



400 W. HAZEL ST. PLAT WITH MODS



SUMMARY

Owner/Applicant

Samuel Maxwell

Project Planner

Katy Magruder, CNU-A

Property Location: 400 W. Hazel St., Parcel ID: 14-22-29-0160-06-070, (south of W. Hazel St., east of Elizabeth Ave., and west of Harrison Ave.) District 3, ±0.32 acres

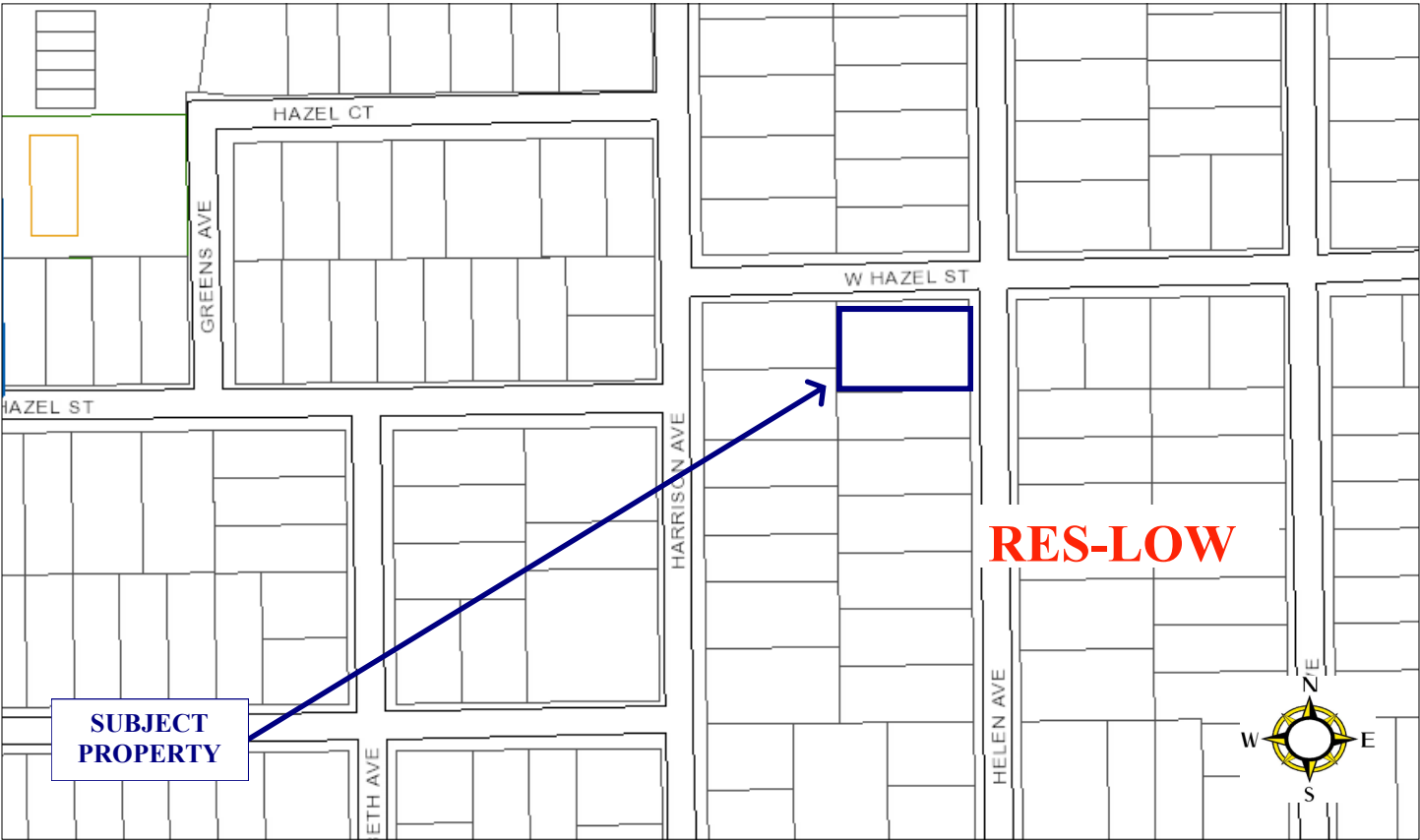
Applicant's Request: Request for a plat with modifications for the development of two single-family homes on two lots which do not meet the lot depth requirement of 110 ft.

