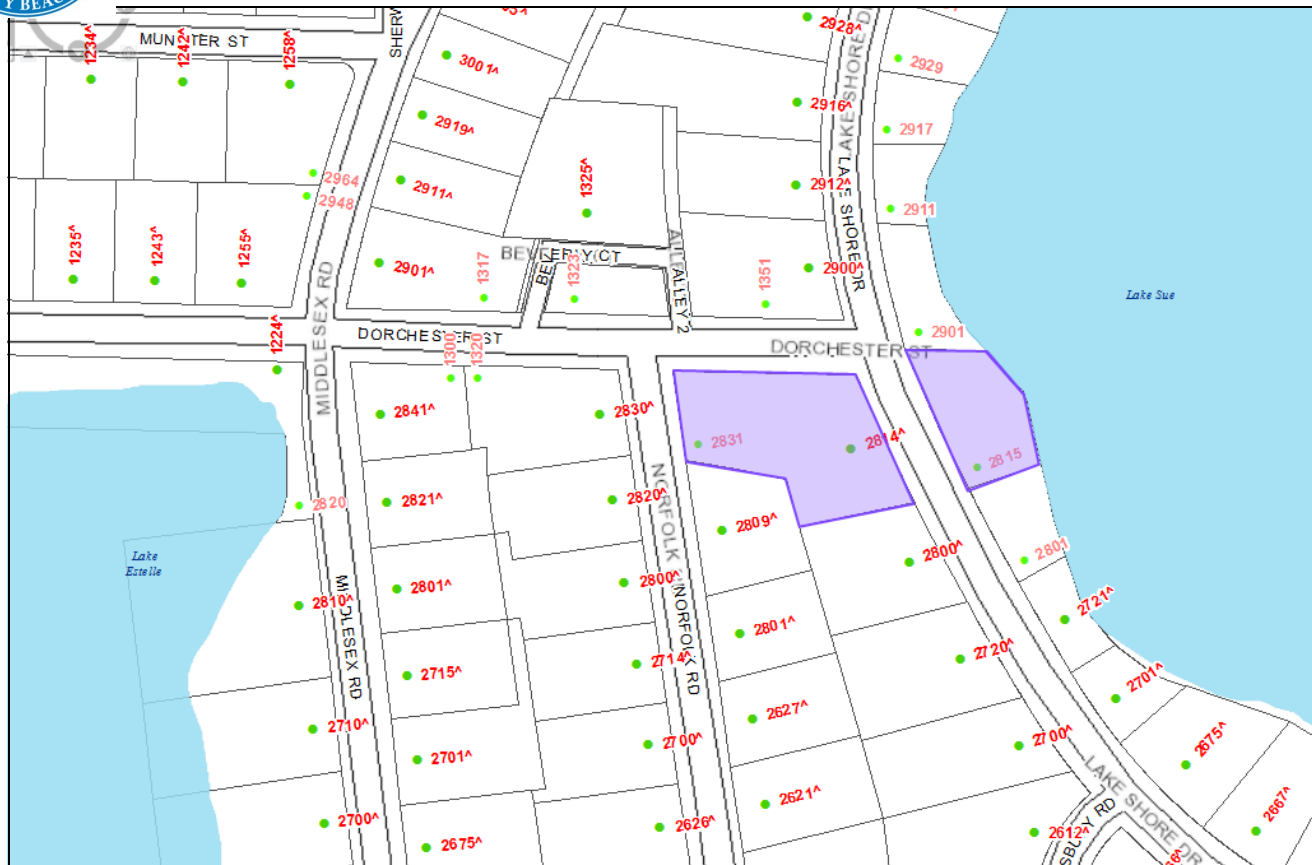




HAYS CORNER PLAT



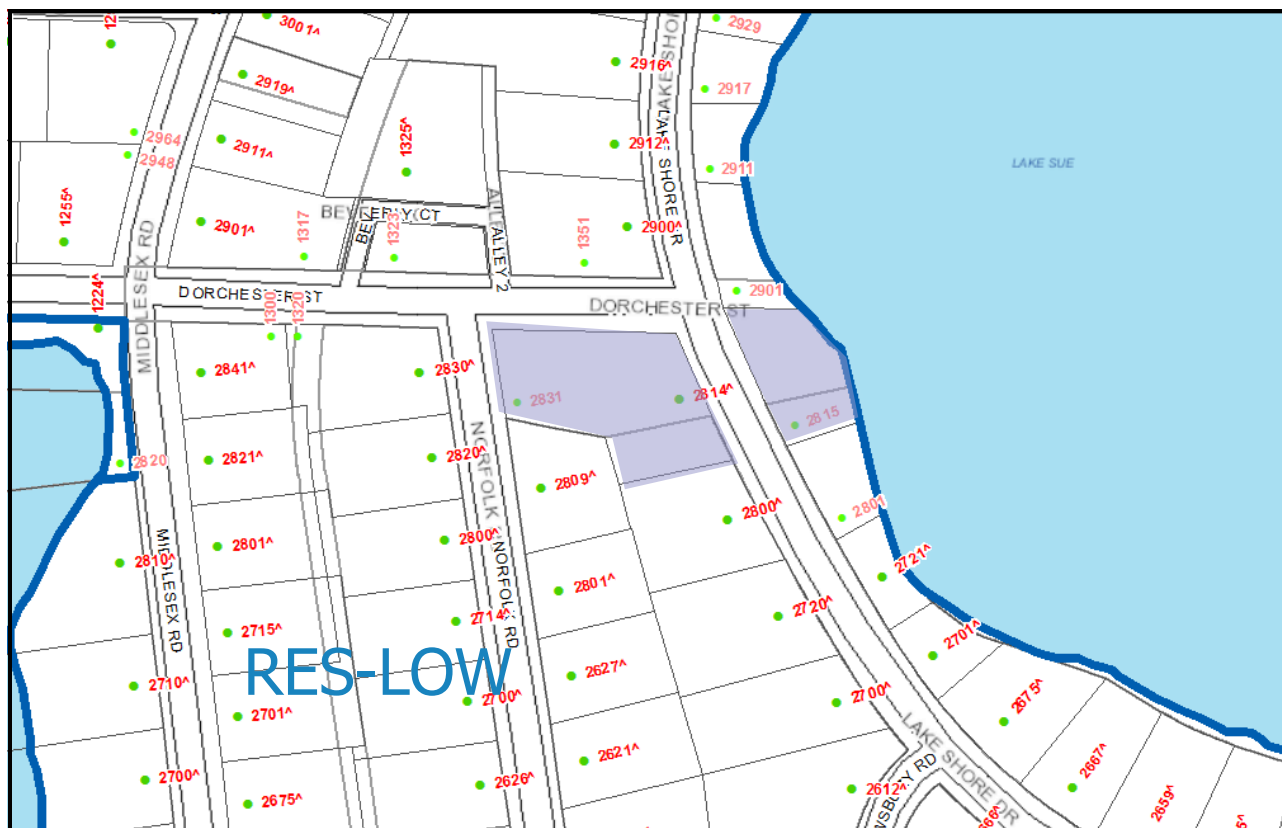
Location Map



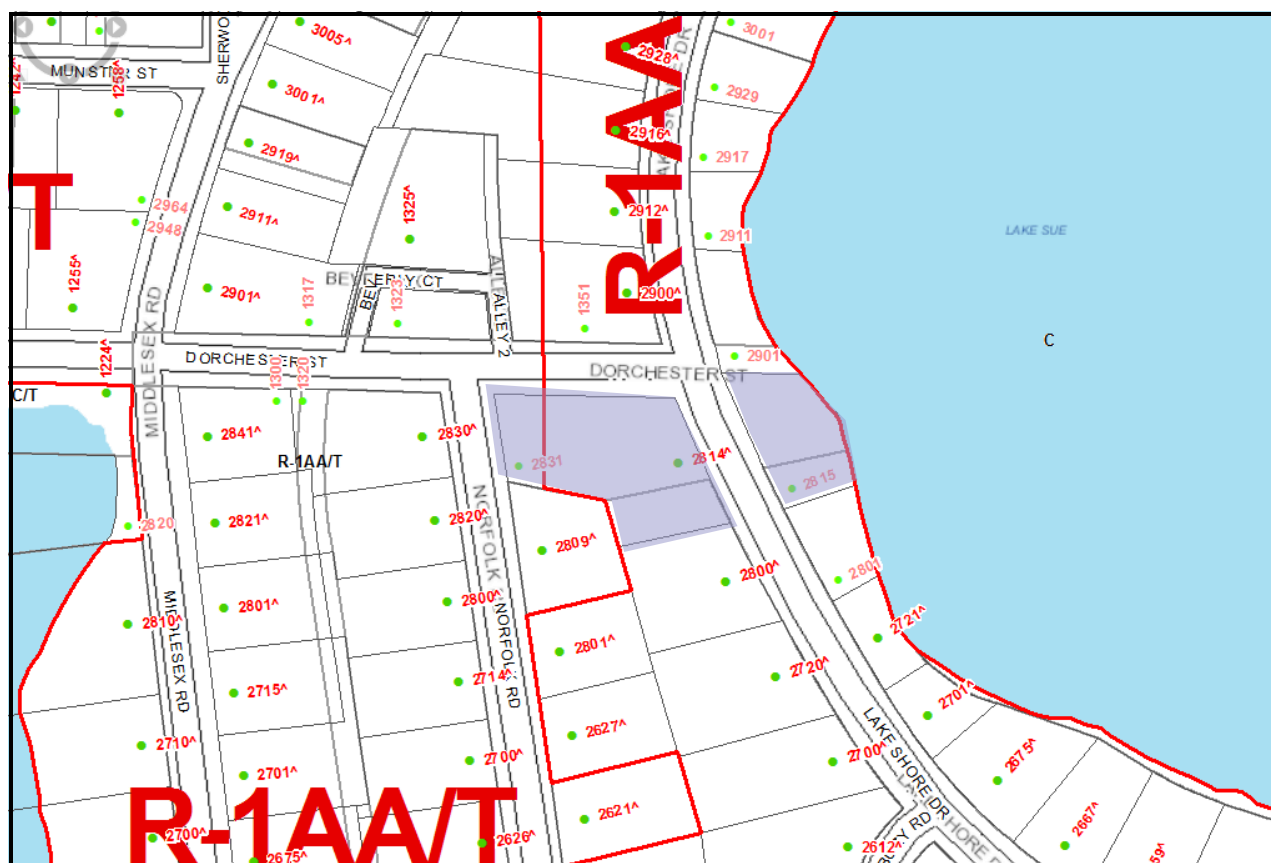
SUMMARY

<p>Owner Mark McAuliffe</p> <p>Applicant Abraham Remchuk, Tinklepaugh Surveying Services</p> <p>Project Planner Michaëlle Petion</p> <p>Updated: March 31, 2015</p>	<p>Property Location: 2814 Lake Shore Dr. (South of the intersection of Dorchester St. and Lake Shore Dr.; 18-22-30-0000-00-003) (±0.96 acres, District 3).</p> <p>Applicant's Request: Minor Subdivision request for a 1 lot plat and tract for the construction of a new single family residence.</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 ±0.96 acre subject site is located south of the intersection of Dorchester St. and Lake Shore Dr, in the Rose Isle neighborhood. The site is zoned R-1AA & R-1AA/T with a future land use designation of Residential Low, consistent with the zoning designations. See Table 1– Project Context for details on surrounding uses.

The majority of the property is currently unplatted. The southernmost ±50 ft. of the lot, adjacent to Lake Shore Dr., is currently platted as a portion of lot 21 of the Rose Isle Section Seven. The applicant recently submitted building permits to reconstruct the single-family residence and is therefore required to plat the property. Comprised of an “L” shaped lot and a recreation tract, the proposed lot is consistent with code requirements for minimum lot area of 10,000 sq. ft., width of 85 ft. and depth of 110 ft. It should be noted that the recreation tract, Tract “A”, is separated from the parcel by Lake Shore Drive though it is bound to the main parcel as one building site. Tract ‘A’ is not a buildable stand-alone lot.

