

# Park Lake Townhomes PUD

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PREPARED FOR

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## Introduction

The proposed PUD is for 2.12± acres located in the City of Orlando. The subject property is located at the northeast corner of Highland Avenue and Park Lake Street. The eight parcels included in the PUD currently have addresses of 307 Park Lake Circle, 315 Park Lake Circle, 319 Park Lake Circle, 821 Highland Avenue, 823 Highland Avenue, 827 Highland Avenue, 816 Broadway Avenue, and 822 Broadway Avenue. There are currently three structures on the subject parcels, a vacant office building, and two homes that have been converted into offices, both of which have short term leases. The remainder of the site is undeveloped or surface parking.

The subject property has a future land use designation of Office-Low, which allows a maximum residential density of 21 du/ac. The current zoning designation is O-1/T, which allows multifamily and single family residential uses. The proposed development program is for 37 single family attached dwelling units on platted, fee simple lots.

The proposed density is approximately 17.5 du/ac, which is less than the maximum allowable density of the FLU. Although the O-1/T zoning district allows for residential uses, this rezoning application is requested to provide for specific design standards to allow for an efficient use of the project site, while meeting the intent of the City's Comprehensive Plan and Land Development Code.

The original PUD submittal for this Site provided a Project Narrative with justification for the use, based on compatibility with surrounding uses, market analysis, and site analysis. The previous project narrative from the Elevation Fortis Townhome Development has been attached with this narrative as a reference. The factors identified in the original Project Narrative remain. This Project Narrative has been submitted to provide details based on the revised elevations, site plan, and landscaping plan.

## Project Background

The Owner has previously submitted a PUD for 28 townhome lots, along with multiple requests for design standards. During that process the Owner met with the City, held a Community meeting, and submitted a PUD application.

Prior to any hearing for the PUD, VHB was engaged to revise the PUD plan for DRB Group's intended site plan and use. During a pre-application meeting with the City, it was determined the best approach was to update the submittals documents for the original PUD and continue with the hearing process.

The revised PUD addresses comments from the City and the Community based on the previous submittals and meetings. Similar, but not all, requested PUD design standards to the original submittal are included in this revised PUD submittal. These include, but may not be limited to:

- Allowable building height of 42 feet in lieu of 30 feet in O-1/T zoning district. This is similar to the original request and to the townhomes located southeast of the subject property.
- 5% reduction in front and rear setbacks to 20 feet in lieu of 25 feet.

The revised PUD includes an entirely revised Site Plan. Key changes from the previously submitted PUD include, but are not limited to:

- 37 townhomes rather than 28.

- 4 story townhomes rather than 3 stories. There will still be a 2-car garage on the first floor.
- Underground stormwater is planned for the site, allowing for the ISR to remain below 70%.
- An updated landscaping plan is included based on the revised site layout; however, three trees identified for preservation in the original PUD remain in the revised PUD.

Building elevations are provided in this revised PUD, and initial discussions have been had with the City's Urban Design Department. The Applicant acknowledges that revisions to the elevations may be necessary based on further discussions and comments from the Urban Design Department.

The Applicant understands the LOMR/CLOMR process with FEMA will be necessary and is currently undertaking the applicable engineering analysis.

## Conclusion

The proposed application is for an amendment to the zoning for the Site from O-1/T to PUD to allow for 37 townhome units to be developed. The proposed use and density are consistent with the Comprehensive Plan and Land Development Code and compatible with the surrounding uses. An additional community meeting is anticipated to provide the neighboring owners with an opportunity to review the revised Site Plan. The proposed design standards and site layout, including sidewalk connections, landscaping, and underground stormwater retention, will allow the Site to develop efficiently and provide in-fill housing options in an urban area.

