



WEWAHOOTEE PARCEL G

UPDATES:

Page 10 Map: Remove arrow connection between Parcel G and Parcel J

Page 11: The caption shall read:

The wetland boardwalk connection between Parcel G and Parcel R is required. The remaining wetland boardwalk locations will be finalized via determination (LDC2016-00233). Above is an image of the boardwalks at Gatorland Orlando. This is the style of boardwalk the City envisions for the pedestrian and cyclist connections. ~~Consistent with Transportation Planning's conditions, the boardwalk is to be 10 ft. wide.~~ The boardwalks must either be properly lit in accordance with the PD, or it must be posted that the boardwalks are closed at dusk.

Page 12 Drawing A: The title of the image shall be changed due to the location of the road treatment at the entrance of the site. It will not include on-street parking.

Typical 91' R/W Section

Page 17 Land Development Condition #8: The maximum ISR is 0.70 to match the PD.

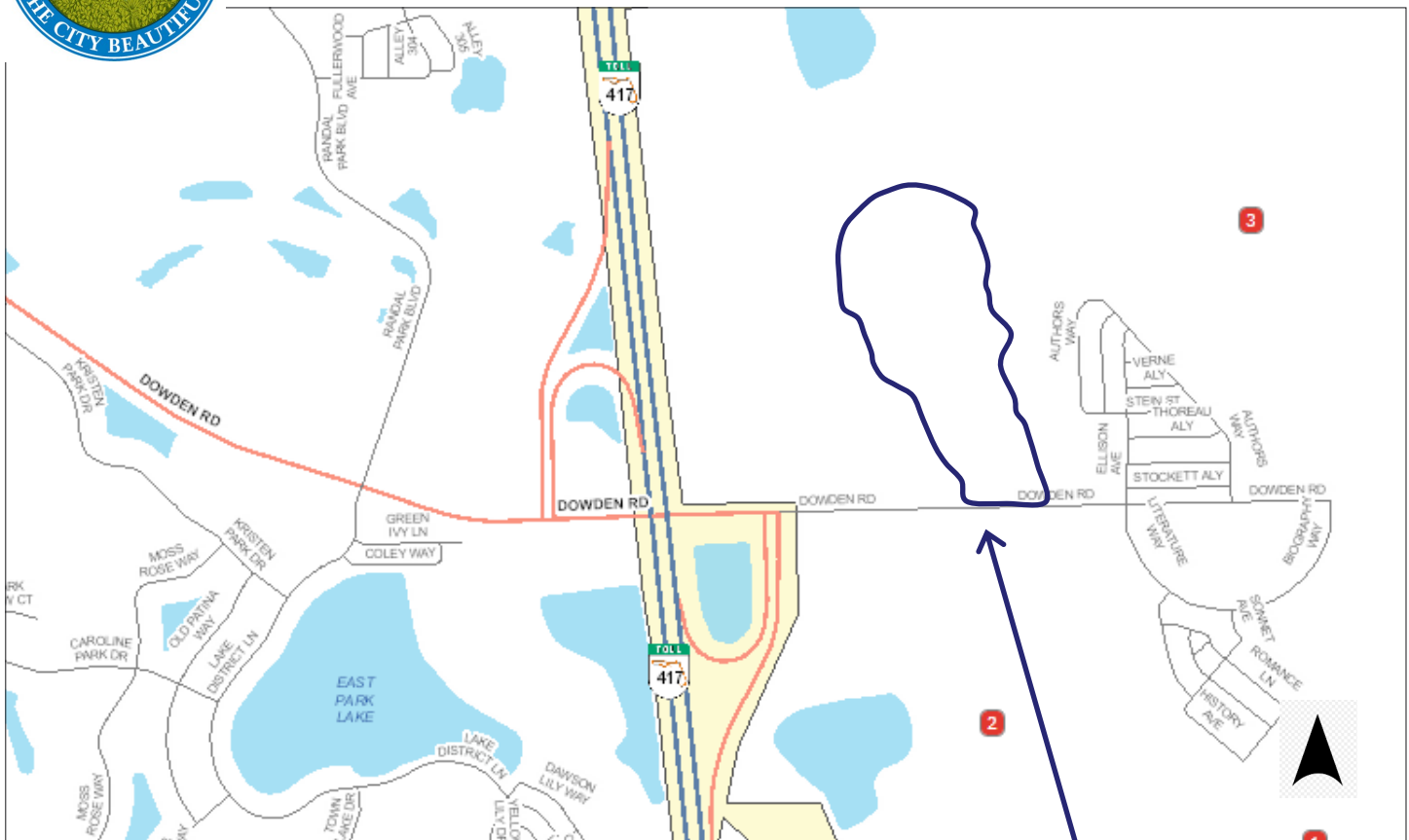
Maximum Impervious Surface Ratio (ISR). *The maximum ISR for the subject site shall be consistent with the R-3A zoning designation, 0.70.*

Page 18 Transportation Planning Condition #1: Width of boardwalks to be determined via LDC2016-00233.

