

Park Lake Highland Plat

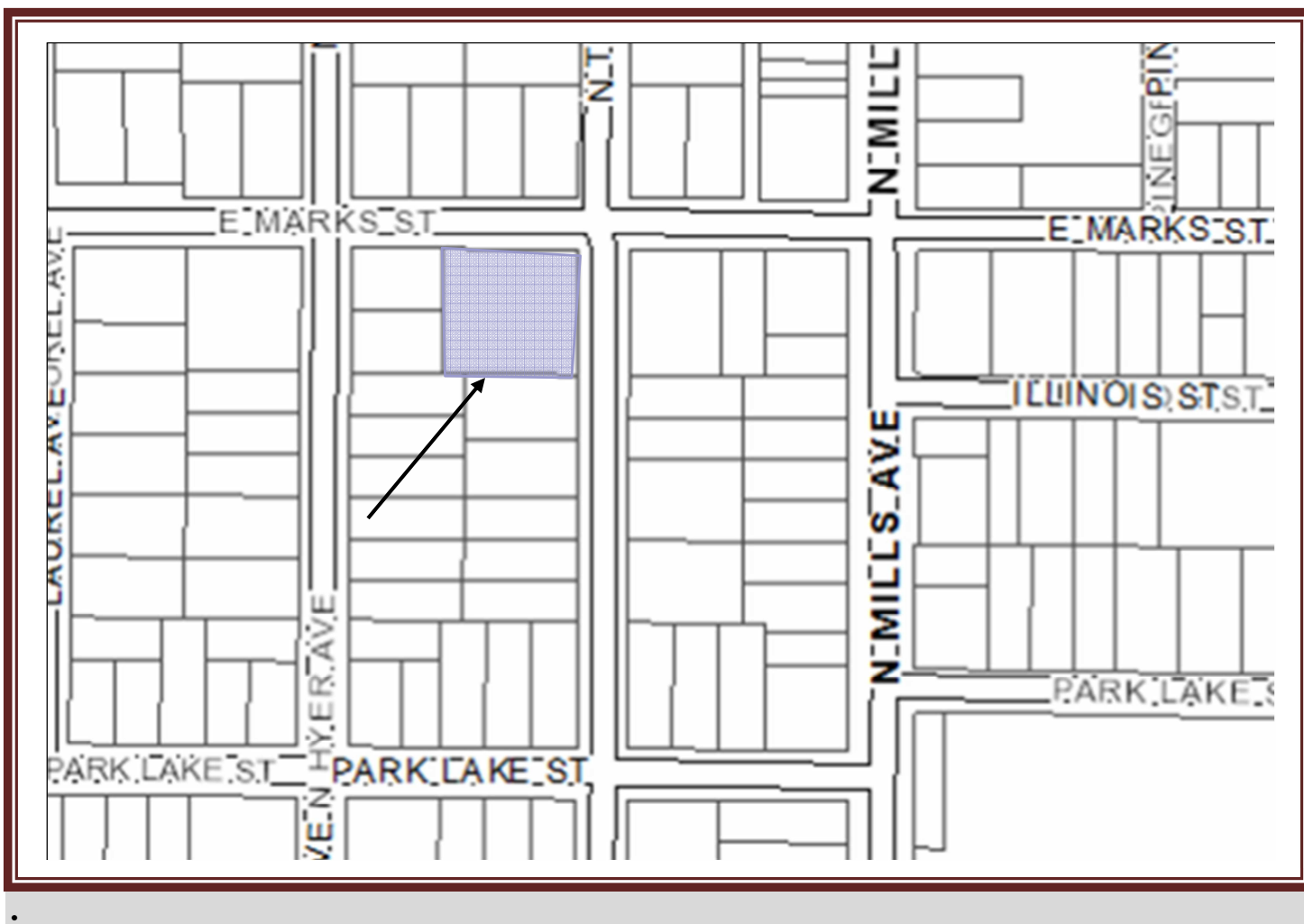
Project Overview (updated 5/10/2017)

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): SUB2016-00044

Project Location & Property Size: 844 N Thornton Ave. (south of E. Mark St., east of N. Hyer Ave., north of Park Lake St., and west of N. Thornton Ave.), ±0.56 acres, District 3).

