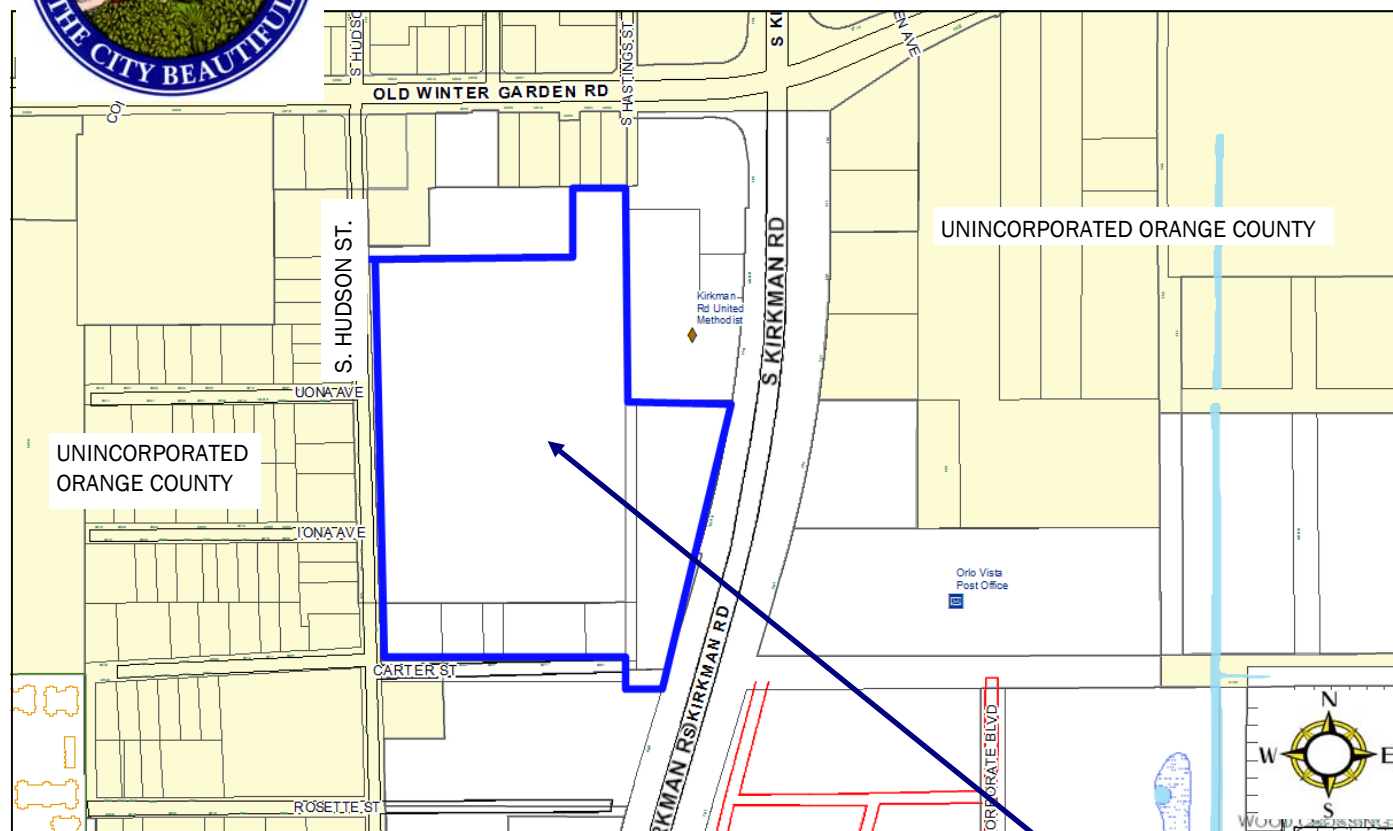




MADISON HOLLOW SUBDIVISION  
(MINOR PLAT)



