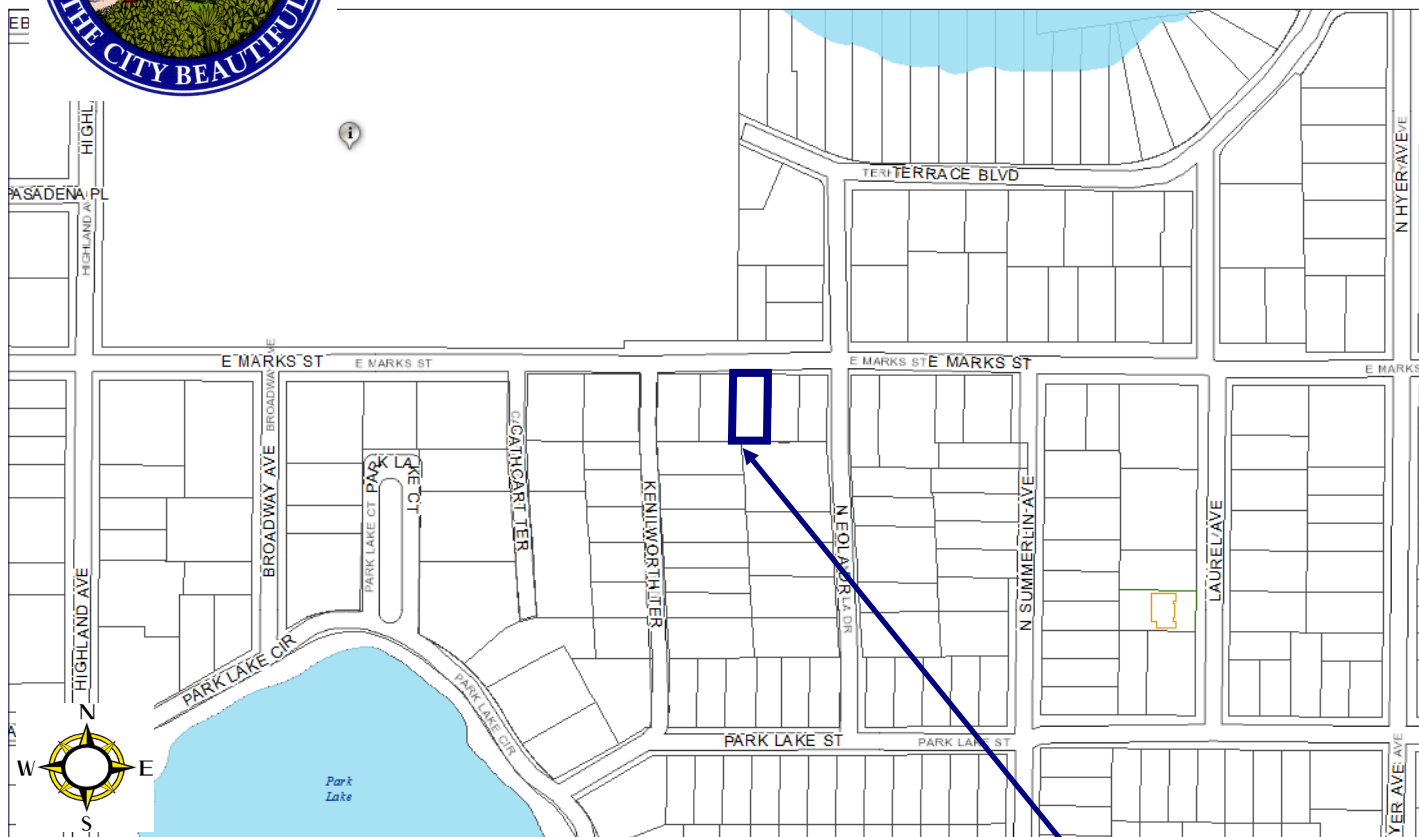




BUCKEYE HILL (MINOR PLAT)