Previous Actions:

- 1955– Southernmost portion of subject property platted as a portion of lot 21 of the Rose Isle Section Seven Subdivision.
- 1958– Current residence constructed

Table 1—Project Context			
	Future Land Use	Zoning	Surrounding Use
North	Residential Low	Residential (R-1AA)	Single family residences
South			
East			
West		Residential /Traditional City overlay (R-1AAT)	

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.* This property is previously unplatted and as a result is required to plat.

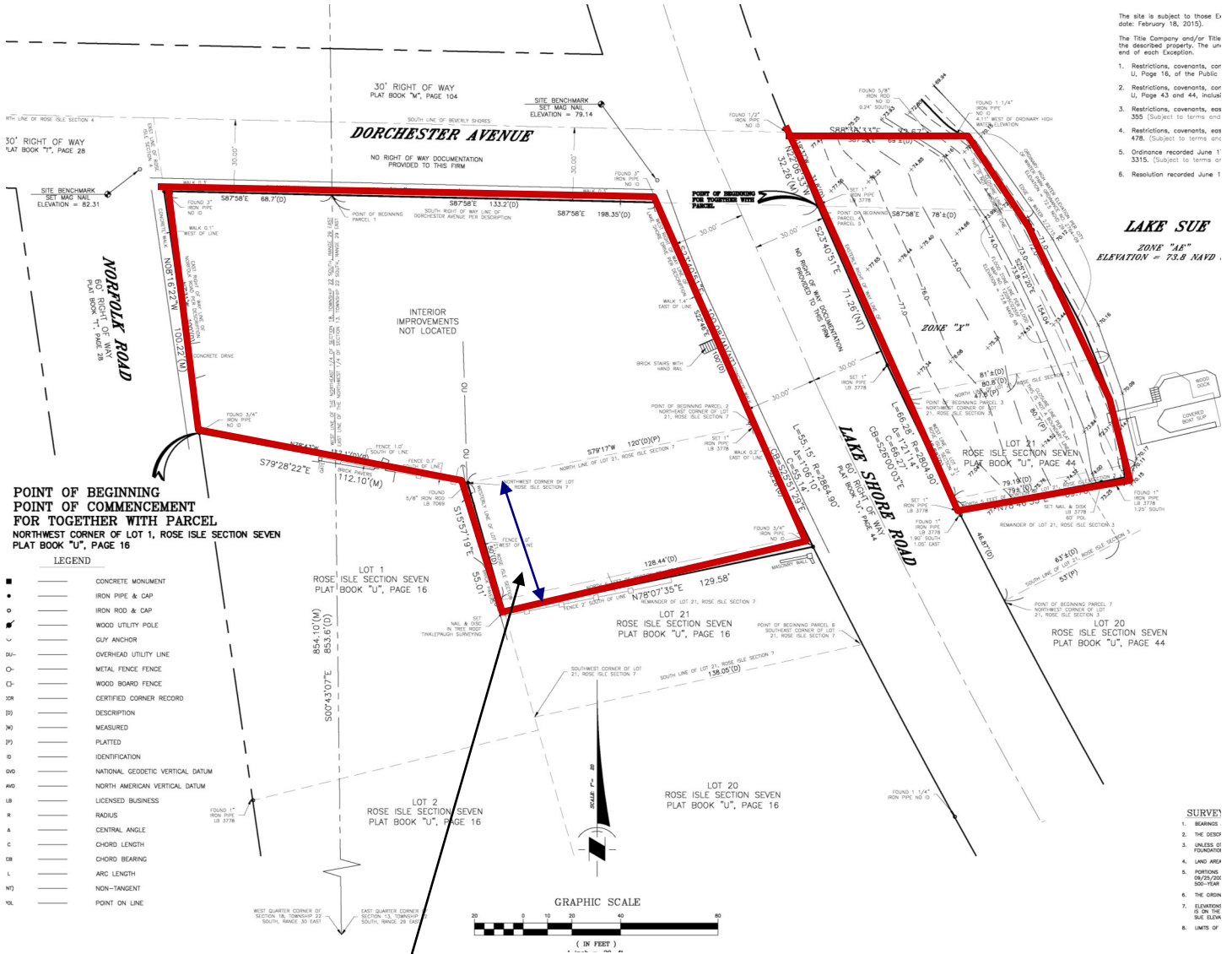
FINDINGS

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.

