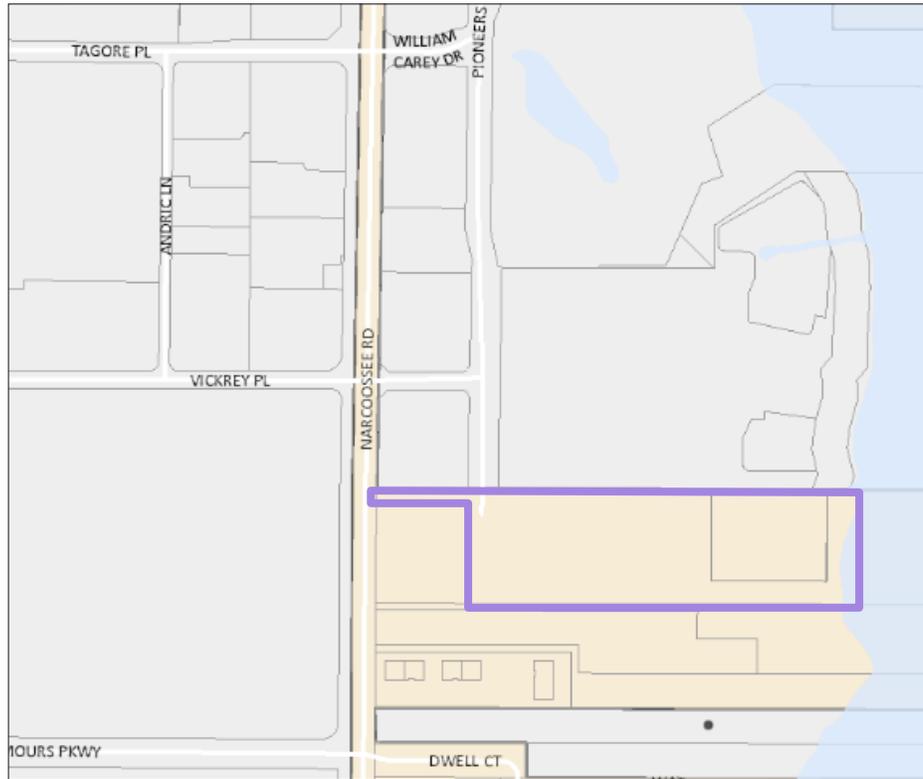


MISSION POINTE II, MULTIFAMILY



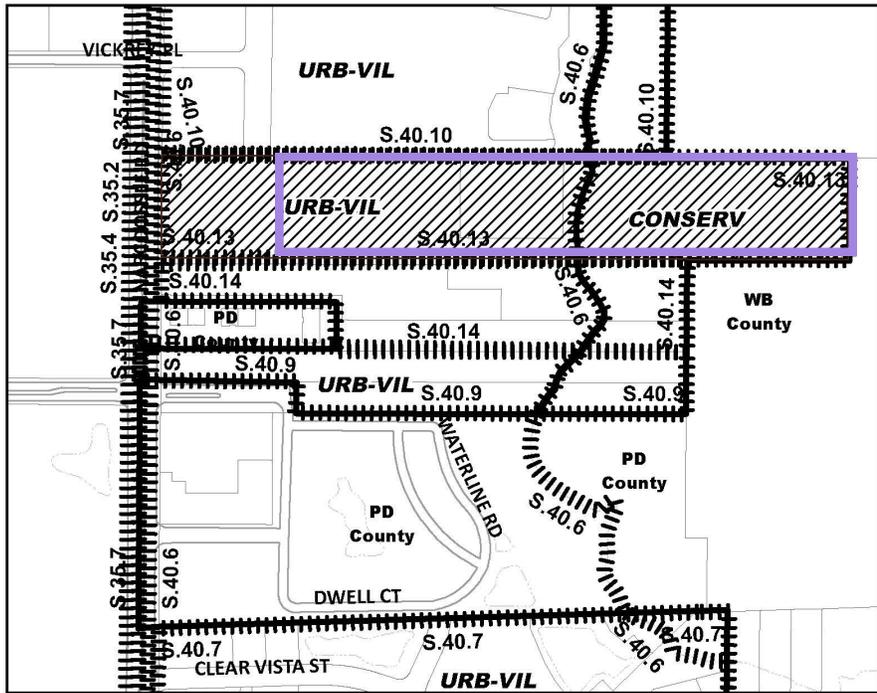
Subject Site

Location Map

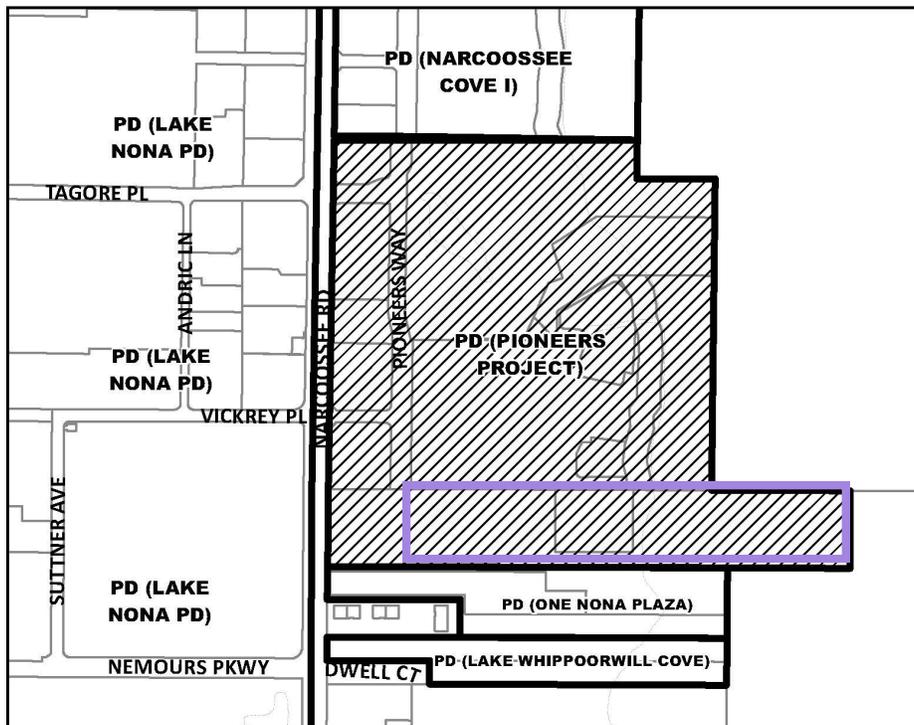
SUMMARY

<p>Owner Vass Inc.; Wells Next Generation Financial LLC; Greystone Debt Acquisition LLC.</p> <p>Applicant Paul Momberger Bainbridge</p> <p>Project Planner Yolanda Ortiz , Planner II</p> <p>Updated: 3/6/23</p>	<p>Property Location: The subject property is generally located north of Tyson Rd., east of Narcoossee Road, and south of William Carey Drive and consisting of ±16.8 acres; (PID: 20-24-31-0000-00-014 & 015); District 1.</p> <p>Applicant's Request: Master Plan for the development of 176 multifamily dwelling units.</p>	<p>Staff's Recommendation: Approval of the request, subject to the conditions in this staff report.</p>
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Future Land Use Map



Zoning Use Map



PROJECT ANALYSIS

Project Description

The subject property is generally located north of Tyson Rd., east of Narcoossee Road, south of William Carey Drive and west of Lake Whippoorwill and consisting of ±16.8 acres within District 1, represented by Commissioner Jim Gray. The site is currently developed with a church and a residential care facility proposed to be demolished for this new development.

This master plan is tied to the annexation, growth management plan amendment and zoning cases (Ordinances 2022-72&73) adopted by City Council on January 23, 2023 (ANX2022-10007; GMP2022-10021 and 10022 and ZON2022-10017). As a result, the site will become part of the Pioneers Planned Development (Ordinance 2016-46) adopted on July 11, 2016 by the Orlando City Council. The PD includes a maximum development program of 350 multifamily dwelling units, 165,000 sq. ft. of commercial/retail, 50,000 sq. ft. of office, and 35,000 sq.ft. of public/civic uses. The recent amendment is for an additional 29,700 sq. ft. of commercial uses and 176 multifamily dwelling units.

The subject property is included within the Southeast Orlando Sector Plan Development Area and the proposed development shall follow the principles and guidelines of the Land Development Code, Chapter 68, as well as the Future Land Use (FLU) Goal 4, Policy 2.4.4, the Subarea Policies S.40.6, and S.40.13 and associated Growth Management Plan (GMP) objectives and policies. The property's Future Land Use designation is Urban Village and it is zoned Planned Development (PD). The proposal is consistent with the FLU and Zoning designations.

According to LDC Chapter 65.331, Master Plan review is required whenever a development is designated Urban Village on the official Future Land Use Map. The Specific Parcel Master Plan must be submitted to the City for review and approval by the Development Review Committee (DRC) prior to the issuance of construction permits. The applicant is requesting a Specific Parcel Master Plan approval for the development of 176 multifamily units, staff has determined that the proposed SPMP meets the minimum standards for review by the DRC.

Previous Actions:

2016: Pioneers Planned Development (case: ZON2015-00054) was adopted by City Council on July 11, 2016, as well as the associated cases for the annexation of the property and the GMP amendment to designate the property as Urban Village, Ordinance 2016-46.

2016: The Southeast Development Review Committee (SETDRC) approved a Specific Parcel Master Plan for the development of a ±69,183 sq.ft. Holiday Inn Hotel (MPL2016-00020).

