



# MAGNOLIA DENTAL CARE 611 N. MAGNOLIA AVE.



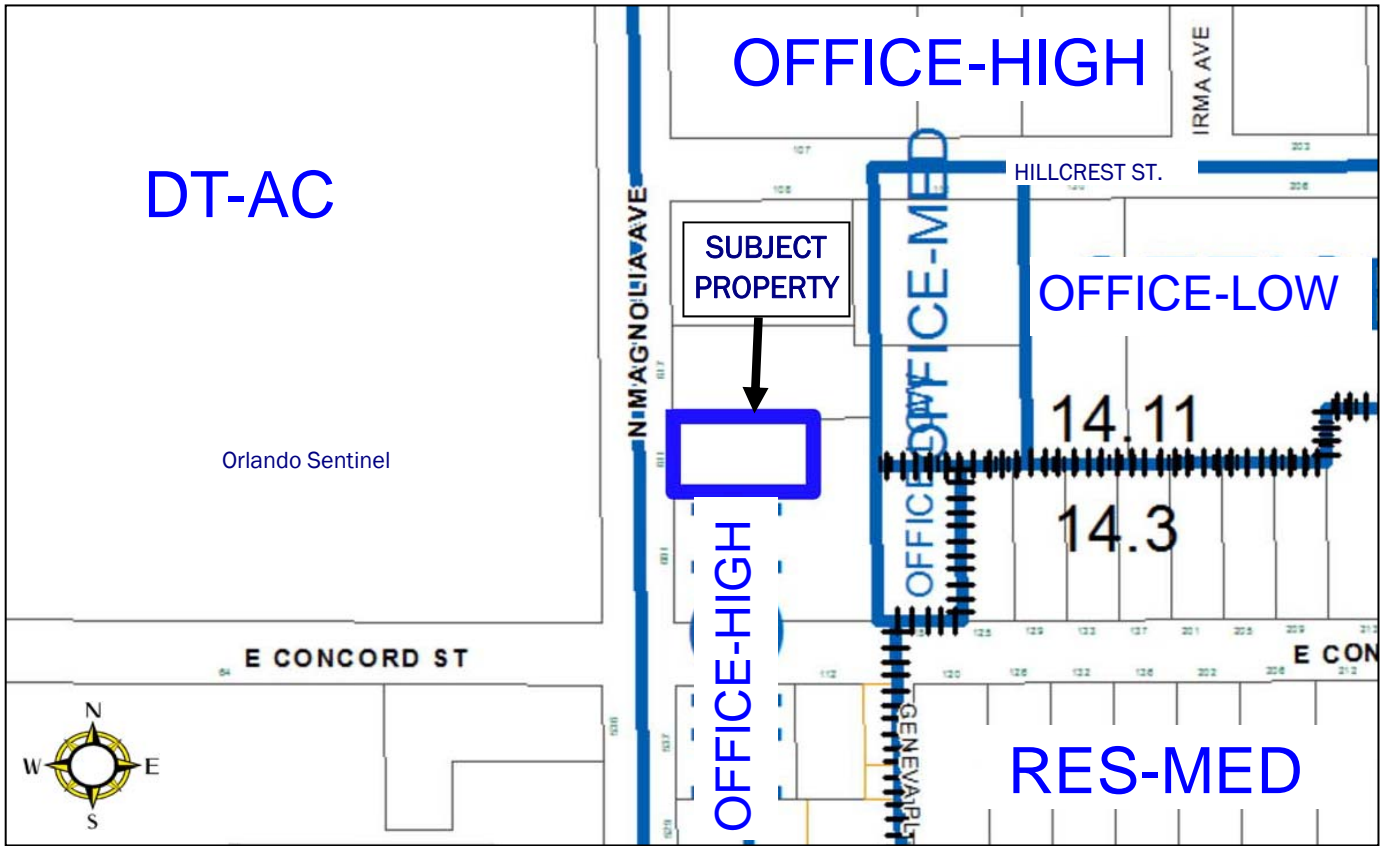
Location Map

 Subject Site

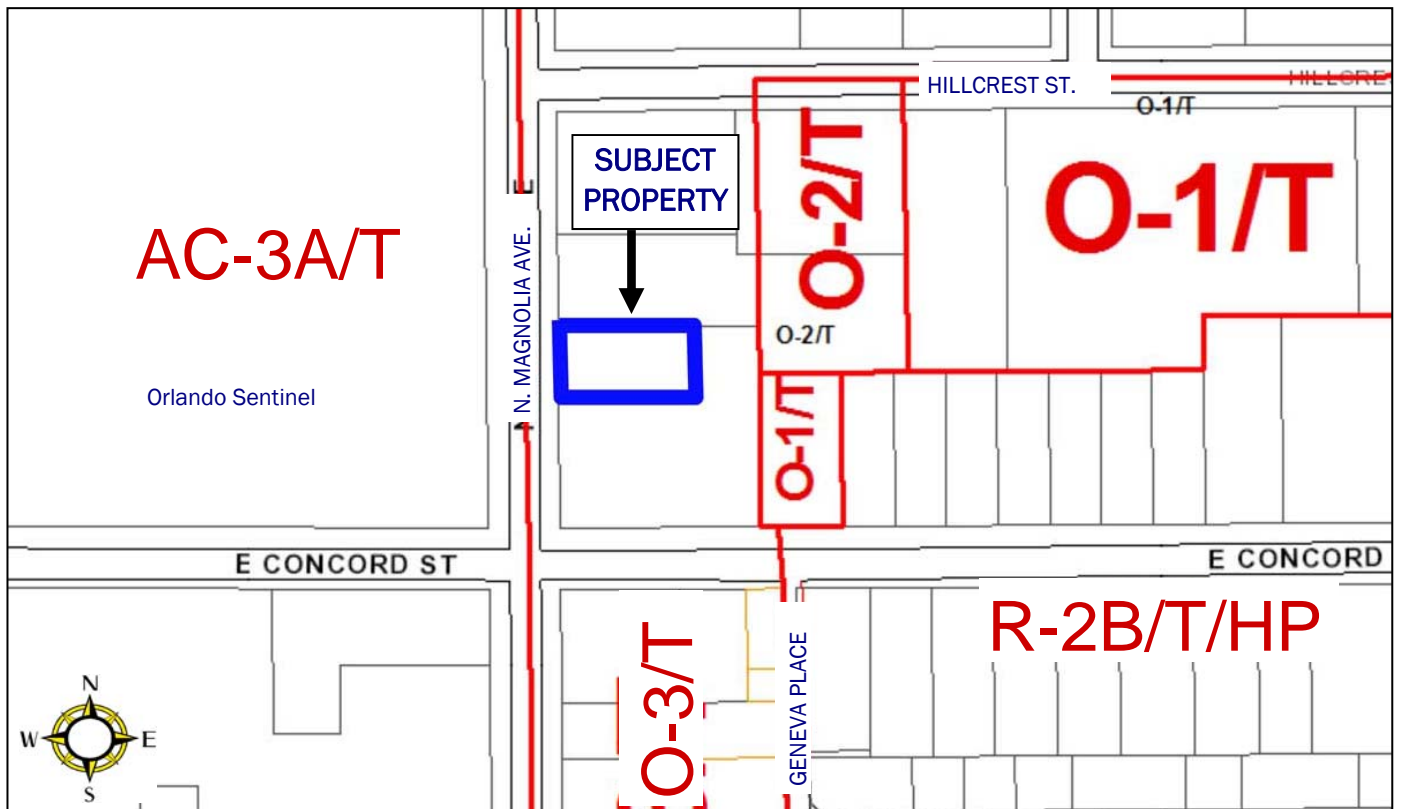
## SUMMARY

<p><b>Applicant/Owner</b>                  Ari Behzadi, Manager                  Nazak Holdings, LLC</p> <p><b>Project Planner</b>                  Jim Burnett, AICP</p>	<p><b>Property Location:</b> 611 N. Magnolia Ave. (Parcel #25-22-29-3700-00-012, east side of N. Magnolia Ave., between E. Concord and Hillcrest Sts.) (±0.22 acres, District 4)</p> <p><b>Applicant’s Request:</b> The applicant proposes to replat a commercial property for redevelopment as a dental office and surface parking. The property is located in the Lake Eola Heights neighborhood.</p> <p><b>Staff Recommendation:</b> Approval of the Minor Plat, subject to conditions in this staff report.</p>	
<p><i>Updated: October 3, 2014</i></p>		

# FUTURE LAND USE MAP



# ZONING MAP



# PROJECT ANALYSIS

## Project Description

The applicant is requesting to replat a developed commercial property for redevelopment into a dentist office. The property is zoned O-3/T and is located in the Lake Eola Heights neighborhood.

