

**Staff Report to the
Municipal Planning Board
July 21, 2020**

**ZON2020-10009
MPL2020-10037**

MARIPOSA GROVE PD



Location Map

 Subject Site

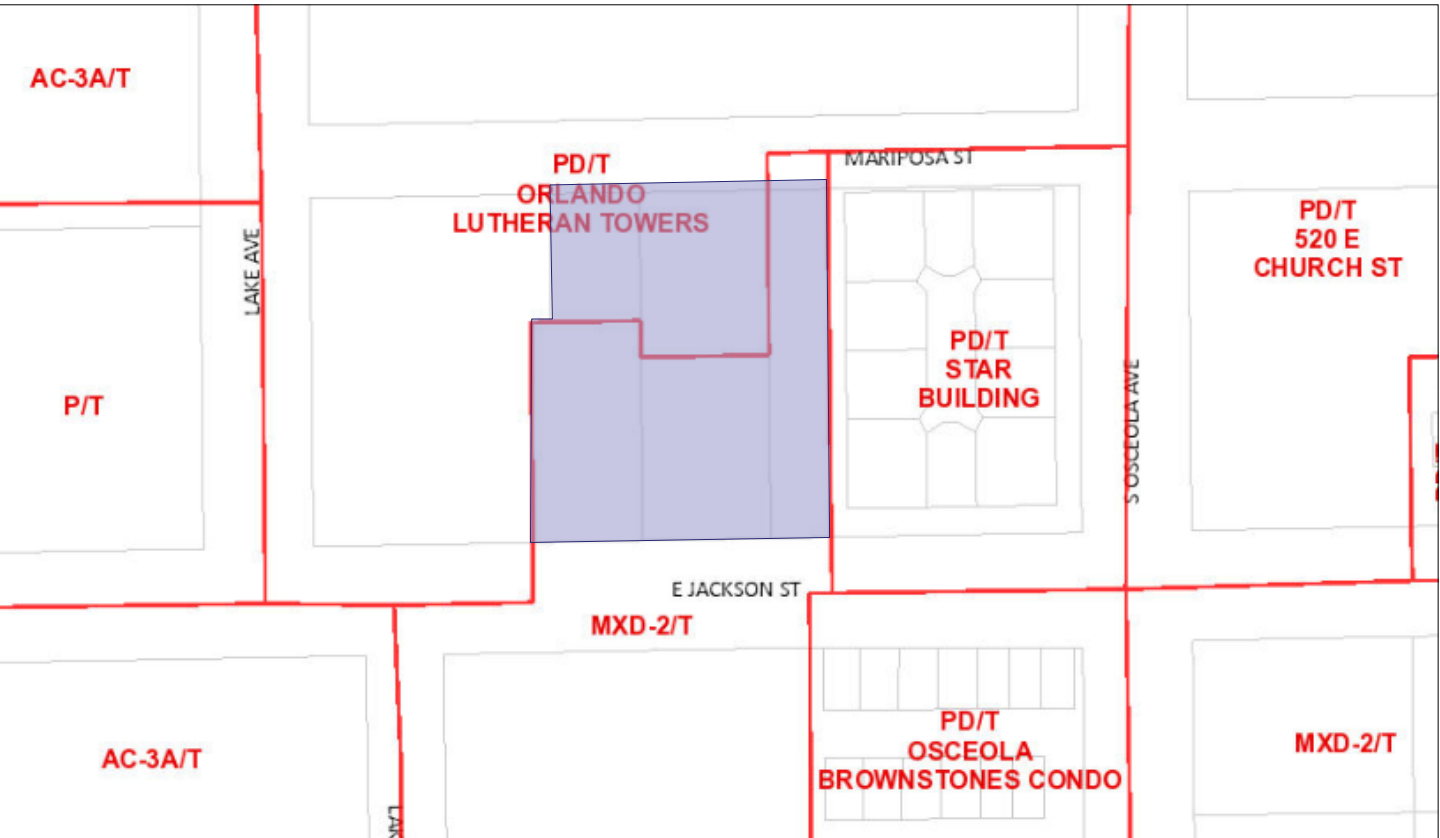
SUMMARY

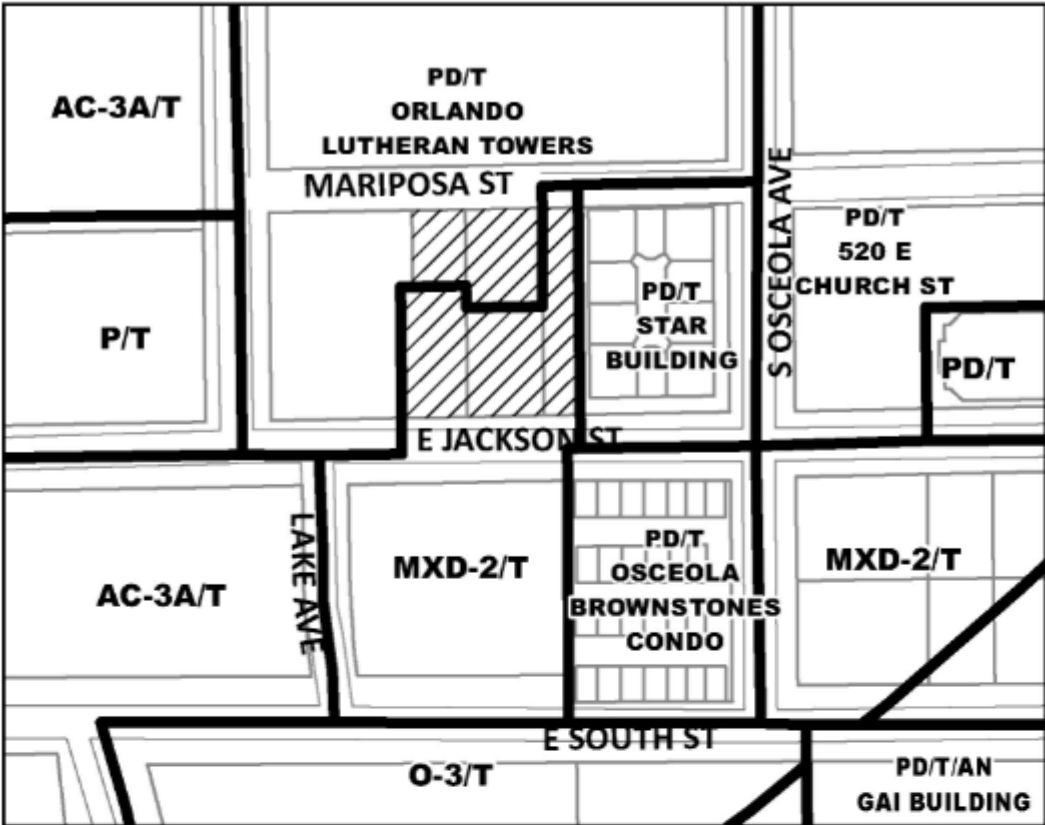
Applicant Rebecca Wilson, Lowndes Law	Property Location 411 & 417 E. Jackson St. and 410, 416 & 420 Mariposa St. (Located between S. Osceola Ave. and Lake Ave.) (+0.69 acres, District 4)	to allow 156 spaces where 215 is the minimum required. These cases are being heard in conjunction with ZON2020-10008 an amendment to the Orlando Lutheran Towers PD which allow the removal of 410 and 416 Mariposa St. from the Orlando Lutheran Towers PD.
Owner AGPM Acquisitions	Applicant's Request The applicant is requesting a Planned Development (PD) rezoning for a new 138 unit, 14-story, mixed-use senior affordable housing development with a proposed 18,500 sq. ft. of ground floor commercial and amenity space, and an integrated parking garage (ZON2020-10009). The applicant is also requesting a subsequent master plan review for said development (MPL2020-10037).	Staff's Recommendation Approval of the request, subject to the conditions in this report.
Project Planner Chris DeLoatche	The proposal includes a maximum building height of 170-ft., where up to 200-ft. is allowed as a Conditional Use in the base MXD-2/T zoning district, a density bonus of 125 units per acre (du/ac) to allow a density of 200 du/ac where 75 du/ac is the maximum allowed by right without a bonus, and a parking reduction of 28%	Public Comment Courtesy notices were mailed to property owners within 400 ft. of the subject property on the week of June 11, 2020. As of the published date of this report, staff has received one letter in opposition to the project.
Updated: June 17, 2020		