Staff Recommendation: Approval of the Minor Plat with Modification of Standards, per the conditions in this staff report.

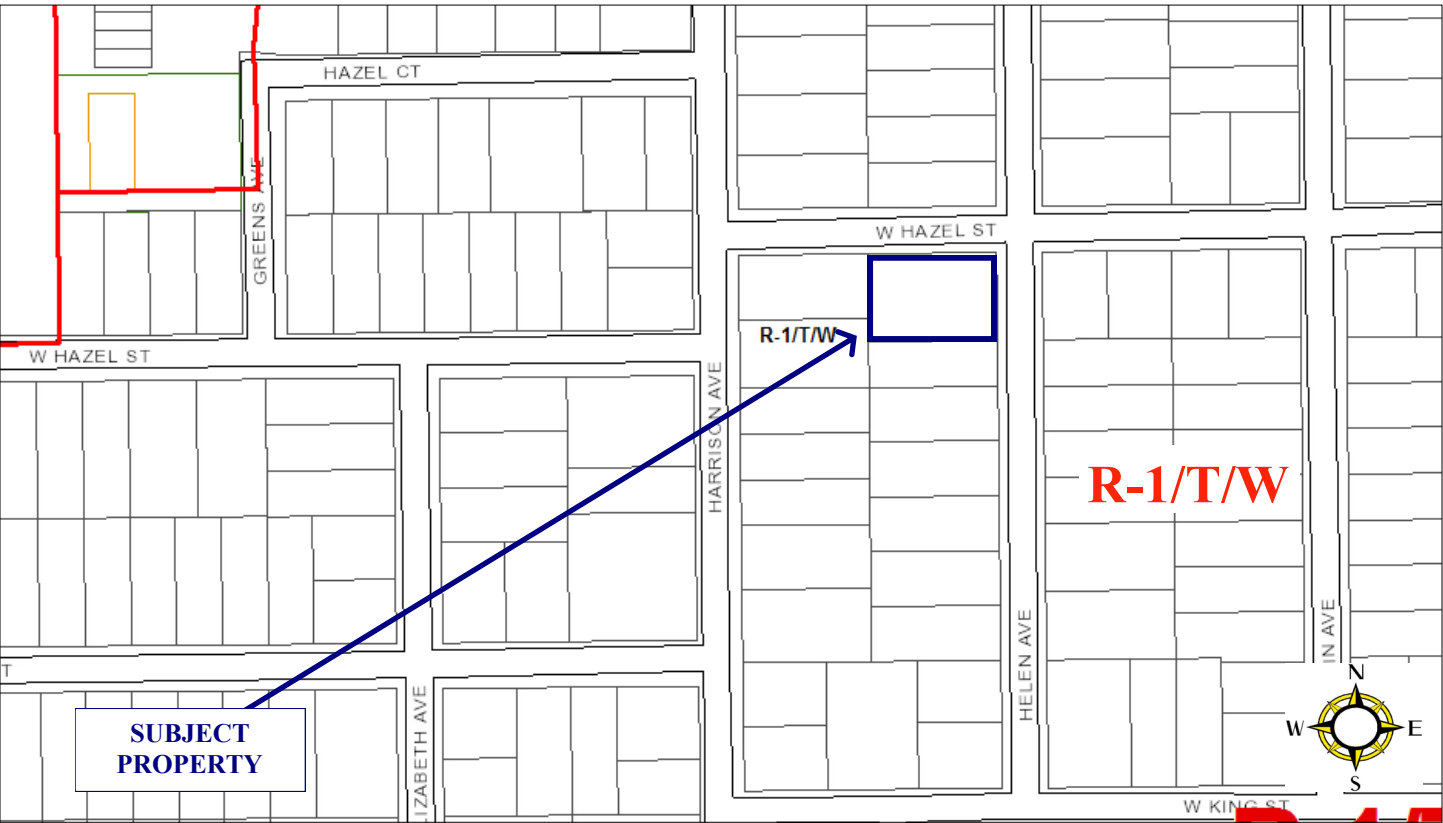
Public Comment:

Courtesy notices were mailed to property owners within 300 ft. of the subject property the week of September 2, 2016. As of the mail-out of the staff report, staff has no public comments.