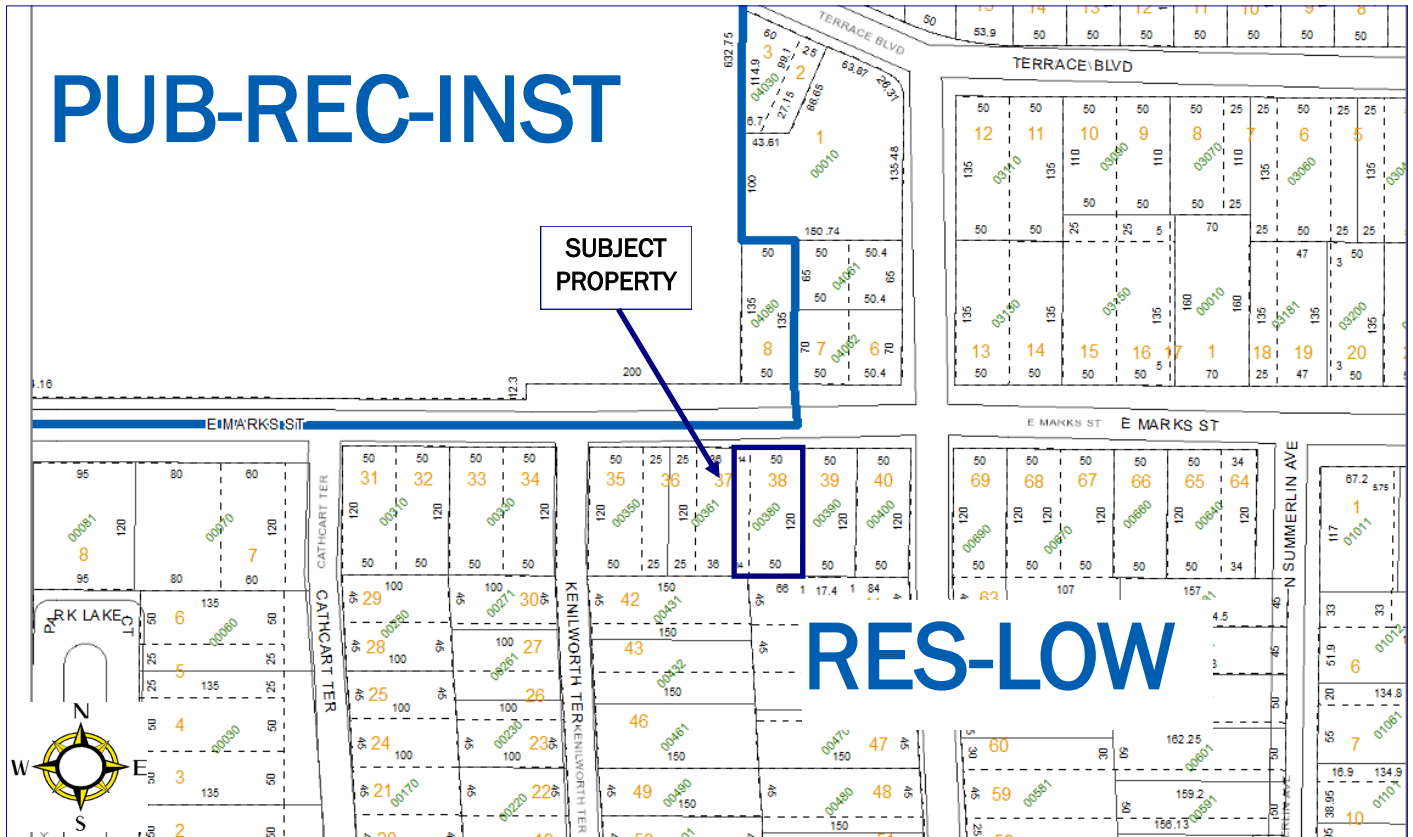
Location Map

Subject Site

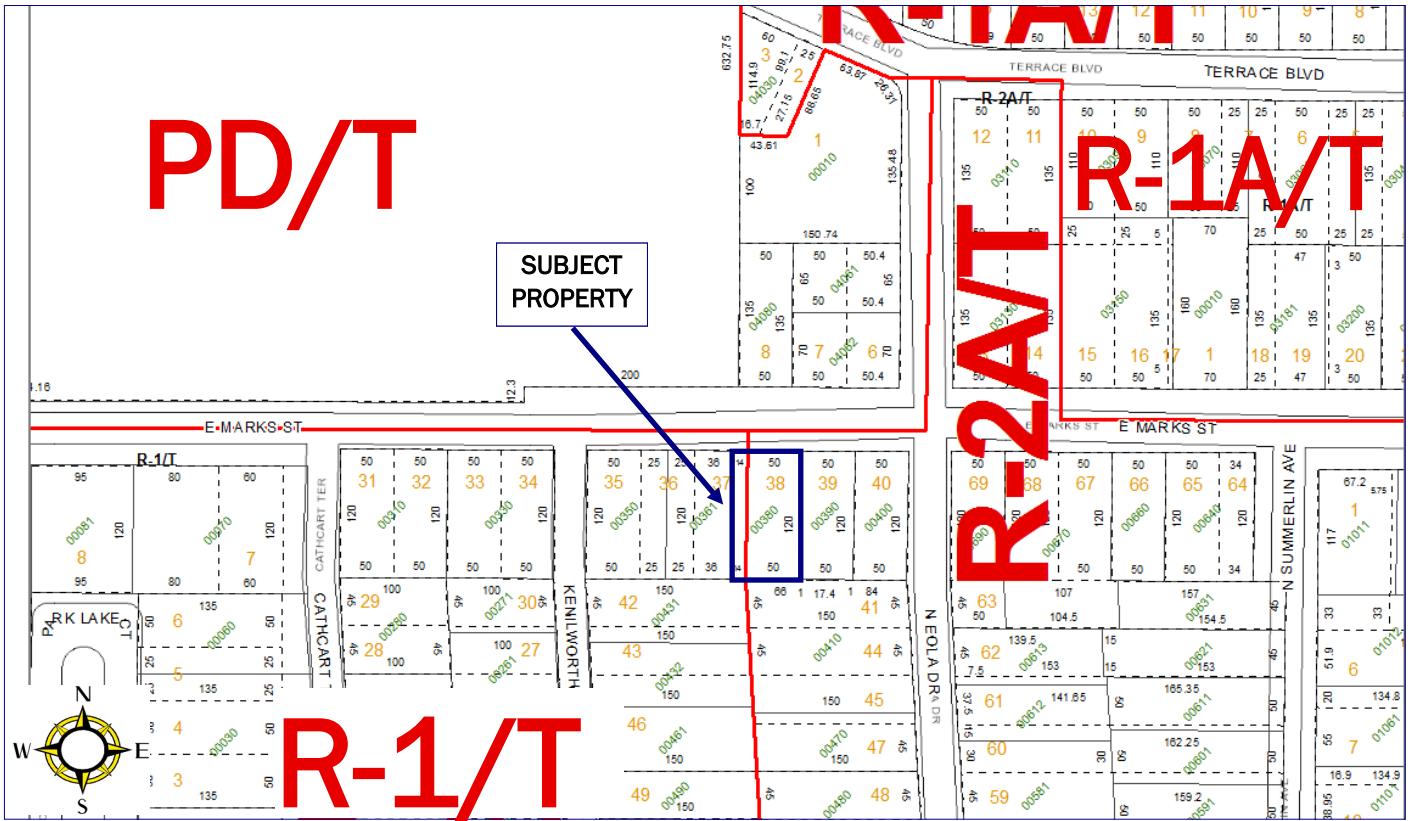
SUMMARY

<p>Applicant Dominick Cavone Cavone Inc</p> <p>Owner Ohio River Collieries Company</p> <p>Project Planner Jacques Coulon</p> <p><i>Updated: November 25, 2015</i></p>	<p>Property Location: 614 E Marks St. (south of E. Marks St., north of Park Lake St., east of N. Eola Dr., west of Kenilworth Ter.) (Parcel #29-22-24-9080-00-380; 0.18 acres, District 3).</p> <p>Applicant's Request: Replat of two adjoining vacant lots to accommodate the construction of a single family home. New lot will be 64 ft. wide and 120 ft. deep.</p>	<p>Staff Recommendation: Approval of the replat, subject to conditions in this staff report.</p>
--	--	---

FUTURE LAND USE MAP



ZONING MAP



PROJECT ANALYSIS

Project Description

The applicant is requesting to replat two existing plats into one, for future single family home development. The eastern 50 ft. of the property is zoned R-2A/T, the western 14 ft. is zoned R-1/T and is located in the College Park neighborhood.

Previous Actions

1922: Property initially platted as part of the Park Lake Court Subdivision.

