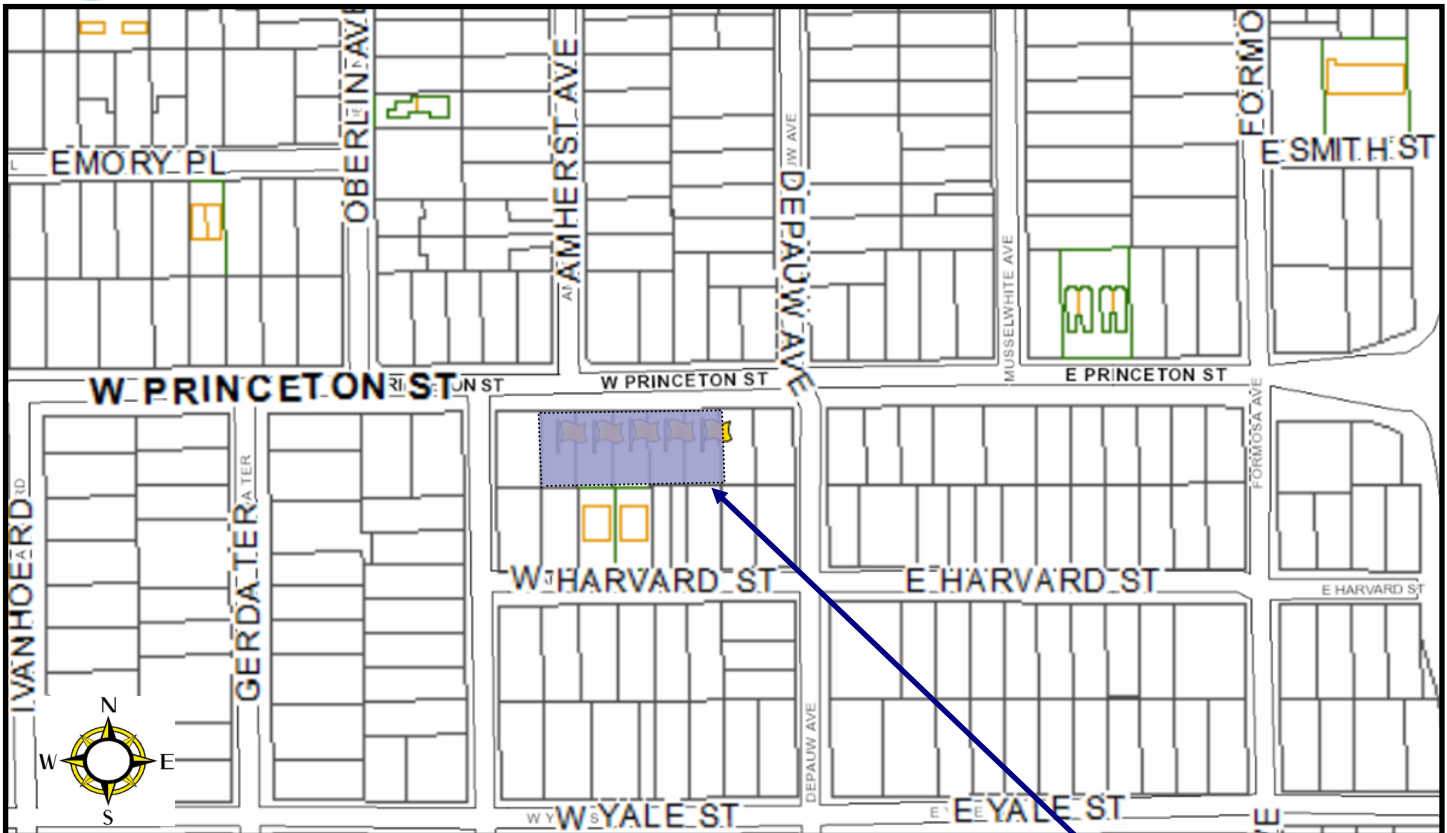




WEST PRINCETON PROJECT 12,16,20,24,100 W. PRINCETON ST.