Future Land Use Map

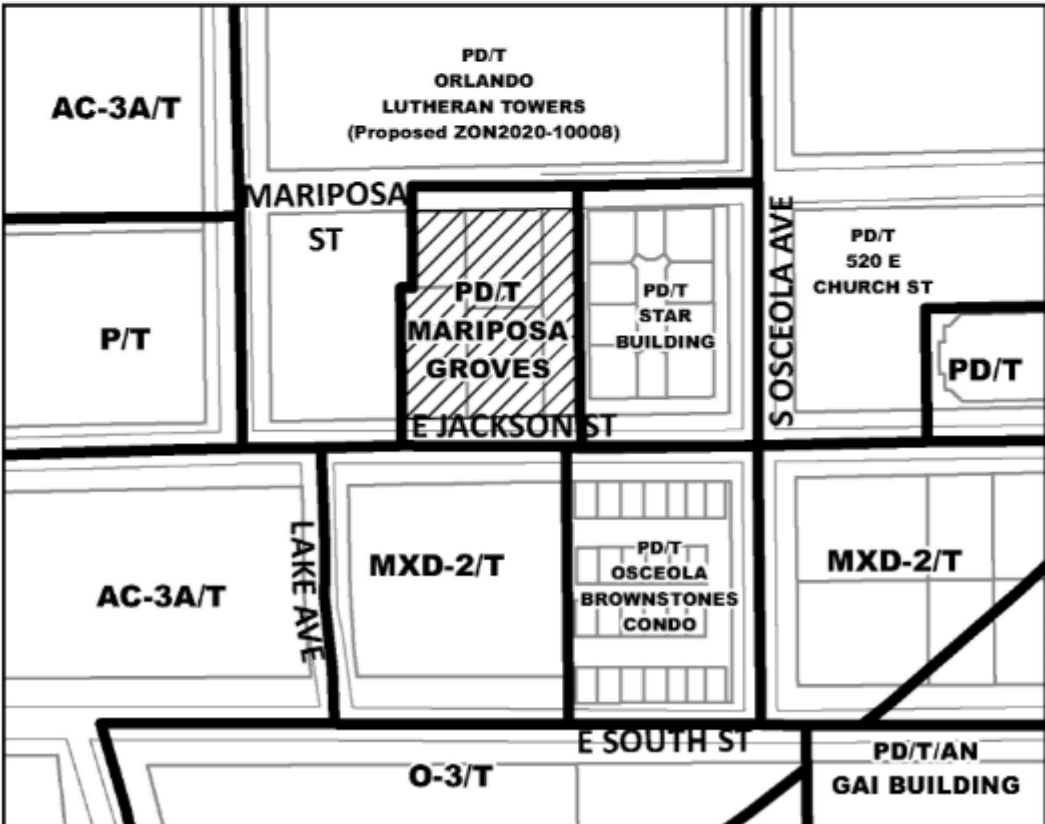


Zoning Map





Zoning - Existing ZON2020-10009



Zoning - Proposed ZON2020-10009

Project Analysis

Project Description

The 0.69 acre property is located mid-block between Lake Ave. and S. Osceola Ave. in the S. Eola Neighborhood. The applicant is applying for a Planned Development (PD) rezoning to allow for a new 138 unit, 14-story senior affordable housing development that will include 18,500 sq. ft. of ground floor commercial and amenity space with an integrated parking garage. The project will also include 109 units as certified affordable housing units and another 29 units will be market rate. The applicant is also requesting a Master Plan review for the aforementioned mixed-use, affordable housing development.

The proposal requires PD approval for the following:

- (a) Height increase of 115 ft. to allow a maximum height of 170 ft.
- (b) Density bonus of 125 dwelling units per acre (du/ac) to allow a maximum density of 200 du/ac.
- (c) A parking reduction of 28% to allow a 156 parking spaces where 215 is the minimum required.
- (d) To allow a minimum 0 ft. and a maximum 5 ft. front yard setback along Mariposa St. and a 0 ft. setback along the western side property line.
- (e) Impervious surface ratio (ISR) increase of 0.07 or 7% to allow an ISR of 0.92 or 92%
- (f) A 2 ft. eastern parking lot landscape buffer where 7.5 ft. is required.

Previous Actions

1907: Area was platted as part of the Summerlin's Addition to Orlando subdivision.
 1920: Existing building was constructed on the property (411 E. Jackson St.)
 2000: Existing building was constructed on the property (417 E. Jackson St.)
 2006: Temporary Parking Lot was approved at 416 Mariposa St. (LDC2006-00044)
 2007: Surface Parking was constructed (420 Mariposa St.)
 2020: Applicant requested to remove 410 and 416 Mariposa St. from the Orlando Lutheran Towers PD (ZON2020-10008).

Table 1—Project Context

	Future Land Use	Zoning	Surrounding Use
North	Residential High Intensity	PD/T	420/Camden Apartments
East	Residential High Intensity	PD/T	Star Tower Condos
South	Residential High Intensity	MXD-2/T	Parking Lot
West	Residential High Intensity	PD/T	Orlando Lutheran Towers

Project Context

The subject development site is currently developed with a parking lot and two small office buildings that would be demolished to accommodate this development. The site is surrounded by apartments and condos to the north, east and west, and a parking lot to the south. The existing buildings on the site were built in 1920 and 2000 with the parking lot being constructed in 2020. Further project context can be found in Table 1 above.

Conformance with the GMP

The subject site has a Future Land Use designation of Residential High-Intensity (RES-HIGH) which allows for a maximum density of 75 dwelling units to the acre (du/ac) which can be increased to a maximum of 200 du/ac through a density bonus. The proposed 138 units is the maximum allowed through a density bonus. The applicant is also proposing 18,500 sq. ft. of ground floor commercial space. The FLU of RES-HIGH and the MXD-2/T zoning district is limited to a floor area ratio (FAR) of 0.35 or 35% with no option for an intensity bonus. Based on 0.69 acres the subject site is limited to 10,519 sq. ft. of non residential uses. The proposed 18,500 sq. ft. must be reduced to 10,500 sq. ft. of ground floor commercial uses. The remaining 8,000 sq. ft. can be used for residential amenities that serve residents of the building and not the general public.

The site has subarea policies S.7.1 and S.7.4 that are applicable to the development. Subarea policy S.7.1 was established to encourage downtown infill residential development, residential uses and mixed residential-office development and subarea policy S.7.4 was partly established to mitigate the impact of new development on pedestrian, bicycle, transit and vehicular mobility, any development obtaining increased densities or intensities through the approval of a future land use map amendment, conditional use, rezoning or bonus shall fund a proportionate share of the transportation system improvements identified in the City of Orlando's South Eola Neighborhood Small Area Plan Transportation Analysis Report. The height restrictions identified with subarea policy S.7.4 do not apply to this particular property. The proposed development is consistent with GMP and all applicable subarea policies.

Conformance with the LDC

The development site is split zoned PD/T and MXD-2/T with a FLU designation of RES-HIGH. The MXD-2 district is intended to provide for areas of high density and high-rise residential development and mixed residential-office development, in close proximity to shopping, employment and public facilities. It is further intended that the appearance review standards of the MXD-2 district will encourage enhancement of community appearance, provide the necessary standards and criteria for review in accordance with accepted architectural principles, strengthen the economy of the City by stabilizing and improving property values, and encourage new construction and development that will be harmonious with existing adjacent residential neighborhoods and structures. The Traditional City (T) zoning district is intended to establish urban design standards to perpetuate the positive design elements and the residential and commercial development patterns found within the Traditional City. The traditional City shall be defined by recognizable geographic boundaries of subdivisions platted prior to World War II in which there is a concentration of the positive design elements as defined in Urban Design Goal 1. The existing properties within the Orlando Lutheran Towers PD (410 and 416 Mariposa St.) have had various proposals over the years, none of which came to fruition. Should the MPB approve this project those parcels will have to be removed from their existing PD which is being proposed currently with ZON2020-10008.

The applicant is requesting to rezone all the properties to a new Planned Development (PD) zoning district which intended to facilitate unique, individually planned developments which are not otherwise permitted. The standards and procedures of this district are intended to promote flexibility of design and permit planned diversification and integration of uses and structures, while at the same time retaining in the City Council the absolute authority to establish such limitations and regulations as it deems necessary to protect the public health, safety and general welfare. Through the PD the applicant is proposing to have a mix of uses to include 109 certified affordable housing units, 29 unrestricted income units and 10,519 sq. ft. of ground floor commercial. As part of this request the applicant is proposing a maximum height of 170 ft. where 115 ft. is the maximum height allowed in the MXD-2 zoning district. It's important to note that this height increase is consistent with what would otherwise be considered through a Conditional Use Permit request. The applicant is also proposing a maximum impervious surface ratio (ISR) of 92% where 85%. This is also consistent with what also be considered through a Master Plan with Modifications which allows up to a 20% increase to the maximum ISR where appropriate. Table 2 below further identifies the code requirements and the applicant's proposed development standards.

Table 2—Development Standards

Acres	Use	Sq. Ft./ dwelling units	Density (dwelling units per acre)		FAR (floor area ratio)		Building Height		ISR	
			Max.	Pro- posed	Max.	Pro- posed	Max.	Pro- posed	Max.	Proposed
±0.69	Mixed Use	138 units	75 du/ac	200 du/ ac *	0.35	0.35**	55 ft.	170 ft.	0.85	0.92

* Can be increased through a density bonus

** The proposed 18,500 sq. ft. must be reduced to 10,500 sq. ft. to comply with the FAR requirements. The remaining area can be used for residential amenities that service the residents of the building

The base MXD-2/T zoning district has a maximum intensity of 0.35 floor area ratio (FAR) with no option for an intensity bonus. Currently the applicant is proposing an FAR of 0.61 based on 18,500 sq. ft. of ground floor commercial which exceeds the maximum allowed. The proposed 18,500 sq. ft. of ground floor commercial space must be reduced to 10,500 sq. ft. to comply with the FAR requirements of the site. The remaining 8,000 sq. ft. can be used for on site amenities that are only open to the residents of the building. Furthermore, staff is requiring that the three mature oak trees along E. Jackson St. be preserved as part of this project. In order to accommodate this request the applicant is requesting the setbacks identified in Table 3.

Table 3 - Setback and Landscaping Requirements

Use	Yard	Building Setbacks		Landscaping/Buffers	
		Minimum	Proposed	Required	Proposed
Mixed Use	Front - Mariposa St.	20 ft.	Min: 0 ft. Max: 5 ft.	N/A	N/A
	Rear - E. Jackson St.	25 ft.	25 ft.	N/A	N/A
	Side - East & West Property Lines	5 ft.	West - 0 ft. East - 20 ft.	East - 7.5 ft.	East - 2 ft.*

*This is an existing drive aisle and landscape buffer. The existing landscaping along the eastern property is to remain.

Density Bonus

The site has a maximum density of 75 dwelling units to the acre (du/ac) which can be increased to a maximum of 200 du/ac through a density bonus. The proposed 138 units is the max allowed through a density bonus. LDC Section 58.1103 provides the criteria for approval of a bonus, including availability of public goods/services, a mixture of uses, general compatibility with the surrounding area and consistency with the applicable design regulations.

- *Public goods and services* – By combining all the parcels into one development site the applicant is effectively maxing out the density of the site all-the-while preserving the trees along the southern property line and by providing the appropriate exfiltration system.
- *Mix of uses* – The development site will have a mixture of uses: certified affordable housing, non restricted multifamily units and ground floor commercial.
- *Compatibility of surrounding area* - The South Eola neighborhood has a mixture of uses and building heights. The proposed 170 ft. tall structure is less in height to the Star Tower (200 ft.) and the CitiTower (295 ft.)
- *Design regulations* – The proposed development falls within the Traditional City overlay as well as the Appearance Review Board boundary. The applicant is scheduled to get their Courtesy Review on the June Appearance Review Board Meeting.