Wetland Boardwalk. *Provisions shall be made for ~~10 ft. minimum width~~ a boardwalk between Parcel G and Parcel R to provide residents one immediate connection to open space and a connection to the Master Trail Plan. Additional connections and conditions will be decided via determination for a minor amendment to the approved PD, including the width of the boardwalks (LDC2016-00233). Access to the boardwalks shall be provided with complete paths connecting to the sidewalk system within Parcel G. At least 50% of the length of each boardwalk shall be constructed prior to issuance of C of Os for houses within this subdivision. Boardwalks shall include all necessary railings and ramps to comply with ADA and Building Code requirements.*



WEWAHOOTEE PARCEL G



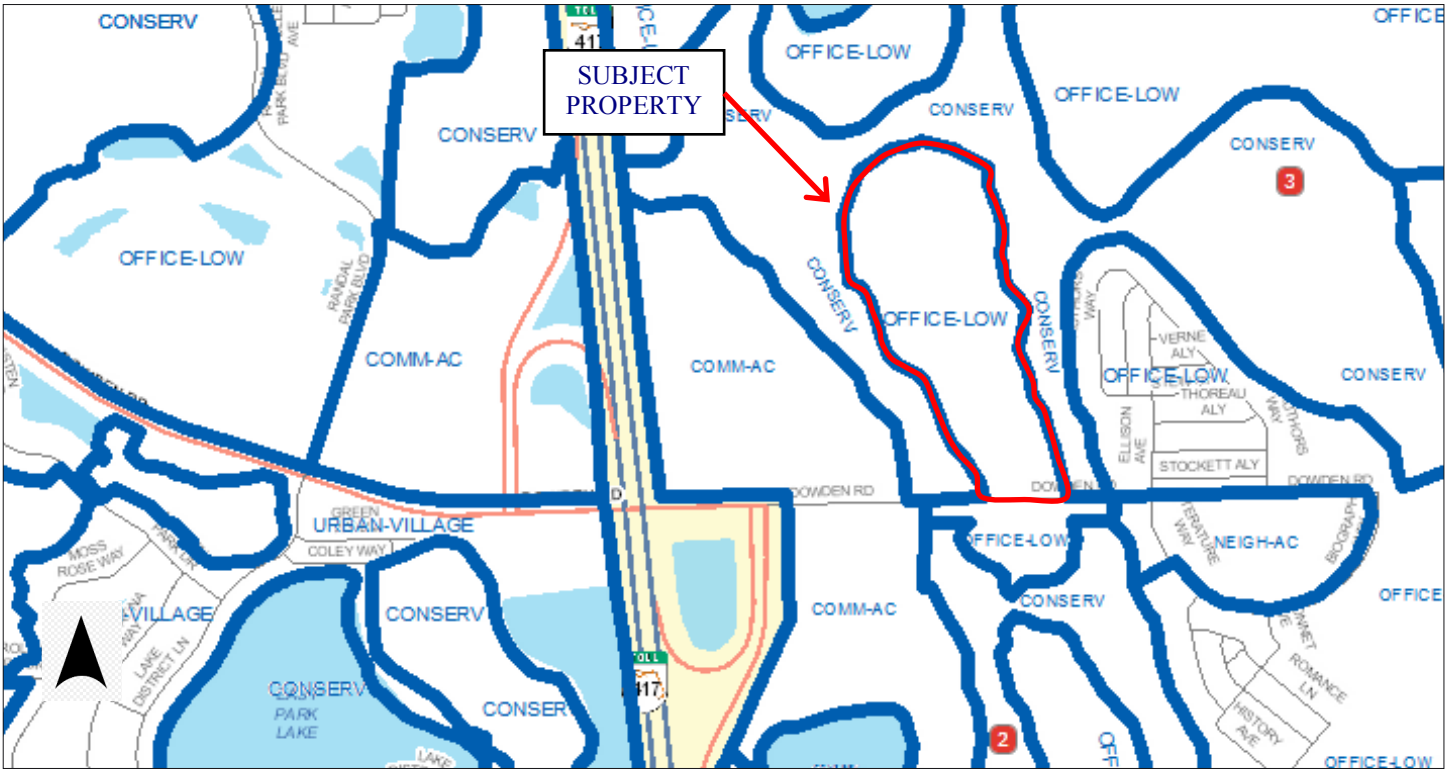
Location Map

 Subject Site

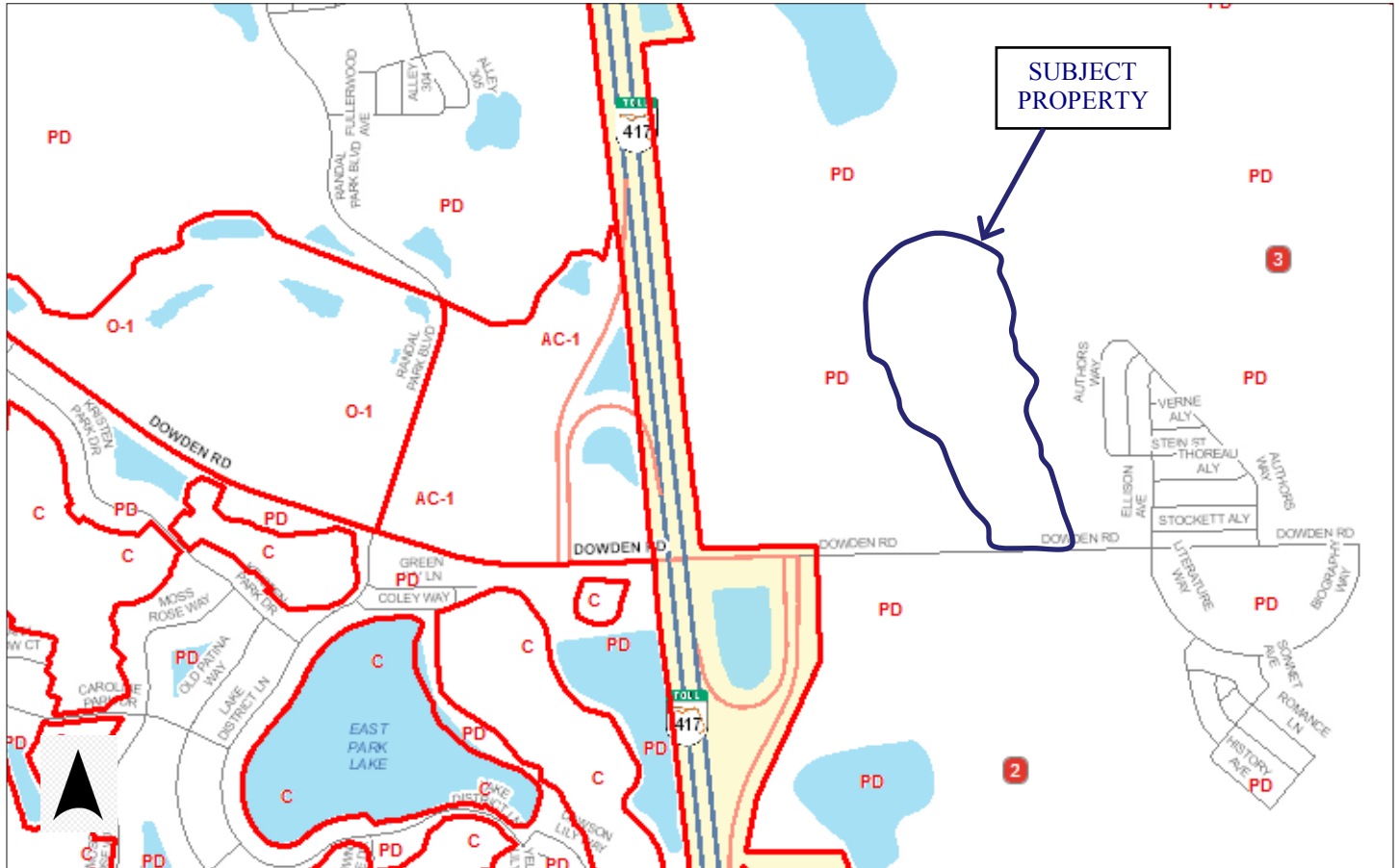
SUMMARY

<p>Owner Sunil M. Kakkar Moss Park properties, LLLP</p> <p>Applicant Jeremy Camp Beazer Homes</p> <p>Project Planner Katy Magruder</p> <p>Updated: June 22, 2016</p>	<p>Property Location: 12501 Wewahootee Rd. (North of Dowden Rd., West of Ellison Ave., East of Florida State Road 417.) District 1, ±38.75 acres</p> <p>Applicant's Request: Request for a Specific Parcel Master Plan for the development of 85 single family homes along with a concurrent preliminary plat for Parcel G of Wewahootee PD.</p>	<p>Staff's Recommendation: Approval of the request, subject to the conditions in this report.</p> <p>Public Comment: Courtesy notices were mailed to property owners within 300 ft. of the subject property during the week of June 6, 2016. As of the published date of this report, staff received zero inquiries from the public.</p>
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EXISTING FUTURE LAND USE MAP



EXISTING ZONING MAP



PROJECT ANALYSIS

Project Description

