

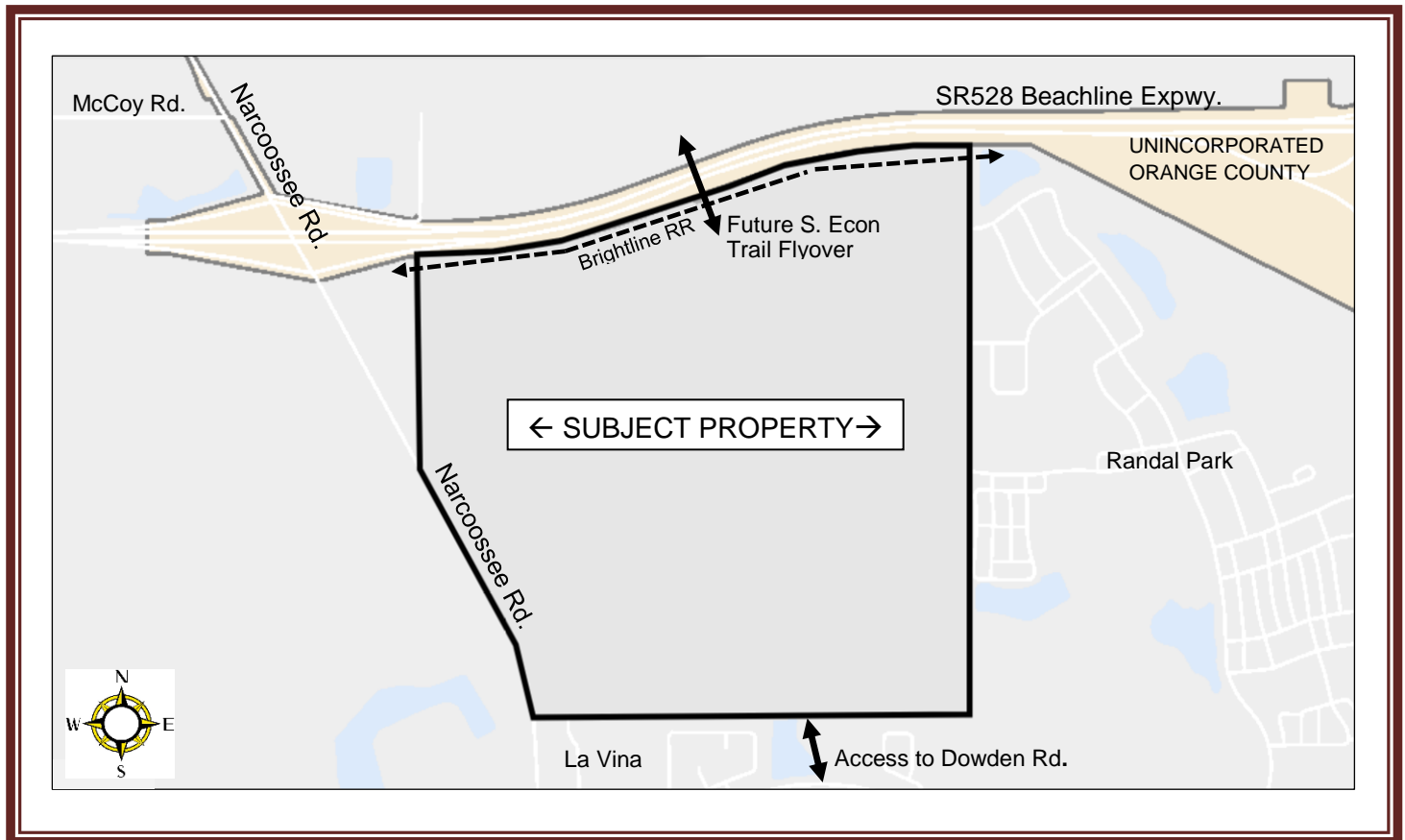
Torrey Preserve (ex-Bal Bay) PD Framework Master Plan & Phase 1 Apartments SPMP

Project Overview (updated 7/2/2020)

NOTE: The information presented in this project overview is based on staff's preliminary review of the submitted application and is subject to change. Contact the Project Planner for the latest project information.

