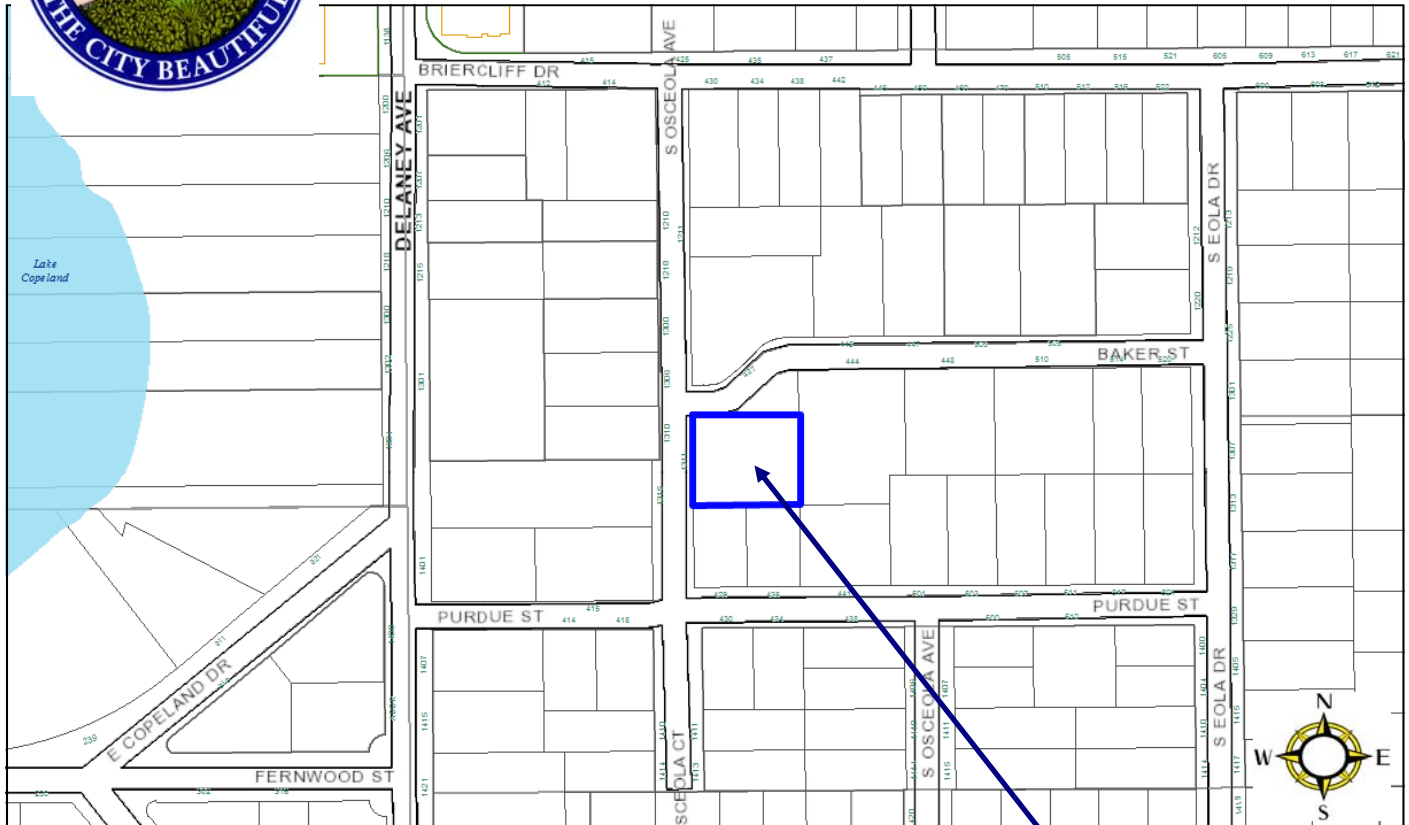




# BAKER STREET SUBDIVISION (MINOR PLAT)



Location Map