2019: SETDRC approved a Specific Parcel Master Plan for the development of Phase I, Parcel B with 300 multifamily dwelling units (MPL2019-10051).

2020: SETDRC approved a Specific Parcel Master Plan for the development of a one-story building for restaurant use, approximately ±4,270 sq.ft. with drive-through facilities (MPL-2020-10063).

2021: SETDRC approved the Master Sign Plan for Phase I of the Pioneers PD (MPL2021-10051).

2021: SETDRC approved two master plans for restaurant uses as: (MPL2021-10016 Longhorn Rest. and MPL2021-10015 Olive Garden Restaurant).

2022: SETDRC approved a Master Plan for a financial institution with ±2,800 sq. ft. (MPL2022-10091).

2023: City Council adoption of Ordinances 2022-72 and 2022-73 (ANX2022-10007; GMP2022-10021 and 10022 and ZON2022-10017), to annex the subject site, create a new subarea policy 40.13 for the site and assign the Urban Village designation as future land use, and to add the property to the existing Pioneers PD.

Project Context

Generally located north of Tyson Rd. and east of Narcoossee Road, the site has to the north, the Pioneers PD, phase I including a restaurant and multifamily residential. To the east locates Lake Whippoorwill; to the south a proposed multifamily development known as One Nona Plaza (on this same agenda), and to the west the Valencia College Lake Nona Campus and retail/commercial uses. The future land use designation, zoning and the surrounding uses are shown in Table I. The proposed residential project is compatible with surrounding uses.

	Future Land Use	Zoning	Surrounding Use
North	Urban Village/Conserv	PD– Pioneers	restaurant and multifamily
East	Conservation	N/A	Lake Whippoorwill
South	Urban Village/Conserv	PD– One Nona Plaza	proposed multifamily
West	Urban Village	PD—Lake Nona	Valencia College Lake Nona Campus and retail/commercial uses

Master Plan review standards (LDC-Sec.65.335, Sec.68.603, Sec.68.604)

In review and consideration of a Master Plan, the Development Review Committee and the City Council, must consider the following:

- Growth Management Plan (GMP), in particular pertinent goals, objectives and policies;
- Land Development Code (LDC) Chapter 68- Southeast Orlando Sector Plan– including consistency with the purpose, intent, and requirements of the Sector Plan and associated PD ordinances;
- Relevant performance and design regulations; and
- Public facilities particularly as it concerns both on and off-site services availability.

Conformance with the Growth Management Plan (GMP)

The proposed master plan is consistent with the Southeast Orlando Sector Plan GMP policies, including Future Land Use Element Goal 4, Policy 2.4.4, and associated objectives and policies. The overall purpose of these policies is to create a sustainable development pattern in the southeast sector by requiring development, though-out the planning process, to be in compliance, including related standards.

Located within the Pioneer Project PD, the subject site has the Urban Village and Conservation, future land use designations. Per Policy 2.4.4, this designation encompasses traditional neighborhood design (TND) planning practices, which serve to support a mixture of land uses, promote multimodal development options, ensure a jobs-housing balance, enhance environmentally sensitive areas, as well as, provide housing opportunities and adopt traditional building practices. The Conservation designation is established for the purpose of protection and preservation of environmentally sensitive lands and implements the GMP Land Use Policies 1.1.6 and 2.3.1 as well as, Goal 1 of the Conservation Element. Subarea Policies S.40.6 and S.40.13 are also part of the subject property. Subarea S.40.13 stated the maximum development capacity of the area, and the proposed development is in conformance. Subarea Policy S.40.6 relates to creating an area of transition from rural to urban uses based on recommended densities/intensities, properties should be zoned Planned Development (PD) and the development should be consistent with the standards included on the policy. The subject property complies with this subarea policy as it is part of a larger PD, that contains mixed uses at the densities/intensities recommended by the policy. In general, the proposed development conforms with the Urban Village and Conservation future land use designations.

Conformance with the Land Development Code (LDC)

LDC Chapter 68 establishes the guidelines and principles of development within the Southeast Orlando Sector Plan, which serve to create a balance and sustainable community. Within the Pioneer Planned Development the property is within a Mixed Use Center Land Use Category, specifically, designated as a “Village Center”, our LDC, Section 68.200 (a) (2) define it as: “Village Center/Urban Transit Center (VC/UTC) district shall be developed as important destinations for each Residential Neighborhood, providing a variety of shops, services, restaurants, and civic facilities that serve the needs of the surrounding neighborhoods.” The Pioneer’s Planned Development includes a maximum development program of 526 multifamily dwelling units, 194,000 sq. ft. of commercial/retail, 50,000 sq. ft. of office, and 35,000 sq. ft. of public/civic uses. As a multifamily residential development located on Phase II and an allowed use on the Village Center (LDC, Figure 68-C), this project is consistent with the requirements of the LDC Chapter 68, and consistent with the approved PD as it provides the minimum land required for each use within the Village Center designation.

Development Standards

The applicant shall comply with all the development standards set in the Pioneer PD. The recommended density for a residential block within the Village Center, according to LDC, Figure 68-C, is 7 to 30 dwelling units per acre. The proposed project density is 26 du/acre, which complies with the district. The height set in the PD is a maximum of 4-stories building which is in compliance. The current proposal is for two buildings of 4-stories each. The Impervious Surface Rate (ISR) maximum set in the PD is 0.85, the proposed is 0.71, in compliance. See Table 2.

Density		Height		ISR		Recreation/Open Space	
Village Center	Proposed	PD-Original	Proposed	PD-Original	Proposed	LDC x 176 du	Proposed
7-30 du/ac	26 du/ac	Max 4-story	4-story	0.85	0.71	1.30 acres	1.59 acres
Multifamily development site=±6.77 acres; 2 buildings, 4-story each							

The applicant shall comply with all the development standards set in the Pioneer PD. The recommended density for a residential block within the Village Center, according to LDC, Figure 68-C, is 7 to 30 dwelling units per acre. The proposed project density is 26 du/acre, which complies with the district. The height set in the PD is a maximum of 4-stories building which is in compliance. The current proposal is for two buildings of 4-stories each. The Impervious Surface Rate (ISR) maximum set in the PD is 0.85, the proposed is 0.71, in compliance. See Table 2.

Setbacks/Landscaping buffers

The proposed project complies with the setbacks as stated on the PD, see Table 3 below. Regarding the landscape, Chapter 60, Part 2, *Subdivision and Landscaping*, shall be adhered to. The intent of the requirement is to protect the general welfare of Orlando residents and visitors by establishing minimum standards for the protection and removal of trees and native plant communities, promoting water conservation and enhancing the city's appearance. In conformance with this, a set of conditions has been included in this report, under the Urban Design section. The proposed landscape buffers are in compliance.

Parks/Open Space

The Pioneer PD requires to setting aside of land for open space and parks for the community, in conformance with the GMP Recreation Policy 1.1.1. The City's overall requirement standard is 3.25 acres of park land per 1,000 population (unit equivalent of .0074 acres per residential units), for the 176 units, the required acreage is 1.3 acres. The proposal is for a compliant 1.59 acres.

Table 3– Setbacks and Buffers			
	Front Yard	Rear Setback	Side Yards
Setbacks	On Pioneers Way	Lake Whipp	PH1 (N) and One Nona (S)
Minimum Required	0	100 ft. buffer from NHWL	0 or 3
Proposed	6 and 8 ft	100 ft.	6 ft. to trail (S)
Buffers			
Minimum Required	10 ft	100 ft buffer	n/a
Proposed	10 ft	100 ft. buffer	7.5 ft.

Urban Design-LDC, Chapter 68, Part 2, Land Use Guidelines and Standards, Section 68.203 describes

and summarized the Village Center Guidelines for the different uses in the center, including the residential component. It states the following:

- “(a) Primary Activity Center. Village Centers should be developed as important destinations for each Residential Neighborhood, providing a variety of shops, services, restaurants, and civic facilities that serve the needs of the surrounding neighborhoods.*
- (b) Housing. Medium intensity housing, located within the Village Center, should surround the core commercial area and be integrated with its design. Appropriate housing types include: apartments/condominiums, elderly housing, residential over commercial, townhouses, duplexes, bungalows, small-lot single family and standard lot single family. Owner-occupied homes are specifically encouraged.*
- (c) Urban Design Character. Buildings should be placed to form active street fronts and other connecting pedestrian spaces, with rear or courtyard style parking. The dominance of parking shall be reduced by breaking large lots into small blocks of parking, locating employee parking in less-used areas, and maximizing on-street parking.*
- (d) Mid-Block Connections. Pedestrian and/or auto connections shall be provided at mid-block locations for mixed use and commercial blocks to increase the permeability of the site and encourage walking for some daily trips. Mid-block connections should be provided every 200 to 400 feet.*
- (e) Land Use Transitions. Land use boundaries and density changes in Village Centers should occur at mid-block locations whenever possible, rather than along streets so that buildings facing each other are compatible and transitions between uses are gradual.*
- (f) Relationship of Building to Public Spaces. Buildings should reinforce and revitalize streets and public spaces, by providing an ordered variety of entries, windows, bays, and balconies along public ways. Buildings should have human scale in details and massing. Free-standing or "monument" buildings should be reserved for public uses.*
- (g) Central Feature or Gathering Place. A Village Center shall include a comfortable, centrally located park or plaza with plaza with public amenities such as civic buildings, benches, monuments, kiosks, and public art.*
- (h) Direct Pedestrian Connections. Direct local street access from surrounding neighborhoods shall be provided so visitors do not need to use arterial streets to access the Village Center. When existing developed areas are redeveloped or retrofitted, ensure that pedestrian and/or auto access from surrounding neighborhoods is provided. Providing direct connections from the public pedestrian network to the front door of businesses and residences is essential.*
- (i) Arterial Streets as Edges. Arterials streets should be considered edges Village Centers, unless they are designed as a one-way couplet or substantial pedestrian improvements are made and traffic through the Village Center is slowed. The Primary Conservation Network may also be used as an edge for Village Centers.*
- (j) Integration of the Transit Stop. Village Centers should be considered major stops on the local transit network. Associated transit stop facilities should be integrated into the design of the center, centrally located, and easily accessible for pedestrians walking to and from the surrounding neighborhoods”.*

The proposed residential project complies with these guidelines.