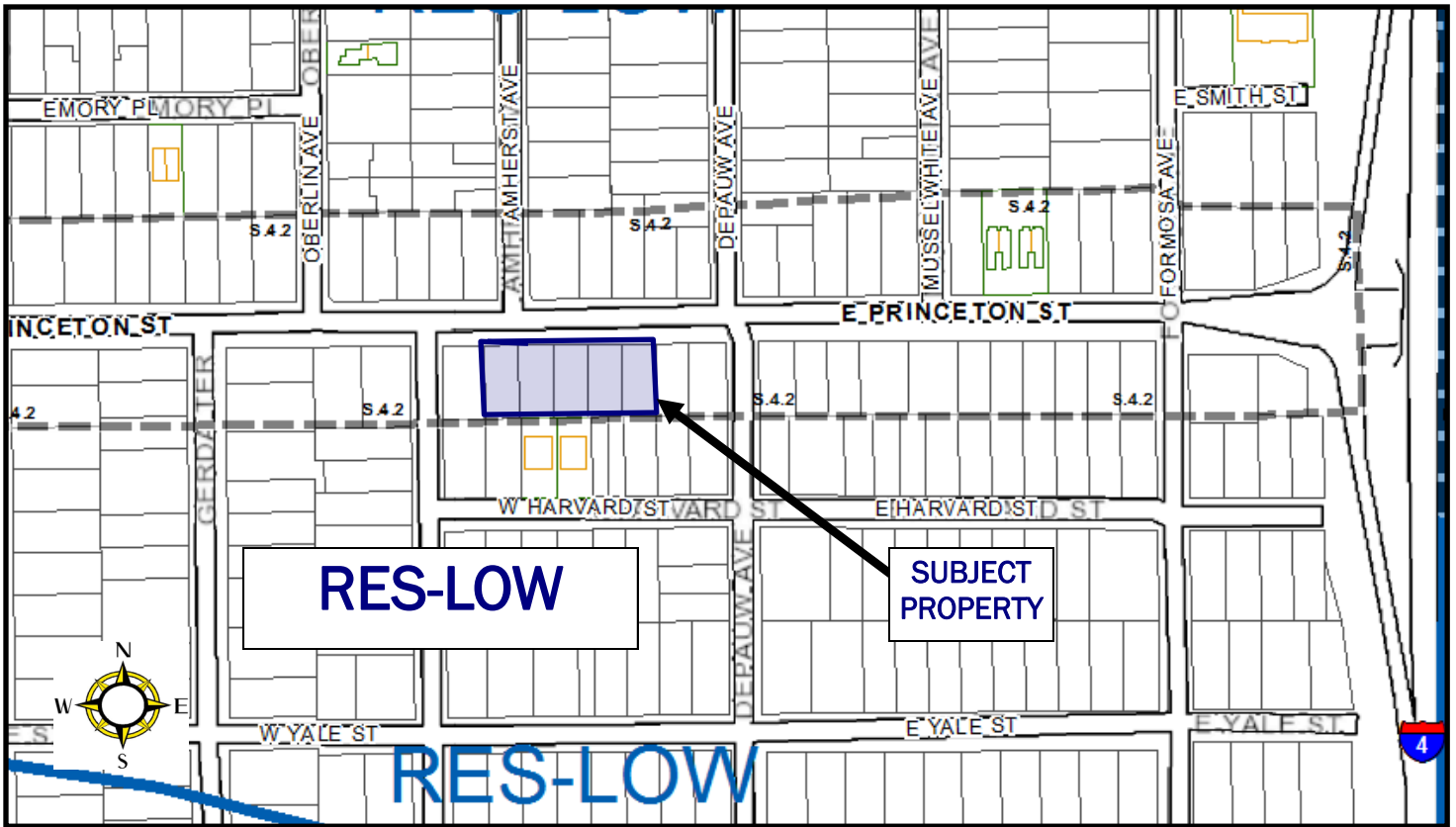
Location Map

 Subject Site

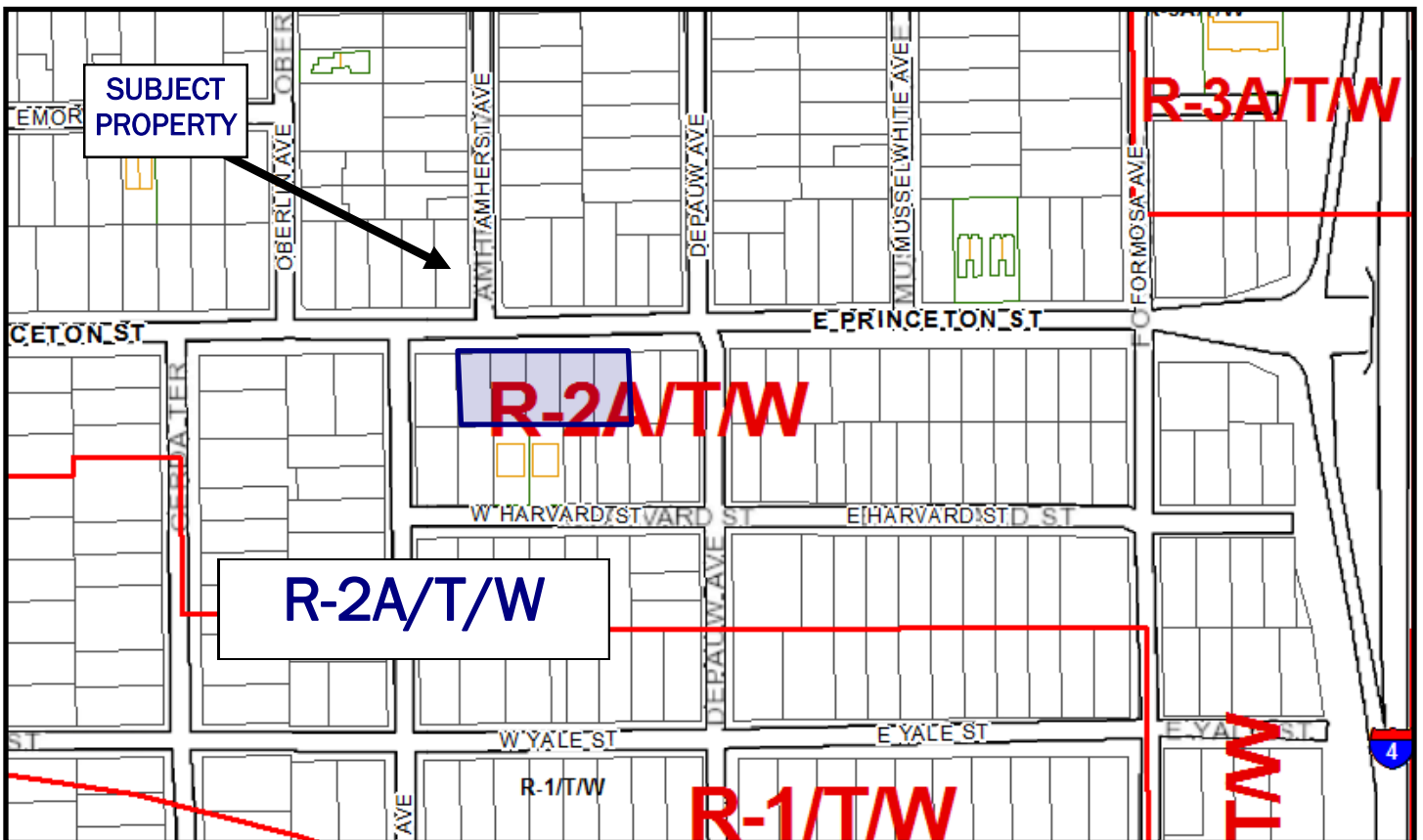
SUMMARY

<p>Owner Adriana Velazquez, Director Airola Investment Inc.</p> <p>Applicant Ed Avellaneda, President Civil Engineering Group Inc.</p> <p>Project Planner TeNeika Neasman</p>	<p>Property Location: 12,16,20,24,100 W. Princeton St. (south of W. Princeton St., north of W. Harvard St., east of Amherst Ave., and west of Depauw Ave.; PID: multiple) (±0.68 acres, District 3).</p> <p>Applicant's Request: Minor Plat request to replat 5 existing residential lots for future development of two unit duplexes on each lot in the R-2A/T zoning district.</p>	<p>Staff's Recommendation: Approval of the request, subject to the conditions in this report.</p>
<p>Updated:December 23, 2015</p>		

FUTURE LAND USE MAP



ZONING MAP



PROJECT ANALYSIS

Project Description

The ±0.68 acre subject site is located south of W. Princeton St., north of W. Harvard St., east of Amherst Ave., and west of Depauw Ave. The sites have single family homes and vacant residential land. The site is zoned R-2A/T/W (One to Two Family Residential in the Traditional City and Wekiva Overlay) with a consistent future land use designation of Residential, Low Intensity (RES-LOW).

