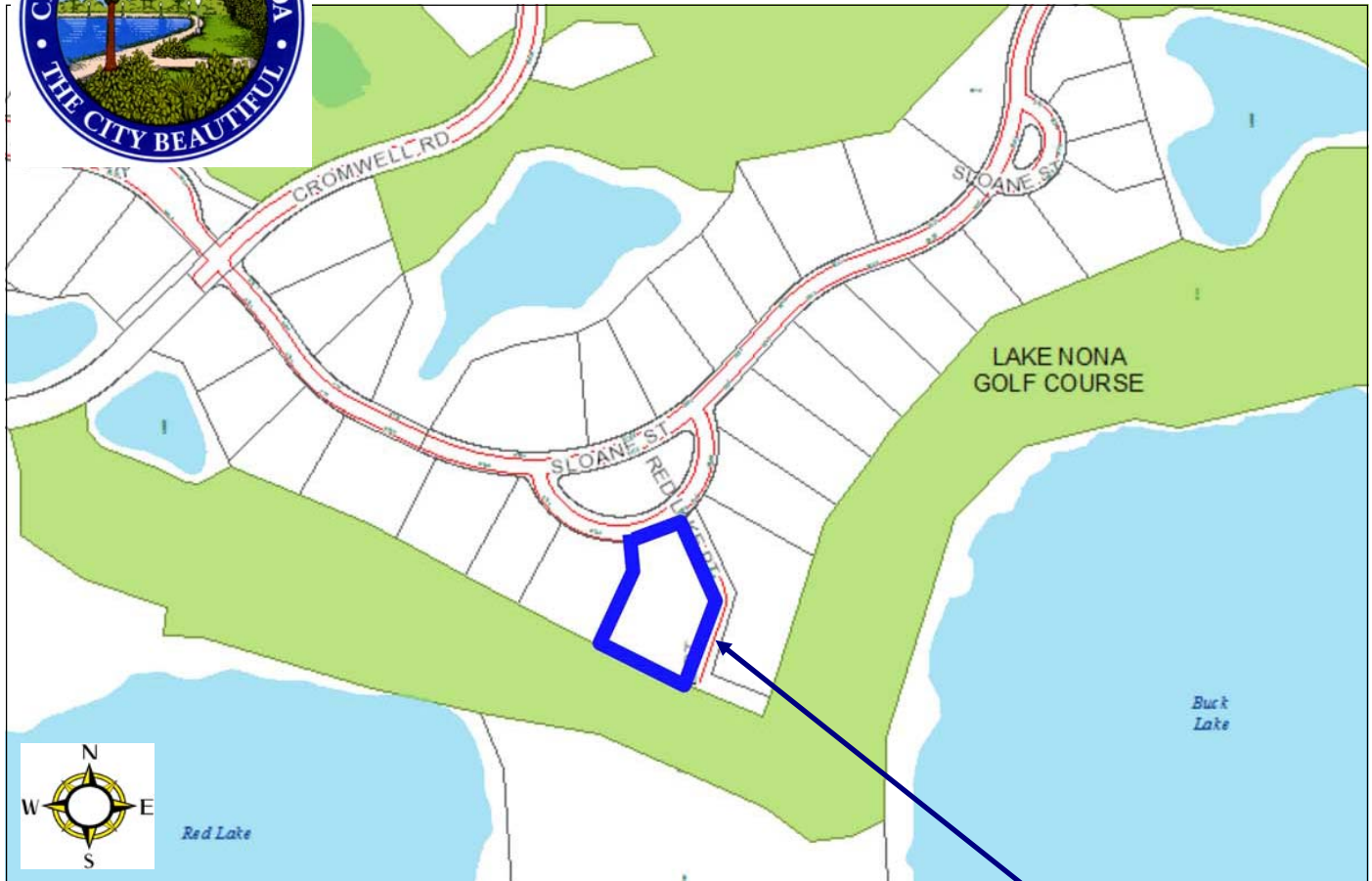




FITZPATRICK SUBDIVISION



Location Map

 Subject Site

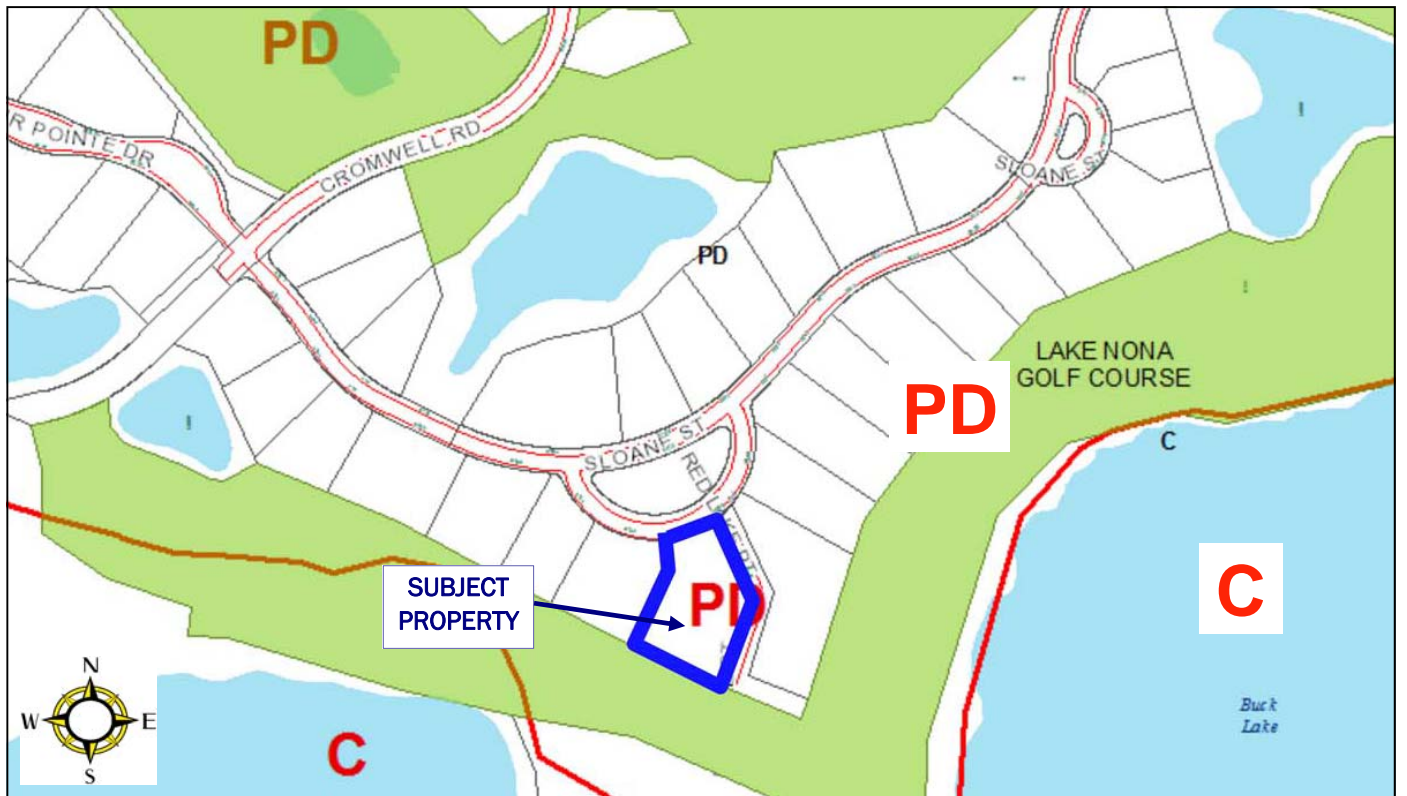
SUMMARY

<p>Applicant James. Bray Accuright Surveys</p> <p>Owner Daniel Fitzpatrick</p> <p>Project Planner Jim Burnett, AICP</p>	<p>Property Location: 10850 Red Lake Pt. (southwest corner of Red Lake Pt. and Sloane St., in Lake Nona Ph. 1) (Parcel #07-24-31-4733-00-090 ; ±1.06 acres, District 1).</p> <p>Applicant's Request: The applicant proposes to replat a partially developed residential property as part of a residential addition. The property is located in the Lake Nona neighborhood.</p> <p>Staff Recommendation: Approval of the Minor Plat, subject to conditions in this staff report.</p>	
<p><i>Updated: January 26, 2015</i></p>		

FUTURE LAND USE MAP



ZONING MAP



PROJECT ANALYSIS

Project Description

The applicant is requesting to replat a partially developed residential property to relocate a utility easement prior to construction of an addition to the home. The property is zoned PD and is located in the Lake Nona Estates neighborhood.

Previous Actions

- 1988: Property originally platted as part of Lake Nona Phase 1A, Parcel 9 Subdivision.
 - 1989: Property replatted as part of Partial Replat of Lake Nona Phase 1A, Parcel 9 Subdivision.
 - 1993: Portion of property (lot 9) acquired by current owner.
 - 1994: Property annexed into the City of Orlando (City Doc. #27330).
 - 1995: Existing 7,107 sq. ft. home constructed on lot 9 (permit # BLD1995-3946701), addressed as 9156 Sloane St.
 - 1996: Remaining portion of property (east half of lot 10) acquired by current owner.
 - 1/2015: Applicant/owner submitted plans for expansion and enlargement of the existing home (BLD2015-00213).
- Adjacent uses, zoning and future land use designations are shown in Table 1 below.

