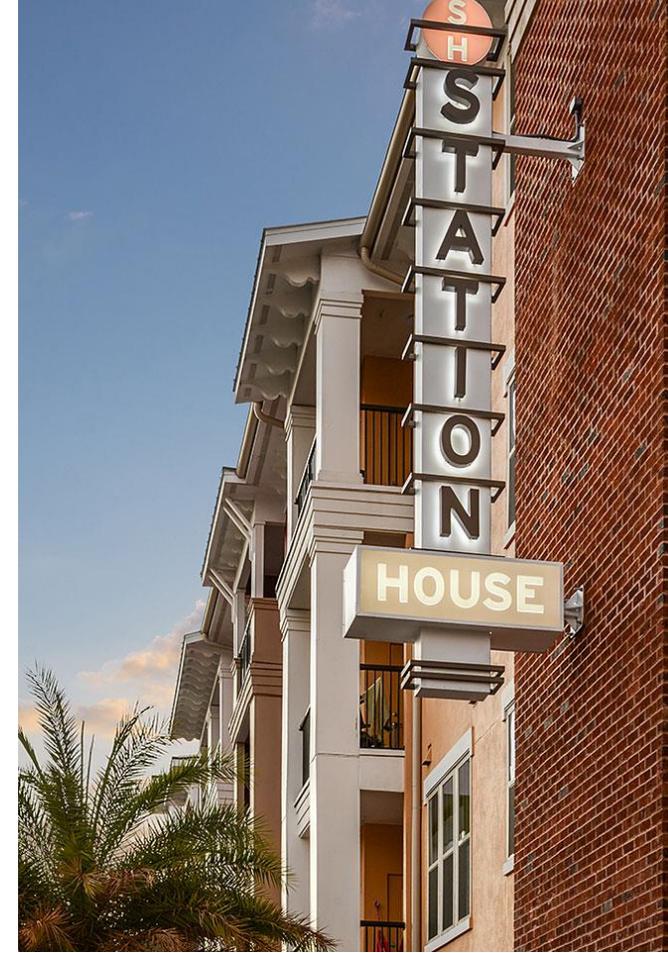


Maitland Station

Epoch Properties

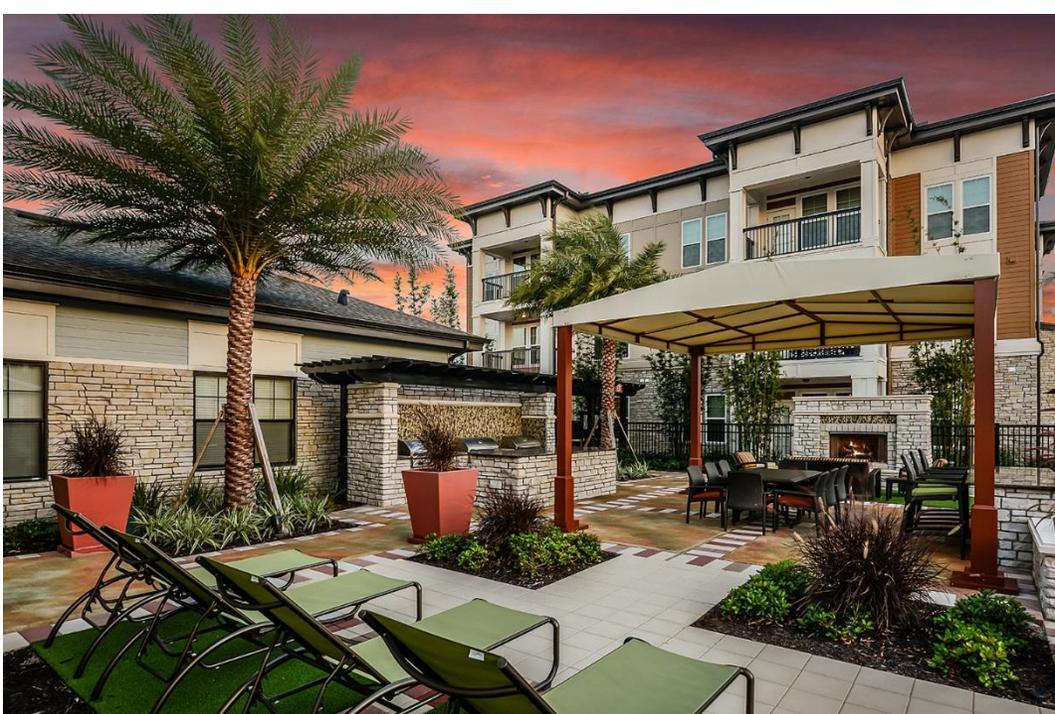
City Council
April 27, 2015



Epoch Properties, Inc.

- Formed in 1970
- Based in Winter Park, FL
- Operate in the Southern United States
- Built over 34,000 multifamily units
- Developer, Contractor, Manager
- Class A “Institutional” Apartments

