



# VANDERBILT FORMOSA (MINOR PLAT)



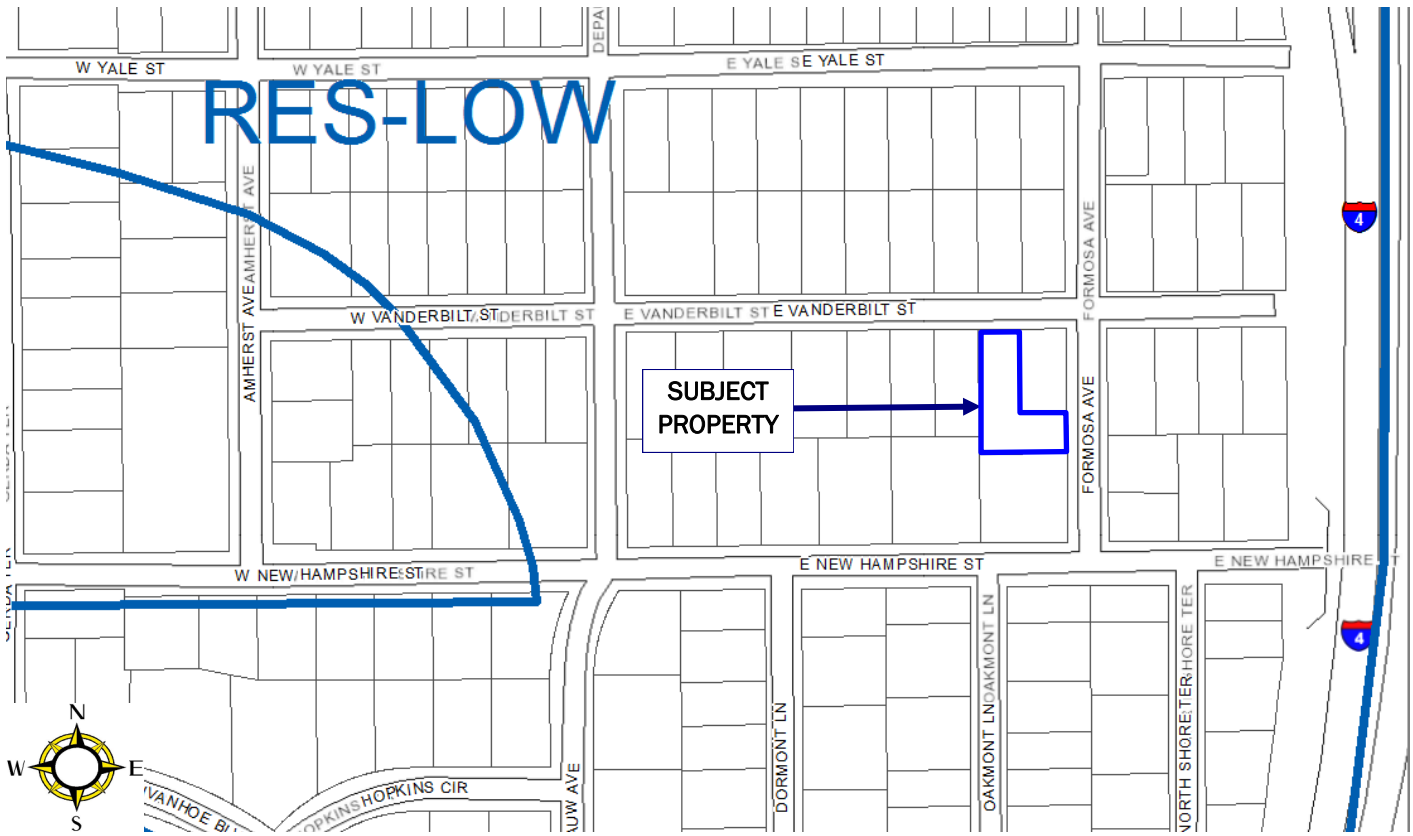
Location Map

**Subject Site**

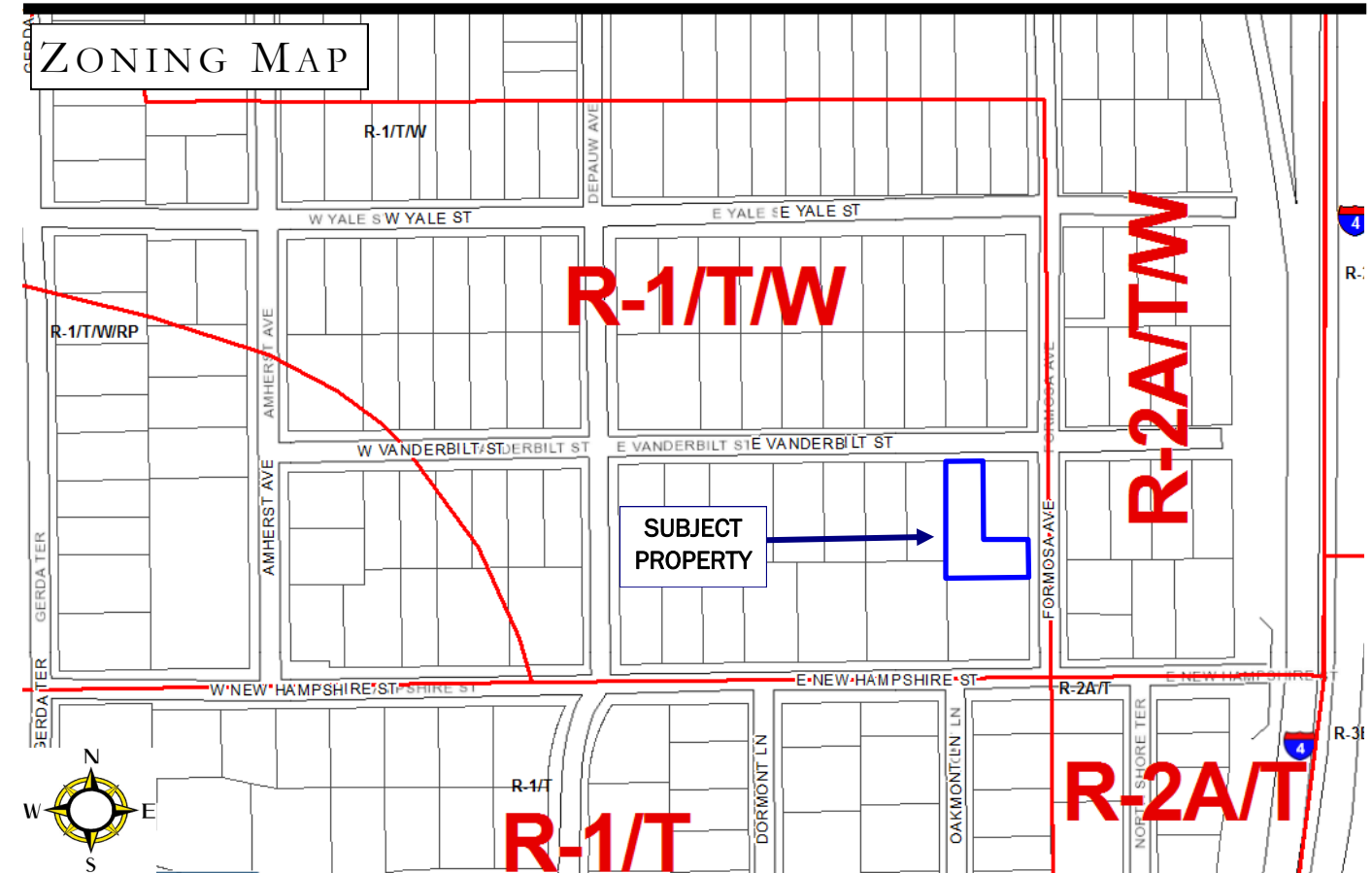
## SUMMARY

<p><b>Applicant</b> Andrew Kaufman Rare Builders</p> <p><b>Owner</b> Nilesh Bhavsar</p> <p><b>Project Planner</b> Jacques Coulon</p>	<p><b>Property Location:</b> 44 E Vanderbilt St. (southwest intersection of E. Vanderbilt St. &amp; Formosa Ave., north of E New Hampshire St.) (Parcel #14-22-29-9240-02-020; 0.3 acres, District 3).</p> <p><b>Applicant's Request:</b> Minor Subdivision request to plat the property into two lots for single-family development. Currently there is a single family home that straddles the proposed lot line which will be demolished.</p>	<p><b>Staff Recommendation:</b> Approval of the replat, subject to conditions in this staff report.</p>
<p><i>Updated: November 25, 2015</i></p>		

