

ORLANDO LUTHERAN TOWERS PD AMENDMENT



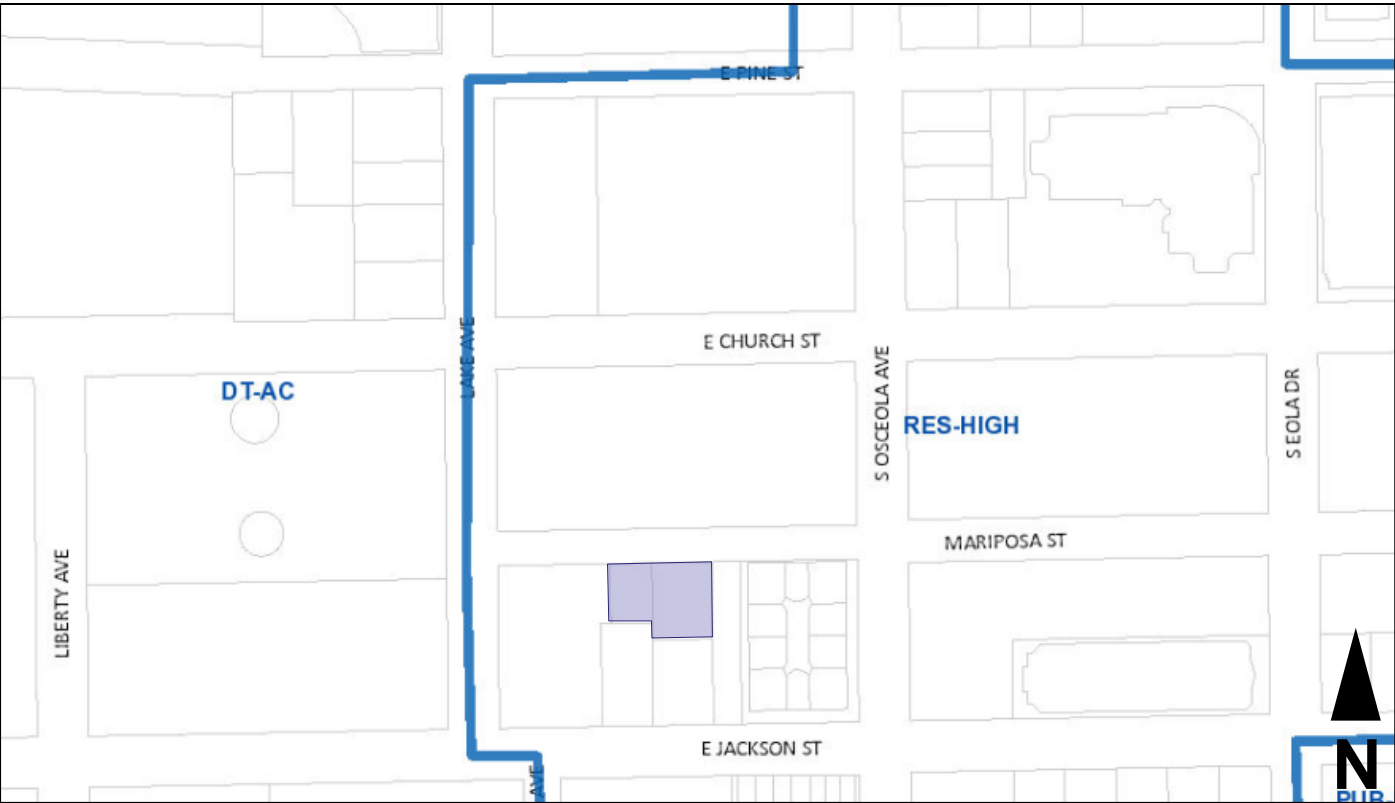
Location Map

 Subject Sites

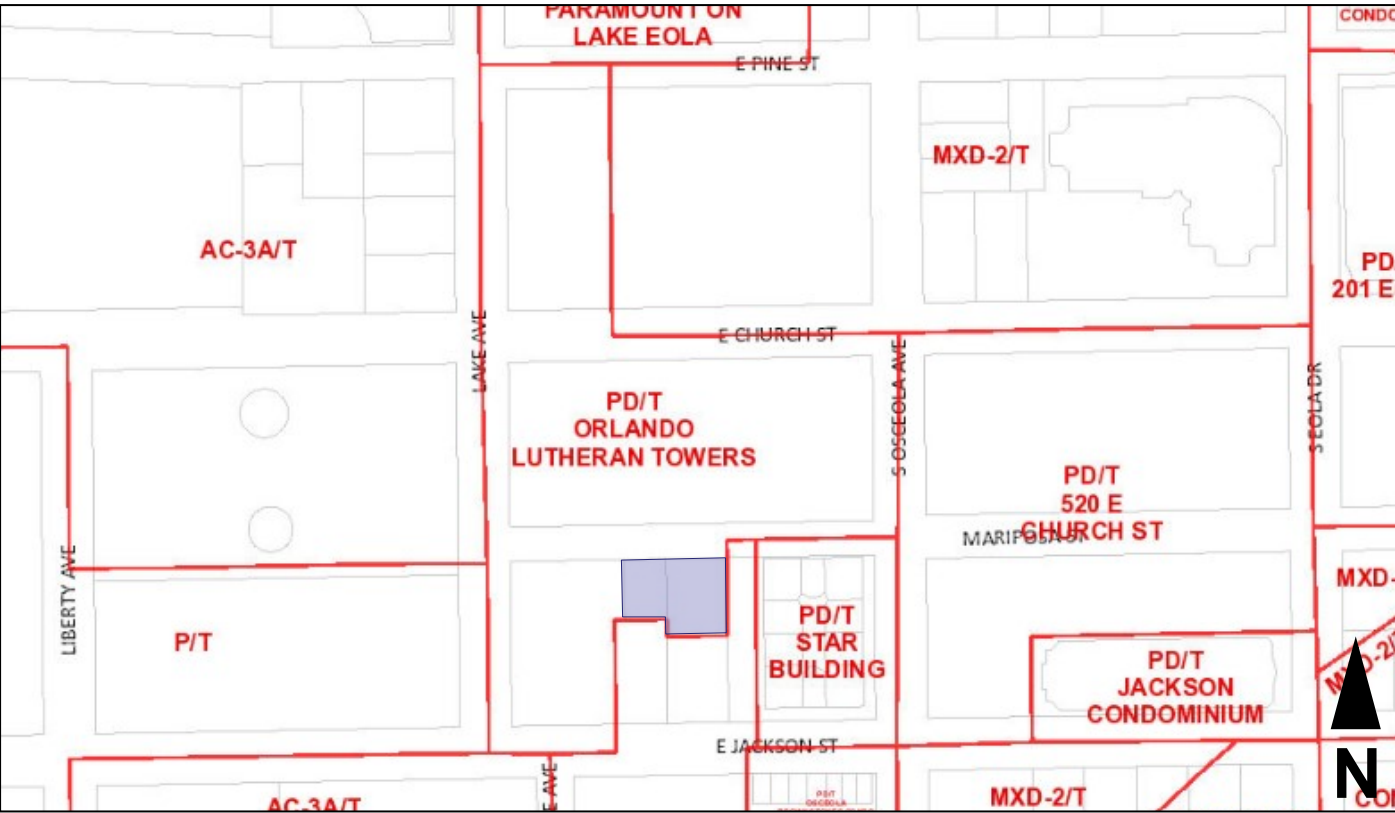
SUMMARY

<p>Applicant Rebecca Wilson, Lowndes Law</p> <p>Owner AGPM Acquisitions LLC</p> <p>Project Planner Chris DeLoatche</p> <p><i>Updated: June 16, 2020</i></p>	<p>Property Location 410 & 416 Mariposa St. Located on the south side of Mariposa St. between S. Osceola Ave. and Lake Ave. (±0.22 acres, District 4)</p> <p>Applicant's Request The applicant is requesting an amendment to the Orlando Lutheran Towers Planned Development (PD) to remove 410 & 416 Mariposa St. from the PD boundaries and to establish a higher maximum impervious surface ratio of 0.94 for the entire PD.</p> <p>Currently, the Orlando Lutheran Towers PD contains the Orlando Lutheran Towers Phase 2 senior living facility (401 E. Jackson St.), the Camden/420 apartments (420 E. Church St.), and CitiTower mixed-use apartment building (101 Lake Ave.). The parcels to be removed are currently being used as a parking lot and will be</p>	<p>incorporated into a new PD which is being established to develop a new 170 ft. tall, mixed-use affordable housing development (ZON2020-10009).</p> <p>Staff Recommendation Approval of the request subject to the conditions of approval in this staff report.</p> <p>Public Comment Courtesy notices were mailed to property owners within 400 ft. of the subject property the week of June 11, 2020. As of the mail-out of the staff report, staff has not received any inquiries relative to the PD Amendment request.</p>
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FUTURE LAND USE MAP



ZONING MAP



Project Analysis

Project Description

