



## BROWNSTONES @ THORNTON PARK SUBDIVISION



Location Map

**Subject Site**

### SUMMARY

**Applicant/Owner**

Franco Scala, Manager  
F & J Developers, LLC

**Project Planner**

Jim Burnett, AICP

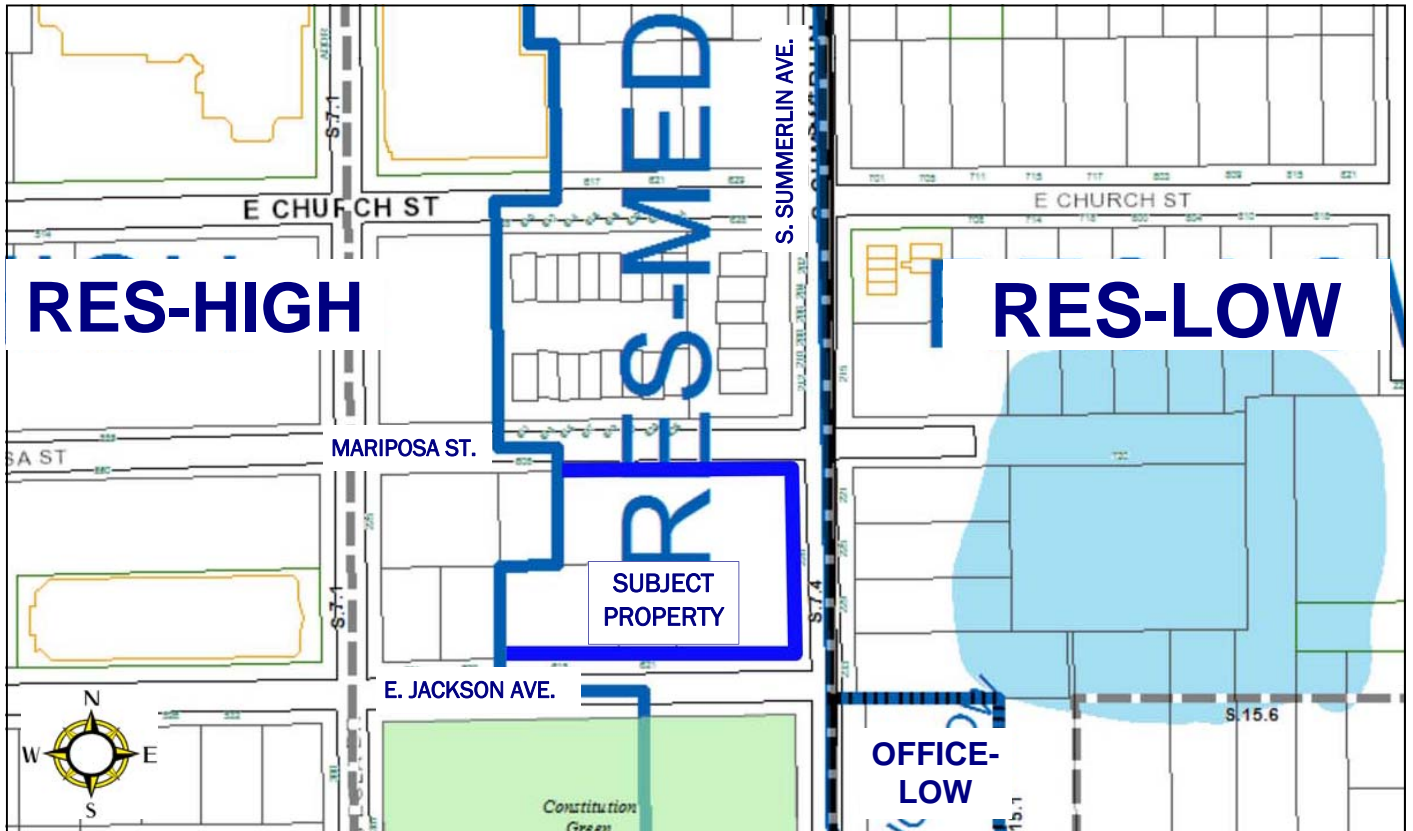
**Property Location:** 228 S. Summerlin Ave. (west side of S. Summerlin Ave., between Mariposa and E. Jackson Sts.) (Parcel #25-22-29-9320-04-010, -100 & -120 ; ±1.11 acres, District 4).