Master Plan Criteria

The Municipal Planning Board and City Council shall consider the following factors in their review of Master Plan Applications (Land Development Code (LDC) Section 65.335):

1. Purpose and Intent. The purpose and intent of the use and all other requirements of the LDC.
2. Growth Management Plan (GMP). The consistency of the proposal with all applicable policies of the City's adopted GMP.
3. Use and District Requirements. The proposal must conform to the requirements of the zoning district(s) in which it is located and, where applicable, to the requirements of Chapter 58 for the particular use or activity under consideration.
4. Performance and Design Regulations. The proposal must conform to all applicable performance and design regulations of LDC Chapters 58, 60, 61, and 62.
5. Public Facilities and Services. Necessary public facilities (both on- and off-site), such as transportation, sanitation, water, sewer, drainage, emergency services, education, recreation, etc. will be adequate to serve the proposed use.

Urban Design

The proposed development falls within the Traditional City overlay as well as the Appearance Review Board boundary. The applicant is scheduled to get their Courtesy Review on the June Appearance Review Board Meeting (ARB2020-10028).

Transportation

Currently the site has vehicular access off Jackson St. via a one-way driveway that exists onto Mariposa St. which lies along the eastern boundary of the site. The applicant is proposing to keep this existing drive aisle onto the site with the access into the garage off of it. Furthermore, the South Eola Small Area Plan requires on street parking to be included adjacent to this property on Mariposa Street. Due to the increased setback provided on Jackson Street in order to preserve existing trees, staff approves an exception to this streetscape to remove the requirement for on street parking.

As part of this request the applicant is requesting a parking reduction of 28% which would result in 156 parking spaces where 215 spaces is the minimum required. LDC Sec. 61.323 Figure 27 provides criteria for qualifying for parking reductions to include the following (staff response italicized):

- Proximity to premium transit (up to 10% reduction) - *Full marks as the site is located one block from the Grapefruit Lymmo Line.*
- Proximity to Public Parking Facilities (up to 5% reduction) - *Full marks as the site is located one block from the Orange County Administrative Garage.*
- Complimentary Land Uses in the same Building or Site (up to 5% reduction) - *Only 3% being awarded as the ground floor uses have yet to be identified.*
- Inclusion of Affordable Housing Element (up to 5% reduction) - *Full marks as the project is an affordable housing project.*
- Provision of Enhanced Bike & Pedestrian Facilities (up to 5%) reduction - *Full marks as the applicant has agreed to provide a bikeshare/scootershare parking pad and a bike repair station.*

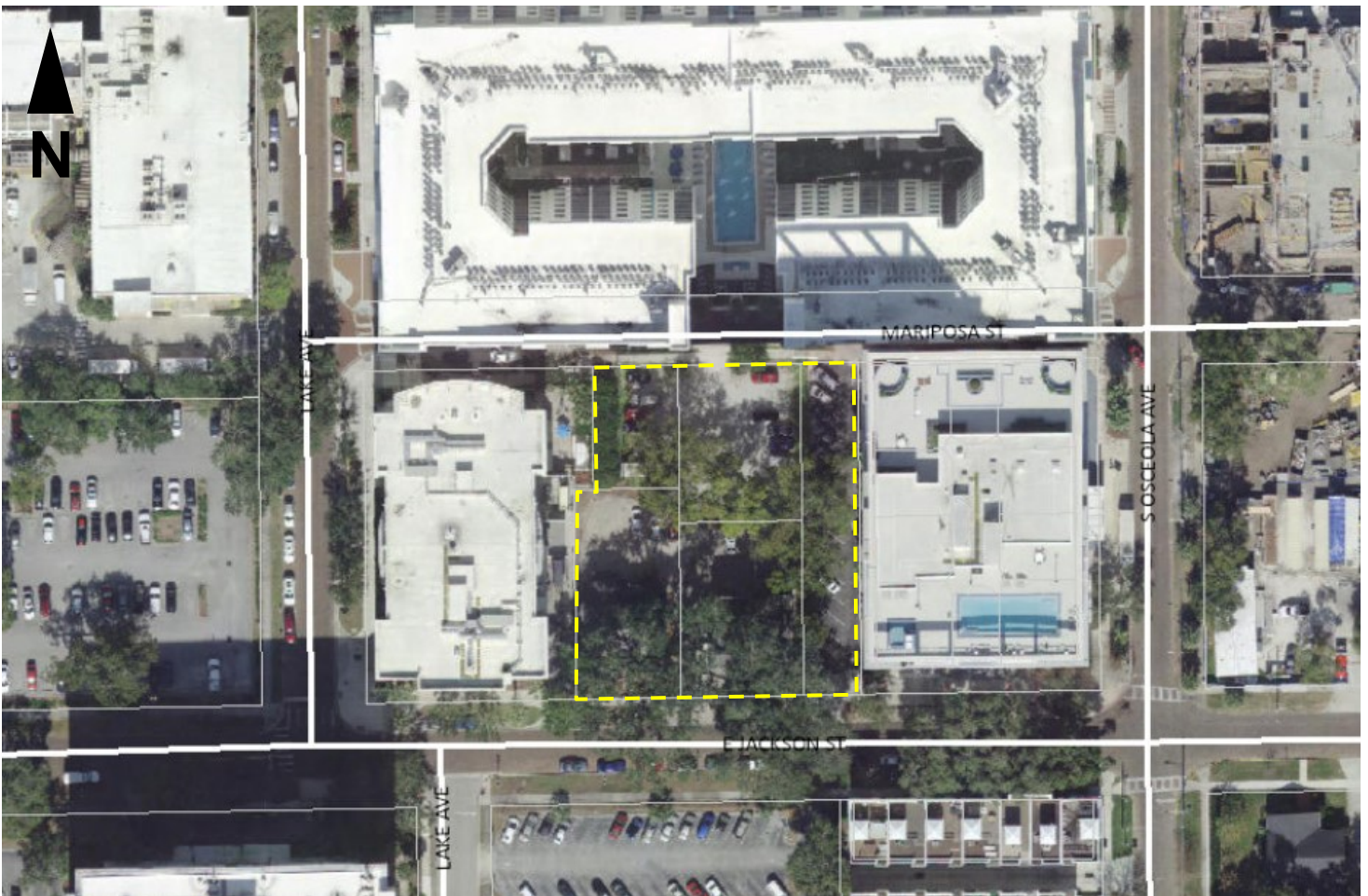
It's important to note that the proposed 28% reduction would be consistent with the Downtown Parking Area which this

site is adjacent to. The Downtown Parking Area requires a minimum of one parking space per dwelling unit and exempts ground floor commercial space from the minimum parking space requirements. The applicant is also finalizing an easement with Orlando Lutheran Towers which may include an agreement to add another floor of parking for Orlando Lutheran Towers to use for their property and is not to exceed 235 parking spaces for the site, . Staff is supportive of this request and will finalize those details in the Final Site Plan Determination provided that the building does not exceed 170 ft. in height.

