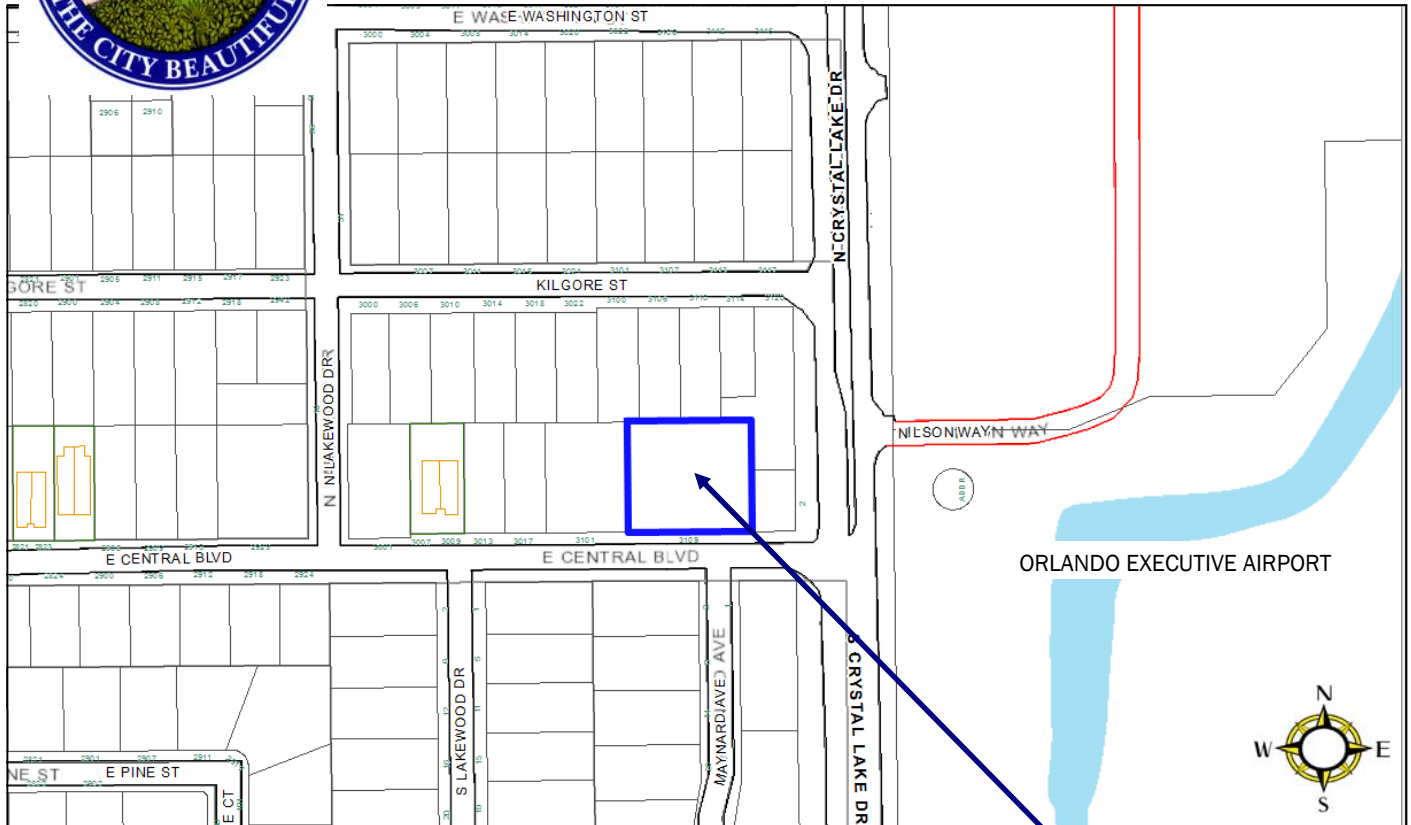




# QUACH'S