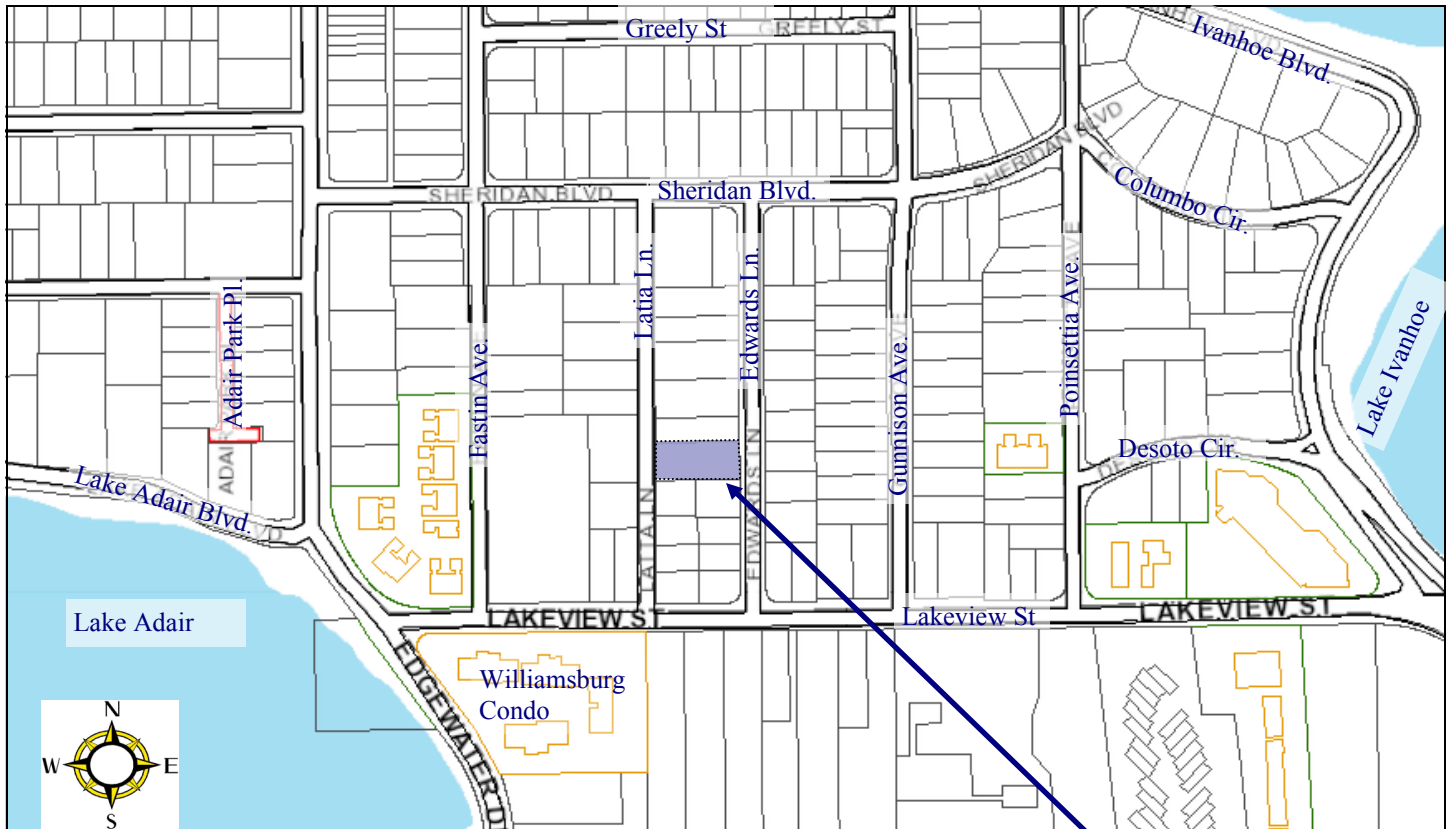




YI SUBDIVISION 1126 EDWARDS LANE



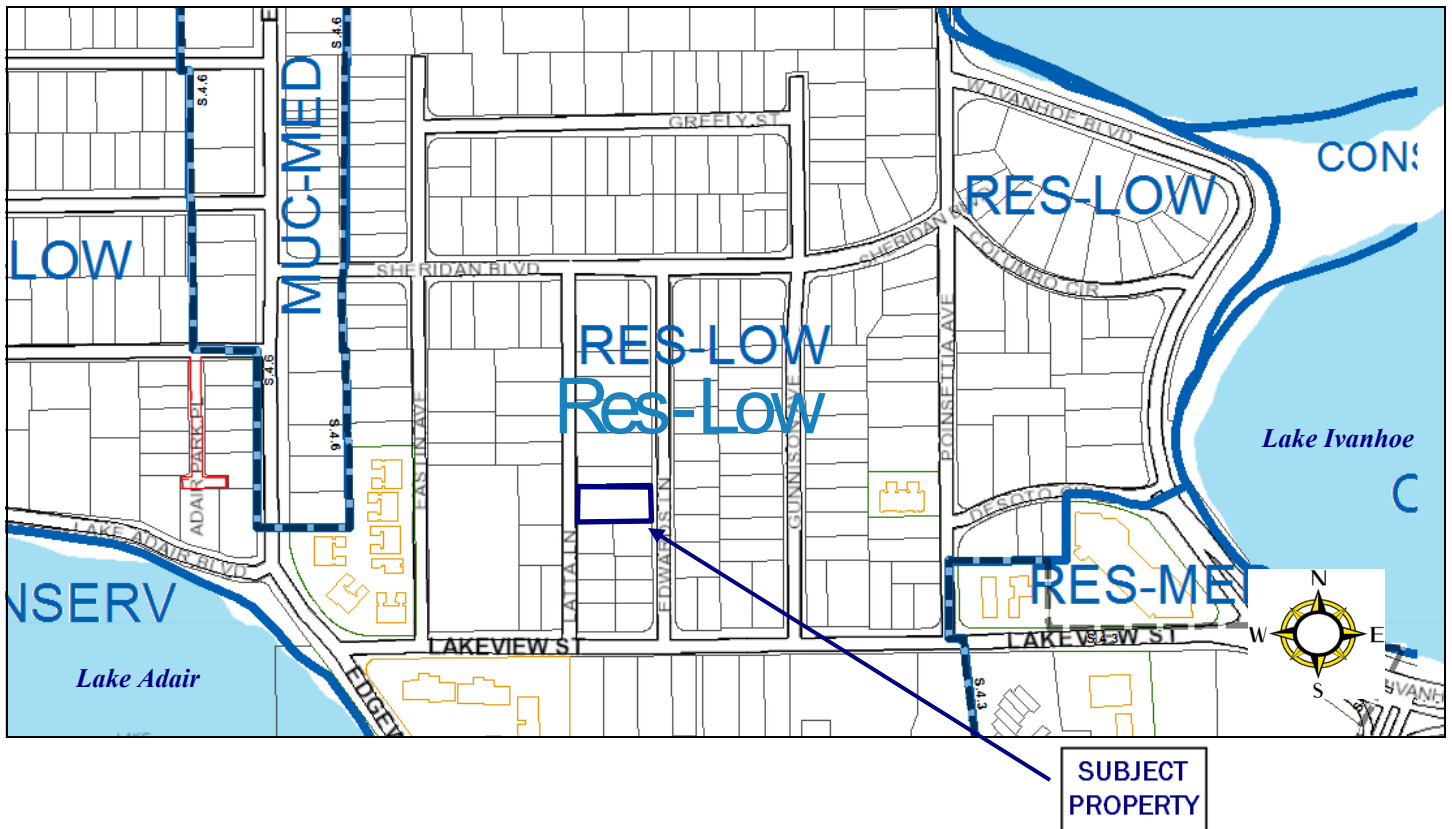
Location Map

 Subject Site

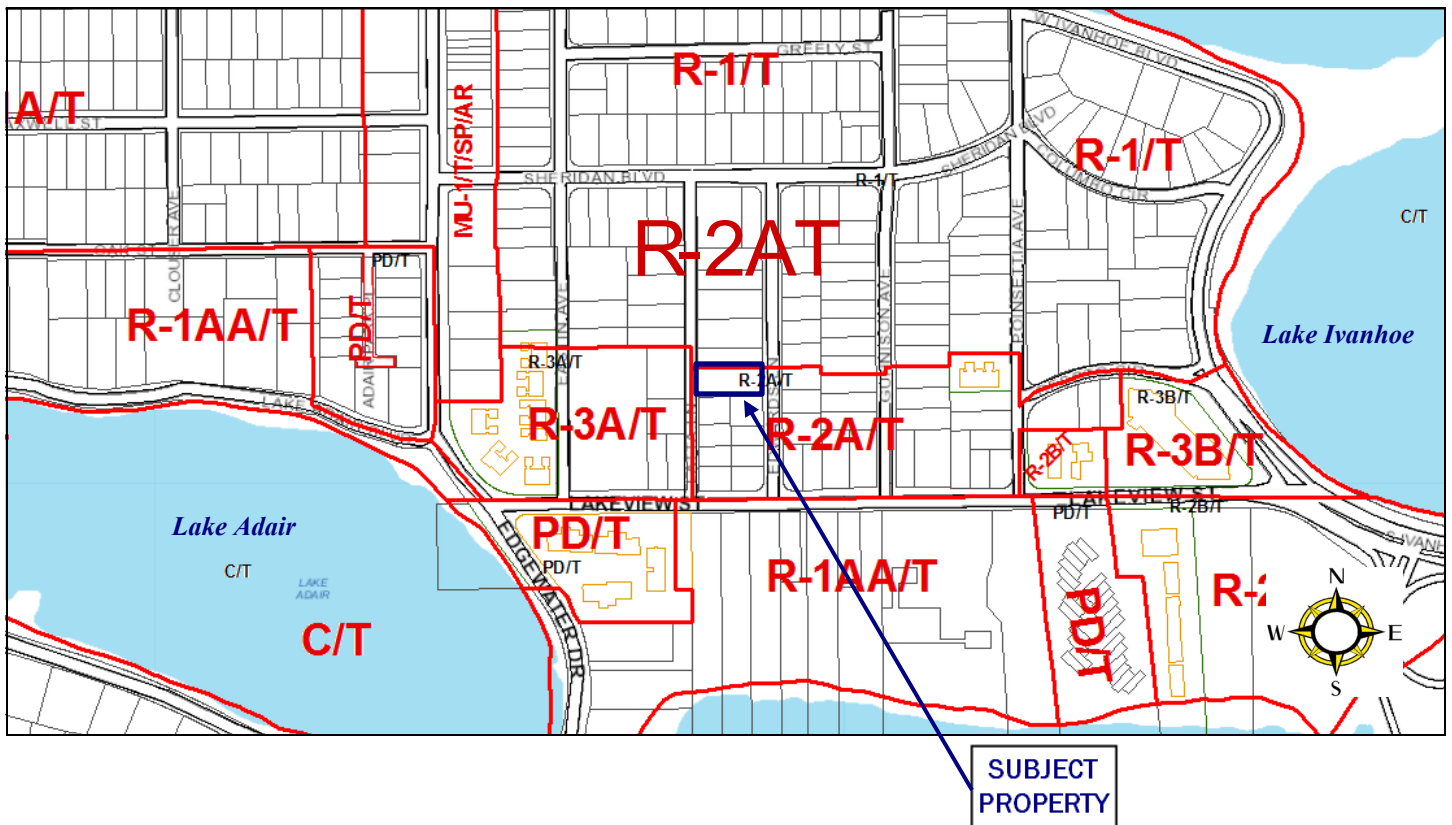
SUMMARY

<p>Owner Jonathan Yi</p> <p>Applicant Dale J. Ladd, President Highland Homes of Clermont</p> <p>Project Planner TeNeika Walker Neasman</p> <p>Updated: April 6, 2015</p>	<p>Property Location: 1126 Edwards Ln. (north of Lakeview St., east of Latia Ln., west of Edwards Ln. and south of Sheridan Blvd.; PID: 23-22-29-0012-05-170) (±.29 acres, District 3).</p> <p>Applicant's Request: Minor Plat request to divide one residential lot into two, 75 ft wide x 88 ft. deep lots for tandem development.</p>	<p>Staff's Recommendation: Approval of the request, subject to the conditions in this report.</p>
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FUTURE LAND USE MAP



ZONING MAP



PROJECT ANALYSIS

Project Description

The ±0.29 acre subject site is located north of Lakeview St., east of Latia Ln., west of Edwards Ln. and south of Sheridan Blvd. The site consists of a vacant residential lot in the R-2A/T zoning district (One to Two 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 subdivision to divide the lot into two 75 ft. wide x 83.11 ft. deep residential lots for tandem development, similar to the lots south of the subject site. See Table 1-Project Context for surrounding uses, zoning, and future land use designations.