TABLE 1 - PROJECT CONTEXT			
Direction	Future Land Use	Zoning	Adjacent Uses
North	(Across Sloane St.) Urban-Village	PD (Lake Nona Planned Development)	Park & Single-Family Homes
East	(Across Red Lake Pt.) Urban-Village	PD	Single-Family Home
South	Urban-Village	PD	Lake Nona Golf Course
West	Urban-Village	PD	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 relocate a required utility easement preparatory to constructing an addition to a single-family home.

Existing Zoning and Future Land Use

The property is designated Urban-Village on the City’s Future Land Use Map, and is zoned PD (Lake Nona Planned Development). 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 (PD)		
Use & Proposed Lot	Lot Size (sq. ft.)	Lot Dimensions (min.)
Single-Family Home	(difficult to determine within the PD)	
Lot 1 (SF Home)	46,298 (1.06 acres)	Irregular dimensions

Proposed Development

Again, an attached home addition will occupy the remaining portion of the property. Sole access to the property is from Sloane St./Red Lake Pt.

School Impacts

Only a single-family home addition is proposed via the replat. No further school impact analysis is needed.

Findings/Recommendation

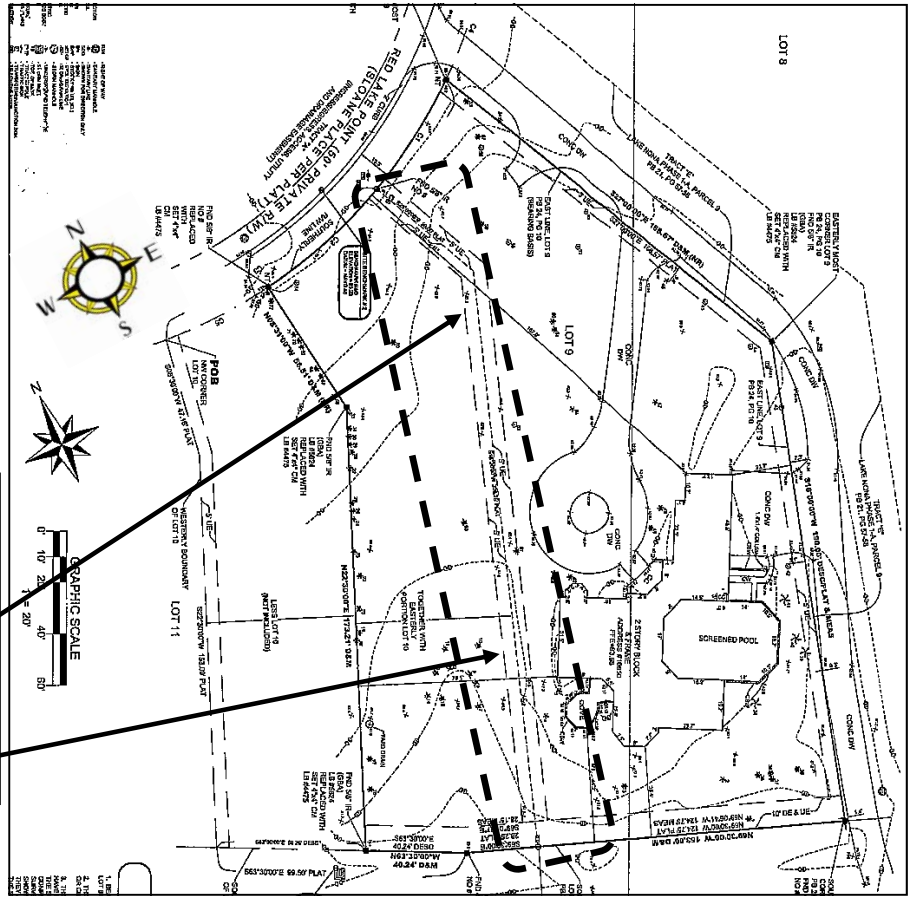
Subject to the conditions contained herein, the Fitzpatrick Subdivision (replat) is consistent with the requirements for approval of Minor Subdivision Plat applications contained in Section 65 Part 3C of the Land Development Code (LDC):

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.