The applicant is requesting an amendment to the Orlando Lutheran Towers Planned Development (PD) to remove 410 & 416 Mariposa St. from the PD. As the PD is losing acreage (approximately 0.22 acres) from the proposed removed parcels, the amendment would also establish a higher maximum impervious surface ratio of 0.94 for the entire Orlando Lutheran Towers PD. The removed parcels will be incorporated into a new PD (Mariposa Groves PD) which is being established to develop a new 170 ft. tall, mixed-use affordable housing development (ZON2020-10009). Said development will have 138 units, ground floor commercial space and an integrated 235 space parking garage.

Previous Actions

- 1907: Properties were platted as part of the J. H. Smith Subdivision of Block 9 Summerlin's Addition
- 1991: Original Orlando Lutheran Towers PD was adopted (Document #24700).
- 2003: The PD was amended to add the subject parcels into the development site (Document #031013710).
- 2006: The PD was further amended to include the subject parcels as Phase C of the Orlando Lutheran Towers located at 401 E. Jackson St. where their portion of Phase C was never developed (Document # 606191003).
- 2007: The PD was amended and broke out Phase C into C-1 and C-2 where C-2 is the subject parcels in this PD amendment request. It's important to note this 2007 amendment referenced that C-2 may be one day removed from the PD (Document #0708201006).
- 2013: The PD was amended which included an amendment to increase the maximum allowed impervious surface ratio to 0.897 or 89% for the entire PD development site (Ordinance No. 2013-49).
- 2019: Current owners acquired the property.

Project Context

