

Church St. Phases 2 & 3 Tower

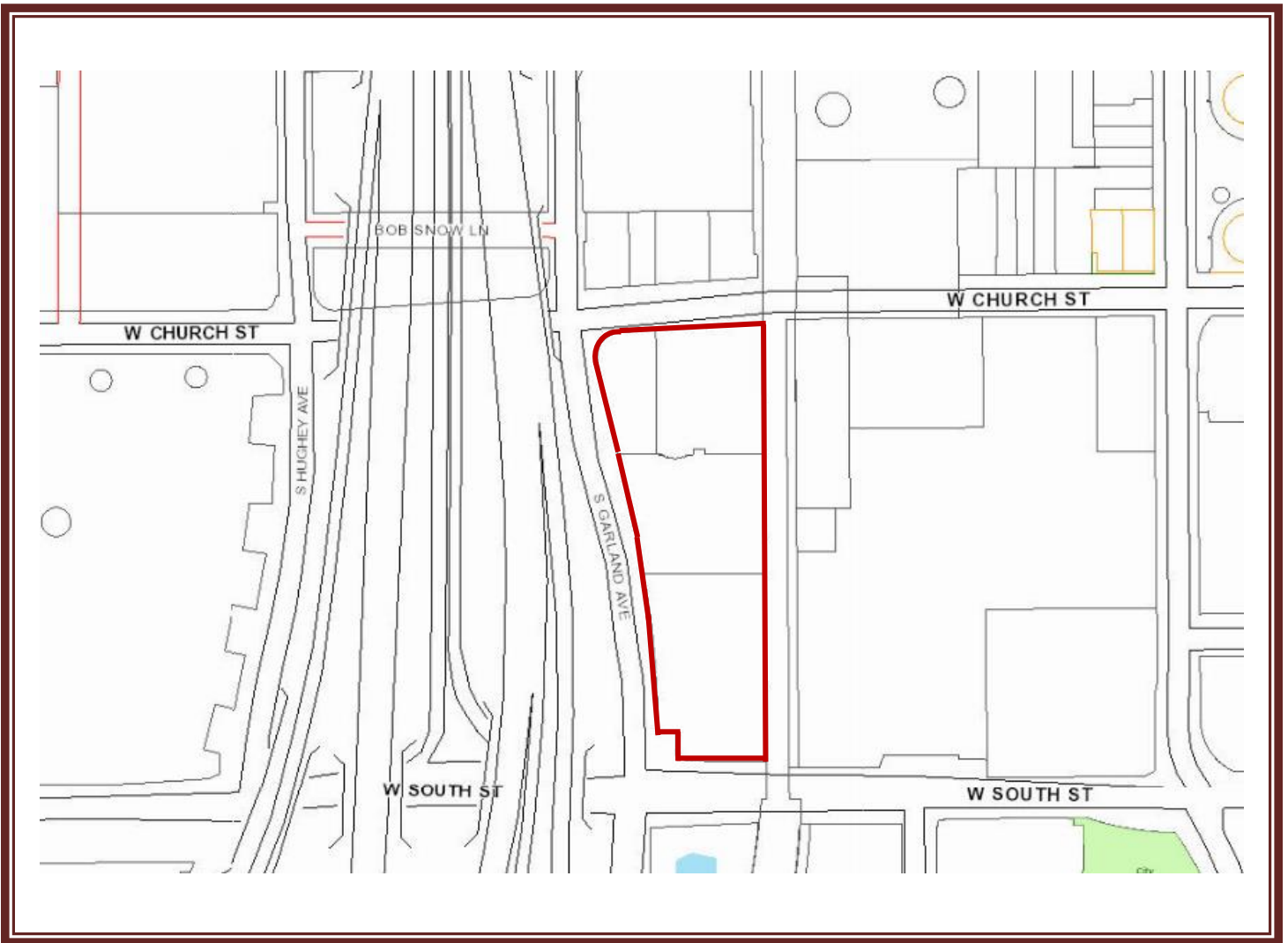
Project Overview (updated 8/28/2019)

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 Number(s): MPLP2019-10056

Project Location & Property Size: 333 & 225 S. Garland Ave., and 128 & 110 W. Church St.

