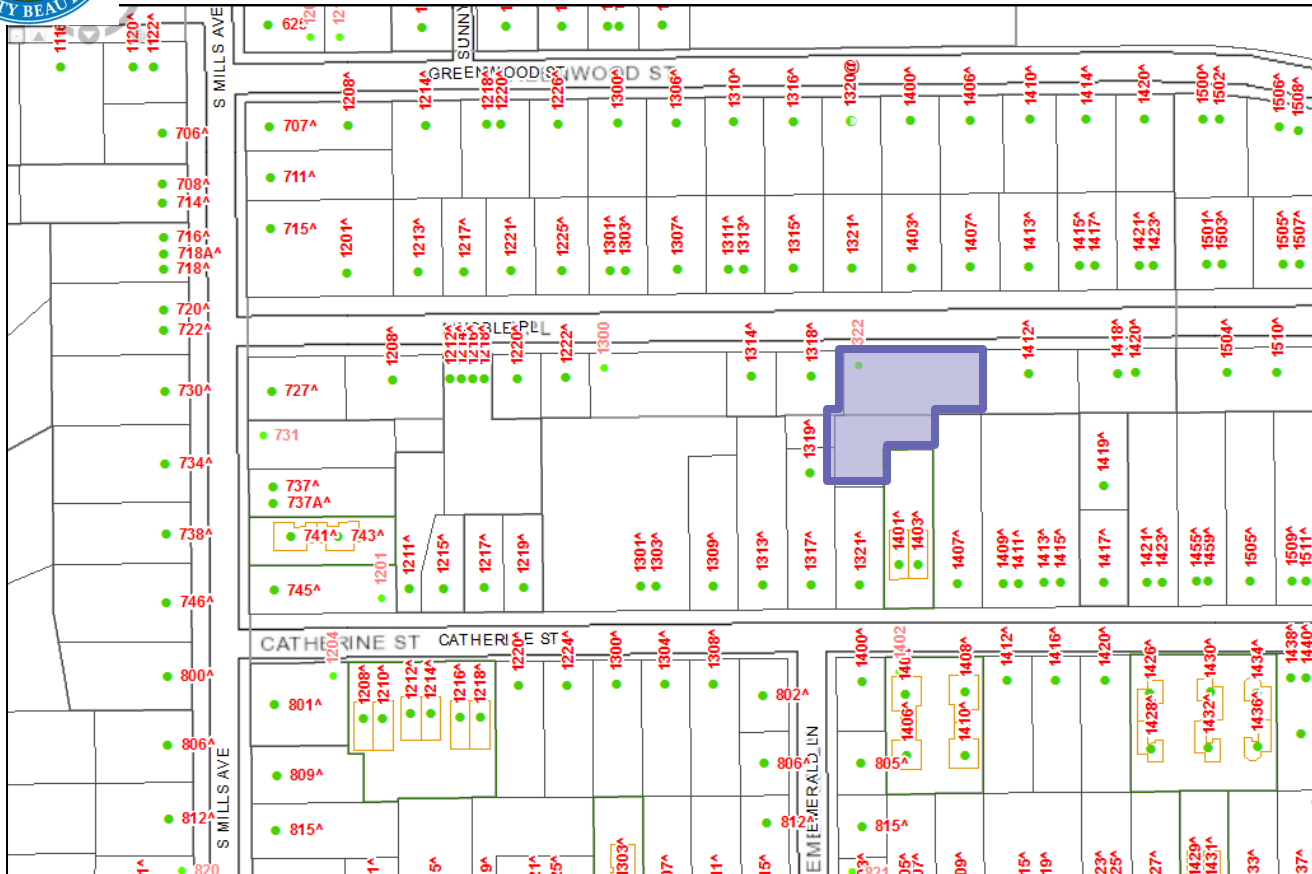




NOBLE PLACE PLAT

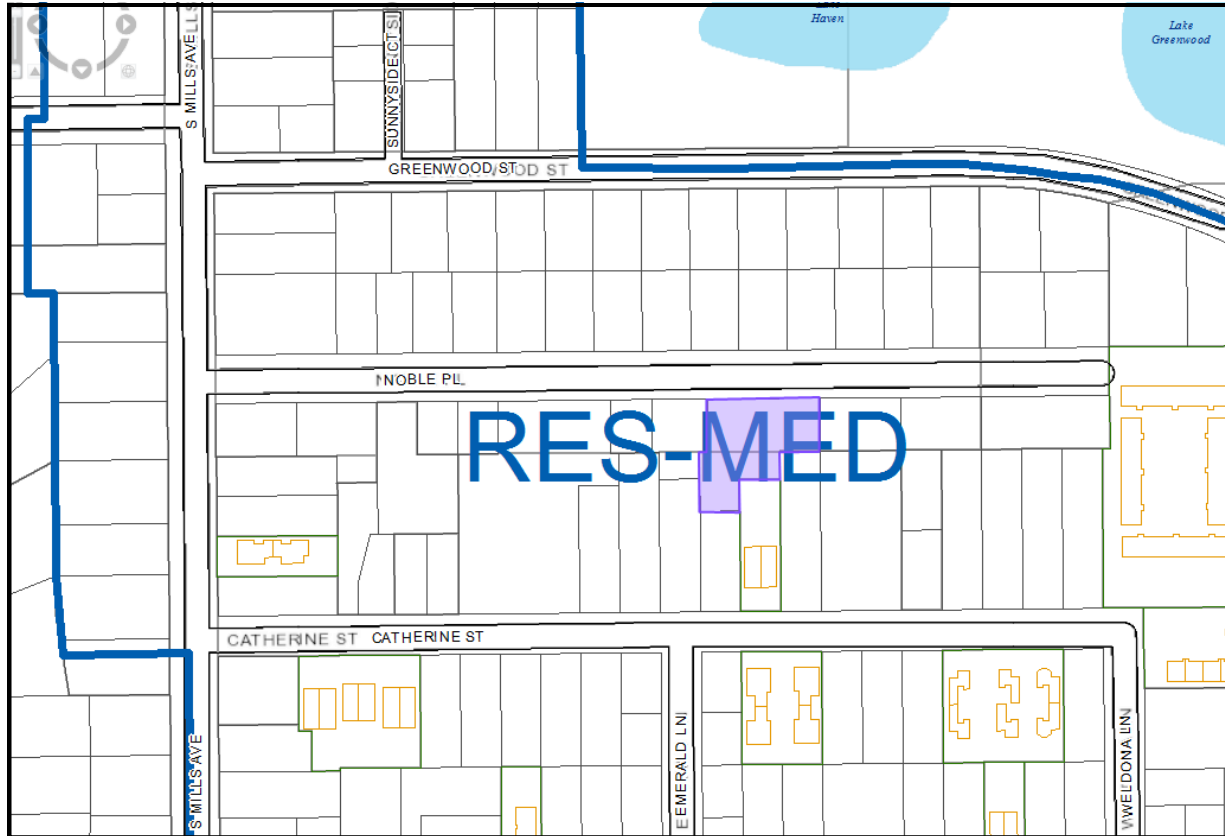


Location Map Subject Site

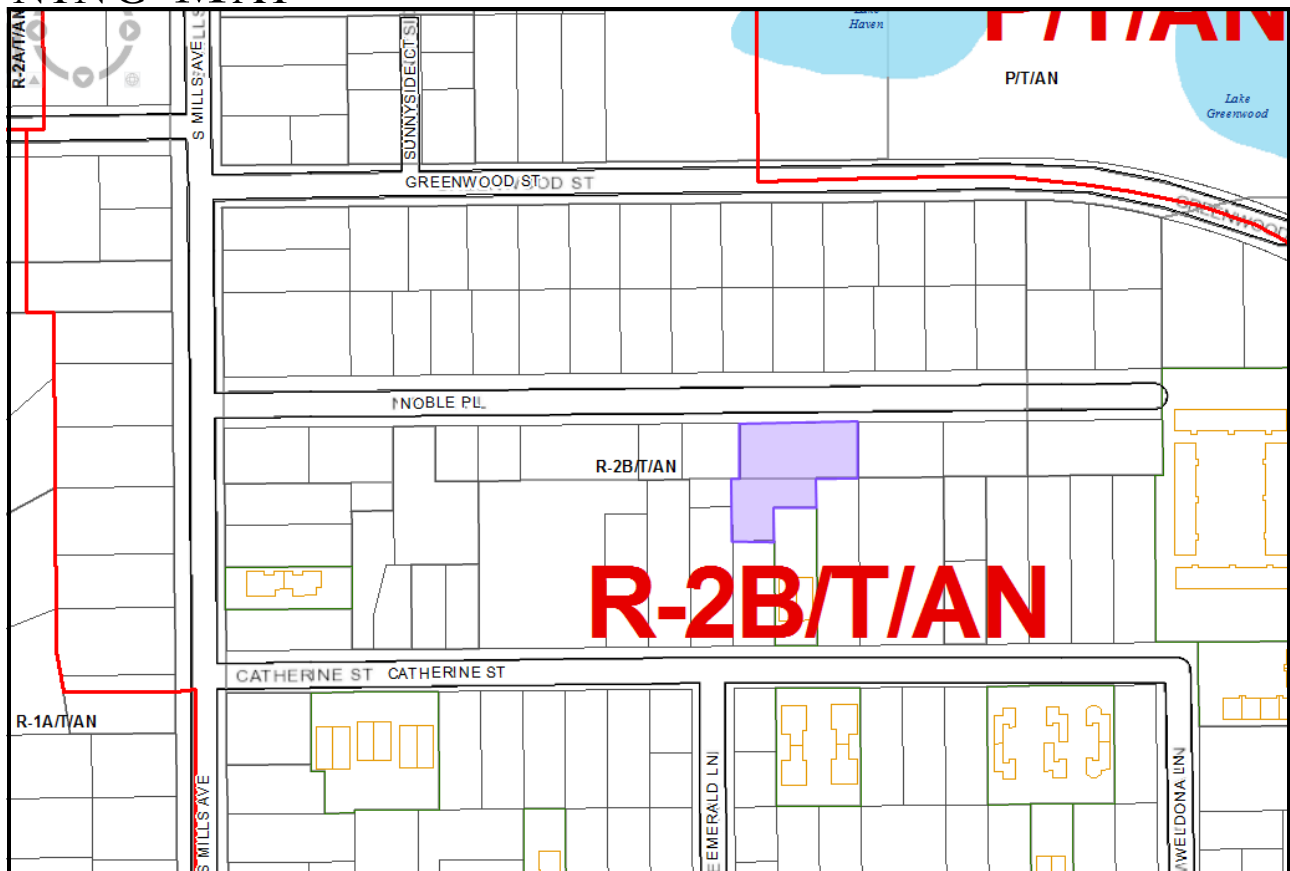
SUMMARY

<p>Owner Randy Halterman, S & R Classic Homes Corp.</p> <p>Applicant Andrew Perry, M.A.P. Land Surveying, Inc.</p> <p>Project Planner Michaëlle Petion</p>	<p>Property Location: 1322 Noble Pl. (North of Catherine St., east of S. Mills Ave., south of Noble Pl., and west of S. Hampton Ave.) (0.37 acres, District 4)</p> <p>Applicant's Request: Minor Subdivision request to plat the property into 4 lots for an attached dwelling development.</p>	<p>Staff's Recommendation: Approval of the request, subject to the conditions in this report.</p>
