



# CONSTANTINI-SANDIFER (MINOR PLAT)



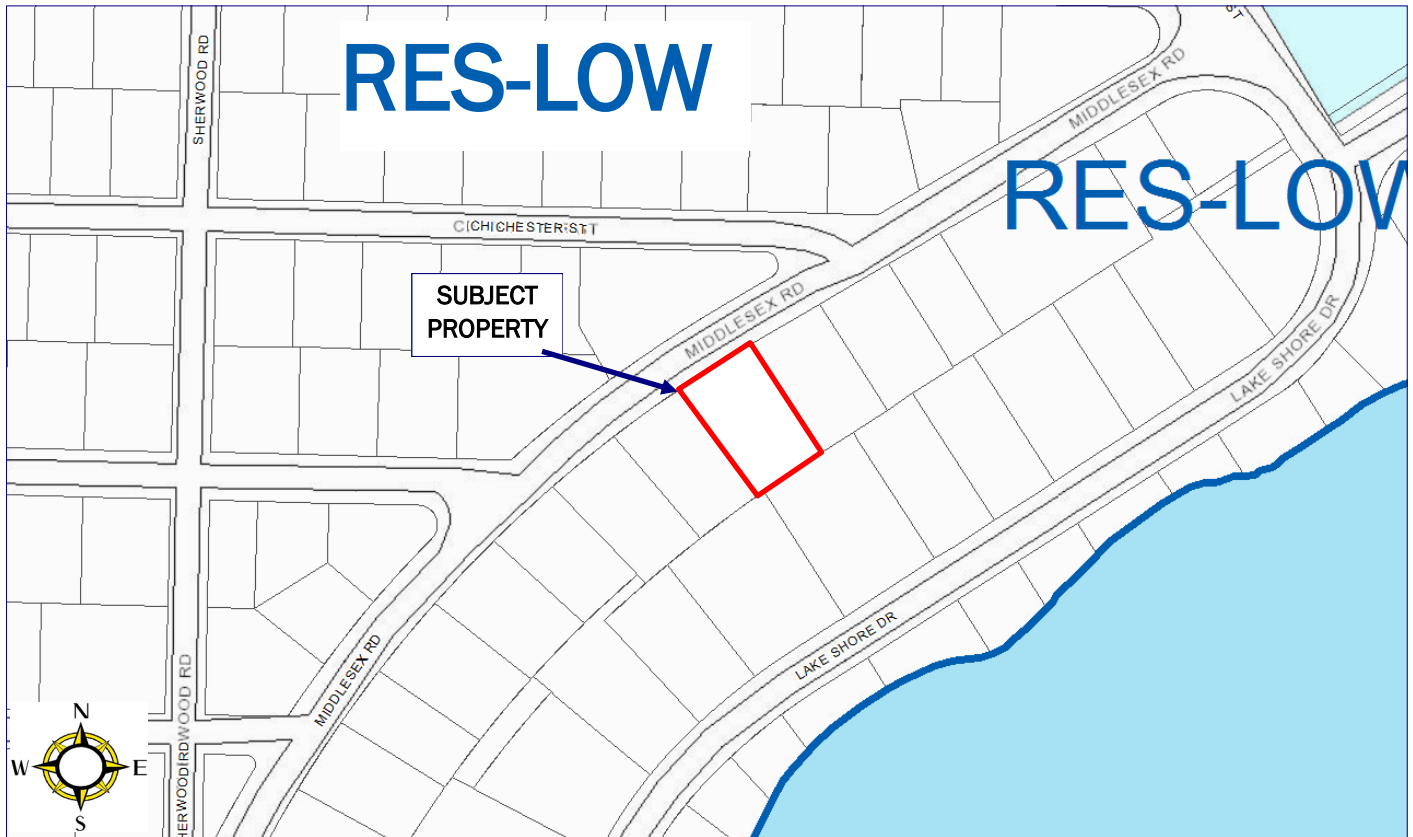
Location Map

 Subject Site

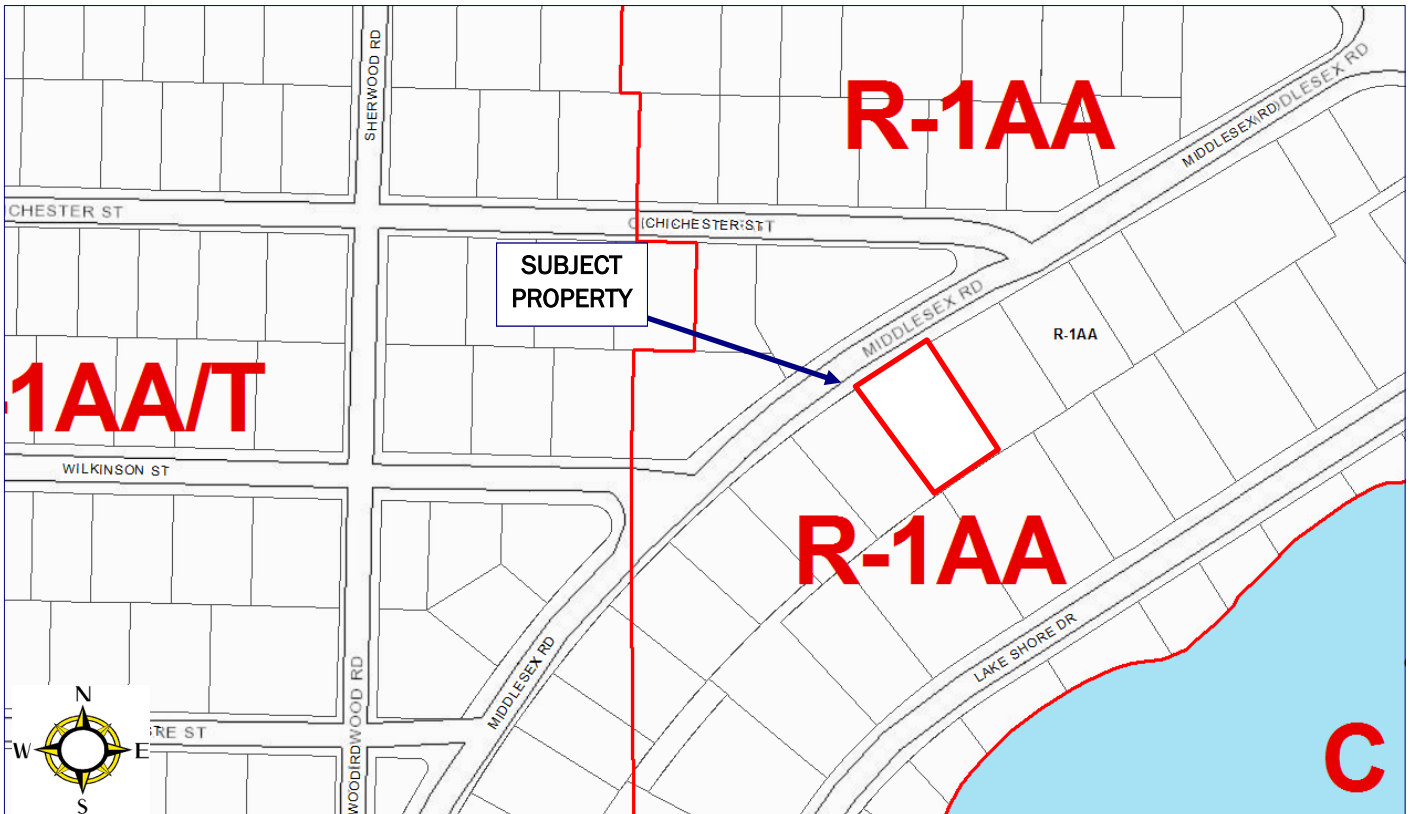
## SUMMARY

<p><b>Applicant</b> Victor Farina, President Farina and Sons Inc.</p> <p><b>Owner</b> Anthony Costantini Shari Sandifer</p> <p><b>Project Planner</b> Jacques Coulon</p>	<p><b>Property Location:</b> 3215 Middlesex Rd. ((south side of Middlesex Rd., west of Nottingham St., northeast of Dorchester St.) (Parcel #12-22-29-6444-39-140; 0.39 acres, District 3).</p> <p><b>Applicant's Request:</b> Minor plat request to replat the subject property to accommodate the construction of a single-family residence on a currently empty lot.</p>	<p><b>Staff Recommendation:</b> Approval of the replat, subject to conditions in this staff report.</p>
<p><i>Updated: May 27, 2016</i></p>		

## FUTURE LAND USE MAP



## ZONING MAP



# PROJECT ANALYSIS

## Project Description

The applicant is requesting to replat two existing lots into one parcel, for future single family home development. The property is zoned R-1AA and is located in the Orwin Manor neighborhood. The applicant is seeking to join three separate parcels into one newly platted parcel.

## Previous Actions

1926: Property initially platted as part of the Orwin Manor Subdivision.

1999: Property annexed into the City of Orlando.

03/2015: 2,545 sq. ft. single family residence demolished.