The ±38.75 acre subject site is located North of Dowden Rd., West of Ellison Ave., East of Florida State Road 417. The applicant is requesting Specific Parcel Master Plan approval for the development of 85 single-family residential units within a gated subdivision, designed in accordance with the approved Wewahootee PD. The site has Future Land Use designation of Office Low Intensity and a Zoning designation of PD with an underlying zoning of R-3A. The applicant has submitted a concurrent application for a preliminary plat. (SUB2016-00024)

Prior Actions

- November 2013– City Council annexed the subject property into the city of Orlando (ANX2013-00004, Doc. # 1311251202)
- December 2013– City Council approved the assigning of the Office Low Intensity, Neighborhood Activity Center, Community Activity Center and Conservation future land use designations and Planned Development zoning designation and the creation of Subarea Policy S.40.1. (GMP2013-00010, GMP2013-00011, Doc. # 1312161201, ZON2013-00015, Doc. # 1312161202)
- March 2016– Applicant submitted a concurrent application for preliminary platting of Parcel G. (SUB2016-00024)

Project Context

As shown in the table below, the immediate surrounding use is conservation because the parcel is surrounded by wetlands. The land to the south, across Dowden Rd., is currently vacant but is also a part of the Wewahootee PD and is approved for office uses. See Table 1 for a list of the surrounding uses.

Table 1—Project Context			
	Future Land Use	Zoning	Surrounding Use
North	Conservation	PD	Conservation wetlands
East	Conservation	PD	Conservation wetlands
South	Conservation	PD	Conservation wetlands
West	Office Low Intensity	PD	Stormwater pond

Conformance with the GMP

The subject site has the Office-Low Intensity and Conservation future land-use FLU designations and PD zoning. FLU Subarea Policy S.40.1 also applies and is consistent with the proposed development program. The subject site is part of the Wewahootee PD which is a mixed use development comprised of office (627,000 sq. ft.), civic (TBD), retail (713,845 sq. ft.) and residential uses (2,752 du's).

