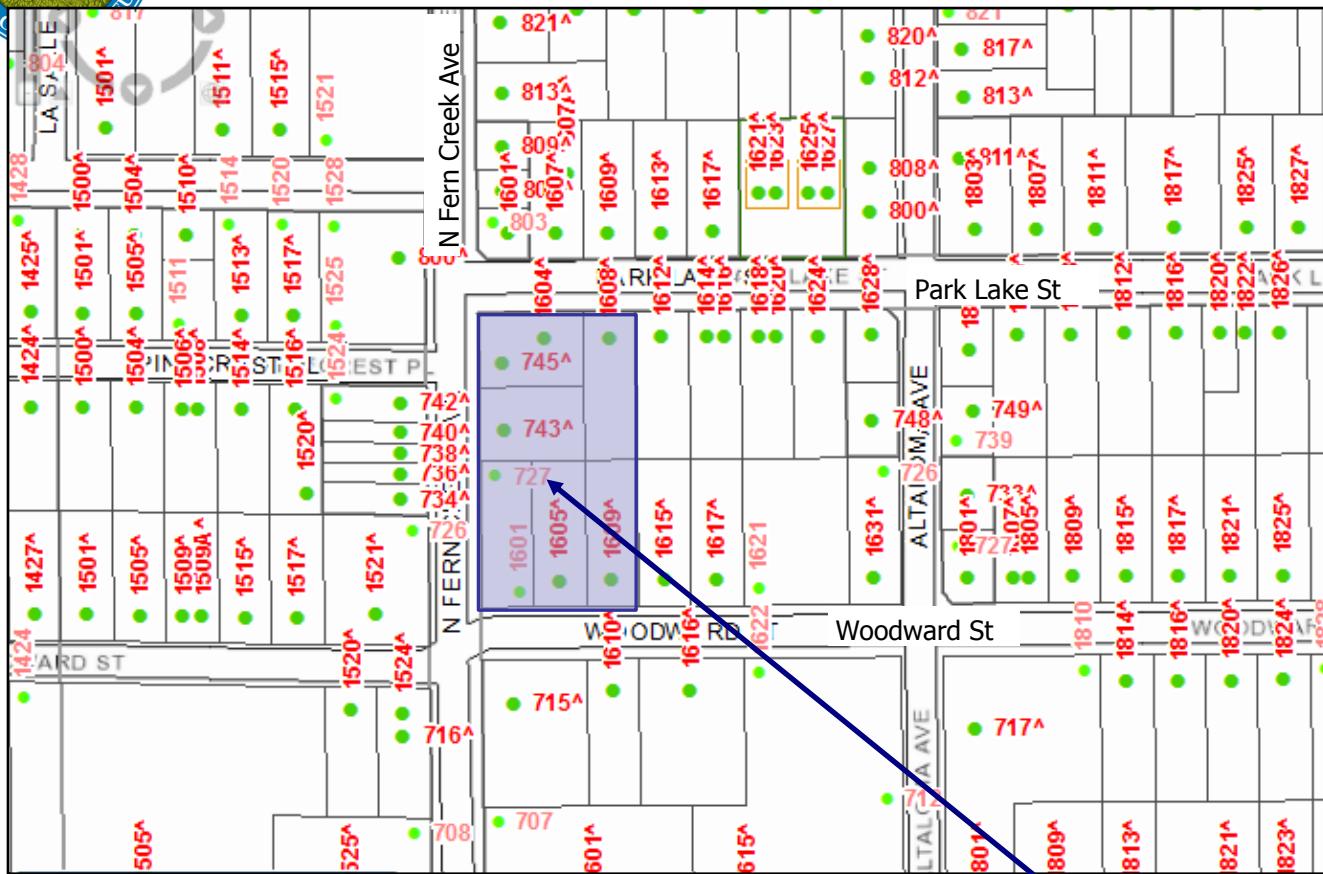




FERN CREEK 20 PLAT



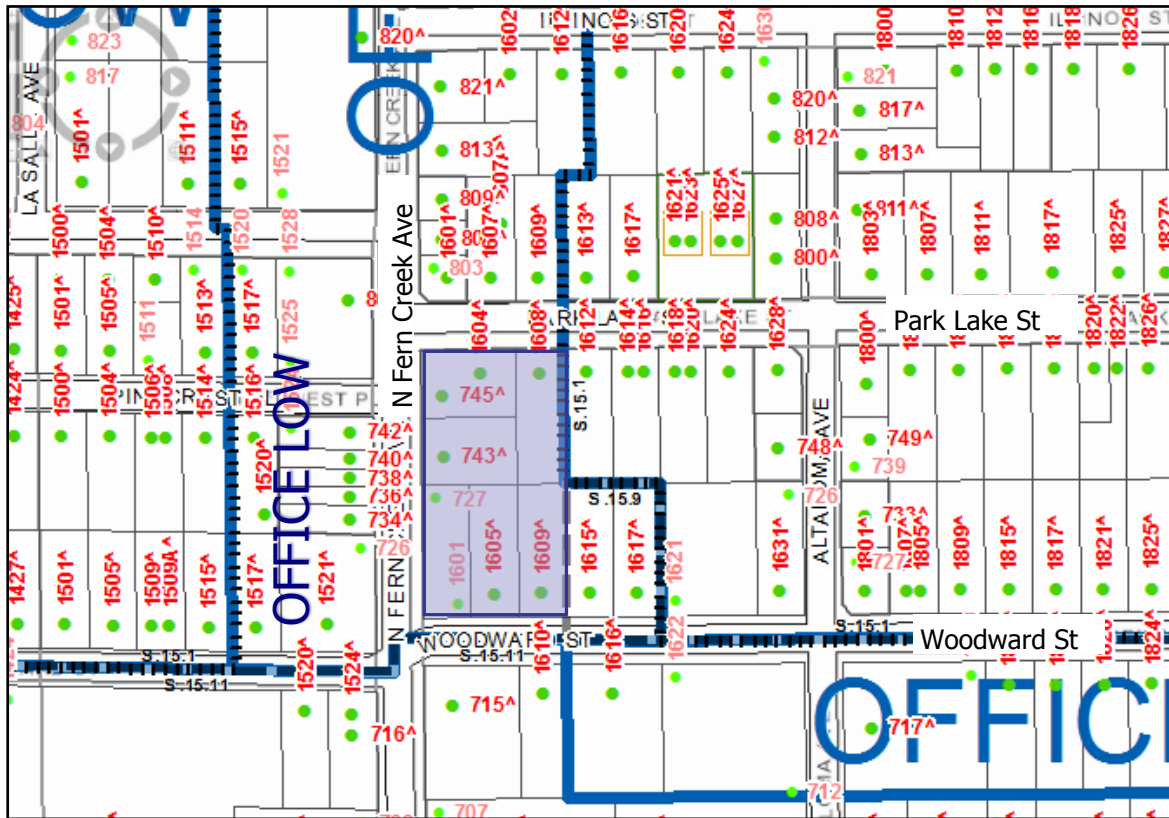
Location Map

 Subject Site

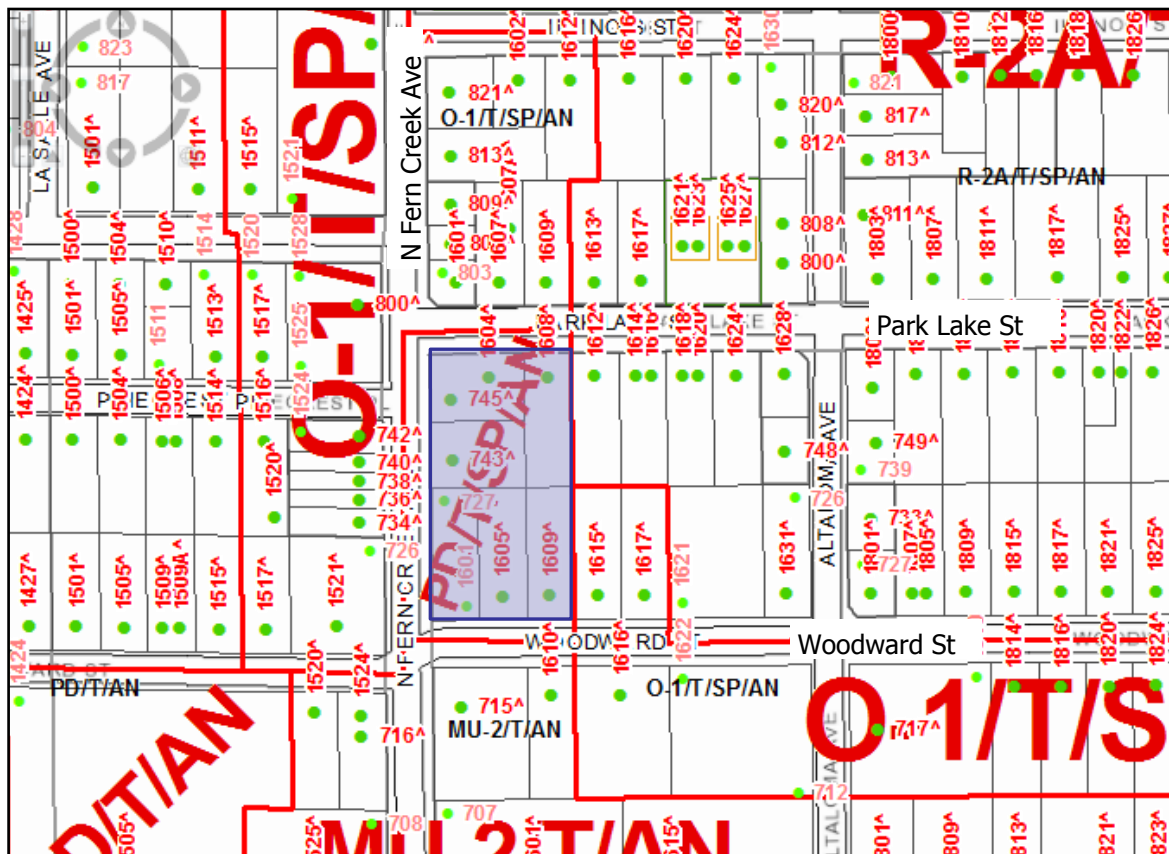
SUMMARY

<p>Owner Mark Kinchla</p> <p>Applicant Tom Kilgore</p> <p>Project Planner Michaëlle Petion, AICP</p> <p>Updated: April 1, 2016</p>	<p>Property Location: 1608 Park Lake St., 1605 & 1609 Woodward St., 741, 743, 745 N. Fern Creek Ave. (Southeast intersection of Park Lake At. & N. Fern Creek Ave.) (Parcel ID # 19-22-30-1512-03-060, -100, -110, -090, -081, -071) (±0.96 acres, District 4)</p> <p>Applicant's Request: Minor Subdivision for the replatting of six lots into 20 lots for a new townhome development.</p>	<p>Staff's Recommendation: Approval of the request, subject to the conditions in this report.</p>
--	--	--

FUTURE LAND USE MAP



ZONING MAP