Attachment A: PD narrative Previous Application - Elevation Fortis

# **Narrative for Elevation Fortis at Park Lake, LLC Townhome Development Project At Park Lake Circle**

Elevation Fortis at Park Lake, LLC (“**Owner**”) owns the following lots within the City of Orlando (Lots 1, 2, 3, and 4, Cavanaugh Replat J/100 and Lots 7, 8, 9, 10, 13, 14 and 15 Sunshine Park F/58)(collectively, the “**Land**”) which have been consolidated into eight tax parcels (PID: 21-22-29-8484-00-090, PID: 21-22-29-1230-00-030, PID: 21-22-29-1230-00-020, PID: 21-22-29-1230-00-010, PID: 21-22-29-8484-00-130, PID: 21-22-29-8484-00-140, PID: 21-22-29-8484-00-08, and PID: 21-22-29-8484-00-070) comprising 2.124 ACRES ± and which are the subject of a Binding Lot Agreement dated February 16, 1993 (OR 4528, PG 1215). They are located at 307 Park Lake Circle, 315 Park Lake Circle, 319 Park Lake Circle, 821 Highland Avenue, 823 Highland Avenue, 827 Highland Avenue, 816 Broadway Avenue, and 822 Broadway Avenue, Orlando. As of the date hereof, three parcels have structures upon them. PID: 21-22-29-1230-00-030 (307 Park Lake Circle) has a vacant office building of approximately 9,500 sq. ft. PID: 21-22-29-1230-00-020 (315 Park Lake Circle) has a house of approximately 2,976 sq. ft. which has been converted to a law office and is tenanted under a short term lease. PID: 21-22-29-1230-00-010 (319 Park Lake Circle) has a house of approximately 1,636 sq. ft. which has been converted into a law office and is tenanted under a short term lease. The remaining parcels are undeveloped or contain parking spaces serving the developed parcels.

These eight parcels defined as the Land are currently zoned O-1/T, which allows for office, multifamily and single family residential development. The Owner has conducted a feasibility study of the Land with a view to determine its best use for development consideration. The study, and the Owner’s own forecast of office, multifamily and residential development trends for the subject area, has led Owner to conclude that the best use of the Land would be to develop 28 single family, upscale townhomes with amenity facilities. Owner has retained CPH Consulting, LLC to create a conceptual design of the townhome units (with elevations) and of the unit layout on the subject Land. Owner believes that CPH’s concept is compatible with the surrounding area and commercially viable. Therefore, the Owner wishes to pursue development of this concept.

The Land is located in a transitional zone with predominantly single-family homes to the east, homes, apartments, townhomes, and small business operating out of converted homes to the immediate west, apartments, small businesses and Lake Highland Preparatory School to the north, and predominantly single-family homes to the south. In the immediate vicinity of the Land is a 4-story Townhome rental property recently developed.

Given the significant retraction in the construction and use of office space nationwide following the pandemic, Owner feels that it would be detrimental to the area to proceed with an office development on the Land. Office vacancy rates have climbed significantly over the past 3 years as office workers have begun to work remotely. Apartment construction is possible in this transitional area but will not result in the best use as determined by the existing uses in the surrounding neighborhood and Owner’s feasibility study.

Development of the Land based on CPH's concept will require approval of a Planned Development Application allowing the current lots to be reconfigured into 28 platted, fee simple lots upon which townhomes ranging in total square footage from 2,433 Square Feet to 3,573 square feet will be built in accordance with the Conceptual Design Plan. Heated square footage of these townhomes will range from 2,028 to 3,015 square feet in accordance with the Conceptual Design Plan. All townhomes will be 3 stories in height with a uniform 46-foot height at the top of a pitched roof. This 3 story design allows for each unit to have a 2-car garage on the ground floor. The townhomes will be wood construction (Type V-B) with CMU demising walls along with a variety of exterior materials. One design option relates to neighboring homes and buildings which includes warm tones of stucco and stone. The second exterior design option incorporates a Southern, Low Country style with a mix of brick, cementitious board and batten and horizontal lap siding. The remainder of the property will be allocated to common area. The property will be developed and the townhomes built in a single phase commencing after final, unappealable approval of Owner's Planned Development Application.