 Subject Site

## SUMMARY

### Applicant

Todd Cohen  
Cohen Real Estate Capital

### Owner

Dan & Deborah Walker

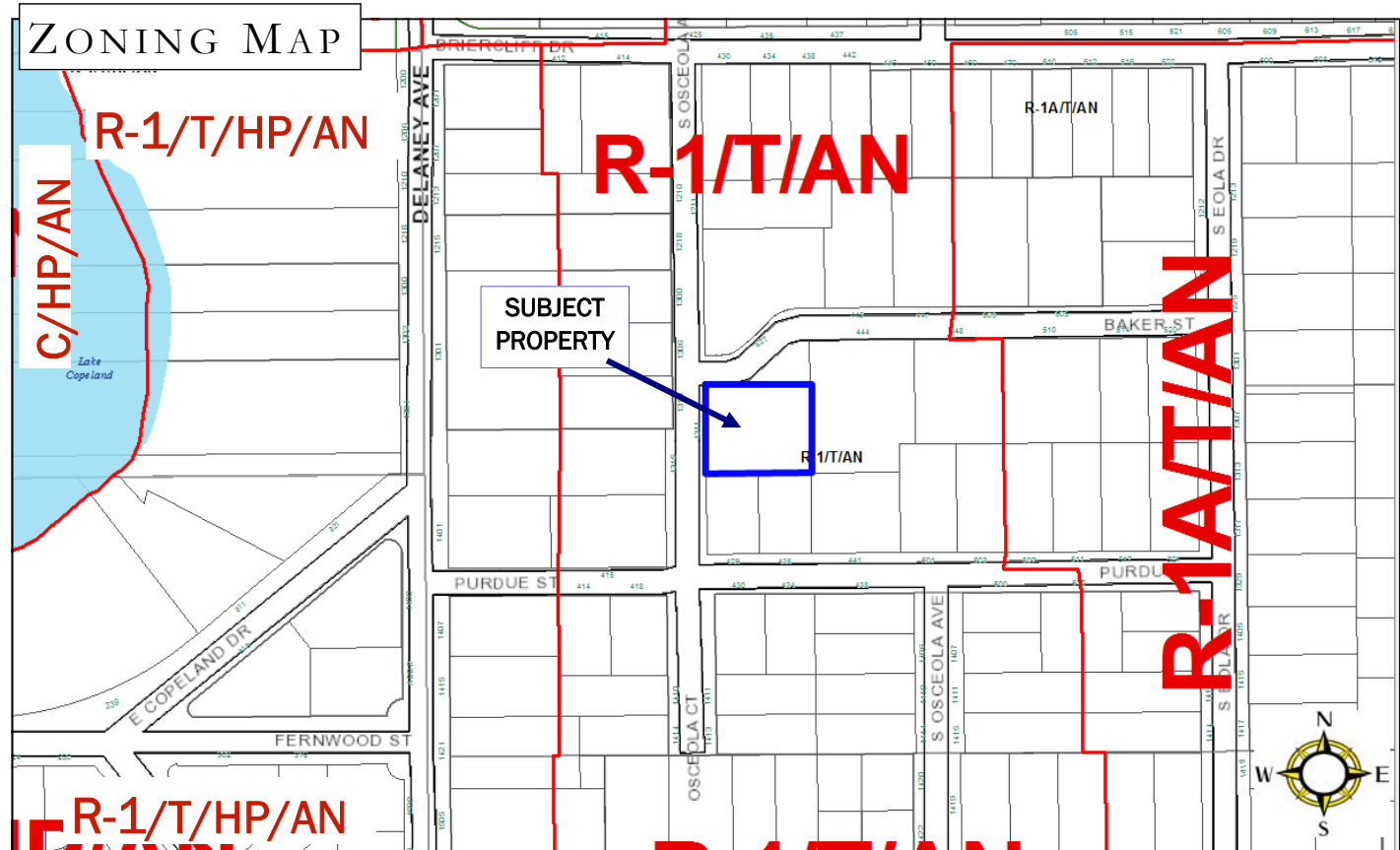
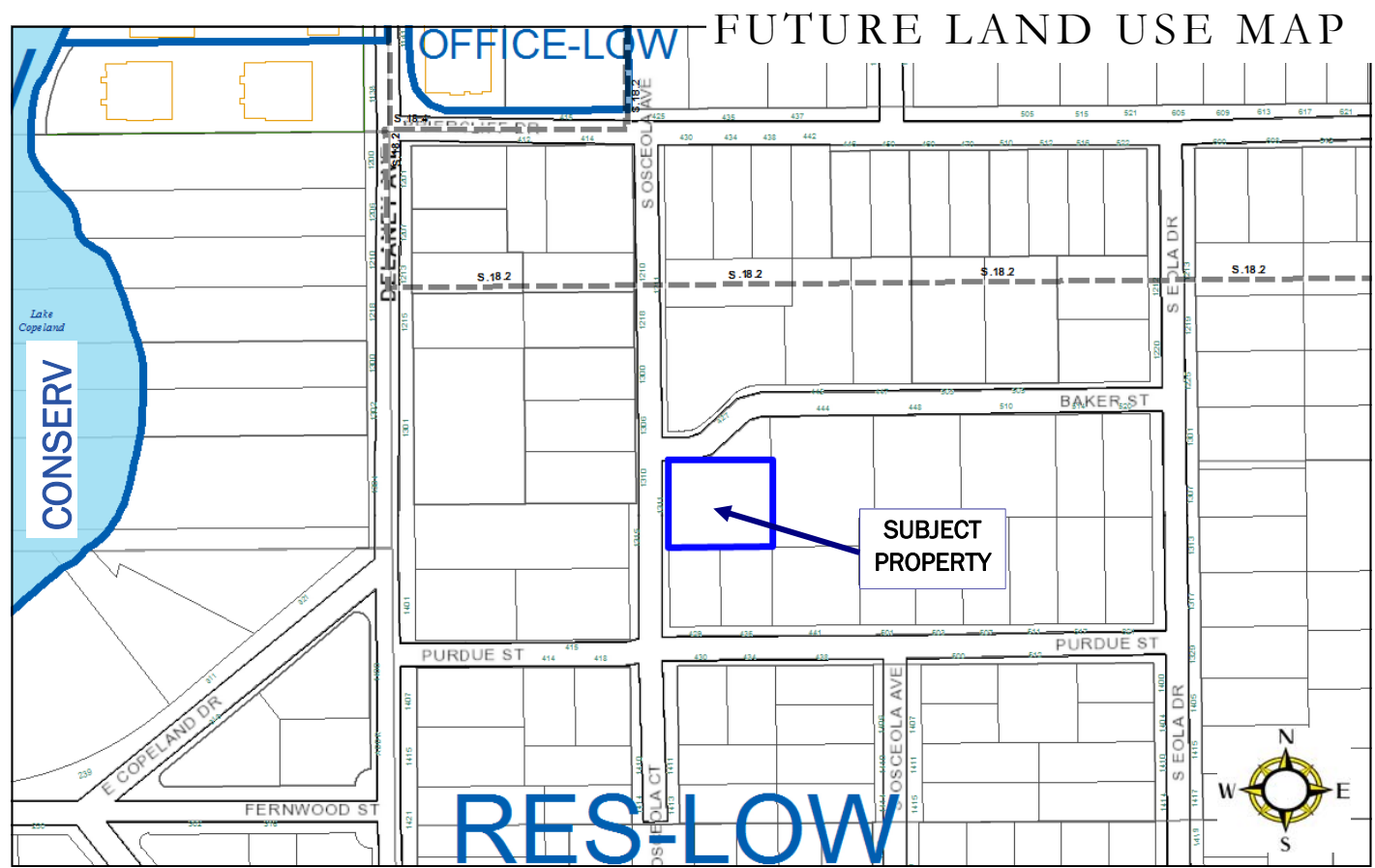
### Project Planner