PROJECT ANALYSIS

Project Description

The ±0.96 acre subject site is located north of Woodward St., south of Park Lake St., east of N. Fern Creek Ave. The site is zoned Planned Development/Traditional City/Special Plan /Aircraft Noise overlays (PD/T/SP/AN) and has a Future Land Use designation of Office Low Intensity. Surrounding development consists of various residential and small office buildings. See Table 1— Project Context for more details.

Table 1—Project Context			
	Future Land Use	Zoning	Surrounding Use
North	Office Low Intensity	Office /Traditional City/Special Plan/Aircraft Noise overlays (O-1/T/SP/AN)	Residential & Office
South	Mixed Use Corridor High Intensity	Mixed-Use/Traditional City/Aircraft Noise overlays (MU-2//T/AN)	Commercial Plaza
East	Office Low Intensity & Residential Low Intensity	Residential & Office/Traditional City/Special Plan/ Aircraft Noise overlays (R-2A& O-1/T/SP/AN)	Residential & Office
West	Office Low Intensity	Office /Traditional City/Special Plan/Aircraft Noise overlays (O-1/T/SP/AN)	Office & Townhomes

The PD has a minimum lot width of 20 ft., lot area of 1,352 sq. ft. and an average lot area of 2,109 sq. ft. The proposed lots are compliant.

Previous Actions:

- 1920– Properties platted as part of the Colonial Groves Estates Arbor Villa Subdivision.
- 1935-1946 – Construction of existing onsite structures.
- 2015– MPB recommended approval of a PD rezoning for a 20 unit, 3-story, rear-loaded townhome development (August; ZON2015-00018). PD subsequently adopted by City council. (December 14)

Table 2— Minimum Lot Standards	
	PD Reqs
Minimum lot area	1352 sq. ft.
Average lot area	2109 sq. ft.
Minimum lot width	20 ft.