LDC Chapter 68, Part 3, Building Guidelines and Standards, stated the residential building standards for a project, along with this Part, a comprehensive guidebook called, Southeast Orlando Sector Plan-Development Guidelines and Standards, available at the City, illustrates various housing types and design guidelines and standards specific to building types. The design of this residential development should be in compliance with this guidelines and the use of the Guidelines guidebook is strongly encouraged, see link: <https://www.orlando.gov/Our-Government/Records-and-Documents/Plans-Studies/Southeast-Sector-Plan>. Additional Applicable Design Standards are included on Figure 68-H of the LDC, for apartments.

Environmental

During the annexation, rezoning and GMP amendment process for this site (cases: ANX2022-1007;GMP2022-10021 and 10022 and ZON2022-10017), an Environmental Report Level B, was submitted and analyzed. It identified two wetlands on the eastern portion of the site totalizing 0.21 acres, proposed to be removed. The applicant must provide to the City, copies of the Environmental Resource Permits and the mitigation measurements as approved by the corresponding Water Management District, and the Environmental Protection Department, prior to issuance of any engineering permitting by the City.

Infrastructure

Stormwater-Sewer-Water-Reclaimed

LDC Section 63.270-27 established all stormwater management standards, the City’s stormwater level of service standards require that all new developments provide on-site stormwater retention and/or detention consistent with the requirements of the Water Management District. Approval from the WMD is required. See the Public Works Department conditions of approval regarding this specific site.

Sanitary sewer and reclaim service will be provided by the Orange County Utilities and Potable water service will be provided by the Orlando Utilities Commission. The applicant must provide to the City evidence of approval from the corresponding provider.

Transportation

The project’s main entrance will be through Pioneers Way, (proposed gate entrance) that provides an internal access north-south, and it will be extended as a public dedicated road as part of this master plan. The proposal also provides an East-West access from Narcoossee to Pioneers, and then thru the project via the parking lots, providing access to the Lake Whip-poorwill and the proposed recreation area. An internal pedestrian access is also provided to connect this phase with phase I to the north.

Regarding the parking spaces, the proposal is for 303 parking spaces: 280 regular parking; 11 on-street parking and 12 ADA spaces, of the 264 required, so the project is in compliance with parking, see Table 4.

Capital Improvement Project

Public Facilities exist to serve the proposed residential development or will be provided as part of the development.

School Impacts

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 developments be subject to school concurrency review. A list of exemptions from this review is provided under Section 18.2 of the Agreement, none is applicable to this case. The requested item is subject to the concurrency process with Orange County Public Schools at the time of site plan review.

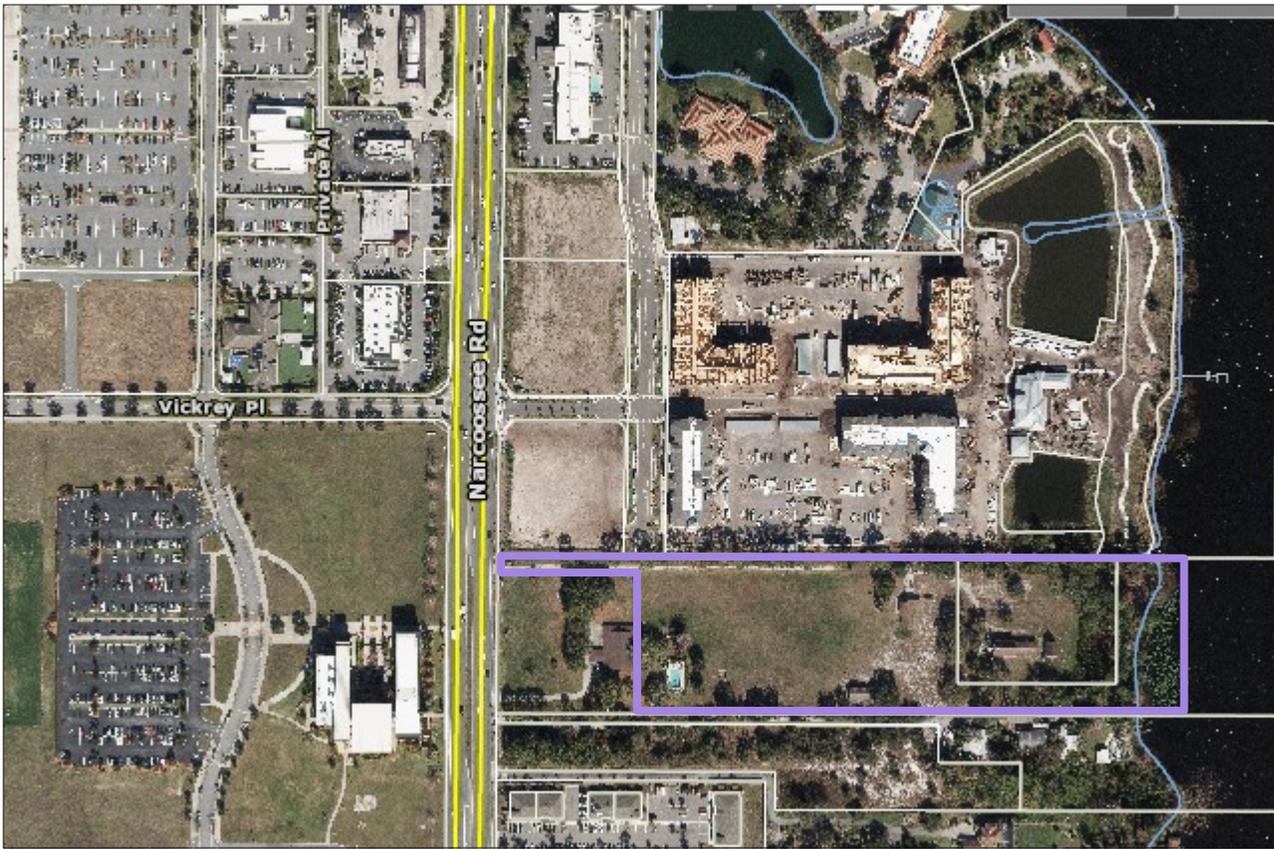
Under the terms of the agreement, the City will advise OCPS of comprehensive plan amendments, zoning amendments, and development proposals that may have the effect of increasing existing density. On January 11, 2021, the City amended GMP Policy 1.3.1 which allows school capacity to be taken into account when evaluating land use and OCPS has reviewed this project and found the following capacity: Elementary- capacity is available (Village Park Elementary); for the Middle and High Schools- capacity will be available– schedule relief for 2024 (Lake Nona Middle school and Lake Nona High school).

Signage

The SETDRC approved the Master Sign Plan for Phase I of the Pioneers PD (MPL2021-10051), this plan must be amended through a Planning Official Determination, in order to include the details of the signage allocation for this project, based on the LDC, Section 64.257.

Type	Required Minimum (Sec. 68.201)		Provided
Standard	1.5 spaces/unit	x 176 units = 264 spaces	303 spaces (280 standard, 12 handicap, 11 street)
EV Capable: All Multifamily	20%	x 264 of min. required spaces = 52.8 spaces	Not specified. Required at time of permitting.
EV Installed: Multi-family Housing	2%	x 264 of min. required spaces = 5.3 spaces	
Two-Wheeled Vehicle	2	= 2 spaces	Not specified. Required at time of permitting.
Bicycle: Multi-family Dwellings (4 Stories or More)	Long-Term 1:10 units, Short-Term 1:10 units	x 176 units = 17.6 spaces long-term x 176 units = 17.6 spaces short-term	Required at time of permitting.