Lot remained Vacant

02/2015: 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 E Marks St.) Residential Low Intensity (Public/recreational & Institutional)	(Across E Marks St.) PD/T (Planned Development Lake Highland, Traditional City Overlay)	Lake Highland Preparatory School
East	Residential Low-Intensity (RES-LOW)	R-2A/T (One-Two Family Residential, Traditional City Overlay)	Single-Family Home
South	RES-LOW	(Lot to the south-east) R-1/T (One-Family Residential, Traditional City Overlay); (Lot to the south-west) R-2A/T	Single-Family Home
West	RES-LOW	R-1/T	Vacant Residential

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 conforming lot for construction of a new home.

Existing Zoning and Future Land Use

As noted above, the property is located in two zoning districts; the eastern 50 ft. of the property is zoned R-2A/T (One-Two Family Residential, Traditional City Overlay), the western 14 ft. is zoned R-1/T (One-Family Residential, Traditional City 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		
<i>Use & Proposed Lot</i>	<i>Lot Size (sq. ft.)</i>	<i>Lot Dimensions (min.)</i>
Single-Family Home (R-1/T)	6,000	55 ft. (w) x 110 ft. (d)
1-2 Family Home (R-2A/T)	4,400 1-family conventional	40 ft. (w) x 110 ft. (d) 1-family conventional
	5,500 2-family conventional	50 ft. (w) x 110 ft. (d) 2-family conventional
Proposed Lot	7,680 sq. ft. (0.18 acres)	64 ft. (w) x 120 ft. (d)

Proposed Development

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

School Impacts - Since there are no additional plats being created, a school impact analysis is not needed, even if a new residence is ultimately constructed on the lot.

Findings/Recommendation

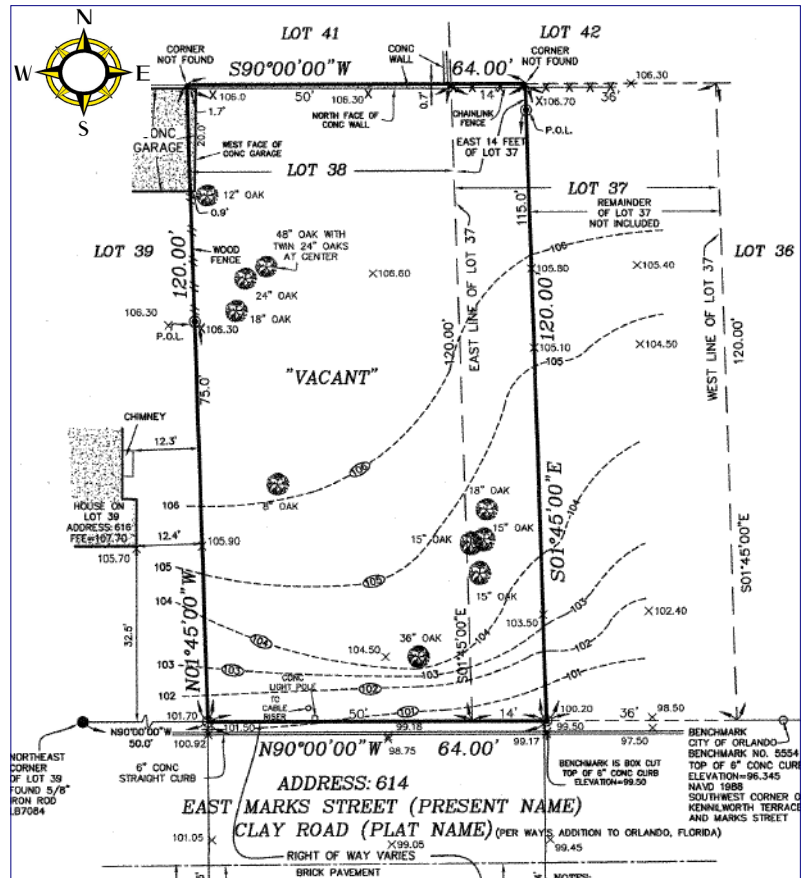
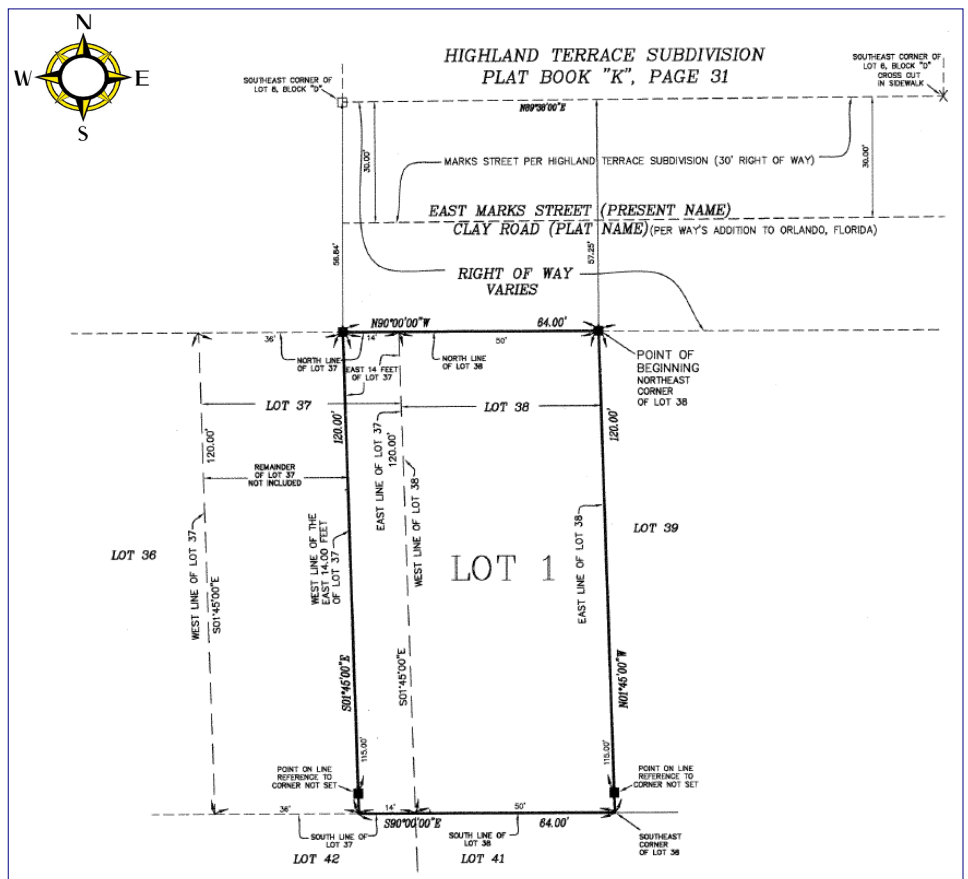
Subject to the conditions contained herein, the Buckeye Hill Replat is consistent with the requirements for approval of Minor Subdivision Plat applications as contained in Section 65 Part 3C of the Land Development Code (LDC):