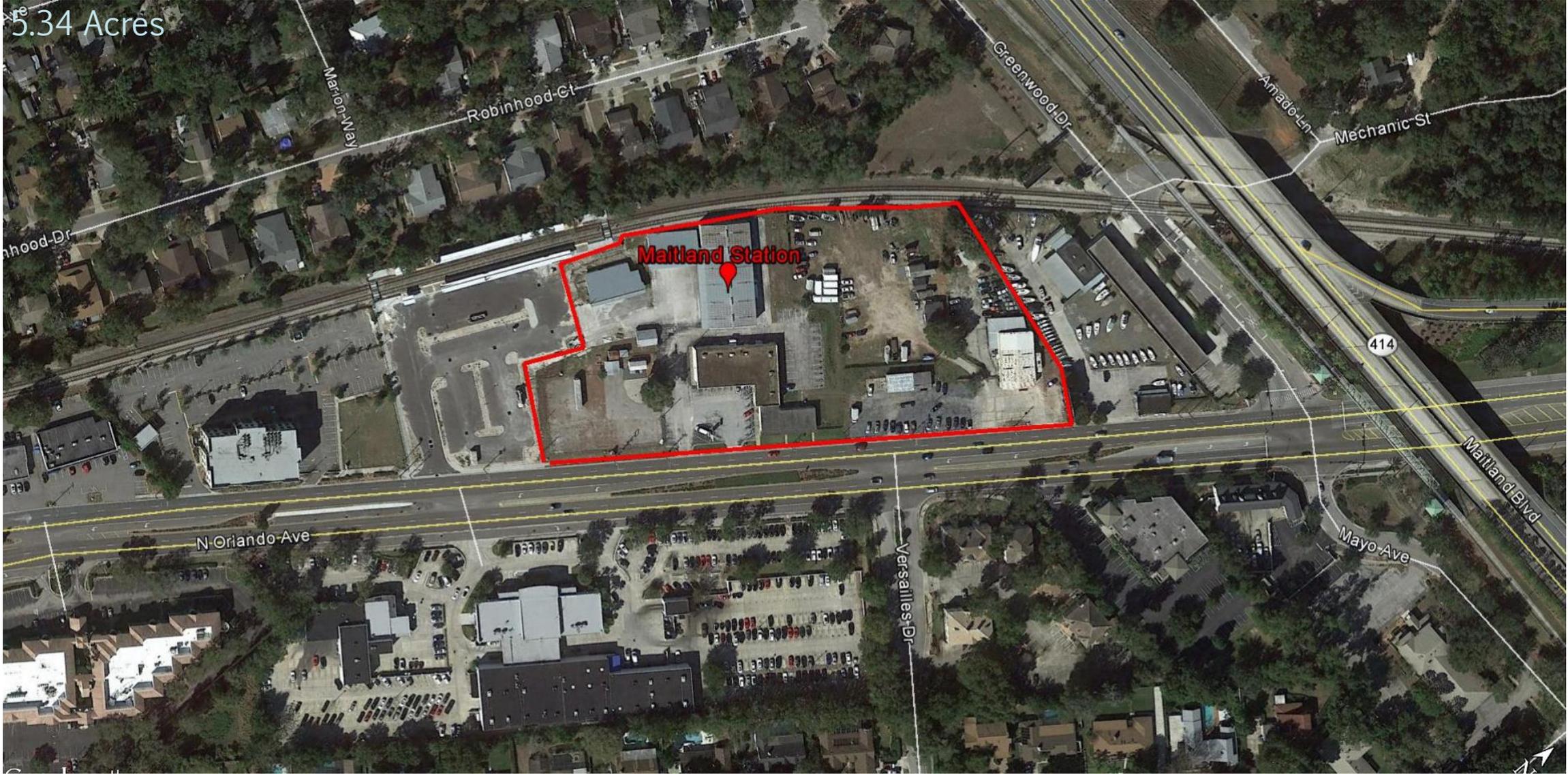






Existing Site

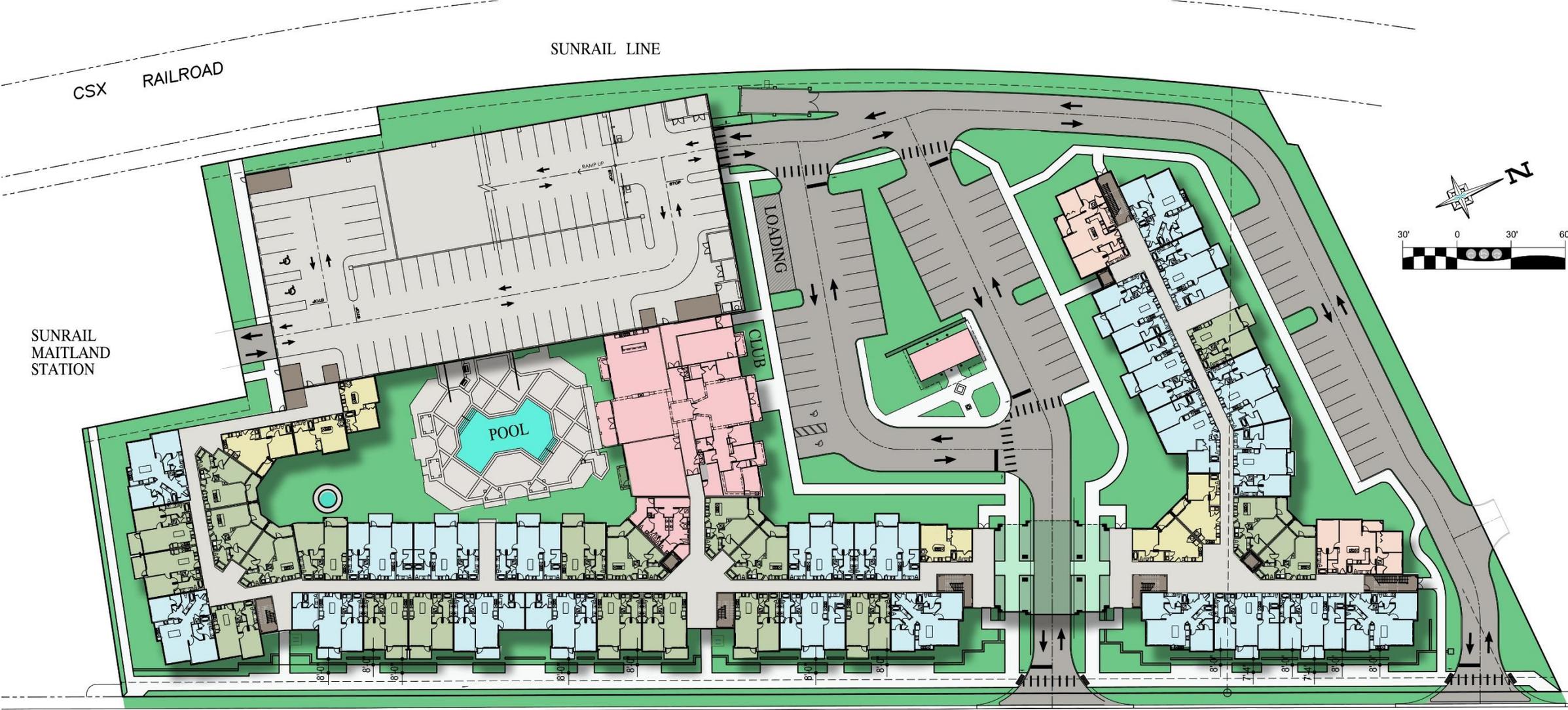
5.34 Acres



Design Constraints / Challenges



Concept Plan



Site Section



Site Section



Permitted Conditional Use Permit

Zoned: DMZD

Independent Feasibility Analysis - *“While the property [Maitland Station] is well suited for an upscale apartment community, retail is not recommended. Retail activities would require storefront surface parking (along Orlando Avenue)...create vehicle circulation problems and result in a less desirable development opportunity.”*

Charles Wayne Consulting, Inc.

Permitted Conditional Use Permit

The City of Maitland DRC has recommended approval of the Permitted Conditional Use permit based on review of the following items in compliance with the Comprehensive Development Plan:

- Ingress and Egress to the property
- Off street parking and loading areas
- Refuse and service areas