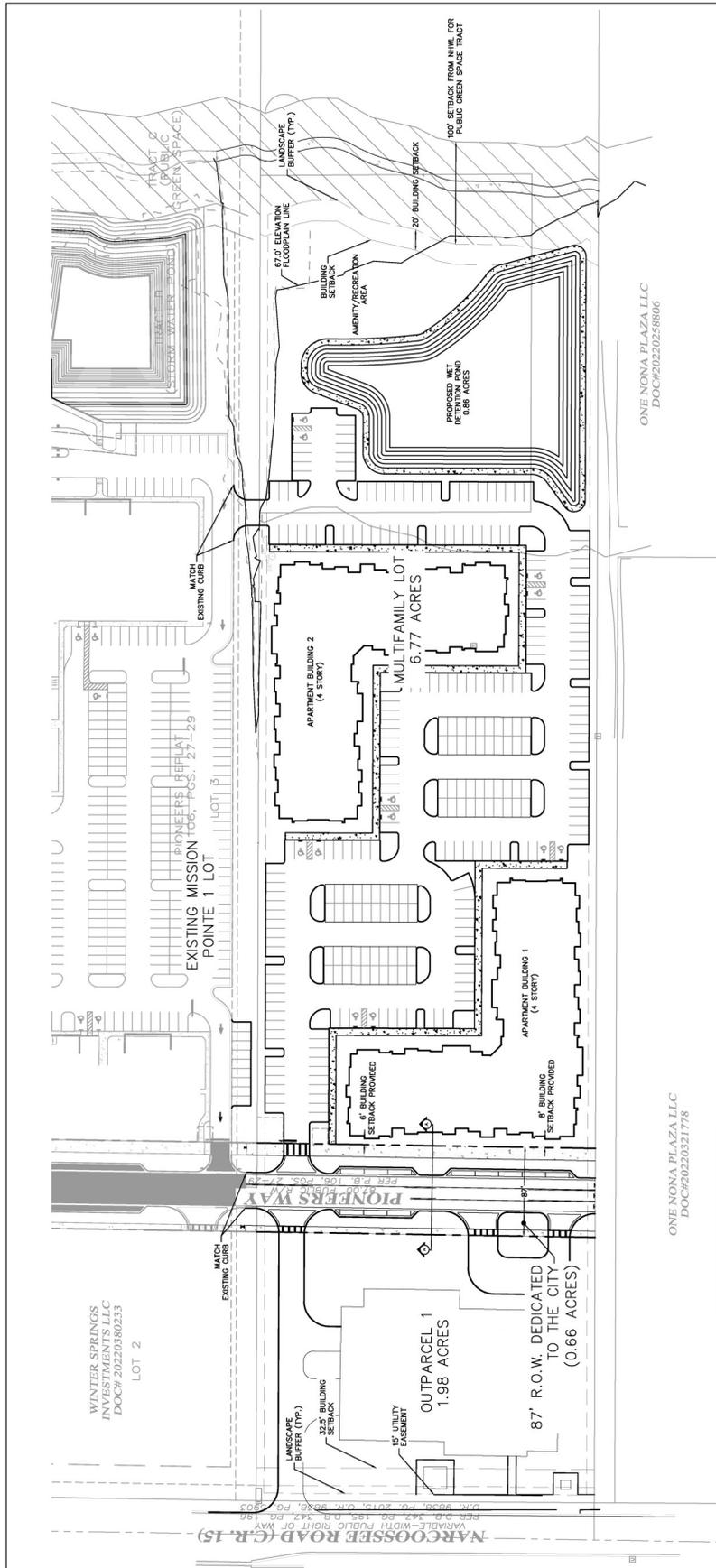
AERIAL PHOTO 2022



Subject Site



SITE PLAN



SITE DATA :

ON-SITE AREA:	9.41 ACRES
IMPERVIOUS AREA:	6.69 AC (71.09%)
PERVIOUS AREA:	2.72 AC (28.91%)
ISR ALLOWED:	0.90
ISR PROVIDED:	0.71
EXISTING ZONING:	PD
EXISTING USE:	RV
FUTURE LANDUSE:	MULTIFAMILY
MAXIMUM BUILDING HEIGHT:	4 STORIES

LOT BREAKDOWN:

OUTPARCEL 1:	1.98 ACRES
R.O.W. DONATION:	0.66 ACRES
MULTIFAMILY LOT:	6.77 ACRES

BUILDING SETBACKS:

FRONT:	0 FEET
SIDE:	0 FEET
REAR:	0 FEET

LANDSCAPE SETBACKS:

FRONT:	7.5 FEET
SIDE:	7.5 FEET
REAR:	7.5 FEET

RESIDENTIAL DENSITY CALCULATIONS:

TOTAL DWELLING UNITS:	176 UNITS
RESIDENTIAL DENSITY: AC-3 (6.77 ACRES x 200 DU/ACRES)	
MAXIMUM UNITS PERMITTED:	1,354 UNITS

UNIT COUNT BREAKDOWN:

1 BEDROOM:	72 UNITS
2 BEDROOM:	72 UNITS
3 BEDROOM:	32 UNITS
TOTAL UNIT COUNT:	176 UNITS

PARKING REQUIRED:

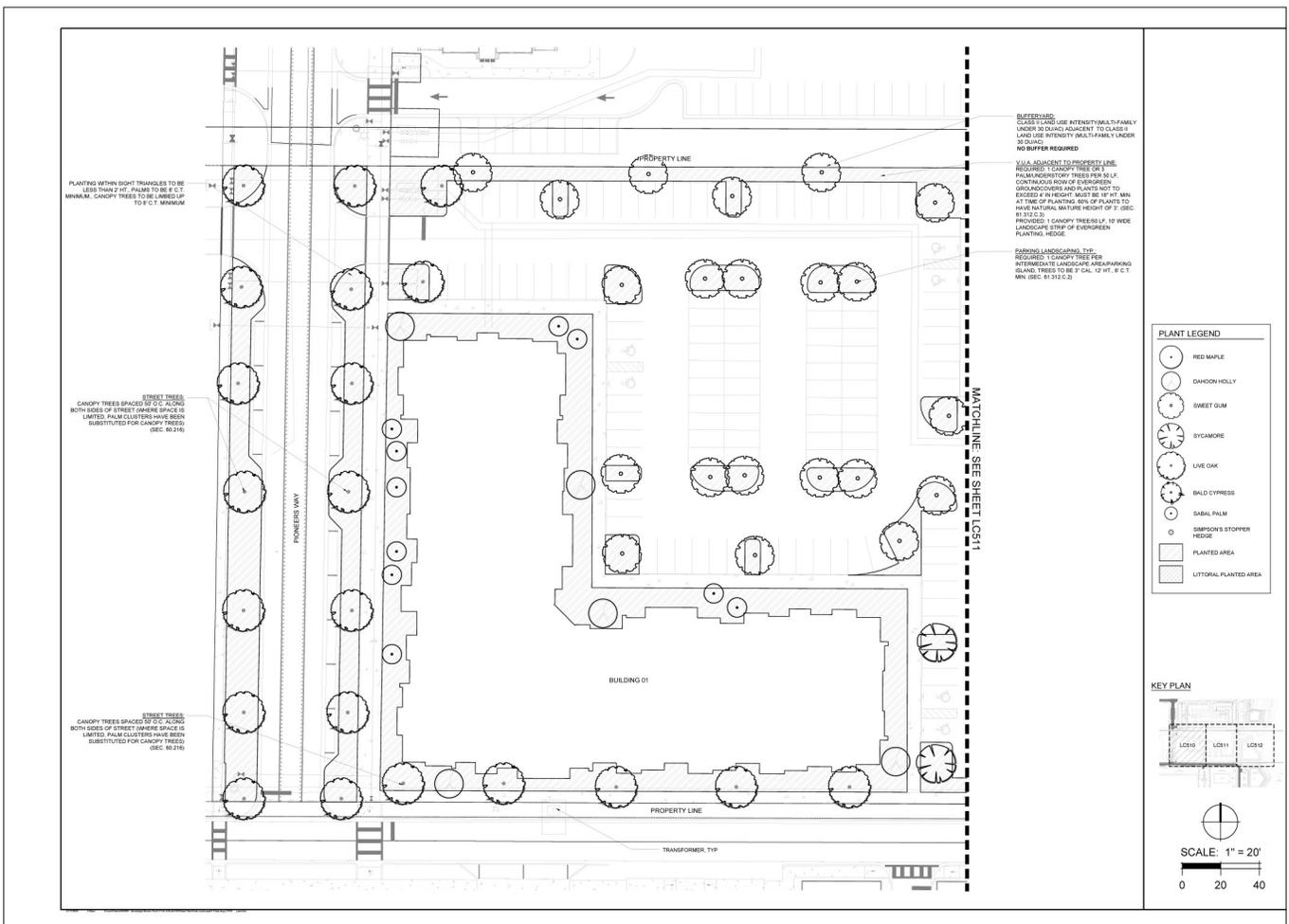
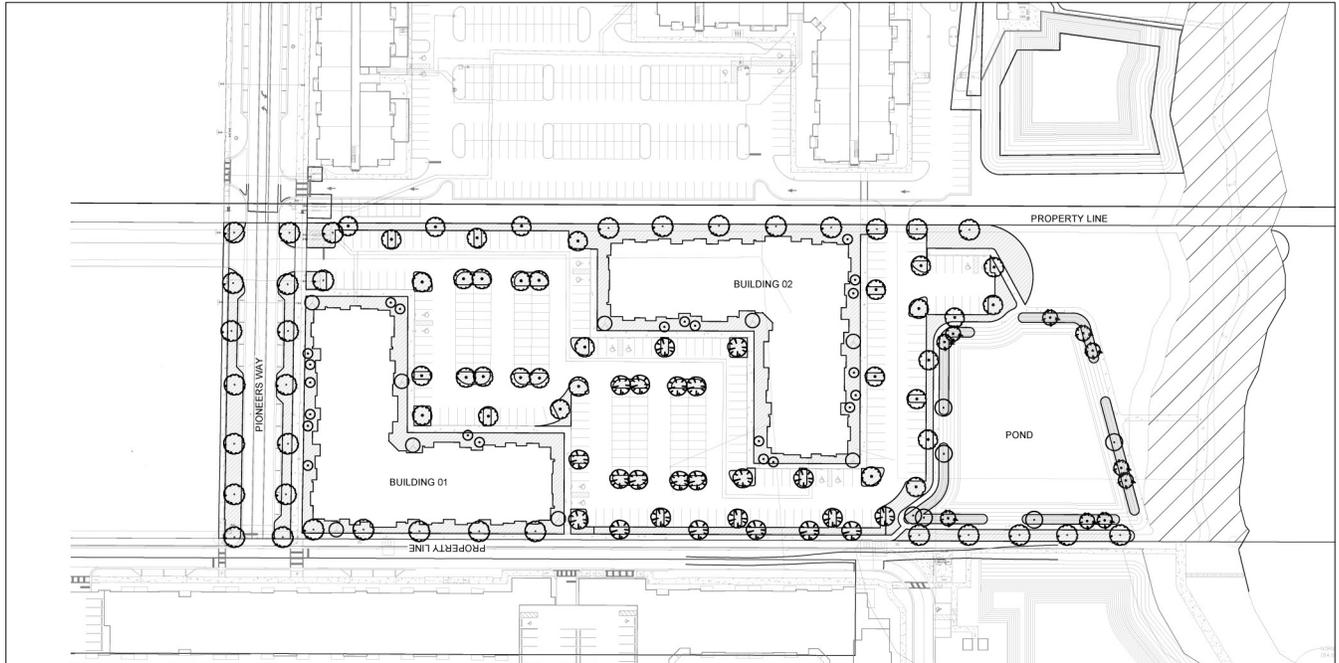
(1.5 SP/1 BR) :	(72 1BR x 1.5 SP) =	108 SPACES
(1.75 SP/2 BR) :	(72 2BR x 1.75 SP) =	126 SPACES
(2 SP/3 BR) :	(32 3BR x 2 SP) =	64 SPACES
TOTAL PARKING REQUIRED:		298 SPACES