Table 1 - Project Context (R-2A/T zoning)			
	Future Land Use	Zoning	Surrounding Use
North	RES-LOW	R-1/T	Single Family Residence
East	RES-LOW	R-2A/T	Single Family Residence Condominiums
South	RES-LOW CONSERV	R-1AA/T PD/T C/T	Lake Concord Single Family Residence Condominiums
West	RES-LOW MUC-MED CONSERV	R-3A/T MU-1/T/SP/AR C/T R-1/T	Commercial Office Single Family Residence Multi-Family Residential Lake Adair

Previous Actions:

1925: Property originally platted as part of the Adair Park subdivision

2006: Current owner acquired the property

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 re-platted to separate Lot 17 into two residential tandem lots. Both lots will be conforming lots following the change in depth. The proposed tandem development shall comply with setback requirements for through lots, shown in Figure 1.

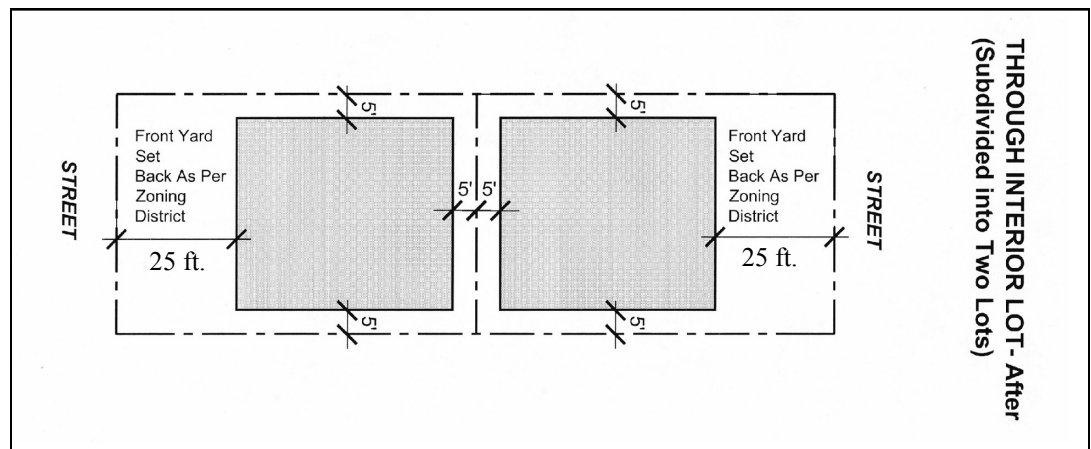
Table 2– R-2A/T One to Two Family Residential in Traditional City Lot Standards			
	Code Requirement	Proposed lot 1 (west)	Proposed Lot 2 (east)
Minimum lot depth	110 ft.	83.11 ft.	83.11 ft.
Minimum lot width	50 ft.	75 ft.	75 ft.
Minimum lot area	5,500 sq. ft.	6,233 ft.	6,233 ft.
<i>*lot standard requirement per Section 58.517 of the Land Development Code</i>			

Table 3– Through Lot Tandem Development Setback Requirements	
	Setback Requirement
Front	25 ft.
Side	5ft.
Rear	5 ft.