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 being platted for consistency with the current approvals.

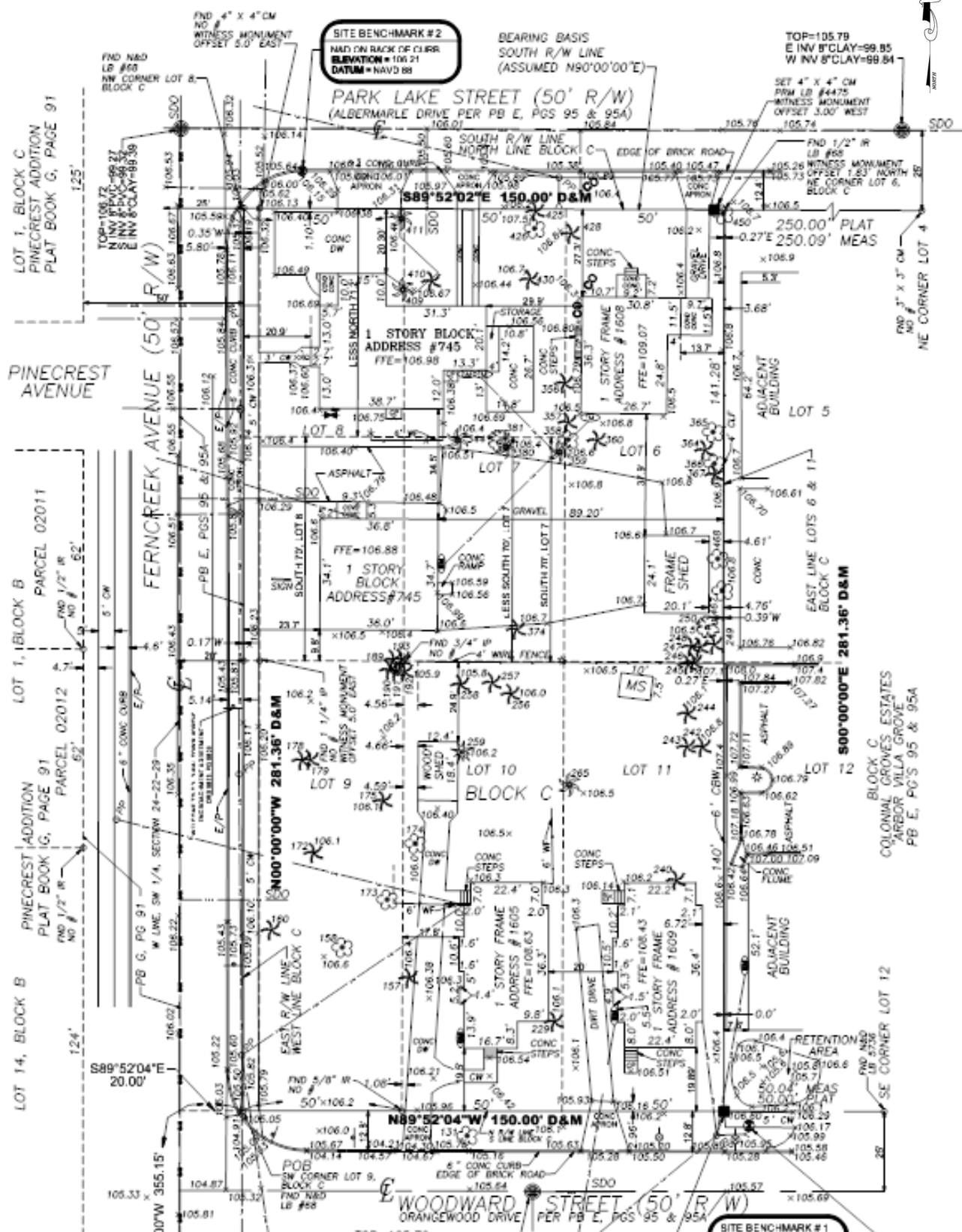
FINDINGS

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):

- The proposed use is consistent with the purpose and intent of the City's Growth Management Plan.
- The proposed use is consistent with the purpose and intent of the requirements of the LDC.
- The subdivision will not result in incompatible land uses.
- 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 minor subdivision request subject to the conditions in this staff report.