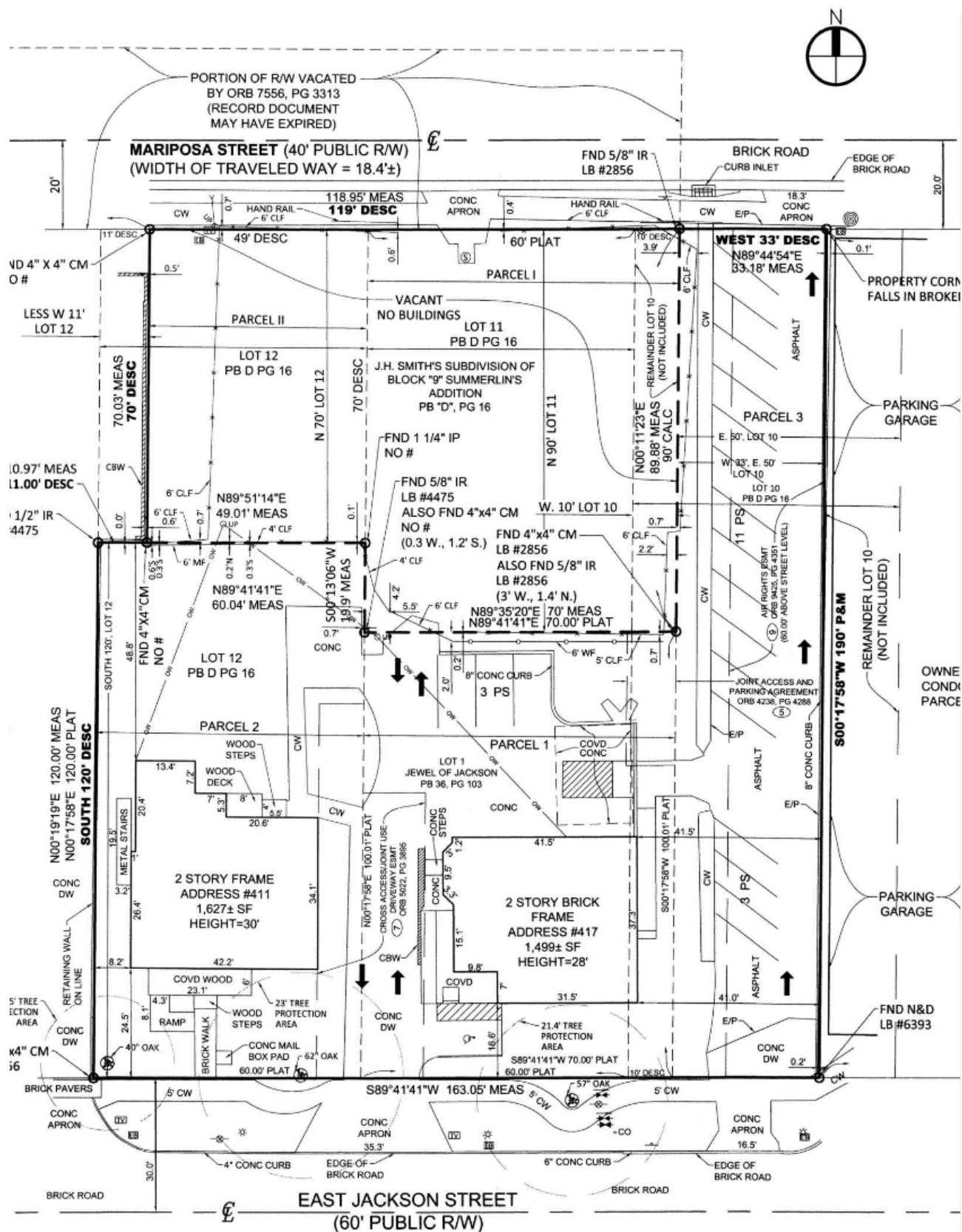
OCA

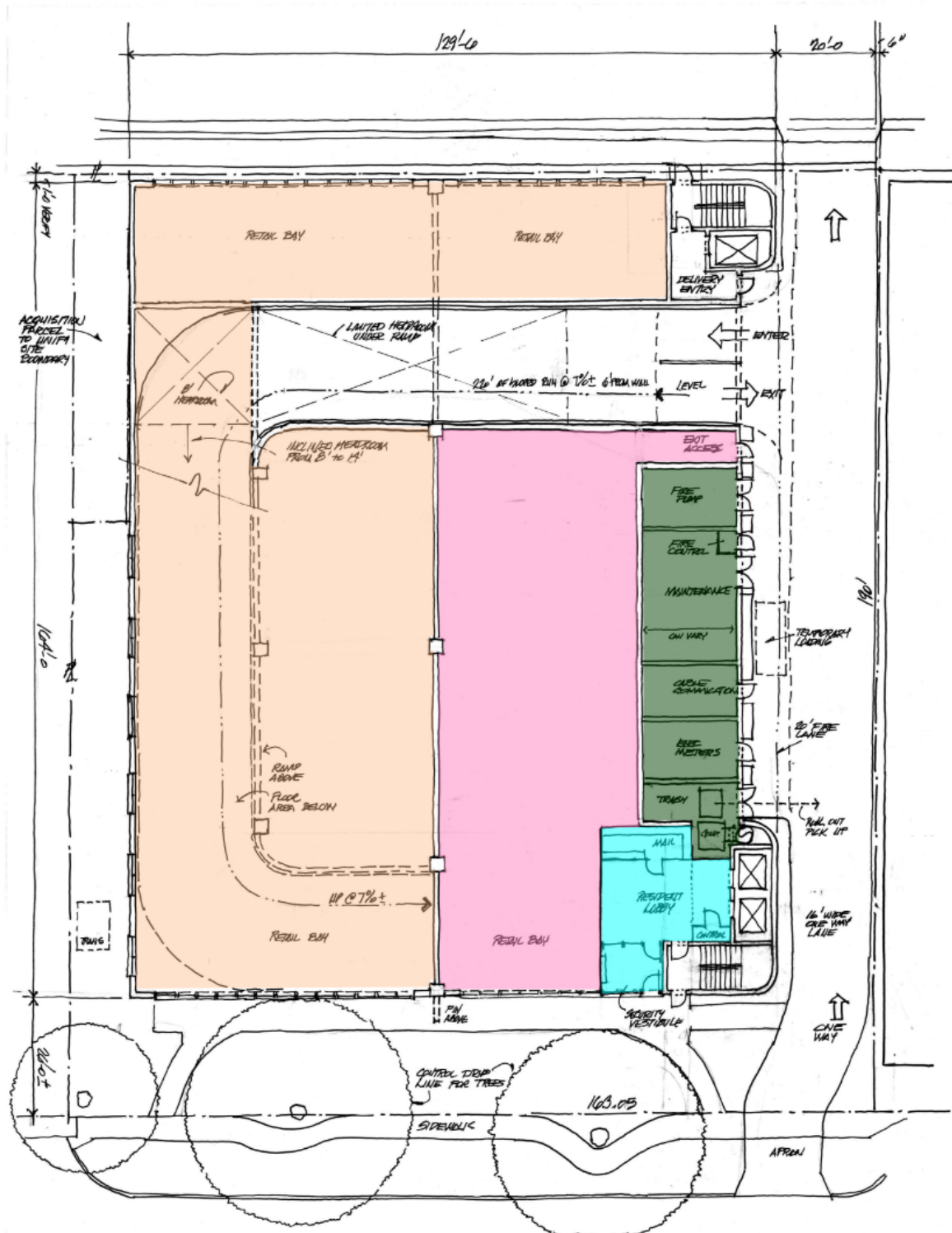
On July 7, 2008, the City adopted a Public School Facilities Element (PSFE) and the Amended Interlocal Agreement for Public School Facility Planning and Implementation of Concurrency which requires all residential development be subject to school concurrency review. A list of exemptions from this review is provided under Section 16.2 of the Agreement. Included in the list of exemptions are DRIs that have filed a complete application for a development order prior to May 1, 2005 (Section 16.2(j)). Under the terms of the agreement, the City will advise OCA of comprehensive plan amendments, zoning amendments, and development proposal that may have the effect of increasing existing density . This site is located within the Downtown DRI, which is included in the list of exemptions of DRIs that have filed a complete application, therefore this site is exempt from concurrency. Also, a School Capacity Enhancement agreement will not be required as an increase in residential entitlements is not proposed via a future land use or zoning map amendment. Furthermore,