FUTURE LAND USE MAP



ZONING MAP



PROJECT ANALYSIS

Project Description

The applicant is requesting to replat a developed 0.32-acre property for the construction of two single-family homes to replace the one existing single family home. The property is located south of W. Hazel St., east of Elizabeth Ave., and west of Harrison Ave., in the CollegePark neighborhood. The proposed two lots will not meet the minimum required 110 ft. lot depth, mandating a plat with modifications.

Previous Actions

1924: Subject property platted into the Anderson Park Subdivision

1950: A one-story, 1,380 sq. ft. single family home was constructed

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 (RES-LOW)	R-1/T/W (One-Family Residential, Traditional City and Wekiva Overlays)	Single-Family Home
East	RES-LOW	R-1/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 to allow for the development of two new single-family homes to replace the one existing single family home via a plat with modifications.

Existing Zoning and Future Land Use

The property is designated Residential Low Intensity on the City's Future Land Use Map, and is zoned R-1/T/W (One-Family Residential in the Traditional City and Wekiva Overlays). Per Table 2 at right, the replat request *does not* comply with standards for platting of lands as contained in LDC Chapter 65 Part 3G and needs a Modification of Standards relative to lot depth for all three lots.

Table 2 - Development Standards & Proposed (R-1/T/W)		
<i>Use & Proposed Lot</i>	<i>Lot Size (sq. ft.)</i>	<i>Lot Dimensions (minimums)</i>
Single-Family Homes	6,000	55 ft. (w) x 110 ft. (d)
Lot 1	6,300	63 ft. (w) x 100 ft. (d)
Lot 2	7,676	76.76 ft. (w) x 100 ft. (d)

Proposed Development/Modification of Standards

Via the Replat with Modification of Standards process (LDC Section 65.452), the applicant seeks to divide the property into two parcels, at 63 ft. wide x 100 ft. deep (6,300 sq. ft.) and 76.76 ft. wide x 100 ft. deep (7,676 sq. ft.), where the minimum required 110 ft. lot depth will not be met. Accordingly, these lots will be non-conforming and are subject to the rules below.

Non-conforming Lot Requirements

LDC Section 58.1152, Permitted Uses of Nonconforming Lots, states "when a platted residential lot or Lot of Record is non-conforming in lot area, lot width, or lot depth, the following regulations shall apply

A. Height. The maximum building height shall be two stories. **The heights of the proposed homes will be two stories.**

B. Floor Area Ratio (FAR). The maximum floor area ratio shall be 0.50. **The FAR of the proposed homes will be limited to a max of 0.40.**

C. Location of Required Parking. All required parking spaces and garage door elevations shall be set back a minimum of five (5) feet

PROJECT ANALYSIS

from the principal facade of the principal building. For each lot, the combined width of all garage door(s) facing a street shall not exceed fifty percent (50%) of the combined width of all building elevations facing the same street. Garage accessory structures in the rear half of the lot shall not be included in this calculation, except when the garage accessory structure is located on a corner lot and faces a side street. When a garage accessory structure is located on a corner lot and faces a side street, the garage accessory structure shall be set back a minimum of twenty (20) feet from the street side property line and the combined width of all garage door(s) facing a street shall not exceed thirty-five percent (35%) of the combined width of all building elevations facing a street, including the garage accessory structure. **The applicant proposed front-loaded garages for both proposed lots. In order to achieve architectural differentiation and maintain the on-street parking along W. Hazel St. the applicant must provide access to the corner lot via Harrison Ave. This can be accomplished with a side-loaded, attached garage, or a detached garage in the rear.**

D. Appearance Review Required. Conceptual elevations were provided with the application for this replat with modification of standards. **Since both are shown with front-loaded garages, staff has provided additional conditions on page 11 regarding the corner lot architecture and development standards.**

E. Modification of Standards Prohibited. Modifications to development standards on nonconforming residential lots under Chapter 65 of this Code are prohibited. Only variances approved by the Board of Zoning Adjustment (BZA) shall be allowed.