The applicant is proposing 85 single family homes. A phased development comprised of a lake and wetland buffers, it has a gross density of 2.5 dwelling units per acre and a net density of 3.48. Per the PD Section 4.4.1, residential properties less than 12 du/ac. are subject to the standards and regulations of the R-3A zoning district, which has no minimum density. The Neighborhood Park Level of Service (LOS) is 0.007, which is higher than the PD required 0.0015 PD (PD Sec.2-Site data).

Environmental

Conservation Element Policy 1.4.1 states that all projects requiring Municipal Planning Board and City Council review shall provide an Environmental Assessment. Developments exempt from this requirement includes those located within the “Urbanized Disturbed Lands” are shown in Figure C-1 of the Conservation Element. According to Figure C-1 of the Conservation Element, the subject property lies outside the Urbanized Disturbed Land area. An Environmental Assessment was performed in order to identify wetland areas at the time of rezoning to PD.

Per the Wewahootee PD, “Consistent with the City's GMP Future Land Use Policy 2.3.3, the Conservation future land use map boundaries on the Property shall be amended by the planning official to match the boundaries of conservation areas approved by the appropriate water management district permit. Thereafter, areas designated as Conservation on the City's future land use map may not be developed and the property owner must maintain conservation areas in accordance with water management district rules and permit conditions.”

PROJECT ANALYSIS

Wetland Disturbance

Wetland boardwalks are proposed to create pedestrian and cyclist connections to separated residential neighborhoods within the Wewahootee PD. Final locations of the boardwalks will be determined through LDC2016-00233. For construction of the boardwalks, the following shall be considered:

Invasive and exotic plants can often cause significant problems for native ecosystems. The National Invasive Species Information Center says “. . .these plants are characteristically adaptable to new habitats, grow aggressively, and have a high reproductive capacity. They are often introduced to a new location without the environmental checks and balances such as seasonal weather, diseases, or insect pests that kept them under control in their native range. Their vigor combined with a lack of natural enemies often leads to outbreak populations.” The Conservation Element Policy 1.5.2 from the City’s Comprehensive Plan states, *“The Land Development Code requires that developers off-set the adverse impacts of soil erosion caused by land clearing. The City shall utilize and require Best Management Practices and Conservation Practices recommended by the U.S. Soil Conservation Service. These Best Management Practices and Conservation Practices include sand-fencing, maintenance of a vegetative cover on the surface layer, grubbing, reducing runoff, and increasing infiltration.”*

According to the Florida Exotic Plant and Pest Council (FLEPPC), “These [exotic plant] population explosions can have catastrophic effects, out-competing and displacing the native plants and disrupting naturally-balanced native plant communities.” Destruction and replacement of our native plants by invasive species has several significant consequences. Wildlife that depends on native plants is often unable to adapt and may leave the area or die out. “

It is imperative that developers who disrupt native ecosystems provide adequate monitoring and control of exotic and invasive plants. Disturbed areas should be monitored regularly for nuisance and exotic plant species. The Conservation Element Policy 1.5.3 from the City’s Comprehensive Plan states, *“Wetland vegetative communities within the City of Orlando shall not be impacted or removed without using adequate protection strategies, as described in Policies 1.4.1 through 1.4.9. Development shall be allowed within other vegetative communities so long as there are no endangered or threatened wildlife or vegetative species located on the site.”* See page 6 for more information on the proposed wetland boardwalks.

Stormwater and Solid Waste

The City’s adopted stormwater level of service standards require new development to provide on-site stormwater retention and/or detention consistent with the requirements of the Water Management District. A stormwater retention area is proposed in the center of the gated community and to the south toward the main entrance to the gated community.

School Capacity

OCPS is currently determining if CEA06-023-08 is a Capacity Commitment Agreement that includes this site, Parcel G. If the agreement is determined to be a Capacity Commitment Agreement that includes parcel G, the parcel is exempt from School Concurrency. If the agreement is determined to not be a Capacity Commitment Agreement or does not include parcel G, the parcel is subject to School Concurrency.

Conformance with the LDC

The subject property has zoning classification of PD with an underlying zoning of R-3A. The applicant proposes 85 single family residential units with frontages of 60 ft., 65 ft. and 70 ft., meeting the minimum frontage requirement of 40 ft. for the R-3A zoning district. Section 58.241 of the LDC identifies the purpose of the R-3A zoning district as follows: *“The R-3A district is intended to provide for flexibility in building and site design in locations where residential development or redevelopment is desired at a moderate intensity.”* Development standards for the R-3A zoning district are shown on Tables 2 and 3.

PROJECT ANALYSIS

Table 2—Development Standards (PD)

Phase	Acres	Use	Dwelling Units	Proposed Lot Widths (min 50 ft.)			Building Height		ISR (impervious surface ratio)	
				60 ft.	65 ft.	70 ft.	Maximum	Proposed	Maximum	Proposed
1	38.75	Single Family Residential	47	28	12	7	35 ft.	3 stories (<35 ft.)	0.70	0.70 ¹
2			38	24	12	2				
Final			85	52	24	9				

¹Although the underlying zoning is R-3A, the Wewahootee PD allows for a maximum ISR of 0.70 per single-family lot. Further details will be assessed in the final site plan via determination.

Table 3—Setback and Landscaping Requirements (PD)

Use or Phase	Yard	Building Setbacks
Residential	Front	16 ft. ¹
	Side	5 ft.
	Street Side	15 ft.
	Rear	15 ft.

¹The garage of front-loaded units shall have a minimum setback of 20 ft. from the right-of-way and shall not project in front of the front façade.

