

Baylarian Plat with Modifications

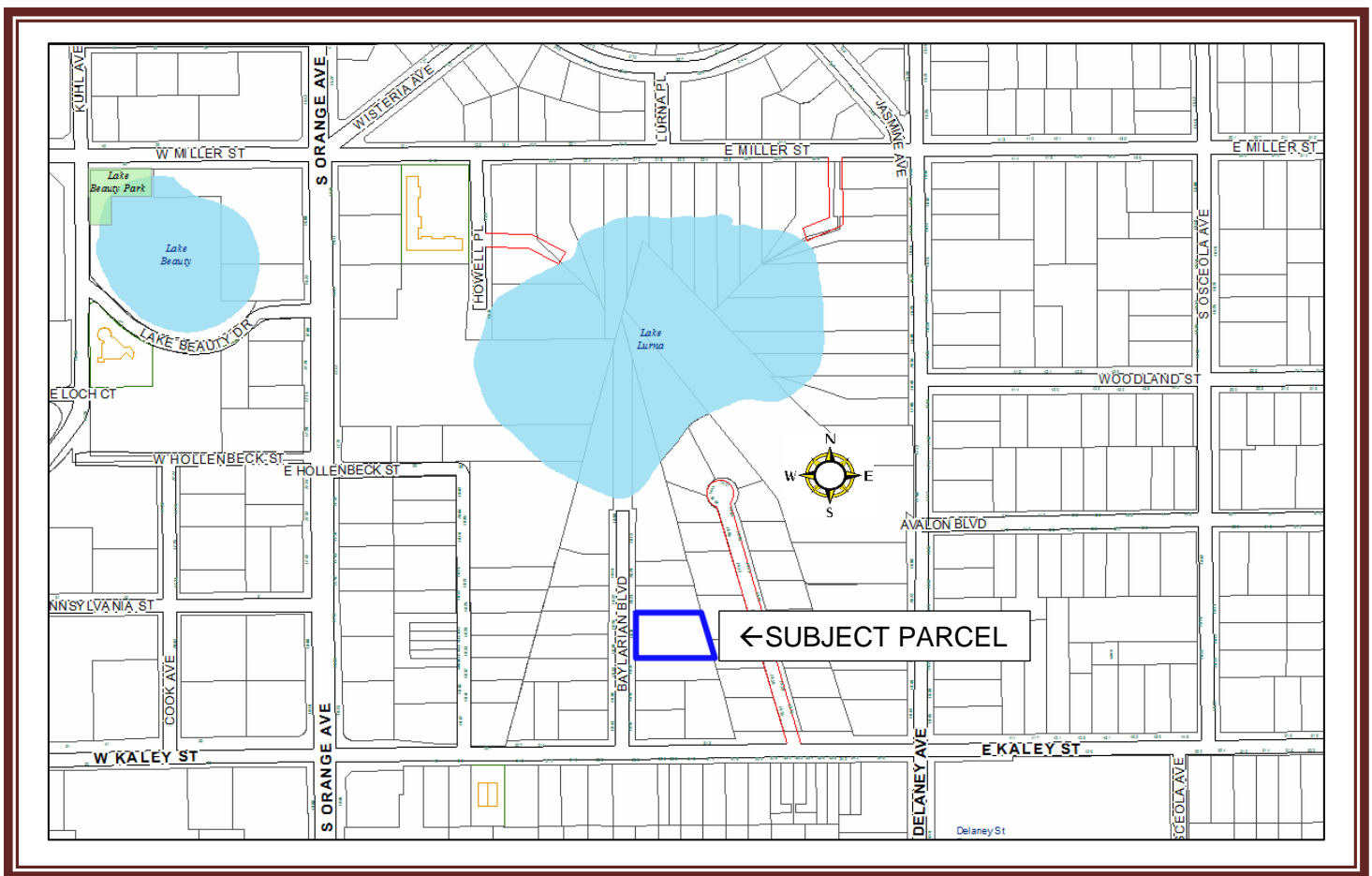
Project Overview (updated 11/30/2016)

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): SUB2016-00088

Project Location & Property Size: 1831 Baylarian Blvd. (east side of Baylarian Blvd., north of E. Kaley St. and east of S. Orange Ave.), 0.37 acres, District 4.

Project Description: Request to replat a property with a Modification of Standards (MOD), to develop two (2) new homes on 2 lots. The MOD is needed due to lot width being less than the minimum required 55 ft. (50-ft. lot widths proposed).