The subject property is currently zoned PD (Orlando Lutheran Towers Planned Development (PD)) with a Future Land Use (FLU) of Residential High Intensity (RES-HIGH). The 0.22 subject site is located in the South Eola neighborhood just south of the 420/Camden apartment complex, east of the Orlando Lutheran Towers Phase 2, and west of Star Tower. Furthermore, the Orlando Lutheran Towers PD has identified this location (site C-2) as potentially one day being removed from the PD or being used as another use other than a parking lot or open space in 2007 and 2013, respectively. Both of these aforementioned scenarios were noted as requiring a PD amendment to be approved. The site is currently being used as a gravel parking lot to support the construction projects in this area. Further project context can be found in Table 1 below:

Table 1—Project Context			
	Future Land Use	Zoning	Surrounding Use
North	RES-HIGH	PD/T	Mixed-Use Apartments
East	RES-HIGH	PD/T	Star Tower Condominiums
South	RES-HIGH	MXD-2/T	Parking Lot
West	RES-HIGH	PD/T	Orlando Lutheran Towers

Conformance with the GMP

As mentioned above the site has a FLU designation of RES-HIGH which is used typically used for higher density, mixed-use projects like the proposed affordable housing project. The 0.22 acre site has a minimum density of 30 dwelling units (du) to the acre (ac) and has a maximum of 75 du/ac which can be increased to max. of 200 du/ac through a density bonus. These parcels will be combined with others around it to form a larger Planned Development of which they will be requesting a density bonus of 200 du/ac or 138 units for the entire 0.69 acre development site. The parcels in this request will account for only 44 units of the 138 should it be approved. Furthermore, the removal of these parcels from the Orlando Lutheran Towers PD will not impact the density rights allocated to the other properties in the PD.