12/2015: 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	Residential Low-Intensity ( <i>Across Middlesex Rd.</i> ) (RES-LOW)	Single-Family Residential R-1AA ( <i>Across Middlesex Rd.</i> )	Single-Family Home
East	(RES-LOW)	R-1AA	Single-Family Home
South	RES-LOW	R-1AA	Single-Family Home
West	RES-LOW	R-1AA	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 to create a single conforming lot for construction of a new home.

## Existing Zoning and Future Land Use

As noted above, the property is zoned R-1AA (One-Two Family Residential), 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

The lot is currently undeveloped. Access to the lot is from Middlesex Rd.. The replat will result in a new single-family house being constructed.

Table 2 - Development Standards (R-1AA)		
<i>Use &amp; Proposed Lot</i>	<i>Lot Size (sq. ft.)</i>	<i>Lot Dimensions (min.)</i>
Single-Family Home	6,000	85 ft. (w) x 110 ft. (d)
Proposed Lot	16,863 sq. ft. (0.39 acres)	100 ft. (w) x 162 -166 ft. (d)

**School Impacts** - No additional plats being created, a school impact analysis is not needed.

## Findings/Recommendation

Subject to the conditions contained herein, the Constantini-Sandifer 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):

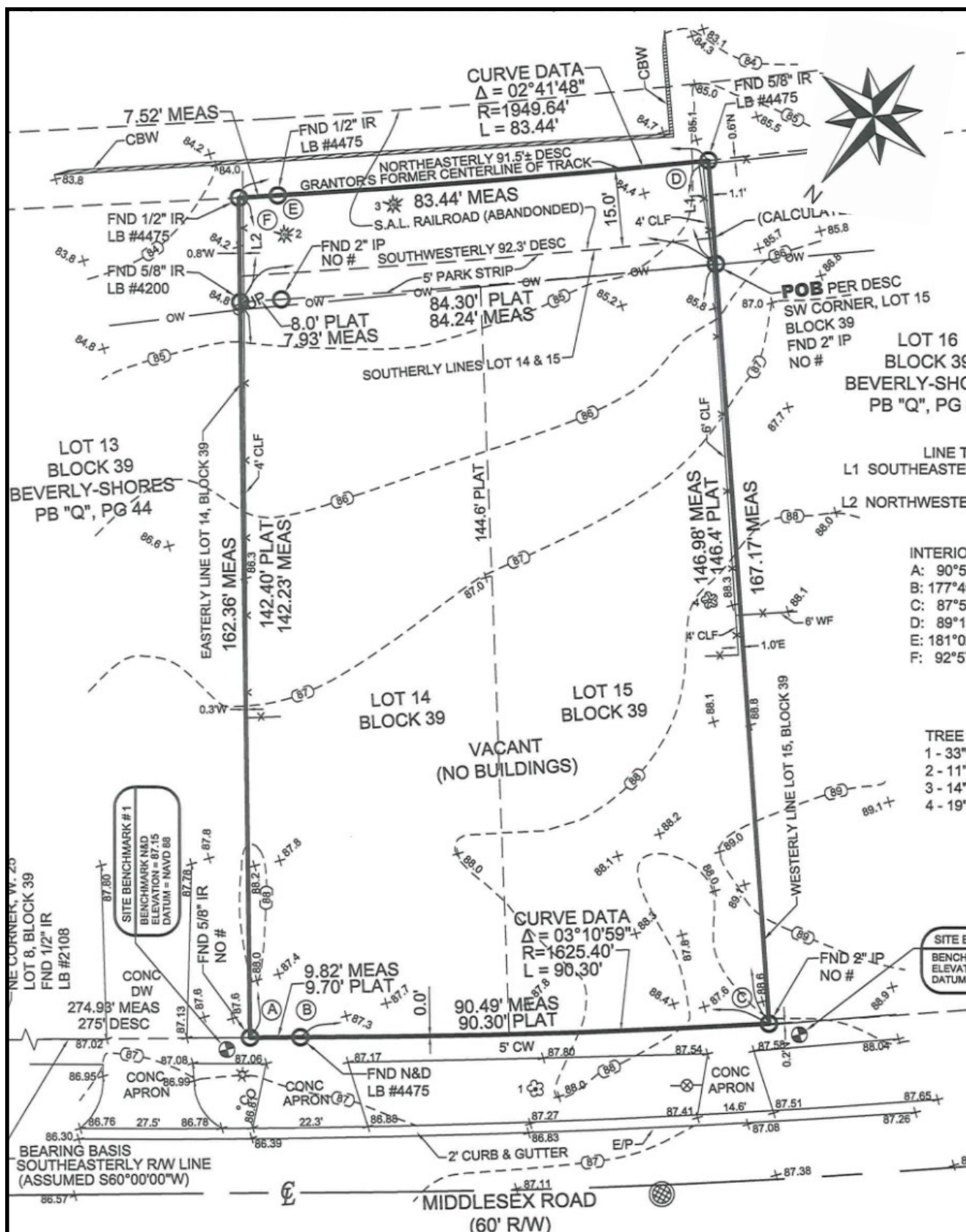
1. The proposed replat is consistent with the purpose and intent of the City's Growth Management Plan.
2. The proposed replat is consistent with the requirements of the LDC.
3. The replat will not result in incompatible land uses.
4. All future development will be in accordance with Chapter 59 of the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