BOUNDARY SURVEY



Portion of property previously
platted as part of lot 21 of the
Rose Isle subdivision.

PROPOSED PLAT

SHEET 1 OF

HAYS CORNER

LOCATED IN SECTION 13, TOWNSHIP 22 SOUTH, RANGE 29 EAST, SECTION 18, TOWNSHIP 22 SOUTH, RANGE 30 EAST, AND REPLATTING A PORTION OF LOT 21, ROSE ISLE SECTION SEVEN, PER PLAT BOOK "U", PAGE 16, AND A PORTION OF LOT 21, ROSE ISLE SECTION THREE, PER PLAT BOOK "U", PAGE 43, CITY OF ORLANDO, ORANGE COUNTY, FLORIDA

DESCRIPTION

A TRACT OF LAND BEING A PORTION OF LOT 21, ROSE ISLE SECTION 7, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK "U", PAGE 16, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AND A PORTION OF SECTION 13, TOWNSHIP 22 SOUTH, RANGE 29 EAST, AND SECTION 18, TOWNSHIP 22 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF LOT 1, ROSE ISLE SECTION SEVEN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK "U", PAGE 16, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE NORTH 08°16'22" WEST, ALONG THE EASTERLY RIGHT OF WAY LINE OF NORFOLK ROAD, AS SHOWN ROSE ISLE SECTION FOUR, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK "T", PAGE 28, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE NORTH 08°16'22" WEST, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 100.22 FEET TO A POINT ON THE OCCUPIED SOUTH RIGHT OF WAY LINE OF DORCHESTER STREET; THENCE SOUTH 88°41'36" EAST, ALONG THE OCCUPIED SOUTH RIGHT OF WAY LINE OF DORCHESTER STREET, A DISTANCE OF 202.37 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF LAKE SHORE DRIVE; THENCE SOUTH 23°40'51" EAST, ALONG THE WEST RIGHT OF WAY LINE OF LAKE SHORE DRIVE, A DISTANCE OF 100.08 FEET; SAID POINT BEING ON A NON TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 2864.90 FEET AND A CHORD BEARING OF SOUTH 25°51'29" EAST; THENCE SOUTHEASTERLY ALONG THE WEST RIGHT OF WAY LINE OF LAKE SHORE DRIVE AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°06'10" A DISTANCE OF 55.15 FEET; THENCE, DEPARTING THE WEST RIGHT OF WAY OF LAKE SHORE DRIVE, SOUTH 78°07'35" WEST, A DISTANCE OF 129.58 FEET; THENCE NORTH 15°57'19" WEST, ALONG THE EAST LINE OF THE AFORESAID LOT 1, ROSE ISLE SECTION SEVEN, A DISTANCE OF 55.01 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE NORTH 79°28'22" WEST, ALONG THE NORTHERLY LINE OF SAID LOT 1, A DISTANCE OF 112.10 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