(Located south of W. Church St., north of W. South St. and east of S. Garland Ave) (±2.56 acres, District 5)



Project Description: The applicant is proposing a master plan amendment to allow the construction of a new 32-story, 400 ft. tall mixed-use high rise building which includes an intensity bonus of 5.0 for the development site. The development will include 228 hotel rooms, 2,500 sq. ft. of retail/commercial space, 59,500 sq. ft. ballroom/hospitality space, 210,000 sq. ft. of office space and a 577 space integrated parking garage. The applicant is also proposing a 25,000 sq. ft. expansion to an existing building (110 W. Church St.).

Existing Zoning District and Future Land Use Classifications

Future Land Use Classification – Downtown Activity Center (DT-AC)

Zoning – AC-3A/T/HP/MA

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: cityoforlando.net/mpb - then click on "Current Agenda."

Public Hearing

This project is tentatively scheduled for a public hearing at the Municipal Planning Board on October 15, 2019. (City Hall 2nd floor, City Council Chambers, 8:30AM)

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/>

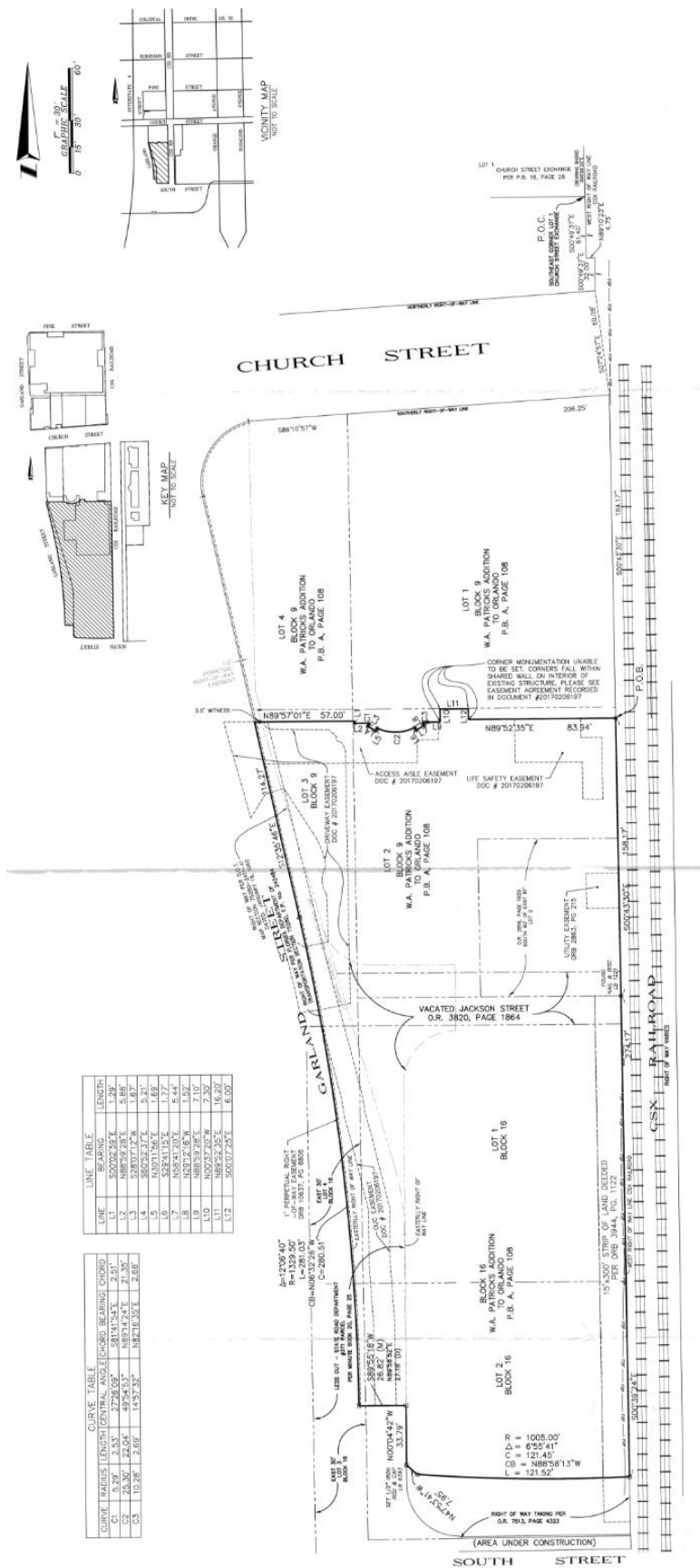
Contact Information:

Applicant	Staff - Project Planner
Name: Meghan Dietz Address: 189 S. Orange Ave., STE 1700, Orlando, FL Phone: 407.926.3000 Email: mdietz@bakerbarrio.es.com	Name: Chris DeLoatche Email: Chris.DeLoatche@orlando.gov Phone: 407.246.3624

Project Status and Next Steps

August 16, 2019	Application received by City Planning Division
October 9, 2019	Staff Report available at cityoforlando.net/mpb
October 15, 2019	Municipal Planning Board hearing (tentative)

Survey



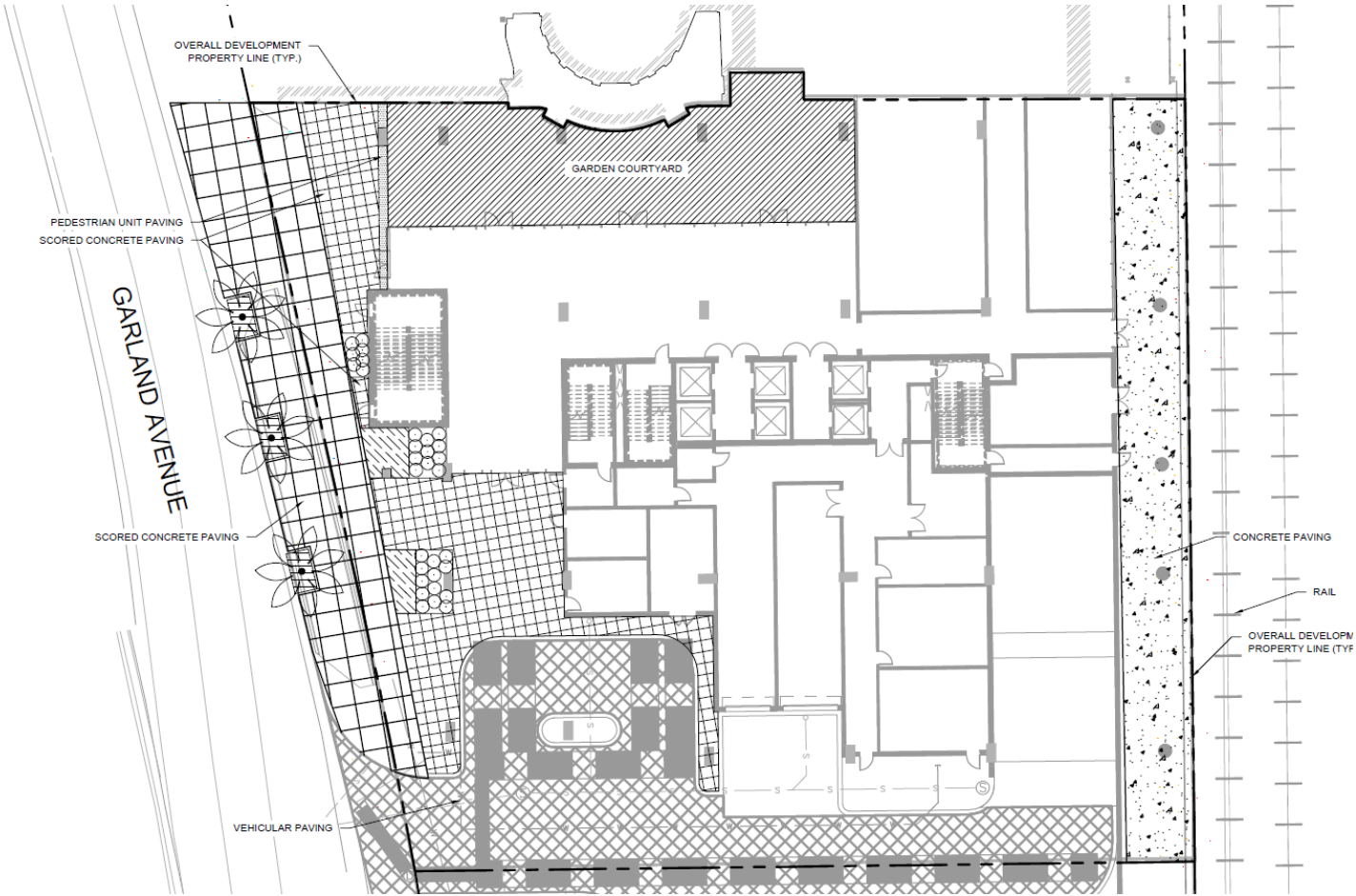
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S GARLAND AVE

