LEGEND

N

0 12.5 25 50 100
GRAPHIC SCALE

- BUILDING
- CONCRETE SIDEWALK
- CONCRETE PAVEMENT
- ASPHALT PAVEMENT
- PROPERTY LINE
- BUILDING SETBACK
- LANDSCAPE BUFFER

SITE DATA

PARCEL #	23-22-29-0154-00-020
ADDRESS:	719 PEACHTREE RD ORLANDO, FL 32810
SITE AREA (SF):	73,272
SITE AREA (AC):	1.68
ZONING:	PD/T
FUTURE LAND USE:	MUC-MED
ALLOWABLE USES:	COMMERCIAL & OFFICE, INCLUDING FREE-STANDING EMERGENCY ROOM

SETBACKS

LOCATION	YARD TYPE	BUILDING SETBACK	PARKING SETBACK
NORTH (LAKE CONCORD)	REAR	50' MIN.	60'
EAST	SIDE	10' MIN.	10'
SOUTH (COLONIAL)	FRONT (STREET)	15' MAX.	25'
WEST (PEACHTREE)	FRONT (STREET)	25' MAX.	15'

PARKING SPACE REQUIREMENTS

MINIMUM	2.5 SPACES / 1,000 SF
MAXIMUM	4 SPACES / 1,000 SF

DEVELOPMENT DATA

MAX. BUILDING COVERAGE	20%	
MAX. FAR	35%	(25,645 SF)
MAX. ISR	60%	
MIN. BLDG. FRONTAGE	70'	(WITHIN MAXIMUM SETBACK ALONG COLONIAL)

Land Use	ITE Code	Intensity	Daily Trip Ends	AM Peak Period In Trips	AM Peak Period Out Trips	AM Peak Period Total	PM Peak Period In Trips	PM Peak Period Out Trips	PM Peak Period Total
Current PD									
Bldg. #1; Constructed (General Office Building)	710	10.0 KSF	157	*20*	*3*	23	*4*	*21*	25
Bldg. #2 (General Office Building)	710	15.0 KSF	223	*29*	*4*	33	*6*	*28*	34
Bldg. #3 (General Office Building)	710	17.0 KSF	248	*32*	*4*	36	*6*	*32*	38
Subtotal			**628**	***81***	***11***	**92**	***16***	***81***	**97**
Proposed PD Amendment									
General Office Building	710	25.645 KSF	355	*46*	*6*	52	*9*	*45*	54
Subtotal			**356**	***46***	***58***	**52**	***10***	***99***	**54**
Difference									
Net Change			**-272**	***-35***	***47***	**-40**	***-6***	***18***	**-43**
Initial Phase Building/Use									
Free-Standing Emergency Room	650	10.86 KSF	271	*6*	*6*	12	*8*	*9*	17
Subtotal			**271**	***6***	***6***	**12**	***8***	***9***	**17**

Catalyst DESIGN GROUP
941 WEST MORSE BLVD., SUITE 100 ORLANDO, FL 32789
(689) 219-8900 | WWW.CATALYST-DG.COM

719 PEACHTREE RD -
PLANNED DEVELOPMENT
ADMENDMENT
ORLANDO, FL

NO.	DATE	DESCRIPTION
	04/24/2023	City PD Amendment

DRAWING TITLE
PD SITE PLAN

PROJECT NUMBER
20220045

DRAWING NUMBER
C1

P:\2022\20220045_Downtown Orlando FSER\dwg\PD Amendment\20220045_C1-Site Plan.dwg-PD SITE PLAN Apr 24, 2023 pdavila

PEACHTREE RD

DUMPSTER

BUILDING SETBACK

GENERATOR ENCLOSURE

MAIN ENTRANCE

AMBULANCE ENTRANCE

LANDSCAPE BUFFER

234'± LF HOSE LAY

42'

275'± LF HOSE LAY

PROPOSED BUILDING

PEACHTREE RD

PROPERTY LINE (±1.68 AC)

W COLONIAL DR

LEGEND

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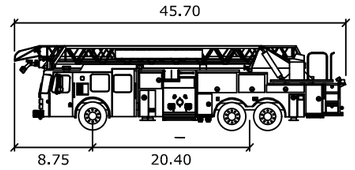
N