Signage

A master sign plan will need to be prepared and provided separately from this master plan request. Signage may be a combination of on site and on the buildings. All signage must comply with Chapter 64.257 of the Land Development Code. All signage must be approved through a Sign Master Plan via a Zoning Official's Determination.

Transportation

Access to the City's roadway network from the subject site is by Dowden Rd. The single family community will be gated. Roads internal to the site are privately owned and therefore will be privately maintained. Per Sec 60.124 of the Land Development Code, a residential subdivision of more than 30 dwelling units must provide "A minimum of two connections to the surrounding street system."

The applicant proposes an emergency access road on the west side of the stormwater pond near the main entrance at the south of the subject site. Staff has asked that the applicant create a multi-purpose path along this emergency access road to give bicyclists and pedestrians an option for a secondary entrance and exit. See cross section on page 8 of this report.



Trail Construction and Pedestrian Connections

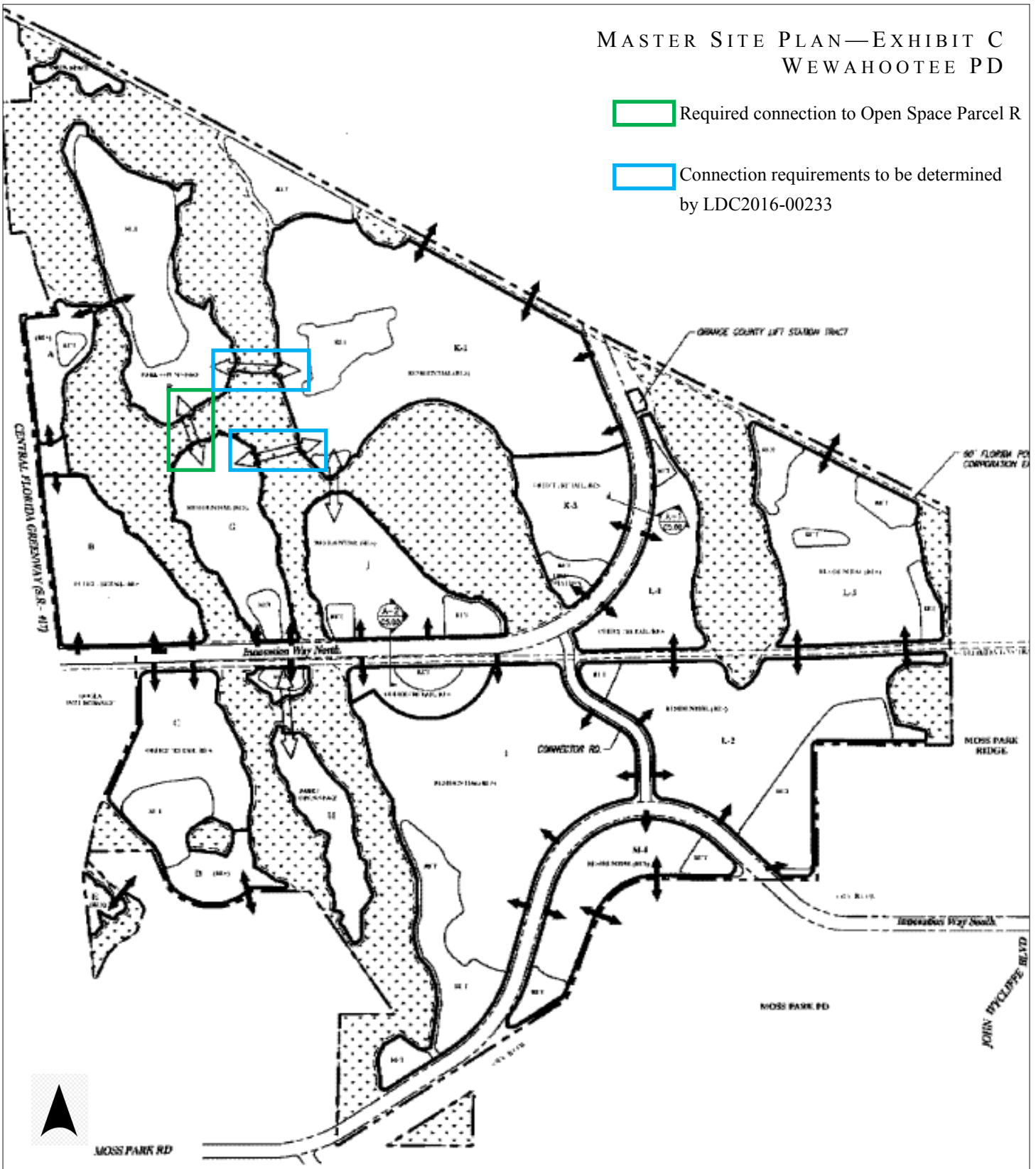
Per the Wewahootee PD, wetland boardwalks shall be provided to create connectivity between parcels and shorten the pedestrian trip, consistent with the Master Site Plan shown below. This is included as Exhibit C from the Wewahootee PD on page 6. The wetland boardwalks are essential to creating the trail network shown in Exhibit H of the Wewahootee PD, shown on page 7.

These pedestrian areas should be properly lit per the PD conditions and/or marked with signage indicating no entry after dark. The boardwalk connections must be at least 10 ft. wide.

