

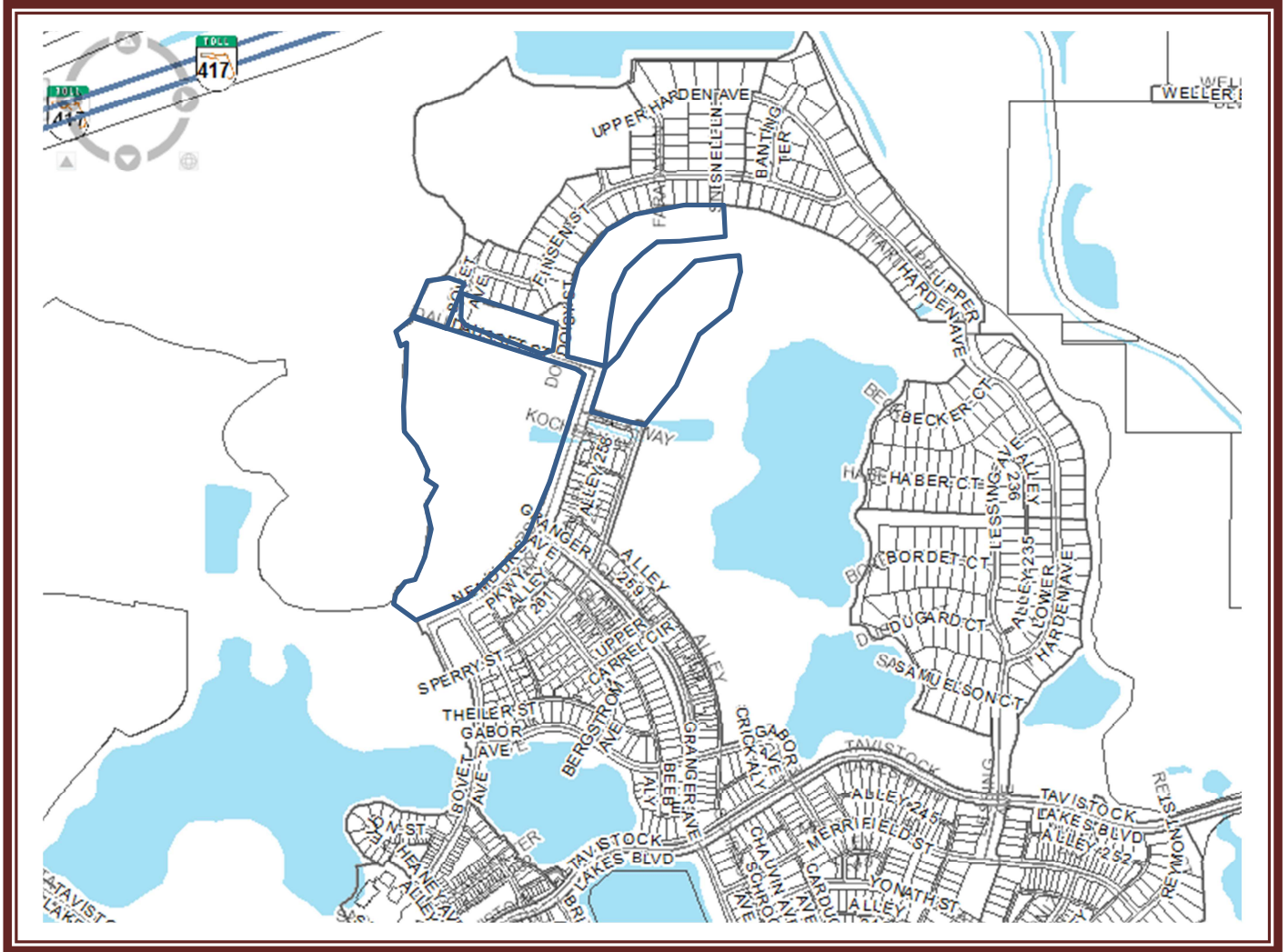
Laureate Park Phase 8

Project Overview (updated 4/28/2017)

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): SUB2016-00085

Project Location & Property Size: North, east and west of Nemours Parkway, East of Lake Nona Boulevard, north of Tavistock Lakes Boulevard, south of Central Florida Greenway (SR 417) (±38.3 acres) District 1



Project Description: Major Subdivision to plat 208 residential units for Laureate Park Phase 8.

Existing Zoning District and Future Land Use Classifications

Future Land Use Classification – Urban Village

Zoning District – PD/AN

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."