**Applicant's Request:** The applicant proposes to replat a vacant residential property as part of construction of a new 28-unit 3-story townhouse development. The property is located in the Thornton Park neighborhood.

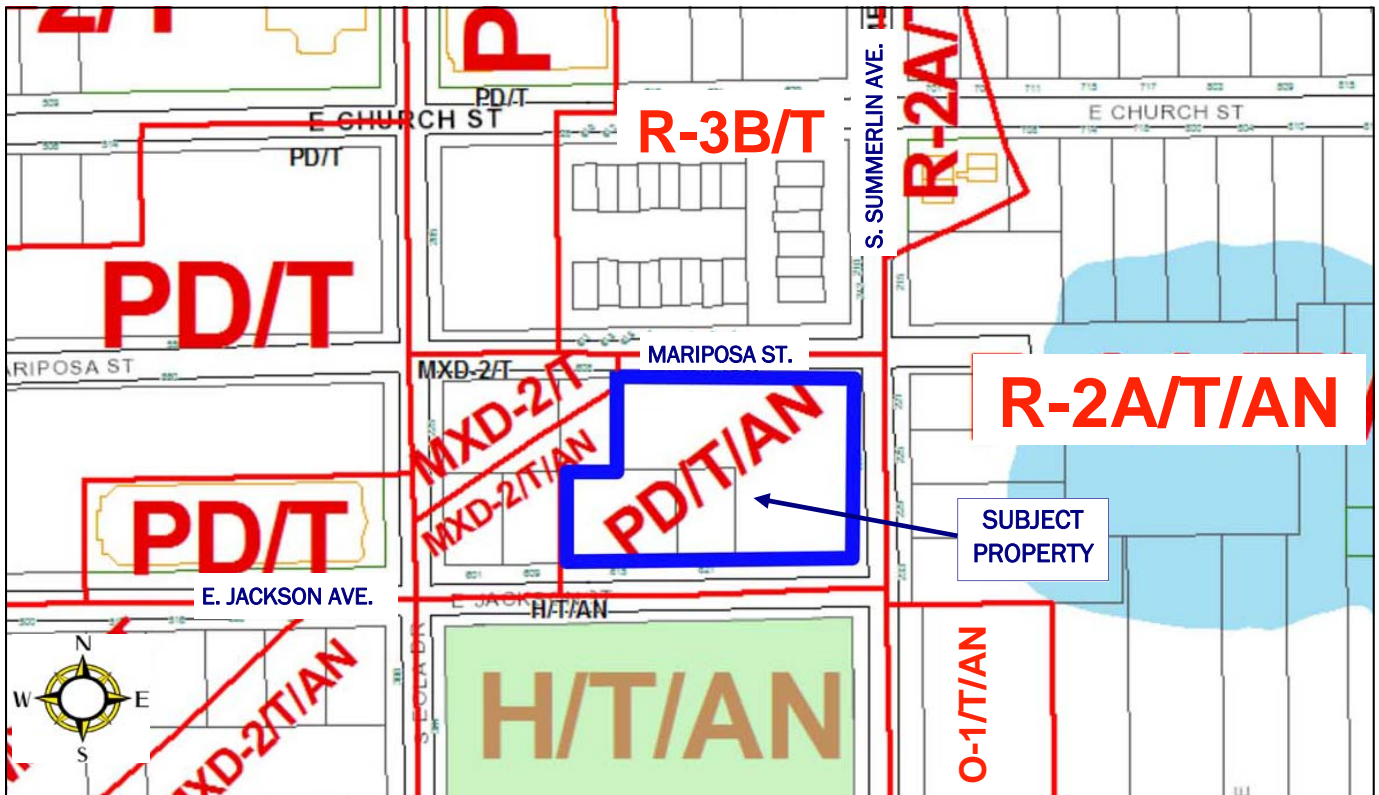
**Staff Recommendation:** Approval of the Minor Plat, subject to conditions in this staff report.