<p>Updated: April 29, 2015</p>		

FUTURE LAND USE MAP



ZONING MAP



PROJECT ANALYSIS

Project Description

The ±0.37 acre subject site is located north of Catherine St., east of S. Mills Ave., south of Noble Pl., and west of S. Hampton Ave. within the Lake Davis/Greenwood neighborhood. The site is zoned R-2B/T/AN with a future land use designation of Residential Medium, consistent with the zoning designations. See Table 1– Project Context for details on surrounding uses.

	Future Land Use	Zoning	Surrounding Use
North	Residential Medium	Residential /Traditional City/ Aircraft Noise overlays (R-2B/T/AN)	Single family residences
South			
East			
West			

The majority of the property is currently compiled of parts and pieces of four previously platted lots within two subdivisions. The proposed development consist of four lots for an attached dwelling (townhome) development. Exceeding all minimum site development requirements for townhomes, the proposed lot is consistent with code requirements for minimum lot area and width. See Table 2– Attached Dwelling Site Standards for specifics.

	Required	Proposed
Minimum Mean lot width:	20 ft.	28 ft.
Minimum area each lot:	1600 sq. ft.	+2800 sq. ft.
Minimum Average all lots:	1800 sq. ft.	+3600 sq. ft.
Minimum lot depth:	None	66 ft.