## Previous Actions

- 1910: Property platted as a part of Chauncey Holts Addition to Orlando (Subdivision).
  - 1950: 2,101 sq. ft. office building constructed.
  - 1961: Property home of Way, Sanderson & Jones Public Accountants (closed in 2009).
  - 2/2009: Current owner acquired the property.
  - 2/2014: Variances approved for substantial improvement of property for new dental office (VAR2013-00121).
- Adjacent uses, zoning and future land use designations are shown in Table 1 below.

	<b>Future Land Use</b>	<b>Zoning</b>	<b>Adjacent Use</b>
North	Office High Intensity (OFFICE-HIGH)	O-3/T (High Intensity Office - Residential, Traditional City Overlay)	Office Building
East	OFFICE-HIGH	O-3/T	Parking Lot
South	OFFICE-HIGH	O-3/T	Professional Office & Parking Lot
West	(Across N. Magnolia Ave.) Downtown Activity Center (DT-AC)	AC-3A/T (Downtown Activity Center, Traditional City Overlay)	Orlando Sentinel Offices & Distribution Center

## 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 as a condition of the redevelopment of the site into a dentist office.

## Existing Zoning and Future Land Use

The property is designated Office High Intensity on the City’s Future Land Use Map, and is zoned O-3/T (High Intensity Office-Residential, Traditional City Overlay). Per Table 2 below, the replat request complies with standards for platting of lands as contained in LDC Chapter 65 Part 3C.

## Proposed Development

As previously noted, the office building and site is being redeveloped for a dentist office. Sole access to the property is via N. Magnolia Ave., with an 11 ft. (w) x 115.5 ft. (l) joint access easement shared with the office use to the south. The applicant/owner is also providing a 9-ft. wide City Services easement across the front of the property parallel with N. Magnolia Ave.

<i>Use &amp; Proposed Lot</i>	<i>Min. Lot Size (sq. ft.)</i>	<i>Min. Lot Dimensions</i>
Dentist Office	7,500	Mean 75 ft. width (no depth requirement)
Lot 1	9,450 (0.21 acres)	70 ft.* (w) x 135 ft. (d)
* Variance granted 2/2014 for existing 70-ft. lot width.		

## School Impacts

The property has been and will continue to be used solely as an office. No further school impact analysis is needed.