The applicant is requesting approval for a minor subdivision to reconfigure the five existing residential lots into five ±53 ft. by 112 ft. residential lots for future development of two duplex units on each platted lot. The lot standards for the R-2A/T zoning district require a minimum lot area of 5,500 sq. ft. (50 ft. wide by 110 ft. deep). The proposed lots are code compliant. Table 1– depicts the uses surround the subject site.

Table 1 - Project Context (R-2A/T/W zoning)			
	Future Land Use	Zoning	Surrounding Use
North	RES-LOW	R-2A/T/W	Single Family Residential
East	RES-LOW	R-2A/T/W	Single Family Residential Duplex
South	RES-LOW	R-2A/T R-1/T/W	Single Family Residential Duplex
West	RES-LOW	R-2A/T/W	Single Family Residential

Previous Actions:

1924: Properties originally platted as part of the Joy S Subdivision (12 and 16 W Princeton Street)

1927: Properties originally platted as part of the Chas Joy Subdivision (100, 24, and 20 W Princeton Street)

1930: Single family 1,832 sq. ft. home built on 16 W Princeton lot

1948: Single family 1,468 sq. ft. home built on 100 W Princeton lot

1960: Single family 1,816 sq. ft. home built on 24 W Princeton lot

1978: Variance granted for a 16 ft. front setback for a porch enclosure

(Item#12, 10 W Princeton St.)

2015: Property acquired by the current owner

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. In this case, the property is platted to split the existing lots as a result of the proposed duplex development.

Table 2– R-2A/T One Family Residential in Traditional City Lot Standards		
	Code Requirement	Proposed Lots
Minimum lot depth	110 ft.	112 ft.
Minimum lot width	50 ft.	52.50-53.50 ft.
Minimum lot area	5,500 sq. ft.	5,880-5,992 ft.

Existing Zoning and Future Land Use

As noted above, the property is zoned R-2A/T/W (One to Two Family Residential, Traditional City Overlay), with Residential Low Intensity future land use. Per Table 2 at the right, the plat request complies with standards for platting lands as contained in LDC Chapter 65 Part 3C. The Wekiva Overlay is intended to “promote a pattern of development that preserves open space and protects the most effective recharge areas, karst features and sensitive natural habitats within the Wekiva Study Area, while recognizing property rights and accommodating both rural and urban land use patterns. GMP Subarea policy S.4.2 applies to the subject site, stating, “In order to protect the residential character of Princeton and Smith Streets, only residential uses shall be permitted.”

The subject site and surrounding area have Residential Low Intensity future land use designation and associated R-2A zoning with the Traditional City (/T) overlay.

The maximum density in the designated zoning district is 12 du/ac with an FAR of 0.50 and no minimum density or intensity. The site meets density requirements.

School Impacts. Based on the proposed two unit duplex use on the sites, a school impact analysis is needed for the proposed residential structures.

Floor Area Ratio. The applicant is proposing a 3,028 livable area duplex on a 5,936 sq. ft. lot, where the maximum livable area allowed by Code (0.50 FAR) is 2,968. The applicant has applied for a Letter of Determination for an increased FAR of 0.51 for the development of these platted lots.

