq. ft.	14,850 ft	15,525 ft.

Previous Actions:

- **1936:** Properties originally platted as part of the Beverly Shores Subdivision
- **1950:** Single family 2,105 sq. ft. home built
- **1996:** Current owner (Robert Drew) purchased property (Lot 1)
- **2000:** Open patio addition added to single family residence on (Lot 1)
- **2005:** Current owners (Robert Drew and Marylou Davis) purchased property (Lot 2)
- **2010:** Current owners (Robert Drew and Marylou Davis) purchased property (Lot 1)
- **2013:** Added 34 sq. ft. to the front porch of the single family residence (Lot 1) and relocated the front door

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 to decrease Lot 1 and increase Lot 2 by 15 ft. Both lots will be conforming lots following the change in width.

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):

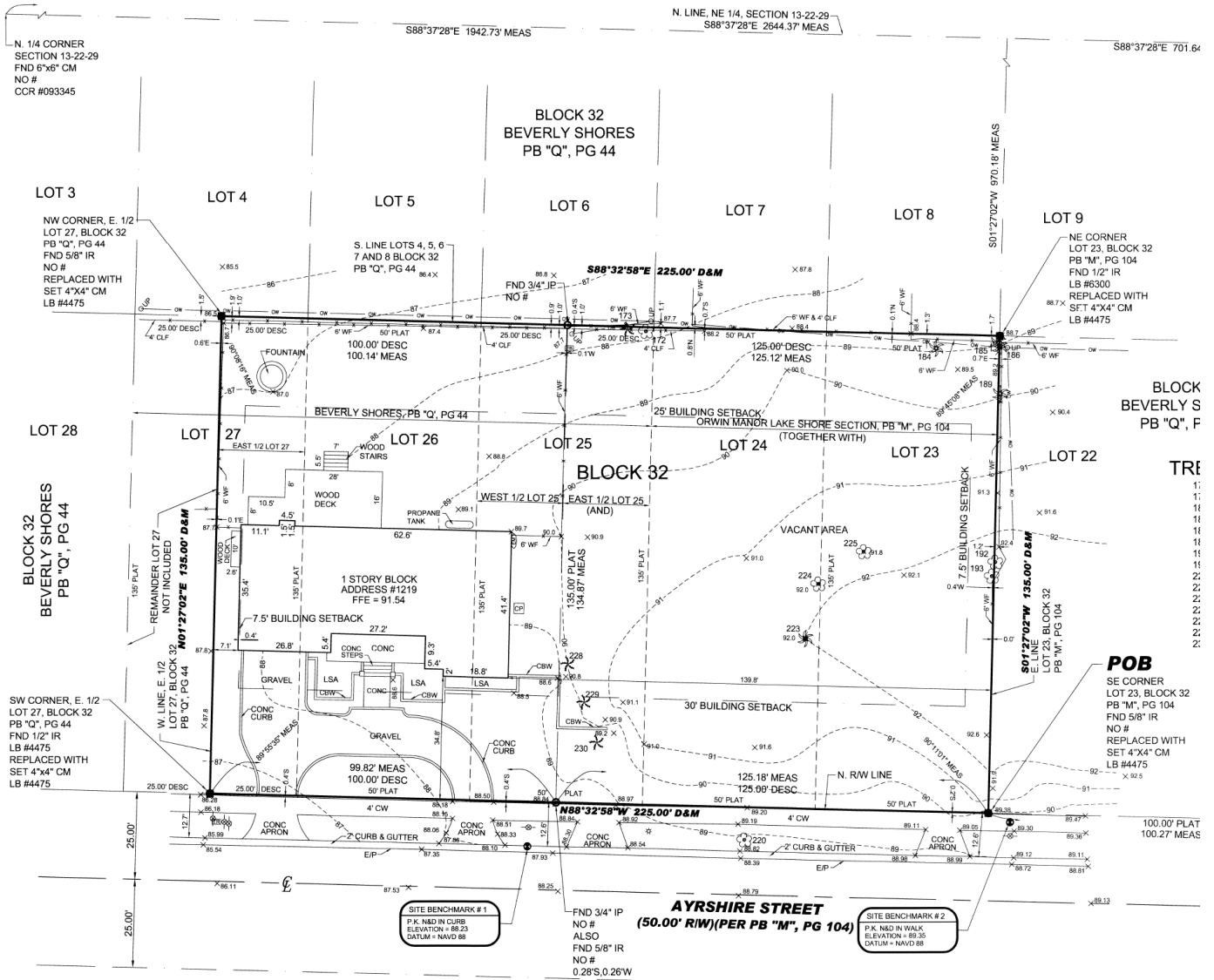
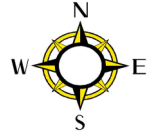
1. The proposed use is consistent with the purpose and intent of the City's Growth Management Plan.
2. The proposed use is consistent with the purpose and intent of the requirements of the LDC.
3. The subdivision will not result in incompatible land uses.
4. The proposed development will be constructed 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.