BOUNDARY SURVEY



FERN CREEK 20

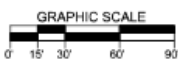
DESCRIPTION

[illegible]

CONTAINING 42,204 SQUARE FEET OR 0.969 ACRES MORE OR LESS.

NOTES

- BEARING SURVEY** HEREON ARE RELATIVE TO ASSIGNED DATA, BASED ON THE MONUMENTED EAST RIGHT-OF-WAY LINE OF NORTH FERN CREEK, CROSSING UNDER I-90, NAD83 307006W.
- A. DENOTES A PERMANENT REFERENCE MONUMENT, A 4"x4" CONCRETE MONUMENT WITH A BRASS DISC MARKED "PRM 1B 0A75", LINE 605, OTHER BEINGS NOTED.**
- B. DEVELOPMENT OF THE PROPERTY DEPICTED ON THIS PLAN IS SUBJECT TO THE REQUIREMENTS OF CHAPTER 55, THE CONDUENCY ACT, AND ANY ORDINANCE OF THE CITY OF CHANDLER, WHICH GOVERNS THE CITY'S ABILITY TO ISSUE BUILDING PERMITS ON THIS PROPERTY. APPROVAL OF THIS PLAN SHALL NOT BE DEEMED TO PROVIDE AN IMPLIED WARRANTY OF FITNESS FOR ANY PARTICULAR PURPOSE, NOR THAT IT IS CONSISTENT WITH THE REQUIREMENTS OF CHAPTER 177, IF APPLICABLE, RATAJ STAT. OR ANY OTHER REGULATION OF THE CITY OF CHANDLER AND ITS COMMISSIONERS.**



LEGEND

- LEGEND**
- A-Z ACCESS EASEMENT
 - CCR CERTIFIED CORNER RECORD
 - C CENTERLINE SYMBOL
 - CM CONCRETE MONUMENT
 - FO FOUND
 - LB LICENSED BUSINESS
 - MEAS MEASURED
 - N&P NAIL & NIPK
 - ORR OFFICIAL RECORDATION BOOK
 - PR PLAT BOOK
 - PS PAUSE
 - PRB PERMUT OF BEGINNING
 - PRM PERMANENT REFERENCE MONUMENT
 - PSM PROFESSIONAL SURVEYOR AND MAPPER
 - ROW RIGHT-OF-WAY