Aerial Photo

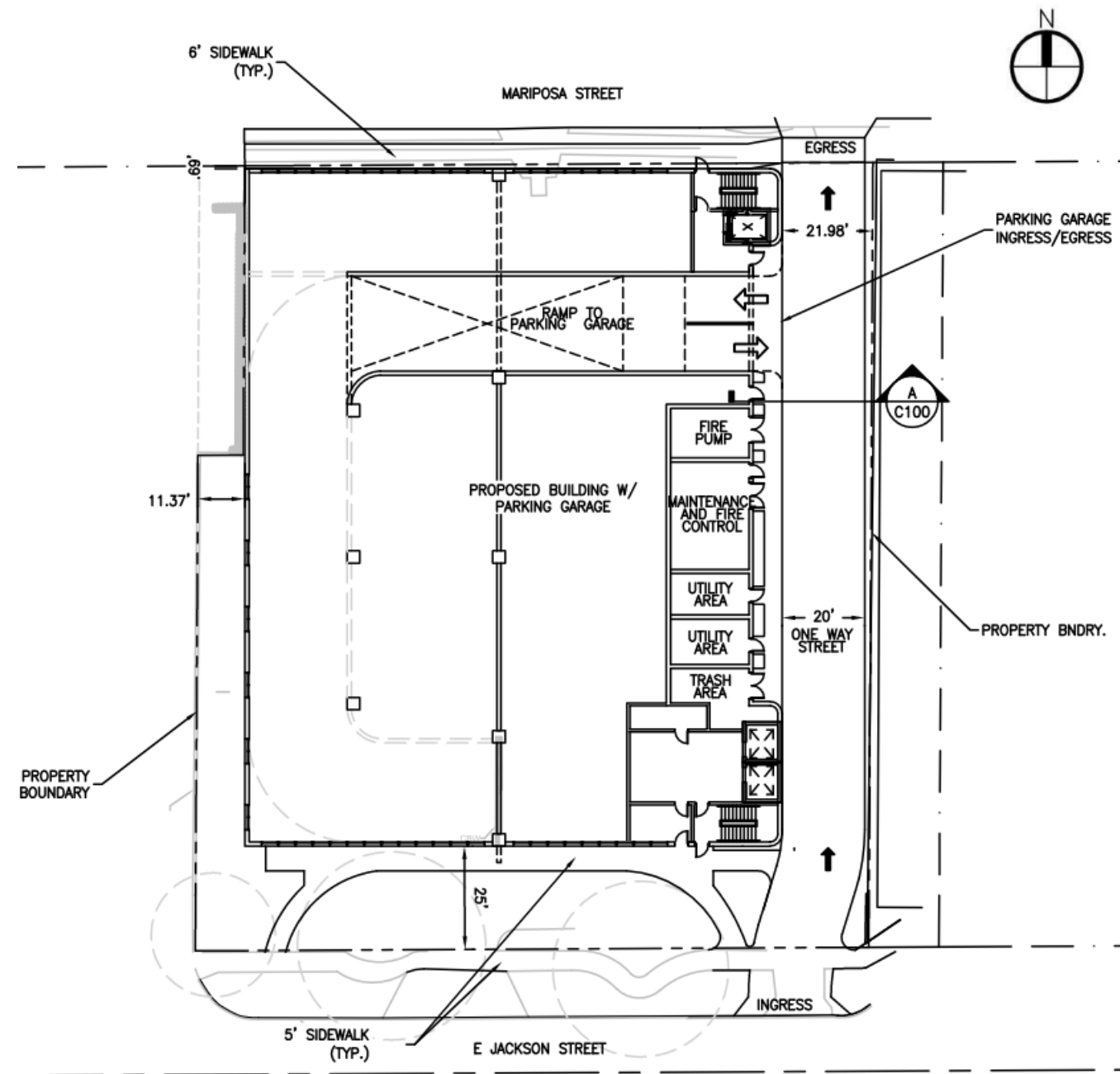


Survey

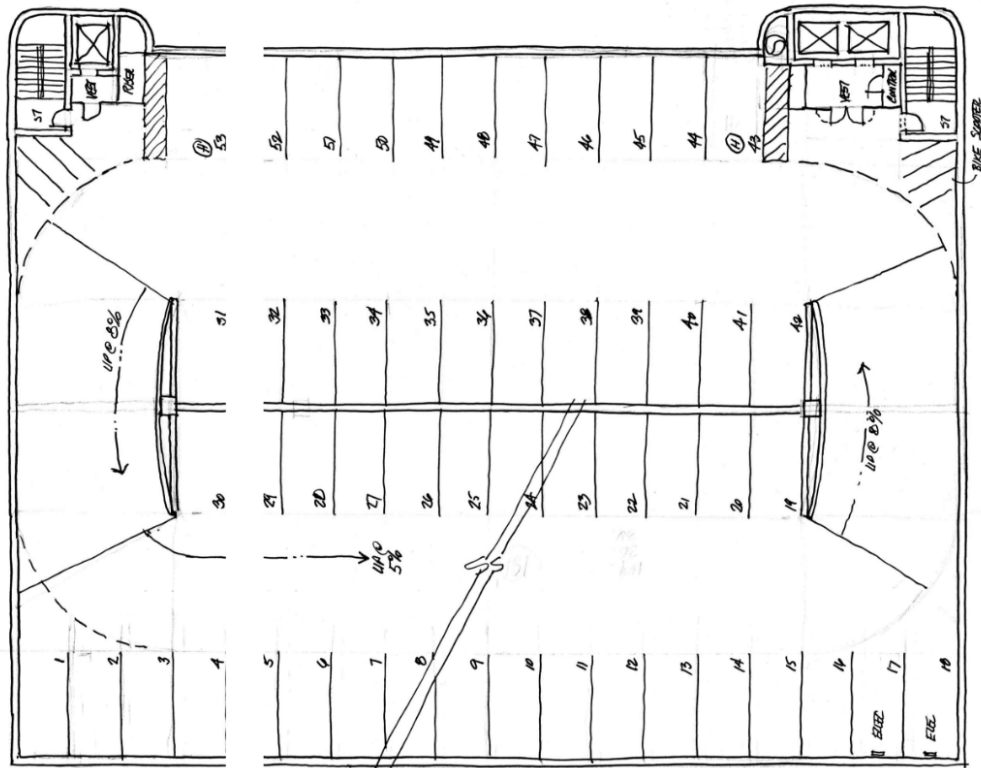




Detailed Site Plan

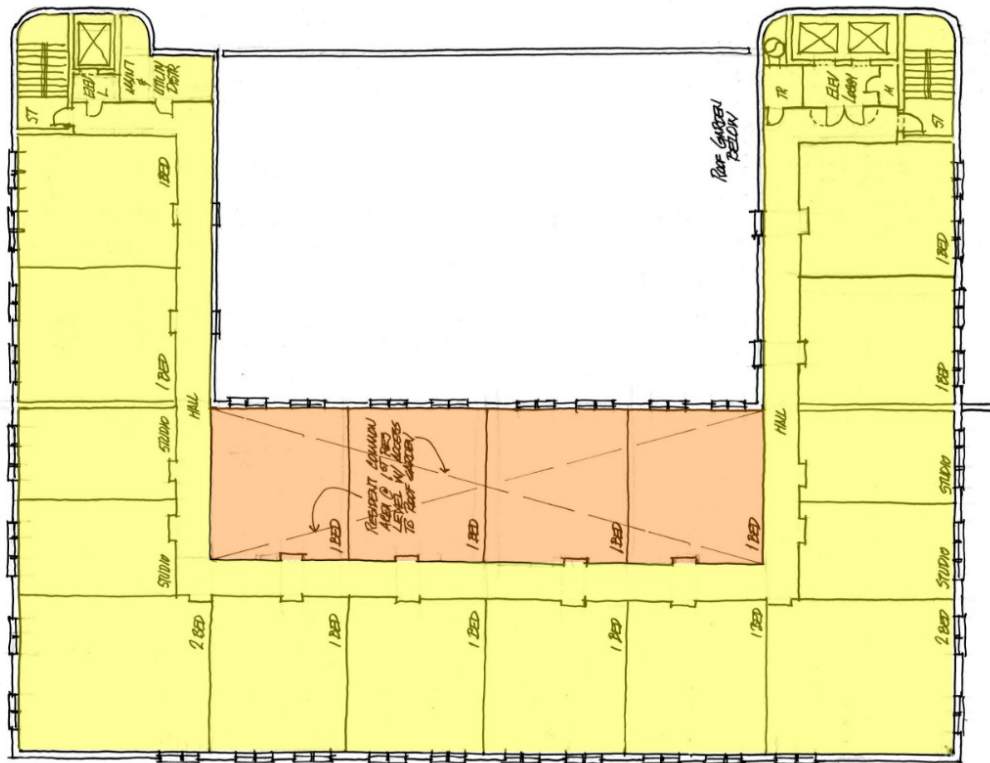


Typical Floor Plans—PD Exhibit



TYP. GARAGE LEVEL

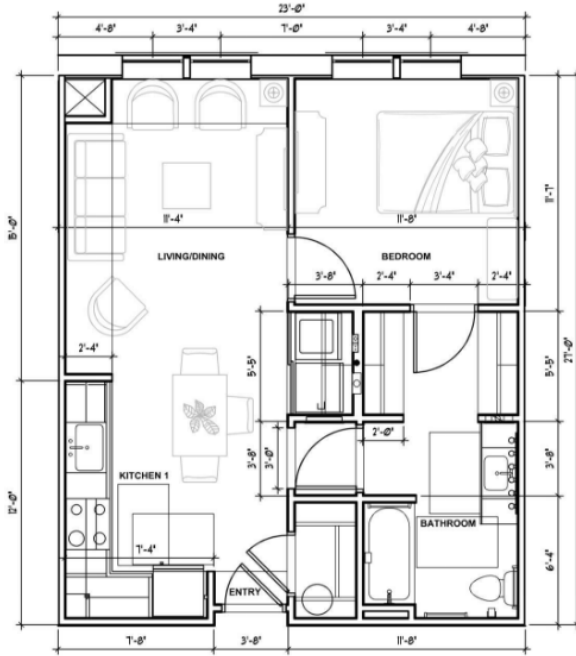
SCALE 3/32" = 1'-0"



TYP. RESIDENTIAL LEVEL

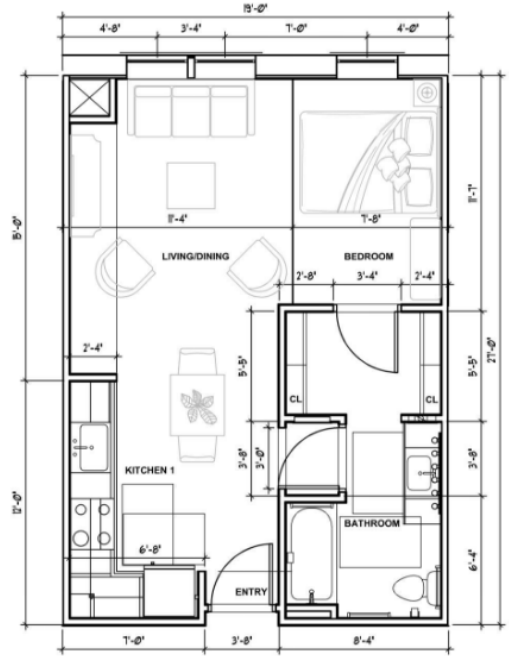
SCALE 3/32" = 1'-0"

Typical Floor Plan—PD Exhibit



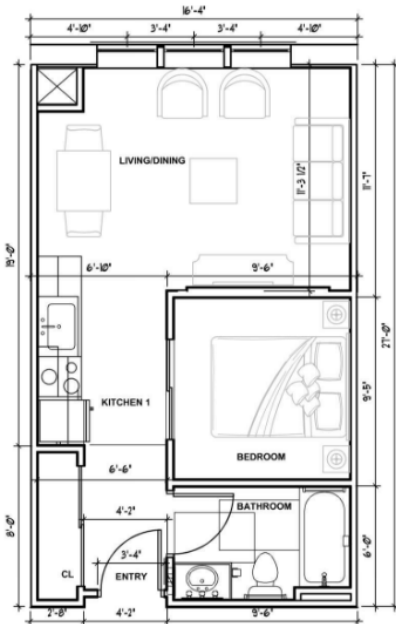
ONE BEDROOM UNIT PLAN

SCALE 1/4" = 1'-0"



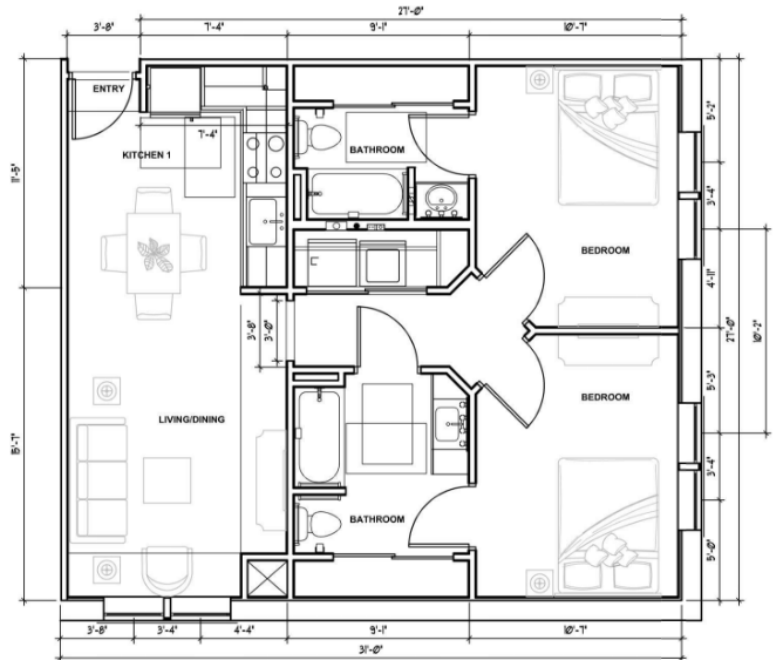
STUDIO UNIT PLAN

SCALE 1/4" = 1'-0"