Proposed Amendments

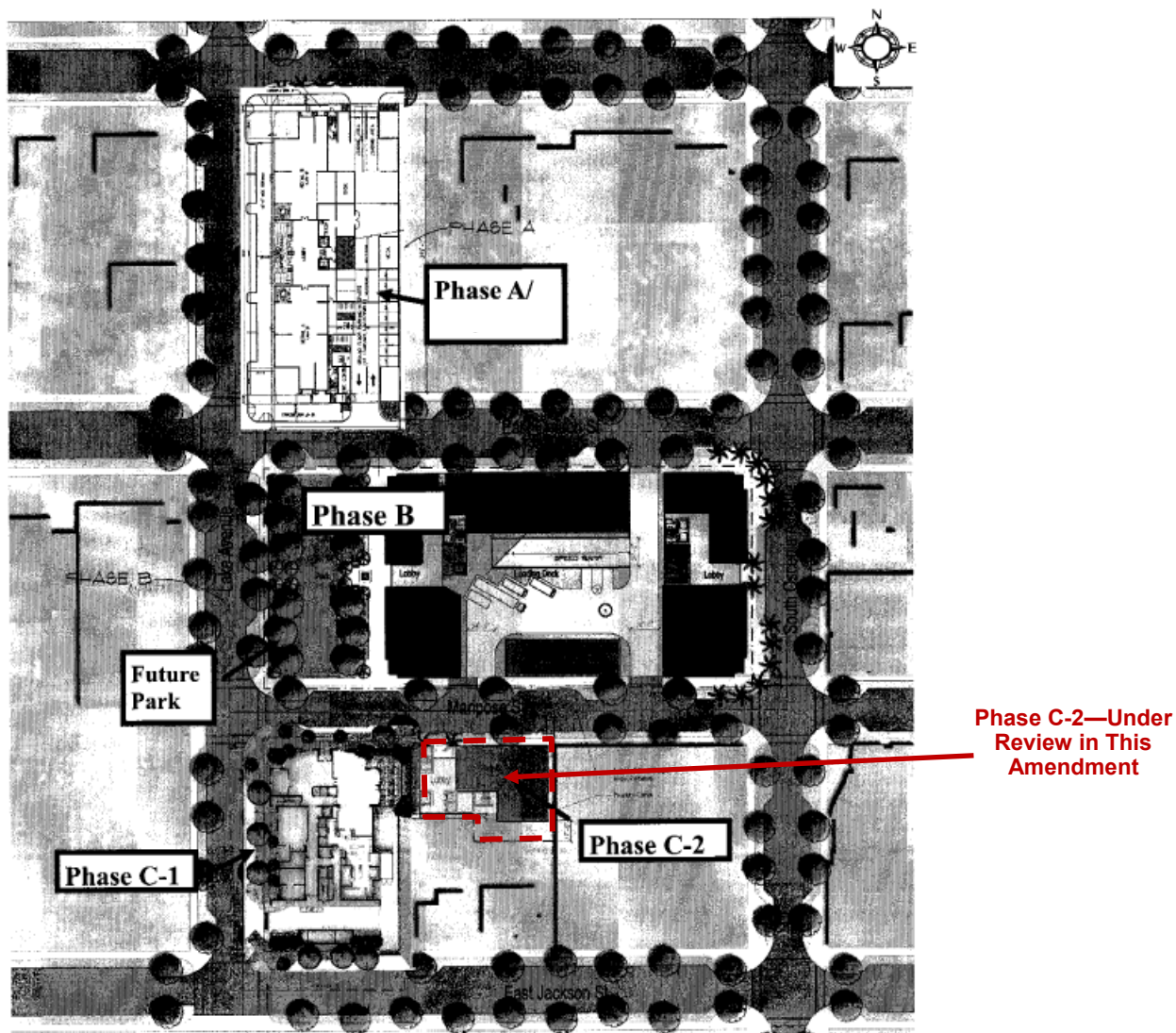
Currently, the Orlando Lutheran Towers PD has a maximum allowed impervious surface ratio (ISR) of 0.89 or 89%. The ISR across the entire PD is 86% based on the approved building permits and information provided for the previous PD amendments. There is approximately 143,645 sq. ft. of private property in the current PD development which would get reduced to 133,917 sq. ft. if the PD amendment is approved and the C-2 site is removed from the PD. This would result in a higher ISR of 92% on what would be the remainder of the Orlando Lutheran Towers PD. The proposed increased ISR of 94% would allow for minor improvements to the remainder of the PD and is consistent with what staff would normally allow through a Master Plan with Modifications where the ISR can be increased by 20% of whatever the applicable zoning district is (Sec. 65.334-1).