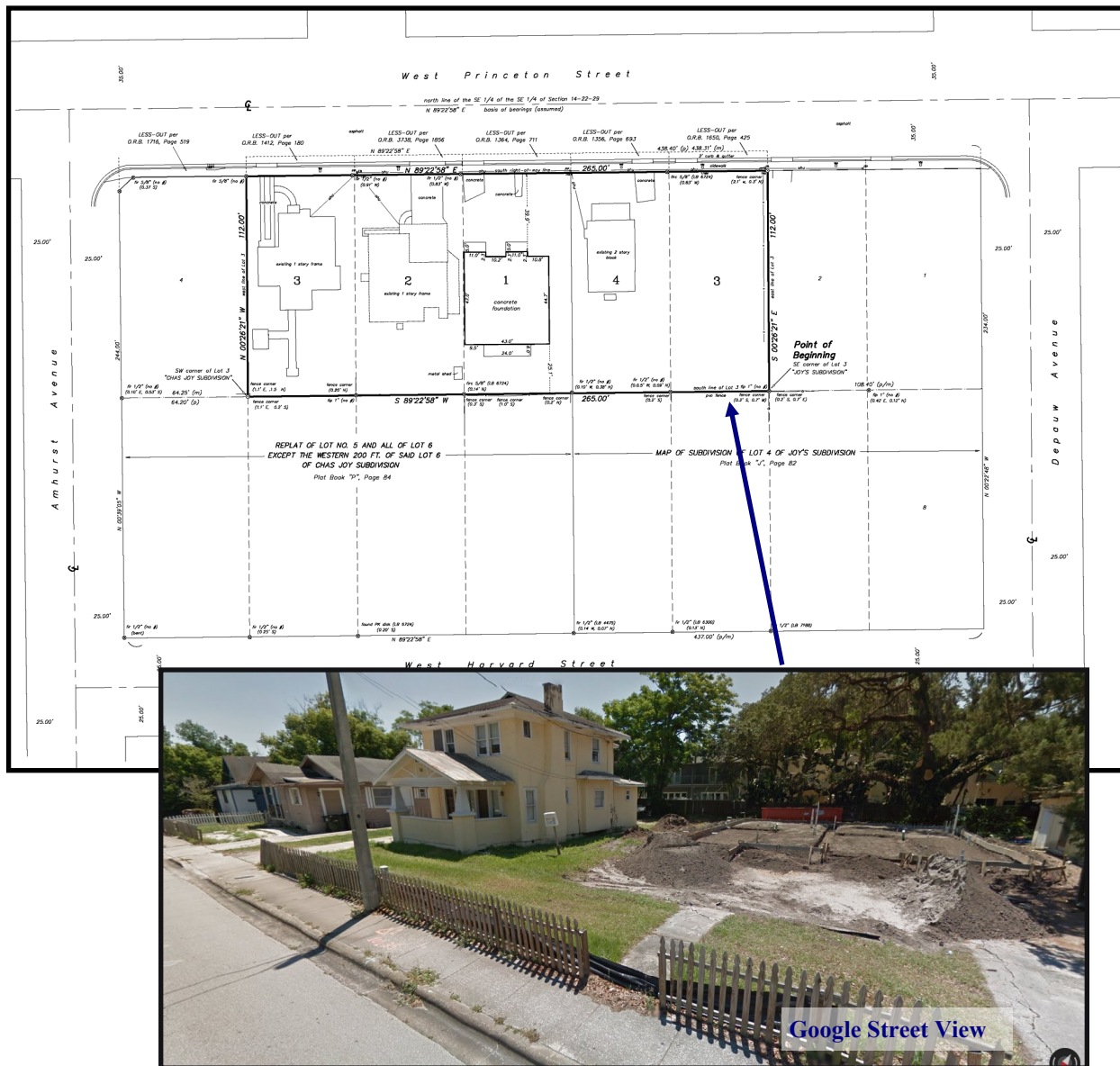
Findings/Recommendation

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 West Princeton Project minor subdivision request subject to the conditions in this staff report.

BOUNDARY SURVEY



PROPOSED PLAT

WEST PRINCETON PROJECT

A partial replat of Lots 3 and 4, CHAS JOY SUBDIVISION REPLAT, according to the as recorded in Plat Book "J", Page 82, Public Records of Orange County, Florida

AND

A partial replat of Lots 1, 2 and 3, CHAS JOY SUBDIVISION REPLAT, according to the as recorded in Plat Book "P", Page 84, Public Records of Orange County, Florida
A portion of Section 14, Township 22 South, Range 29 East
City of Orlando, Orange County, Florida



REQUIRED-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. Determination. The applicant shall obtain approval for an increased Floor Area Ratio, where 0.50 is the maximum allowed by Code for a Duplex site, through a Letter of Determination prior to final plat recording.

Permitting

1. Sewer-Lateral. All sanitary sewer construction is to be in accordance with the Engineering Standards Manual. One lateral for each lot is required. Section 9.03.02 (J) of the ESM provides that a double wye is not acceptable. Verify with the Wastewater Division that a sewer lateral will be available for connection of all newly created lots.
2. 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.