Case Numbers: ZON2020-10005, MPL2020-10031 & MPL2020-10032

Project Location & Property Size: 8553 Narcoossee Rd. (east side of Narcoossee Rd., between SR528 Beachline Expwy. and Dowden Rd., all west of Randal Park) +/-536 acres, District 1



Project Descriptions:

- A. ZON2020-10005 - Request to apply PD (Planned Development) zoning to property, with default zonings of AC-2 (Urban Activity Center), MU-2 (Medium Intensity, Mixed Use Corridor), O-1 (Low Intensity Office-Residential), C (Conservation) and R-1 (One-Family Residential) or R-2 (One- to Two-Family Residential), for development of a mixed use development of commercial, restaurants, hotels, apartments, single-family and townhouses and preserved wetlands and conservation areas.
- B. MPL2020-10031 – Request to approve a framework Master Plan for long-term development of the Torrey Preserve (ex Bal Bay) PD (see above description), with timeline for construction of infrastructure throughout the overall development, including street tie-ins to LaVina to the south, northbound extension of S. Econ Trail from Dowden Rd. and connections to Randal Park to the east.
- C. MPL2020-10032 - Master Plan request for the initial phase of the Torrey Preserve PD, with a proposed 4-story ±280-unit apartment complex on Parcel 11 (southwestern corner of the overall PD), with direct access to Narcoossee Rd. and street tie-ins to other new roadways within the Torrey Preserve PD.

Future Land Use – (Multiple): UR-AC (Urban Activity Center), MUC-MED (Mixed Use Corridor, Medium Intensity), OFFICE-LOW (Office Low Intensity), CONSERV (Conservation) and RES-LOW (Residential Low Intensity).

Zoning – PD (Planned Development), with multiple default zoning designations (previously noted)

Application Documents

Scroll down for plans submitted by the applicant for this project.

If you wish to review the file, please submit a Public Records Request at:

<http://www.cityoforlando.net/cityclerk/city-records-and-archive-management-services/>

Additional or revised documents may be included in the Staff Report, to be posted on the City's website a week before the tentative public hearing date below, at: orlando.gov/mpb - then click on "Current Agenda."

Public Hearing

This project is tentatively scheduled for a public hearing at the Municipal Planning Board on August 18, 2020 (8:30AM, Virtual via Zoom Webinar).

Parking Availability

At the City Commons Parking Garage located on Boone Ave., between South St. and Anderson St. (on the west side of City Hall). This garage charges a fee. For more information, go to:

<http://www.cityoforlando.net/parking/downtown-parking-locations/>

Contact Information:

Applicant / Owner	Staff - Project Planner
Name: Erika Hughes, with VHB (Owner: Bal Bay Realty, Hialeah, FL 33011) Address: 225 E. Robinson St., Ste. 300, Orlando, FL Phone: 407-893-4769 E-mails: ehughes@vhb.com ; frb@brunetti.com	Name: Jim Burnett, AICP, Planner III Email: james.burnett@orlando.gov Phone: 407-246-3609

Project Status and Next Steps

April 20, 2020	Application received by City Planning Division
August 12, 2020	Staff Report available at www.orlando.gov/mpb
August 18, 2020	Municipal Planning Board hearing (tentative)