SUBDIVISION (MINOR PLAT)

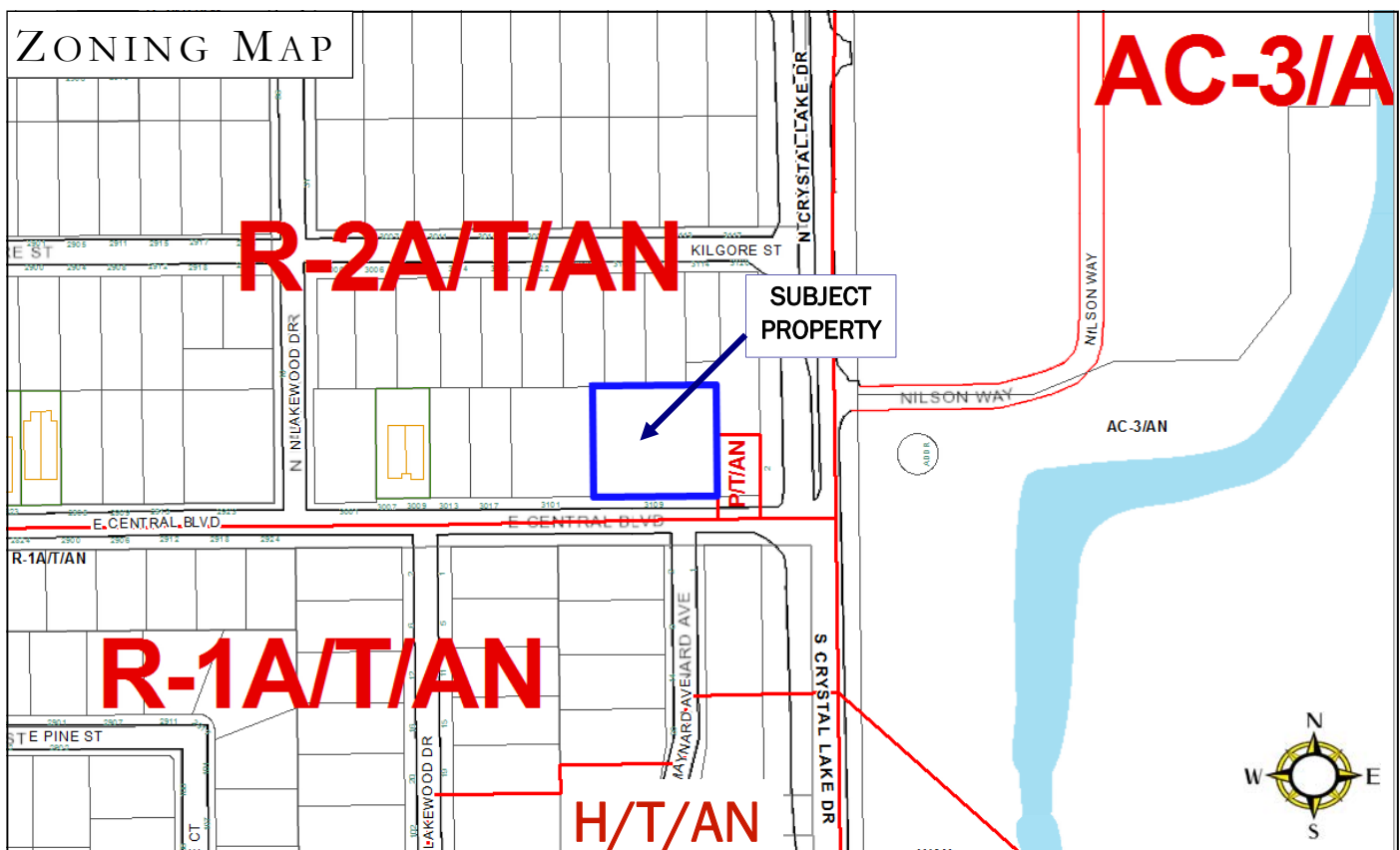