Previous Actions:

- 1921– Southernmost portion of subject property platted as part of the Lake Davis Heights Subdivision.
- 1923– Northernmost portion of subject property platted as part of the Pittsburgh Heights Subdivision.

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 replat will provide consistency between the recently desired development plans and the Land Development Code.

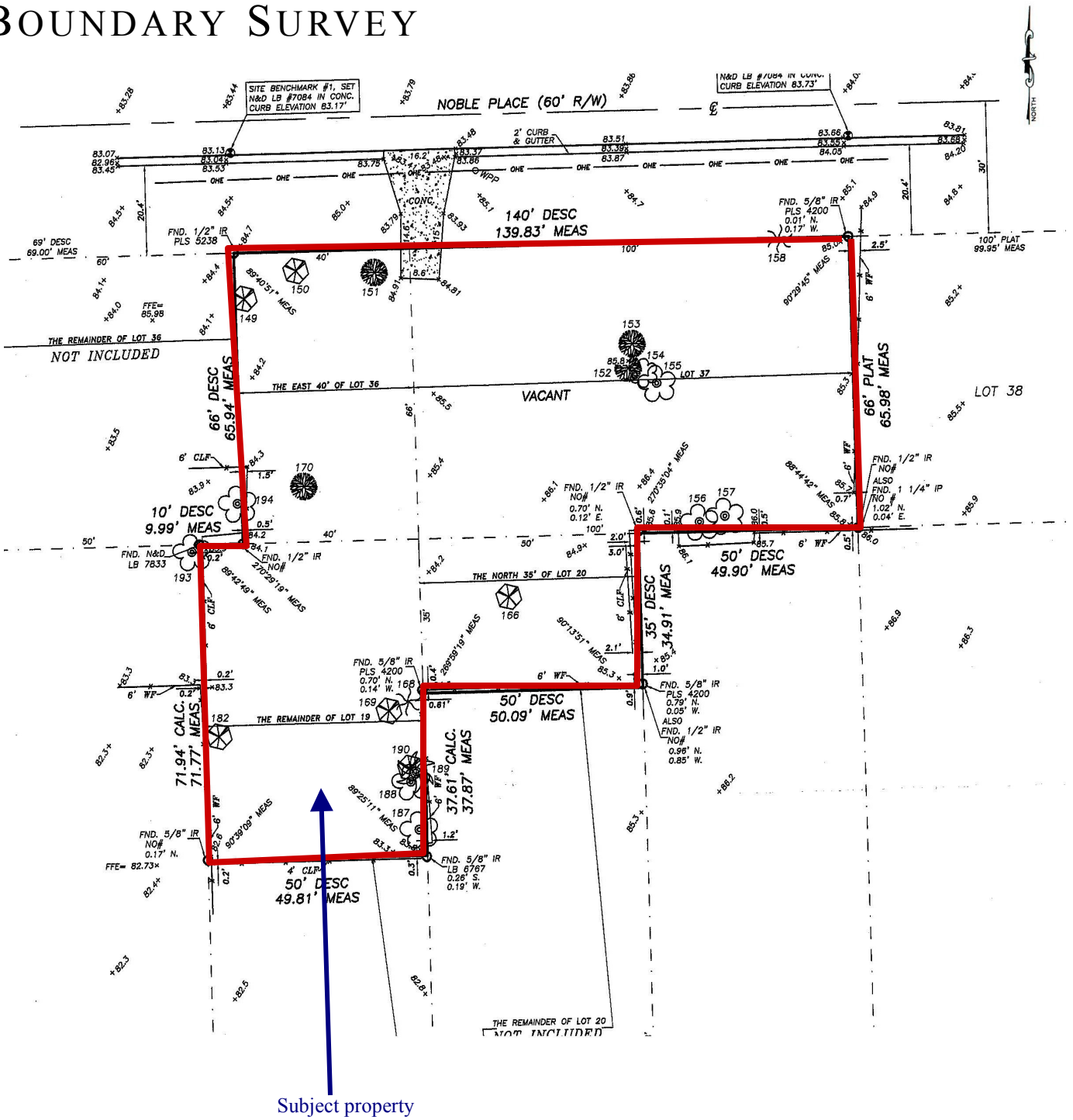
FINDINGS

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



PROPOSED PLAT

TOWNHOMES AT NOBLE PLACE

A REPLAT OF

LOT 37 AND THE EAST 40 FEET OF LOT 36, PITTSBURGH HEIGHTS, AS RECORDED IN PLAT BOOK H, PAGE 40, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

LOT 19 (LESS THE SOUTH 125 FEET) AND THE NORTH 35 FEET OF LOT 20, LAKE DAVIS HEIGHTS, AS RECORDED IN PLAT BOOK G, PAGE 71, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

LOCATED IN THE CITY OF ORLANDO, SECTION 36, TOWNSHIP 22 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA.