*Updated: December 26, 2014*

## FUTURE LAND USE MAP



## ZONING MAP



# PROJECT ANALYSIS

## Project Description

The applicant is requesting to replat a vacant residential property for construction of a 28-unit 3-story attached townhouse development. The property is zoned PD/T/AN and is located in the Thornton Park neighborhood.

## Previous Actions

1913: Property originally platted as part of Wilmotts Plan Subdivision.

1952: Single-family residence and five (5) duplexes constructed on the site (home and duplexes removed 10/2014).

2002: Property rezoned PD/T to allow construction of a 5-story 66 bed assisted living facility (ZON2002-00042, City Doc. #021216701).

2007: PD amended to allow 7-story 108-bed assisted living facility (ZON2006-00058, City Doc. #0712031003).

4/2014: Subject property acquired by current owners.

9/2014: PD amended to allow 28-unit 3-story townhouse development (ZON2014-00002, City Doc. #1409081206).

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 Mariposa St.) Residential Medium Intensity (RES-MED)	R-3B/T (Medium Intensity Residential Development, Traditional City Overlay)	Single-Family Townhomes
East	(Across S. Summerlin Ave.) Residential Low Intensity (RES-LOW)	R-2A/T/AN (One- & Two-Family Residential, Traditional City Overlay, Aircraft Noise Overlay)	Single-Family Homes & Duplexes
South	(Across E. Jackson St.) RES-MED & Residential High Intensity (RES-HIGH)	H/T/AN (Holding, Traditional City Overlay, Aircraft Noise Overlay)	Constitution Green (Park)
West	RES-HIGH	MXD-2/T/AN (High Intensity Mixed Residential - Office, Traditional City Overlay, Aircraft Noise Overlay)	Triplex & Single Family Homes/Offices

## 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 28 attached single-family townhomes.

## Existing Zoning and Future Land Use

The property is designated Residential Low Intensity on the City's Future Land Use Map, and is zoned PD/T/AN (Planned Development, Traditional City Overlay, Aircraft Noise Overlay), with default zoning of R-3B/T/AN (Medium Intensity Residential Development, Traditional City Overlay, Aircraft Noise Overlay). Per Table 2 above, the replat request complies with the adopted PD and with standards for platting of lands as contained in LDC Chapter 65 Part 3C.

## Proposed Development

A proposed 28-unit 3-story townhome development with rear-loaded garages will occupy the property. Sole access to the property is from Mariposa St.

## School Impacts

Twenty-eight (28) single-family townhomes are proposed via this replat process. A detailed school impact analysis was provided with the PD Amendment (ZON2014-00002)

**Table 2 - Development Standards (default R-3B/T/AN)**

<i>Use &amp; Proposed Lot</i>	<i>Lot Size (sq. ft.)</i>	<i>Lot Dimensions (min.)</i>
Single-Family Townhomes	1,600 minimum 1,800 average	20 ft. min. width
Lots 1,8,9 & 18	1,117.5	22.35 ft. (w) x 50 ft. (d)
Lots 2-7 and 10-17	1,000	20 ft. (w) x 50 ft. (d)
Lots 19 & 28	1,130.3	19.83 ft. (w) x 57 ft. (d)
Lots 20-22 and 25-27	985.8	19.33 ft. (w) x 51 ft. (d)
Lots 23 & 24	1,360.2	26.67 ft. (w) x 51 ft. (d)



### Findings/Recommendation

Subject to the conditions contained herein, the Brownstones Thornton 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.