# 2015 SURVEY





FORMER S.A.L. RAILROAD (ABANDONED) NOT PLATTED

FORMER CENTERLINE OF TRACK

15.00'

15.00'

5.00' STRIP RESERVED AS PARK (PB M, PG 104)

LOT 13 BLOCK 39 BEVERLY-SHORES PB "Q", PG 44

EASTERLY LINE LOT 14, BLOCK 39

329°56'57"E 162.53'

CURVE DATA  
A = 02°26'23"  
R = 1944.64'  
L = 83.94'  
CHORD  
S56°14'49"W  
83.93' D&M

LOT 1

15.00'

5.00' STRIP RESERVED AS PARK (PB M, PG 104)

LOT 16 BLOCK 39 BEVERLY-SHORES PB "Q", PG 44

ERLY LINE LOT 15, BLOCK 39

N33°12'42"W 166.82' NON-RADIAL

WESTERLY MOST CORNER OF LOT 15, BLOCK 39 PB M, PAGE 104

30.00'

589°36'24"W

W60°00'00"E 9.70'

SOUTH R/W LINE (BEARING BASIS)

POS NORTHERLY MOST CORNER OF LOT 14, BLOCK 39 PB M, PAGE 104

CURVE DATA  
A = 03°11'24"  
R = 1626.40'  
L = 90.50'  
CHORD  
N58°52'54"E  
90.49' D&M

N

S

E

W

## REQUIRED CONDITIONS OF APPROVAL

### Legal Affairs

1. A title opinion or certificate pursuant to FS 177.041(2) must be submitted.

### 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

1. 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.
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. 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.
4. 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."
5. 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.
6. On-Site Fees - 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.
7. Plat-Minor - Prior to recording of the plat, the City will need the following:
  - 1) Recording Fees (Checks should be made payable to City of Orlando.)
  - 2) The original completed Statement of LienThe 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.
1. 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.
2. Erosion and 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.
3. Sewer - Verify with the Wastewater Division that a sewer lateral will be available for connection of all newly created lots.
4. OUC Water - Applicant / Developer / Customer shall contact OUC regarding requests to establish new or modify existing electric, water or convenient lighting services. Please be advised that OUC approval is subject to respective reviews and approval by OUC Water, Electric and Lighting. Please submit detailed utility construction plans to OUC's Development Services email address: DevelopmentServices@ouc.com. Additionally, please refer to the OUC Pre-Application Checklist for City of Orlando Permits.

## 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.

### **Orlando Police Department**

1. The Orlando Police Department has no objections to the replat request for Constantini-Sandifer located at 3215 Middlesex Rd. A full CPTED review of this project will be completed when detailed plans are submitted to the City. 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. 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](mailto:Audra.Nordaby@cityoforlando.net).

### **Comprehensive Planning**

1. The replat request is compliant with Orlando GMP. There are no applicable Subarea policies for this property. The Residential Low Intensity future land use designation with R-1AA zoning allows a maximum density of 4.7 dwelling units per acre and a maximum intensity of 0.2 FAR. The proposed single family development shall comply with these density/intensity standards.

### **Engineering/Zoning**

1. Building Plan Review is not applicable to this case at this time. For questions regarding Building Plan Review issues contact Don Fields at (407) 246-2654 or [don.fields@cityoforlando.net](mailto:don.fields@cityoforlando.net).
2. There are no objections to this request. TRC fire code review is preliminary in nature, and is intended to expose or prevent evident design deficiencies with State and City Fire Codes. The design will be reviewed in detail for State and City Fire Code compliance at the time of permit application. Be advised that any new construction must adhere to the requirements of the Florida Fire Prevention Code, 2012 Edition, and The City of Orlando Fire Prevention Code.

## **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).

### **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](mailto:Audra.Nordaby@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.