## Location Map

 Subject Site

## SUMMARY

Stacy Banach, Agent  
Parametric Design & Dev., LLC

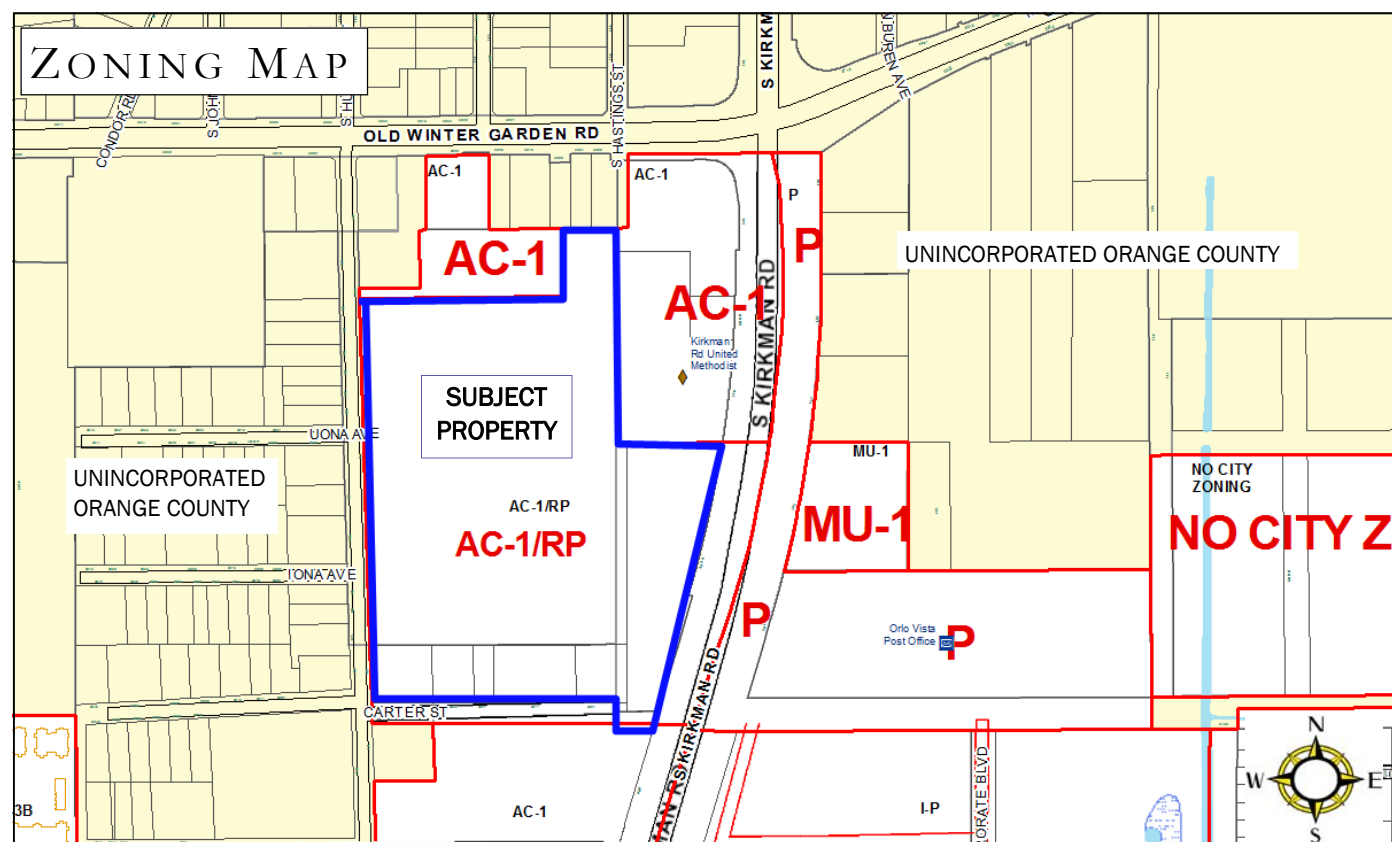
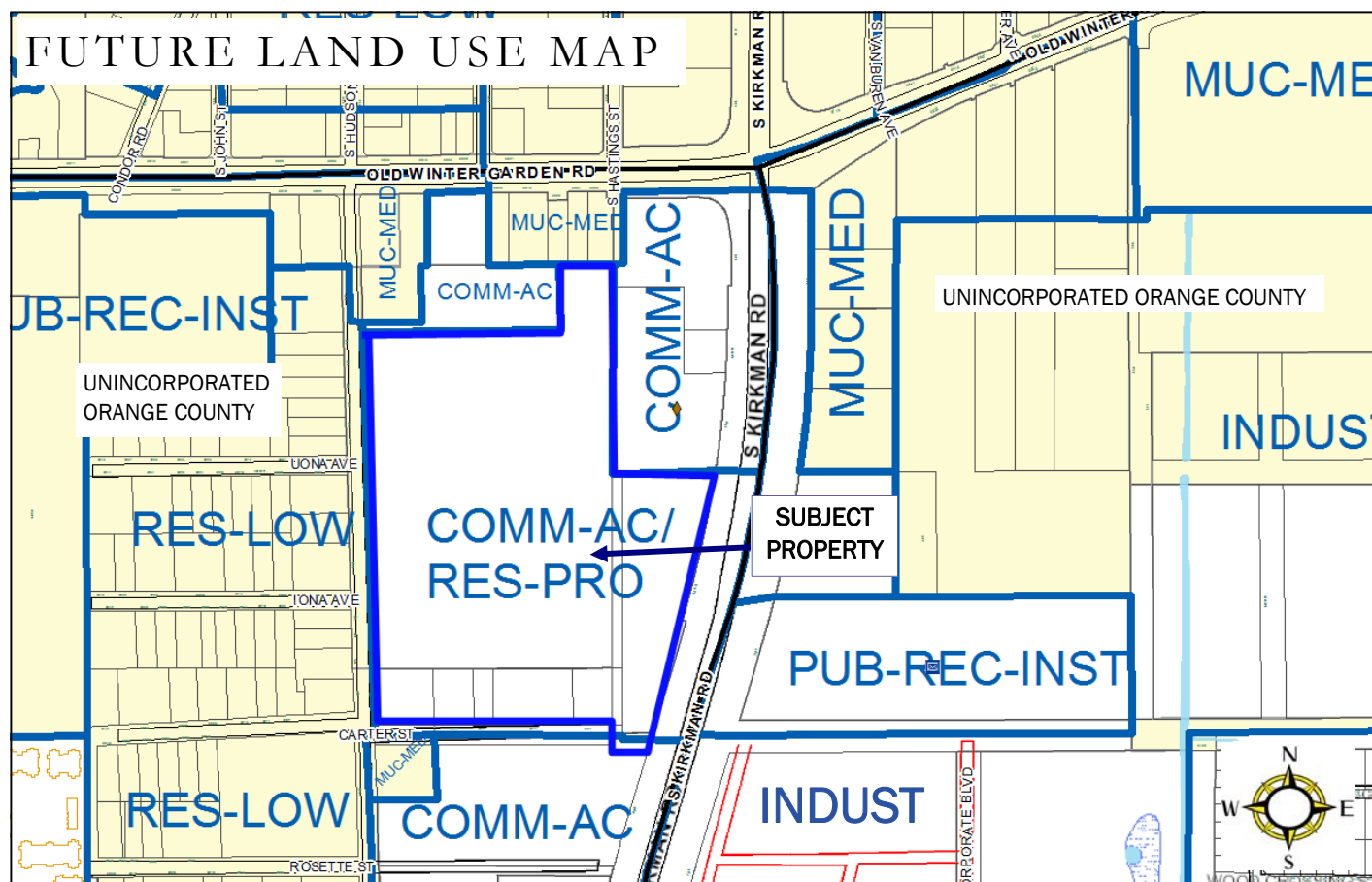
Doug Doudney, Mgr.  
SGD Joint Venture