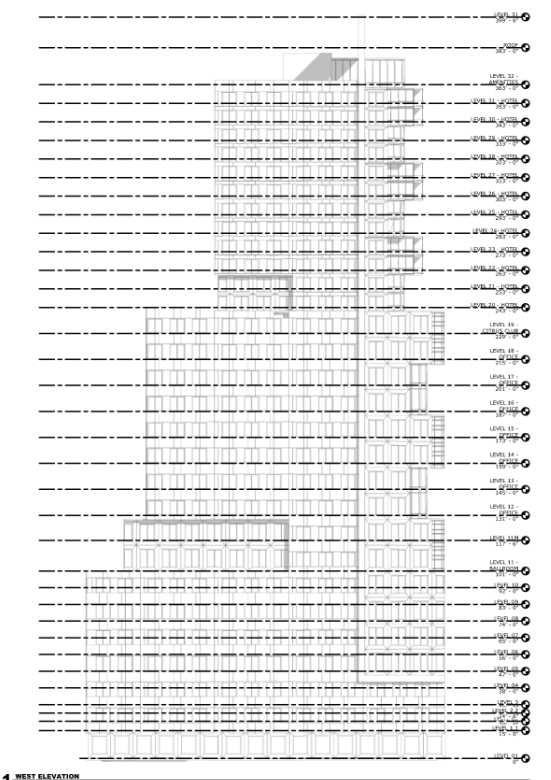
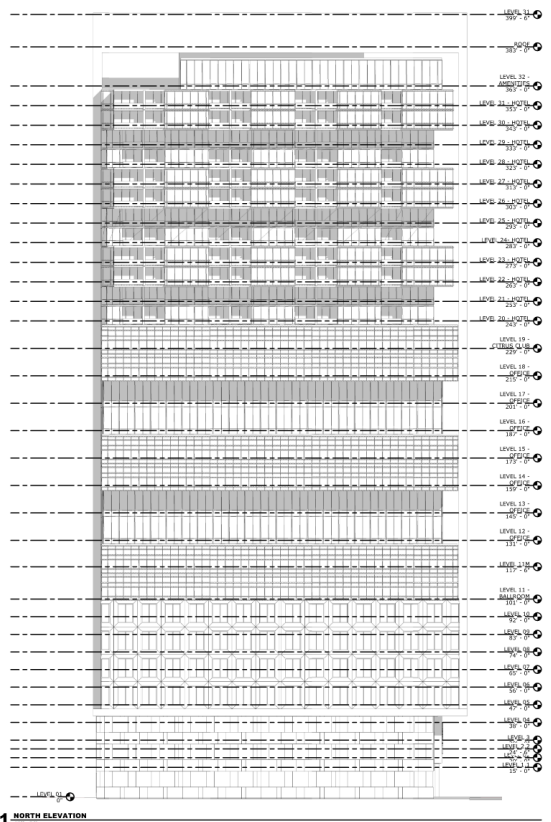