PROJECT ANALYSIS

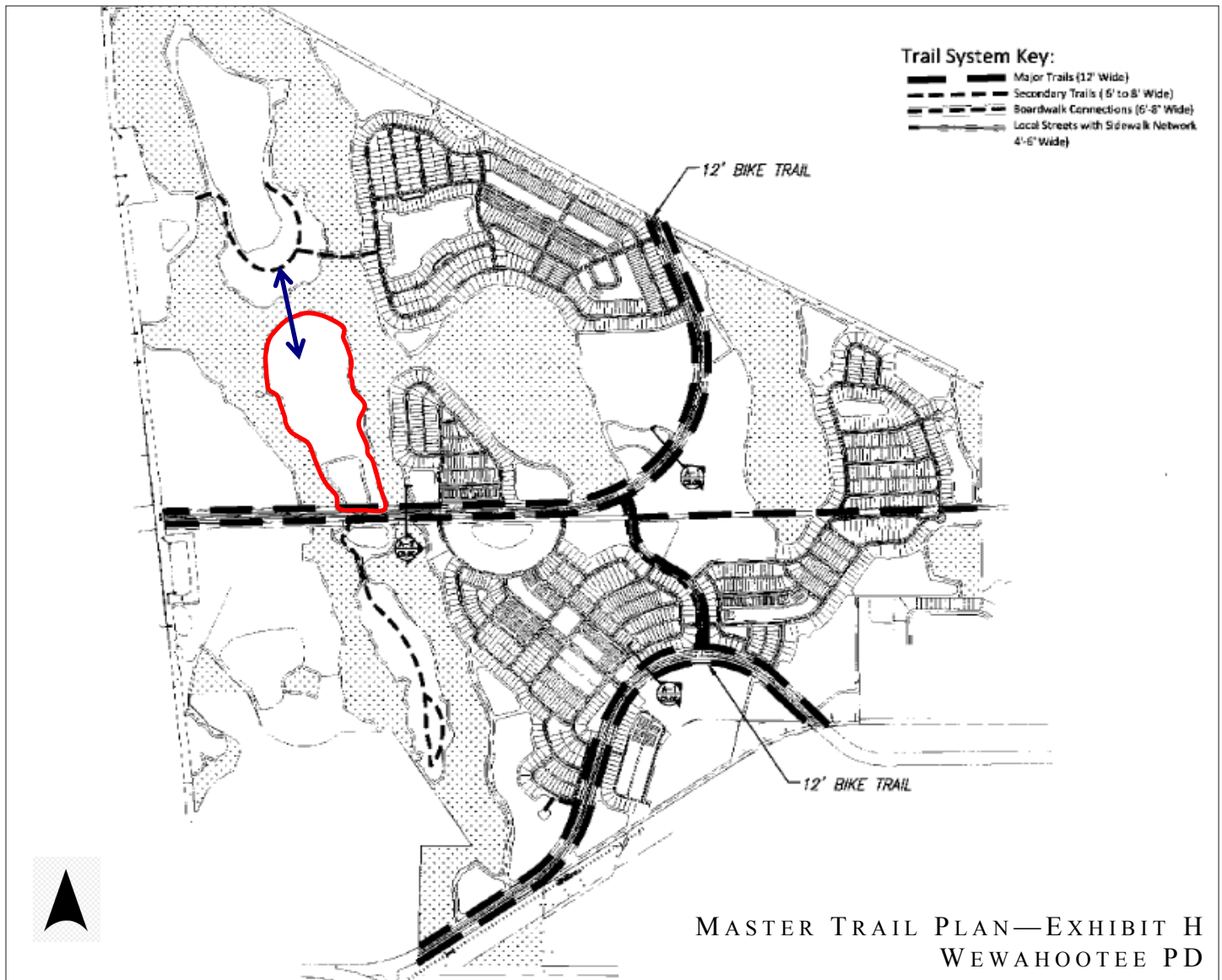
MASTER SITE PLAN—EXHIBIT C WEWAHOOTEE PD

-  Required connection to Open Space Parcel R
-  Connection requirements to be determined by LDC2016-00233



PROJECT ANALYSIS

Below is the Master Trail Plan approved through the Wewahootee PD. The essential wetland boardwalk connection will link Parcel G with open space Parcel R. Additional connections will be finalized via determination (LDC2016-00233).