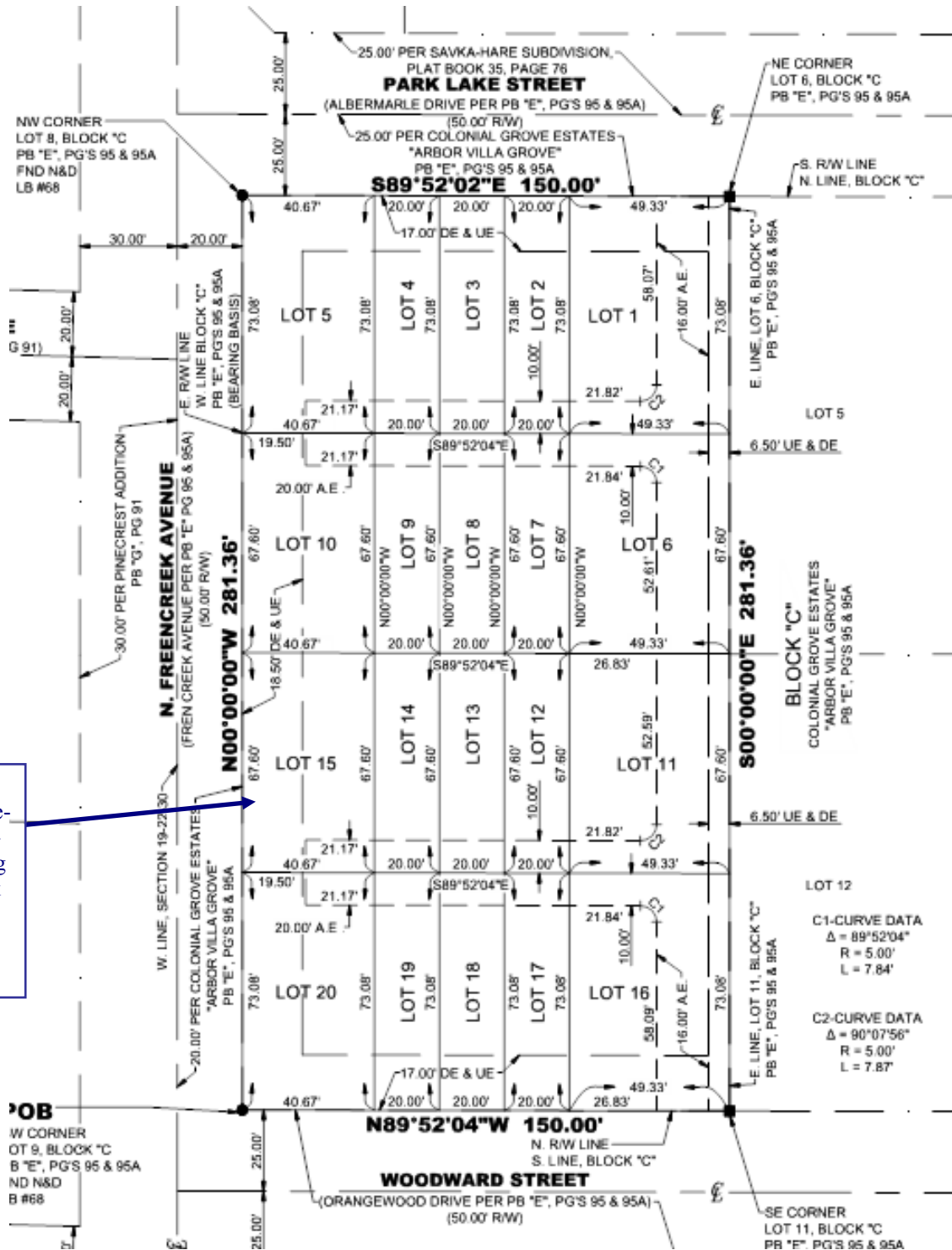
ACCURIGHT SURVEYS OF ORLANDO INC., LB-4475
2012 E. Robinson Street, Orlando, Florida 32803
www.AccurightSurveys.net
ACCL@AccurightSurveys.net
PHONE: (407) 894-6214 FAX: (407) 897-3777

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED OR AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