0 12.5 25 50 100

GRAPHIC SCALE



OCFRD 95 Platform

	feet
Width	: 8.33
Track	: 8.33
Lock to Lock Time	: 6.0
Steering Angle	: 44.2

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719 PEACHTREE RD - PLANNED DEVELOPMENT ADMENDMENT

ORLANDO, FL

NO.	DATE	DESCRIPTION
	04/24/2023	City PD Amendment

DRAWING TITLE

FIRE ACCESS PLAN

PROJECT NUMBER 20220045

DRAWING NUMBER C2

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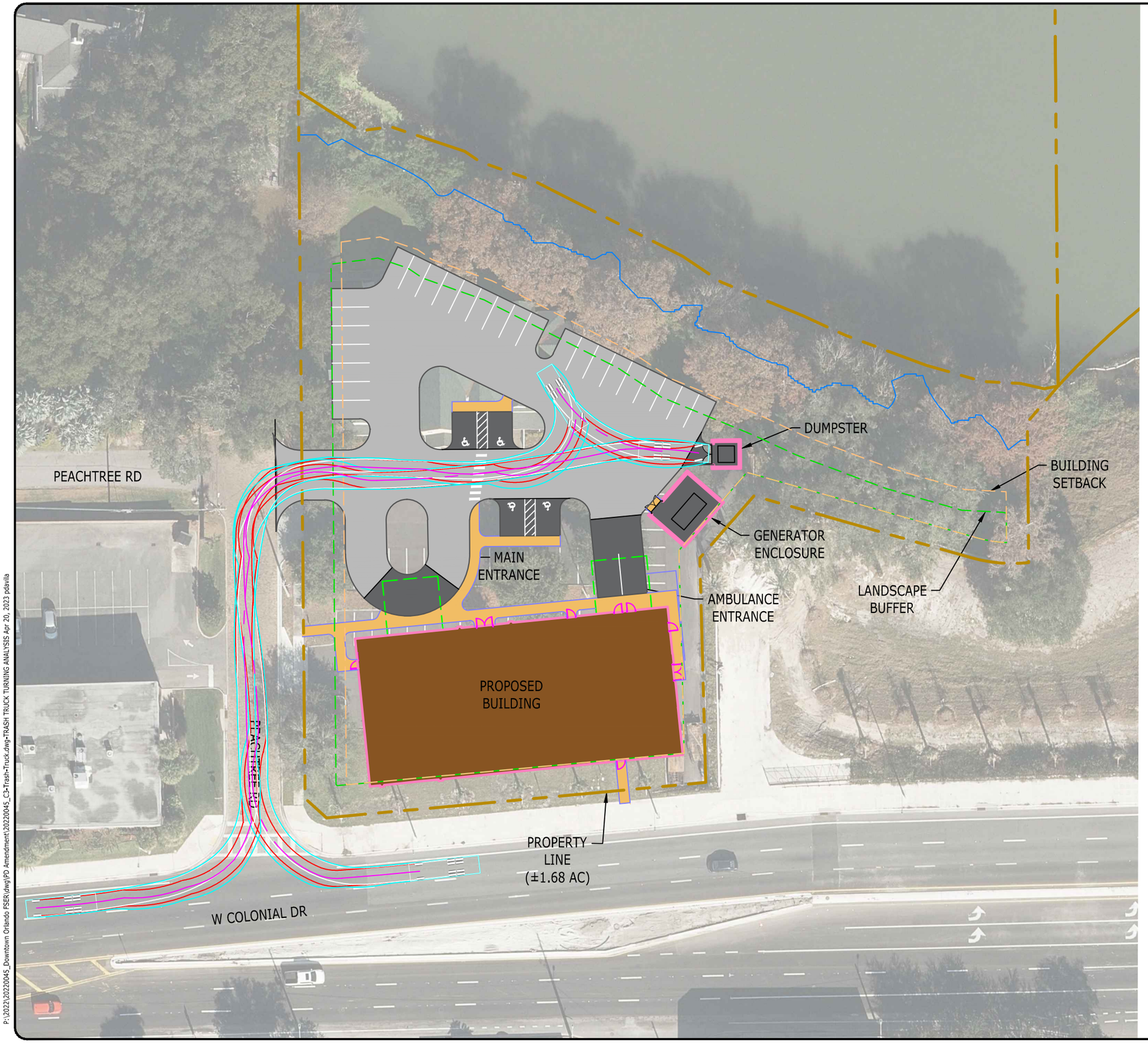

LEGEND

- BUILDING
- CONCRETE SIDEWALK
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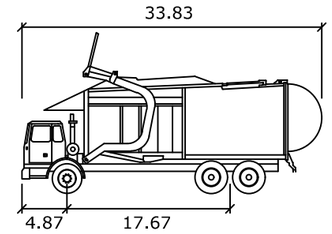
GRAPHIC SCALE