STUDIO UNIT PLAN

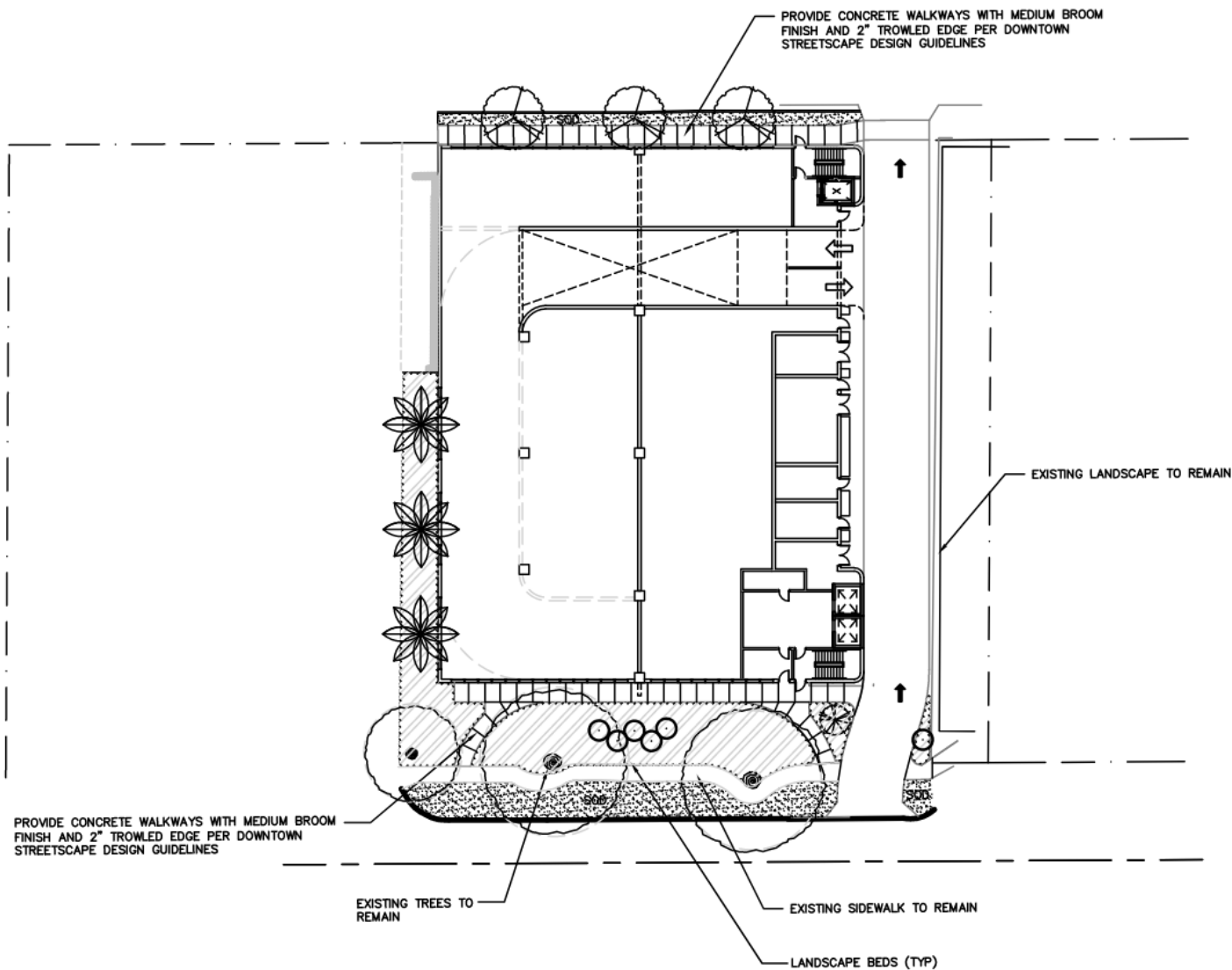
SCALE 1/4" = 1'-0"



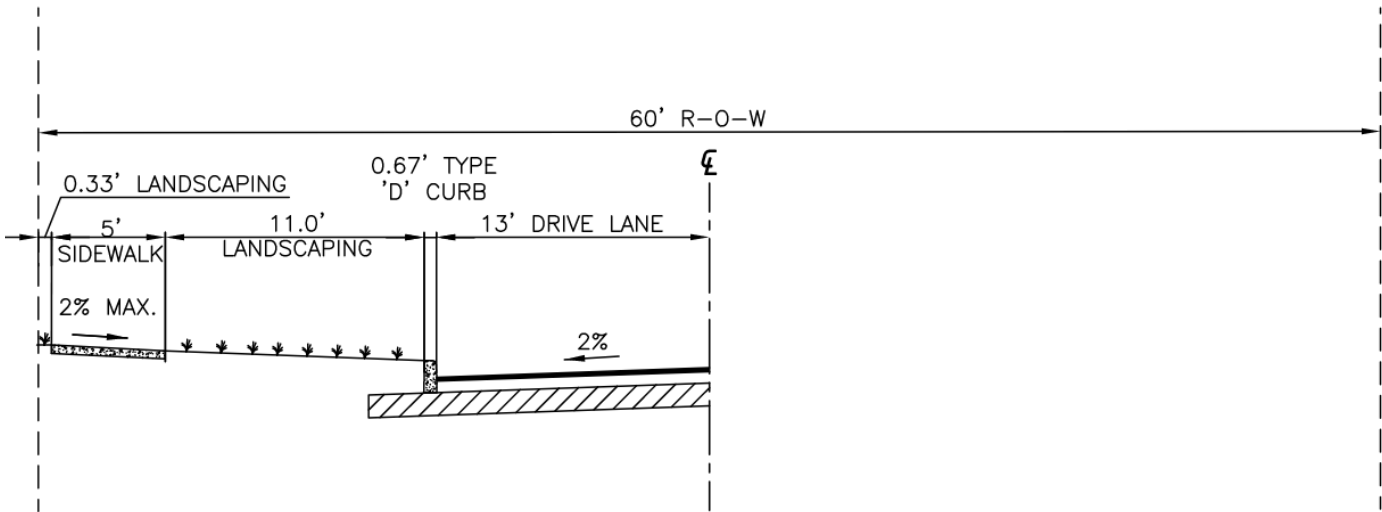
TWO BEDROOM UNIT PLAN

SCALE 1/4" = 1'-0"

Landscape Plan

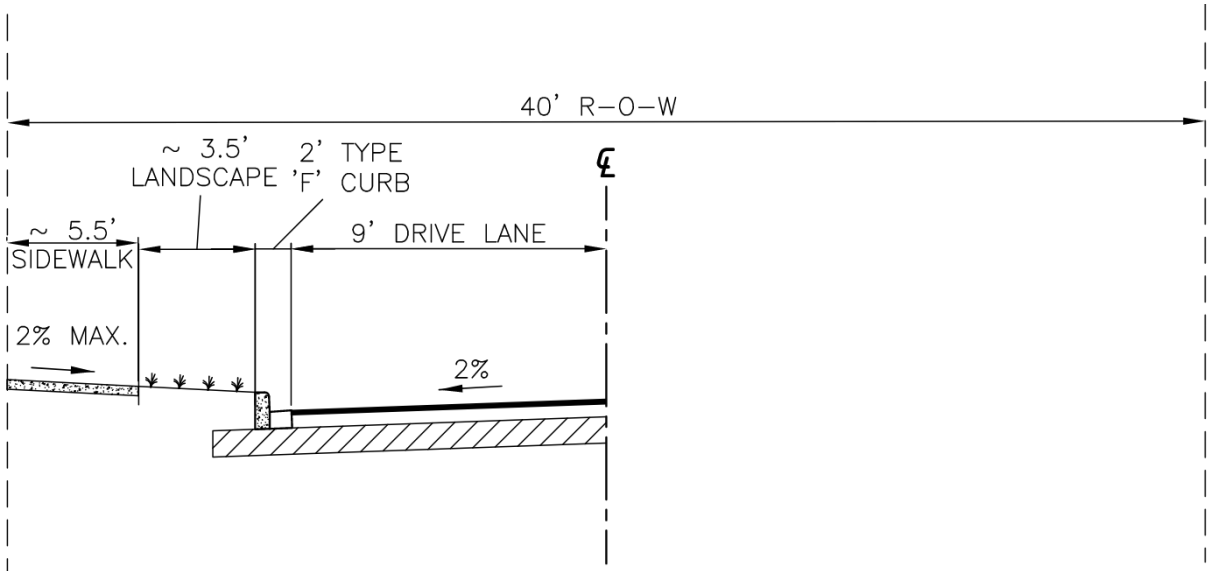


Streetscape Cross Sections



E JACKSON STREET SECTION

SCALE: N.T.S.



MARIPOSA STREET SECTION

SCALE: N.T.S.

Elevations—PD Exhibit



South—Elevation



West—Elevation

Elevations—PD Exhibit



North—Elevation



East—Elevation

Building Perspectives



Proposed Development Looking South



Proposed Development Looking North

Site Photos



FINDINGS

Subject to the conditions contained herein, the proposal is consistent with the requirements for approval of a Planned Development application contained in Section 65.331 of the Land Development Code (LDC):

1. The proposed use is in conformance with the City's Growth Management Plan
2. The proposed use is in conformance with the purpose and intent of the zoning district and all other requirements of the LDC.
3. The proposed use is in conformance with surrounding land uses and the general character of the area.
4. The necessary public facilities will be adequate to serve the proposed use, or will be provided by the applicant as a condition of this approval.

Based on the information provided in the staff report and the findings noted above, staff recommends approval of the Mariposa Grove PD (ZON2020-10009), and the Master Plan (MPL2020-10037) subject to the conditions in this staff report.