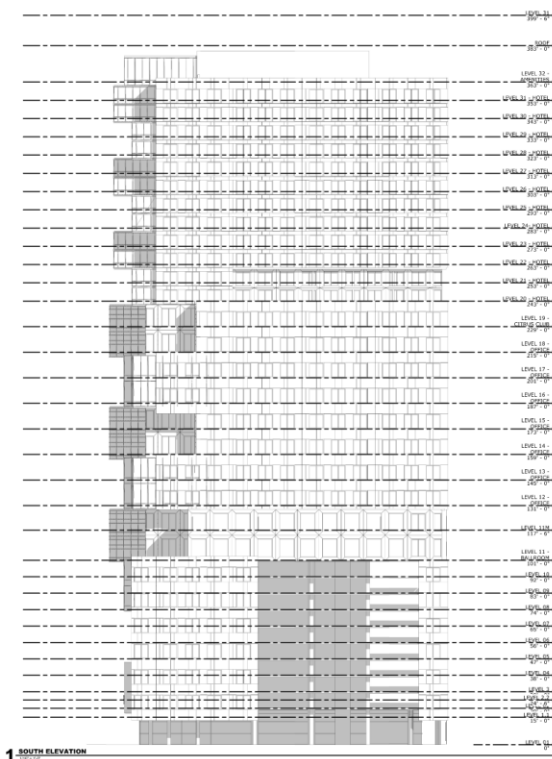
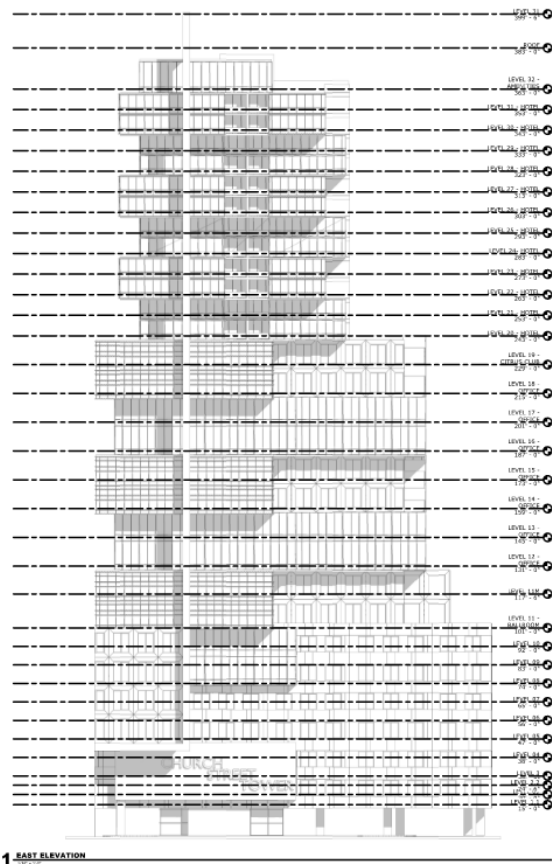
**O.U.C. UTILITY
EASEMENT**

