

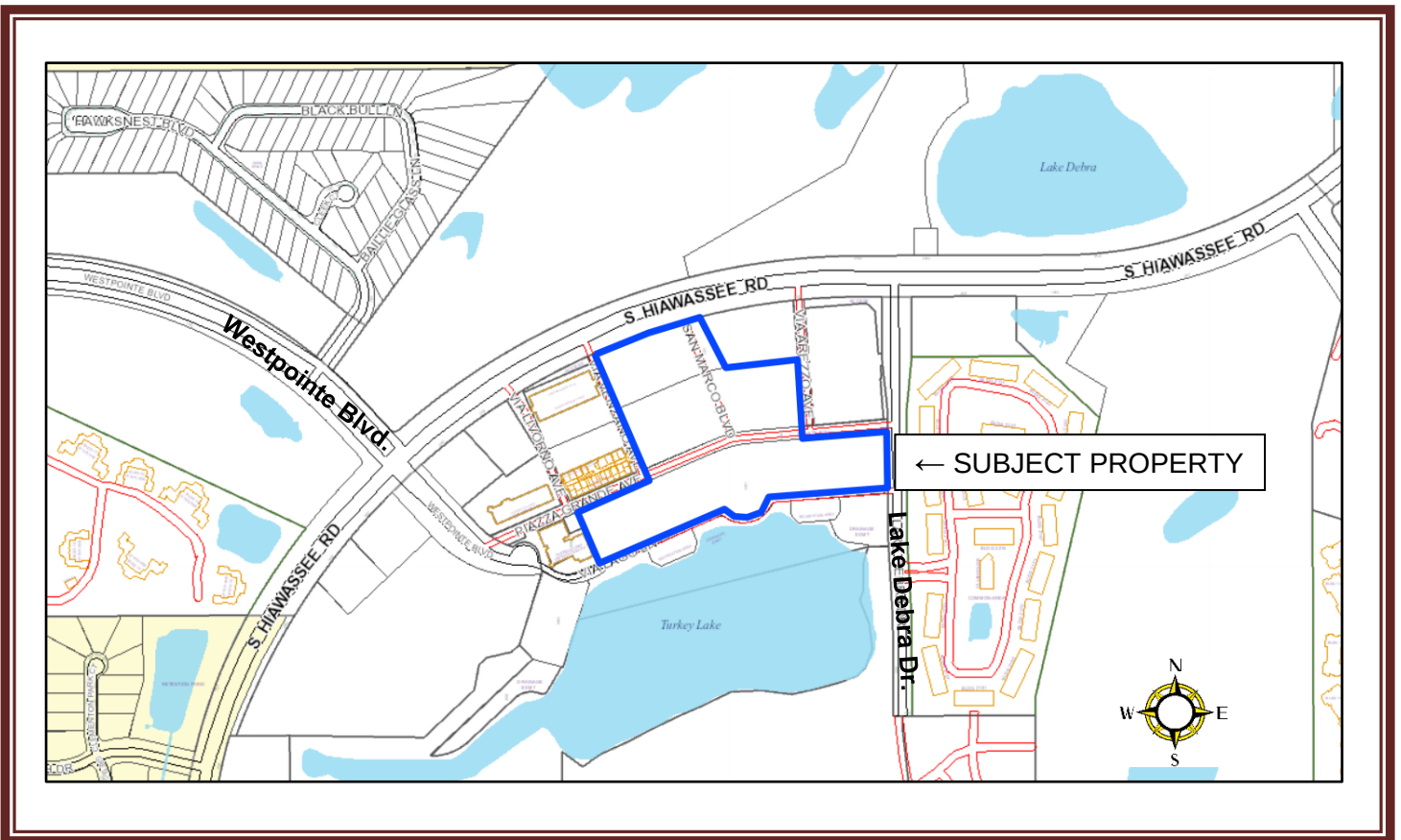
Veranda Park II Master Plan Amendment 320-unit Apartments & Parking

Project Overview (updated 4/3/2019)

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): MPL2019-10021

Project Location & Property Size: 6875 Piazza Grande Ave. (north and south sides of Piazza Grande Ave. within the Veranda Park development (south side of Hiawassee Rd., between Westpointe Blvd. and Lake Debra Drs.) +/-11.6 acres, District 6



Project Description: Request to amend the Master Plan for Veranda Park II for the development of a 320-unit 3-story (50-ft. tall) multi-family apartment complex on the southern portion of the Veranda Park property.

Existing Future Land Use and Zoning Classifications

Future Land Use Classification – UR-AC (Urban Activity Center)

Zoning – AC-2 (Urban Activity Center)

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 June 18, 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
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Project Status and Next Steps

March 25, 2019	Application received by City Planning Division
June 12, 2019	Staff Report available at cityoforlando.net/mpb
June 18, 2019	Municipal Planning Board hearing (tentative)

Project Description

The Dinerstein Companies (TDC) is under contract to purchase +/- 9.24 acres of land located at 6875 Piazza Grande Avenue (Lot 3) and 6951 Via Lago Lane (Lot 5B) within Veranda Park portion of the MetroWest Master Planned Community. TDC is requesting to amend the Specific Parcel Master Plan that was approved by the Municipal Planning Board on June 21, 2016 for the Veranda Park II Residential project (MPL 2016-00016, Item 11). TDC proposes development of a three (3) story, 320-unit Class A+ garden-style residential property (the "Property") to be called "Millennium MetroWest," along with the relocation of a 197-space temporary parking lot from Lot 5B to Lot 2.

The site plan will consist of ten (10), three (3) story, walk-up apartment buildings and a two (2) story clubhouse centrally located within the Property. Each building will blend in with the current Veranda Park theme yet provide a slightly modernized, lighter color concept. The exterior skin will be a combination of fiber cement panels and lap siding while the roof will be a flat TPO design. TDC has worked with Humphreys & Partners Architects ("Humphreys") to provide a unique layout of the ten (10) buildings. By locating the buildings to front on Turkey Lake and strategically spacing the buildings, TDC has created partial view corridors along the private roads bordering Lots 2 and 3 that lead from Hiawasse Road to Lake Turkey. The MetroWest Master Association has already reviewed and approved the proposed site plan, building elevations and materials.

The site plan includes 489 dedicated parking spaces for the exclusive use of residents of Millennium MetroWest, resulting in parking ratio of 1.53 spaces/unit, which exceeds code requirements. All units will have private outdoor space in the form of balconies, with some units being located directly adjacent to Turkey Lake providing unobstructed views of the lake. Additionally, units will feature stunning modern kitchens, European inspired bathrooms, in-unit washers/dryers, and hi-tech luxury electronic features. Millennium MetroWest's average unit size is 887 SF with over 60% of the unit mix consisting of one-bedroom floor plans. The clubhouse will feature modern common area amenities such as a large fitness center, cybercafé, outdoor patio, resort style pool, club room with indoor kitchen, and open concept leasing office with meeting rooms and offices. The proposed landscape plan will be consistent with the landscape design and plantings that currently exist in MetroWest and Veranda Park.

Closing is anticipated to occur upon completion of the to-be-built parking lot located on Lot 2 and recording of the termination and release of parking easement currently encumbering Lot 5B.

Development Plan



Elevations



FRONT ELEVATION



SIDE ELEVATION



SIDE ELEVATION



REAR ELEVATION