Jim Burnett, AICP

**Applicant's Request:** The applicant proposes to replat a vacant commercial property for the future development of senior-oriented multi-family apartments and two (2) commercial outparcels. The property is located in the Kirkman North neighborhood.

**Staff Recommendation:** Approval of the replat, subject to conditions in this staff report.

*Updated: October 29, 2015*



# PROJECT ANALYSIS

## Project Description

The applicant is requesting to replat a vacant commercial property for the future development of senior-oriented multi-family apartments and two (2) commercial outparcels. The property is zoned AC-1/RP and is located in the Kirkman North neighborhood.

## Previous Actions

1923: Eastern 2.4 acres of subject property platted as part of Robert's & Lynch's Garden Farms Subdivision.

1925: Southern 2.0 acres of subject property platted as part of Lakehill Subdivision.

7/1983: Grove St. (aka Flax St.) vacated by Orange County (Doc. #2030788).

10/2000: Property annexed into City (Doc. #33348), assigned Community Activity Center/Resource Protection future land use.

8/2001: Southerly portion of Hastings St. abandoned (ABN2000-00015, Doc. #33636-1).

5/2010: Properties acquired by current owner.

12/2014: Property rezoned to AC-1/RP (ZON2014-00025) and Framework Master Plan (MPL2014-00034) approved to allow a multi-phased senior restricted multifamily apartment project and two (2) commercial outparcels.

Adjacent uses, zoning and future land use designations are shown in Table 1 below.

Table 1 - Project Context			
Direction	Future Land Use	Zoning	Existing Uses
North	Orange County Commercial & City Community Activity Center (COMM-AC)	Orange County C-1 & City AC-1 (Community Activity Center)	Lake Hill Baptist Church, Vacant Lots & Solid Rock Methodist Church
South	(Across Carter St. R-O-W) Orange County Low Density Residential & COMM-AC	Orange County R-1 & City AC-1	Single-Family Home & U-Haul Storage
East	COMM-AC & (Across S. Kirkman Rd.) Mixed Use Corridor, Medium Intensity & Public-Recreational-Institutional	AC-1, MU-1 (Medium Intensity, Mixed Use Corridor) & P (Public Use)	Motor Concepts (Car Sales), Solid Rock Methodist Church, Kirkman Plaza & Post Office
West	(Across S. Hudson St.) Orange County Low Density Residential	Orange County R-1	Single-Family Homes

## 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 prerequisite to development of age-restricted multi-family apartments and commercial outparcels, all accessed from S. Kirkman Rd.

## Existing Zoning and Future Land Use

As noted above, the property is zoned AC-1/RP (Community Activity Center, Resource Protection Overlay), with Community Activity Center future land use. Per Table 2 at right, the plat request complies with standards for platting of lands as contained in LDC Chapter 65 Part 3C.

## Proposed Development

Access to the vacant property is currently from S. Hudson St. or S. Kirkman Rd. All proposed multi-family buildings will be oriented toward the east to face a proposed north/south access drive with access to S. Kirkman Rd.

**School Impacts** - Based on the proposed age-restricted (senior living) multi-family and commercial uses, a school impact analysis is not needed.

## Table 2 - Development Standards (AC-1/RP)

Lot # & Proposed Use	Min. Lot Size & Dimensions
	(no minimums, all irregular)
Lot 1 MF Building	116,482 sq. ft. (2.67 acres)
Lot 2 MF Building	144,661 sq. ft. (3.32 acres)
Lot 3 MF Building	146,192 sq. ft. (3.36 acres)
Lot 4 MF Building	192,191 sq. ft. (4.41 acres)
Lot 5 Commercial	88,090 sq. ft. (2.02 acres)
Lot 6 Commercial	69,880 sq. ft. (1.60 acres)



**Findings/Recommendation**

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

1. The proposed replat is consistent with the purpose and intent of the City's Growth Management Plan.
2. The proposed replat is consistent with the requirements of the LDC.
3. The replat 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 Madison Hollow Subdivision (Replat), subject to the conditions in this staff report.