DESCRIPTION
LOT 37 AND THE EAST 40 FEET OF LOT 36, PITTSBURGH HEIGHTS, AS RECORDED IN PLAT BOOK H, PAGE 40, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

TOGETHER WITH:

LOT 19 (LESS THE SOUTH 125 FEET) AND THE NORTH 35 FEET OF LOT 20, LAKE DAVIS HEIGHTS, AS RECORDED IN PLAT BOOK G, PAGE 71, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

MORE PARTICULARLY DESCRIPTION AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF LOT 37, PITTSBURGH HEIGHTS, AS RECORDED IN PLAT BOOK H, PAGE 40, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN THENCE S 00°19'40" E ALONG THE EAST LINE OF SAID LOT 37 A DISTANCE OF 65.97 FEET TO THE SOUTHEAST CORNER OF SAID LOT 37; THENCE S 89°57'47" W A DISTANCE OF 50.00 FEET TO THE NORTHEAST CORNER OF LOT 20, LAKE DAVIS HEIGHTS, AS RECORDED IN PLAT BOOK G, PAGE 71, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE S 00°06'50" E ALONG THE EAST LINE OF SAID LOT 20 A DISTANCE OF 35.00 FEET; THENCE N 89°56'58" W A DISTANCE OF 50.00 FEET TO THE EAST LINE OF LOT 19, OF SAID LAKE DAVIS HEIGHTS; THENCE S 00°06'50" E ALONG SAID EAST LINE OF LOT 19 A DISTANCE OF 36.91 FEET; THENCE N 89°57'23" W A DISTANCE OF 50.00 FEET TO THE WEST LINE OF SAID LOT 19; THENCE N 00°06'50" W ALONG SAID WEST LINE OF LOT 19 A DISTANCE OF 71.94 FEET TO THE NORTHWEST CORNER OF SAID LOT 19; THENCE S 89°49'39" E A DISTANCE OF 9.99 FEET; THENCE N 00°18'59" W A DISTANCE OF 65.94 FEET TO THE SOUTH RIGHT OF WAY LINE OF NOBLE PLACE; THENCE S 89°59'29" E ALONG SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 140.00 FEET TO THE POINT OF BEGINNING.