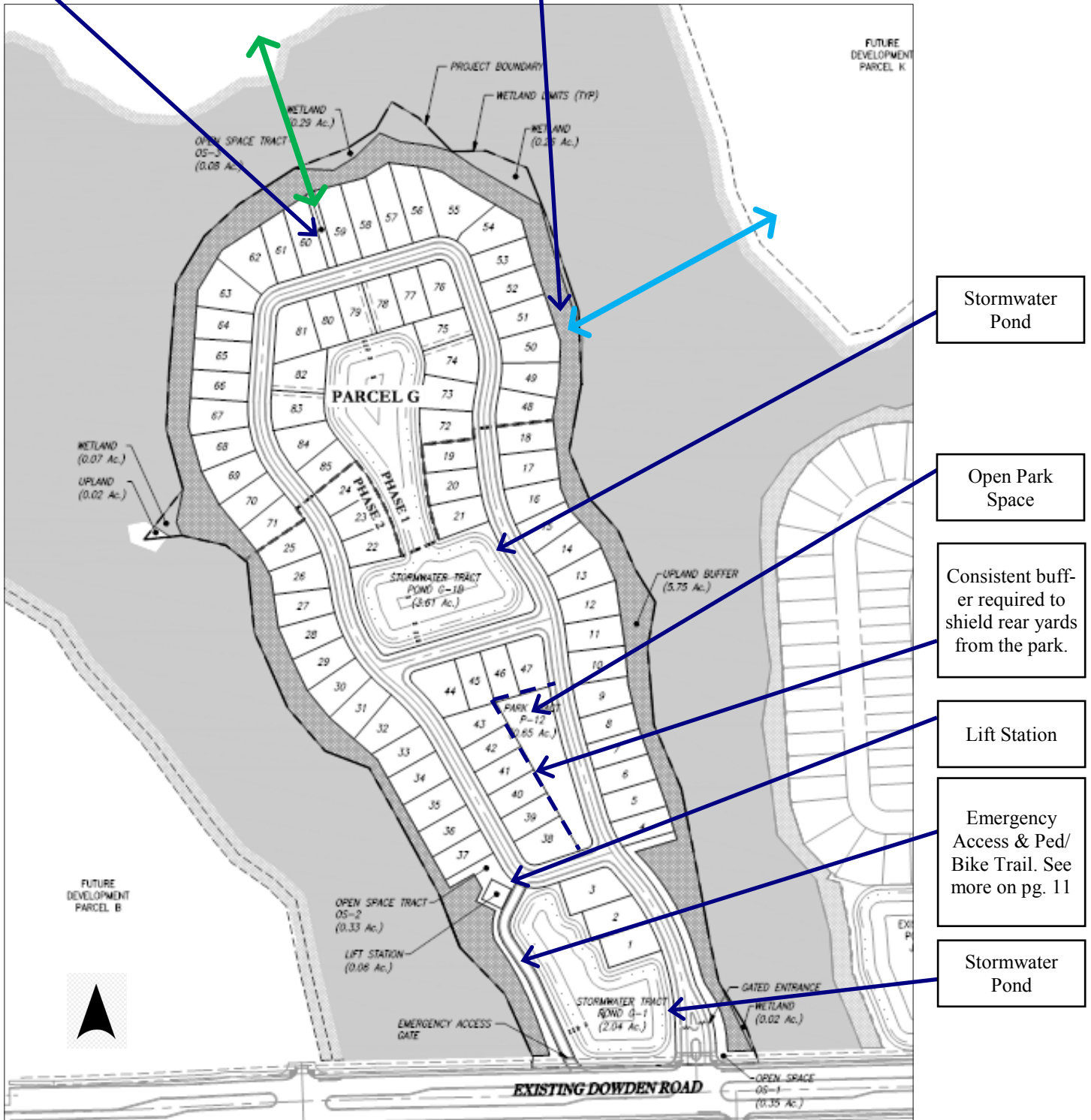
SITE PLAN

Tract OS-3 for the pedestrian wetland boardwalk to Parcel R. See treatment details on pg. 10