# FUTURE LAND USE MAP



# ZONING MAP



# PROJECT ANALYSIS

## Project Description

The applicant is requesting to replat an existing lot into two, for future single family home development on each lot. The property is zoned R-1/T/W and is located in the College Park neighborhood.

## Previous Actions

1939: Property initially platted as part of the Westwood Park Subdivision.

1947: 594 sq. ft. house constructed at 44 E. Vanderbilt St.

2004: Properties 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 Vanderbilt St.) Residential Low Intensity (RES-LOW)	R-1/T/W (One-Family Residential, Traditional City, Wekiva Overlay)	Single-Family Homes
East	(Adjacent) RES-LOW (Across Formosa Ave.) RES-LOW	(Adjacent) R-1/T/W (Across Formosa Ave.) R-2A/T/W	Single-Family Home
South	RES-LOW	R-1/T/W	Single-Family Home
West	RES-LOW	R-1/T/W	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 potentially constructing a new home on each of the newly platted lots.

## Existing Zoning and Future Land Use

As noted above, the property is zoned R-1/T/W (One-Family Residential, Traditional City, Wekiva 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.

## Proposed Development

A single-family home is located on the property; this home would straddle the new lot lines and is planned for demolition. Access to Lot 1 is from Vanderbilt Ave.; access to Lot 2 is from Formosa St.. The replat may result in a house being built on each of the new lots.

Table 2 - Development Standards (R-1/T/W)		
<i>Use &amp; Proposed Lot</i>	<i>Lot Size (sq. ft.)</i>	<i>Lot Dimensions (min.)</i>
Single-Family Home	6,000	55 ft. (w) x 110 ft. (d)
Lot 1	6,380 sq. ft. (0.15 acres)	55 ft. (w) x 116 ft. (d)
Lot 2	6,600 sq. ft. (0.15 acres)	55 ft. (w) x 120 ft. (d)

**School Impacts** - Based on the existing and continued single-family use, a school impact analysis is not needed, even if a new residence is ultimately constructed on each of the separate lots.

## Findings/Recommendation

Subject to the conditions contained herein, the Vanderbilt Formosa 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):