Staff looked at the prevailing development pattern along the block of W. Hazel St. between Elizabeth Ave. and Harrison Ave. and determined that building living area and FARs, at 0.13, were considerably lower than the maximum allowed 0.50 FAR. Because this is an unusual block face, consisting of only four properties not including the corner lots, an analysis of the block face across Hazel St. is also provided. This northern block face is also an important element in understanding neighborhood compatibility because the applicant has proposed front-loaded garages that will face the block across the street. The average FAR for the six homes to the north of the subject property 0.28.

Staff is requiring that the corner lot create a detached garage instead of the proposed front-loaded garage in order to create architectural uniqueness and to maintain the on-street parking along W. Hazel St. Staff also analyzed the block face across Harrison Ave. The average FAR for the seven homes across Harrison Ave. is 0.17. With an overall average FAR of 0.20, the neighborhood is well below the maximum allowed 0.50 for non-conforming lots. Staff also recognizes that this area is growing quickly and new homes are being constructed at a rapid pace, with the newer homes aiming for larger footprints. For this reason, staff will allow double the average for the neighborhood FAR.

The applicant will be held to an FAR of 0.40 and a max ISR of 0.55. See page 6 for more details on neighborhood compatibility analysis.

Plat w. Modification of Standards

LDC Section 65.452 provides the following four criteria for approving plat with Modification of Standards applications:

- (A) *Purpose and Intent of GMP*. The modification would be consistent with the stated purpose and intent of this Code and with the City's adopted GMP;
- (B) *Public Interest*. The modification would not have a significantly adverse impact on the public interest;
- (C) *Public Facilities*. The modification would not overburden or otherwise adversely impact public facilities; and
- (D) *Hardship*. Strict application of the development standard would create a legal hardship due to the unusual size, shape, topography, natural conditions, or location of the subject property (provided that such conditions were not existing at the time of the property owner's purchase of the property or created by the property owner or their agent); due to best engineering, design, or construction practices; or due to required preservation of existing environmental or cultural features.

Generally, Planning staff supports Plat with Modification of Standard requests when all lots meet the minimum required lot area under the applicable zoning designation. In this case, all three proposed lots meet both the minimum required lot area and the minimum required lot width under R-1/T/W zoning.

School Impacts

The replatting would re-activate the 2nd lot and the increase of 1 dwelling unit would result in a *diminimus* increase to area school capacity. Thus, no further school impact analysis is needed.