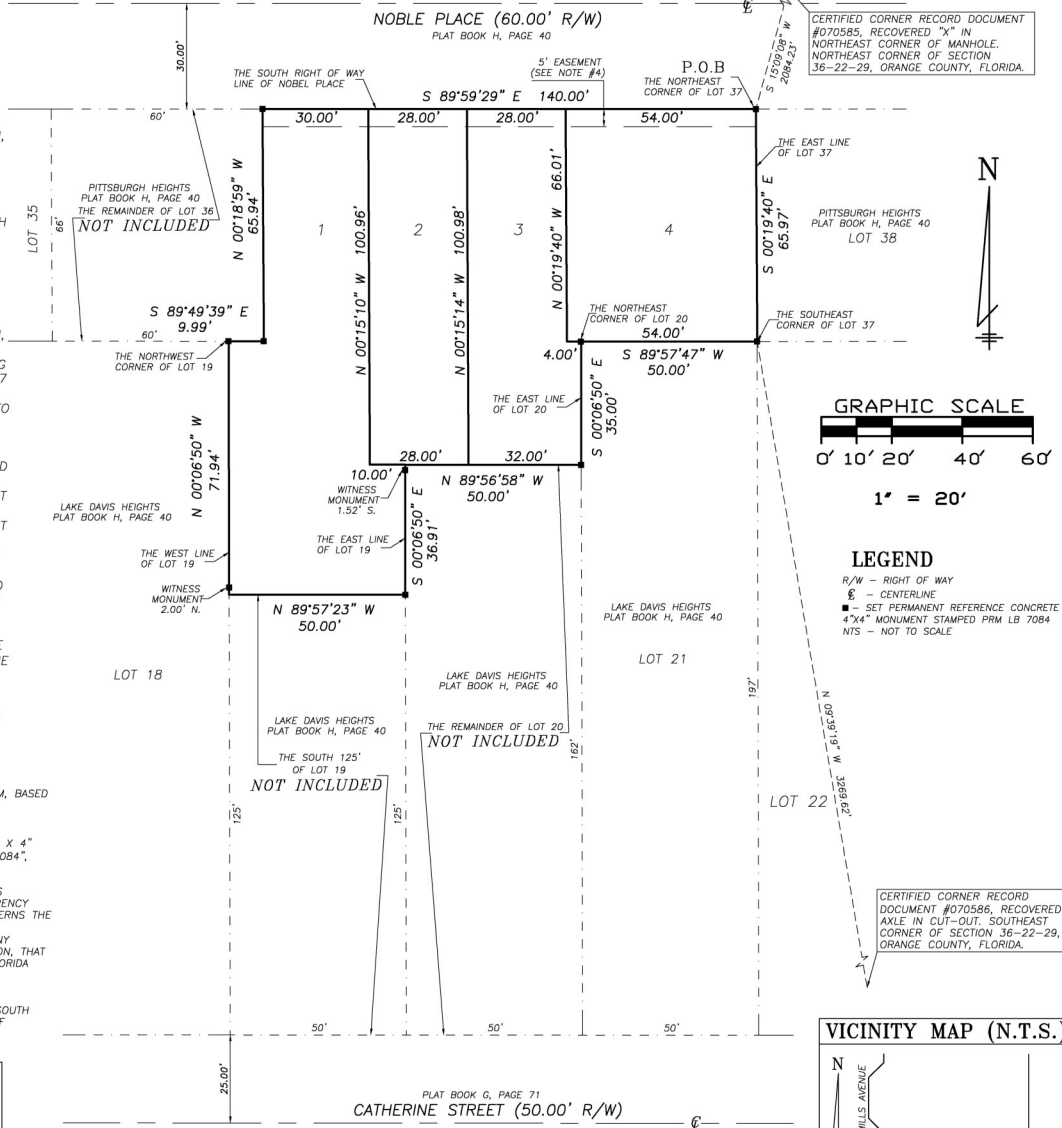
HAVING AN AREA OF 14,583 SQUARE FEET, OR 0.335 ACRES MORE OR LESS.

NOTES:
1. BEARINGS SHOWN HEREON ARE RELATIVE TO ASSUMED DATUM, BASED ON THE SOUTH RIGHT OF WAY LINE OF NOBLE PLACE, BEING: S89°59'29"E.

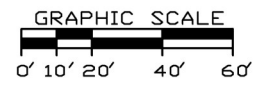
2. ■ - DENOTES A PERMANENT REFERENCE MONUMENT, A 4" X 4" CONCRETE MONUMENT WITH A BRASS DISC MARKED "PRM LB 7084", UNLESS OTHERWISE NOTED.

3. DEVELOPMENT OF 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 PERMIT 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. FIVE FOOT CITY SERVICES EASEMENT, LOCATED ALONG THE SOUTH RIGHT OF WAY LINE OF NOBLE PLACE, DEDICATED TO THE CITY OF ORLANDO.



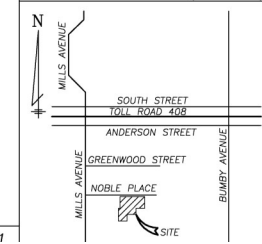
CERTIFIED CORNER RECORD DOCUMENT #070585, RECOVERED "X" IN NORTHEAST CORNER OF MANHOLE, NORTHEAST CORNER OF SECTION 36-22-29, ORANGE COUNTY, FLORIDA.



LEGEND
R/W - RIGHT OF WAY
— CENTERLINE
■ - SET PERMANENT REFERENCE CONCRETE 4"x4" MONUMENT STAMPED FRM LB 7084
NTS - NOT TO SCALE

CERTIFIED CORNER RECORD DOCUMENT #070586, RECOVERED AXLE IN CUT-OUT, SOUTHEAST CORNER OF SECTION 36-22-29, ORANGE COUNTY, FLORIDA.