Wayne Titan

	feet
Width	: 8.46
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 45.0

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719 PEACHTREE RD - PLANNED DEVELOPMENT ADMENDMENT
ORLANDO, FL

NO.	DATE	DESCRIPTION
	04/24/2023	City PD Amendment

DRAWING TITLE
TRASH TRUCK TURNING ANALYSIS

PROJECT NUMBER
20220045

DRAWING NUMBER
C3

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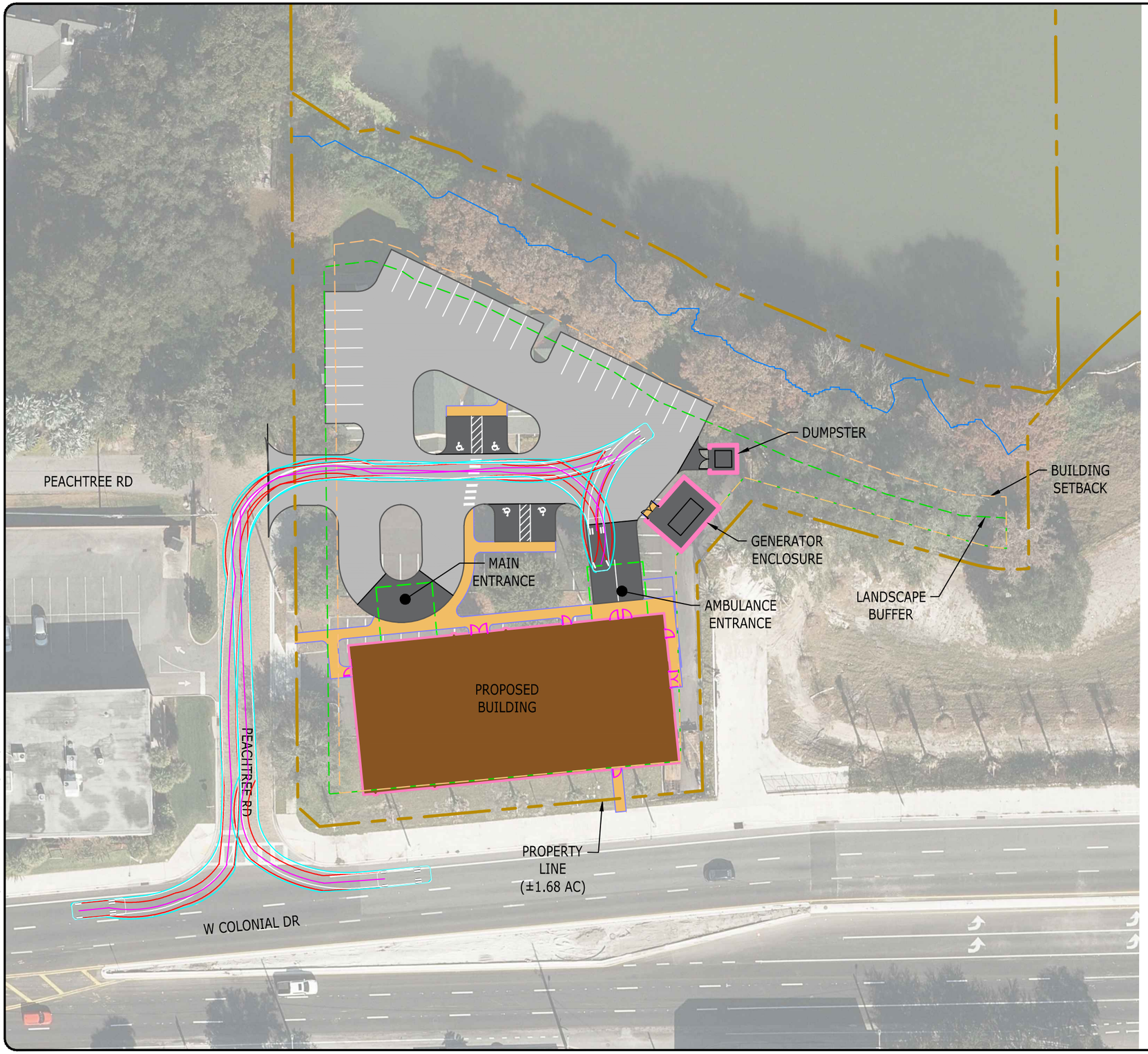

LEGEND

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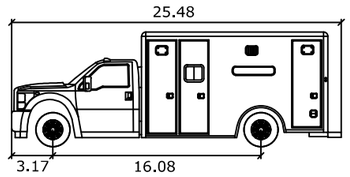
GRAPHIC SCALE



Horton 623 (Ford F 550) (2015)

	feet
Width	: 8.00
Track	: 7.22
Lock to Lock Time	: 6.0
Steering Angle	: 46.6

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719 PEACHTREE RD - PLANNED DEVELOPMENT ADMENDMENT

ORLANDO, FL

NO.	DESCRIPTION	DATE
	City PD Amendment	04/24/2023

DRAWING TITLE

EMERGENCY VEHICLE TURNING ANALYSIS

PROJECT NUMBER 20220045

DRAWING NUMBER C4

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