Existing Zoning District and Future Land Use Classifications

Future Land Use Classification – RES-LOW (Residential Low Intensity)

Zoning District – R-1/T (One-Family Residential, Traditional City Overlay)

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 - then click on "Current Agenda."

Contact Information:

Applicant	Staff - Project Planner
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Project Status and Next Steps

November 21, 2016	Application received by City Planning Division
January 11, 2017	Staff Report available at cityoforlando.net/mpb
January 17, 2017	at 8:30 AM - Municipal Planning Board meeting (tentative)

Project Description

PIDKO LLC proposed an urban design infill redevelopment located on South Downtown Orlando within the traditional city neighborhood of Paradise Park. The property address is 1831 Baylarian Blvd, Orlando FL 32806. The existing home built in 1940 contains a gross area of 2,064 sf on a 0.36 Acre or 15,971 SqFt lot classified as R-1/T zoning district. The plan consists of replacing and demolishing the existing home, subdividing the lot, and replace with two new beautiful designed energy efficient single family homes. These new homes will have quality architectural design elements including; similar sized lots (50' wide), off-street 2 car garage (rear parking), and enhance landscaping and urban designs per City of Orlando Growth Management Plan.

Each home will have approximately 2,877 and 2,845 square feet respectively of A/C living space area. Each home contains 4 bedrooms and 3.5 bathrooms. This feature design will be sensitive in character and compatible in scale with the existing homes in the neighborhood. In addition, this type of development reduces urban sprawl, encourages the revitalization of the downtown surrounding core, and enhances the neighborhood.

Based on our own analysis the proposed plan if approved will intend to conserve the general character of established one family single family neighborhoods. The plan takes into consideration a Floor Area Ratio (FAR) of .38 for Lot 5 and .34 for Lot 6 versus an average of .27 for existing interior lots. See below previous actions on subject property and Baylarian Blvd block face comparison.

Previous Actions:

- 1924 – Subject property platted in the Paradise Park Subdivision. Lot 5 with 55 ft wide and Lot 6 with 50 ft. <- Revert Not Possible – Northern 5 ft. sold off
- 1940 – Existing home built
- 2016 – Existing home purchased by PIDKO LLC

Baylarian Blvd Block Face Comparison

Zoning: R-1/T (Requires minimum 55 ft (w) x 110 ft (d) & 6,000 SqFt lot area)

Future Land Use: Residential Low

Subject: 1831 Baylarian Blvd, Orlando FL 32806 Land Area: Acres: 0.366 SqFt: 15,971

Lake Lurna				
1808		Baylarian Blvd	1813	
1816			1819	
1822			1823	
NC	1826		1831	Lot 5
NC	1830		[Subject]	Lot 6
NC	1834		1837 NC	
	1840		1841	
	1844		1847	
Keley St.				

NC: Non-Conforming Lot

There are 10 lots on the block face (excluding corner lots); of which 6 lots are conforming, meeting the minimum 55 ft. lot width and 110 ft. lot depth requirements (60%). There are 4 non-conforming lots (40%).

Address	House Built	Lot Area			Living Area	FAR	Garage
		SqFt	Dimension				
			W'	D'			
Lot 5*	2017	7,644	50	146.03	±2,877	0.38	Rear
Lot6**	2017	8,327	50	173.39	±2,845	0.34	Rear

