



April 24, 2023

Ms. Michele Gibbs, Planner I
City of Orlando Planning Division
400 S. Orange Ave. - 6th floor
Orlando, FL 32801

**Re: 719 Peachtree Rd. – Planed Development Amendment
Project Narrative
Orlando, Florida**

Dear Michele:

This submittal proposed to amend the previous Amherst Oaks PD, located at 719 Peachtree Rd. in Orlando, Florida. The site is bound by S.R. 50 / Colonial Drive to the south, Peachtree Rd. to the west, Lake Concord to the north, and an FDOT pond to the east. The scope of the PD amendment entails updating the Development Plan to reflect the current configuration of the property and proposed site layout. Since the original PD, some property has been dedicated to FDOT for their stormwater pond to the east.

The PD Amendment will maintain the 35% FAR square footage entitlement, while providing a net reduction in trip generation. Approved uses will include commercial and office uses (in keeping with the prior PD), as well as a Free-Standing Emergency Room ("FSER").

The FSER is proposed as the initial phase of development. The facility would be open 24-hours a day / 7 days a week but does not entail any licensed hospital beds. It is most commonly classified as a medical clinic in nature, and a licensed physician will be on staff at all times to provide emergency medical care. In addition to the proposed building, the project will entail associated parking and drive aisles, sidewalks, service utilities, stormwater facilities (likely underground), a dumpster enclosure, and a generator enclosure. Care has been taken to preserve the trees along Lake Concord, and the landscape plan will comply with the City's Land Development Code.

The building has been designed to present as a commercial building with maximum height along Colonial, while the northern façade (facing Lake Concord) steps down in height and moderated with a residential style mansard roof with Spanish-style concrete roof tile. This mansard roof will also conceal any mechanical equipment on the roof.

Should you have any questions, please feel free to contact me via phone (689-219-8900) or email (jpretzell@catalyst-dg.com).

Best Regards,

Catalyst Design Group

A handwritten signature in black ink that reads 'Jake Pretzell'.

Jake Pretzell, PE
Senior Design Engineer