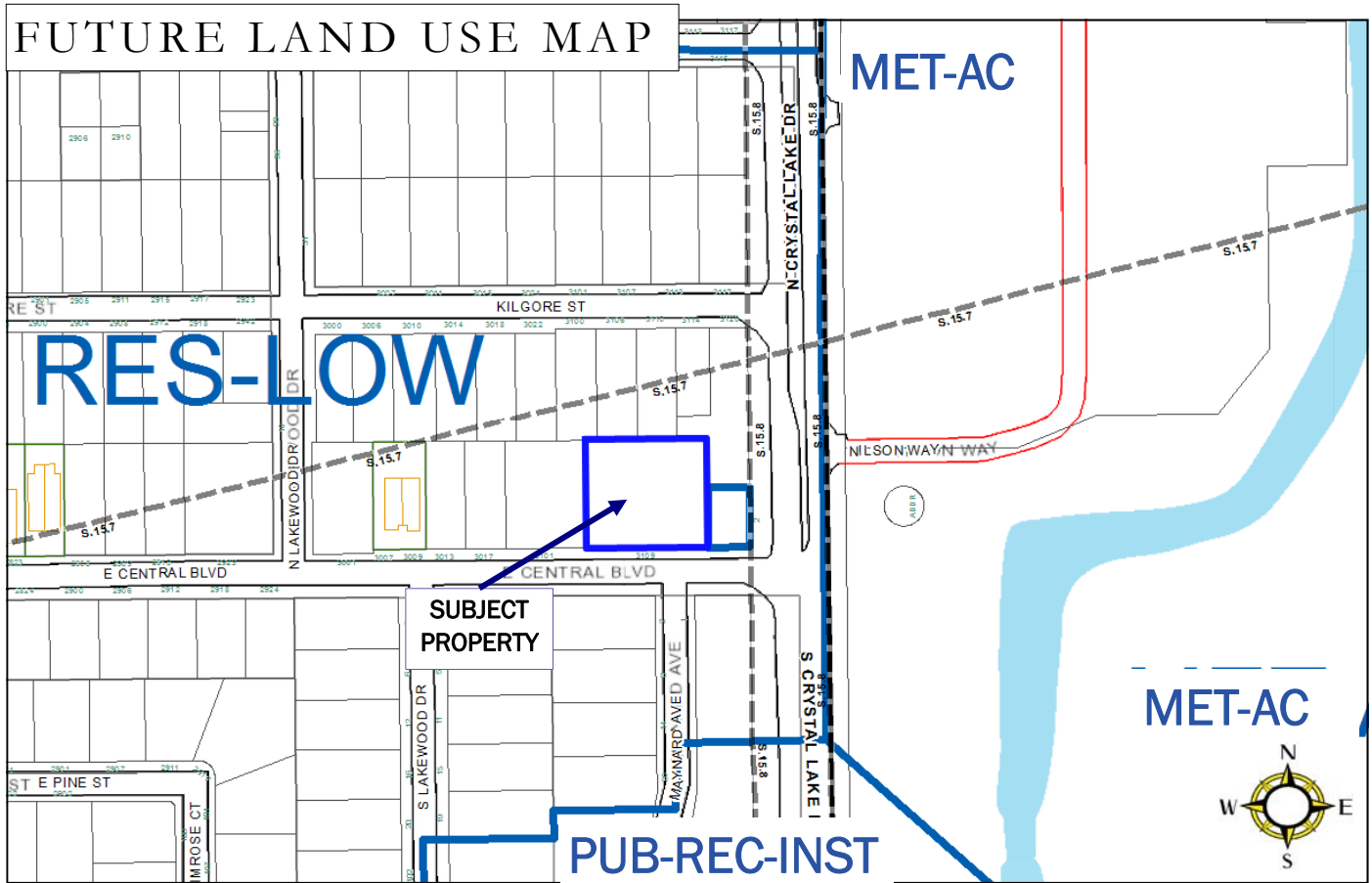