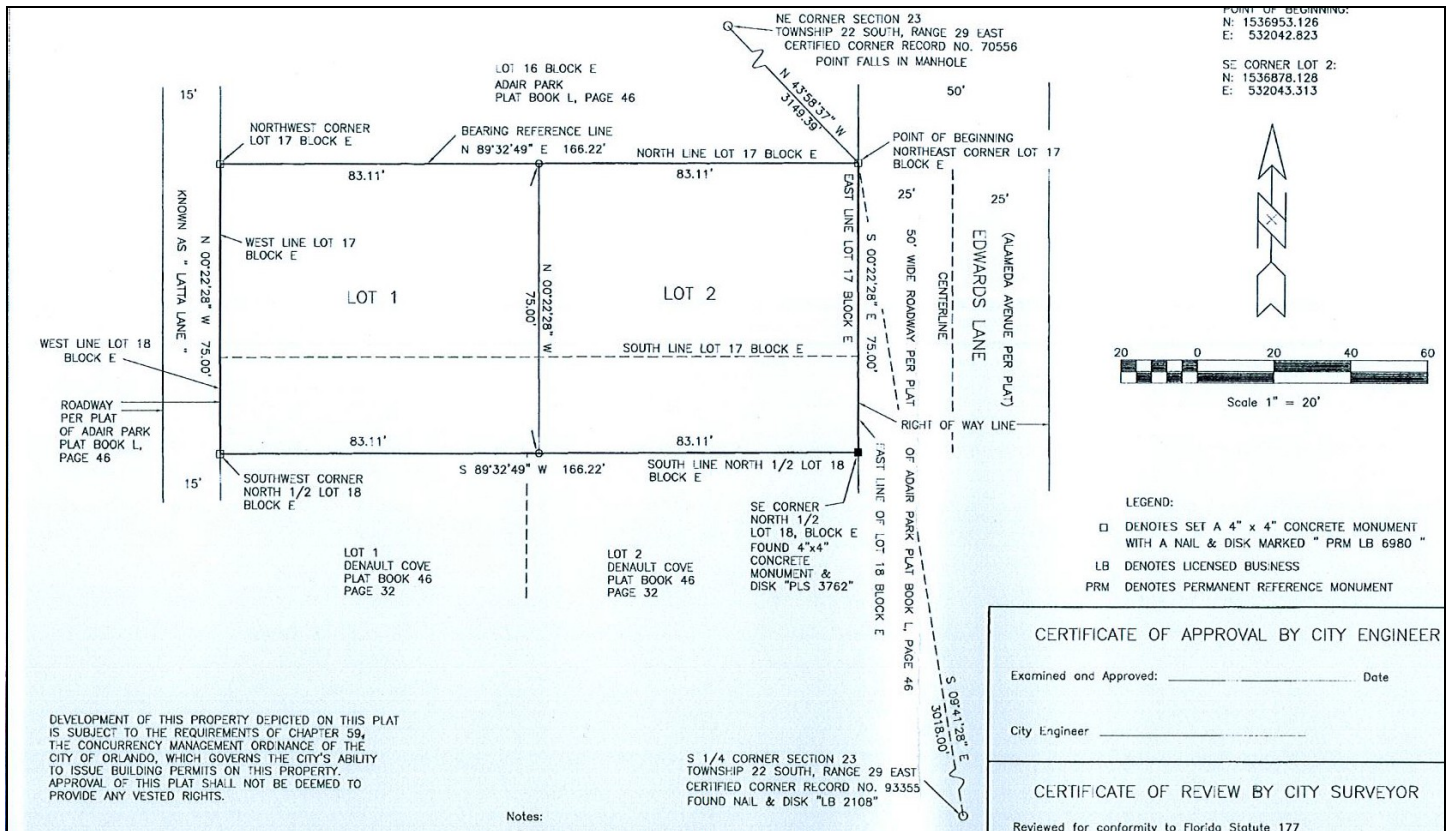
Existing Zoning and Future Land Use

The applicant is requesting approval for a minor subdivision to divide the 75 ft. x 166 ft. lot into two 75 ft. wide x 83.11 ft. deep residential lots for tandem development, similar to the lots south of the subject site. The subdivided lots shall meet requirement for duplex lot per 58.517. The lot standards for the R-2A/T zoning district require a minimum lot area of 5,500 sq. ft. (50 ft. wide by 110 ft. deep). The proposed subdivided lots are code compliant in width and depth for a tandem development, as depicted in the application submission. See Table 2– R-2A/T One to Two Family Residential in the Traditional City Overlay lot standards for more information.