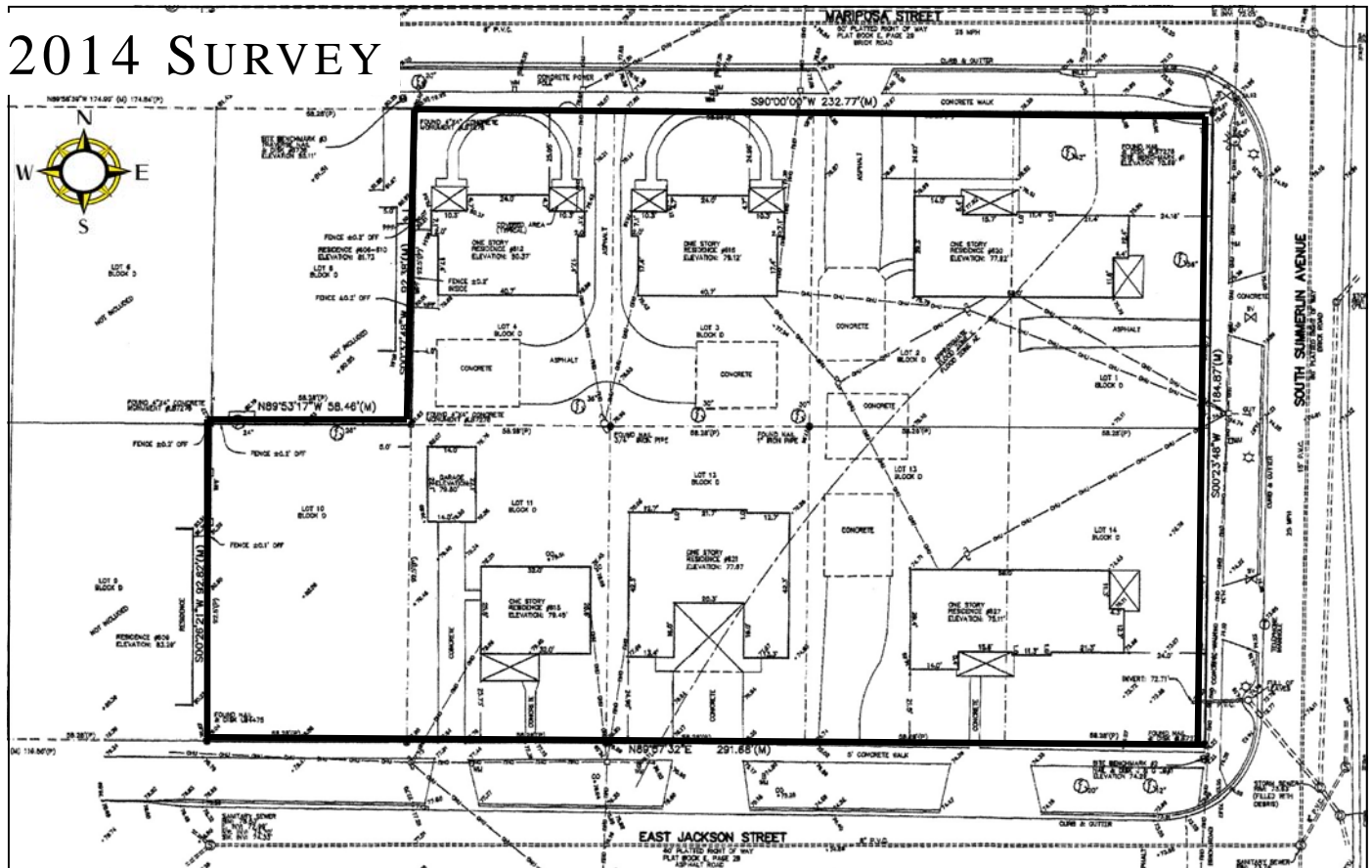
Based on the information provided in the staff report and the findings noted above, staff recommends approval of the Brownstones Thornton Park Subdivision replat, subject to the conditions in this staff report.