Location Map

  Subject Site

## SUMMARY

<p><b>Applicant</b>                  Tom Kilgore II, Surveyor                  Accuright Surveys of Orlando</p> <p><b>Owner</b>                  Dean Quach</p> <p><b>Project Planner</b>                  Jim Burnett, AICP</p>	<p><b>Property Location:</b> 3109 E. Central Blvd. (north side of E. Central Blvd., between N. Lakewood and N. Crystal Lake Drs.) (Parcel #30-22-30-0000-00-078; 0.48 acres, District 2).</p> <p><b>Applicant's Request:</b> The applicant proposes to plat an existing residential property with two (2) existing single-family homes for future redevelopment or re-sale of the lots. The property is located in the East Central Park neighborhood west of the Orlando Executive Airport.</p>	<p><b>Staff Recommendation:</b> Approval of the minor plat, subject to conditions in this staff report.</p>
<p><i>Updated: November 23, 2015</i></p>		



# PROJECT ANALYSIS

## Project Description

The applicant is requesting to plat a property with two (2) existing single-family homes, for future redevelopment and/or re-sale of the lots. The property is zoned R-2/T/AN and is located in the East Central Park neighborhood west of the Orlando Executive Airport.

## Previous Actions

- 1940: 1,720 sq. ft. house constructed on the west side of the property.
- 1970: 1,025 sq. ft. residential cottage and 480 sq. ft. detached garage constructed on the eastern portion of the property.
- 12/2014: Property acquired by current owner.

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

TABLE 1 - PROJECT CONTEXT			
Direction	Future Land Use	Zoning	Adjacent Uses
North	Residential Low Intensity (RES-LOW)	R-2A/T/AN (One- and Two-Family Residential, Traditional City Overlay, Aircraft Noise Overlay)	Single-Family Homes
East	RES-LOW & Public-Recreation/Institutional	R-2A/T/AN & P/T/AN (Public Use, Traditional City Overlay, Aircraft Noise Overlay)	Vacant City/GOAA-Owned Land
South	(Across E. Central Blvd.) RES-LOW	R-1A/T/AN (One-Family Residential, Traditional City Overlay, Aircraft Noise Overlay)	Single-Family Home & Vacant City/GOAA-Owned Land
West	RES-LOW	R-2A/T/AN	Single-Family Home

## 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 further home additions or possibly constructing a new home on the easternmost lot.

## Existing Zoning and Future Land Use

As noted above, the property is zoned R-2A/T/AN (One- and Two-Family Residential, Traditional City Overlay, Aircraft Noise Overlay), with Residential Low Intensity 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.

Table 2 - Development Standards (R-2A/T/AN)		
Use & Proposed Lot	Min. Lot Size (sq. ft.)	Lot Dimensions (min.)
Single-Family Homes	4,400 (req'd)	40 ft. (w) x 110 ft. (d)
Lot 1	10,429.6 sq. ft. (0.24 acres) proposed each lot	77 ft. (w) x 135.45 ft. (d)
Lot 2		

## Proposed Development

A single-family home, residential cottage and detached garage are located on the property. Access to the property is from E. Central Blvd. (on the south), west of N. Crystal Lake Dr. and the Orlando Executive Airport. No new homes or added units are proposed via the minor plat.