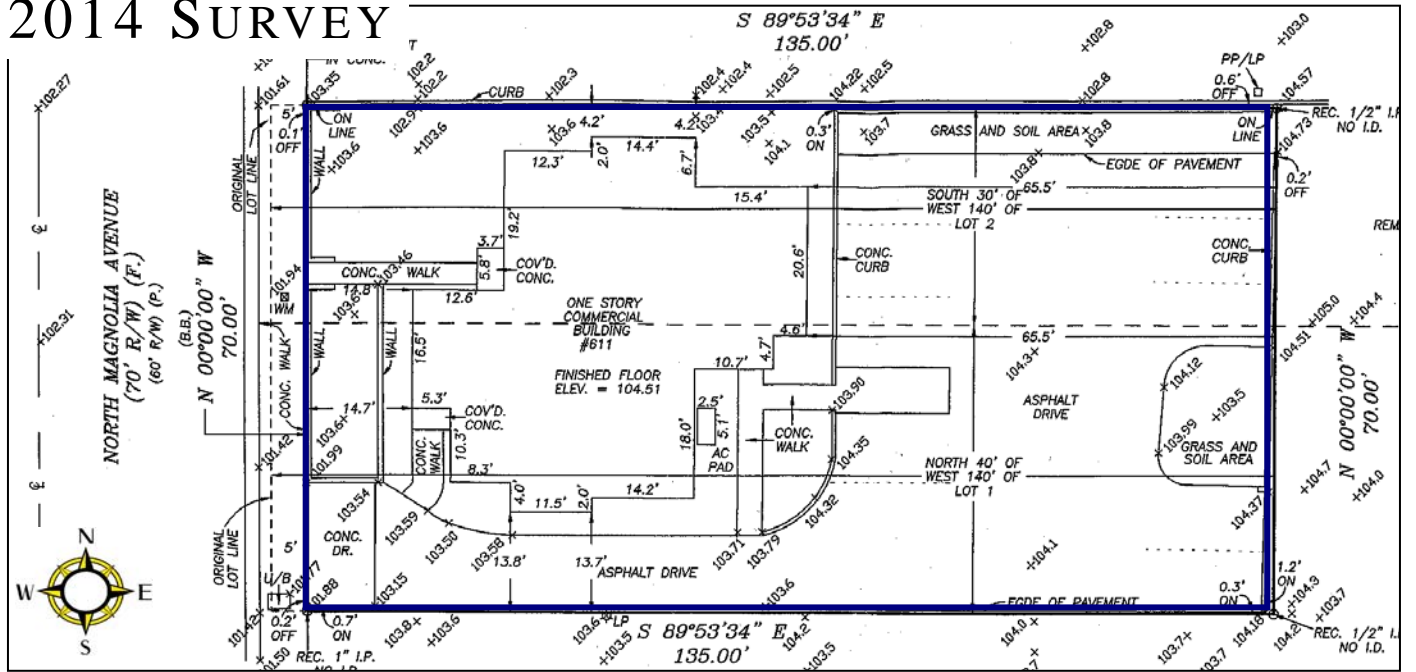
## Findings/Recommendation

Subject to the conditions contained herein, the Pettis Subdivision 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 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 Magnolia Dental Office Subdivision plat, subject to the conditions in this staff report.