Public Hearing

This project is tentatively scheduled for a public hearing at the Technical Review Committee on December 6, 2016. (City Hall 2nd floor, City Council Chambers, 2:00 PM)

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: Heather Isaac Company: Tavistock Development Company, LLC Address: 6900 Tavistock Lakes Blvd. Suite 200 Phone: 407-888-6514 Email: hisaacs@tavistock.com	Name: Colandra Jones, AICP, Planner III Email: colandra.jones@cityoforlando.net Phone: 407-246-3415

Project Status and Next Steps

October 24, 2016	Application received by City Planning Division
December 6, 2016	at 2:00 PM – Technical Review Committee meeting (tentative)

MASTER JEWEL
 OS-B = OPEN SPACE TRACT
 LU-B = LANDSCAPE AND UTILITIES



DEVELOPMENT STANDARDS

LOT TYPE	FRONT SETBACK	FRONT YARD ENCROACHMENT	SIDE STREET/FRONT SETBACK	REAR STREET ENCROACHMENT	REAR STREET/ALLEY SETBACK	TWO STORY SIDE SETBACK	REAR ALLEY SETBACK ⁽¹⁾	REAR NON-ALLEY SETBACK ⁽¹⁾
① 20'x120'	15'	5'	15'	5'	5'	5'	5'	N/A
② 40'x120'	15'	5'	15'	5'	5'	5'	5'	N/A
③ 45'x120'	15'	5'	15'	5'	5'	5'	5'	N/A
④ 50'x120'	15'	5'	15'	5'	5'	5'	5'	N/A
⑤ 55'x130'	15'	5'	15'	5'	5'	5'x10'	N/A	20' ⁽²⁾
⑥ 60'x130'	15'	5'	15'	5'	5'	5'x10'	N/A	20' ⁽²⁾
⑦ 70'x80'	15'	5'	15'	5'	5'	5'	5'	N/A
⑧ 70'x130'	15'	5'	15'	5'	5'	5'x10'	N/A	20' ⁽²⁾
⑨ BIG HOUSE	15'	5'	15'	5'	5'	5'x10'	5'	N/A
⑩ JEWEL BOX (MIN. 10'x10')	15'	5'	15'	5'	5'	5'	5'	N/A

JEWEL BOX LOT TYPE	DIMENSIONS	STREET FRONT SETBACK	FRONT YARD ENCROACHMENT	FRONT ALLEY SETBACK	FRONT SETBACK	INTERIOR SIDE SETBACK	TWO STORY SIDE SETBACK	REAR ALLEY SETBACK
⑪	VARIES	15'	5'	5'	5'	5'	5'	5'

NOTES

- EXCEPT 5' SIDE SETBACKS FOR ATTACHED TWO STORY REAR GARAGES.
- ACCESSORY STRUCTURES MAY BE PLACED 5' OFF THE REAR PROPERTY LINE.
- ACCESSORY STRUCTURES SHALL NOT EXCEED 500 SQUARE FEET MAY BE EITHER DETACHED OR CONNECTED WITH AN OPEN-AIR COVERED WALKWAY.
- A MINIMUM OF 10' SEPARATION FROM WALL PLANE (OR FOUNDATION WALLS IF AN OPEN-AIR STRUCTURE) IS REQUIRED BETWEEN THE ACCESSORY STRUCTURE AND THE MAINHOUSE.
- GARAGES ARE REQUIRED TO BE EITHER 5' OR 15' OFF THE REAR PROPERTY LINE. LOTS DEEPER THAN THE STANDARD SIZE MAY BE GRANTED AN EXCEPTION.
- (NOTE: THE SETBACK INFORMATION SHOWN HEREON IS FOR INFORMATION PURPOSES ONLY. THE SETBACKS LISTED WITHIN THE APPROVED LAMINATE PINK-PHASE 8 SHAP SHALL SUPERSEDE THE INFORMATION LISTED HEREON.)

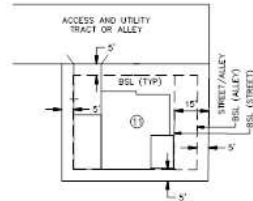
PHASE 8 LOT SUMMARY

LOT TYPE	NUMBER OF LOTS
① 30'x120'	32
② 40'x120'	39
③ 45'x120'	34
④ 50'x120'	40
⑤ 55'x130'	3
⑥ 60'x130'	4
⑦ 70'x80'	13
⑧ 70'x130'	1
⑨ BIG HOUSE	9
⑩ TOWNHOUSE	17
⑪ JEWEL BOX	19
TOTALS	338

(NOTE: LOT COUNT AND DISTRIBUTION MAY BE PROVIDED AT DEVELOPER'S DISCRETION, SUBJECT TO PLANNING OFFICIAL APPROVAL.

NOTES

- The lands shown herein within Phase 8 will be part of a public subdivision.
- The Master Site Plan for the subdivision shown on this map is subject to the City Planning Department's review and approval. The City Planning Department may require the developer to provide additional information to the City Planning Department.
- The property owner and/or developer may be required to provide additional information to the City Planning Department.
- Conditions shown herein are subject to the City Planning Department's review and approval. The City Planning Department may require the developer to provide additional information to the City Planning Department.



LOT TYPE 11 DIAGRAM
 LOT DIMENSIONS VARY