COMMENCE AT THE NORTHWEST CORNER OF LOT 1, ROSE ISLE SECTION SEVEN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK "U", PAGE 16, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE NORTH 08°16'22" WEST, ALONG THE EASTERLY RIGHT OF WAY LINE OF NORFOLK ROAD, AS SHOWN ROSE ISLE SECTION FOUR, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK "T", PAGE 28, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE NORTH 08°16'22" WEST, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 100.22 FEET TO A POINT ON THE OCCUPIED SOUTH RIGHT OF WAY LINE OF DORCHESTER STREET; THENCE SOUTH 88°41'36" EAST, ALONG THE OCCUPIED SOUTH RIGHT OF WAY LINE OF DORCHESTER STREET, A DISTANCE OF 268.71 FEET TO THE POINT OF BEGINNING; THENCE NORTH 22°06'33" WEST, ALONG THE OCCUPIED RIGHT OF WAY LINE OF LAKE SHORE DRIVE, A DISTANCE OF 32.26 FEET; THENCE, DEPARTING THE OCCUPIED EAST RIGHT OF WAY LINE OF LAKE SHORE DRIVE, SOUTH 88°36'33" EAST, A DISTANCE OF 72.67 FEET TO A POINT ON THE ORDINARY HIGH WATER ELEVATION OF 72.5 FEET (NGVD 29) PER THE CITY OF WINTER PARK, ORDINANCE NUMBER 2764-09; THENCE SOUTHERLY ALONG THE ORDINARY HIGH WATER ELEVATION TO A POINT SOUTH 25°12'20" EAST, A DISTANCE OF 154.04 FEET FROM SAID POINT ON THE ORDINARY HIGH WATER ELEVATION, SAID POINT ALSO BEING A POINT ON THE AFORESAID ORDINARY HIGH WATER ELEVATION; THENCE DEPARTING SAID ORDINARY HIGH WATER ELEVATION SOUTH 78°46'35" WEST, A DISTANCE OF 69.76 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF LAKE SHORE DRIVE AS SHOWN ON ROSE ISLE SECTION THREE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK U, PAGE 43, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; SAID POINT BEING ON A NON TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 2804.90 FEET, AND A CHORD BEARING OF NORTH 26°00'03" WEST; THENCE NORTHWESTERLY ALONG THE EAST RIGHT OF WAY LINE OF LAKE SHORE DRIVE AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°21'14" A DISTANCE OF 66.28 FEET; THENCE NORTH 23°40'51" WEST, ALONG THE OCCUPIED EASTERLY RIGHT OF WAY LINE OF LAKE SHORE DRIVE, A DISTANCE OF 71.26 FEET TO THE POINT OF BEGINNING.

CONTAINING A TOTAL OF 41,845 SQUARE FEET, OR 0.961 ACRES, MORE OR LESS

NOTES

1. BEARINGS ARE ASSUMED RELATIVE TO EAST LINE OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 22 SOUTH, RANGE 29 EAST BEING SOUTH 00°43'07" EAST.
2. ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE UTILITY SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.
3. DEVELOPMENT ON THIS 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 PLAT 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.
4. THE ORDINARY HIGH WATER ELEVATION OF LAKE SUE IS 79.50(NAVD29) PER CITY OF WINTER PARK ORDINANCE NO. 2764-09
5. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 AND ARE BASED ON THE FOLLOWING BENCHMARKS: THE CHISELED "+" IS ON THE WEST CURB OF LAKESHORE DRIVE, 20 FT SOUTH OF THE SOUTH PROPERTY LINE OF 3000 LAKESHORE DRIVE, IN WINTER PARK ON THE WEST SIDE OF LAKE SUE ELEVATION = 80.533 (NGVD29)
6. TRACT "A" IS A RECREATION TRACT AND DEDICATED TO MARK E. MCAULIFFE AND CHARLEENE H. MCAULIFFE AND THEIR RESPECTIVE HEIRS, SUCCESSORS AND PERMITTED ASSIGNS.