PARKING PROVIDED:

STANDARD PARKING:	286 SPACES
HANDICAP PARKING SPACES:	10 SPACES
STREET PARKING SPACES:	11 SPACES
TOTAL PARKING PROVIDED:	307 SPACES

PHASING:
THIS PROJECT WILL BE CONSTRUCTED IN 1 PHASE.

LANDSCAPE PLAN



ELEVATIONS

IF THIS SHEET DOES NOT MEASURE TO 24" X 36", IT HAS BEEN DIMENSIONED OR REDUCED. ADJUST SCALE ACCORDINGLY.

THIS SHEET IS PART OF THE DOCUMENT SET AND SHOULD NOT BE SEPARATED.

ALWAYS REFER TO THE LATEST DRAWING SET.

EACH CONTRACTOR SHALL COORDINATE THEIR WORK WITH ALL OTHER TRADES.

EXTERIOR MATERIALS LEGEND

- A STUCCO
- B SMOOTH FIBER CEMENT PANELS
- C FIBER CEMENT LAP SIDING



2 BUILDINGS 1 AND 2 ELEVATION
SCALE: 3/32" = 1'-0"

IF THIS SHEET DOES NOT MEASURE TO 24" X 36", IT HAS BEEN DIMENSIONED OR REDUCED. ADJUST SCALE ACCORDINGLY.

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1 BUILDINGS 1 AND 2 ELEVATION
SCALE: 3/32" = 1'-0"

ELEVATIONS (CONT.)

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EXTERIOR MATERIALS LEGEND

A	STUCCO
B	SMOOTH FIBER CEMENT PANELS
C	FIBER CEMENT LAP SIDING

2 BUILDINGS 1 AND 2 ELEVATION
SCALE: 3/32" = 1'-0"

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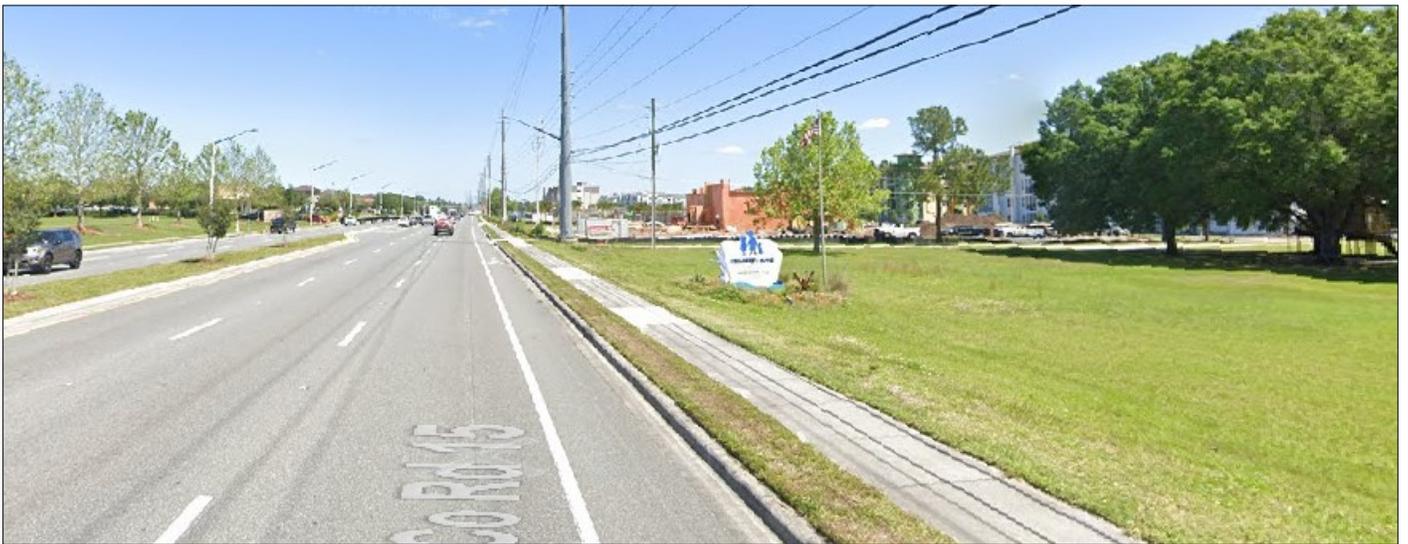
ALWAYS REFER TO THE LATEST DRAWING SET.

EACH CONTRACTOR SHALL COORDINATE THEIR WORK WITH ALL OTHER TRADES.

SITE PHOTOS



Front of the Site— to the left PH 1 under construction



On Narcoossee Road- north

FINDINGS

Subject to the conditions contained herein, the proposal is consistent with the requirements for approval of the proposed Specific Parcel Master Plan applications contained in Section 65.335, 68.603 and 68.604 of the Land Development Code (LDC):

- 1) The proposed use is consistent with the City's Growth Management Plan, specifically with the Future Land Use Policy 2.4.4 and Goal 4 of the GMP, and Subarea Policy 40.13.
- 2) The proposed use is consistent with the Land Development Code, Chapter 68 and the Southeast Orlando Sector Plan.
- 3) The proposed use is consistent with the surroundings, and the Pioneers Planned Development.
- 4) The public facilities are adequate to serve the proposed use, or will be provided by the applicant as a condition of approval of this staff report.

Staff recommends approval of the MPL2023-10002 subject to the conditions below:

CONDITIONS OF APPROVAL

CITY PLANNING

Recommend Approval with conditions

- 1) GENERAL CODE COMPLIANCE AND CONSISTENCY- The proposed project shall be consistent with the conditions in this report, the requirements of the Land Development Code, the Growth Management Plan of the City of Orlando, the Pioneers Planned Development, the State of Florida, and all other applicable regulatory agencies.
- 2) ENVIRONMENTAL- A final determination of the extent of the wetlands by the South Florida Water Management District is required. Applicant shall submit copies of all environmental permits by the corresponding regulatory agencies, prior to issuance of engineering permitting by the City.
- 3) CONDITIONS OF APPROVAL-The conditions of approvals of this Staff Report must be included on the plans submitted for building permit.
- 4) MINOR MODIFICATIONS- Minor modifications including but not limited to signs, landscaping, driveway locations, and other, that are required beyond those previously reviewed by the Development Review Committee, may be approved by the Planning Official without further review by the Development Review Committee. The Planning Official shall be authorized to permit minor modifications on a site by site basis as described in Figure 68N of Chapter 68, of the Land Development Code. Substantial or Presumed Non-Substantial (Figure 68-N) modifications shall require additional review by the Development Review Committee.
- 5) EXPIRATION OF MASTER PLAN-The permit for the proposed use shall be issued within two years of this Master Plan amendment approval by the City Council, otherwise the Master Plan will expire. Upon written request, 30 days before the expiration date, the Planning Official may extend it for up to 1 year via a Letter of Determination. The applicant must file an application for this matter in the City, for the planning official evaluation.
- 6) DEVELOPMENT PERMIT- 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.
- 7) FINAL PLAT- A final subdivision plat is required according to the LDC, Section 65.401, prior to the issuance of any permits. The plat must identify clearly the easements, tracts and/or alleys as necessary to provide locations for shared utilities, driveways, open space and Trails (must be accessible to the public).
- 8) SCHOOL CONCURRENCY-The applicant must comply with Orange County Public Schools and its Concurrency process.
- 9) IMPERVIOUS SURFACE RATE- The maximum ISR is 0.85 in the Village Center, the applicant must comply.

COMMUNITY PLANNING AND URBAN DESIGN

Recommend for Approval with Conditions

Landscaping:

1. All landscape plans must achieve the Minimum Required Landscape Score (MRLS) required for multifamily and nonresidential uses and must comply with the Land Development Code (LDC) Chapters 60 and 61. A spreadsheet showing compliance with the MRLS must be included with the plans submitted for permits.
2. All existing, non-invasive mature trees shall be preserved to the best extent possible. The buffer along the lake shall remain undisturbed to remain in compliance with all applicable interlocal agreements. All trees removed from the property shall secure a tree removal permit prior to applying for permits. Approval letter must be provided.
3. Row-end and intermediate landscape islands must be a minimum of 10 ft. in width
4. Canopy trees are required in all parking lot row-end and intermediate landscape islands. Required trees shall have a minimum caliper of 3 in., and a minimum overall height of 12 ft.
5. Canopy trees must also be planted every 50 lineal feet or fraction thereof around the perimeter of the parking lot (s). Required trees do not have to be uniformly spaced as long as the required number is provided.
6. Street trees are also required on both sides of Pioneers Way. Street trees must be canopy trees, palms are not an acceptable street tree and reference to such should be removed from the plans.
7. Perimeter landscape areas required for vehicular use areas adjacent to property lines and public rights-of-way, and other building sites shall contain a continuous row of evergreen groundcovers and plants not to exceed 4 ft. in height. Required plants shall be a minimum height of 18 in. at time of planting. At least 60% of the required plants shall have a natural mature height of 3 feet.
8. The landscape plan submitted for permitting must clearly note all plant species and locations. If artificial turf is used it must be labeled and shown on the site plan and/or hardscape plan as artificial turf is considered an impervious surface. Permits must be secured for any artificial turf installed on site.