Jim Burnett, AICP

**Property Location:** 1311 S. Osceola Ave.  
(southeast corner of S. Osceola Ave. and  
Baker St., between Briarcliff Dr. and Purdue  
St.) (Parcel #36-22-29-0000-00-070; 0.33  
acres, District 4).

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

**Applicant's Request:** The applicant propos-  
es to plat an existing single-family residential  
property for future redevelopment into two (2)  
separate lots. The property is located in the  
Delaney Park neighborhood east of Lake  
Copeland.



# PROJECT ANALYSIS

## Project Description

The applicant is requesting to plat a residential property with an existing single-family home, for potential demolition of the existing home and future redevelopment and/or re-sale of the two (2) lots. The property is zoned R-1/T/AN and is located in the Delaney Park neighborhood east of Lake Copeland.

## Previous Actions

1920: 1,750 sq. ft. house constructed on the east side of the property.

1981: Property acquired by current owner.

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

TABLE 1 - PROJECT CONTEXT			
<i>Direction</i>	<i>Future Land Use</i>	<i>Zoning</i>	<i>Adjacent Uses</i>
North	(Across Baker St.) Residential Low Intensity (RES-LOW)	R-1/T/AN (One-Family Residential, Traditional City Overlay, Aircraft Noise Overlay)	Single-Family Home & Baker St. Right-of-Way
East	RES-LOW	R-1/T/AN	Single-Family Home
South	RES-LOW	R-1/T/AN	Single-Family Homes
West	(Across S. Osceola Ave.) RES-LOW	R-1/T/AN	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 possible demolition and constructing of two (2) new homes on the newly platted lots.

## Existing Zoning and Future Land Use

As noted above, the property is zoned R-1/T/ AN (One-Family Residential, Traditional City Overlay, Aircraft Noise Overlay), with Residential Low Intensity future land use. Per Table 2 below, the plat request complies with standards for platting of lands as contained in LDC Chapter 65 Part 3C.

## Proposed Development

A single-family home is now located on the property. Access to the property is currently from S. Osceola Ave. Once subdivided in the configuration shown on page 5 of this report, both lots could be accessed from Baker St. or the corner lot could also be accessed from S. Osceola Ave.

Table 2 - Development Standards (R-1/T/AN)		
<i>Use &amp; Proposed Lot</i>	<i>Min. Lot Size (sq. ft.)</i>	<i>Lot Dimensions (min.)</i>
Single-Family Homes	6,000 (req'd)	55 ft. (w) x 110 ft. (d)
Lot 1 (corner lot)	7,700	70 ft. (w) x 110 ft. (d)
Lot 2 (interior lot)	6,600	60 ft. (w) x 110 ft. (d)

**School Impacts** - The plat will create a second lot, but the added unit will create a negligible increase in school population; thus, a school impact analysis is not needed.

## Findings/Recommendation

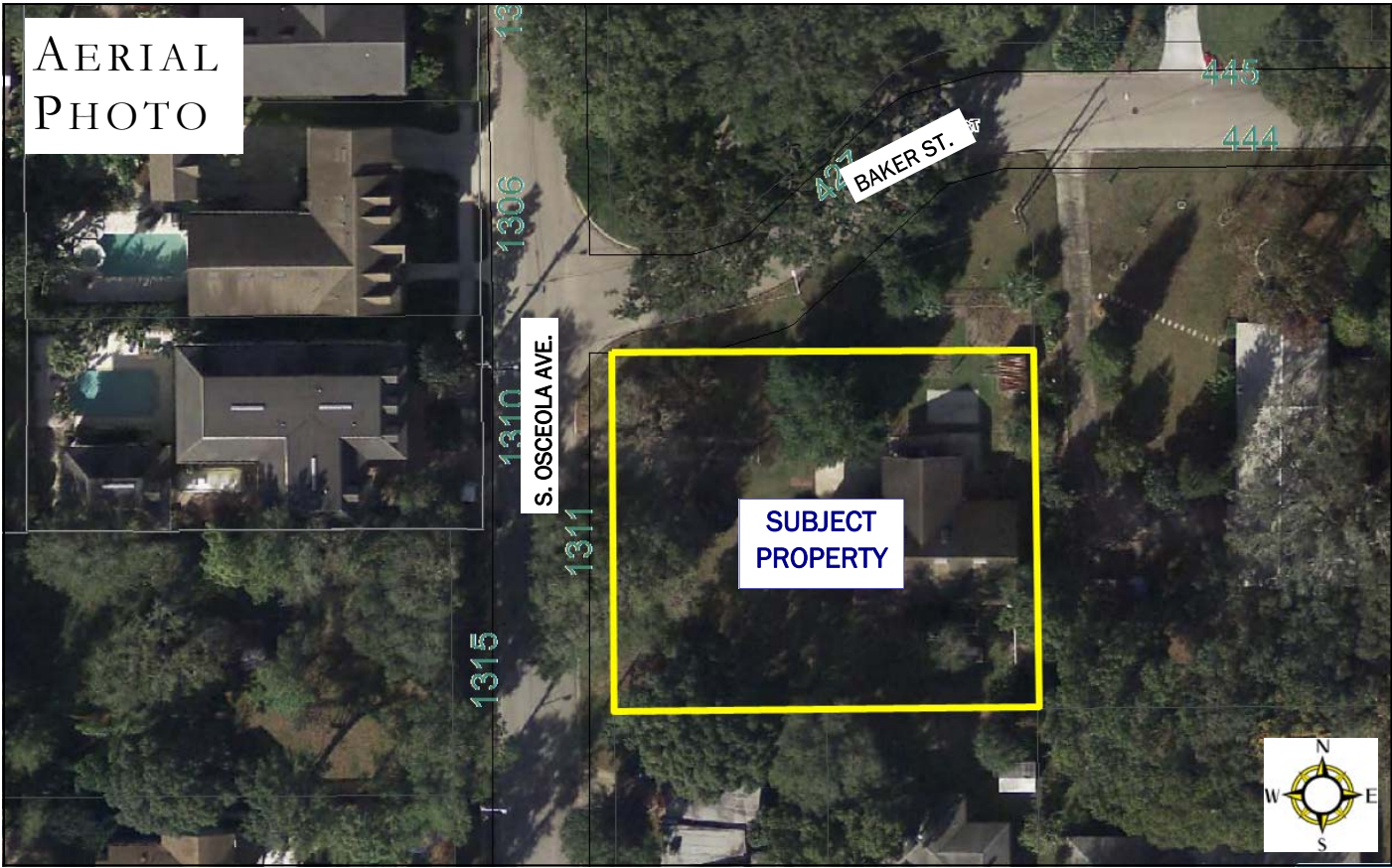
Subject to the conditions contained herein, the Baker Street Subdivision is consistent with the requirements for approval of Minor Subdivision Plat applications as contained in Section 65 Part 3C of the Land Development Code (LDC):