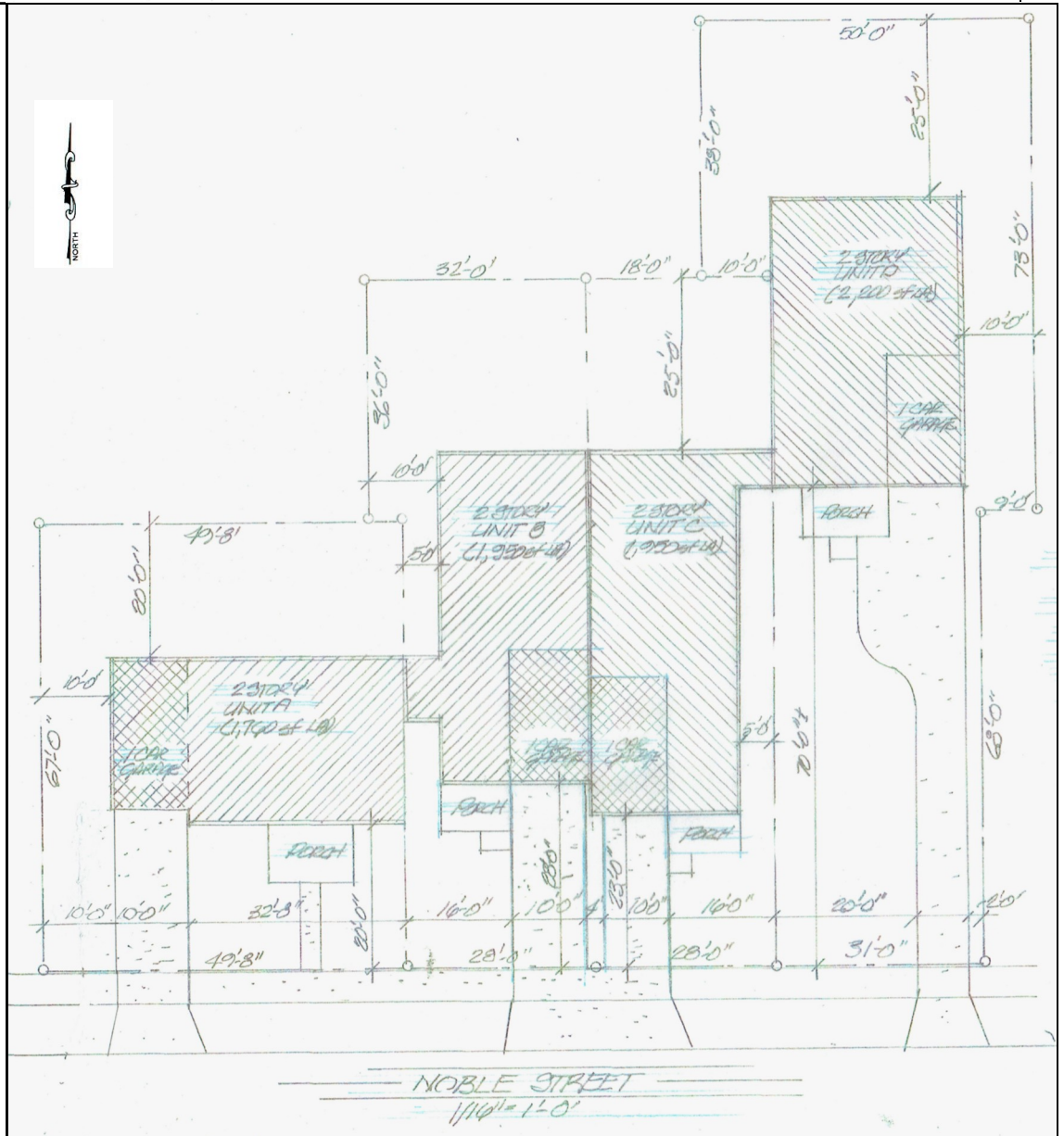
VICINITY MAP (N.T.S.)



M.A.P. Land Surveying, Inc.
4515 Curry Ford Rd. Suite C
Orlando Fl. 32812
PH. 407 896 4557
FAX 407 277 3778
E-Mail: Manlandsurveying@flor.com IR #7084

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, WHETHER GRAPHIC OR DIGITAL. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

CONCEPTUAL DEVELOPMENT



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. Townhomes. Development shall be limited to attached dwellings. Proposed lots are not suitable for conventional single-family residential development.

