

1408 E. Muriel Tandem Plat

Project Overview (updated 1/9/2017)

NOTE: The information presented in this project overview is based on staff's preliminary review of the submitted application and is subject to change. Contact the Project Planner for the latest project information.

Case Number(s): SUB2016-00095

Project Location & Property Size: 1408 E. Muriel St. (north of E Grant St., south of E Muriel St., west of S Fern Creek Ave., and east of Pine Bluff Ave.) District 4, ±0.23 acres



Project Description: Request for Minor Subdivision Tandem Plat to split the existing 50 ft. (wide) by 201 ft. (deep) lot into two 50 ft. (wide) by 100.5 ft. (deep) residential lots and keep the existing house on the northern portion of the site.

Existing Zoning District and Future Land Use Classifications

Future Land Use Classification – R-2A/T (One to Two Family Residential in the Traditional City Overlay District)

Zoning District – RES-LOW (Residential Low Intensity)

Application Documents

Scroll Down for plans submitted by the applicant for this project.

If you wish to review the file, please submit a Public Records Request at:

<http://www.cityoforlando.net/cityclerk/city-records-and-archive-management-services/>

Additional or revised documents may be included in the Staff Report, to be posted on the City's website a week before the tentative public hearing date below, at: [cityoforlando.net/mpb](http://www.cityoforlando.net/mpb) - then click on "Current Agenda."

Parking Availability

At the City Commons Parking Garage located on Boone Ave., between South St. and Anderson St. (on the west side of City Hall). This garage charges a fee. For more information, go to:

<http://www.cityoforlando.net/parking/downtown-parking-locations/>

Contact Information:

Applicant	Staff - Project Planner
Name: Justin Stamper, Brown Dog Home Buyers LLC Address: 1620 N. Orange Ave., Orlando, FL 32804 Phone: 407-733-1110 Email: justin@blueprintgroups.com	Name: TeNeika Neasman Email: teneika.neasman@cityoforlando.net Phone: 407-246-4257

Project Status and Next Steps

December 27, 2016	Application received by City Planning Division
January 3, 2017	Technical Review Committee meeting (tentative)

Boundary Survey

Legal Description:

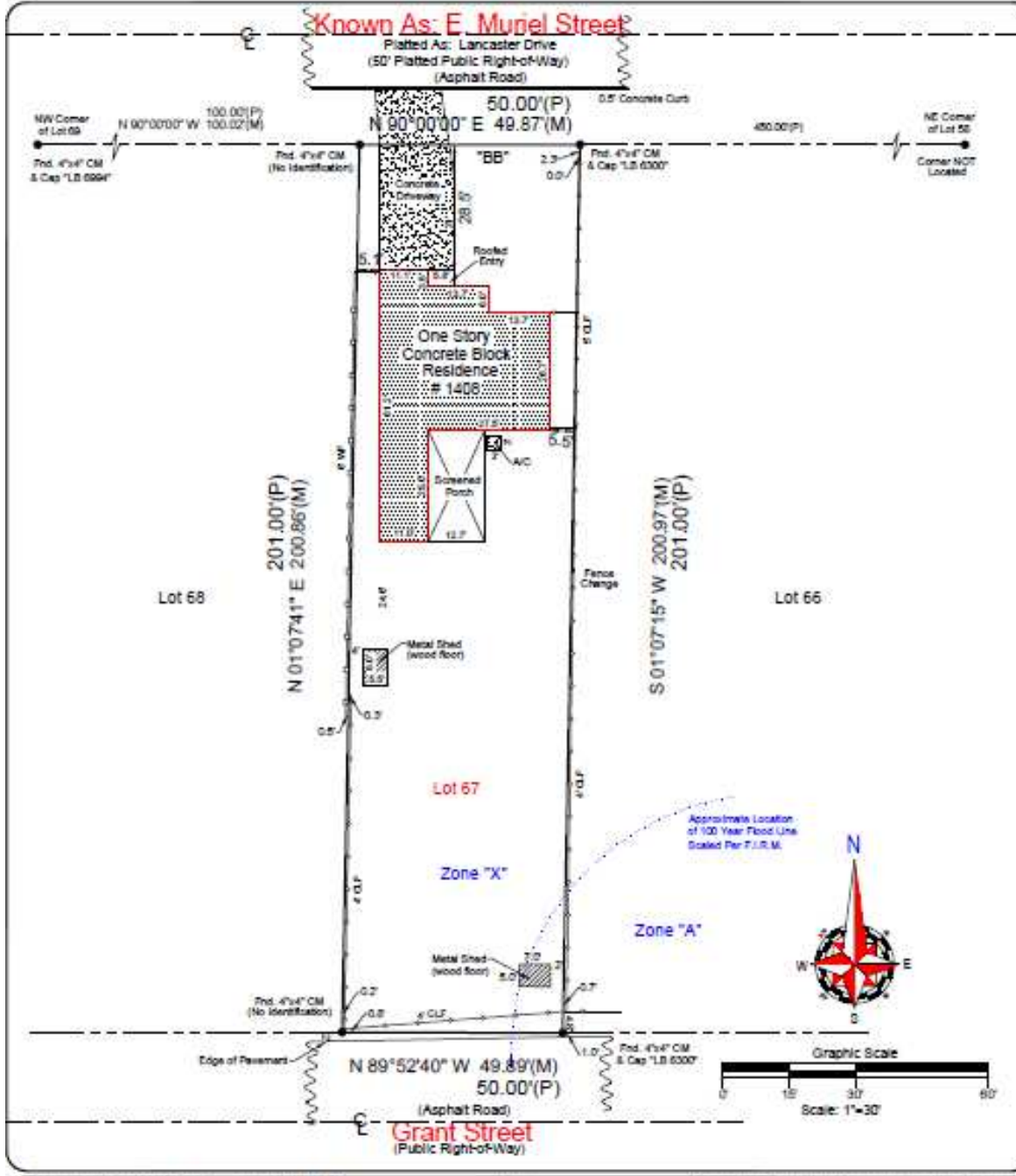
Lot 67, SOUTHERN PINES, according to the Plat thereof as recorded in Plat Book H, Page 112, Public Records of Orange County, Florida.