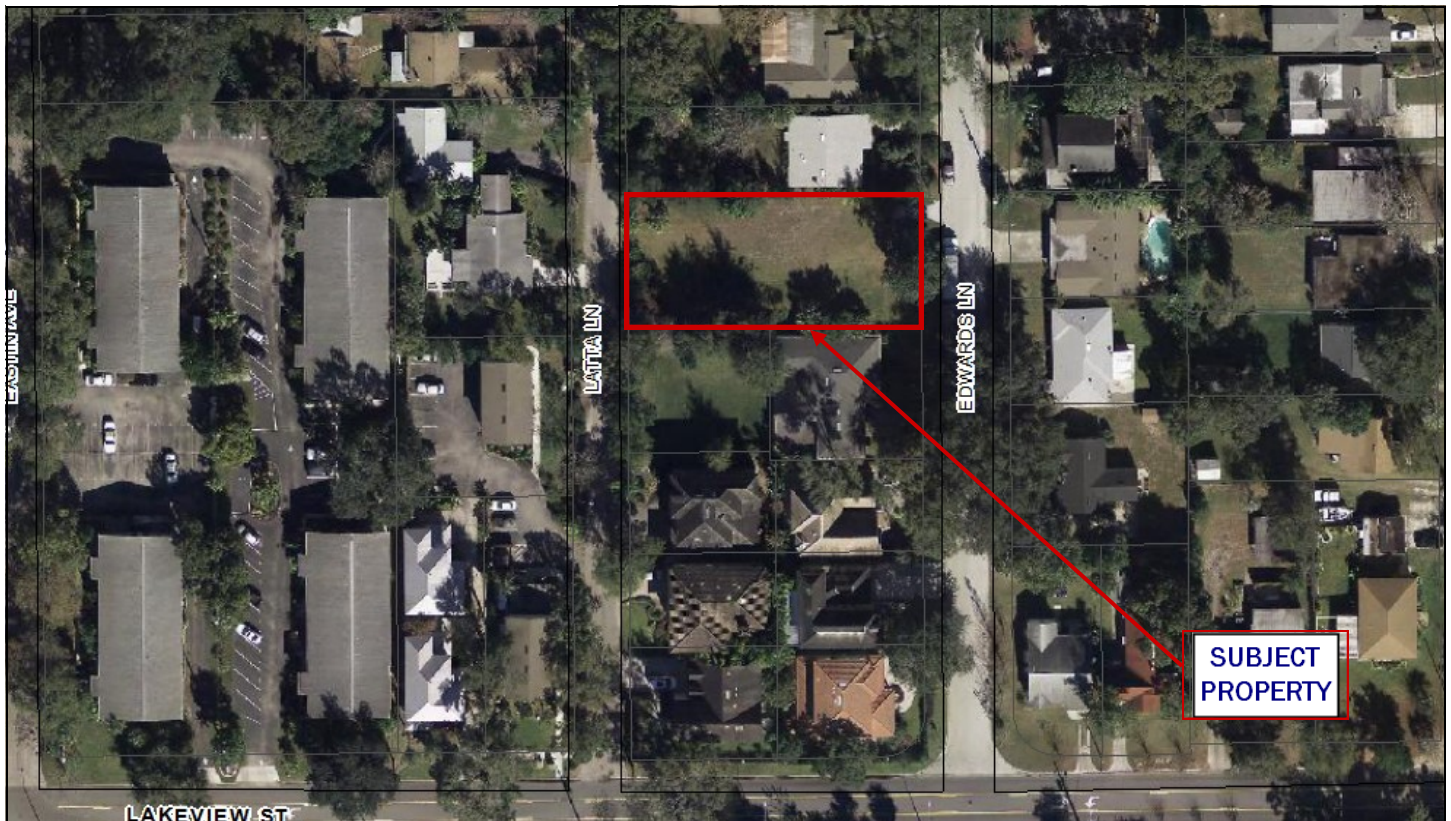
Map of Boundary & Topographic Survey



PROPOSED PLAT



AERIAL PHOTO



REQUIRED 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.
2. Site Development. Tandem Single Family Development shall comply with Section 58.517 of the Land Development Code.
3. Front Setback. The proposed single family development shall comply with the R-2A/T zoning district front setback requirement of 25 ft.
4. ISR. Each created lot for the proposed tandem development shall comply with the R-2A/T zoning district 0.55 maximum ImperVIOUS Surface Ratio.
5. Appearance Review. A detailed site plan, with building elevations, shall be provided for appearance and neighborhood compatibility review. Traditional City design guidelines shall be used to review this site, which is located in the Traditional City overlay district.

Legal

1. If the owner intends to dedicate nothing to the public it must be so stated in the dedication. Example: "...does hereby dedicate nothing to the public."
2. The notary must indicate known or identification use.
3. Please confirm the page number of the mortgage on joinder and consent. It differs from the number shown on the title opinion.

Permitting

1. Sidewalk. As per Section 61.225 of the Land Development Code, a 5 foot wide concrete sidewalk is required along all dedicated rights-of-way. Any existing sidewalk damaged or broken is to be repaired.
2. Engineering Standards Manual. 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.
3. Sewer-Laterals. 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.
4. Original Sign & Seal. The Boundary and Topographic Survey must have original signature and seal.
5. Concurrency Management/Plat. 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."
6. On-Site Fees. 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.
7. Plat-Minor. 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.
8. Street Tree Fund. The Orlando City Council approved a Resolution at the January 27, 1997 City Council Meeting. Section 61.226 of the City's Land Development Code provides for a Street Tree Trust Fund. The developer is required to contribute funds to the Trust Fund prior to issuance of the building permit. The City is responsible for installation of the trees. The cost is \$350 for each 12'-14' height of canopy tree. The developer may install the street trees in lieu of contribution to the Trust Fund in accordance with Section 61.226.
9. Erosion-Building Site. All building site plans submitted for review should include a detailed erosion and sedimentation control plan.
10. Tree Removal/Encroachment. Contact the Bureau of Parks at (407) 246-2283 for a Tree Encroachment / removal permit prior to encroaching within 6' of or removing any existing 4" caliper or larger tree as per Orlando Land Development Code, Section 60.211. A copy of this permit must be submitted to Permitting Services for review.
11. The Office of Permitting Services recommends approval of the proposed minor plat, subject to the conditions contained in this report.