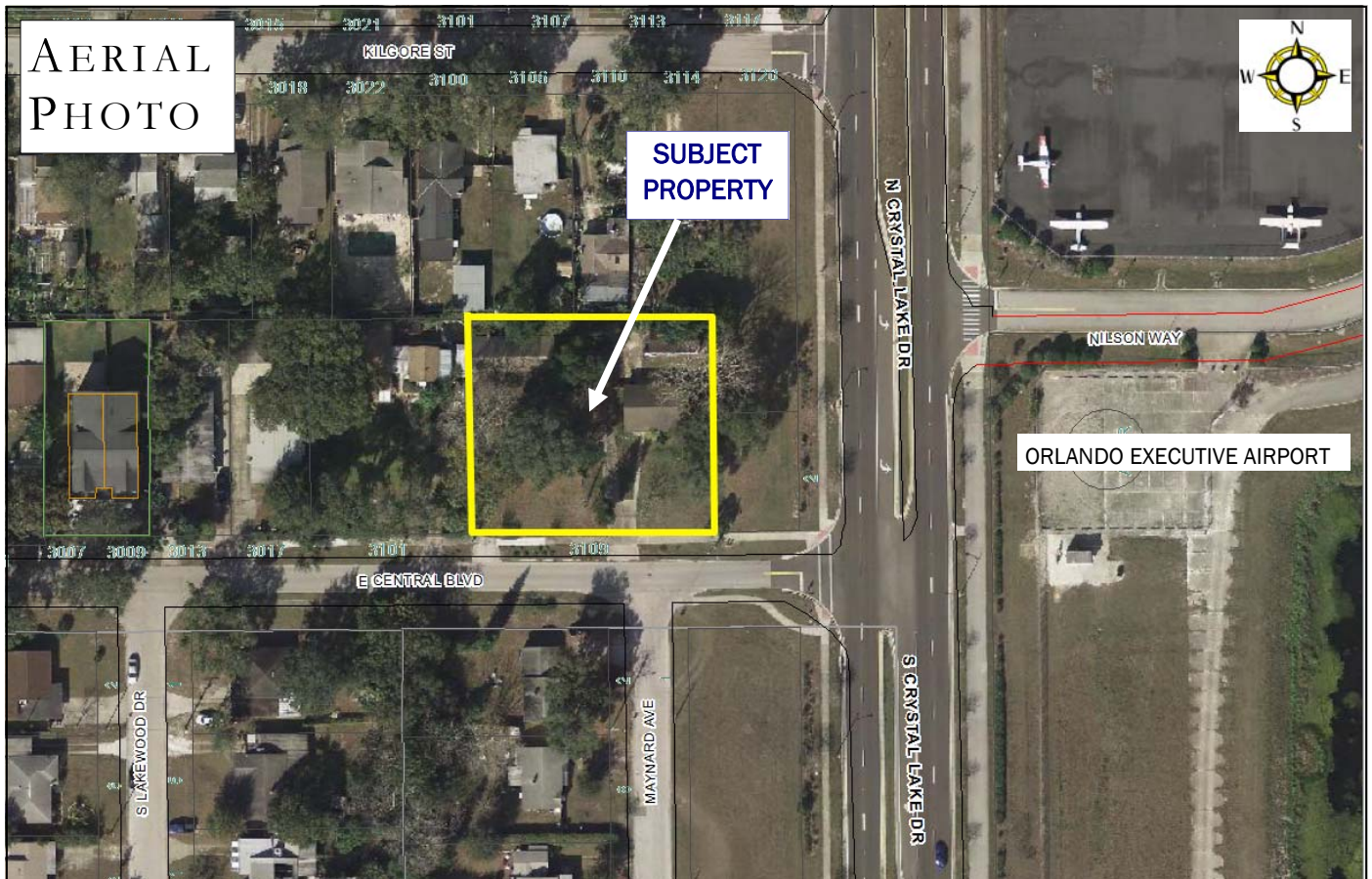
**School Impacts** - Based on the existing and continued single-family uses, a school impact analysis is not needed.