CONDITIONS OF APPROVAL

Land Development

1. **Default Zoning.** The underlying zoning shall default to the MXD-2/T zoning district unless specified in this report.
2. **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.
3. **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.
4. **Consistency.** Unless amended by any conditions found herein or any modifications recommended by the MPB and approved by City Council, this project shall operate and be developed only as described and conditioned within this re-port and in accordance with the attached site plan and any other plans or commitments provided in the application pack-age. Any changes in the use of the site, the operation of the project, or the site plan as provided herein may require an amendment to the project and review by the MPB and City Council (see "Minor Modifications" condition below.) This approval is not transferable to another property. All other applicable state or federal permits must be obtained before commencing development.
5. **Permits Required.** 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.
6. **Setbacks.** The subject property must have a minimum front yard setback of 0 ft. and a maximum of 5 ft., a western side setback of 0 ft., an eastern side setback of 0 ft. and a rear yard setback of 25 ft. The front shall be deemed Mariposa St. and the rear shall be E. Jackson St.
7. **Floor Area Ratio (FAR).** The ground floor commercial uses are not to exceed 10,500 sq. ft. however the remaining 8,000 sq. ft. of proposed ground floor space may be used as amenity space for the residents of the building and is not open to the general public.
8. **Density.** The site is limited to a maximum 200 du/ac or 138 dwelling units, with the granting of the requested density bonus.
9. **Secondary Use.** A minimum of 10% of other uses are required to meet the density bonus. Affordable housing will be considered the primary use and the secondary uses will comprise of the ground floor commercial space and the non restricted income units. Said affordable housing units must be certified by the City of Orlando Housing and Community Development Department.
10. **Height.** The building may not exceed 170 ft. in height.
11. **Development Regulations.** The site shall comply with the development regulations identified in Table 2 and Table 3.
12. **OLT PD Amendment.** The proposed PD is subject to the approval of 410 and 416 Mariposa St. being re-

moved under the Orlando Lutheran Towers PD Amendment (ZON2020-10008).

13. **Impervious Surface Ratio (ISR).** The site shall not exceed a PD wide ISR of 0.92 or 92%.
14. **Easement.** An easement must be secured from Orlando Lutheran Towers in order to construct at 0 ft. setback along the common property line. Should the easement not be secured a 10 ft. setback will be required as well as an amendment to this PD as reviewed by the Municipal Planning Board. .
15. **Determination.** A Final Site Plan/Appearance Review Planning Official Determination will be required prior to submitting to permitting to ensure these conditions of approval are adhered to. This will also be when staff ensures the requirements of the density bonus are being met.

Urban Design

1. The site is located within the Downtown Community Redevelopment Area and the project is therefore subject to review by the Appearance Review Board (ARB). A courtesy review is scheduled for the June 18, 2020 ARB meeting (ARB2020-10028) and an ARB final review will be required prior to permitting and the final submittal shall address the following items: The design for the building needs additional refinement, articulation and detailing, specifically to the roofline, stair towers, general flatness of the facades and the screening on the garage facades on the east, west and south elevations.
2. All streetscapes must meet the width, design and construction requirements of the Downtown Streetscape Design Guidelines (or an approved alternative).
3. A Master Sign Plan for the project must be approved by the ARB prior to issuance of a C of C or C of O.
4. Mechanical and other exterior equipment and venting must meet the screening requirements of the LDC, including rooftop equipment.
5. An exterior building and site lighting plan must be approved by the ARB prior to issuance of a building permits.

Transportation

1. A. Except as where noted in this staff report, all aspects of the site plan are required to conform to all applicable minimum standards set forth in the editions of the City Code and the City Engineering Standards Manual that are in force at the time of any construction of this project. B. Support of this submittal by the Transportation Dept. does not constitute final engineering approval of this concept for development. Materials and designs for transportation related elements of the project must meet or exceed standards in the versions of the City Code and Engineering Standards Manual in effect at the time of submittal to Permitting Services.
2. **Sight Distance.** At all project entrances, clear sight distances for drivers and pedestrians must not be blocked by signs, buildings, building columns, landscaping, or other visual impediments. No structure, fence, wall, or other visual impediment must obstruct vision between 2 feet and 8 feet in height above street level. The street corner / driveway visibility area must be shown and noted on construction plans and any future site plan submittals. The applicant must design the site plan as necessary to comply with the Florida Greenbook and the FDOT Design Standards Index. Sight lines must be provided on both site plans and landscape plans.
3. **Solid Waste.** The final site plan must show the location and size of the on-site solid waste compactor(s) / dumpster (s) with concrete pads, and enclosures with doors. The solid waste container(s) must not be located adjacent to any single-family houses or directly adjacent to the public street. Dumpsters must be located to provide a minimum 50 feet of clear backup space and constructed per Orlando Engineering Standards Manual (ESM) requirements, OR documentation must be provided from the City's Solid Waste Division indicating curb pick-up or other approved arrangement.
4. **Construction Work.** For any construction work planned or required within a public right-of-way or City sidewalk easement adjacent to a public right-of-way (including but not limited to: irrigation, drainage, utility, cable, sidewalk, driveway, road construction/reconstruction or landscaping), the Owner/Applicant must submit the following: a. Maintenance of traffic plans (M.O.T.) (For more information/detailed requirements contact the Office of Special Events & Permits at 407-246-3704) b. Roadway plans including paving, grading, pavement markings and signage (Contact the Permitting Transportation Engineering Reviewer at 407-246-3079 for details) c. A copy of all required County and State permits (If permits are pending attach a copy of the application)
5. **Streetscape.** A minimum of 12 ft. streetscape along Mariposa and 15 ft. streetscape along Jackson per the Downtown Streetscape Standards and the South Eola Small Area Plan is required. Sidewalk may be narrowed to avoid impacting trees on Jackson. However, sidewalk must not reduce to less than 6' in width when going around the trees.
6. The South Eola Small Area Plan requires on street parking to be included adjacent to this property on Mariposa Street. Due to the increased setback provided on Jackson Street in order to preserve existing trees, staff approves an exception to this streetscape to remove the requirement for on street parking.
7. **Auto-Turn.** Provide auto-turn for the intended design vehicle on-site at time of permitting.
8. The Owner/Applicant must remove all unused or unapproved curbcuts / driveways and must restore all curbs, gutters, parkways and sidewalks to Orlando Engineering Standards Manual (ESM) requirements and standards.

9. Curbscut. The curbscut for the driveway must be not less than 24', in accordance with 61.240.
10. Parking Garage. (a). Parking garages shall meet all Orlando Land Development Code requirements found in Section 61.307. (b). Parking ramp slopes should not exceed a 6.67% slope, which is the maximum parking slope permitted in the International Building Code (IBC). Ramps with larger slopes will be non-parking. (c). A grade difference of 8% or greater requires transition slopes at the top and bottom. (d). Up to 15% of the required parking spaces in any parking garage may be designed as compact spaces. Such spaces shall be prominently marked and posted and shall be no less than 7 feet 6 inches wide and 16 feet 0 inches deep. Compact spaces are prohibited in parking lots. (e). The applicant must provide 2 two wheeled motor vehicle spaces in accordance with LDC Section 61.322.
11. Vehicle Parking. (a). The 139 unit complex, with 10,500 sq. ft. of commercial, requires a minimum of 215 parking spaces. The project is requesting a 28% parking reduction to be able to provide 156 parking spaces. (b). The applicant is requesting a 28% reduction in vehicular parking. Staff has determined the project meets the criteria in LDC Section 61.323 Figure 27 to qualify for this reduction utilizing the following categories; affordable housing, proximity to premium transit, complementary uses in the same building, proximity to public parking and provision of enhanced bike and pedestrian facilities. At the time of permitting, the applicant must provide a revised site plan showing the location of a bikeshare/scootershare parking pad and a bike repair station, in order to qualify for the provision of enhanced bike and pedestrian facilities. (c). The unit type exhibit (Mariposa Grove Plan Sheets_Part7.pdf) must be amended to clearly state that the studio unit plan with a bedroom is not a fully enclosed bedroom but is a sleeping area. And that it has a partial separation for a sleeping area (not a wall) in order for these units to qualify as a studios for the purposes of parking.
12. Bicycle Parking. (a). Bicycle parking shall be provided in accordance with the standards of Chapter 61, Part 3D of the Orlando Land Development Code, and shall be made available prior to the issuance of any Certificate of Occupancy for the use being served. Locations must be shown on plans submitted to Permitting Services. (b). A total of 20 short term and 14 long term bicycle parking spots are required. The long-term spaces must be located inside the apartment building, in a "bike shed" or otherwise be protected from the weather. Outdoor bike racks meeting the requirement for short term parking must be installed on an impervious surface, within 50 ft. of the primary entrance, and situated to avoid conflicts with pedestrians or other vehicles.

Building

1. Fire resistance ratings requirements for exterior walls based on fire separation distance shall comply with FBC Table 602. Ref: North East Corner openings in exterior wall at this location shall comply with FBC Table 705.8.

Police

The Orlando Police Department has reviewed the plans for the Mariposa Groves PD Amendment., applying CPTED (Crime Prevention Through Environmental Design) principles. CPTED emphasizes the proper design and effective use of a created environment to reduce crime and enhance the quality of life. There are four overlapping strategies in CPTED that apply to any development: Natural Surveillance, Natural Access Control, Territorial Reinforcement and Target Hardening. For questions regarding the Orlando Police Department plan review, please contact Audra Rigby at 407.246.2454 or Audra.Rigby@Orlando.gov.