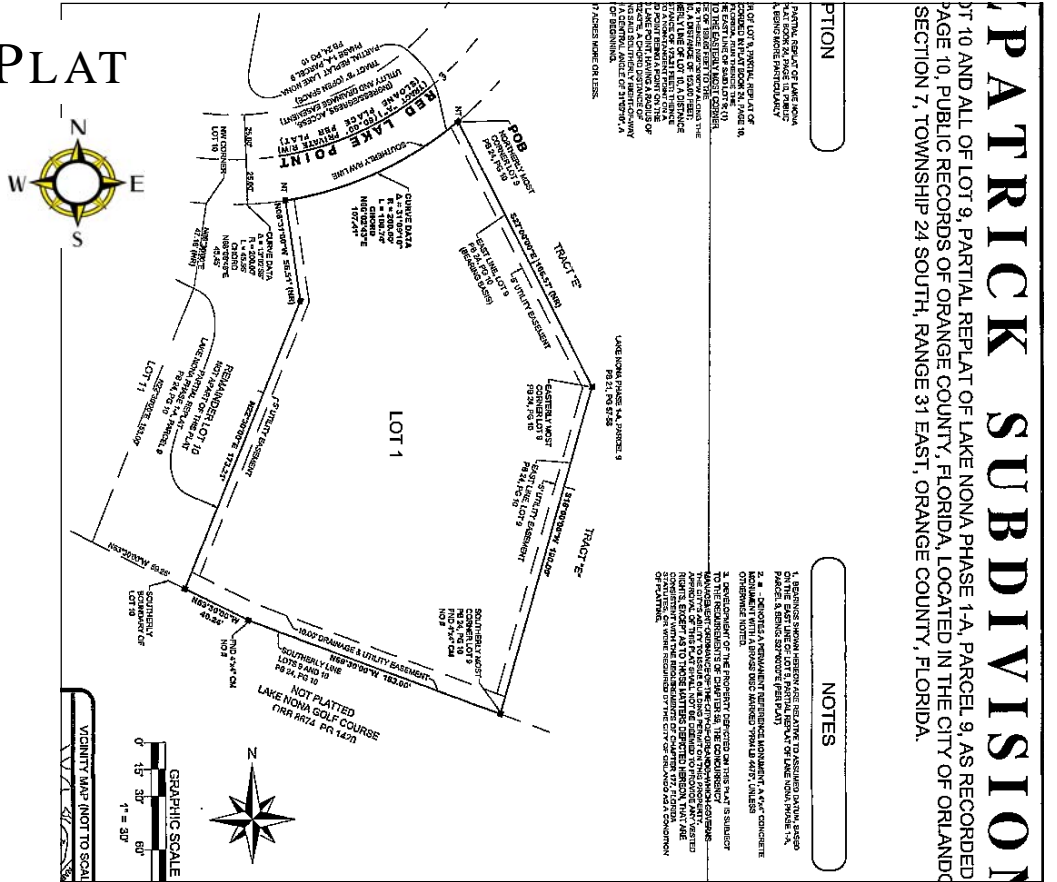
Based on the information provided in the staff report and the findings noted above, staff recommends approval of the Fitzpatrick Subdivision (replat), subject to the conditions in this staff report.

2014 SURVEY

Note location of 5-ft. utility easement along both sides of the lot line separating Lots 9 & 10. When half of Lot 10 was sold to the applicant, both the subject property and the property to the west should have been replatted, to relocate the utility easement to the new shared lot line. A home was subsequently constructed on Lot 11 and the western half of Lot 10 without requiring a replat, *in error*.



PROPOSED PLAT



FITZPATRICK SUBDIVISION
 LOT 10 AND ALL OF LOT 9, PARTIAL REPLAT OF LAKE NONA PHASE 1A, PARCEL 9, AS RECORDED PAGE 10, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LOCATED IN THE CITY OF ORLANDO SECTION 7, TOWNSHIP 24 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA.

CONDITIONS OF APPROVAL - REQUIRED

Engineering/Zoning - Initial comments have been provided for the building permit #BLD2015-00213.

Legal Affairs - Title work was not included in the review package. Once proper title work pursuant to FS 177.041(2) is provided, a legal review will be conducted.

City Surveying - An initial review letter was provided to the applicant's surveyor on 1/20/2015, detailing what items needed to be corrected and resubmitted for 2nd review.

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 Addressing/Engineering Records - The plat name has been approved.

Please correct the following: Change "RED LAKE POINT" to "SLOANE PLACE" with the plat book and page reference. Red Lake Pointe is actually the name of Tract "E" referenced on the plat. However, because the instrument that created the name Red Lake Pointe cannot be found, it would probably be better if the street name isn't used on the plat at all.

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).