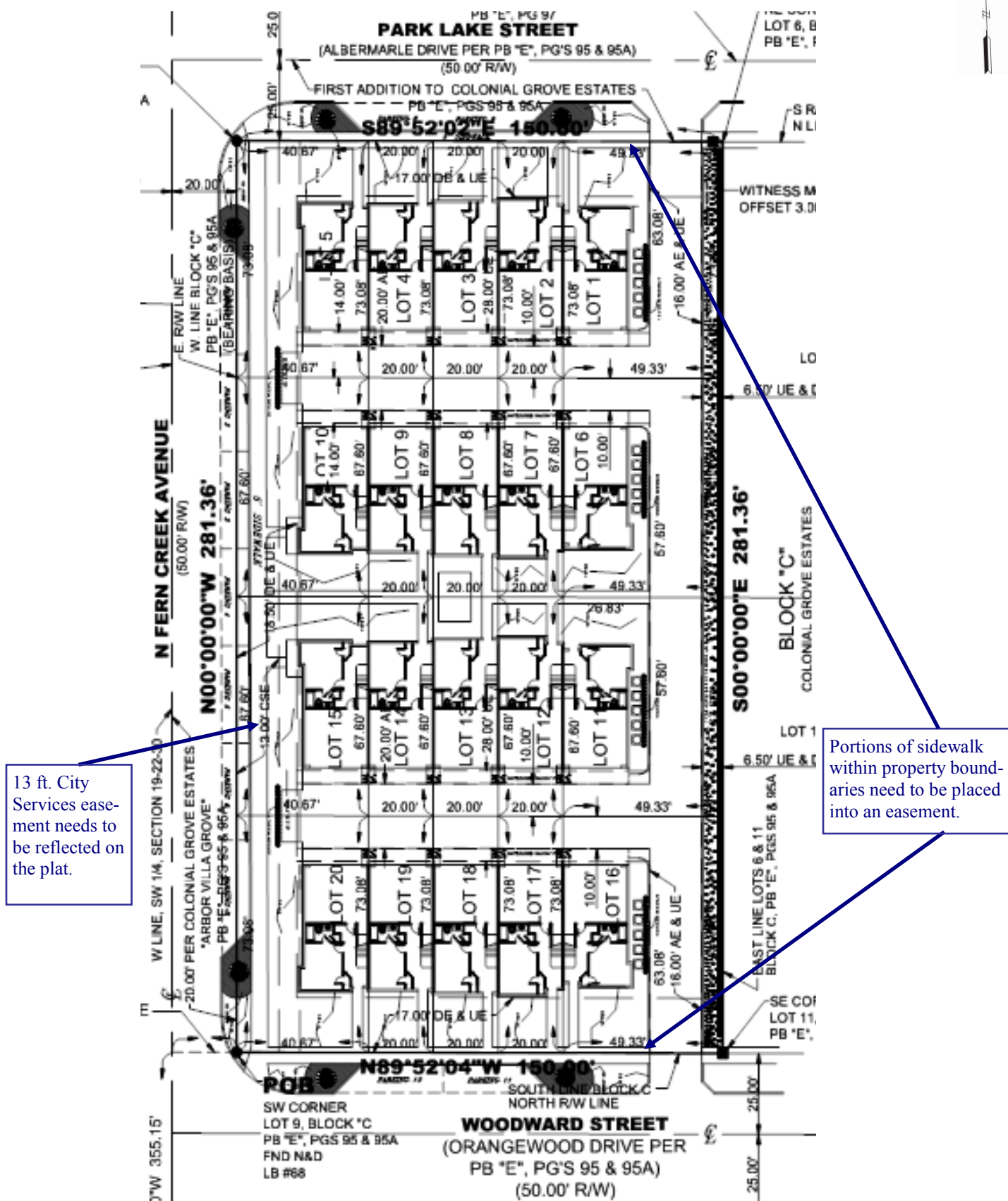
SHEET 1 of 1

PLAN BOOK	PAGE
FERN CREEK 20 DEDICATION	
<small>(KNOW ALL BY THESE PRESENTS, _____, being the owner in fee simple of the several described lots in the foregoing plat captioned on this plat, does hereby declare said lands and plan for the uses and purposes therein expressed.)</small>	
<small>IN WITNESS WHEREOF, I have hereunto set my hand and seal on this _____ day of _____, 2015.</small>	
OWNER BY: _____ <small>(PRINTED NAME)</small>	
SIGNED IN THE PRESENCE OF: _____ _____ _____	
STATE OF FLORIDA, COUNTY OF ORANGE	
<small>THAT I TO CERTIFY That on this _____ day of _____, 2016, before me, an official duly authorized to take as acknowledgements in the State and County of _____, personally appeared _____, personally known to me or produced the following identification _____ and _____ and _____ (take an oath that he is the person described in and who executed the foregoing Dedication and Severely acknowledged the execution thereof to be his own free act and deed for the uses and purposes therein expressed.)</small>	
<small>(IN WITNESS WHEREOF, I have hereunto set my hand and seal in the above state.)</small>	
NOTARY PUBLIC My Commission Number: _____ My Commission Expires: _____	
<u>QUALIFICATION STATEMENT OF</u> <u>DESIGNER AND MAPPER</u>	
<small>(KNOW ALL BY THESE PRESENTS, That I, _____, being a professional surveyor and mapper that has prepared the foregoing plat was made, under my direct on and supervision and that the said complies with a) of the survey was made and b) of Chapter 177, Florida Statutes, and the said land is located in the City of _____, Orange County, Florida.</small>	
Date: _____	Signed: _____ JAMES D. BRAY PLSM #6537 Accredited Surveyor of Florida, 2610 East Robinson Street Orlando, Florida 32835
Registration Number: _____ LB #4475	
<u>CERTIFICATE OF APPROVAL BY MUNICIPALITY</u>	
<small>THAT I TO CERTIFY That on this _____ day of _____, 2016, _____, the _____ approved the foregoing plat.</small>	
BY: _____ <small>(PRINTED NAME)</small> _____ <small>(OFFICIAL TITLE)</small>	
<u>CERTIFICATE OF APPROVAL BY</u> <u>CITY PLANNING OFFICIAL</u>	
Examined and Approved: _____ Date: _____	
City Planning Official: _____	
<u>CERTIFICATE OF APPROVAL BY CITY ENGINEER</u>	
Examined and Approved: _____ Date: _____	
City Engineer: _____	
<u>CERTIFICATE OF REVIEW BY CITY SURVEYOR</u>	
<small>(Reviewed For conformity to Chapter 177, Florida Statutes.)</small>	
City Surveyor: _____ Date: _____	
<u>CERTIFICATE OF COUNTY COMPTROLLER</u>	
<small>I HEREBY CERTIFY THAT the foregoing plat and plan hereon is in the Orange County Office of Records on _____ day of _____, 2016.</small>	
<small>County Comptroller in and for Orange County, Florida</small>	