Flood Disclaimer: By performing a search with the local governing municipality or www.fema.gov, the property appears to be located in zone X, A. This Property was found in City of Orlando, community number 120186, dated 9/25/2009.

CERTIFIED TO:

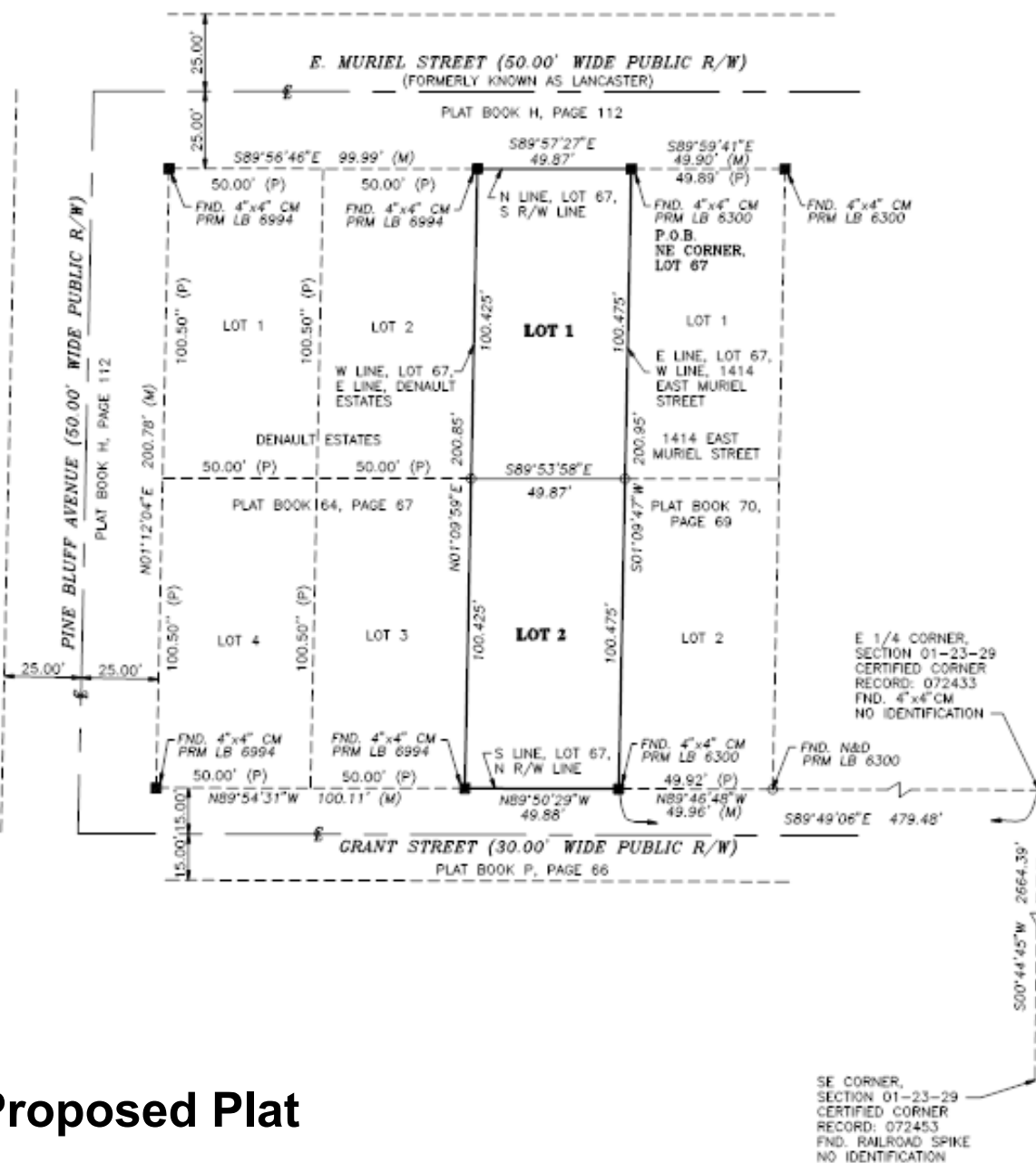
BROWN DOG HOMEBUYERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY
THE TITLE BRIDGE, LLC ALLIANT NATIONAL TITLE INSURANCE COMPANY