Site/Utilities:

1. Pedestrian connections must be provided to the east and west multi-use trails. A clear unrestricted path shall be provided between both trails through the site.
2. All crosswalks at driveways and curb cuts must be designed with textured or colored concrete or similar material to clearly define the pedestrian zone, as required by LDC Section 61.314(e). Thermoplastic paint may be incorporated but cannot meet this condition alone.
3. A pedestrian connection must be provided between the two phases. This pedestrian connection must be accessible to residents of both phases.
4. Backflow preventer[s] shall be located so as to not be directly visible from the right-of-way or should be screened from view where necessary, through the use of walls, fences or hedging around all four sides. The utility plan at the time of permit must clearly show the location of all backflow preventers.
5. Transformer areas outside the building envelope must be screened on three sides with landscaping and/or a decorative, opaque wall and gates up to 6 ft. in height. Landscaping must include a hedge a minimum 4-ft tall at the time of planting and maintained at a height to screen the equipment.
6. EV and EV ready spaces shall be clearly marked on the plans submitted for permitting. Mechanical equipment associated with EV spaces cannot conflict with any code required parking lot landscaping.

Architectural:

1. Architectural finishes and details must be carried through on all sides of the building. The bases of buildings should be designed with durable materials to provide a quality pedestrian experience.
2. Canopies or sheltering elements must be used along active street fronts to provide pedestrian protection from the elements.
3. Every main entrance is required to have a special emphasis appropriate to the architectural style of the building. The proposed elevations don't have a clear entrance identified. The main entrance shall be clearly framed and articulated. Development must comply with Chapter 60 for frontage requirements.
4. All ground-mounted and rooftop mechanical equipment must be screened from view and must meet LDC screening requirements. An interior screen wall or parapet for rooftop mechanical equipment is required. The interior screenwall or parapet must be the same height as the installed mechanical equipment
5. All dumpsters and trash compactors must be screened with solid walls to match the principal structure. Decorative gates must be installed to coordinate with the principal structure. A Landscape screen including low hedge and ground cover is required to soften the view.
6. If an on-site lift station is proposed, it must be screened with the same level of detail as the dumpster enclosure.

DEVELOPMENT REVIEW

Recommend approval with conditions

1. 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. Contact the Bureau of Parks (407) 246-2283 for a tree removal permit before removing any 10" caliper or larger trees. Contact the Bureau of Parks (407) 246-2283 for a tree encroachment permit prior to encroaching within the canopy of any 10" caliper or larger trees.
2. 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.
3. A Parks Impact Fee in the amount of \$825.00/unit shall be due at the time of building permit issuance.
4. 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.
5. This project requires a Florida Department of Environmental Protection (FDEP) permit for the sanitary sewer system.
6. Construction activities including clearing, grading and excavating activities shall obtain an Environmental Protection Agency (EPA) National Pollution Discharge Elimination System (NPDES) permit, except: Operations that result in the disturbance of one-acre total land area which are not part of a larger common plan of development or sale.
7. This property is required to plat in accordance with Section 65.401 of the City's Land Development Code prior to the issuance of building permits.
8. In accordance with Federal Emergency Management Act (FEMA) requirements; a letter of map revision maybe required by the owner or engineer as part of this application review.
9. At the time of development, the owner/developer is required to pay an on-site inspection fee that is a percentage of the cost of the on-site improvements, excluding the building, in accordance with City Land Development Code, Section 65.604.
10. Per the Orlando-Orange County Wastewater Territorial Agreement the subject property is located within Orange County's territorial service area for sanitary sewer. The site will be serviced by Orange County Public Utilities, prior to issuance of a permit a copy of an invoice or payment receipt is required from OCU (Orange County Utilities).
11. Separate demolition permits are required for each structure on the site.
12. At the time of development, the work within the right-of-way (public improvements) will need to be submitted under a separate submittal via an engineering permit;
13. Provide the following as part of the building application: Public Improvement Cost Sheet; Performance Bond - 110 percent of the cost of the improvements. The forms are available on our website @ www.cityoforlando.gov.

Waste Water

No review required

The proposed development is within the Orange County Utilities' sanitary sewer area and reclaimed water service territory. Sanitary sewer and reclaimed water design will need to be coordinated with, reviewed, and approved by Orange County Utilities. Verification of acceptance by Orange County Utilities of sanitary sewer connection and permission to put into use will be required prior to issuing certificates of occupancy.

PARKS

Recommend approval with conditions

This project may impact scattered trees located within this parcel. A tree survey should be submitted for review. An approval for mass grading is not a permit to remove tree from this site. An approved tree removal permit must be obtained from a Parks department official prior to any trees being removed from this site. Tree removal will require mitigation by the replanting of all tallied inches of tree caliper removed from the site. A payment can be made into a tree fund for any remaining inches of tree caliper unable to replant due to the design of the project. A landscape plan can be submitted to reduce any fees associated with tree removal.

BUILDING

Recommend approval with conditions

Building code compliance will be adjudged upon formal plan review process during Permitting Services process.

SOLID WASTE

Recommend approval with conditions

Plans must include refuse and recycling enclosures or locations. Indicate where recycling dumpsters will be located and accessed or provide the documentation from the City's Solid Waste Division indicating curb pick-up or other approved arrangement. All enclosure specifications must be in accordance with Chapter 28 of the municipal code and the City's engineering standards manual.

DEPARTMENT OF TRANSPORTATION

Recommend for approval with conditions.

1. Compliance: 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.
2. 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.
3. Sight Lines: 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 shall be provided on both site plans and landscape plans.
4. Maintenance of Traffic: 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)
 - d. Improvements located within the Narcoossee Road right-of-way require Florida Department of Transportation (FDOT) / Orange County permits and approvals. The Owner/Applicant shall provide a copy of the permits and approval (or letter of intent of approval) from the approving agency to the City of Orlando prior to final permit/construction plans approval.
5. Final Site Plan Determination Required: A Final Site Plan in the form of a Planning Official Letter of Determination must be approved before permitting. The FSP (master site plan, landscaping plan, and elevations of all building sides) must reflect the corrections from these Conditions of Approval.
6. Pioneers Way (North-South Road)
 - a. The curb cut on Pioneers Way as shown on this plan is not permitted. The site plan must be revised to comply with LDC Ch. 61, Part 2 requirements; the revision can be approved via Final Site Plan Determination. The site plan must ensure there is enough driveway width or curb overhang space for a denied-entry three-point turn at the gate.
 - b. Cross section of Pioneers Way (87' ROW) must be constructed as shown in this Master Plan. Any modification requests after SPMP approval may be assessed in accordance with LDC Sec. 68.603.
 - c. Temporary road termination at development phase boundaries shall consist of a temporary cul-de-sac compliant with the LDC. Alternatives to a temporary cul-de-sac are road terminations at intersection, major driveways, or median openings on divided roads that provide an equal or greater turning radius as that of a code compliant cul-de-sac. When more than one vehicle lane is approaching a road termination, pavement markings and signage shall merge traffic into the rightmost lane prior to the termination.
7. Entryway Drive Aisle: The drive aisle from Narcoossee Road to Pioneers Way must appear similar to a street, with sidewalks and street trees. The site plan must be revised to show these features, as well as a typical section diagram.
8. East West Road: This development must construct a min. 6' sidewalk as shown in this Master Plan. As specified in the PD ordinance, the remainder of the road will be constructed by the southern property owner (One Nona Plaza Multifamily); the developer that constructs the landscape islands or planting strip must install street trees.
9. Parking Requirements:
 - a. Overall: A minimum of 264 parking spaces must be provided on-site (of which 53 must be EV-capable and 5 must be EV-installed); there is no maximum number of spaces.
 - b. Two-Wheeled Vehicles: A minimum of 2 two-wheeled motor vehicle parking spaces must be provided convenient to the main entrance of the building in accordance with LDC. 61.322 (d).
 - c. Bicycle parking must be provided in accordance with 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.

DEPARTMENT OF TRANSPORTATION (CONT.)

10. Sidewalks: A pedestrian connection must be provided from Pioneers Way to Building 1 & 2, per the Pioneers PD.
11. Dumpster enclosures must be 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.
12. Crosswalks. Crosswalks at driveways should be constructed at the grade of the adjacent sidewalks unless conditions make this prohibitive. Colored and stamped concrete or asphalt may be used but pavers are not permitted. Pavement markings shall comply with MUTCD ladder style design guidelines or parallel line style guidelines if so required by FDOT.

INFORMATIONAL COMMENTS

ORLANDO POLICE DEPARTMENT

Recommend Approval with Conditions.

The Orlando Police Department has reviewed the plans for the Pioneers PD, Mission Pointe II, project located at 12525 Narcoossee Rd., 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 overlapping strategies in CPTED that apply to any development: Natural Surveillance, Natural Access Control, Territorial Reinforcement, Target Hardening, and Maintenance and Management.