PROJECT ANALYSIS

Findings/Recommendation

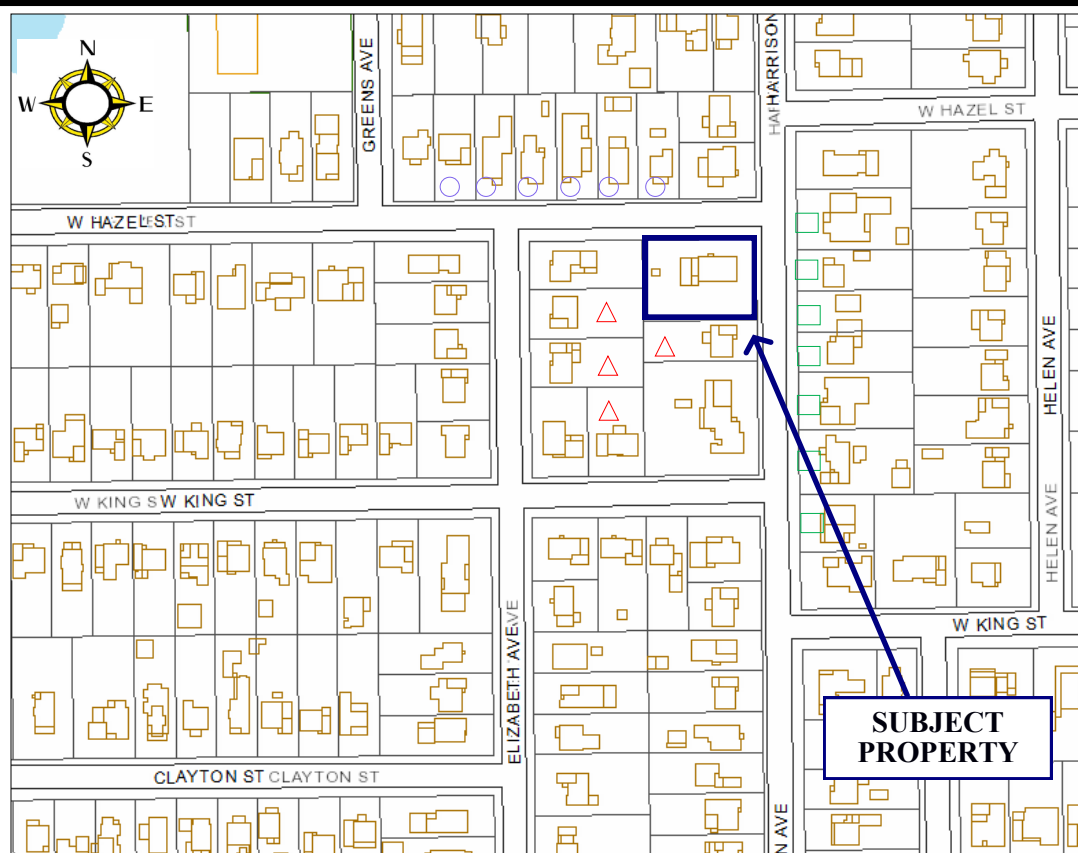
The 400 W. Hazel Street Plat with Modification of Standards is consistent with the requirements for approval of a Minor Subdivision Plat with Modification of Standards as contained in Section 65 Part 3G of the Land Development Code (LDC), per the findings below:

1. The modification is consistent with the stated purpose and intent of the Code and with the City's adopted GMP;
2. The modification would not have a significant adverse impact on the public interest;
3. The modification would not overburden or otherwise adversely impact public facilities; and
4. In terms of hardship, the lot depth of the subject property prior to the proposed replat is 100 ft. The subject property is legally non-conforming and therefore would be impossible to meet the LDC requirement of 110 ft. lot depth.

Based on the information provided in the staff report and the findings noted above, staff recommends **approval** of the 400 W. Hazel St. (Anderson Park) Subdivision Replat with Modification of Standards, per the conditions in this staff report.

AERIAL PHOTO



HAZEL ST.
BLOCK FACE

**Table 3 - Neighborhood
Compatibility FAR Block Face
Analysis**

Address	House Built	Lot Area (sq. ft.)	Living Area (sq. ft.)	FAR
415 W. King St.	1958	7,690 (70 w x 110 d)	1,068	0.13
2909 Elizabeth Ave.	1958	8,364 (60 w x 140 d)	1,101	0.13
2917 Elizabeth Ave.	1959	8,364 (60 w x 140 d)	953	0.11
2914 Harrison Ave.	1957	7,000 (50 w x 140 d)	1,021	0.14
△ Average for block face				0.13
409 W. Hazel St.	1928	6,500 (50 w x 130 d)	1,287	0.20
415 W. Hazel St.	2014	6,500 (50 w x 130 d)	3,231	0.50
417 W. Hazel St.	1915	6,500 (50 w x 130 d)	2,112	0.32
421 W. Hazel St.	1938	6,500 (50 w x 130 d)	1,532	0.24
425 W. Hazel St.	1928	6,500 (50 w x 130 d)	1,803	0.28
433 W. Hazel St.	1976	6,500 (50 w x 130 d)	1,051	0.16
○ Average for opposite block face				0.28
2923 Harrison Ave.	1946	10,581 (75 w x 140 d)	2,170	0.21
2919 Harrison Ave.	1948	7,059 (50 w x 140 d)	646	0.09
2913 Harrison Ave.	1994	7,059 (50 w x 140 d)	600	0.09
2909 Harrison Ave.	1950	7,059 (50 w x 140 d)	1,211	0.17
2907 Harrison Ave.	1958	9,882 (70 w x 140 d)	2,219	0.22
2903 Harrison Ave.	1949	11,294	3,032	0.27
2827 Harrison Ave.	1960	6,382	1,292	0.20
□ Average for opposite block face				0.18
Average for all				0.20