1. The proposed 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 LDC.
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.

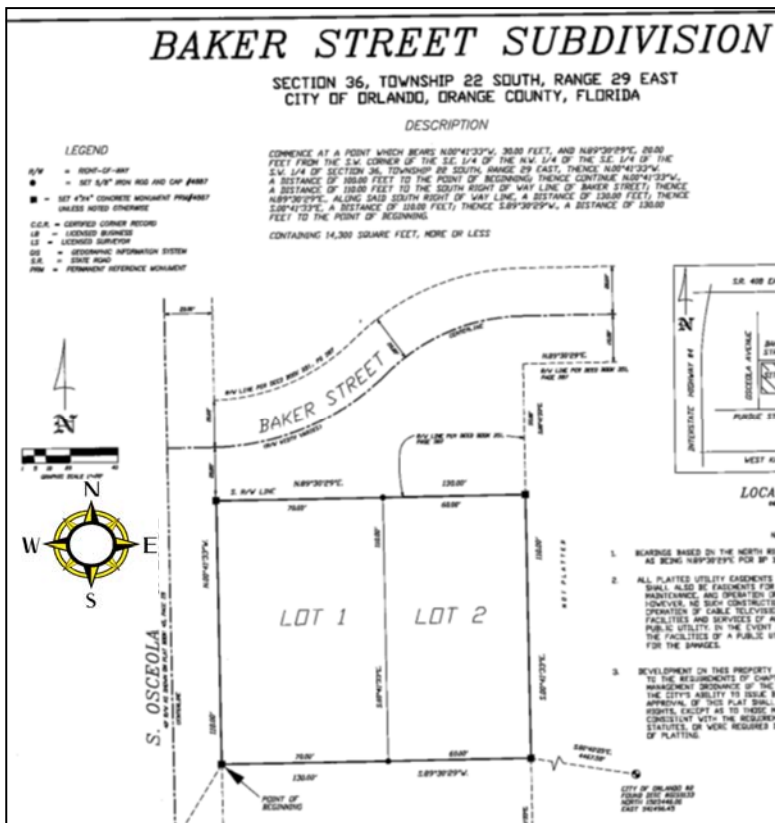
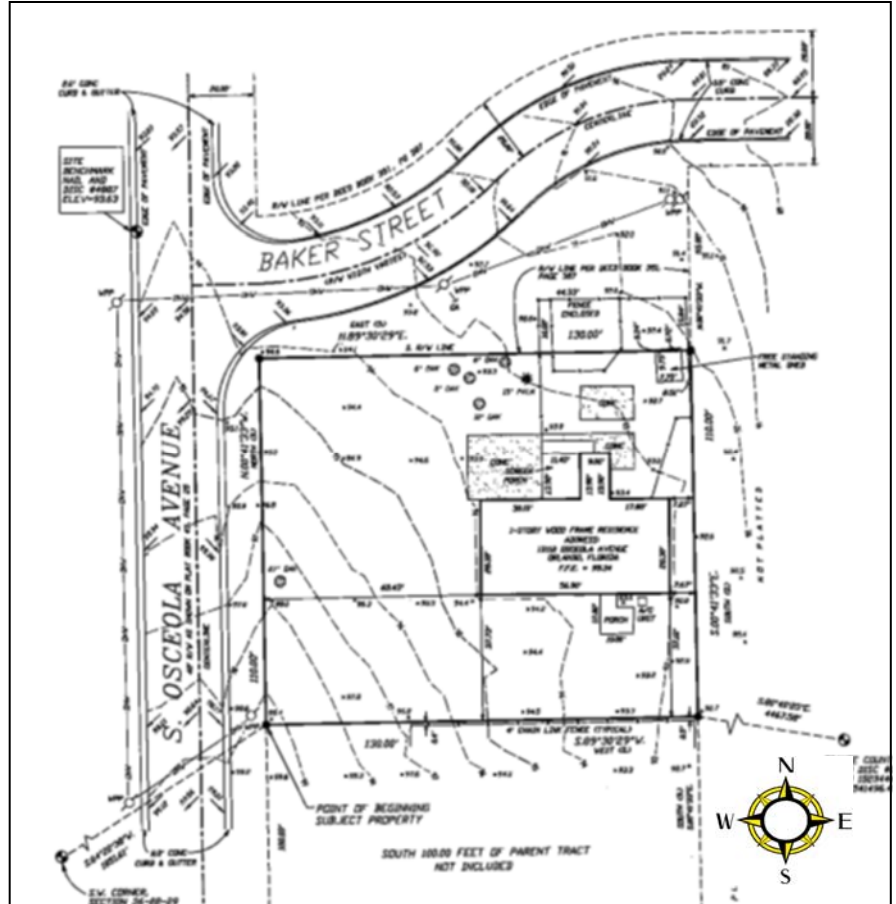
Based on the information provided in the staff report and the findings noted above, staff recommends approval of the Baker St. Subdivision, subject to the conditions in this staff report.