Development Review

The Office of Permitting Services recommends approval of the proposed Planned Development, subject to the following conditions and requirements:

1. See Chapter 64 Orlando Land Development Code for sign requirements and regulations. Separate permit applications are required for signs. In accordance with Chapter 64, Section 64.246 high rise building identification signs are prohibited within 1,000 feet of any R-1 or R-2 zoning district unless approved by conditional use permit.
2. The Orlando City Council approved a Resolution at the January 27, 1997 City Council Meeting. Section 61.226 of the City's Land Development Code provides for a Street Tree Trust Fund. The developer is responsible for the installation of street trees prior to final of the building permit. The Street Tree specifications are 12'-14' height of canopy tree.
3. Contact the Bureau of Parks (407) 246-2283 for a tree removal permit before removing any 6" caliper or larger trees.
4. As per Section 61.225 of the Land Development Code, a 5 foot wide concrete sidewalk is required along all rights-of-way. Any existing sidewalk damaged or broken is to be repaired.
5. Fees – Parks – MF A Parks Impact Fee in the amount of \$825.00/unit shall be due at the time of building permit issuance.
6. The owner/developer is required to pay the Sewer Benefit Fee in accordance with the Sewer Service Policy and Chapter 30 of the Land Development Code.
7. The City Council Adopted the Engineering Standards Manual (ESM), Fifth Edition on April 18, 2016. All plans must

conform to the ESM and all construction must be accomplished in accordance to the ESM.

8. All future elevation shown on a boundary/topographic survey shall use the North American Vertical Datum of 1988 (NAVD 88).
9. All new construction, change in use, additions, or redevelopments are required to submit a Concurrency Management application as a part of the building plan review process.
10. All new Multi-Family construction, Townhomes, Single Family Subdivision, change in use to residential and/or redevelopments of residential properties are required to submit a Concurrency Encumbrance letter (CEL) from Orange County Public Schools as a part of the building plan review process.
11. The existing driveway aprons (all unused) need to be removed and the parkway restored as part of the site development.
12. In accordance with City Code Section 28.15, as approved by City Council on March 11, 2019, all new Multi-Family and Commercial developments are required to participate in the Recycling Program. The dumpster must have a minimum opening of 12' wide and a clear depth of 10' forward of any bollards within the enclosure. A straight 50' backup forward of the dumpster opening is required. Approval/disapproval of the use of commercial hand pick-up of refuse from any non-residential entity shall be determined solely by the Refuse Collection Bureau Staff.
13. All proposed generators and transformers must be located in the interior portion of the new structure (s) on the subject site. If proposed mechanical equipment will be located on the roof of the structure it must be properly screened from view.
14. Future submittal of development plans will need to locate and label the "property lines" on the elevation plans, foundation plans, and the "building section's plans" (showing the foundation footer(s)). No encroachment shall occur over the property lines or into requested city services sidewalk easements.

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.
2. According to the renderings of the plaza area, this area has to be wider than 5 ft. to accommodate site furnishings.
3. 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

Waste Water Review

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.

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 turn or turn-a-bout a minimum width of 25 ft. will be required.
5. 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
6. 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
7. 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)
8. 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.
9. Request a meeting with the Fire Department. Call 407-246-3473 or 407-246-3012 to schedule a cursory discussion with the Fire Department on site design of fire department access. NFPA 1.18.

Housing

1. The density bonus for the project requires two separate uses as outlined in Sec. 58.1103 of the Land Development Code; at least 10% of the project must be dedicated to the secondary use.
2. Any substantial changes to the development and/or financing are subject to additional review from the Housing and Community Development Department.
3. All affordable units must be certified by Housing and Community Development Department and must be part of a restrictive covenant that shall be applied to the property.

Housing (Master Plan Specific Conditions)

1. The density bonus for the project requires two separate uses as outlined in Sec. 58.1103 of the Land Development Code; the project proposes 29 unrestricted by income multi-family residential market-rate units, commercial retail, and 109 certified affordable housing units. The project must provide at least 10% of the approved ancillary use to qualify for the bonus. The 10% ancillary use may be split among two separate uses as approved by the Planning Department.
2. The project will need to meet the requirements outlined in Chapter 58 Part 6 of the Land Development Code regarding Density and Intensity Bonuses and the applicable standards outlined in the adopted resolution for Affordable Housing Certification in addition to all other applicable laws and authorities.
3. The affordable units are subject but not limited to institutional restrictions such as rent restrictions, income limits, monitoring, etc. for a minimum of 30 years from the date the development obtains the Certificate of Occupancy. The City has the right but not the obligation to monitor all necessary documents and facilities regarding compliance to these conditions.
4. The Affordable Housing Certification for the bonus is contingent on the applicant securing 9% Low Income Housing Tax Credits as noted in the Affordable Housing Certification application proforma for project financing.
5. Building permits will not be issued until financing has been secured as outlined in the application and documentation for Affordable Housing Certification or a new proforma has been submitted and approved showing project viability.
6. Any substantial changes to the development and/or financing are subject to additional review from the Housing and Community Development Department.
7. In addition to these conditions, a restrictive covenant will be applied to the property for the certified affordable units.

Public Works (Master Plan Specific Conditions)

Please note the following will need to be addressed and met during the Engineering permit review process.

1. Per Section 7.01 of the City's ESM, any proposed project to be built in the City of Orlando which alters the existing topographic characteristics will be required to provide stormwater treatment. Alterations of surface drainage (with the exception of resurfacing and landscaping elements only) is defined as: changing the flow patterns within the redevelopment area; changing the mode of transport from overland flow or open channel to a closed conduit, etc.; changing an impervious surface's character (from building to parking, wet bottom pond or a new building or vice versa); changing the character of a parking surface (from shell base to asphalt, etc.); or remodeling of an existing building which changes its footprint or number of floors. When applying for an Engineering Permit, please submit the Drainage Report, Geotech Report, Stormwater Tabulations, and all necessary docs needed in order to verify the City's and Water Management District standards are met.
2. Water quality recovery shall be recovered per the requirement of the Water Management District. Please provide model demonstrating the recovery analysis. A Water Management District water treatment permit may be required.
3. Provide a certification signed by the Engineer, licensed in the State of Florida, responsible for the stormwater design which reads as follows: "I hereby certify that to the best of my knowledge and belief, the design of the Stormwater Management System for the project known as: (Project Name) meets all of the requirements and has been designed substantially in accordance with the City of Orlando Stormwater Management Criteria."
4. All proposed and existing sidewalk that is touched during construction will need to be updated to the newest ADA requirement.
5. Sidewalk construction shall be required at the time of this substantial improvement per Sec. 61.225 and 66.200 of the City of Orlando's Muni Code. Proposed sidewalks must be constructed along the entire length of the property and shall be located against the public right-of-way.
6. Construction activities including clearing, grading and excavating activities shall obtain an EPA NPDES permit, except: Operations that result in the disturbance of less than one acre total land area which are not part of a larger common plan of development or sale. The NPDES permit must be received in the Office of Permitting Services prior to the issuance of City of Orlando permits. If the disturbed area is less than one acre, please provide a note on the plans indicating the City of Orlando's Guidelines for Erosion Sediment Control (aka the Blue Sheet) will serve as a guide for the implementation of erosion sediment control measures. Blue Sheet can be found under the City of Orlando website. Please attach this sheet in your permit submittal.
7. Please provide a signed and sealed existing topographic survey with datum and official benchmark in the NAVD88 vertical datum. Per the City's ESM Section 7.01.A.1, survey data shall be gathered to least 25 feet beyond the property line or as far offsite as required to assure offsite drainage patterns are maintained. Please submit a hard copy of survey (with sign and seal) to City Hall 8th floor addressed to Richard Allen.
8. Please submit a signed and dated private/public improvements cost sheet. Cost sheet forms and instructions are available at our website at www.cityoforlando.net/permits.
9. A performance guarantee for public improvements is needed in the amount of 110% of the public improvements cost. Cost sheet forms and instructions are available at our website at www.cityoforlando.net/permits. Performance Guarantee is required before the issuance of the permit. The original needs to be hand delivered to the receptionist at Permitting Services with the referenced case number. In addition, attach a copy of this in the resubmitted package. Please allow approximately 1 week after the Performance Guarantee is submitted to allow for the City's Legal Office to review.
10. Please be advised that proposed open cuts will be reviewed by pavement manager upon submittal for building permit. For questions regarding Engineering Site issues contact Jacqueline (Jackie) Dabney at jacqueline.dabney@cityoforlando.net or 407-246-3978.

CONTACT INFORMATION

Growth Management

For questions regarding Growth Management plan review, please contact Megan Barrow at 407.246.3363 or Megan.Barrow@orlando.gov.

Land Development

For questions regarding Land Development review, please contact Chris DeLoatche at 407.246.3624 or Chris.DeLoatche@orlando.gov.

Urban Design

For questions regarding Urban Design plan review, please contact Richard Forbes, at 407.246.3350 or Richard.Forbes@orlando.gov.

Transportation

For questions regarding Transportation Planning plan review, please contact Michelle Robinson at 407.246.3145 or Michelle.Robinson@orlando.gov.

Police

For questions regarding the Orlando Police Department plan review, please contact Audra Rigby at 407.246.2454 or Audra.Rigby@orlando.gov.

Fire

For any questions regarding Fire plan review, please contact Chip Howard at 407.246.2143 or at Charles.Howard@orlando.gov.

Building

For questions regarding Building plan review contact Don Fields at 407.246.2654 or Don.Fields@orlando.gov.

Parks

For questions regarding Parks plan review issues contact Ken Pelham at 407.246.4280 or Kenneth.Pelham@orlando.gov.

Engineering/Zoning

For questions regarding Concurrency Management contact Keith Grayson at 407.246.3234 or Keith.Grayson@orlando.gov. To obtain plan review status, schedule/cancel an inspection and obtain inspection results, please call PROMPT, our Interactive Response System at 407.246.4444.

Waste Water

For any questions regarding Waste Water plan review, please contact Julio Morais at 407.246.3724 or at Julio.Morais@orlando.gov.

Housing

For any questions regarding Housing plan review, please contact Jessica Frye at 407.246.3413 or at Jessica.Frye@orlando.gov.

Public Works

For any questions regarding Public Works plan review, please contact Jacqueline Dabney at 407.246.3978 or at Jacqueline.Dabney@orlando.gov.

REVIEW/APPROVAL PROCESS—NEXT STEPS

- 1.MPB minutes scheduled for review and approval by City Council
- 2.Schedule first and second readings of the PD Ordinance for City Council
- 3.Apply for a major certificate of appropriateness through the ARB.
- 4.Apply for the Final Site Plan Determination.