

802 SHORT AVE, Orlando, FL 32805

Parcel 292234121101080 · ORLANDO

Needs Investigation

Score: 90 · 2026-06-09



802 SHORT AVE, ORLANDO, FL 32805 03/02/2019

Owner(s)	HOUSING AUTHORITY OF CITY OF ORLANDO
Property Type	MUNICIPAL (OTHER)
Status	Non-Homestead
Flood Zone	X

4 Priority Issues	4 Medium Issues	3 Low Issues	0 Permits on Hold
----------------------	--------------------	-----------------	----------------------

Needs Investigation

SCORE: 90

ISSUE SUMMARY

- 4 Priority
- 4 Medium
- 3 Low
- 1 Info

PROPERTY

Year Built
2009 (17 yrs)

Beds/Baths
3bd/2.0ba

Living Area
1,326 sqft

Flood Zone
X

Municipality
ORLANDO

Homestead
No

RECORDS

Sales on Record
0

Total Permits
11

PUBLIC SAFETY

Predators Nearby
4

Offenders Nearby
12

Not a professional inspection.
Verify all findings independently.



AI ANALYSIS

802 Short Avenue, Orlando, FL 32805: Property History Profile

802 Short Avenue is a modest three-bedroom, two-bathroom single-family residence constructed in 2009, situated on just over one-tenth of an acre in Orlando's urban core. Built with concrete block and stucco exterior walls, the home comprises approximately 1,326 square feet of living space. What distinguishes this property fundamentally from typical residential research is its ownership: it has been held continuously by the Housing Authority of the City of Orlando, a municipal entity rather than a private owner. This institutional classification—recorded in Orange County property records under DOR code 8900 (Municipal/Other)—shapes the property's legal status, use, and transferability in ways that depart significantly from conventional single-family homes.

Ownership & History

Public records show no sales history for this parcel since its construction in 2009, meaning it has remained under Housing Authority stewardship for its entire existence. The property was developed as part of the authority's housing initiatives and has been classified consistently as public municipal property. Unlike typical residential transfers tracked through deed records, public housing properties operate under different governance structures; occupancy, maintenance responsibility, and eventual disposition are governed by housing authority policies rather than free-market transactions. Early deed records or housing authority administrative files would be necessary to trace any prior site use or land assembly before 2009, though such information typically resides with the Housing Authority itself rather than in standard county deed records.

Notable Facts & Public Record Highlights

- ****Building permits from 2008–2009****: Eleven permits on file document the original construction, including foundational work (SBF508-0, closed without final inspection documentation) and electrical work that shows contractor changes mid-project, suggesting scope adjustments during the build process.
- ****Elevator safety devices registered****: Two active traction passenger elevators are listed under DBPR elevator safety licensing (devices 114773 and 114774), an unusual fixture for a single-story residential home. This anomaly may reflect data entry error, former mixed-use status, or elevator placement in an adjacent public structure.
- ****Closed permits with no final inspection****: Building permit BLD2008-04299 remains closed without recorded final inspection, a structural matter that would typically warrant clarification before any property transaction.
- ****Minimal flood risk****: The property sits in FEMA flood zone X (outside the 500-year floodplain), offering protection from standard flood insurance requirements.
- ****Disaster exposure****: Regional FEMA records document repeated hurricane and tropical storm events affecting Orange County (Hurricanes Milton, Idalia, and others; Tropical Storm Debby) between 2023 and 2024, representing area-level weather exposure common to Central Florida.

This property's significance lies not in its age or architectural character but in its status as a public housing asset held in perpetuity by a municipal authority. A researcher investigating this address would do well to contact the Housing Authority of the City of Orlando directly to understand its current and historical operational role, occupancy restrictions, and whether it remains designated for future public use or has been made available for private disposition. The closed permits and elevator licensing oddities suggest either incomplete digitization of older records or undisclosed structural

Needs Investigation

SCORE: 90

ISSUE SUMMARY

- 4 Priority
- 4 Medium
- 3 Low
- 1 Info

PROPERTY

Year Built
2009 (17 yrs)Beds/Baths
3bd/2.0baLiving Area
1,326 sqftFlood Zone
XMunicipality
ORLANDOHomestead
No

RECORDS

Sales on Record
0Total Permits
11

PUBLIC SAFETY

Predators Nearby
4Offenders Nearby
12

Not a professional inspection.
Verify all findings independently.



history warranting further clarification.

ISSUES FOUND — SUMMARY

Full details with source citations begin on the next page.