ABBREVIATION LISTING

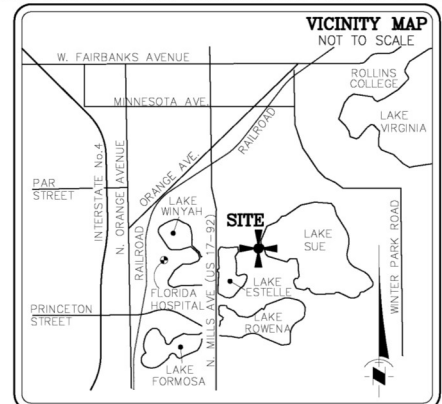
LB	=	LICENSED BUSINESS
CM	=	CONCRETE MONUMENT
(NR)	=	NON-RADIAL
(NT)	=	NON-TANGENT
P.C.P.	=	PERMANENT CONTROL POINT
P.R.M.	=	PERMANENT REFERENCE MONUMENT
COR	=	CERTIFIED CORNER RECORD
P.O.L.	=	POINT ON LINE
NGVD 29	=	NATIONAL GEODETIC VERTICAL DATUM OF 1929
N	=	NORTH
S	=	SOUTH
E	=	EAST
W	=	WEST
C	=	CENTERLINE
P.S.M.	=	PROFESSIONAL SURVEYOR AND MAPPER
SECTION 16-23-29	=	SECTION 16, TOWNSHIP 23 SOUTH, RANGE 29 EAST

SYMBOL LEGEND

- P.R.M. 4"x4" CM LB #3778 (UNLESS OTHERWISE NOTED)
- NAIL & DISK P.R.M. LB #3778 (UNLESS OTHERWISE NOTED)

NOTICE

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL, IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.