SITE PHOTOS

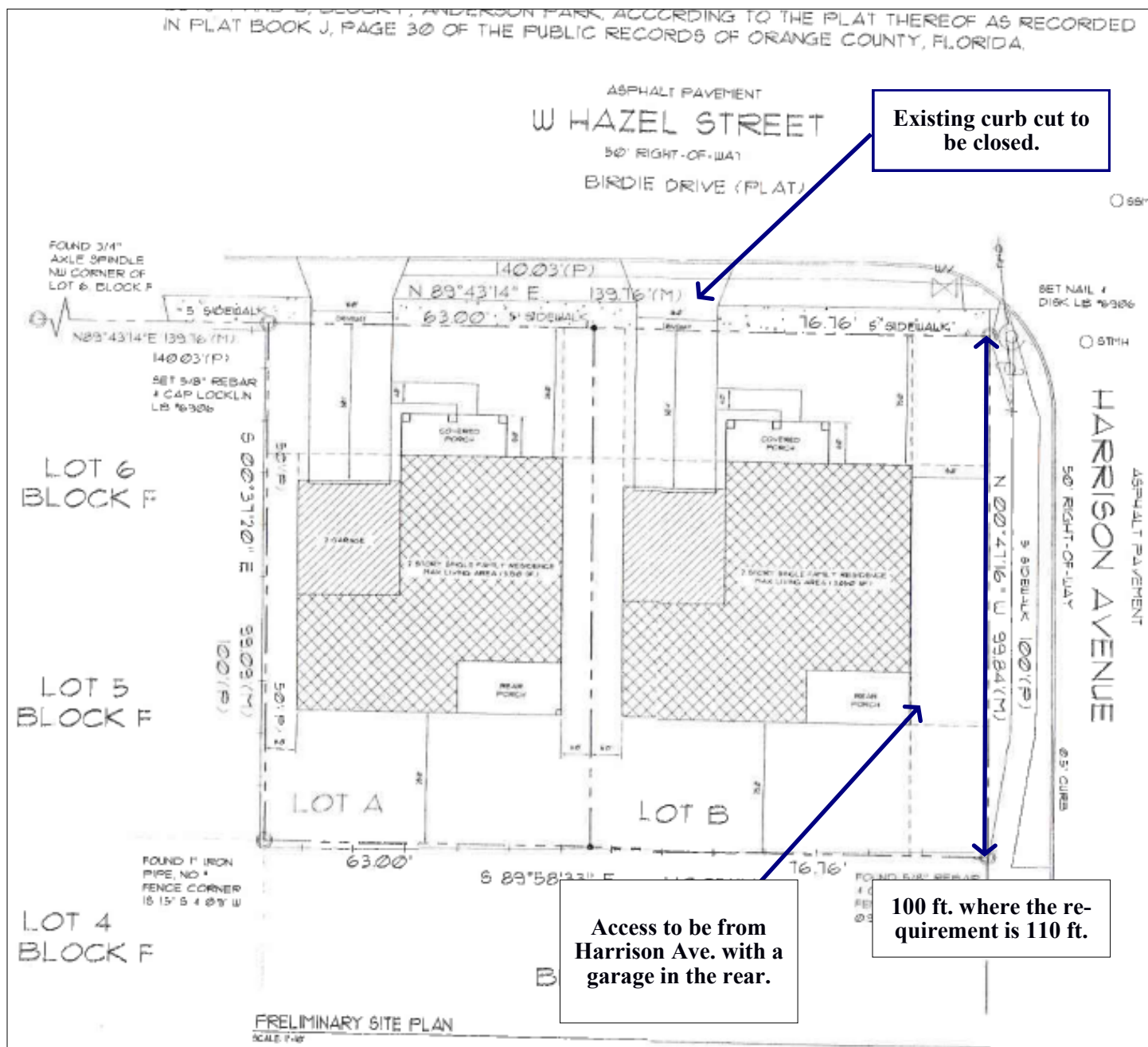


**View of the
existing home
from W. Hazel St.**

**House to be
demolished.**

**Trees in images
will be preserved
with this proposal.**





PROPOSED FRONT ELEVATIONS



The applicant provided similar front elevations for both of the proposed single-family homes.