[PRIORITY] Crime & Safety

68 homicide(s) within 1 mile since 2020 — 6 in last 5 years

[PRIORITY] Ownership & Title

Public housing authority ownership limits buyer use

[PRIORITY] Permits & Construction

Closed BUILDING permit, no final inspection (2008)

[PRIORITY] Permits & Construction

SBF permit closed without completion documentation

[MEDIUM] Crime & Safety

16 officer-involved shooting(s) within 1 mile — 6 fatal (closest: 0.2 mi)

[MEDIUM] Environmental & Natural Hazards

20 FEMA disasters recorded in property history

[MEDIUM] Permits & Construction

Electrical contractor discrepancy in permit records

[MEDIUM] Public Safety

4 predator(s) and 12 offender(s) within ½ mile

[LOW] Environmental & Natural Hazards

FEMA disaster history: Hurricane, Severe Storm

[LOW] Other

Elevator safety devices present but residential property

[LOW] Utilities & Infrastructure

Water heater may be original — no replacement permit

Needs Investigation

SCORE: 90

ISSUE SUMMARY

- 4 Priority
- 4 Medium
- 3 Low
- 1 Info

PROPERTY

Year Built
2009 (17 yrs)

Beds/Baths
3bd/2.0ba

Living Area
1,326 sqft

Flood Zone
X

Municipality
ORLANDO

Homestead
No

RECORDS

Sales on Record
0

Total Permits
11

PUBLIC SAFETY

Predators Nearby
4

Offenders Nearby
12

Not a professional inspection.
Verify all findings independently.



ISSUES FOUND — FULL DETAIL

[PRIORITY] Crime & Safety**68 homicide(s) within 1 mile since 2020 — 6 in last 5 years**

Orange County Medical Examiner records show 68 homicide(s) within 1 mile of this property since 2020, including 6 in the last 5 years. This reflects area-level context, not risk specific to this property. Source: OCFL Medical Examiner public data.

Source: Orange County / Osceola County Medical Examiner (OCFL)

[PRIORITY] Ownership & Title**Public housing authority ownership limits buyer use**

Property is owned by Housing Authority of City of Orlando with DOR code 8900 (Municipal Other). Public housing properties typically have restrictions on occupancy, transfer, and use that differ from standard residential purchases. Buyer must verify eligibility requirements and any deed restrictions before proceeding. Recommended action: Contact Housing Authority of City of Orlando directly to confirm property is available for private purchase and review all occupancy/transfer restrictions

Source: AI analysis (claude-haiku-4-5-20251001)

[PRIORITY] Permits & Construction**Closed BUILDING permit, no final inspection (2008)**

Permit BLD2008-04299 (BUILDING — ORLANDO HOUSING AUTHORITY-TENT) issued 2008 shows CLOSED status but has no final inspection date. This is a structural permit — uninspected structural work can affect safety, insurance, and financing. A home inspector and lender should be notified before closing.

Source: rule: closed permit without final inspection

[PRIORITY] Permits & Construction**SBF permit closed without completion documentation**

Permit SBF508-0 (issued 2008-01-09) shows CLOSED status with no final date and blank contractor field. SBF permits typically cover site/building foundation work; closure without final suggests work status is unknown. Recommended action: Request permit file from Orlando to clarify SBF scope, work completion status, and reason for closure without final inspection

Source: AI analysis (claude-haiku-4-5-20251001)

[MEDIUM] Crime & Safety**16 officer-involved shooting(s) within 1 mile — 6 fatal (closest: 0.2 mi)**

OPD records show 16 officer-involved shooting(s) within 1 mile since 2009, including 6 fatal. 6 in the last 5 years. Nearest: Carter Street and South Parramore Avenue on 2023-09-26 (Unknown Trouble/Person Robbery). Area context — does not indicate risk at this specific property.

Source: City of Orlando OPD Open Data

[MEDIUM] Environmental & Natural Hazards**20 FEMA disasters recorded in property history**

Property has experienced 20 documented FEMA disaster events. Combined with 16 officer-involved shootings and 68 homicides within 1 mile, this indicates high-risk area with significant environmental and safety exposure. Recommended action: Review specific FEMA disaster types and dates; obtain flood history, wind/hail damage claims, and structural resilience assessment

Source: AI analysis (claude-haiku-4-5-20251001)

[MEDIUM] Permits & Construction**Electrical contractor discrepancy in permit records**