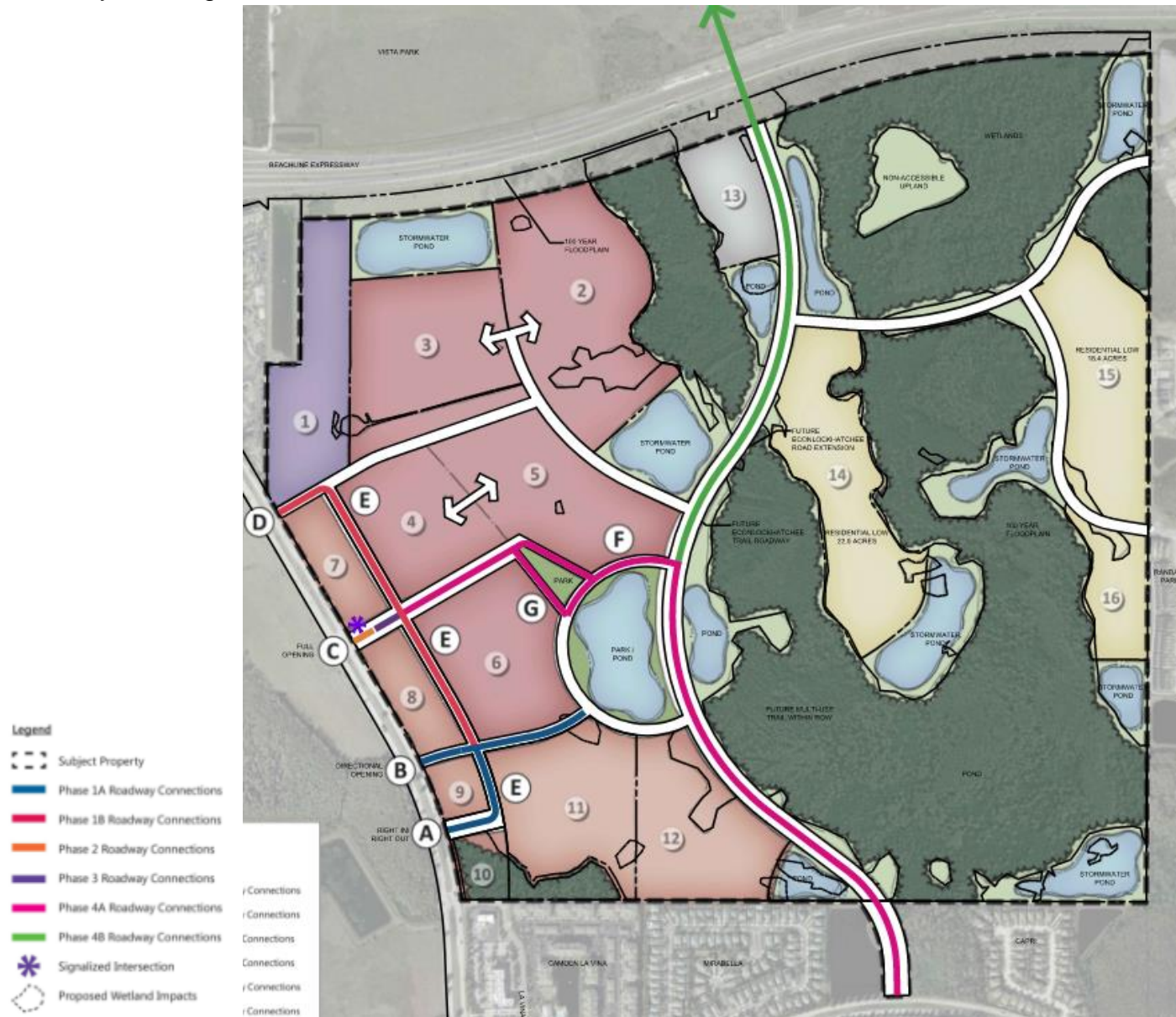
In March 2004, a Future Land Use Map (FLUM) amendment application was processed for the subject property. The FLUM amendment request was to change the future land use designations from Airport Support/Resource Protection, and Conservation to Urban Activity Center, Mixed Use Corridor – Medium Intensity, Residential – Medium Intensity, and Conservation. In addition to the FLUM change, a text amendment was also included creating Subarea Policy S.35.5 for the subject property. Subarea policies are created to give specific direction for the form and location of new intensive development, and to preserve and protect existing neighborhoods from encroachment by incompatible uses and intensities. Policy S.35.5 establishes the base development capacity for the project and process for zoning; specifically, the property shall be developed as a mixed-use Planned Development (PD). The maximum amount of development allowed within any single land use category shall not exceed 110% of the base development program listed below,

Residential	1,000 units
Office	207,600 sq ft
Retail	1,387,000 sq ft
Hotel	300 rooms