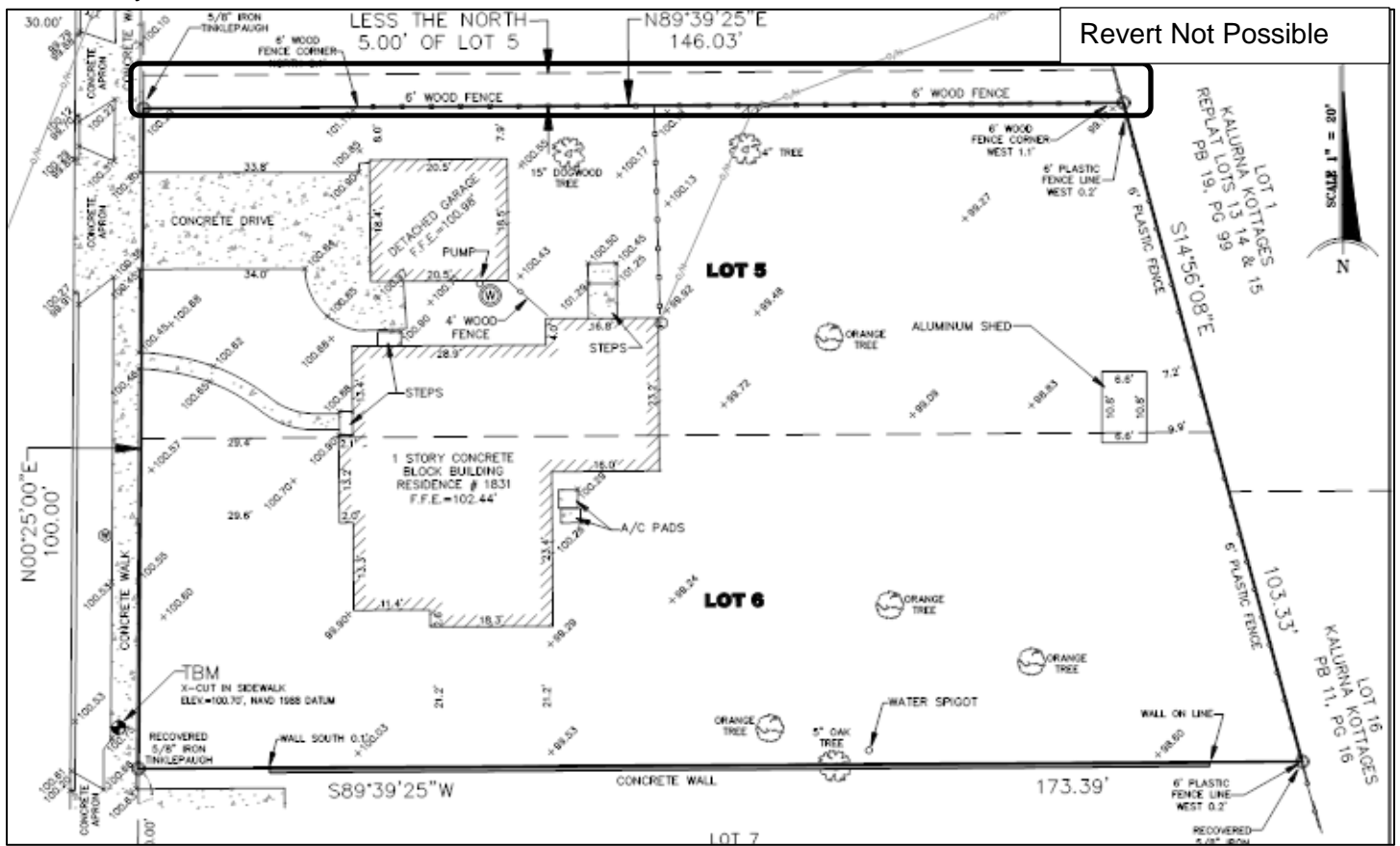
* Area of Lot 5 after lot split is approximately 1,644 SqFt more than the minimum required