Two electrical permits issued same date (2008-06-30, ELE2008-03280) and (2008-12-26, ELE2008-06305) reference same location but different contractors (Sentinel Security vs. Courteaux Electric). Overlapping or duplicate work may indicate rework or scope confusion. Recommended action: Cross-reference electrical permits with final inspection reports to confirm both work scopes were legitimate and separately completed

Source: AI analysis (claude-haiku-4-5-20251001)

Needs Investigation

SCORE: 90

ISSUE SUMMARY

- 4 Priority
- 4 Medium
- 3 Low
- 1 Info

PROPERTY

Year Built
2009 (17 yrs)

Beds/Baths
3bd/2.0ba

Living Area
1,326 sqft

Flood Zone
X

Municipality
ORLANDO

Homestead
No

RECORDS

Sales on Record
0

Total Permits
11

PUBLIC SAFETY

Predators Nearby
4

Offenders Nearby
12

Not a professional inspection.
Verify all findings independently.

**[MEDIUM]** Public Safety**4 predator(s) and 12 offender(s) within ½ mile**

The FDLE public registry shows 4 sexual predator(s) and 12 sex offender(s) within ½ mile of this property — 16 total registered individuals. Sexual predators are the highest-risk classification under Florida Statute 775.21.

Verify current locations at offender.fdle.state.fl.us before closing.

Source: FDLE

[LOW] Environmental & Natural Hazards**FEMA disaster history: Hurricane, Severe Storm**

FEMA records show 14 declared disaster event(s) for ORLANDO (Hurricane, Severe Storm, 2008, 2016, 2017). Note: FEMA declarations are county-wide and do not indicate this specific property was damaged.

Request seller disclosures for any storm damage or insurance claims.

Source: rule: FEMA disaster history

[LOW] Other**Elevator safety devices present but residential property**

Property record shows 2 active elevator safety devices despite being classified as 3-bed, 1-floor residential home. This suggests possible data entry error, property history as multi-unit/commercial structure, or elevator in adjacent building. Recommended action: Verify property is single-family residential; clarify elevator data in DBPR records and confirm no undisclosed multi-unit/commercial components

Source: AI analysis (claude-haiku-4-5-20251001)

[LOW] Utilities & Infrastructure**Water heater may be original — no replacement permit**

No water heater replacement permit on file for this ~17-year-old home. Water heaters last 10-12 years. Ask seller when it was last replaced and request documentation.

Source: rule: water heater age

PROPERTY DETAILS

Owner(s)	HOUSING AUTHORITY OF CITY OF ORLANDO
Property Type	MUNICIPAL (OTHER)
Year Built	2009 (17 yrs)
Beds / Baths	3 bd / 2.0 ba
Living Area	1,326 sq ft
Gross Area	2,046 sq ft
Floors	1
Exterior Wall	Cb Stucco
Land Area	5,247 sq ft / 0.12 ac
Flood Zone	X
Municipality	ORLANDO
Sales on Record	0
Total Permits	11

INFORMATIONAL

Unverified — does not affect risk rating.

Needs Investigation

SCORE: 90

ISSUE SUMMARY

- 4 Priority
- 4 Medium
- 3 Low
- 1 Info

PROPERTY

Year Built
2009 (17 yrs)

Beds/Baths
3bd/2.0ba

Living Area
1,326 sqft

Flood Zone
X

Municipality
ORLANDO

Homestead
No

RECORDS

Sales on Record
0

Total Permits
11

PUBLIC SAFETY

Predators Nearby
4

Offenders Nearby
12

Not a professional inspection.
Verify all findings independently.

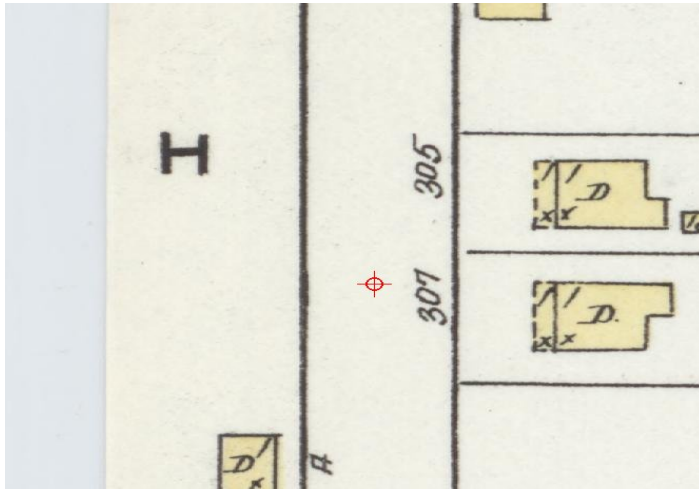
[INFO] Neighborhood & Environment

9 active planning/zoning application(s) nearby

9 active planning or zoning application(s) near this property: 745 Short Ave. (Parramore Oaks Phase Two) [Open]; CRA Parramore Housing [Open]; 802 W. Church St. - Admin MPL [Open]. These may indicate upcoming development, rezoning, or variances. Review at cityoforlando.net or contact the Planning Division.