Aerial Photo



PD Site Plan

PD PHASING



Site Plan as provided in the 2007 Amendment to the Orlando Lutheran Towers PD (ZON2007-00011).

Findings

Staff finds that the proposed Orlando Lutheran Towers PD amendment is consistent with the requirements for approval of a Master Plan, as contained in Section 65.294 of the Land Development Code (LDC). Staff also finds:

1. The proposed PD Amendment is consistent with the City's Growth Management Plan;
2. The proposed PD Amendment request is consistent with the City's LDC;
3. The proposed school will meet the standards for development in the applicable zoning districts;
4. The proposed school will be compatible with the surrounding land uses and the general character of the area; and
5. Existing and proposed public facilities, infrastructure and services will be adequate to serve the proposed school uses.

Based on the information provided in the staff report and the findings noted above, staff recommends approval of the PD Amendment for the Orlando Lutheran Towers PD, subject to the conditions of approval in this report.

Conditions of Approval

Land Development

1. **Land Use and Zoning.** Except as provided herein, development of the property shall be consistent with the development standards of the Mariposa Groves PD zoning district.
2. **PD Contingency.** The approval of this PD Amendment is contingent upon the approval of ZON2020-10009 and MPL2020-100037 (Mariposa Groves PD). These parcels shall not be removed from the Orlando Lutheran Towers PD without approval of an applicable planning board case (rezone, master plan, conditional use permit, etc.)
3. **Conditions of Approval.** The conditions of approval in this Staff Report must be adhered to and the necessary changes must be made on the plans submitted for building permit. Failure to do so will delay the issuance of your permit.
4. **General Code Compliance.** Development of the proposed project should be consistent with the conditions in this report and all codes and ordinances of the City of Orlando, the State of Florida, and all other applicable regulatory agencies. All other applicable state or federal permits must be obtained before commencing development.
5. **Minor modifications.** Zoning variances may be approved pursuant to the procedures set forth in Part 2J Chapter 65, Orlando City Code. Additionally, recognizing that development plans can change in small ways between the planning and permitting stages of development, the planning official may approve up to a 10% modification of any applicable numerical development standard if the planning official finds that the proposed modification is consistent with the applicable goals, objectives, and policies of the GMP, is compatible with nearby existing land uses, would not result in inadequate public facilities, and is otherwise consistent with the public health, safety, and welfare. When approving such a modification of a development standard, the planning official may impose one or more of the conditions of development provided at section 65.334, Orlando City Code, but such condition or conditions must be reasonably calculated to mitigate the identifiable land use impacts of the modified standard.
6. **Regulations Subject to Code.** Except as provided herein, the proposed project is subject to the conditions of this report and all codes and ordinances of the State of Florida, City of Orlando and all other applicable regulatory agencies. All other applicable state or federal permits must also be obtained before commencing development.
7. **Consistency:** Development within the subject property must remain consistent with all exhibits provided within this application subject to the conditions ultimately approved by City Council.
8. **Florida Statutes.** As provided by subsection 166.033(5), Florida Statutes, issuance of a development permit by a municipality does not in any way create any right on the part of an applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the municipality for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. In accordance with subsection 166.033(5), Florida Statutes, it is hereby made a condition of this permit that all other applicable state or federal permits be obtained before commencement of the development.
9. **Stormwater.** All run off and stormwater mitigation for the new project shall comply with the Orlando Engineering Standards Manual and the regulations set forth by the St. Johns River Water Management District.