** Area of Lot 6 after lot split is approximately 2,327 SqFt more than the minimum required

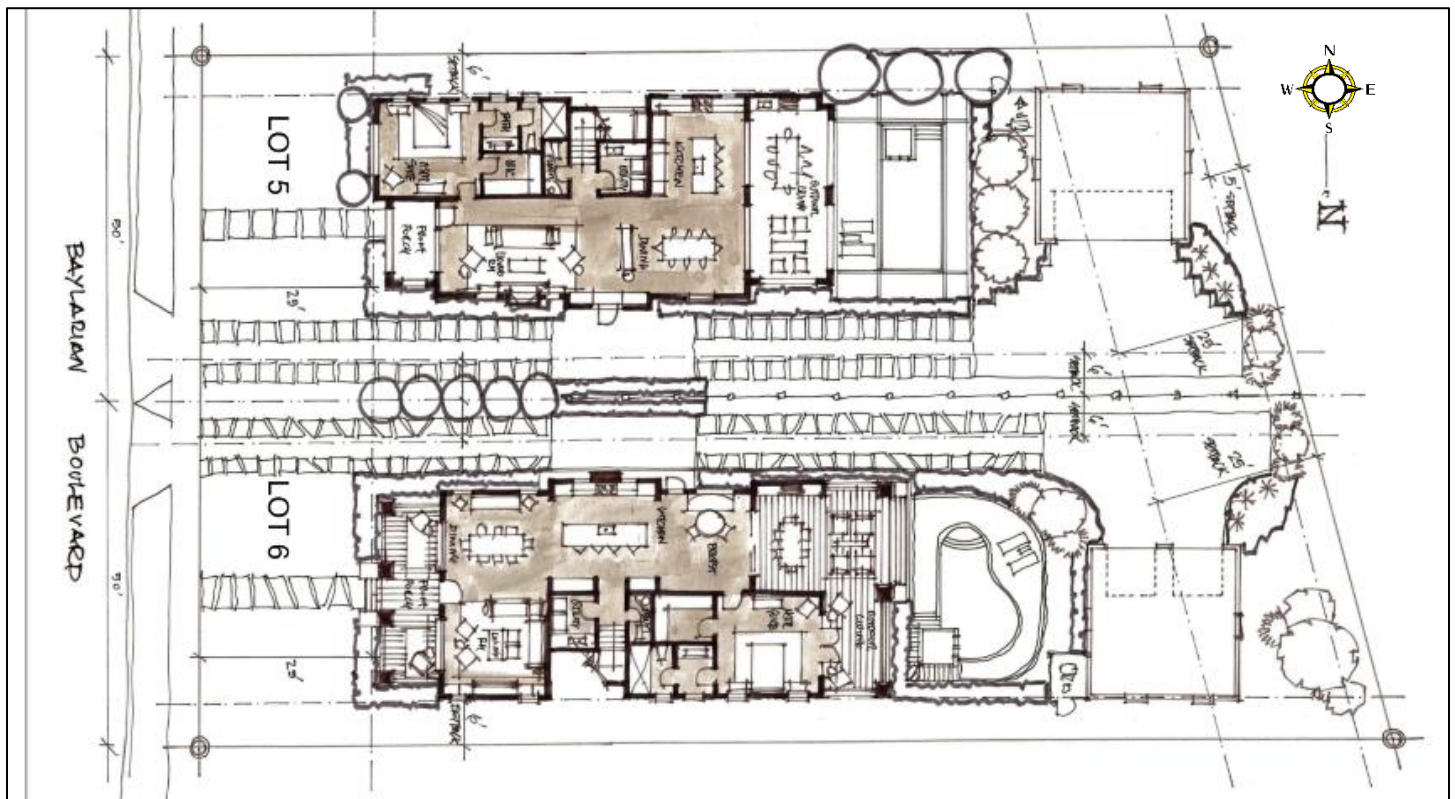
Existing (**Bold** signifies non-conforming lot width or depth)

Address	House Built	Lot Area			Living Area	FAR	Garage
		SqFt	Lot Dimensions				
			W'	D'			
Corner Lots Facing Keley St.							
1847	1940	7,150	65	110	1,189	0.17	Side St
1844	1940	7,150	65	110	1,043	0.15	Side St
Average		7,150			1,116	0.16	
Interior Lots							
1841	1951	7,150	65	110	1,317	0.18	Front
1840	1940	7,150	65	110	1,850	0.26	Rear
1837	2008	9,011	50	180	3,659	0.41	Rear
1834	1939	9,151	50	183	1,242	0.14	Front
1830	1925	8,966	53	169	1,933	0.22	Rear
1826	1948	8,066	52	155	1,359	0.17	Front
1823	1946	8,251	60	138	1,080	0.13	Rear
1822	1940	7,729	55	141	2,300	0.30	Rear
1819	2007	6,712	55	122	3,848	0.57	Front
1816	2013	9,138	71	129	3,451	0.38	Rear
Average		8,132			2,204	0.27	
Corner Lots Facing LakeLurna							
1813	1940	16,553	115		2,741	0.17	Rear
1808	1940	13,504	97.5		2,176	0.16	Front
Average		15,028			2,459	0.16	

Site Survey



PROPOSED SITE PLAN



Building Elevations



NABRALLAH ARCHITECTURAL GROUP 1831 BAYLARIAN BLVD. NOVEMBER 14, 2016



UNIT 5 & 6 FRONT ELEVATION



UNIT 5 & 6 REAR ELEVATION



UNIT 5 LEFT SIDE ELEVATION



1 UNIT 6 LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



2 UNIT 6 RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



3 UNIT 5 RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"