## REVIEW/APPROVAL PROCESS-NEXT STEPS

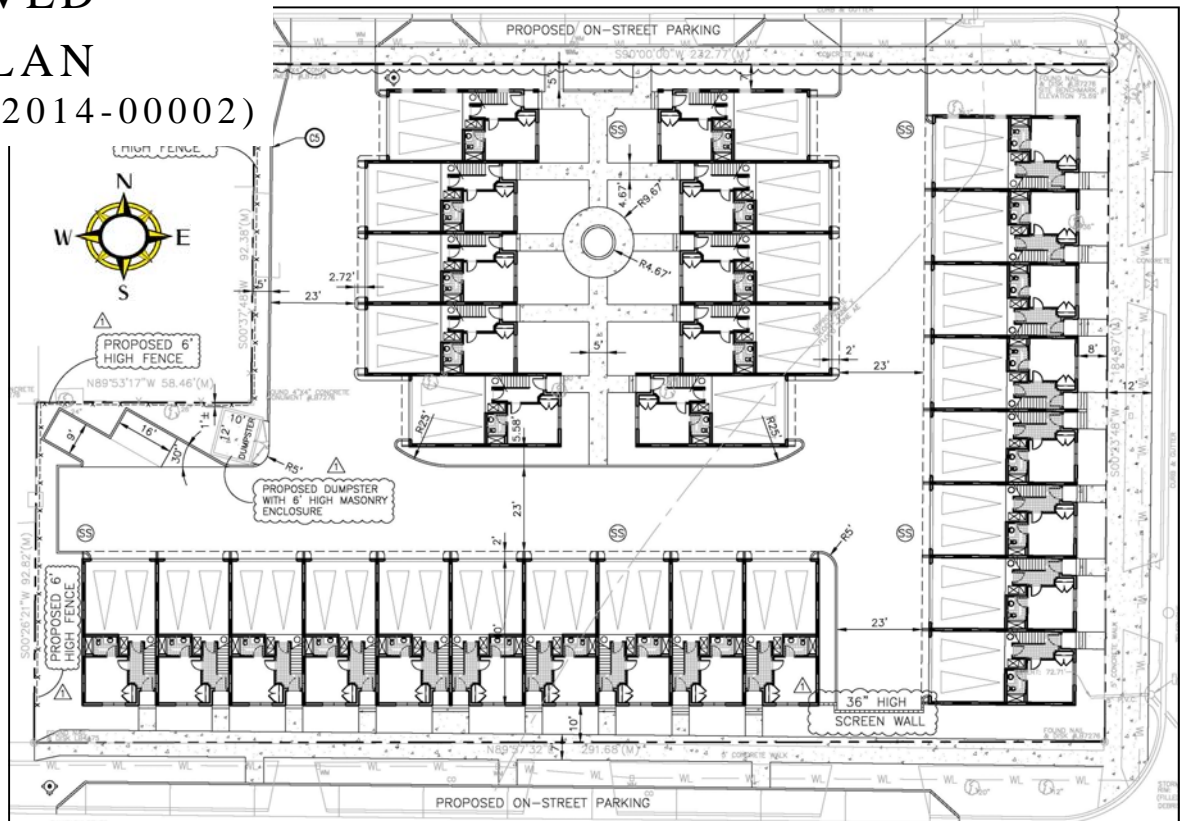
Following the Technical Review Committee review, plat review, including scheduling City Council approval of the plat, is handled by John Groenendaal (see contact information above, and next steps under Conditions above).