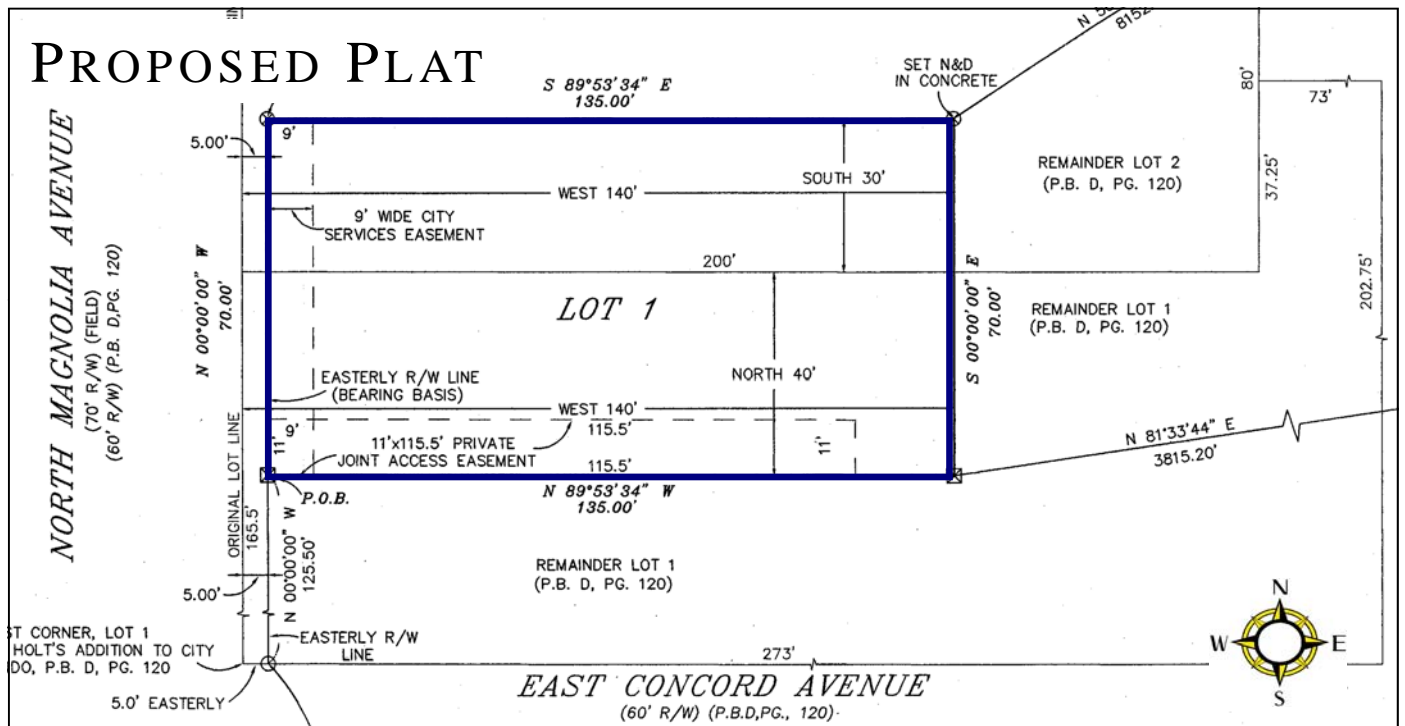
# 2014 SURVEY



# AERIAL PHOTO



# SITE PHOTO



## CONDITIONS OF APPROVAL - REQUIRED

### Engineering/Zoning

1. There is a 5-ft. strip of land labeled as "5.0 ft. Easterly" with a label on the west side of the subject property as "Original Lot Line". Why is this property not being included in the plat? If it is to be dedicated as ROW, it needs to be included in the plat and deeded to the City under a separate document.
2. Who owns the curb along the north property line that is encroaching into the property? Additional dedication may be required.
3. Next Step: In addition to any changes that need to be made to the plat as a condition of TRC review, the following additional items are required:
  - 1) Changes to the face of the plat.
  - 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.

### Legal Affairs

- 1) The page number of the mortgage differs between the title opinion and the joinder and consent form.
- 2) All public dedications must be shown in the dedication. If none, it should so state. Example: "...does hereby dedicate nothing to the public."
- 3) The surveyor must provide and 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 opinion.

City Surveying - An initial review has been completed and a letter sent to the applicant's surveyor on 9/30/2014, detailing what needs to be revised and sent back to the City for continuing review.

### Land Development - Informational

1. 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.
2. Development shall be consistent with conditions of VAR2013-00121, as approved in Feb. 2014.

## 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 Engineering/Zoning review, contact Shirley Green at 407-246-3234 or at Shirley.green@cityoforlando.net.

### **Plat Review**

For questions regarding plat review once the plat has proceeded beyond TRC review, contact Sherita Polke at 407-246-3273 or at sherita.polke@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 your SUB case # into the blank or provide your address, and follow the prompts.

### **Legal Affairs**

For questions regarding Legal/City Attorney review, contact Cynthia Sanford at 407-246-3489 or at Cynthia.sanford@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 Sherita Polke (see contact information above, and next steps under Conditions above).