- RAIL PLATFORM

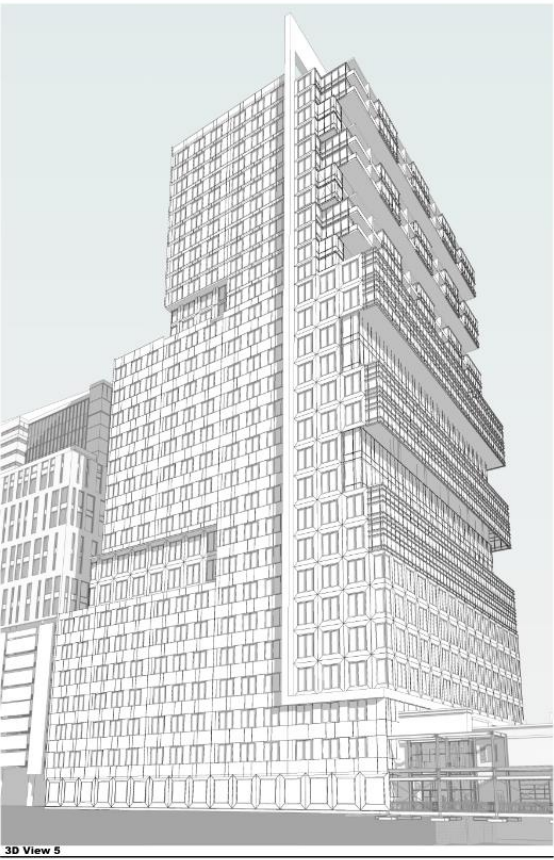
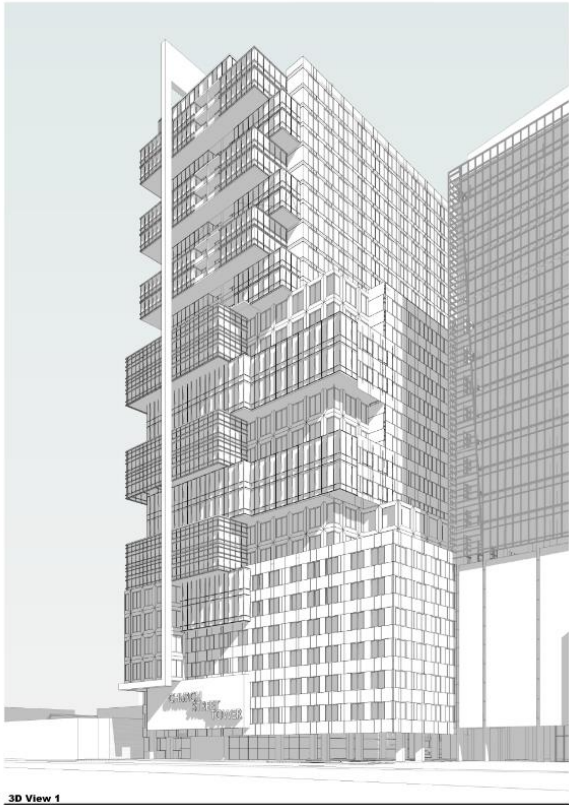
Landscape Plan



Elevations



Elevations (cont'd)



Project Description

CHURCH STREET PHASE 2 Project Description - Revised August 22, 2019

The Church Street Phase 2 project proposes to build a mixed use high rise tower on South Garland Avenue in downtown Orlando. The project abuts the railroad tracks on its east boundary and Garland Avenue on its west boundary. The Church Street Phase 1 tower sits to the south edge of the building. The existing buildings between the project's north edge and church street are requested to be added to the master plan and will remain. The existing church street ballroom will be removed for the construction of the phase 2 tower. The tower would contain 228 hotel units, +/- 2,500 sf of ground level retail, +/-59,500 sf of ballroom/hospitality, AND +/- 210,500 sf of office. Parking will be incorporated in an integrated parking garage containing 577 spaces. Future development on the phase 3 site is estimated at +/- 25,000 sf of commercial space. The code required parking is .35 spaces per hotel unit + 1 space per 1000 space of commercial sf for a total of 350 minimum spaces. The parking garage will be designed that if required the parking podiums of the phase 1 and 2 towers may connect at levels 4-10 to promote superior traffic flow. This will require the reduction of 2 spaces / level. The building will be 32 levels and approx. 400' high.

Current Zoning: AC-3A/T

Future Land Use: D-AC

Current Use: Commercial

Proposed Use: Hotel, Office, Retail

Property Size: 2.58 Acres Total

Density: 8.2 FAR

Program Summary:

Lobby + BOH	12,200 sf
Retail	2,500 sf
Ballroom/Hospitality	59,500 sf
Office	210,500 sf
Hotel	211,000 sf
TOTAL	495,700 sf

Parking Summary:

511 Standard Spaces
54 Compact Spaces
12 ADA Spaces
TOTAL 577 Spaces