

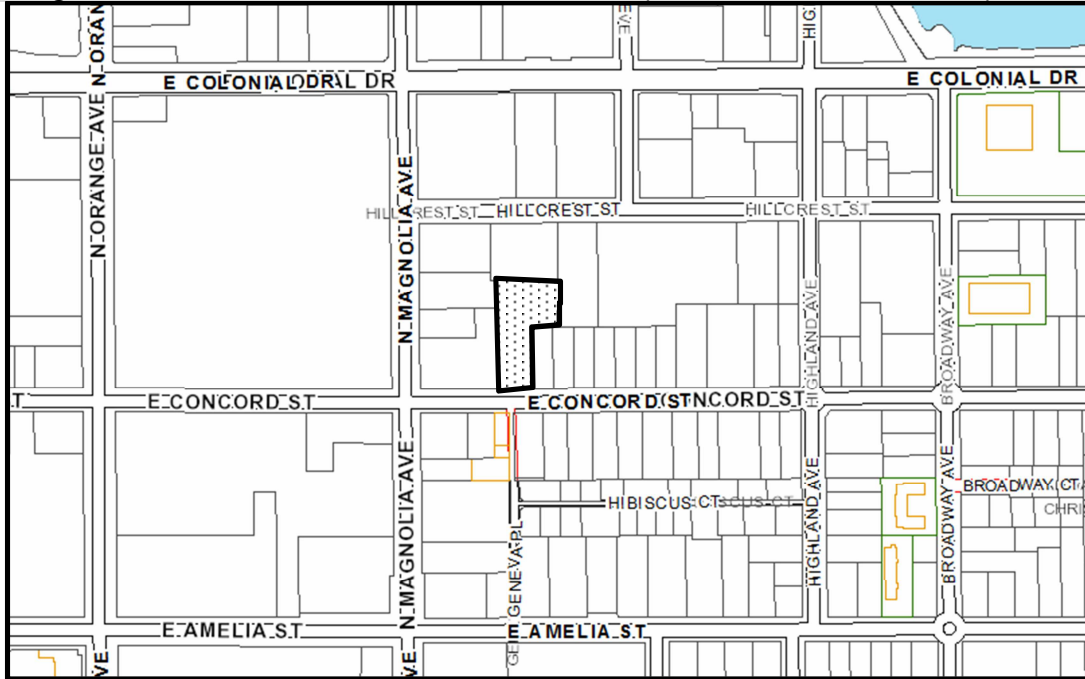
# Lake Eola Heights Plat

Project Overview (updated 5/22/2017)

**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):** ZON2016-00013

**Project Location & Property Size:** 115 E Concord St., south of Hillcrest St., east of N. Magnolia Ave., west of Highland Ave., and North of E. Concord St. (±0.66 acres in District 4)



**Project Description:** Request for Minor Subdivision plat approval for the Lake Eola Heights 12 unit fee simple townhome development (ZON2016-00013).

## Existing Zoning District and Future Land Use Classifications

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

Zoning District – O-1/T (Office Low Intensity-Residential in the Traditional City Overlay District) and O-2/T (Office Medium Intensity-Residential in the Traditional City Overlay District)

## 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://cityoforlando.net/mpb) - then click on "Current Agenda."

## Public Hearing

This project is tentatively scheduled for a public hearing at the Technical Review Committee Meeting on September 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/>