The corner lot must be altered to accommodate access from Harrison St. and the existing curb cut and driveway must be restored to the landscaping standards.

See additional Urban Design conditions on page 11.

PROPOSED CORNER ELEVATION



Applicant has agreed to alter the proposal to include a garage with access from Harrison Ave. instead of front-loaded with access from W. Hazel St.

See Urban Design conditions of approval for specific design requirements.

CONDITIONS OF APPROVAL - REQUIRED

Land Development

1. Maximum FAR - In order for the proposed houses to “blend” with the existing neighborhood development pattern, the maximum living area of the houses, as provided in this report, must not exceed an FAR of 0.40.
2. Nonconforming Lots - The attached garages for the internal lot must be recessed at least 5 ft., in accordance with LDC Section 58.1152. In this case, staff has required that the applicant provide a garage in the rear for the corner lot with access from Harrison Ave.
3. Consistency with Staff Report - Building permits must match the development plan for the internal lot and the corner lot must have a detached garage. Modifications to the site plan not meeting Code must require approval of a variance prior to permitting.

Engineering/Zoning

After receiving development rights a submittal of plat document will be required.

Transportation Engineering

In order to preserve the available on-street parking on Hazel St, it is recommended that the corner lot have driveway access off of Harrison Ave.

Urban Design

1. Maximum FAR - In order for the proposed two houses to “blend” with the existing neighborhood development pattern, the maximum living area of the new houses must not exceed FAR of 0.4 (not including garages, porches and non-heated/ air-conditioned space).
2. The garage for the new interior lot must be attached and recessed at least 5 ft. behind the principal façade of the new home. The garage for the corner lot must be located and accessed from Harrison Ave. The garage must be recessed at least 5ft behind the principal facade or detached and located in the rear yard.
3. The architecture for each home must not be identical. Each home can share similar architectural features however; the architecture should be authentic to the style employed.
4. The windows on all facades must be recessed 1 to 3 inches from the façade to provide additional design texture and shadow lines on the façades. Architectural details such as window trim, window sills and shutters are to be used.
5. The front elevation architecture and design features on the corner lot must wrap to the street side (Harrison Ave) with similar design features.
6. 15% or more transparency is required for front elevations on both lots. The corner lot street side must have 15% transparency.
7. A wraparound porch for the corner lot is strongly encouraged.
8. Allow the architectural style of the home to provide ideas for plantings. Accentuate special features, for example, a pair of columnar cypress planted in front of the home draws the eye up. Use repetition, by incorporating materials used on the home into your landscape to integrate the two. For example, if you have a stone facade, add a flagstone path. Front and street yard trees will be require for both lots.

Trees

There are (2) medium sized live oaks located in the ROW on Hazel Street (which are not located on the supplied survey). A revised site plan showing the location of the trees in relation to the proposed construction should be supplied before an application is made to the Planning Department. They are to remain and be protected during the construction process. Please contact Andy Kittsley, City of Orlando Urban Forester, at 407-246-2701 to discuss these trees and their protection during construction.

Fire

1. 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.
2. The radius for fire department vehicles must be 30 ft inside and 50 ft outside with a 20 clear unobstructed width. NFPA 1 18.2.3.4.1.1 & 18.2.3.4.3.1
3. The plan indicates fire hydrants will be required. Because building information is not provided, fire hydrant location and spacing will be reviewed at the time of building permitting. All portions of an unsprinklered building must be within 300 ft

CONDITIONS OF APPROVAL

hose lay distance of a fire hydrant. All portions of a sprinklered building must be within 500 ft hose lay distance of a fire hydrant. City Code ch 24.27(f)

Legal

1. A title opinion or certificate pursuant to FS 177.041 must be provided for further review.
2. If nothing is to be dedicated to the public it must so state in the dedication.
3. Pursuant to Florida Law, dedications must be executed in the same manner as a deed. Authorized Representatives are not authorized to execute deeds/dedications unless documentation from the LLC (owner) specifically authorizing the AR is provided.