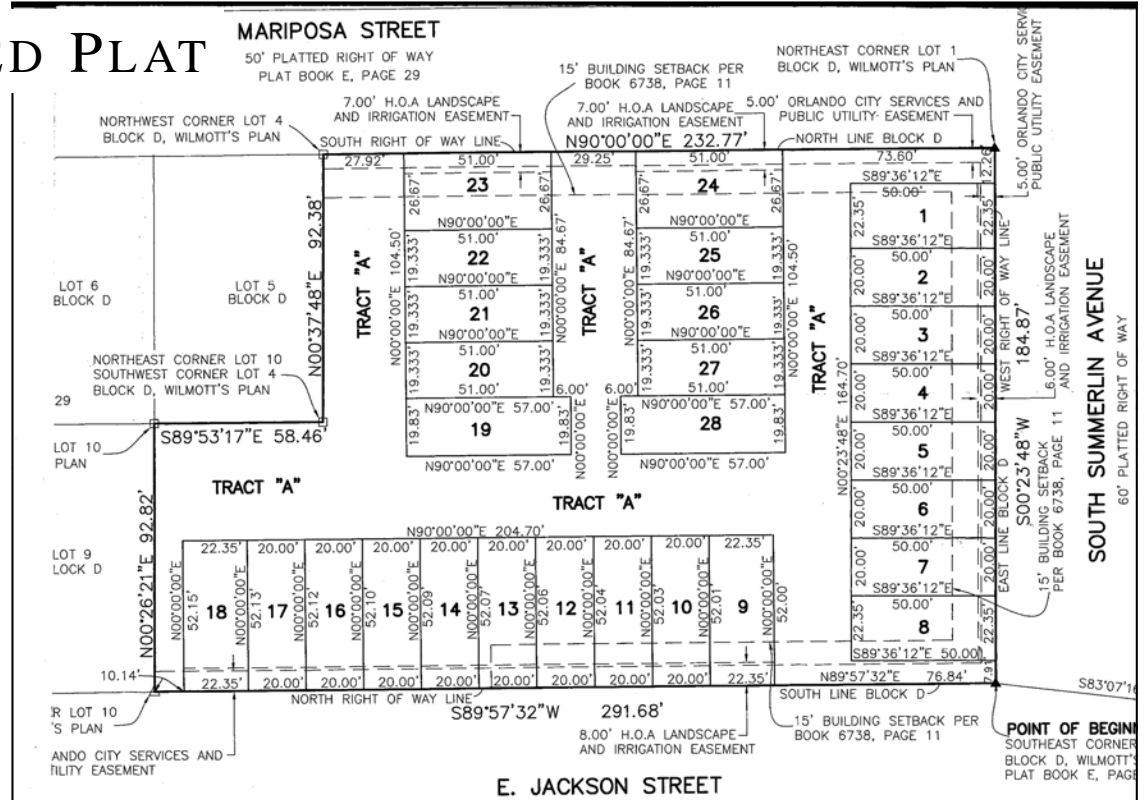
## 2014 SURVEY



# APPROVED SITE PLAN (PER ZON2014-00002)



# PROPOSED PLAT



## CONDITIONS OF APPROVAL - REQUIRED

**Engineering/Zoning** - No plat-related comments so far...(see individual BLD cases for development-related items).

**Legal Affairs** - Notes 4 and 5 to be removed. They reference the DRI and Zoning which are recorded in the public records and not required to be shown on the plat. Thus the "NOTICE"

**City Surveying** - An initial review has been completed and a letter sent to the applicant's surveyor on 12/17/2014, detailing what needs to be revised and sent back to the City for continuing plat review.

**City Addressing** - The Plat has been reviewed by Engineering Records, and the plat name has been approved. However, the following items need to be corrected:

Change "SOUTH SUMMERLIN AVENUE" to "S SUMMERLIN AVE" (no period after the S) and "E. JACKSON STREET" to "E JACKSON STREET" (no period after the E) and "S. EOLA DRIVE" TO "S EOLA DRIVE" (no period after the S). This helps denote between a direction that is actually part of the street name and one that is used as a directional indicator.

**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.

## 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. Plat status can also be done via the City's webpage at <http://edviwr.cityoforlando.net/OrlandoWebPermits/Permitting/login.aspx>. Just key your 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 Addressing** - Contact Amanda Furman at 407-246-4267 or at Amanda.furman@cityoforlando.net.

**City Surveying** - Contact Ken Brown at 407-246-3812 or at Kenneth.brown@cityoforlando.net.