Fire

1. TRC fire code site review is preliminary in nature and is not an official approval of the project as a whole. It is intended to expose or prevent evident design deficiencies with State and City Fire Codes. The architectural design of the building, life safety features, floor plans, egress system, fire protection systems, fire department access and MEP will be reviewed in detail for State, Fire Code, FFPC and City Fire Code compliance at the time of permit application.
2. Interior Access: Conditional to this review the design of all buildings must account for fire department access. The access road itself must extend 50ft. from an exterior doorway that allow access to the building's interior via a common hall or common lobby area, or the largest tenant area if the building does not have a common interior area. NFPA 1.18.2.3.2.1
3. Manual Suppression: any portion of the building or exterior wall of the first story shall be located not more than 150 ft from the fire department access road as measured by an approved route around the exterior of the building or facility. The distance can be increased to 450ft. if the building is protected by an automatic sprinkler system. [NFPA 1.18.2.3.2.2 and NFPA 1.18.2.3.2.2.1]
4. Approved Turnaround: an approved turnaround shall be provided for fire apparatus where an access road is a dead end in access of 150 ft. When a dead end road will not accommodate an approved t-turn or turn-a-bout a minimum width of 25 ft. will be required. The turnabout shall be the minimum 20ft. width of the fire department access road and sized for the dimensions of the largest OFD apparatus. Use of areas subject to obstruction by vehicles such as loading docks and parking garages are prohibited. Acceptable turnarounds can include T-turn, Y-turn or cul-de-sac (designs and dimensions are subject to the approval of Orlando Fire Department). See Exhibits in NFPA Fire Code handbook. NFPA 1.18.2.3.4.4
5. Fire Department Access Road: All fire department access roadways shall have an all-weather driving surface, capable of supporting the load of fire apparatus, a minimum 20 ft. in width and a minimum vertical clearance of at least 13 ft. 6 in. [NFPA 1 18.2.2.5.4 and NFPA 1 18.2.3.4.1.1] City of Orlando apparatus requires a turning radius dimension of 30 inside and 50 exterior and shall maintain the minimum 20ft. width. An auto-turn analysis is required for the radius turns indicated on the site plan. NFPA 1.18.3.4.3.1 and NFPA 1.18.3.4.3.2
6. Water Supply: The plan indicates fire hydrants will be required. Because building information is not provided, fire hydrant location and spacing will be reviewed at the time of building permitting. All portions of an unsprinklered building must be within 300 ft. hose lay distance of a fire hydrant. All portions of a sprinklered building must be within 500 ft. hose lay distance of a fire hydrant. City Code ch. 24.27(f) Residential properties are required to indicate a hydrant within 500 ft of the residence and the street and its width for the fire department access. Request a meeting with the Fire Department.
7. The design chapter of FFPC, Fire Code, NFPA 1.18 has specific mandatory criteria to be included when designing Fire Department Access and calculating water supply. The OFD, Fire Marshal adopts the entire chapter as applicable to the City of Orlando territory by which it serves. The consideration of Fire Department Access is an essential element and mandatory requirement in site design. Should existing conditions, topography and/or grading require an official determination from the Fire Department please Call 407-246-3473 or 407-246-3012 to schedule a cursory discussion with the Fire Marshal.