- 1) For safety and CPTED measures, please consider relocating the sidewalk/path from the stormwater trail leading to Lake Whipoorwill north to be adjacent to the proposed amenity area, this will allow more visibility from the proposed amenity area to the Lake;
- 2) Multiple pedestrian paths must be provided from building 2 to the proposed amenity area and trail area around the stormwater pond; and
- 3) CPL Edgar Malave is the Crime Prevention liaison for this district. The OPD Crime Prevention officer can discuss with you alarms (residential or business), personal safety, crime prevention strategies and neighborhood or community watch programs. Please contact him at Edgar.Malavel@orlando.gov or 407-246-2513

Natural Surveillance

Design the site to keep intruders easily observable. This is promoted by features that maximize visibility of people, parking areas and building entrances; doors and windows that look out onto streets and parking areas; pedestrian-friendly sidewalks and street; porches or patios and adequate nighttime lighting.

A photometric plan was not available at the time of this review. Lighting plays a very important role in CPTED. It is crucial that lighting sends the right messages to the public about the safe and appropriate use of space at different times of the day and night. All lighting for this project will meet or exceed the guidelines in Orlando City Code. In order to create a sense of safety, pedestrian-scale lighting should be used in any high-pedestrian traffic areas to include entrances, common areas, green spaces/courtyards and walkways. Appropriate lighting should be included in all areas anticipated to be used after-dark including alleys. Lighting should not be screened out by landscaping or building structures such as overhangs or awnings. Uniformity of light is crucial to avoid 'dark' spots, especially in parking areas and along pedestrian promenades and walkways. Any illumination will not cause a glare or excessive brightness that adversely affects the vision of pedestrians or motor vehicle operators on public or private property. Pedestrian walkways, back lanes and access routes open to public spaces should be lit so that a person with normal vision is able to identify a face from a distance of 30 feet during nighttime hours. Shielded or full cut-off light fixtures can direct light where it is intended while reducing light trespass, glare, and waste. Fixtures should be reliable, easy to maintain, withstand the elements, and be vandal-resistant. Landscaping is another crucial aspect of CPTED. Trees branches should be kept trimmed to no lower than 6 feet from the ground and shrubs should be kept trimmed to no higher than 30 inches. Avoid conflicts between landscaping and lighting, especially lighting adjacent to canopy trees. Landscaping should not create blind spots or hiding places and should not block or cover windows. Outdoor furniture placed in common areas is a good way to increase surveillance and encourage positive community interaction while creating more "eyes on the street". Consider furniture designs that encourage stopping and resting but reduce opportunities for potential offenders (i.e. a ribbed design rather than solid and center rails or arm rests to discourage sleeping). All sides of a building should have windows to observe the walkways, parking areas and driving lanes. Entry doors should contain 180° viewers/peep holes or small windows with security glass. Windows, balconies and porches should look out onto streets, courtyards, walkways and low-traffic areas.

Natural Access Control

Design the site to decrease crime opportunity by denying access to crime targets and creating in offenders, a perception of risk. This can be accomplished by designing street, walkway, building and parking lot entrances to clearly indicate public routes and discourage access to private areas with structural and landscape elements. Landscaping used around dwelling entrances should create clear way-finding, be well lit and not block entrances or create ambush points. There should be no easy access to the roof of any building. Way-finding (if used) should provide clear guidance for legitimate users. Signs should clearly indicate - using words, international symbols, characters, colors, maps, etc. - the location of entrances, resident and visitor parking, neighborhood amenities, and public or private use routes. Walkways should be a minimum 6' in width to support walkability through and around the community.

Territorial Reinforcement

Design can create or extend a sphere of influence, where users develop a sense of territorial control, while potential offenders are discouraged. This is promoted by incorporating features that define property lines and distinguish private spaces from public spaces such as; landscape plantings, pavement designs, gateway treatments and CPTED open design (see-through) fences. The community should be designed to encourage interaction between legitimate users. Each separate dwelling unit should have an address that is clearly visible, made of non-reflective material in a contrasting color from the surface it is affixed to. Fencing can add security, delineate property lines, allow transparency for surveillance, be unobtrusive, and create a sense of community. CPTED style fencing made of commercial grade steel or iron is a good option to consider. These fences may contain pedestrian access points that utilize mechanical access control for the property. Another option is landscape buffers, which include hostile vegetation, to delineate public from private spaces. The fencing and landscape buffer may be used together to further define and control spaces.

Target Hardening

This can be accomplished by features that prohibit entry or access such as window locks, dead bolts for doors and interior door hinges. Entry doors should contain a minimum 180° viewers or small windows with security glass, interior hinges, single cylinder deadbolt locks with a minimum one-inch throw, metal frames with three-inch screws in the strike plates, and be made of solid core material. Door locks should be located a minimum of 40 inches from adjacent windows. Air conditioner units should be caged and the cages should be securely locked. If alarm or security systems are installed, each dwelling unit should be clearly identified with the monitoring center and each should have a separate system that can be regularly tested and maintained by the occupants. A video surveillance system capable of recording and retrieving an image to assist in offender identification and apprehension is a good option at access points and around parking areas: especially areas with limited or no natural surveillance. Cameras should be mounted at an optimal height to capture offender identification. The use of tempered, impact resistant, security glass or security film is encouraged for all large glass doors and windows. If security film is utilized, ensure that the light transmittance of the security film is greater than or equal to the light transmittance of the window's glass.

Maintenance and Management

Proper maintenance of landscaping, lighting and other features is necessary to ensure that CPTED elements serve their intended purpose. Failure to maintain the property and manage to stop harmful use of property by its legal occupants can rapidly undermine the impact of the best CPTED design elements. While CPTED principles supplement effective maintenance and management practices, they cannot make up for the negative impacts of ineffective management. Damaged fencing, unkempt landscaping, graffiti left to weather and age, litter and debris, broken windows, as well as such factors as inattentive, lax, or overly-permissive management practices can advertise an environment of permissiveness to potential offenders and, equally, undermine the desire of responsible users to remain in an area. In effect, this is the direct application of what has come to be known as the Broken Window Theory — ensuring that indicators of disorder are corrected promptly in order to prevent the greater disorder they may attract. People naturally protect a territory that they feel is their own, and have a certain respect for the territory of others. Clear boundaries between public and private areas achieved by using physical elements such as fences, pavement treatment, art, signs, good maintenance and landscaping are ways to express ownership. Identifying intruders is much easier in well-defined spaces.

This is related to the community's sense of 'pride of place' and territorial reinforcement. The more dilapidated an area, the more likely it is to attract unwanted activities. The maintenance and the 'image' of an area can have a major impact on whether it will become targeted. Social cohesion and a general sense of security can be reinforced through the development of the identity and image of a community. This approach can improve not only the image of the population has of itself, and its domain, but also the projection of that image to others. Offensive graffiti should be promptly removed. Response to litter pickup and repairs should be prompt. A well maintained space gives an impression of 'ownership' and 'care'. Any signs used in the community should be maintained on a regular basis to ensure that they are visible. This may involve trimming any landscaping growth, cleaning or lighting the signs. Things to consider with signs and information include: Are signs visible and legible? Are signs conveying messages clearly? Is information adequate? Are signs strategically located to allow for maximum visibility? Are signs well maintained? Are signs displaying hours of operation (where appropriate)? Walkways should be cleared of undesirable litter, grass and weeds should be trimmed back from walkways, and walkway pavement should be promptly repaired or maintained. Inappropriate outdoor storage should be discouraged. Activity generators can produce both positive and negative results. The selection of what activities a site supports will reflect the use of space and define the users' perception. Considerations should be made for seating, shade, community events or recreational amenities that might encourage positive community interaction and should be properly maintained and managed.

PUBLIC WORKS

Recommend Approval with Conditions

Please note the following will need to be addressed and met during the Engineering (ENG) 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) A City Service Agreement is required by the Owner if portion of sidewalk is within private property. The easement would protect the Owner from maintaining the sidewalk and from other potential issues. Otherwise, the Owner would be responsible to maintain and be liable for potential litigation if someone is injured on a failing sidewalk that is in disrepair.
- 7) Please clarify whether the sidewalk will be paver. Please note that if pavers are to be constructed beyond the property line and out into the City's Right of Way the owner is required submit a signed and recorded a Right-of-Way Pavers Agreement. Sidewalk portion of driveway must still be composed of 3,000 psi concrete. Refer to http://www.cityoforlando.net/permits/wp-content/uploads/sites/29/2014/03/Pavers_Encroach_Agmt1.pdf.
- 8) 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.
- 9) Please submit a detailed, scalable, fully dimensioned site plan of the location. The site plan should include but not be limited to the site legal description, the building, streets, sidewalks and property lines, and the location of the proposed work. Site plans should clarify what is existing and what proposed.
- 10) 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.
- 11) Please submit a signed and dated private improvements cost sheet. Cost sheet forms and instructions are available at our website at www.cityoforlando.net/permits.
- 12) Please be advised that a portion of the site is located within the floodplain. Grading shall be flushed to match with the existing grade of the site, and existing grade will be maintained without any fill in the 100-year floodplain. However, if alteration of grading or structures is proposed and displaced existing 100 year flood plain, a compensating storage must be provided for any displaced flood water.
- 13) Other comments may arise depending on the contents submitted to permitting.
- 14) Since portion of the site is located with a flood zone A, please provide the flood zone boundary on the requested survey to demonstrate that no grading/filling is proposed within flood zone A.
- 15) New developments within 100-year floodplains with no established base flood elevations must perform a study to establish them. In accordance with FEMA requirements, a letter of map revision (LOMR) is required by the owner/engineer. Compensation storage must be provided for all floodwater displaced by development within 100-year flood plain.
- 16) Artificial turf must be treated as impervious area and must be included in the impervious area for stormwater management.
- 17) All roadways must meet the ESM standards. The Season High Water Table must be a minimum of 2 ft from the bottom of the base. New private and public roadways will require a pavement design similar to the method shown in the FDOT Flexible Pavement Design Manual. Limerock base is not permitted in certain areas where the Season High Water Table has historically been close to the ground surface.