MORNINGSIDE CAPITAL LLC, ISAQA, ATIMA



Survey

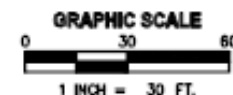




DESCRIPTION

BEGIN AT THE NORTHEAST CORNER OF LOT 67, "SOUTHERN RECORDS IN PLAT BOOK H, PAGE 112, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE 501°09'47"W ALONG THE EAST LINE OF LOT 67 AND THE WEST LINE OF "1414 EAST MURIEL STREET" RECORDED IN PLAT BOOK 70, PAGE 69, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, A DISTANCE OF 200.95 FEET TO THE SOUTHWEST CORNER OF SAID LOT 67 AND THE NORTH RIGHT OF WAY LINE OF "GRANT STREET"; THENCE N89°50'29"W ALONG SAID SOUTH LINE OF LOT 67 AND THE NORTH RIGHT OF WAY LINE OF "GRANT STREET", A DISTANCE OF 49.88 FEET TO THE WEST LINE OF SAID LOT 67 AND THE WEST LINE OF "DENAULT ESTATES", AS RECORDED IN PLAT BOOK 67, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE N01°09'59"E ALONG SAID WEST LINE OF LOT 67 AND THE EAST LINE OF "DENAULT ESTATES", A DISTANCE OF 200.85 FEET TO THE SOUTHWEST CORNER OF SAID LOT 67 AND THE SOUTH RIGHT OF WAY LINE OF "GRANT STREET"; THENCE 589°57'27"E ALONG SAID NORTH LINE OF LOT 67 AND THE SOUTH RIGHT OF WAY LINE OF "GRANT STREET", A DISTANCE OF 49.87 FEET TO THE POINT OF BEGINNING.

CONTAINS 10,018 SQUARE FEET OR 0.2300 ACRES, MORE OR LESS.



Proposed Plat

A tandem is two detached single family units on a single lot that is subsequently subdivided into two smaller fee simple lots, to allow for separate ownership of the units, with each of the new lots smaller than the minimum lot area for single family units generally applicable in the zoning district. The maximum floor area ratio (FAR) for a tandem is 0.50.

Interior Lots Tandem Development:

- Front yard setback: As per the zoning district (25 ft.)
- Side yard setback: 5 ft.
- Rear yard setback: 5 ft.