PLAT (ZOOMED IN)



Approved Site Plan (OVERLAYED W/ PLAT)



AERIAL



FINDINGS

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

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. All other applicable state or federal permits must be obtained before commencing development.
2. Consistency. The proposed development shall be developed consistent with the conditions of approval for the Fern Creek 20 PD ordinance (ZON2015-00018).

Urban Design

1. Need to show dedication along Ferncreek for on-street parking locations, and dedicate City Services/sidewalk easement for all locations that are sidewalks around all sides of the project. Please revise and resubmit plat prior to council action on the minor plat.

Transportation Engineering

1. State on face of plat that access and utility easement is to be privately maintained.
2. State on face of plat private shared access aisles between units

Engineering/Zoning

1. The reservation fee shall be paid prior to the recording of the plat
2. As per Section 61.225 of the Land Development Code, a 5 foot wide concrete sidewalk is required along all dedicated rights-of-way (6 ft. when adjacent to on-street parking). Any existing sidewalk damaged or broken is to be repaired.
3. 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. The owner/developer is required to pay the Sewer Benefit Fee in accordance with the Sewer Service Policy.
5. 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. 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. 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. 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. 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 is to be included with the final engineering submittal. This is in accordance with Section 6 of the Orlando Urban Storm Water Management Manual.
10. Identify whom the AE and UE are to be maintained by.
11. Need the plat correct of all staff comments prior to recording. The Recording Fee shall be paid prior to recording. The Settlement

CONDITIONS OF APPROVAL

of Lien shall be required prior to recording.

Wasterwater

1. A private sanitary sewer collection system with a connection into the City sanitary sewer shall be installed in accordance with the requirements of the City of Orlando Engineering Standards Manual (ESM). Each dwelling unit shall have its own sanitary sewer lateral connection to the main line. Double wye connections or other means of combined laterals are not allowed. Since the lots will not have frontage on a public street or dedicated right-of-way with a City sewer main, please contact the Wastewater Division to discuss the sanitary sewer layout to serve the proposed townhomes.

Police

1. A full CPTED review of this project is available under project number ZON2015-00018. 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 techniques for various land uses, is available by email.

CONTACT INFORMATION

Growth Management

For questions regarding Growth Management plan review, please contact Mary-Stewart Droege at (407) 246-3276 or Mary-Stewart.Droege@cityoforlando.net

Land Development

For questions regarding Land Development review, please contact Michaëlle Petion at (407) 246-3837 or Michaelle.Petion@cityoforlando.net.

Urban Design

For questions regarding Urban Design plan review, please contact Jason Burton at 407.246.3389 or jason.burton@cityoforlando.net

Transportation Planning

For questions regarding Transportation Planning plan review, please contact Nancy Ottini at 407-246-3529 or nancy.jurus-ottini@cityoforlando.net

Transportation Engineering

For questions regarding Transportation Engineering issues, please contact Lauren Torres at 407-246-3220 or lauren.torres@cityoforlando.net.

Engineering/Zoning

For questions regarding Engineering or Zoning contact Keith Grayson at (407)246-3234 or keith.grayson@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.

Wastewater

For questions regarding Wastewater review, please contact David Breitrick at 407-246-3525 or david.breitrick@cityoforlando.net

Police

For questions regarding Police plan review, please contact Audra Nordaby at 407-246-2454 or Audra.Nordaby@cityoforlando.net.

Building

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

Parks

For questions regarding Tree removal issues contact Justin Garber at (407) 246-4047 or justin.garber@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 applicant submits a final plat and is reviewed and approved in accordance with LDC Section 65.442.
4. The plat is recorded with the Orange County Comptroller.