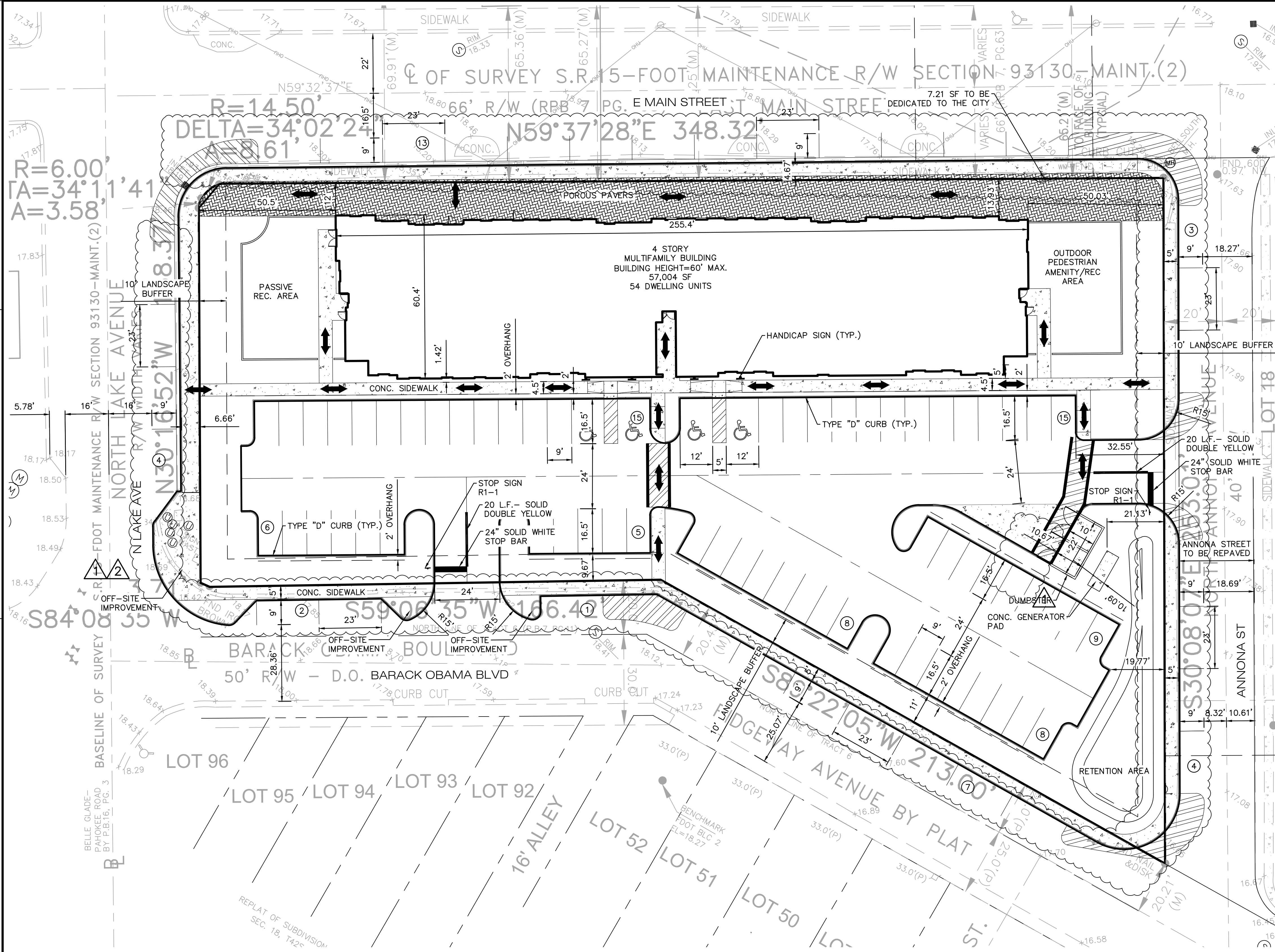


PAHOKEE PROJECT - PRELIMINARY SITE DATA

SITE DATA

APPLICATION NAME: ONE NORTH LAKE
CONTROL NUMBER: TBD
APPLICATION NUMBER: TBD
TIER: U/S
FUTURE LAND USE: CORE
ZONING DESIGNATION: CORE
OVERLAY DISTRICT: GEDO
PROPERTY CONTROL NUMBERS: 48-37-42-18-18-000-0182