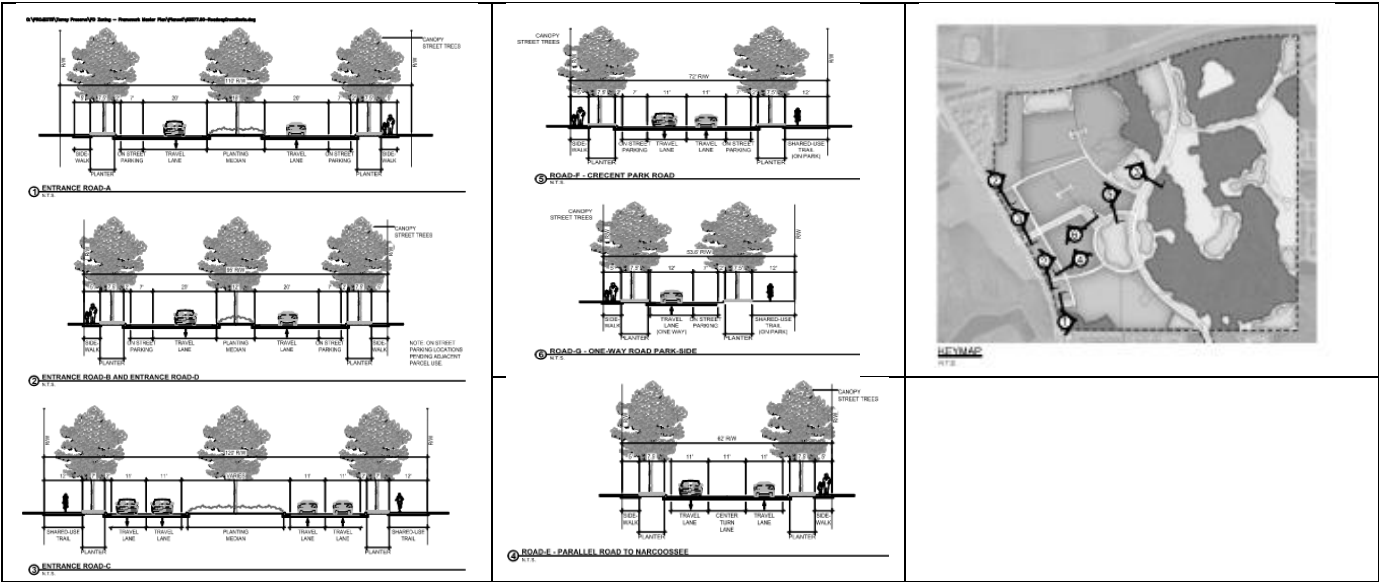
Framework Plan



Roadway Phasing Plan



Roadway Cross-Sections



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The architectural drawings are organized into two main sections. The top section shows the main building's elevations: a left side elevation (1), a right side elevation (3), a rear elevation (2), and a front elevation (1). The bottom section shows a detached garage with its own rear (2) and front (1) elevations. Each drawing includes a scale of 3/32" = 1'-0".

Side Elevation (Left Side Elevation): Shows a multi-story building with a series of windows and a central entrance. The scale is 3/32" = 1'-0".

Side Elevation (Right Side Elevation): Shows the opposite side of the building, featuring a similar window pattern and a central entrance. The scale is 3/32" = 1'-0".

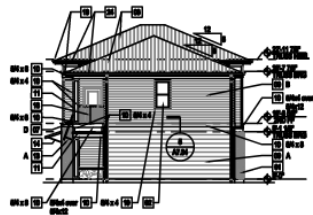
Rear Elevation: Shows the rear of the building, which has a more complex facade with multiple levels and a central entrance. The scale is 3/32" = 1'-0".

Front Elevation: Shows the front of the building, which is the most prominent facade. It features a series of windows and a central entrance. The scale is 3/32" = 1'-0".

Detached Garage: A single-story structure with a gabled roof and two large garage doors. It includes its own rear and front elevations. The scale is 3/16" = 1'-0".

Legend: A list of notes and specifications for the drawings, including material and color codes, and a list of notes for the elevations.

Notes: A list of notes for the elevations, including notes about the building's structure, materials, and colors.



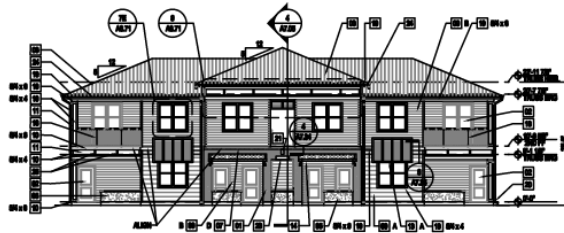
3 Side Elevation
Typical

3/32" = 1'-0"



2 Rear Elevation
Parking Lot Side

3/32" = 1'-0"



1 Front Elevation
Street Side

3/32" = 1'-0"

Landscape Plan