FIRE DEPARTMENT**Recommend Approval with Conditions**

The site review of the conceptual designs presented is preliminary and cursory in nature, as such, the comments provided are not official determinations. The intent of comments from OFD is to alert designers to site conditions and/or other considerations that require a deeper consideration of the FFPC, Florida Fire Code, NFPA 1.18 before finalizing the design for formal plan review.

1. **FORMAL REVIEW OF ARCHITECTURAL DESIGNS.** The architectural design of a building, floor plans, life safety egress system, fire protection systems, and fire department access will be reviewed in detail for State, Fire Code, FFPC and City of Orlando, Fire Prevention Code compliance at the time of permit application for formal plan review of 100% drawings.
2. **PRESUBMITTAL MEETING WITH PERMITTING SERVICES.** A TRC review is not applicable for review of conceptual architectural drawings. A pre-submittal meeting is required in order to receive cursory insight into Florida Building Code (FBC) and Florida Fire Prevention Code (FFPC, NFPA) requirements impacting the design. Please note, official determinations are not provided at these discussions. Architects of Record and or Consultants are asked to prepare an agenda with questions pertaining to your project. This will afford staff to do research in advance before meeting. To schedule an appointment, see the following link. www.orlando.gov/Building-Development/Schedule-an-Appointment/Schedule-a-Permitting-Appointment
3. **FEDERAL DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP).** An FDEP clearance is required to release water supply to a construction site. Vertical construction of a building without water supply on the site of construction is prohibited. NFPA 1.16.4.3. It is therefore, critical, that the process to receive a FDEP permit and clearance for the use of treated water to construction sites and projects begin early in the conceptual stage. To begin the process, see the following link [Apply | DEP Business Portal \(fldeportal.com\)](http://Apply|DEPBusinessPortal(fldeportal.com))
4. **CUP - CONDITION USE PLAN.** The change of use is granted conditional to compliance with the NFPA requirements for life safety and Fire Department Access. For use of an existing space or building an inspection from the Office of Fire Safety Management is required before use can be granted. Call 407-246-3144 to schedule an inspection.
5. **ZERO LOT LINE BUILDING DESIGN.** The conceptual design should indicate the location of stairs in relation to the access road, hydrants – existing and proposed, sprinkler riser room, fire pump room, and access roads – existing or proposed. The following conditions are to be considered in zero lot line designs.
6. **REQUIRED ACCESS.** The Orlando Fire Department requires access to two sides of a building or structure.
7. **HAZARD DETERMINATION.** The location of a hazard natural or manmade cannot be predetermined. As such designs incorporating predetermined locations for staging by OFD apparatus are not applicable for review of fire department access.
8. **FIRE PROTECTION FEATURES.** When zero lot line site conditions result in a design that does not meet the mandatory requirement for fire department access to the rear or sides of a structure (NFPA 1.18.2.3). The AHJ is authorized to require additional fire protection features to offset the access constraints, increased hazard, and or delays created by an access road design.
9. **FIRE DEPARTMENT ACCESS, A MANDATORY REQUIREMENT.** Approved fire department access roads shall be provided for every facility, building, or portion of a building constructed or relocated. NFPA 1.18.2.3. Fire department access roads shall consist of roadways, fire lanes, parking lot lanes, or a combination thereof.
10. **SURFACE AND DIMENSIONS:** All fire department access roadways shall meet the roadway design specifications of Policy on Geometric design of highways and Streets, American Association of State Highway and Transportation Officials and ESM Chap.6 for (Pavement, asphalt, concrete, brick and surfaces). The access road shall have an all-weather driving surface, capable of supporting the load of fire apparatus, an unobstructed width of not less than 20 ft. and a minimum vertical clearance of at least 13 ft. 6 in. NFPA 1.18.2.3. The minimum required widths and clearances shall be maintained at all times. The minimum required width of a fire department access road shall not be obstructed by parking spaces or reduced in any other manner. Entrances to fire department access roads that have been closed with gates and barriers shall not be obstructed by parked vehicles.
11. **URNS.** Turns in fire lanes shall be constructed to provide sufficient width to accommodate the largest piece of fire apparatus available to be operated on the fire access road.
12. **ACCESS TO BUILDINGS.** The access road itself must extend 50ft. from an exterior doorway that allows 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.
13. **MANUAL SURPRESSION.** Use of not more than 150 ft. pre-connected hose from a fire department apparatus parked on an access road as measured by an approved route around the first story of the exterior of the building or facility. The distance can be increased to 450ft. if the building is protected by an automatic sprinkler system. See NFPA 1.18.2.3.
14. **STAGING UNDER STRUCTURES.** The Orlando Fire Department does not conduct manual staging operations under a structure or support designs indicating primary access through a parking garage.
15. **ACCESS TO FIRE COMMAND CENTER AND FIRE PUMP ROOMS.** The location of a Fire Command Center and Fire Pump Room shall be approved by the Orlando Fire Department. NFPA 1.11.9; NFPA 20.4.13.1.1.4, 2016 edition. As such, these important building services be directly accessible from a fire department access road located adjacent to the building of service.

FIRE DEPARTMENT (CONT.)

16. **AREAS SUBJECT TO OBSTRUCTION.** 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.
17. **APPROVED TURNAROUND:** An approved turnaround shall be provided for fire apparatus where an access road is a dead end in excess of 150 ft. The turnabout shall be the minimum 20ft. width of the fire department access road and sized for the dimensions and maneuvering space of the largest OFD apparatus (60 ft. length / 20 ft. width).
18. **APPARATUS DIMENSIONS.** The dimensions for calculation of auto-turn analysis shall include the following for the Orlando Fire Department apparatus. Width 10' Feet, Truck body length 52' feet 22" Inches, Weight 75,000 pounds, Maneuvering radius shall be 50 ft. exterior and not less than 25ft. interior. The interior radius dimension shall be increased when the roadway design submitted is not adequate to accommodate fire apparatus.
19. **ENGINEERED STABILIZATION.** Fiber products installation for soil and turf reinforcement will be conditionally approved by the AHJ. A statement indicating that current and future owners of this property will maintain the integrity and stability of this treated soil or turf for the use of City of Orlando Fire Truck Apparatus must be recorded with the property's deed. Also, the soil or turf access treated with this product will be made available to City of Orlando Fire Department Vehicles at any and all times for testing purposes.
20. **POINT LOAD CALCULATION.** The ground contact area for each stabilizer shall be such that a unit pressure of not greater than 75 psi (500 kPa) will be exerted over the ground contact area when the apparatus is loaded to its maximum in-service weight and the aerial device is carrying its rated capacity in every position permitted by the manufacturer. NFPA 1901.19.21.4.2
21. **Water Supply:** All site plans shall indicate the location of fire hydrants. All portions of an unsprinklered building must be within 300 ft. distance of a fire hydrant. All portions of a sprinklered building must be within 500 ft. distance of a fire hydrant. Residential properties are required to indicate a hydrant within 500 ft. of the residence and street width for the fire department access. City Code Chapter 24.30; NFPA 1.18.3 Needed Fire Flow: The required fire flow for commercial structures shall be determined as specified in the standard: Determination of Required Fire Flow as published by the Insurance Services Office (ISO). The fire flow for a building when sprinkler protected in accordance with NFPA 13 will be calculated at 50% of a non-sprinkler protected building, but shall not be less than 1000 gpm. Calculations and a water supply analysis shall be provided to demonstrate delivering of fire flow.

CONTACT INFORMATION

Growth Management

For questions regarding Growth Management plan review, please contact Yolanda Ortiz at (407) 246-3792 or yolanda.ortiz@orlando.gov.

Urban Design

For questions regarding Urban Design plan review, please contact Planner Christopher DeLoatche at 407-246-3624 or Christopher.deloatche@orlando.gov.

Transportation

For questions regarding Transportation Planning plan review, please contact Planner Megan Barrow at 407-246-3325 or megan.barrow@orlando.gov.

Development Review

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.

Water Reclamation

For questions regarding Water Reclamation plan review, please contact Julio Morais at (407) 246-3724 or julio.morais@orlando.gov, or Dave Breitrick, P.E. at (407) 246-3525 or david.breitrick@orlando.gov.

Public Works

For questions regarding Public Works plan review, please contact Owen Blakely at owen.blakely@cityoforlando.net or 407-246-3758.

Police

For questions regarding Police plan review, please contact Terrence Miller at 407.246.2454 or terrence.miller@orlando.gov.

Fire

For any questions regarding Fire review, please contact Charles Howard at charles.howard@orlando.gov. To obtain plan review status, schedule/cancel an inspection and obtain inspection results, please call PROMPT, our Interactive Voice Response System at 407.246.4444.

Building

For questions regarding Building plan review issues contact Don Fields at (407) 246-2654 or don.fields@orlando.gov.

Parks

For questions regarding Parks plan review issues contact Denise Riccio at 407.246.4249 or denise.riccio@orlando.gov or Condredge Mallory at condredge.mallory@orlando.gov.

REVIEW/APPROVAL PROCESS—NEXT STEPS

1. Development Review Committee
2. DRC minutes scheduled for review and approval by City Council
3. Planning Official Determination for signage and final site plan.
4. Building permits process.