- Utilities
- Screening and buffering
- Signage and exterior lighting
- Open space
- Compatibility with use compared to adjacent properties
- Compliance with applicable ordinances and regulations
- Analysis of developments impact on Levels of Service
- Incentives and Development bonuses
- Off-site credits
- Mobility strategies for a transportation concurrency exception area

Alternative Parking Study

An alternative parking study was submitted pursuant to Sec. 21-22(1)(f) which states *"an applicant may prepare and submit an alternative parking study using professionally accepted methods for review"* -

Based on the findings in the "Parking Demand Analysis...", it has been determined that **1.5 spaces per unit of off-street parking spaces is adequate and shall be the minimum required for the Project.**

Results of the Parking Demand Analysis is based on the following:

- 4 Industry Guidelines: ITE, ENO, ULI, FDOT-TOD
- Survey of Central Florida TOD Parking Requirements

Parking is proposed to be provided at the minimum required by City of Maitland: 440 spaces or one parking space per bedroom, whichever is greater.

Transportation

- Traffic Impact Analysis (TIA) prepared by Traffic Planning and Design, Inc. (535 Versailles Drive, Maitland, FL 32751); Approved by City of Maitland Traffic Engineer
- Site located within City's Transportation Concurrency Exception Area
- TIA shows adjacent roadways and intersections operate at acceptable Level of Service (LOS) in proposed conditions; LOS are unaffected by proposed development
- Minor Street approaches at intersections experience lengthy delays due to traffic signal timing
- Primary site access satisfactorily accommodates proposed site traffic; Secondary access (right-in, right-out) is provided
- TIA recommends that left-turn lane is provided for north bound residents traveling along US 17-92