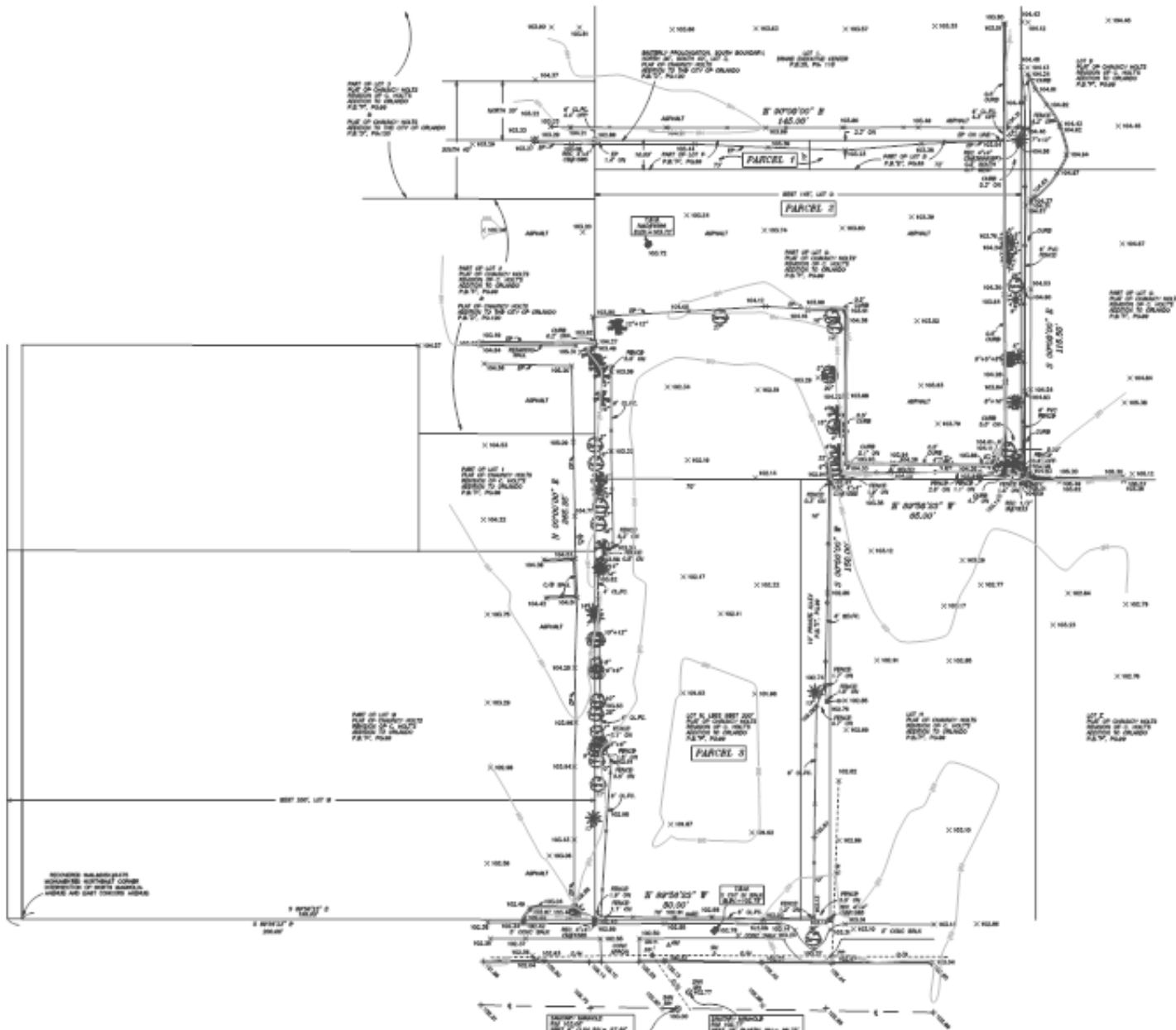
## Contact Information:

<b>Applicant</b>	<b>Staff - Project Planner</b>
Name: Kevin Kramer, Land Manager Weekley Homes, LLC Address: 225 S. Westmonte Dr., Ste. 3300, Altamonte Springs, FL, 32714 Phone: 407-865-8226 Email: KKramer@dwhomes.com	Name: TeNeika Neasman, Planner II Email: teneika.neasman@cityoforlando.net Phone: 407-246-4257

## Project Status and Next Steps

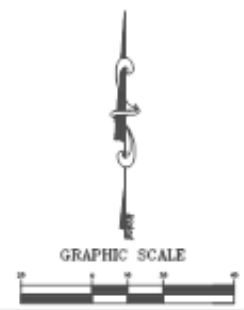
July 26, 2016	Application received by City Planning Division
September 6, 2016	TRC Meeting

AVENUE  
(70' R/W PER FOOT)  
(60' R/W) (P.B. D.P.C. 120)

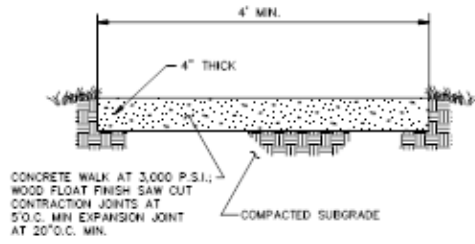


# Boundary Survey

CONCORD AVENUE  
(60' R/W) (P.B.D.P.C. 120)