City Surveyor

Plat must be submitted in order to provide comments.

City Attorney

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

Addressing

Please submit a final plat for review. Engineering Records does not review preliminary plats.

Building Plans

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.

Sewer

Each newly created lot must have its own lateral connection to the sewer main. Sewer mains exist in W Hazel Street and Harrison Avenue. Applicant must coordinate with the Wastewater Division to determine if laterals exist to serve the new development.

INFORMATIONAL (pertains more to development/permitting of the new uses)

Land Development

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 also be obtained before commencing development.

Engineering/Zoning

1. Minor Plat w. Modification of Standards - Upon approval of the project by the Municipal Planning Board, submit ten (10) folded and collated sets of the following items to Permitting:
 - > Copy of the plat
 - > Title opinion, no more than 90 days old with 1 set of supporting documents (can be a digital file) (1 original)
 - > Joinder and Consent (1 original), if applicable.
 - > Boundary Survey
 - > Topographic Survey.
 - > Signed and Sealed Appendix C and lot closure report.
 - > Page 1 of the subdivision application making reference to the SUB case # assigned by Planning.
 - > Any other documents required in the Planning staff report.

Orlando Police Department

The Orlando Police Department has no objections to the plat request for 400 W. Hazel St. A full CPTED review for 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

INFORMATIONAL

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.

Transportation Impact Fees

1. Any new construction, change in use, addition, or redevelopment of a site or structure must be subject to a review for Transportation Impact Fees. An estimated Transportation Impact Fee in the amount of \$7,636.00, based on the construction of 2-Single Family residential units, will be due at the time of building permit issuance, subject to change upon final permit plan review.
For a copy of the complete ordinance or impact fee rate chart, you may reference our website at: <http://www.cityoforlando.net/planning/Transportation/ifees.htm>
2. The applicant must comply with all applicable requirements of Chapter 59, the Concurrency Management Ordinance, to ensure that all public facilities and services are available concurrent with the proposed development, and that the potential impacts on public facilities and services are mitigated.

CONTACT INFORMATION

Land Development

For questions regarding Land Development review, contact Katy Magruder at 407-246-3355 or at katy.magruder@cityoforlando.net.

City Surveyor

If you have any questions, please do not hesitate to call Ken Brown at 407.246.3812 or at Kenneth.brown@cityoforlando.net. You may also contact Richard Allen at 407.246.2788 or at Richard.allen@cityoforlando.net.

Engineering/Zoning

For questions regarding Plat & Engineering/Zoning review, contact Shirley Green at 407-246-2134 or at Shirley.green@cityoforlando.net. To obtain plan review status, schedule/cancel an inspection or obtain inspection results, please call PROMPT, our Interactive Response System at 407.246.4444.

Urban Design

For questions regarding Urban Design review, please contact Terrence Miller at (407) 246-3292 or Terrence.miller@cityoforlando.net.

Growth Management

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

Sewer

For questions regarding Sewer review, contact Vince Genco at 407-246-3722 or at vince.genco@cityoforlando.net.

Building Plan Review

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

Transportation Impact Fees

For questions and information regarding Transportation Impact Fee Rates you may contact Nancy Ottini at (407)246-3529 or nancy.jurus-ottini@cityoforlando.net

REVIEW/APPROVAL PROCESS-NEXT STEPS

1. Following the MPB meeting, the City Council will review and approve the MPB meeting minutes on Mon. October 24, 2016.
2. Following the September MPB meeting, the applicant can re-submit plat and subdivision revisions to Engineering/Zoning (1st floor), who will coordinate the remainder of the plat review process, including scheduling City Council approval of the plat (date to be determined by Engineering/Zoning). The applicant may elect to provide a Hold Harmless Agreement at time of plat resubmittal to allow building permits for the two (2) houses to be issued (if ready for issuance).