Flexibility in Design Standards

Request for Design Waivers for Superior Design

- Driveway Width
- Streetscape Enhancements
- Building Stepback



Driveway Width



Streetscape Enhancements

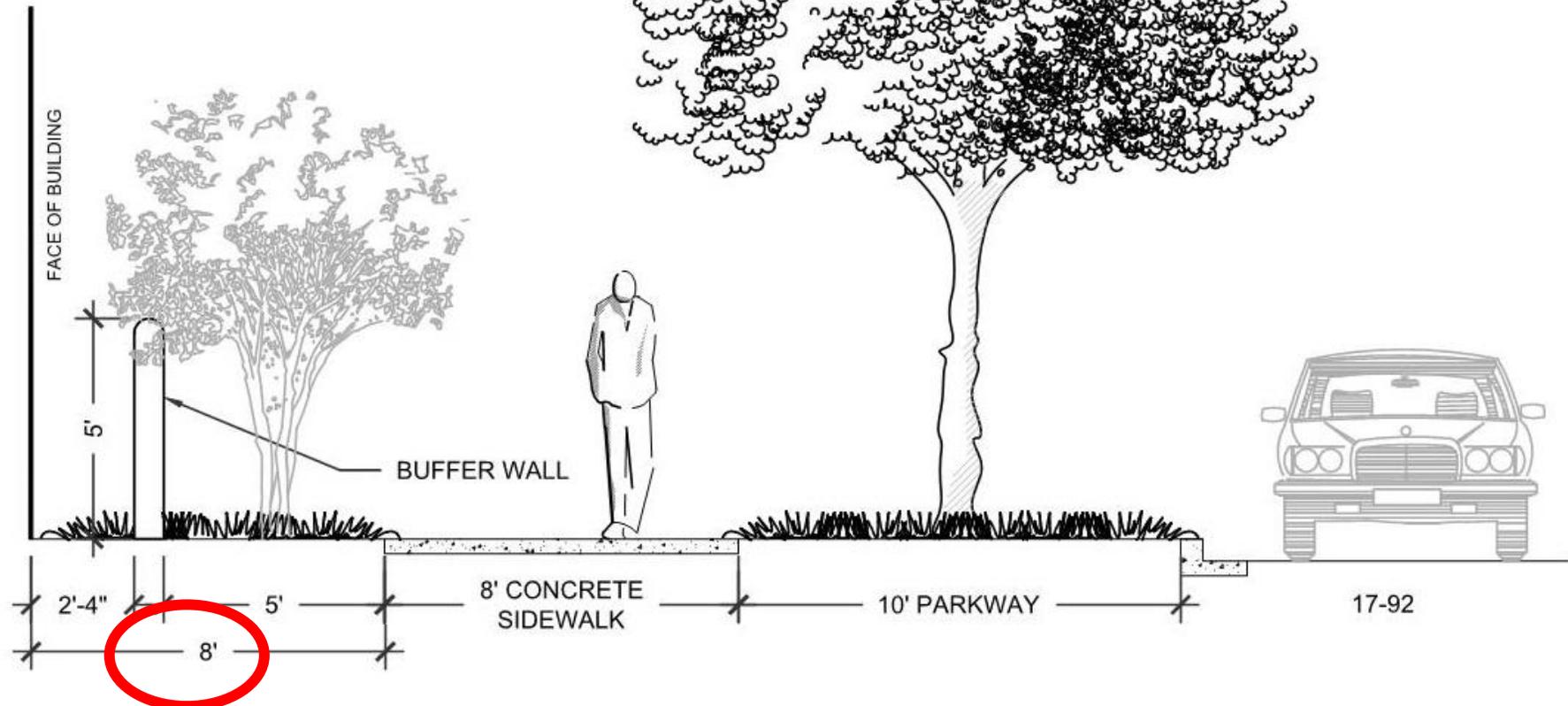
Proposed Streetscape



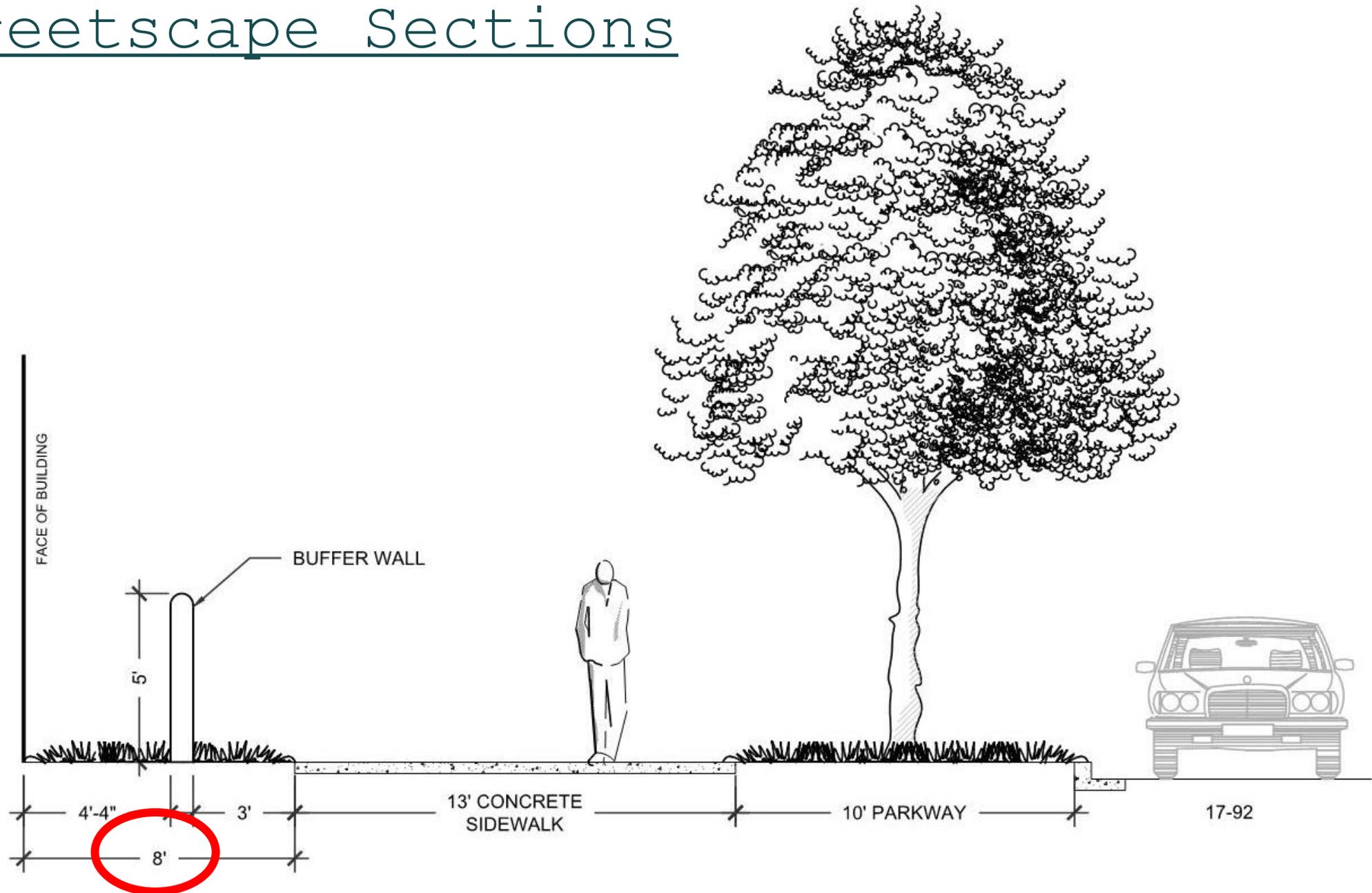
Streetscape Sections

Minimum Street Section:

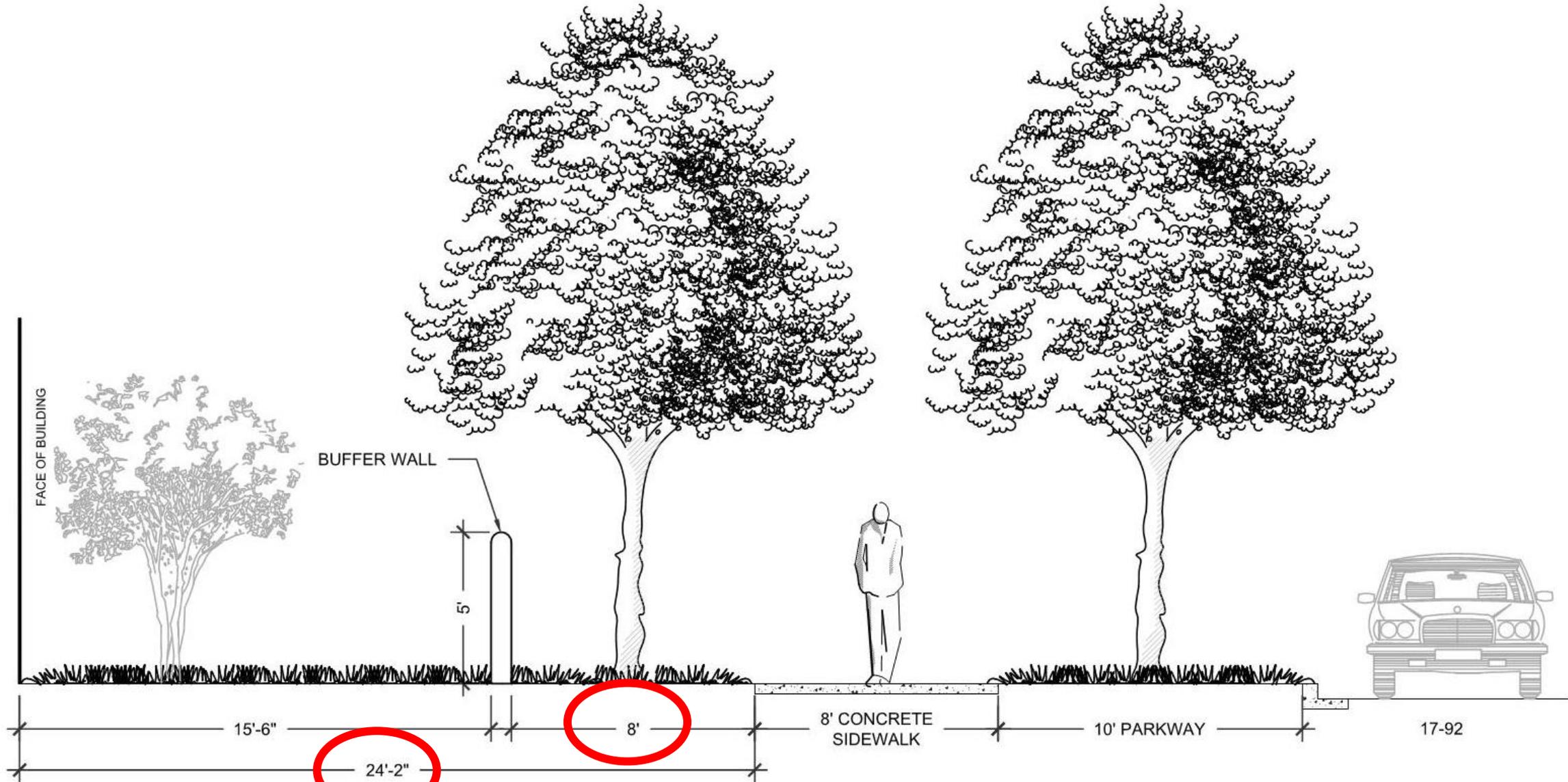
- 10' Parkway
- 8' Sidewalk
- 8' Activity Area



Streetscape Sections



Streetscape Sections



Building Stepback

Project Proposes Vertical Building Stepback



Vertical Stepbacks

Building Articulation

Bonus Justification

- Curb Cut Reduction
- Undergrounding Utilities
- Removal of Billboard
- City Option for Parking Garage
- Sidewalk to SunRail



Public Improvements



- Utility Projects
- Impact Fees
- Left Turn Lane

Utility Projects

1. New Public Sanitary Sewer Extension along US 17-92
2. Lift Station #4 Diversion
3. Public Waterline Upgrade/Replacement along US 17-92
4. Burial of Existing Overhead Electric Lines along US 17-92



Impact Fees

- Sanitary Sewer Impact Fee
 - Estimated Impact Fee: **\$404,717**
 - *Proposed Credit to be granted equal to cost of Public Sanitary Sewer Extension*
- Water Impact Fee
 - Estimated Impact (Connection) Fee: **\$202,000**
 - *Grandfathered Credit: \$8,280*
 - *Proposed Credit to be granted equal to cost of Public Waterline Upgrade*
- Transportation Impact Fee
 - Estimated Impact Fee: **\$232,642**
 - *Grandfathered Credit: \$34,375.26*
 - *Proposed Credit equal to cost of Public Streetscape Improvements*
- Fire Impact Fee
 - Estimated Impact Fee: **\$30,926**
 - *No Credit*
- Parks and Rec Fee
 - Estimated Impact Fee: **\$630,243**
 - *No Credit*

Maitland Station



Questions?