Project Description: The applicant is requesting a minor subdivision replat for an 11 rear-loaded unit fee-simple townhome development (ZON2016-00014).



Existing Zoning District and Future Land Use Classifications

Future Land Use Classification – OFFICE-LOW (Office Low Intensity)

Zoning District – O-1/T (Office Low Intensity in the Traditional City overlay district)

Application Documents

N/A

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/Owner	Staff - Project Planner
Name: Kevin Kramer, Land Manager Company: Weekley Homes, LLC Address: 225 S Westmoreland Dr., Ste. 3300, Altamonte Springs, FL 32714 Phone: 407-865-8226 Email: KKramer@dwhomes.com	Name: TeNeika Neasman, Planner II John Groenendaal, Plat Coordinator Email: teneika.neasman@cityoforlando.net john.groenendaal@cityoforlando.net Phone: 407-246-3437 (groenendaal)

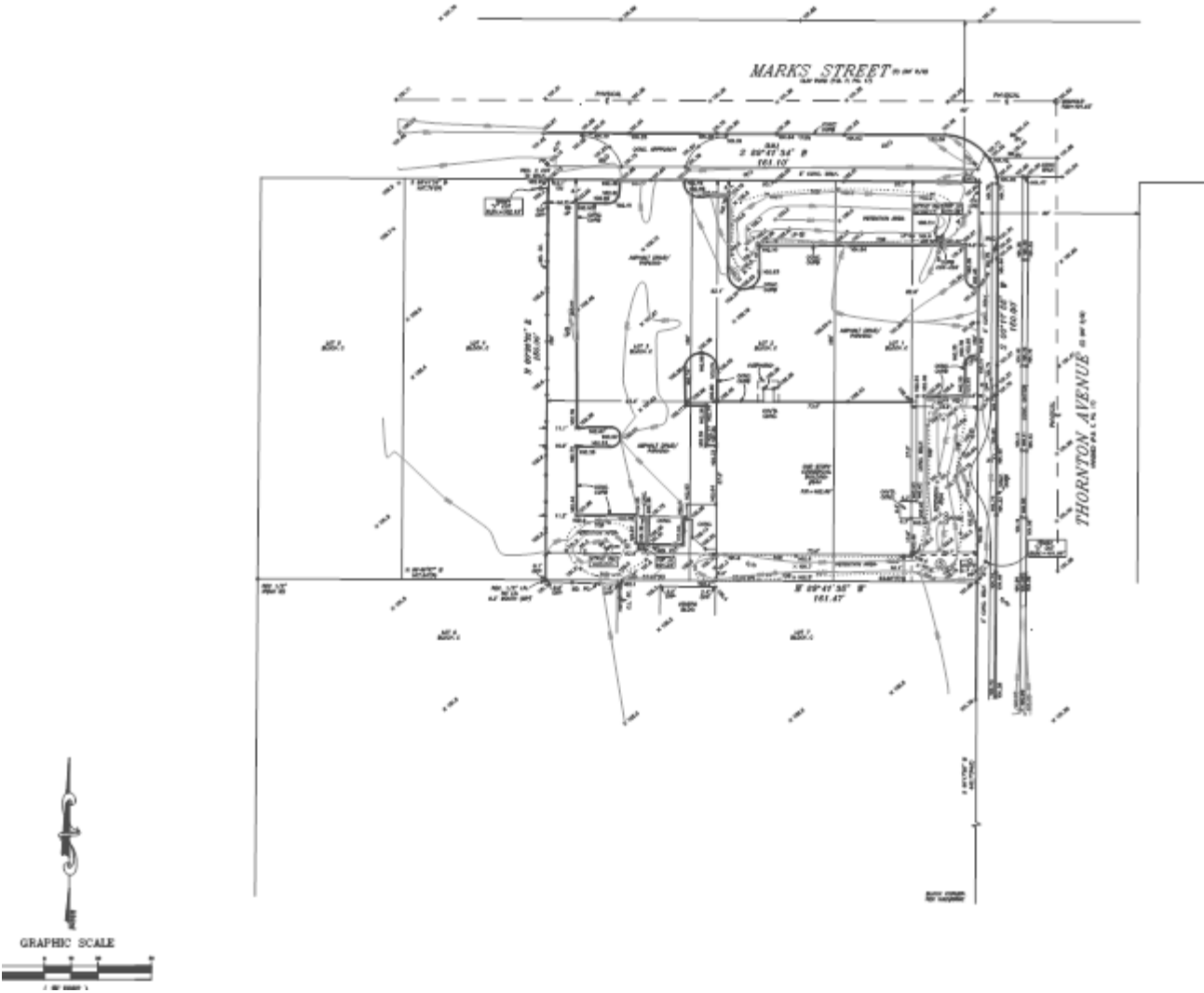
Project Status and Next Steps

June 20, 2016	Application received by City Planning Division
August 1, 2016	Staff comments available at cityoforlando.net/trc