FIGURE 8C: THROUGH LOT SUBDIVISION (INTERIOR LOT)

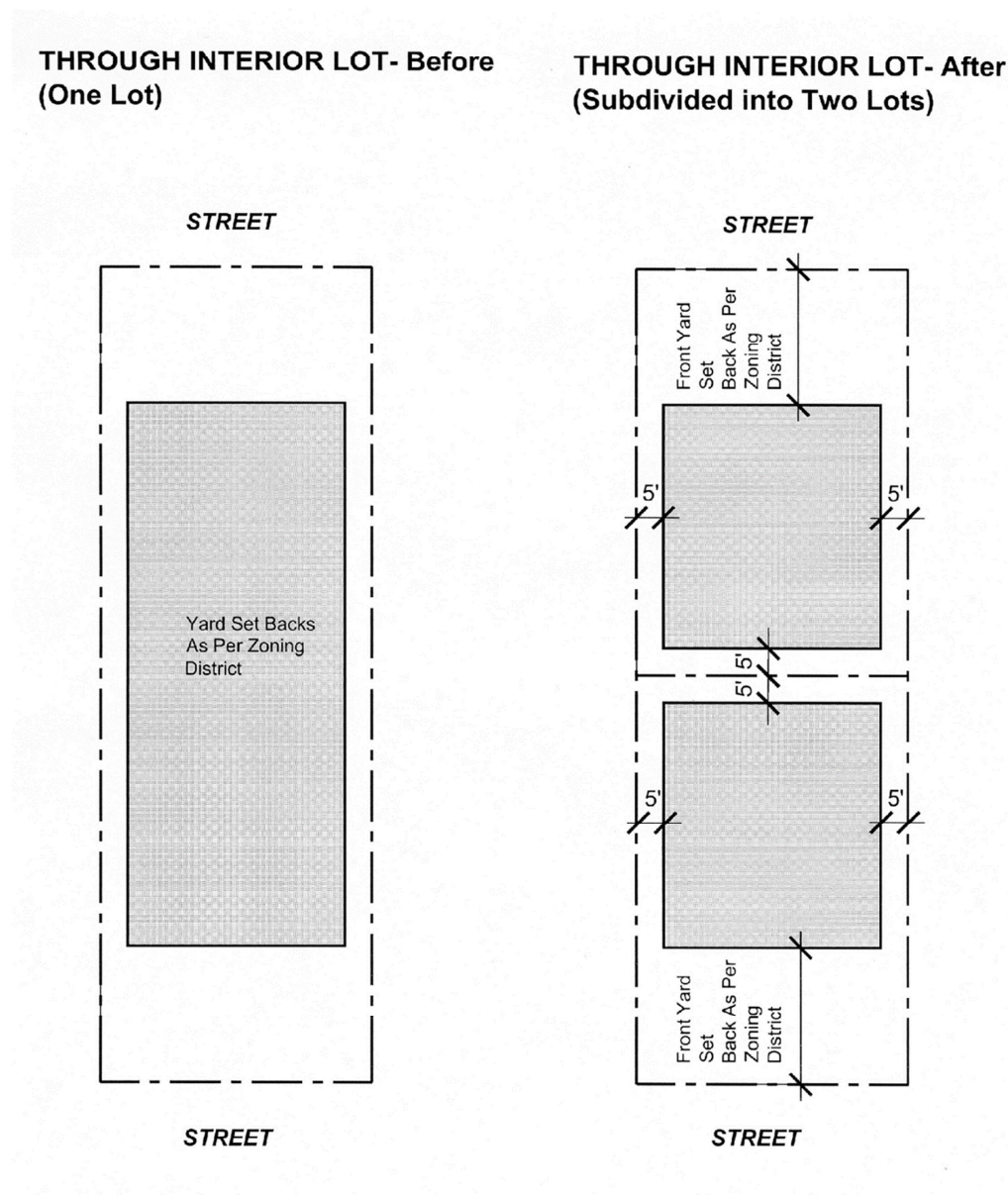


FIGURE 8C: THROUGH LOT SUBDIVISION (INTERIOR LOT)

Orientation. The front and front door of any dwelling unit in a Tandem Single Family Development shall be oriented to such dwelling unit's required front yard.