2013 GOOGLE PHOTO OF SITE



2015 SURVEY



PROPOSED  
PLAT

## CONDITIONS OF APPROVAL - REQUIRED

Sewer - A gravity sewer connection may not be available to serve the easterly new parcel created by this subdivision. Please contact the Wastewater Division to discuss sanitary sewer availability.

Legal Affairs - (no issues)

City Surveying - An initial review letter was provided to the applicant's surveyor on 12/14/2015, 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/redevelopment of the property shall require building permits prior to construction.

Permitting Plat Review - (no comments or conditions)

Growth Management - (no issues)

### 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 Transportation Impact Fees. An estimated Transportation Impact Fee in the amount of \$7,636, based on the construction of single family residential units, will be due at the time of building permit issuance, subject to change upon final permit plan review.
2. Any exemptions or credits against the Transportation Impact Fee must be reviewed prior to permit issuance. All Transportation Impact Fee Credits shall be initiated and processed by the Transportation Impact Fee Coordinator. Credit shall be available for the previous use located on the subject site.
3. 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 also 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

**Land Development** - Contact Jim Burnett at 407-246-3609 or at [james.burnett@cityoforlando.net](mailto:james.burnett@cityoforlando.net).

**Permitting Plat Review** - Beyond TRC review, contact John Groenendaal at 407-246-3437 or at [john.groenendaal@cityoforlando.net](mailto: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](mailto:cynthia.sanford@cityoforlando.net).

**City Surveying** - Contact Ken Brown at 407-246-3812 or at [ken.brown@cityoforlando.net](mailto:ken.brown@cityoforlando.net).

**Growth Management** - Contact Wes Shaffer at 407-246-3792 or at [thomas.shaffer@cityoforlando.net](mailto:thomas.shaffer@cityoforlando.net).

**Sanitary Sewer** - Contact Vincent Genco at 407-246-3722 or at [Vincent.genco@cityoforlando.net](mailto:Vincent.genco@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).