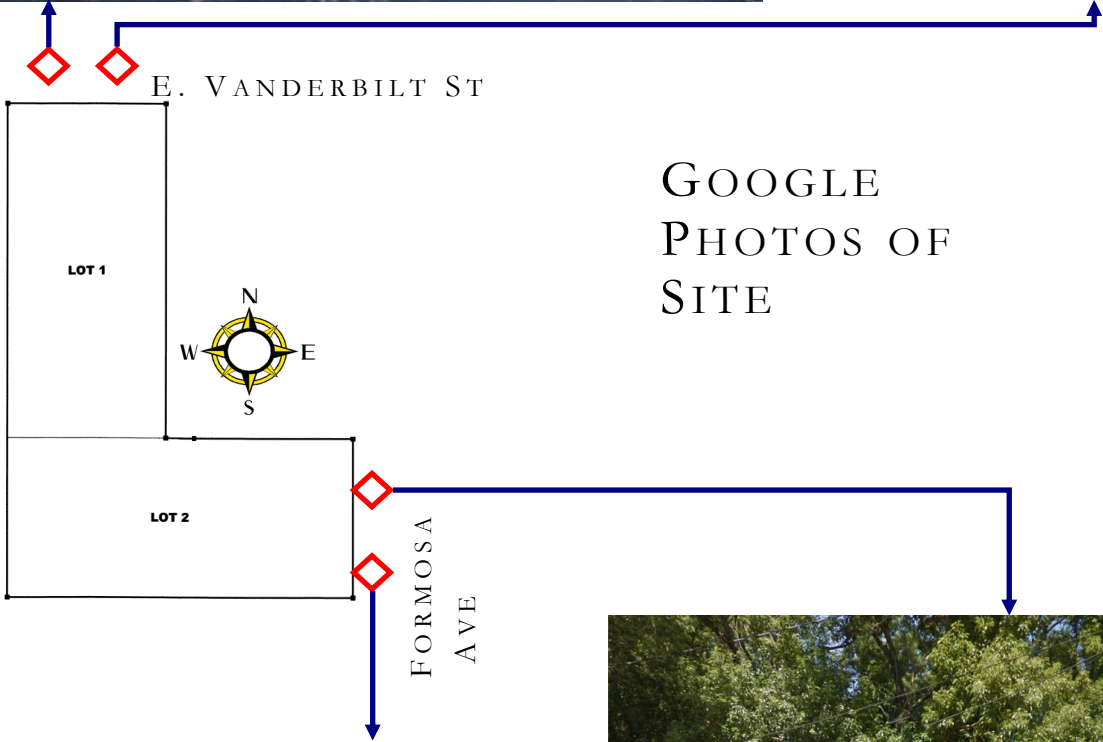
1. The proposed replat is consistent with the purpose and intent of the City's Growth Management Plan.
2. The proposed replat is consistent with the requirements of the LDC.
3. The replat will not result in incompatible land uses.
4. All future development will be in accordance with Chapter 59 of the 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 Vanderbilt Formosa Subdivision Replat, subject to the conditions in this staff report.