## Findings/Recommendation

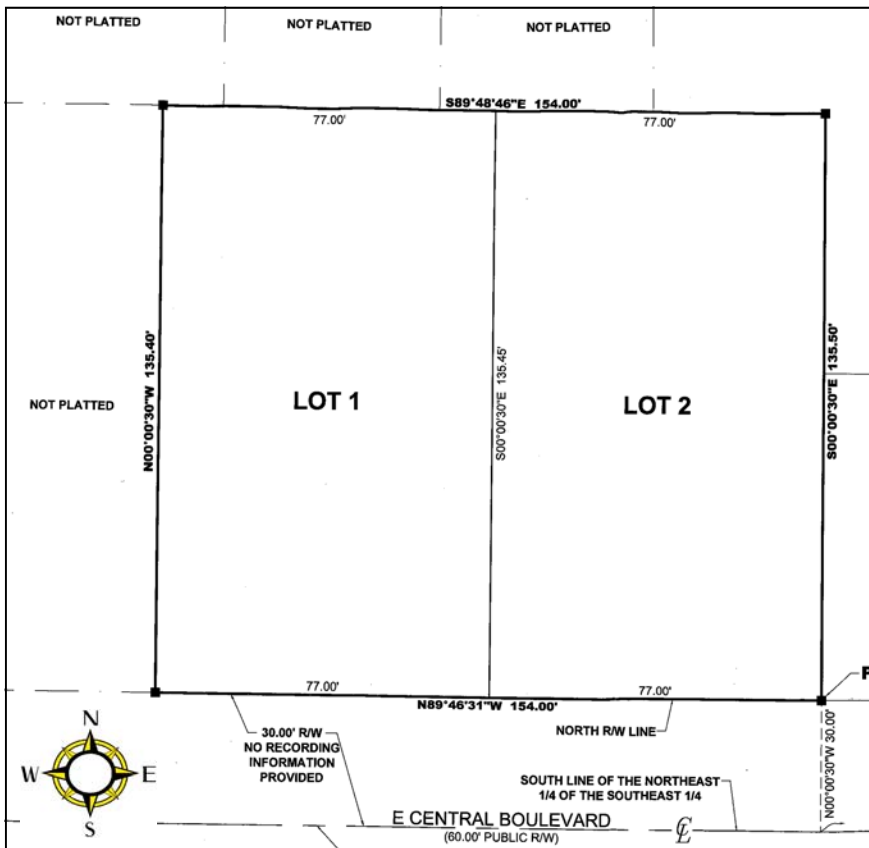
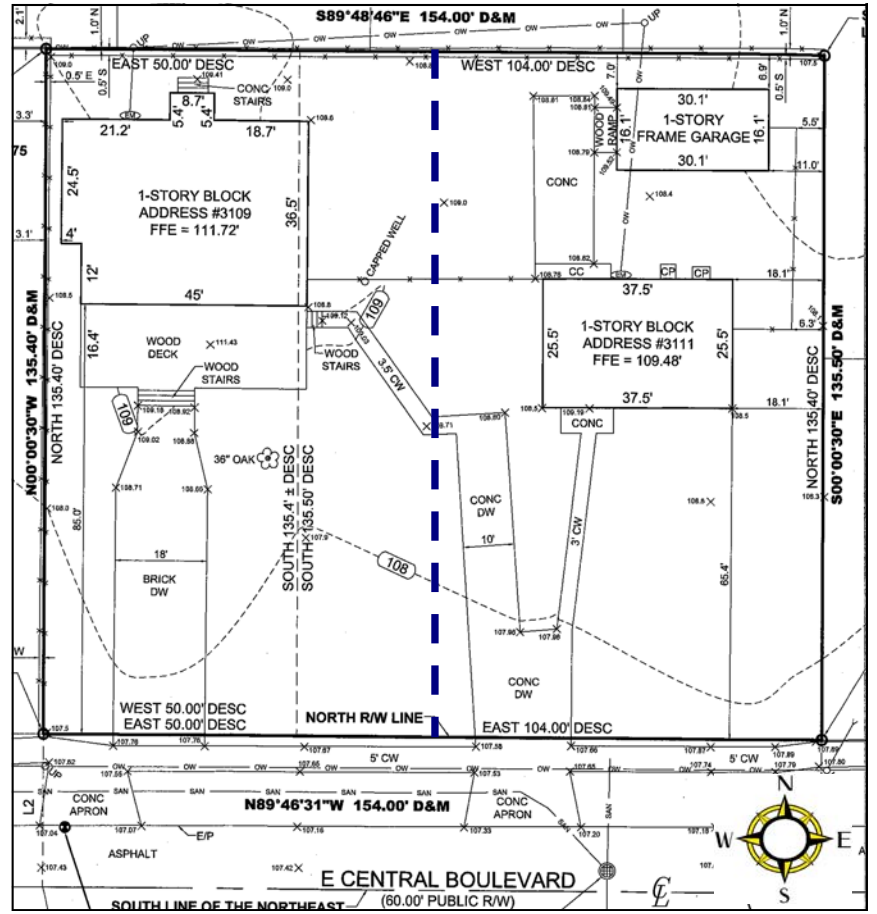
Subject to the conditions contained herein, the Quach's Subdivision Plat is consistent with the requirements for approval of Minor Subdivision Plat applications as contained in Section 65 Part 3C of the Land Development Code (LDC):

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 Quach's Subdivision Minor Plat, subject to the conditions in this staff report.



2015 SURVEY



PROPOSED  
PLAT

## CONDITIONS OF APPROVAL - REQUIRED

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

Legal Affairs - Please have the surveyor provide a one-and-the-same letter certifying that the legal description shown on the plat describes the same area as the legal descriptions shown on the certificate of title.

City Surveying - An initial review letter was provided to the applicant's surveyor on 11/9/2015, 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 - A copy of all Avigation agreements/easements between the applicant, GOAA, and the Orlando Executive Airport shall be provided prior to the recording of the plat.

## 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.

**Growth Management** - Contact Wes Shaffer at 407-246-3792 or at thomas.shaffer@cityoforlando.net.

**Sanitary Sewer** - Contact David Breitrack at 407-246-2886 or at david.brietrack@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).