City Surveyor

1. The plat you have submitted for the first time called Edwards Lane Park has not passed the review process for the following reasons:

CONDITIONS OF APPROVAL

1. Sheet: (Survey) Needs to have a raised seal.FAC 5J-17.051 14) b.
2. The Map of Boundary & Topographic Survey submitted doesn't scale 1"=30'
3. Sheet: (Survey) The south remainder dimensions of lot 18 are missing.FAC 5J-17.052 7).
4. Sheet: (Survey) Edwards Lane and Latta Lane need the R/W, shown and located per plat.FAC 5J-17.052(d) 2.
5. Sheet: (Plat) The sheet number and total number of sheets are missing. FS 177.091 (3)
6. Sheet: (Plat) Latta Lane R/W width needs to be corrected. FS 177.091(15)
7. Sheet: (Plat) if there aren't any dedications being made by the plat add the statement and hereby dedicates nothing to the public or something to that affect.
8. Sheet: (Plat) The legend doesn't show what the circles are at the lot split of 1 & 2.
9. Field Review has not been completed at this time. Email Dean Hill and copy me to schedule future field checks. Dean can be reached at dean.hill@cityoforlando.net. FS 177.091(7)
10. Orange County Property Appraiser has not completed their review at this time.
11. Reminder: A copy of the Statement of Lien Settlement must be provided to the Office of Permitting Services when the plat is ready for recording. CO(17) the Survey will need the following documents for the next review in addition to copies required by other departments: a. 3 copies of the plat; b. 3 copies of survey; c. 2 copies of the title opinion; d. 2 copies of the closure report; e. Email, CD, or flash drive containing PDF files of all documents. To help speed your review, create PDFs directly from Autocad, Microstation, or Word to keep the document intelligent. Verify the total number of copies needed with John Groenendaal.

Transportation Planning

1. The Transportation Planning Division supports the plat as submitted without further condition.

Growth Management Planning

The Comprehensive Planning Studio has no objections to this plat.

Engineering

1. 3/7/15 - The Plat - Edwards Lane Park, has been reviewed by Engineering Records. The following portion(s) have been approved: Plat Title

INFORMATIONAL CONDITIONS OF APPROVAL

Orlando Police Department

The Orlando Police Department has no objections to the replat request for Edwards Lane Park located at 1126 Edwards Ln. A CPTED review will be completed when detailed development plans are submitted to the City for review.

We encourage developers and property owners to incorporate CPTED strategies in their projects. A brochure entitled Crime Prevention Through Environmental Design, Your Guide to Creating a Safe Environment, which includes crime prevention techniques for various land uses, is available by email.

FINDINGS

Subject to the conditions contained herein, the proposal will be consistent with the requirements for approval of Yi 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 Yi Minor Subdivision request subject to the conditions in this staff report.

CONTACT INFORMATION

Land Development

For questions regarding Land Development review, please contact TeNeika Neasman at (407) 246-4257 or teneika.neasman@cityoforlando.net.

Permitting

For questions regarding Engineering or Zoning contact Shirley Green at 407.246.2134 or Shirley.Green@cityoforlando.net. To obtain plan review status, schedule/cancel an inspection and obtain inspection results, please call PROMPT, our Interactive Voice Response System at 407.246.4444.