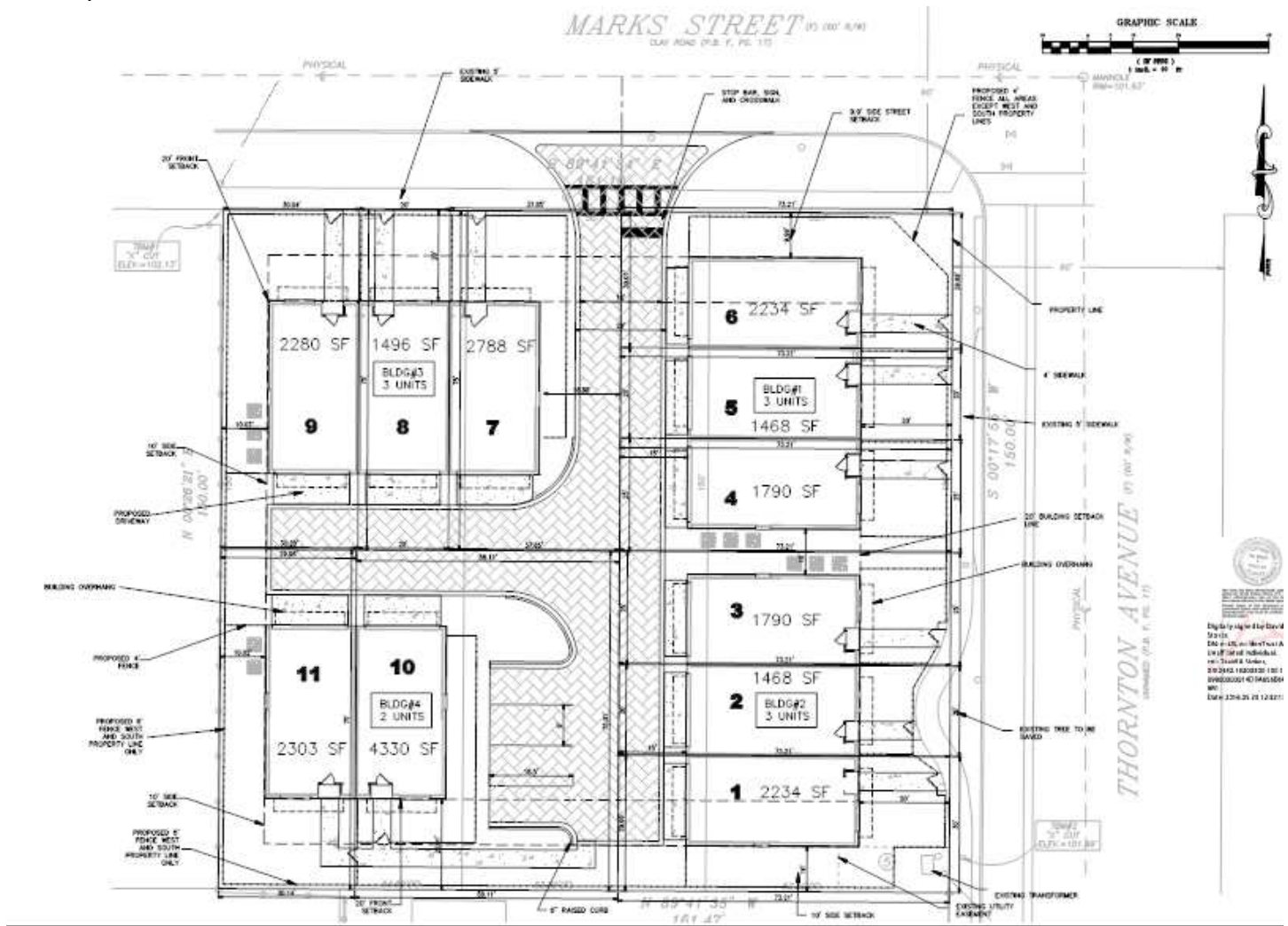
Project Narrative

Park Lake Highland is an urban infill residential development comprised of 11 three story townhome units. Although one of the most desired districts to live, the Park Lake corridor has limited housing inventory to choose from, therefore this project will add much needed inventory to the market. The development is consistent with recent development in the corridor. The community will compliment nearby Mills Park and currently being built mixed-use development The Yard. The project will appeal to residents who work in Downtown Orlando or Winter Park, and prefer short commutes. Previously, an old office building, the redevelopment of this site will add significantly to impact fees and ad valorem tax base revenues to the City. The design program for the Park Lake Highland project will follow a Transitional Craftsman Bungalow style of architecture. This architectural style is compatible with the diverse styles found in the Park Lake neighborhood. Private front yards with creative landscaping give each unit a distinctive style. In addition to each unit having their own 2-car garage, there will be onsite parking provided in the community.

Survey



Development Plan



Proposed Plat

PARK LAKE HIGHLAND

SHEET 1 OF 1

A REPLAT OF LOTS 1, 2 AND 3, BLOCK C, PLAN SHOWING OVERSTREETS OAK HILL SUB-DIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK F, PAGE 17, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. SECTION 24, TOWNSHIP 22 SOUTH, RANGE 29 EAST, CITY OF ORLANDO, ORANGE COUNTY, FLORIDA.

DESCRIPTION

Lots 1, 2 and 3, Block C, Plan Showing Overstreets Oak Hill Sub-Division, according to the Plat thereof as recorded in Plat Book F, Page 17, of the Public Records of Orange County, Florida, being more particularly described as follows:

Begin at the Northeast corner of said Lot 1; thence S.00°17'55"W., along the Westerly right-of-way line of Thornton Avenue (80' right-of-way), a distance of 150.00 feet to the South line of said Lot 1; thence N.89°41'35"W., along the South line of said Lot 1, 2 and 3, a distance of 161.47 feet to the West line of said Lot 3; thence N.00°25'21"E., along said West line Lot 3, a distance of 150.00 feet to the South right-of-way line of Marks Street; thence S.89°41'34"E., along said South right-of-way line, a distance of 161.10 feet to the POINT OF BEGINNING. Containing 24,192 square feet or 0.555 acres, more or less.

NOTES

1. Denotes a Permanent Reference Monument (P.R.M.) set in a 4-inch by 4-inch Concrete Monument with a disc stamped P.R.M. - L.S. 4714 (unless otherwise noted).
2. Denotes a Permanent Reference Monument (P.R.M.) set a nail & disc stamped P.R.M. - L.S. 4714 (unless otherwise noted).
3. Bearings shown herein are based on the Westerly right-of-way line of Thornton Avenue, being S.00°17'55"W.
4. All platted utility easements shall provide that such easements shall also be easements for the construction, installation, maintenance, and operation of cable television services; provided, however, no such construction, installation, maintenance, and operation of cable television services shall interfere with the facilities and services of an electric, telephone, gas, or other public utility.

LEGEND

A.U.D.	ACCESS/UTILITY/DRAINAGE
B.B.	BASE BORING
C.C.R.	CERTIFIED CORNER RECORD
C.M.	CONCRETE MONUMENT
E	CENTERLINE
E.A.D.	MAIL & DISC
O.R.	OFFICIAL RECORD
P	PLAT
P.A.	PEDESTRIAN ACCESS
P.B.	PLAT BOOK
P.D.	POINCE
P.R.B.	POINT OF BEGINNING
P.R.M.	PERMANENT REFERENCE MONUMENT
R/W	RIGHT-OF-WAY
T	TOWNSHIP
N	NORTH
E	EAST
S	SOUTH
W	WEST