In preparation for this application, Owner has undertaken a geotechnical assessment of the property, a topographical survey of the property, a tree study, a vehicle turnaround analysis for Fire Department and residential vehicles usage of the property, a Site Plan (including all required development standards for which Owner requires relief from current development standards of the City), building elevations, and a landscape plan. All plans have been included in our application submittal for review.

The relief requested with this Planned Development Application includes, but may not be wholly limited to, the following:

- Per City of Orlando Land Development code, the building height for pitched roof structures should be measured to the midpoint of the pitched roof. For 3-story townhomes with pitched roofs to be marketable, each floor must maintain a reasonable ceiling height. The Park Lake townhomes are also proposed to accommodate a two-car garage. For these reasons, relief is requested on the zoning code which limits the maximum building height to 30 feet. The top of the pitched roof for the townhome buildings are proposed to be 46 feet in height, with the upper 10 feet of the building constituting the pitched roof. Based on the City's definition of building height, as measured to the midpoint in the pitched roof, the requested relief is to allow a maximum building height of 41 feet. Similar relief was previously granted to the Highland at Park Lake townhomes to the southwest.
- A reduction of the building setbacks by 20%. This is the same setback reduction permissible with a Master Plan Application and allows appropriate space for the development buildout of 28 total townhome units.
- A 5% increase in the allowable impervious surface ratio. The preliminary site plan, as provided with herewith in support of the Planned Development Application, exceeds the maximum impervious surface ratio of 70% by approximately 3%. Granting a 5% Impervious Surface Ratio (ISR) increase would allow accommodation of the proposed buildout requested with this application.
- Permission to pay into a City of Orlando mitigation bank for any required mitigation trees which will not fit onsite.
- The Site Plan was revised to save the existing large oak tree in the northeast corner of the site. However, the proposed Broadway Avenue access point will encroach the minimum required tree protection area. A reduced tree protection area is requested to accommodate the Broadway Avenue access.

- The proposed site buildout requires a minimum of 6 total guest parking spaces to be code compliant. However, the proposed site plan can accommodate 5 guest parking spaces. A reduction of 1 required guest parking space is requested with this application.

A Large Scale Growth Management Plan Amendment is requested concurrent with the Planned Development Application. Subarea Policy S.14.7 has been identified as prohibitive to the proposed development buildout and targeted to commercial development which is not applicable for the proposed use. Preliminary discussions with City of Orlando staff indicated their support for changes to the language to specifically reference commercial uses or the complete removal of Subarea Policy S.14.7. Adherence to the City of Orlando Growth Management Plan (GMP) is pending the approval of the Large Scale GMP Amendment Application submitted herewith.

In this re-submittal, Owner and CHP have attempted to address all comments of the Planning Department and related departments which arose during the plan review last month regarding inclusion of landscape buffers at ends of unit rows, street widths, AC compressor protection, relocation of townhome units to accommodate preservation of the historical tree in the NE corner of the property, and relocation of the eastern ingress/egress road cut. In addition, on May 2, Owner held a community meeting with the identified neighbors and members of the Planning Department to introduce the Conceptual Design submitted herewith along with specifics about the project's estimated commencement, the preferred elevations of the units, the targeted price points of the units, and even the preservation of the historical tree at the NE corner of the property. Owner believes that the neighbors comments were positive and supportive of this project. In fact, subsequent to the community meeting, one of the neighbors offered to speak in favor of the development at the MPB meeting.

In summary, the proposed development meets the intent of the City of Orlando Growth Management Plan by transitioning offices converted from residential uses or vacant buildings into upscale townhomes. The proposed development will better match the character of the surrounding area, compose a more vibrant and livable space, improve the property value and aesthetic of the immediate vicinity, and ultimately result in a more maintainable, desirable use in the post-pandemic era.