**CONCRETE WALK**  
N.T.S.

**PARKING CALCULATIONS:**

12 - SINGLE FAMILY UNITS @ 2.0 SPACES/UNIT =	24 SPACES
TOTAL PARKING REQUIRED:	24 SPACES
TOTAL ADA REQUIRED:	NA-SINGLE FAMILY
PROVIDED PARKING SPACES:	24 SPACES
-GARAGE SPACES	4 SPACES
-STANDARD GUEST PARKING	4 SPACES
-HANDICAP GUEST PARKING	1 SPACE
TOTAL PARKING PROVIDED:	29 SPACES

**SITE AREAS:**

PAVEMENT & SIDEWALK:	0.36 AC (30.39%)
BUILDINGS:	0.23 AC (24.85%)
TOTAL IMPERVIOUS AREA:	0.49AC (74.24%)
TOTAL PERVIOUS AREA:	0.17 AC (25.76%)
TOTAL PROJECT AREA:	0.66 AC (100%)

**SETBACKS:**

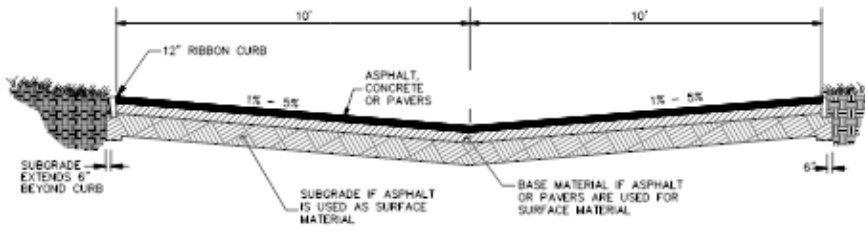
DESCRIPTION	REQUIRED	PROVIDED
FRONT =	20'	20'
SIDE =	5'	5'
REAR =	20'	15'

**LOT AREAS:**

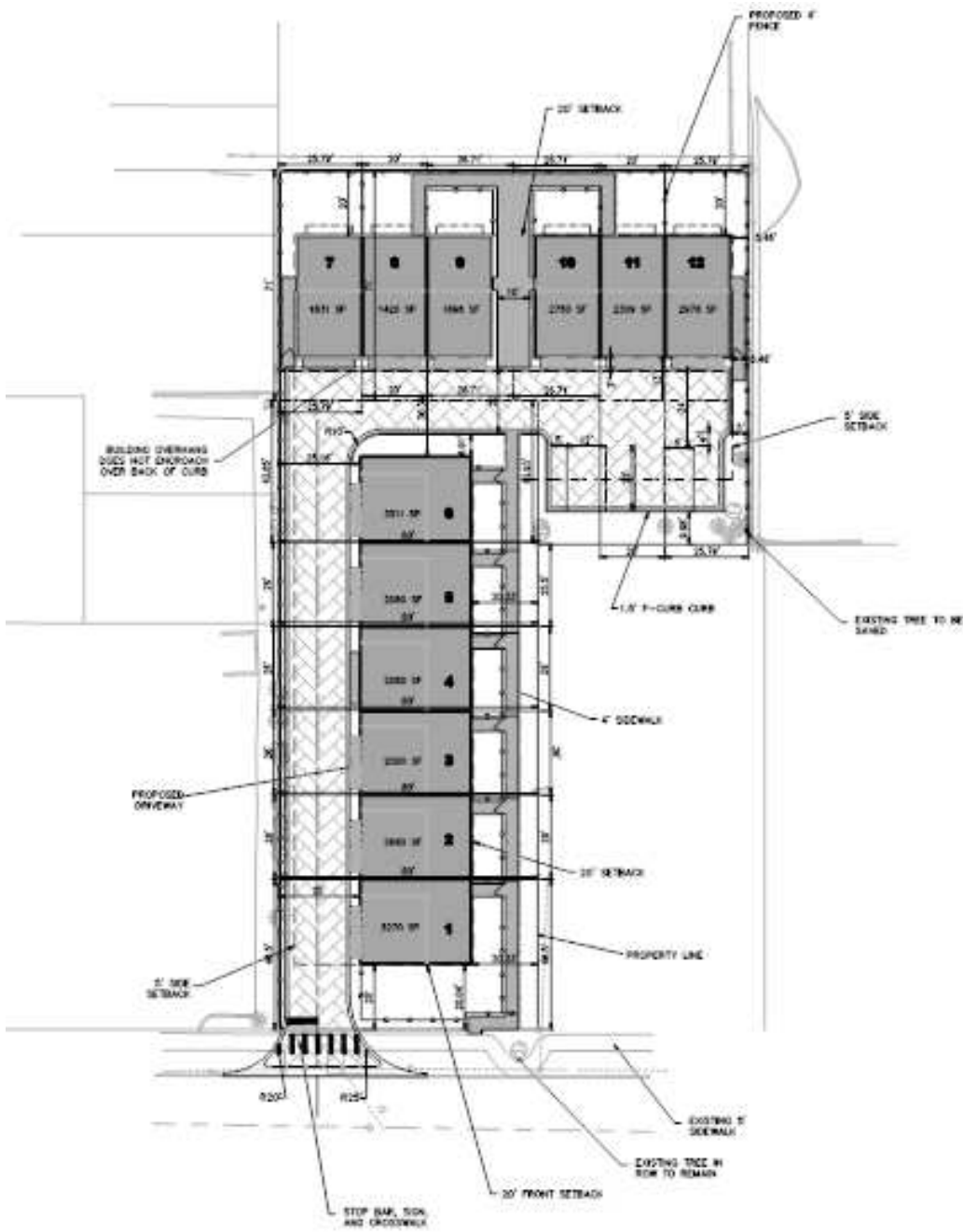
LOT 1	3720 SF
LOT 2	2600 SF
LOT 3	2000 SF
LOT 4	2500 SF
LOT 5	2000 SF
LOT 6	3511 SF
LOT 7	1811 SF
LOT 8	1420 SF
LOT 9	1628 SF
LOT 10	2750 SF
LOT 11	2309 SF
LOT 12	2978 SF