Source: City of Orlando Planning & Development

HISTORICAL LAND USE — SANBORN MAP 1919



Sanborn Fire Insurance Map · 1919 · sanborn01322_008_sheet022

Prior Use (1956)	Vacant lot
Contamination Risk	LOW
Adjacent Uses	Dwelling (D) - residential structures nearby
Map Notes	Lot numbers 305, 301, 4 visible along property lines; 'H' marking visible on adjacent block

The marked property at 802 Short Ave appears to be a vacant lot with no structure present at the time of this survey. The surrounding area consists primarily of residential dwellings (marked 'D' indicating frame construction), suggesting a low-density residential neighborhood with minimal contamination risk.

HISTORICAL LAND USE — SANBORN MAP 1919

Needs Investigation

SCORE: 90

ISSUE SUMMARY

- 4 Priority
- 4 Medium
- 3 Low
- 1 Info

PROPERTY

Year Built
2009 (17 yrs)

Beds/Baths
3bd/2.0ba

Living Area
1,326 sqft

Flood Zone
X

Municipality
ORLANDO

Homestead
No

RECORDS

Sales on Record
0

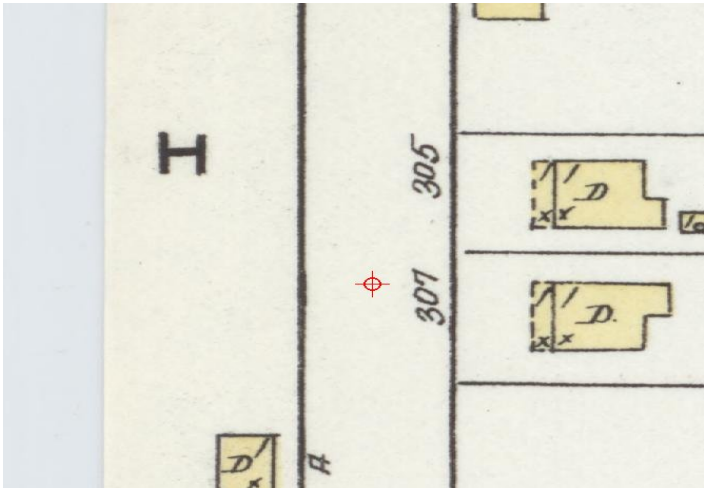
Total Permits
11

PUBLIC SAFETY

Predators Nearby
4

Offenders Nearby
12

Not a professional inspection.
Verify all findings independently.



Sanborn Fire Insurance Map - 1919 · sanborn01322_008_sheet022

Prior Use (1956)	Vacant lot
Contamination Risk	LOW
Adjacent Uses	Dwelling (D) - residential structures nearby
Map Notes	Lot numbers 305, 301, 4 visible along property lines; 'H' marking visible on adjacent block

The marked property at 802 Short Ave appears to be a vacant lot with no structure present at the time of this survey. The surrounding area consists primarily of residential dwellings (marked 'D' indicating frame construction), suggesting a low-density residential neighborhood with minimal contamination risk.

IMPORTANT DISCLOSURES: This Property Dossier is a research aid generated from public records and is NOT a substitute for a licensed home inspection, environmental assessment, title search, survey, or legal/financial advice. AI-generated content may contain errors — verify all findings independently. Data from OCPA, FEMA, FDEP, FDLE, and third-party sources may be incomplete or outdated. Always consult a licensed real estate attorney, title company, and certified inspector before completing any transaction. Patent pending. © Egret Property Investigators.

Needs Investigation

SCORE: 90

ISSUE SUMMARY

- 4 Priority
- 4 Medium
- 3 Low
- 1 Info

PROPERTY

Year Built
2009 (17 yrs)

Beds/Baths
3bd/2.0ba

Living Area
1,326 sqft

Flood Zone
X

Municipality
ORLANDO

Homestead
No

RECORDS

Sales on Record
0

Total Permits
11

PUBLIC SAFETY

Predators Nearby
4

Offenders Nearby
12

Not a professional inspection.
Verify all findings independently.