Tinklepaugh
SURVEYING SERVICES

850 Courtland Street, Suite 2-A • Orlando, Florida 32804

Telephone No. (407) 262-0957 LICENSED BUSINESS No. 3778

PROPOSED PLAT

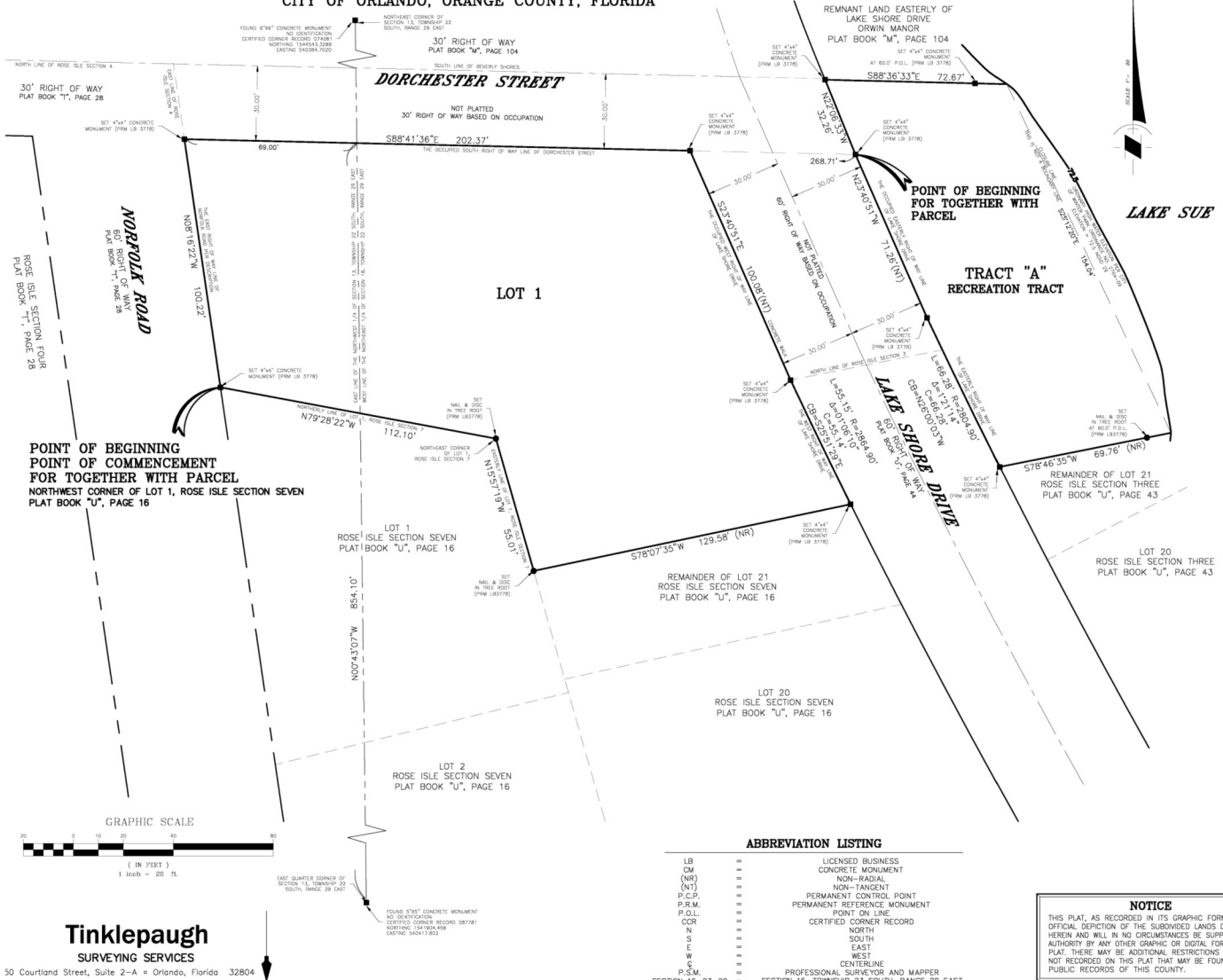
HAYS CORNER

LOCATED IN SECTION 13, TOWNSHIP 22 SOUTH, RANGE 29 EAST, SECTION 18, TOWNSHIP 22 SOUTH, RANGE 30 EAST, AND REPLATTING A PORTION OF LOT 21, ROSE ISLE SECTION SEVEN, PER PLAT BOOK "U", PAGE 16, AND A PORTION OF LOT 21, ROSE ISLE SECTION THREE, PER PLAT BOOK "U", PAGE 43, CITY OF ORLANDO, ORANGE COUNTY, FLORIDA

SHEET 2 OF 2

PLAT BOOK

PAGE



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. Tract A. Tract A is not a buildable lot.

City Surveying

1. Sheet: (Survey) The unplatted portion with lot 21 doesn't show all improvements with elevations.
2. Sheet (Survey) The east and west sides of lot 21 are missing the dimensions.
3. Sheet (Survey) The whole Dorchester Ave. R/W needs to shown and referenced, with the remnant parcel @ the NE.
4. Sheet: (Plat) The Plat Certification Report doesn't state that all mortgages as being not satisfied or released of record of record nor other terminated by law.
5. Sheet: (Plat) The streets have been dedicated by the previous plats and if there's no other dedication to be made that needs to be stated as such.
6. Sheet: (Plat) The full R/W reference and location is missing.
7. 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. FS177.091(7)
8. Orange County Property Appraiser has not completed their review at this time.
9. 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)
10. 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.

Legal Affairs

1. The notary block must provide notarization of both signatures.
2. All existing easements must be shown on the plat or in the plat notes. The plat certification report indicates there may be easements within the deeds recorded in 88/355, 222/478.

Engineering/Zoning

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. ESM. 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– Lateral. 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. Contact wastewater at 407.246.2213 to coordinate connection.
4. Concurrency Management/ Plat. The final recorded plat shall contain the following note: "Development on the property depicted

CONDITIONS OF APPROVAL

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."

5. Storm- Water Management District. 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.

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. Sewer-Misc. Sewer connection to the new building shall be coordinated with the Wastewater Division.

CONTACT INFORMATION

Growth Management

For questions regarding Growth Management plan review, please contact Colandra Jones at (407) 246-3415 or Colandra.Jones@cityoforlando.net

Land Development

For questions regarding Land Development review, please contact Michaëlle Petion at 407-246-3837 or michaelle.petion@cityoforlando.net.

Transportation Planning

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

City Surveying

For questions regarding Surveying review, please contact Ken Brown at 407-246-3812 or Ken.brown@cityoforlando.net

Engineering Records

For questions regarding Engineering records review, please contact Amanda Furman at 407-246-4267 or Amanda.furman@cityoforlando.net

Legal Affairs

For questions regarding Legal Affairs review, please contact Cindi Sanford at 407-246-3489 or Cynthia.sanford@cityoforlando.net

Engineering/Zoning

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.

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.