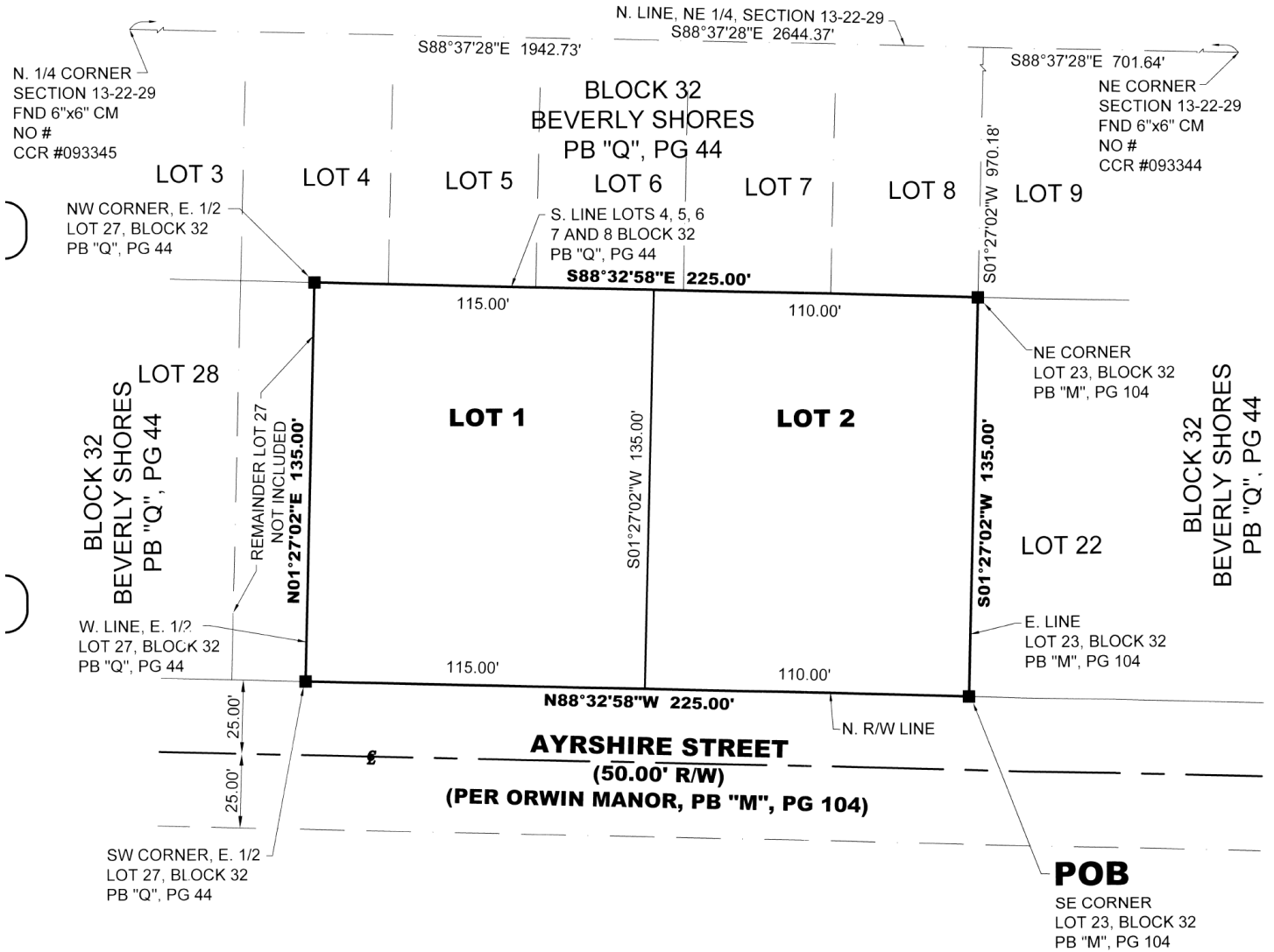
REVIEW/APPROVAL PROCESS—NEXT STEPS

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



PROPOSED PLAT



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.

Permitting

1. Building Plan Review is not applicable to this case at this time
2. As per Section 61.225 of the Land Development Code, a 4 foot wide concrete sidewalk is required along all dedicated rights-of-way in this location. Any existing sidewalk damaged or broken is to be repaired.
3. 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.
4. Contact the Bureau of Parks 407-246-2283, for a tree removal permit and/or a tree encroachment permit, before removing or disturbing any 4" caliper or larger trees.
5. 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. Coordination with wastewater on the location of the lateral is required.
6. 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."
7. 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.
8. 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.
9. 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.
10. 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.
11. The Office of Permitting Services recommends approval of the proposed minor plat, subject to the conditions contained in this report.
12. All building site plans submitted for review should include a detailed erosion and sedimentation control plan.
13. 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.
14. Contact the Bureau of Parks 407-246-2283, for a tree removal permit and / or a tree encroachment permit, before removing or disturbing any 4" caliper or larger trees.
15. 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. Coordination with wastewater on the location of the lateral is required.

Legal Affairs

1. A title opinion or certificate pursuant to FS 177.041 must be provided. More comments will follow upon receipt of proper title work.

Transportation Planning

1. The Transportation Planning Division supports the applicant's request.

CONDITIONS OF APPROVAL

Growth Management

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

CONTACT INFORMATION

Land Development

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

Engineering/Zoning

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 the Growth Management Plan review, please contact Colandra Jones at (407) 246-3415 or Colandra.Jones@cityoforlando.net.