**SITE PHOTO**

# 2014 BOUNDARY SURVEY

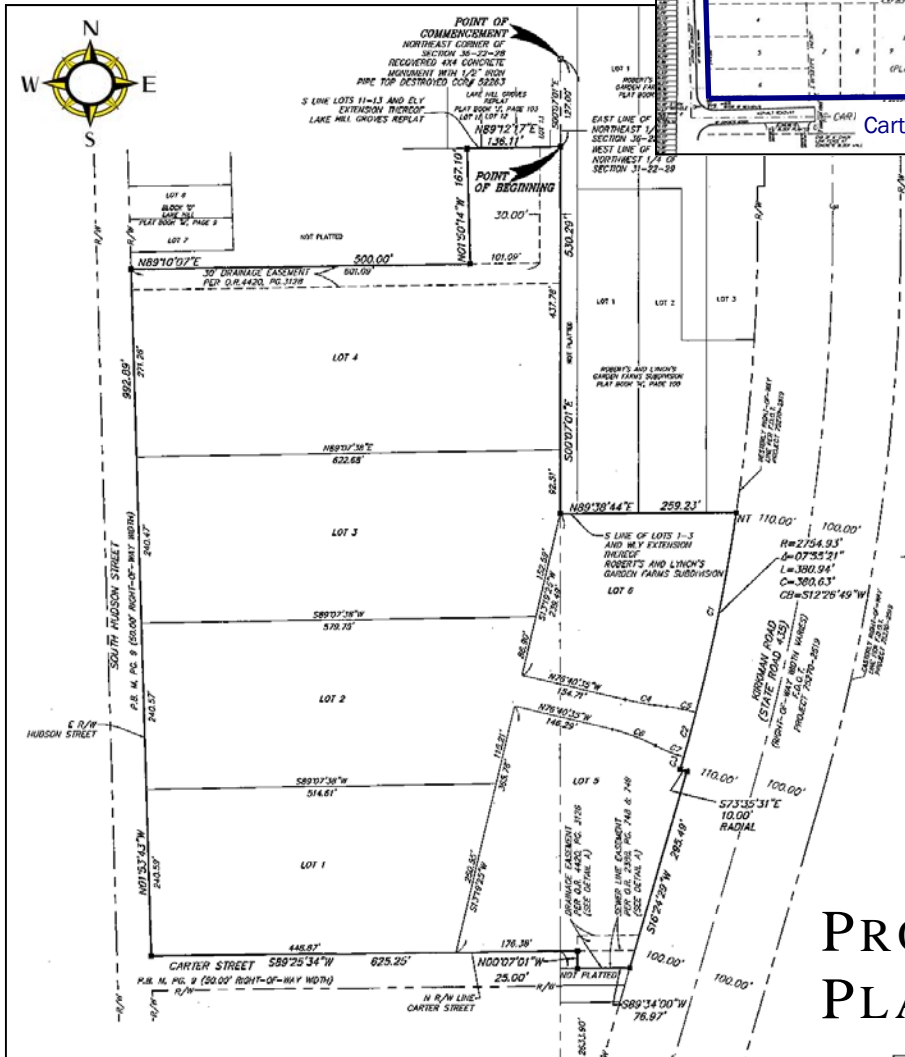
Car lot

30-ft. drainage easement

church

Hastings St. platted as R-O-W,  
never constructed

NO.	DESCRIPTION	DATE
1	REVISION	
2	REVISION	
3	REVISION	
4	REVISION	
5	REVISION	
6	REVISION	
7	REVISION	
8	REVISION	
9	REVISION	
10	REVISION	



PROPOSED  
PLAT

## CONDITIONS OF APPROVAL - REQUIRED

### Transportation Planning & Engineering

1. Show a roadway / cross access to Lots 1-4. Also show emergency access to Carter St.
2. Ingress and Egress easements shall be granted from Lots 1 and 2 to all other lots created by this plat. These easements shall be shown on this plat.
3. Provide additional R-O-W so that, in the future, Carter St. can connect to S. Kirkman Rd. The R-O-W provided shall match the existing R-O-W width on Carter St.

### Legal Affairs

1. If the plat dedicates nothing to the public, it must so state in the dedication.
2. A joinder & consent is required for the mortgage recorded in 6038/2494.

City Surveying - An initial review letter was provided to the applicant's surveyor on 10/8/2015, noting which items needed to be revised and resubmitted for further review.

### Land Development

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. Continued development of the property be consistent with MPL2014-00034 and subsequent revisions and administrative Master Plan approvals for each phases within said overall Master Plan.
3. All development activity shall require building permits prior to actual construction.

Addressing - Please change "South Hudson Street" to "S Hudson Street" and "Kirkman Road" to "S Kirkman Road".

### Permitting Plat Review

(no comments)

## 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>. Key the SUB case number 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.

**Transportation Engineering** - Contact Lauren Torres at 407-246-3220 or at lauren.torres@cityoforlando.net.

**Transportation Planning** - Contact John Rhoades at 407-246-2293 or at john.rhoades@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 any next steps under Conditions above).