City Surveying

1. Sheet: (Survey) There are no bearings shown.FAC 5J-17.051 9.
2. Sheet: (Survey) The F.I.R.M. needs the effective date added.COO requirement 9.
3. Sheet : (Survey) The east line of lot 20 is missing the Meas, and Desc distance.FAC 5J-17.052 1.b
4. Sheet: (Plat) Note 4. Needs to be in the dedication.FS 177.091 (12)
5. Sheet: (Plat) Lots 18,21 and remainders of 19 &20 have plat book G 71 as the reference.
6. Need to submit copies of the closure report.COO 3.
7. Field Review has passed. FS 177.091(7)
8. Orange County Property Appraiser has comments that have been forwarded with this letter.
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 closure report
 - d. Email, CD, or flash drive containing PDF files of all documents.

Legal Affairs

1. Note 4 should be shown in the dedication block as it is a public dedication.

Engineering/Zoning

1. 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."
2. Erosion Building Site. All building site plans submitted for review should include a detailed erosion and sedimentation control plan.
3. Utility Construction. Section 1.04 of the Engineering Standards Manual provides that all utility lines shall be installed beneath the surface of the ground. Subdivision construction plans must include all proposed utilities.
4. Tree Removal. 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.
5. Street Tree Fund. The Orlando City Council approved a Resolution at the January 27, 1997 City Council Meeting. Section 61.226

CONDITIONS OF APPROVAL

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.

6. 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.

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. 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.

9. Sewer– Misc. Each dwelling unit shall have its own sanitary sewer lateral connection to the City main. Double wye connections or other means of combined laterals are not allowed.

10. Driveway-Width. The width of the driveways shall meet current code.

11. 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.

12. 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.

13. Concurrency– Chapter 59. All new construction, change in use, additions, or redevelopments are required to submit a Concurrency Management application as a part of the building plan review process. The application can be obtained at www.CityofOrlando.net/permits. The application fee is \$250.00.

14. 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.

Fire

1. Fire Code Review. TRC fire code review is preliminary in nature, and is intended to expose or prevent evident design deficiencies with State and City Fire Codes. The design will be reviewed in detail for State and City Fire Code compliance at the time of permit application.

2. Dept. Access. Every building constructed shall be accessible to fire department apparatus by way of access roadways with all-weather surface of not less than 20 feet of unobstructed width, adequate roadway turning radius, capable of supporting the imposed loads of fire apparatus, and having a minimum vertical clearance of 13 ft. 6 in. [NFPA 1: 18.2.3]

3. Required Fire Flow. All structures must be protected by fire hydrants in accordance with City Fire Code 24.30(f). A determination will be made at the time plans are submitted for permitting. We will need a Required Fire Flow calculation in accordance with the ISO method demonstrating the water distribution system and new/existing fire hydrant(s) can deliver the demand.

Transportation Impact Fees

1. Any new construction, change in use, addition, or redevelopment of a site or structure shall be subject to a review for Transporta-

CONDITIONS OF APPROVAL

tion Impact Fees. An estimated Transportation Impact Fee in the amount of \$10,108.00, based on the construction of 4 multi-family residential units, will be due at the time of building permit issuance, subject to change upon final permit plan review.

For a copy of the complete ordinance or impact fee rate chart, you may reference our website at: <http://www.cityoforlando.net/planning/Transportation/ifees.htm>

2. The applicant shall comply with all applicable requirements of Chapter 59, the Concurrency Management Ordinance, to ensure that all public facilities and services are available concurrent with the proposed development, and that the potential impacts on public facilities and services are mitigated.

All new construction, changes in use, additions or redevelopment are required to submit a Concurrency Management application as a part of the building plan review process. A Concurrency Management application is available on the City's website: <http://www.cityoforlando.net/permits/forms/concurrency.htm>

CONTACT INFORMATION

Growth Management

For questions regarding Growth Management plan review, please contact Michelle Beamon at 407-246-3145 or michelle.beamon@cityoforlando.net.

Land Development

For questions regarding Land Development review, please contact Michaëlle Petion at 407-246-3837 or michaëlle.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.

Fire

For questions regarding fire plans review, please contact Charles Chip Howard at 407.246.2143 or at Charles.Howard@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 Impact Fees

For questions and information regarding Transportation Impact Fee Rates you may contact Nancy Ottini at 407-246-3529 or nancy.jurus-ottini@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.