	SF	ACRES	PERCENTAGE
LAND AREA	62,279.15	1.43	100
BLDG	14,251.24	0.33	22.88
ASPHALT	23,575.50	0.54	37.85
SIDEWALK	7,571.30	0.17	12.16
TOTAL IMPERVIOUS	45,398.04	1.04	72.89
PERVIOUS	16,881.11	0.39	27.11

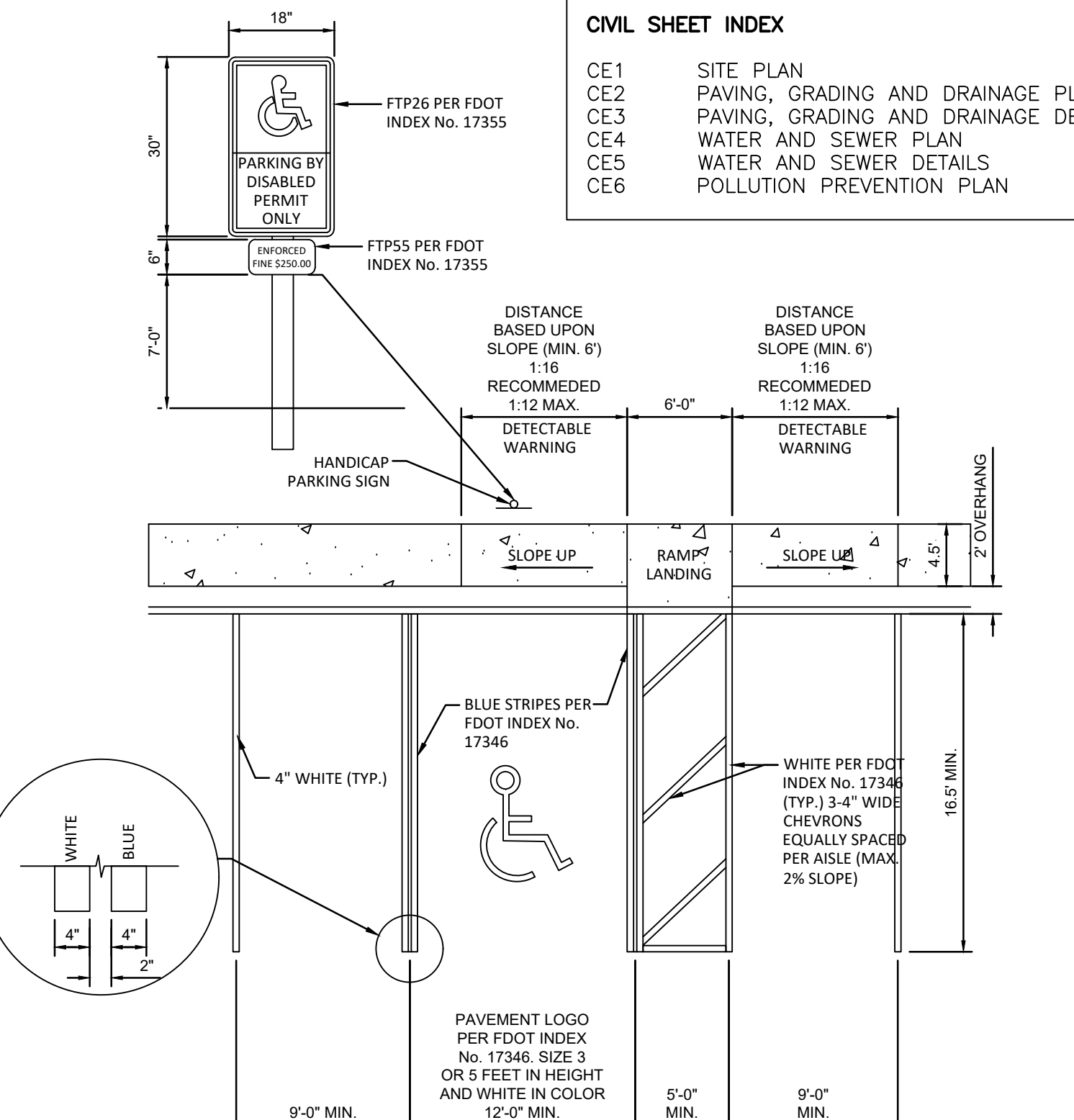
FLOOR AREA RATIO: 57,004 0.92 (1.0 MAX)
EXISTING USE: VACANT
PROPOSED USE: MULTI-FAMILY RESIDENTIAL
DENSITY (STANDARD): 18DU/AC
DENSITY BONUS: 50% PER AC.
MAXIMUM UNITS ALLOWED: 18.15 DU/AC X 1.43 AC. = 26 DU (STANDARD) OR 1.0 F.A.R.
TOTAL UNITS PROPOSED: 54 DU, 0.92 F.A.R.
BUILDING HEIGHT: 50' MAX. PER 14-61(d)(2)(a) WITH 50' SIDE SETBACK
PROPOSED HEIGHT IS 48'-9" TO THE TOP OF PARAPET.
NUMBER OF STORIES: 4
TRAFFIC ANALYSIS ZONE (TAZ): 1646