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.



2015 SURVEY

PROPOSED
PLAT

REQUIRED CONDITIONS OF APPROVAL

Legal Affairs

1. The record owner must be shown in the dedication: Ohio River Collieries Company, and Ohio corporation
2. A joinder & consent is required for the mortgage recorded in 8321/899
3. The dedication appears to dedicate an "easement shown hereon" but nothing is shown.
4. 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.
3. As the replatted parcel will straddle the R-2A/T and R-1/T each section will be subject to the setback requirements of the zoning in which it is located. At the time of this report the eastern 50 ft. is located in R-2A/T and the western 14 ft. is located in R-1/T. The side yard setbacks for R-1/T is 6ft. and R-2A/T is 5ft..

City Surveying

1. An initial review letter was provided to the applicant's surveyor on 11/09/2015, 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. 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. 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.
5. 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.
6. 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.
7. 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.

8. Sewer. - Verify with the Wastewater Division that a sewer lateral will be available for connection of all newly created lots.

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 plat request for Buckeye Hill located at 614 E. Marks St. A complete CPTED review of this project will be completed when detailed development 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.

Comprehensive Planning

1. The Comprehensive Planning Studio has no objections to the proposed preliminary plat and defers to the Land Development Studio to address the zoning boundaries in order to avoid a split-zoned parcel.

Engineering/Zoning

1. No Issues

CONTACT INFORMATION

Land Development

For questions regarding Land Development plan review, contact Jacques Coulon at 407-246-3427 or at jacques.coulon@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

For questions regarding Legal Affairs plan review, contact Cynthia Sanford at 407-246-3489 or at 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.

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.

Growth Management

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