**PROJECT DATA:**

1. TOTAL PROJECT ACREAGE: 20.66 ACRES
2. EXISTING ZONING: O-1/T AND O-2/T
3. FUTURE LAND USE: OFFICE LOW INTENSITY AND OF MEDIUM INTENSITY
4. TOTAL NUMBER OF UNITS: 12 UNITS
5. GROSS DENSITY: 12 DU/0.66 ACRE = 18.18 DU/A
6. PROJECTED AVERAGE DAILY TRAFFIC: 5.81 ADT/UNIT 12 UNITS = 69.72 ADT.
7. TOTAL WETLAND ACREAGE: NO WETLANDS ON SITE
8. MINIMUM LIVING AREA: 2,000 SF
9. MAX. ALLOWED BUILDING HEIGHT = 50'
10. MAXIMUM ALLOWED IMPERVIOUS AREA = 65%
11. WATER AND SEWER SERVICE: CITY OF ORLANDO
12. FIRE PROTECTION TO BE PROVIDED BY CITY OF ORLANDO
13. PHASING: PROJECT TO BE DEVELOPED IN 1 PHASE
14. LANDSCAPING SHALL BE DESIGNED TO MEET THE C OF ORLANDO LDC REQUIREMENTS
15. A LIGHTING PHOTOMETRIC PLAN SHALL BE PROVIDED WITH THE SUBDIVISION PLAN TO MEET THE CITY OF ORLANDO LDC
16. THE PROJECT IS NOT PROPOSED TO BE GATED AT THE TIME. GATES IF ADDED SHALL MEET THE CITY OF ORLANDO LDC REQUIREMENTS AND EMERGENCY VEH STANDARDS
17. THE STORMWATER MANAGEMENT SYSTEM FOR THIS PROJECT WILL BE AN UNDERGROUND INFILTRATION SYSTEM. DETAILS WILL BE PROVIDED WITH THE CONSTRUCTION PLAN.
18. THE PROPOSED PROJECT IS NOT LOCATED IN A 100-YEAR FLOOD ZONE PER FEMA FIRM PANEL #1209500245F DATED 9/25/09. THE PROPOSED PROJECT IS LOCATED IN ZONE X, AREAS DESIGNATED TO BE OUTSIDE THE 100-YEAR FLOOD ZONE.
19. THE PROPOSED PROJECT WILL REQUIRE A PLAT AND SUBDIVISION PLAN TO BE APPROVED BY THE CITY OF ORLANDO SEPARATELY FROM THIS PD APPROVAL.
20. MIN LOT WIDTH = 20'
21. MINIMUM LOT AREA = 1,420 SF
22. AVERAGE LOT AREA = 2,445 SF
23. BUILDINGS WILL BE EQUIPPED WITH A FIRE SUPPRESS SYSTEM TO MEET THE CITY OF ORLANDO AND APPLICABLE REQUIREMENTS.

