

Seal: Majid Kalaghi P.E. 41046

PD AMENDMENT PLAN
 1525 WASHINGTON STREET, ORLANDO
 ORLANDO UNION RESCUE MISSION
 ORLANDO, FLORIDA

04/16/24 INHOUSE REVIEW
 04/23/24 PER REVIEW COMMENTS
 06/24/24 ORLANDO REZONING

Issue Date and Purpose
 Project Number:
 Drawn by:
 SKC
 Checked by:
 M. KALAGHI
 File No:
 0507/0507

PD AMENDMENT PLAN

PURPOSE AMENDING CURRENT PD ORDINANCE 2010-55 TO INCREASE THE PERMITTED DENSITY FROM 52 MFR UNITS TO 108 UNITS. THE REMAINING DEVELOPED LAND ON THE EAST SIDE OF ROCK LAKE WILL REMAIN UNCHANGED.

SITE DATA
 PARCEL ID: 27-22-29-6412-01-000, LOT 1 OF ORLANDO UNION RESCUE MISSION ON ROCK LAKE, ORANGE COUNTY PLAT BOOK 76, PAGE 48
 ADDRESS: 1525 W WASHINGTON ST., ORLANDO, FLORIDA
 PROPERTY NAME: ORLANDO UNION RESCUE MISSION

TOTAL PD AREA: 15.835 AC.
 AMENDMENT AREA: APPROXIMATELY 4.77 AC.

PROPOSED DEV.: 108 MFR UNITS (3-STORY APARTMENT BUILDINGS) AND EXISTING CHAPEL (APPROX. 9,033 SF) TO REMAIN

PD REQUIREMENTS

PRINCIPAL BUILDING SETBACK:
 FRONT = MIN. 15' (N. TAMPA AVE.)
 SIDE = MIN. 10' (NORTH)
 REAR = MIN. 50' (FROM NWL OF ROCK LAKE)
 STREET SIDE = MIN. 15' (W. WASHINGTON AVE.)

BUILDING HEIGHT: MAXIMUM 55 FEET

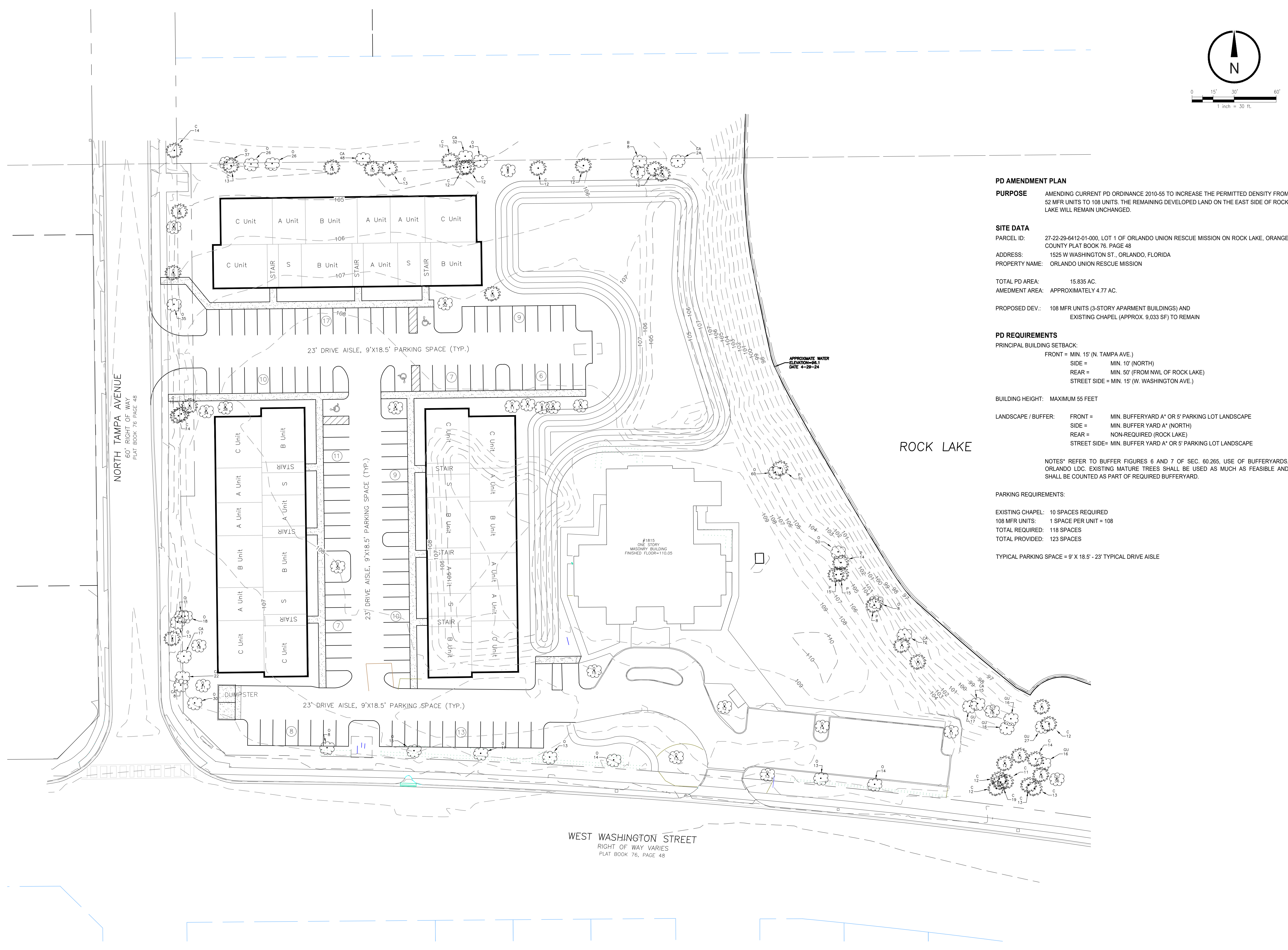
LANDSCAPE / BUFFER: FRONT = MIN. BUFFER YARD A* OR 5' PARKING LOT LANDSCAPE
 SIDE = MIN. BUFFER YARD A* (NORTH)
 REAR = NON-REQUIRED (ROCK LAKE)
 STREET SIDE = MIN. BUFFER YARD A* OR 5' PARKING LOT LANDSCAPE

NOTES* REFER TO BUFFER FIGURES 6 AND 7 OF SEC. 60.265, USE OF BUFFER YARDS, ORLANDO LDC. EXISTING MATURE TREES SHALL BE USED AS MUCH AS FEASIBLE AND SHALL BE COUNTED AS PART OF REQUIRED BUFFER YARD.

PARKING REQUIREMENTS:

EXISTING CHAPEL: 10 SPACES REQUIRED
 108 MFR UNITS: 1 SPACE PER UNIT = 108
 TOTAL REQUIRED: 118 SPACES
 TOTAL PROVIDED: 123 SPACES

TYPICAL PARKING SPACE = 9' X 18.5' - 23' TYPICAL DRIVE AISLE



NORTH TAMPA AVENUE
 60' RIGHT OF WAY
 PLAT BOOK 76 PAGE 48

23' DRIVE AISLE, 9'X18.5' PARKING SPACE (TYP.)

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WEST WASHINGTON STREET
 RIGHT OF WAY VARIES
 PLAT BOOK 76, PAGE 48

ROCK LAKE

#1815
 ONE STORY
 MASONRY BUILDING
 FINISHED FLOOR=110.00

APPROXIMATE WATER
 ELEVATION=104.1
 DATE 4-29-24