PARKING REQUIREMENTS

(4) - 3 BEDROOM = 2 X 4 = 8 SPACES
(5) - 1 BEDROOMS = 1.75 X 5 = 9 SPACES
(45) - 2 BEDROOMS = 2 X 45 = 90 SPACES
TOTAL 107 SPACES + 11 GUEST SPACES = 118 SPACES
-10% REDUCTION IN CORE DISTRICT = 106 SPACES

PARKING PROVIDED

ON SITE	66 SPACES
OFF SITE	34
TOTAL	100 SPACES INCLUDES 4 HANDICAPPED SPACES



NOTE:
1. WHERE APPLICABLE DIMENSIONS ARE MEASURED TO THE CENTER OF SINGLE OR DOUBLE PAINT STRIPES.
2. 8'-2" CLEARANCE FROM BOTTOM OF SIGN TO FINISHED GRADE.
3. HANDICAP RAMP 1:12 MAX. SLOPE.

SITE PLAN

NOTE:
SITE EARTHWORK TO BE PERFORMED PER THE REPORT PREPARED BY ARDAMAN & ASSOCIATES, INC. DATED JANUARY 27, 2022. THIS WILL INCLUDE THE REMOVAL OF ORGANIC MATTER (MUCK) TO THEIR RECOMMEND DEPTH BEFORE REPLACING WITH CLEAN FILL TO THE PROPOSED ELEVATION.

VARIANCE CHART	CODES SECTION	REQUIRED	PROVIDED	VARIANCE
V1	SECTION: 14-140.1-3 (BUFFER-NORTH)	10'	0' BUFFER	10'
V2	SECTION: 14-140.1-3 (BUFFER-SOUTH)	10'	9.67'	0.33'
V3	SECTION: 14-61b.2-3 (SIDEWALK WIDTH)	15'	5'	10'
V4	SECTION: 14-16d.1 (SETBACK FOR BUILDING ELEVATIONS ABOVE 24')	25'	12'	13'
V5	SECTION 14-125 (PARKING REQUIREMENTS)	106	100*	6
V6	SECTION 14-124 (PARKING DIMENSIONS)	10'X20'	9'X18.5'	1' AND 1.5'

* 100 SPACES INCLUDES 66 ON-SITE AND 34 ADJACENT ON-STREET SPACES.

PROPERTY DEVELOPMENT REGULATIONS										
ZONING DISTRICT CORE	LOT DIMENSIONS			MAX HEIGHT	MAX FAR	LOT COVERAGE	SETBACKS			
	SIZE	WIDTH/FRONTAGE	DEPTH				FRONT	REAR	SIDE	SIDE CORNER
REQUIREB.	7,800 SF	50 FT	NO MIN	62.5 FT	1.0	66%	5'	5'	N/A	5'
PROPOSED	62,279 SF	348.32 FT	138.37 FT	60 FT	0.88	22%	12'	76.27'	N/A	50.42'

* DENSITY IS DETERMINED BY THE FLD DESIGNATION MAXIMUM ALLOWABLE 18.15 UNITS PER ACRE, OR 1.0 F.A.R.

LEGEND
INDICATES HANDICAP ACCESS ROUTE

PERMIT DOCUMENTS

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SITE PLAN

215710-25-2023

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