Parks

1. All residential units are subject to Parks Impact Fees. However, those fees may be reduced on certified affordable units when conditions are met and fee reduction is approved prior to paying fees. Please contact Nancy Ottini at nancy.jurus-ottini@orlando.gov for more information. According to the renderings of the plaza area, this area has to be wider than 5' to accommodate site furnishings. Tree protection per City Code is required to be put in place before construction begins and must remain in place for the duration of construction.
2. Project will require a Tree Removal Permit. Mitigation fees maybe associated with trees to be removed.

Police

1. The Orlando Police Department has no objection to the PD amendment request for Orlando Lutheran Towers PD located at 410 Mariposa St. A full CPTED plan review for this project will be completed under MPL2020-10037 when detailed plans are submitted to the City for review. We encourage developers and property owners to incorporate CPTED strategies in their projects. A brochure entitled Crime Prevention Through Environmental Design, Your Guide to Creating a Safe Environment, which includes crime prevention techniques for various land uses, is available by email. For questions regarding Orlando Police Department plan reviews or to obtain a copy of the brochure, contact Audra Rigby at 407.246.2454 or Audra.Rigby@Orlando.gov.

Waste Water

The following shall be incorporated into the preparation of construction plans for review by the Water Reclamation Division prior to engineering and building permits issuance.

1. The Developer/Engineer shall prepare a sewer capacity study of the public sanitary sewer main between the proposed point of connection on E. Jackson St and the manhole at E. South St and S. Osceola Ave. The capacity study shall evaluate the impact of the development on the existing downstream sewer main. Flows in the Downtown Sewer Master Plan (Tetra Tech, 2015) shall be used as baseline.
2. Wastewater capacity allocation to the project shall be determined using the City of Orlando Sewer Service Policy Allocation Factors and/or the Growth Management Plan (GMP) Level of Service (LOS).
3. The proposed development, which is a mixed-use high-rise tower, is within lift station 01/07 (LS-01/07). Construction and Utility Plans shall be submitted to the Water Reclamation Division for review and approval prior to permit issuance.
4. Sanitary sewer analysis, design and construction shall be in accordance with Chapter 9 of the current Engineering Standards Manual (ESM) and applicable City Standard Details available on the City's website.
5. For questions about Water Reclamation Division review, please contact Julio Morais, P.E., (407) 246-3724 or julio.morais@cityoforlando.net, and/or Dave Breitrick, P.E., Engineering and Mapping Manager (407) 246-3525 or david.breitrick@cityoforlando.net.

Contact Information

Land Development

Contact Chris DeLoatche at 407.246.3624 or at Chris.DeLoatche@orlando.gov.

Growth Management

Contact Megan Barrow at 407.246.3363 or Megan.Barrow@orlando.gov

Urban Design

Contact Richard Forbes at 407.246.3350 or at Richard.Forbes@orlando.gov.

Survey

Contact Ken Brown at 407.246.3812 or at Ken.Brown@orlando.gov.

Transportation

Contact Michelle Robinson at 407.246.3145 or at Michelle.Robinson@orlando.gov.

Parks, Recreation & Families

Contact Ken Pelham at 407.246.4280 or at Kenneth.Pelham@orlando.gov.

Development Review

Contact Keith Grayson at 407.246.3437 or at Keith.Grayson@orlando.gov.

Police

Contact Audra Rigby at 407.246.2454 or at Audra.Rigby@orlando.gov.

Waste Water

Contact Julio Morais at 407.246.3525 or Julio.Morais@orlando.gov.

Public Works

Contact Jacqueline Dabney at 407.246.3978 or at Jacqueline.Dabney@orlando.gov.

Fire

Contact Chip Howard at 407.246.2143 or at Charles.Howard@orlando.gov.

Building

Contact Don Fields at 407.246.2654 or at Don.Fields@orlando.gov