Surveying

1. The plat you have submitted for the first time called West Princeton Project has not passed the review process for the following reasons:
 - a. 1. Sheets: (Surveys) The abbreviations TRB, Fip and grate inlet are missing in the Legend.
 - b. 2. Sheet: (Boundary) The less out leader lines are missing on both ends of W Princeton Street.
 - c. 3. Sheet: (Boundary) The north adjoining lot numbers are missing. FAC 5J-17.052 7) a.
 - d. 4. Sheet: (Plat) Add sufficient ties to the controlling lines of the previously recorded subdivisions. FS 177.091 (17)
 - e. 5. Sheet: (Plat) The referenced less out documents of W Princeton Street are missing in the notes.
 - f. 6. Please change the Vicinity Map, Plat and Surveys to W Princeton Street and W Harvard Street.
 - g. 7. Sheet: (Topo) Trees are missing per Tree & Woodlands Survey Sub. App. Requirements page 5
 - h. 8. The copies of the parent boundary and interior parcels weren't submitted. COO Requirements #3.
 - i. 9. Revise the surveys text size to .10". COO #5.
 - j. 10. Field Review has not been completed at this time. Email Dean Hill and copy me to schedule future field checks. Dean can be reached at dean.hill@cityoforlando.net. FS 177.091(7)
 - k. Orange County Property Appraiser has not completed their review at this time.
 - l. 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)
 - m. Survey will need the following documents for the next review in addition to copies required by other departments:
 - n. 2 copies of the plat
 - o. 2 copies of survey
 - p. 1 copies of the title opinion
 - q. 1 copies of the closure report
 - r. Email, CD, or flash drive containing PDF files of all documents.
 - n. To help speed your review, create PDFs directly from Autocad, Microstation, or Word to keep the document intelligent. Verify the total number of copies needed with John Groenendaal.

INFORMATIONAL-CONDITIONS OF APPROVAL

Orlando Police Department

1. The Orlando Police Department has no objections to the plat request for West Princeton Project located at 12, 16, 20, 24 and 100 W. Princeton St. A complete CPTED review of this project will be completed when detailed development plans are submitted to the City.
2. We encourage developers and property owners to incorporate CPTED strategies in their projects. A brochure entitled Crime Prevention Through Environmental Design, Your Guide to Creating a Safe Environment, which includes crime prevention tech-

INFORMATIONAL-CONDITIONS OF APPROVAL

niques for various land uses, is available by email.

Permitting

1. 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.
2. 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.
3. 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.
4. Concurrency– Chapter 59. Please be advised that the development of this project/property is subject to the terms and provisions of Concurrency Management Chapter 59 of the City Code and the Committed Trip Allocation Policy.
5. 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."
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 John's River Water Management District is required. The system is to be privately owned and maintained.
7. On-Site Fee. 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.
8. Refuse Containers. In accordance with City Code Section 28.6 (f) 1-3, the Office of Permitting Services is authorized to make a determination of approval/disapproval of refuse container sites. Approval/disapproval of the use of commercial hand pick-up of refuse from any non-residential entity shall be determined solely by the Refuse Collection Bureau Staff.
9. 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.
10. Erosion and Sedimentation 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.

CONTACT INFORMATION

Land Development- For questions regarding Land Development review, please contact TeNeika Neasman at (407) 246-4257 or teneika.neasman@cityoforlando.net.

Permitting- For questions regarding Engineering or Zoning contact John Groenendaal at (407)246-3437 or john.groenendaal@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. Beyond TRC review, contact John Groenendaal for plat review status. Plat status can also be retrieved via the City's webpage at <http://edviewr.cityoforlando.net/OrlandoWebPermits/Permitting/login.aspx>. Key the SUB case number into the blank or provide your address, and follow the prompts.

Legal- Contact Cynthia Sanford at 407-246-3812 or at cynthia.sanford@cityoforlando.net.

Fire Plan Review- For questions regarding fire plans review, please contact Charles Chip Howard at 407.246.2143 or Charles.Howard@cityoforlando.net.

Building Plan Review- For questions regarding Building Plan Review issues contact Don Fields at (407) 246-2654 or don.fields@cityoforlando.net.

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

Transportation Planning- For questions regarding Transportation Planning plan review, please contact John Rhoades at 407-246-2293 or john.rhoades@cityoforlando.net.

Orlando Police Department- For questions regarding Orlando Police Department plan reviews or to obtain a copy of the brochure, contact Audra Nordaby at 407.246.2454 or Audra.Nordaby@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.
- The above mentioned tasks will be handled by John Groenendaal (see contact information above).