LOT 1 FROM E. VANDERBILT ST



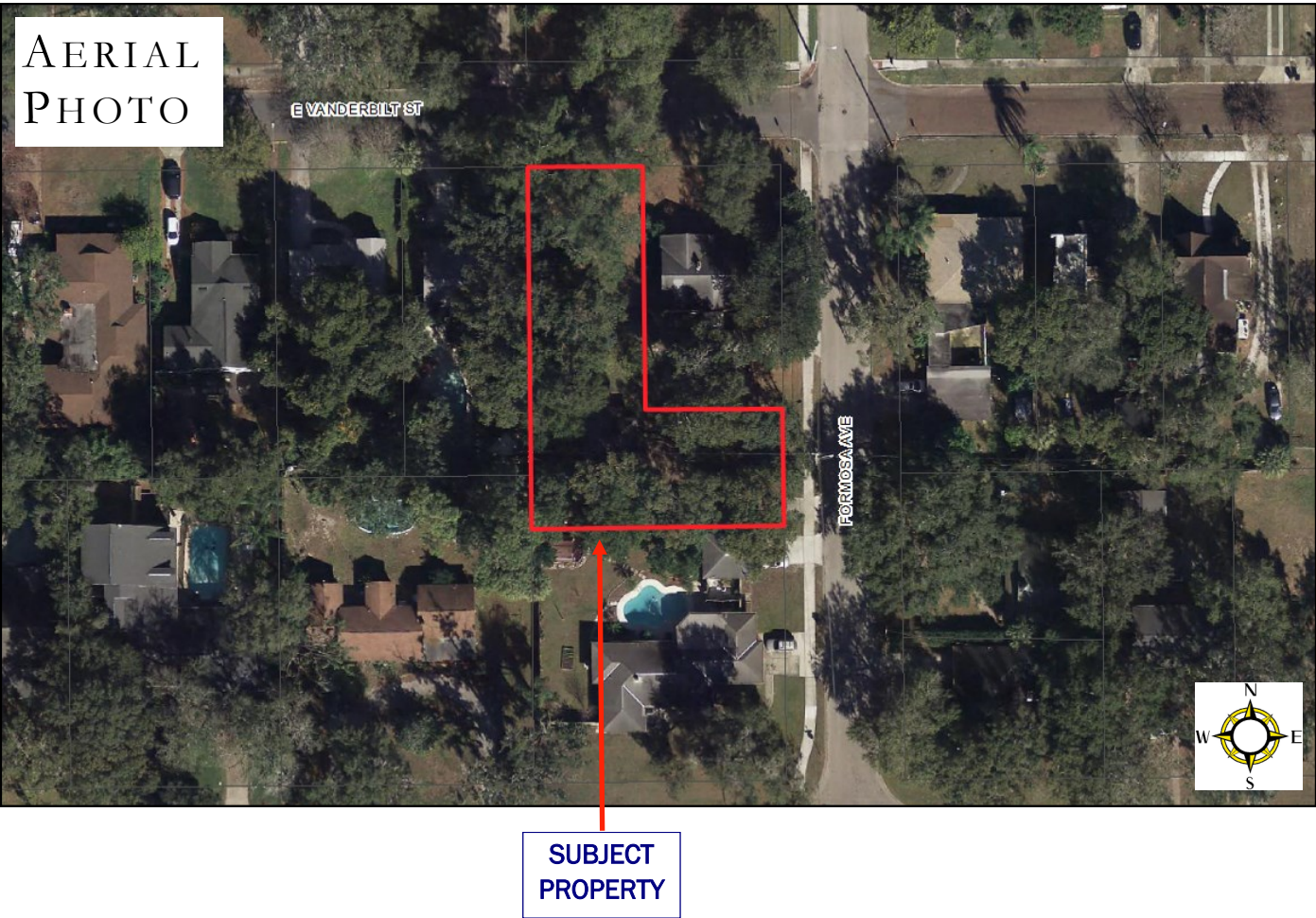
GOOGLE  
PHOTOS OF  
SITE



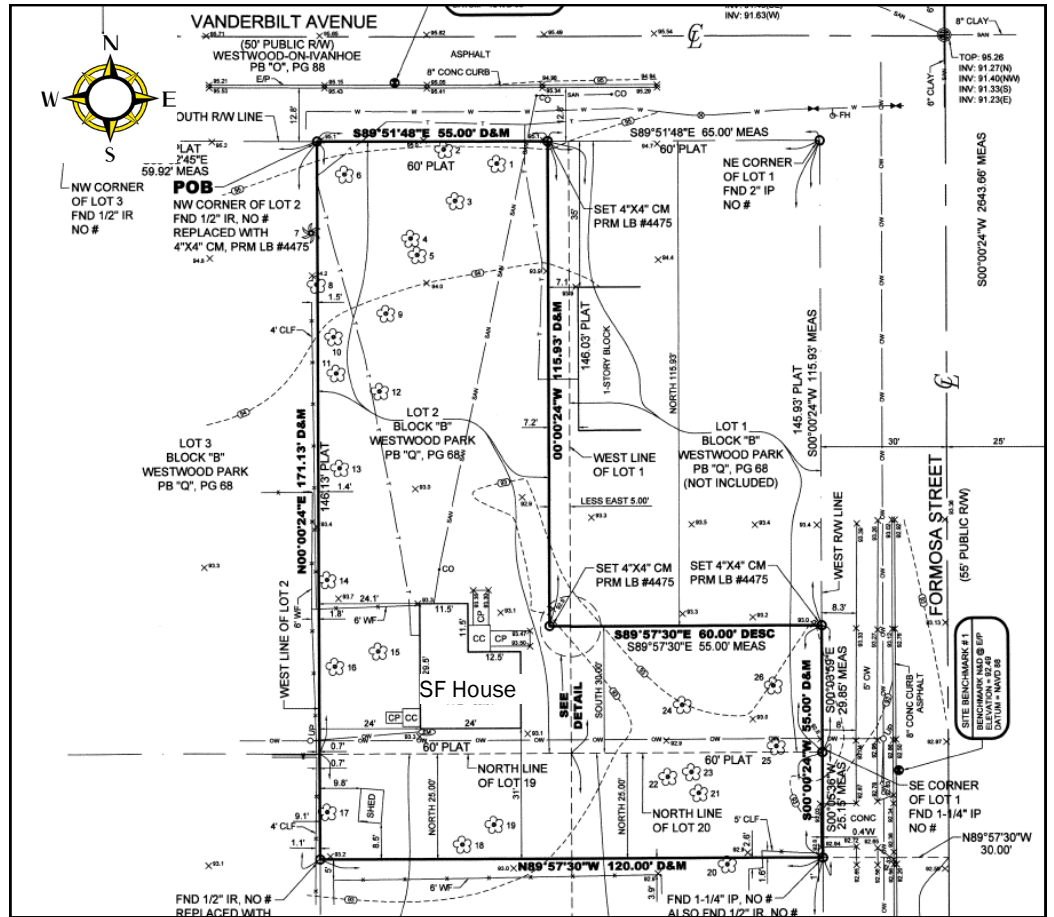
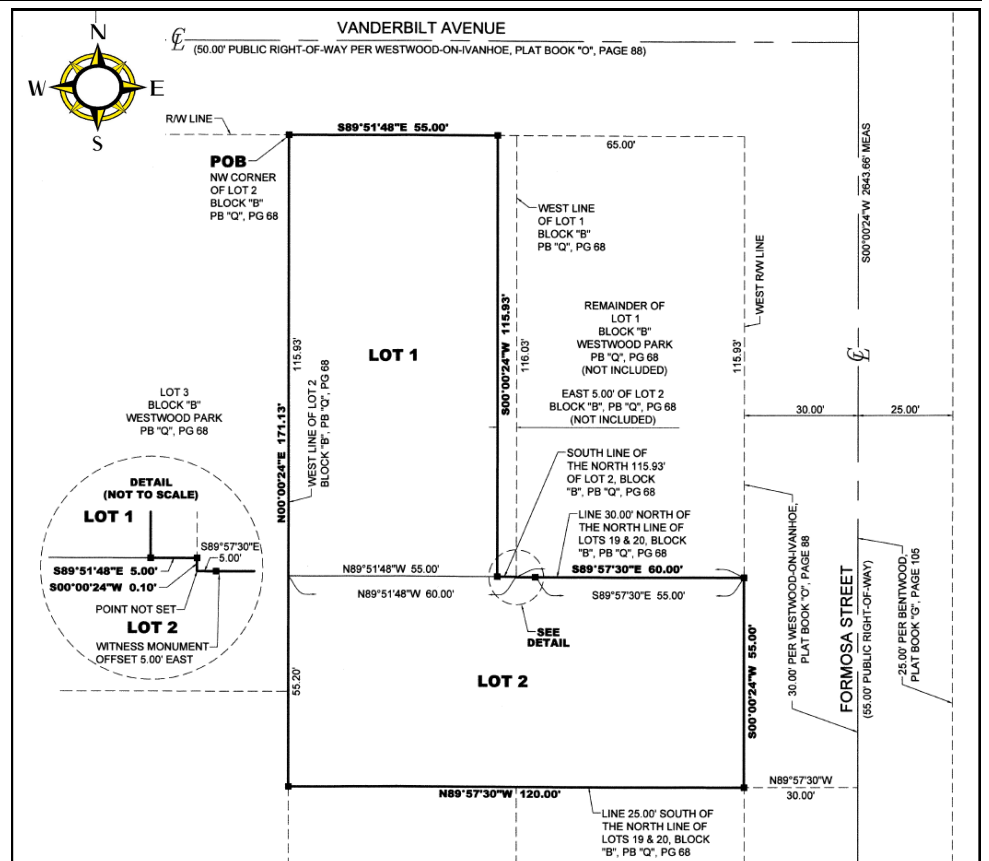
LOT 2 FROM FORMOSA AVE







## 2015 SURVEY

PROPOSED  
PLAT

## CONDITIONS OF APPROVAL

### Legal Affairs

1. Please have the surveyor provide a one-and-the-same letter certifying the legal description shown on the plat describes the same area as the legal description shown on the title opinion.