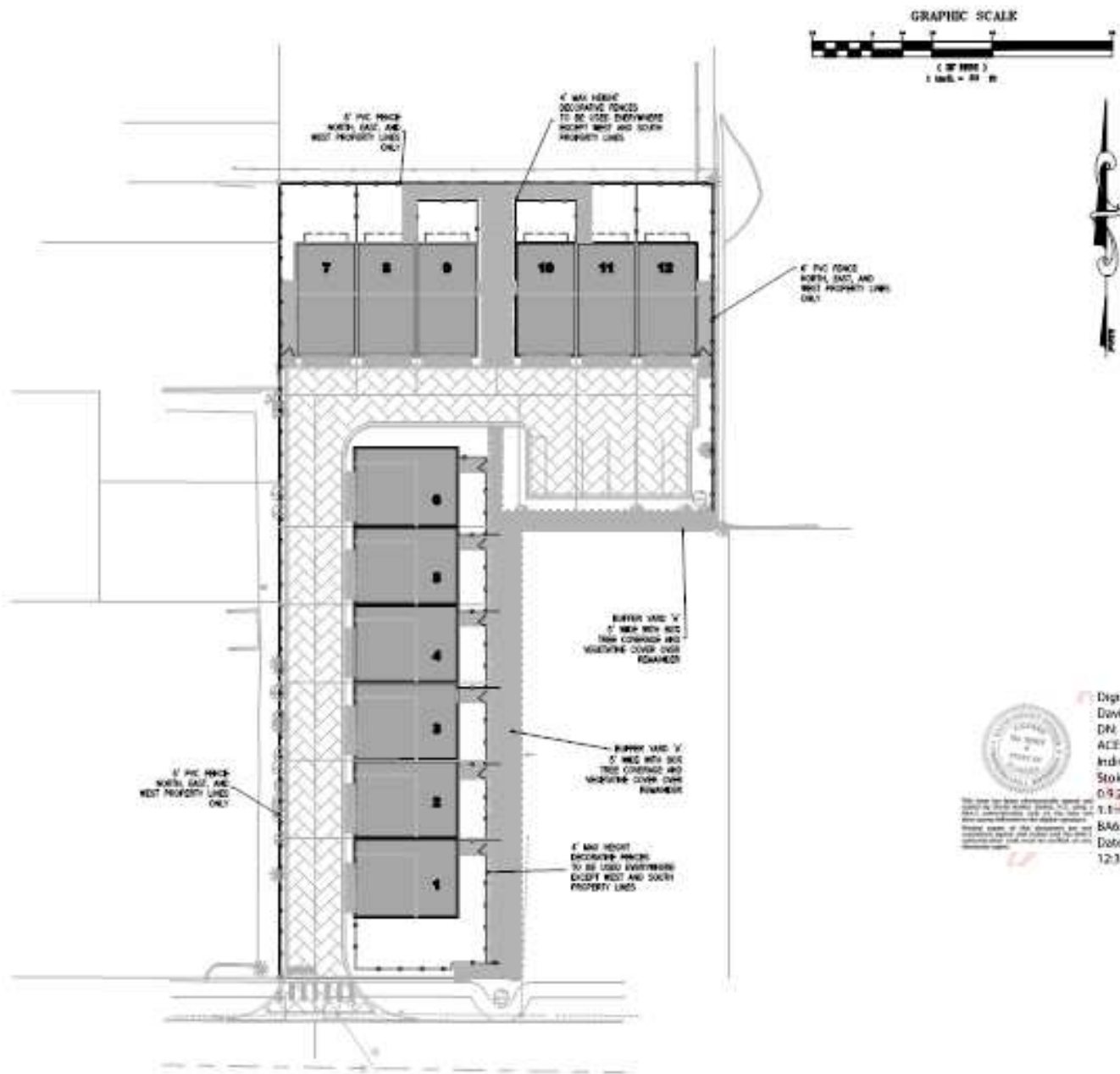


# Development Notes



Digitally signed by David A. Stoen  
DN: cn=David A. Stoen, ou=ACES  
Draft label Individual, cn=David A.  
Stoen,  
o=ACES, ou=ACES, email=dstoen@aces.com  
Date: 2016.05.23 12:35:33 -0400

# Development Plan



# Landscape Plan

NOTE: LANDSCAPING TO COMPLY WITH CITY OF ORLANDO CODE OF ORDINANCES, CHAPTER 60, PART 2, LANDSCAPING AND TREE PROTECTION.