Transportation Planning

For questions regarding Transportation Planning plan review, please contact John Rhoades at 407-246-2293 or john.rhoades@cityoforlando.net

Growth Management

For questions regarding Growth Management plan review, please contact Mary-Stewart Droege at (407) 246-3276 or Mary-Stewart.Droege@cityoforlando.net

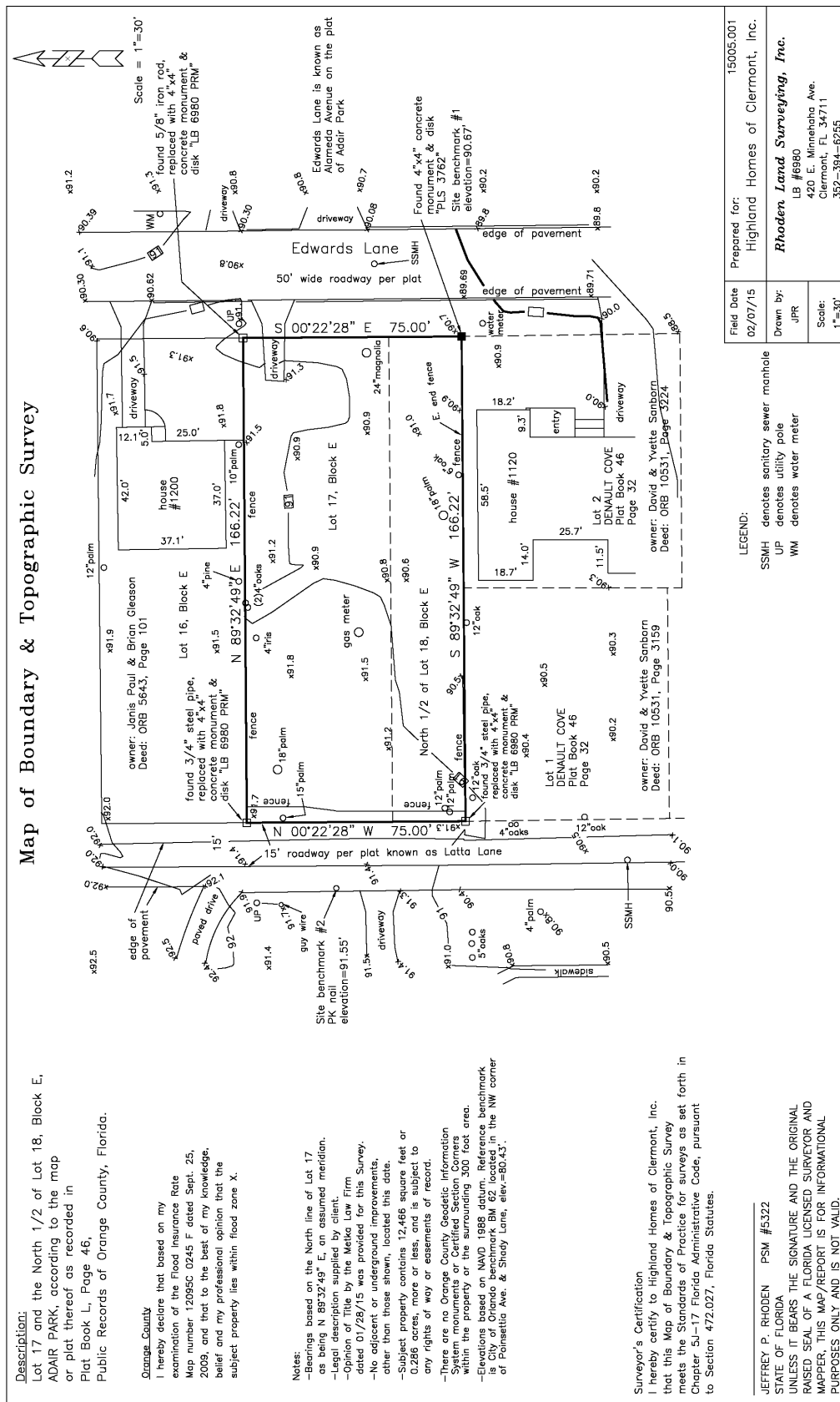
Orlando Police Department

For questions regarding Orlando Police Department plan reviews or to obtain a copy of the brochure, contact Audra Nordaby at 407.246.2454 or Audra.Nordaby@cityoforlando.net.

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.

ADDITIONAL INFORMATION



ADDITIONAL INFORMATION

[illegible]

ADDITIONAL INFORMATION

OCPA Mapping Comments

3/27/2015

SUB# and Plat Name: SUB2015-00008 - Edwards Lane park	
Florida A.C. / Statute Number	Description
F.A.C. 12D-1.009 CMG 5.6.1 Mapping Requirements: PLSS / Land Grant Lines	North tie goes to the NW corner of Sec 23-22-29.
Comments:	