### 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.
2. As is noted on the site survey there are 26 trees on the property with a 6 in. or greater caliper, the applicant is encouraged to retain as much tree coverage as possible when developing individual lots.

### City Surveying

1. An initial review letter was provided to the applicant's surveyor on 11/10/2015, noting which items needed to be revised and resubmitted for further review.

### Permitting Plat Review

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.

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."

### Permitting

1. SEWER-MISC. - A gravity sewer connection may not be available to serve the newly created parcel fronting on Formosa Ave. Please contact the Wastewater Division to discuss sanitary sewer availability.
2. 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.
3. Engineering Standards Manual - 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.
4. Sewer-Benefit Fee - The Office of Permitting Services has reviewed final plans for this project. The owner/developer is required to pay the Sewer Benefit Fee in accordance with the Sewer Service Policy.

#### 5. Sewer-FDEP -

This project requires a Florida Department of Environmental Protection (FDEP) permit for the sanitary sewer system. At the time of FDEP permit submittal to the Office of Permitting Services, the following is required:

- i. Permit Application - signed/sealed by the owner. This Office will complete page 10 of 11 when the construction plans are approved.
- ii. Construction Plans - four sets, signed/sealed by the engineer. The plans are to include the on-site and off-site sewer design together with the City's details. If a lift station is part of the sewer design, the engineer is to submit the shop drawings for the lift station (private or public).
- iii. The construction plans are reviewed by the City of Orlando's Waste Water Bureau and returned to the Office of Permitting Services when approved. This Office will contact the engineer to pick up the application and two sets of the approved plans or the transport to FDEP. The remaining sets will be retained by the Office for distribution.

Reminder: PLEASE ALLOW 3-4 WEEKS FOR THIS PROCESS

6. Storm-Water Management District - The owner/developer is required to design and construct an on-site storm water system in accordance with the Orlando Urban Storm Water Management Manual and the approved Master Drainage Plan. Approval from St Johns River Water Management District is required. The system is to be privately owned and maintained.
7. On-Site Fees - At the time of development, the owner/developer is required to pay an on-site inspection fee that is a percent-

# CONDITIONS OF APPROVAL

age of the cost of the on-site improvements , excluding the building, in accordance with City Land Development Code Section 65.604.

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 & Sediment Control - Storm water control measures to minimize the impact of the erosion/sedimentation shall be incorporated in the plan of the development for all projects in the City of Orlando and a detailed description of these measures are to be included with the final engineering submittal. This is in accordance with Section 6 of the Orlando Urban Storm Water Management Manual.

# INFORMATIONAL-CONDITIONS OF APPROVAL

## Permitting Services

1. The Office of Permitting Services recommends approval of the proposed Minor subdivision plat, subject to the conditions contained in this report.

## Engineering/Zoning

1. No Issues.

## Comprehensive Planning

1. The Comprehensive Planning Studio has no objections to the proposed preliminary plat.

# CONTACT INFORMATION

## Land Development

For questions regarding Land Development plan review, contact Jacques Coulon at 407-246-3427 or at [jacques.coulon@cityoforlando.net](mailto:jacques.coulon@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

For questions regarding Legal Affairs plan review, contact Cynthia Sanford at 407-246-3489 or at [cynthia.sanford@cityoforlando.net](mailto:cynthia.sanford@cityoforlando.net).

## City Surveying

For questions regarding City Surveying plan review, contact Ken Brown at 407-246-3812 or at [ken.brown@cityoforlando.net](mailto:ken.brown@cityoforlando.net).

## Growth Management

For questions regarding Growth Management plan review, please contact Wes Shaffer at (407) 246-3792 or [thomas.shaffer@cityoforlando.net](mailto:thomas.shaffer@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).

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.