Required 25 ft. buffer from the wetlands

Wetland Boardwalk Connections: Final locations to be chosen via LDC2016-00233

Required Wetland Boardwalk Connection

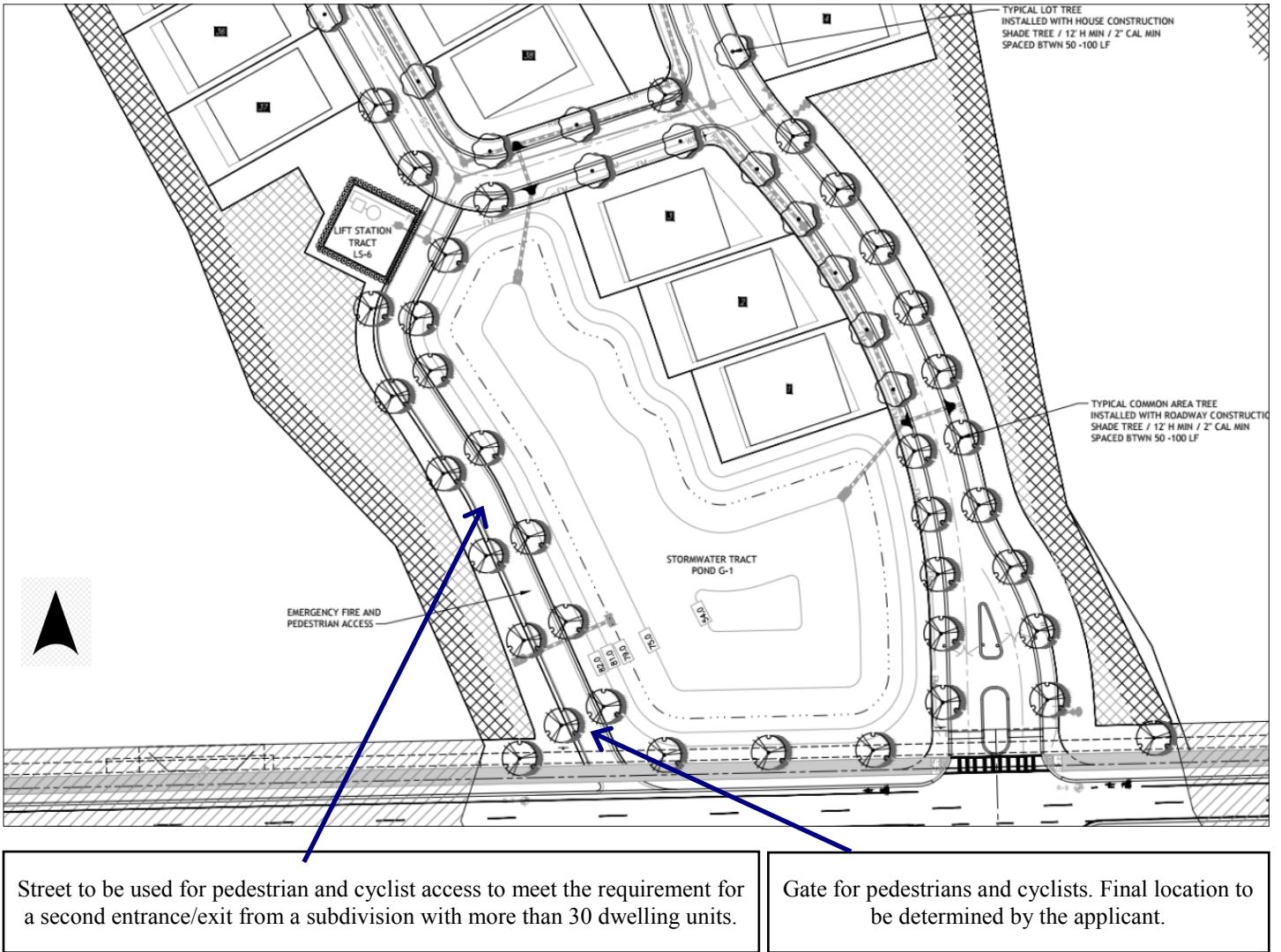


WETLAND BOARDWALKS

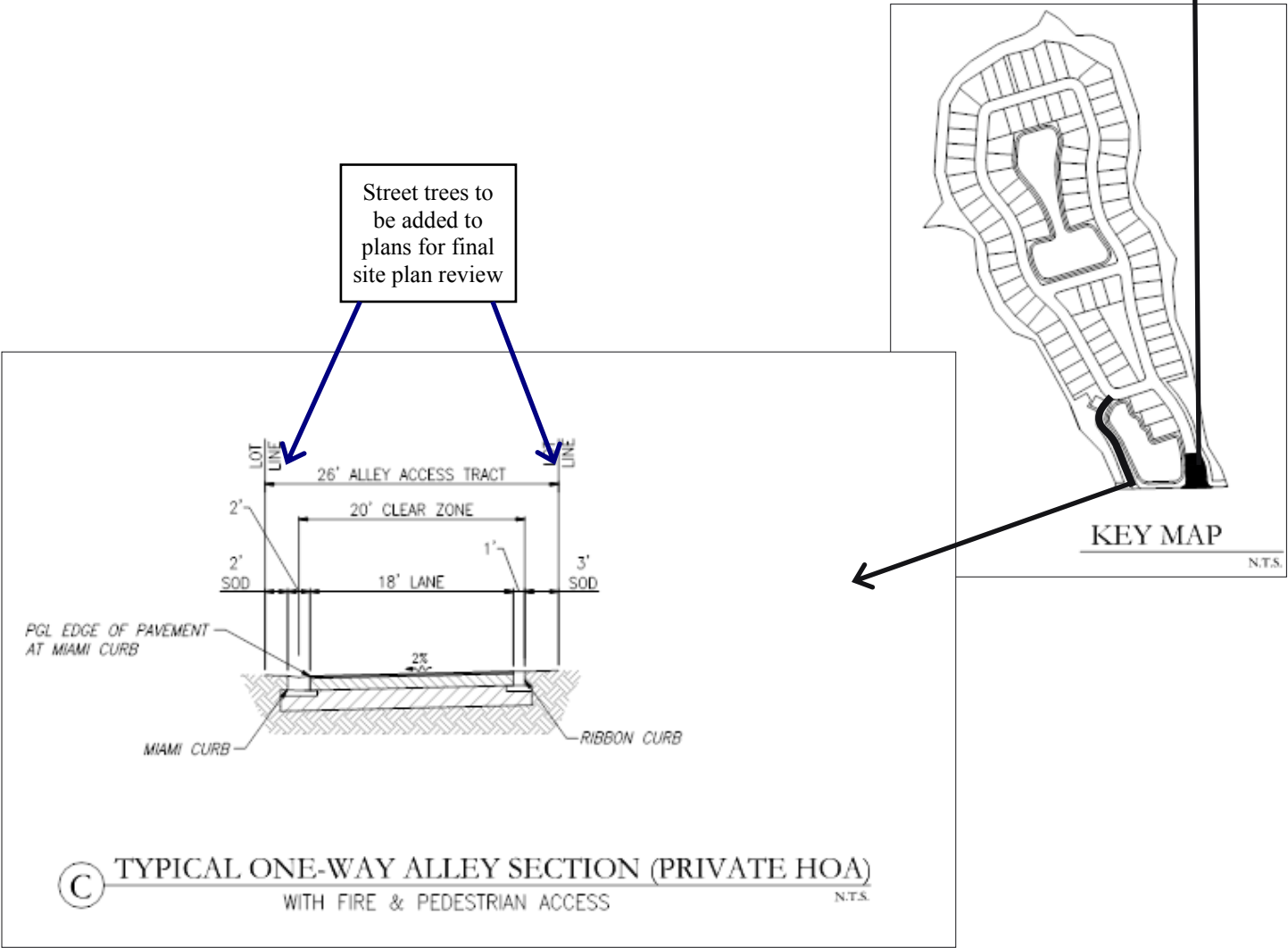
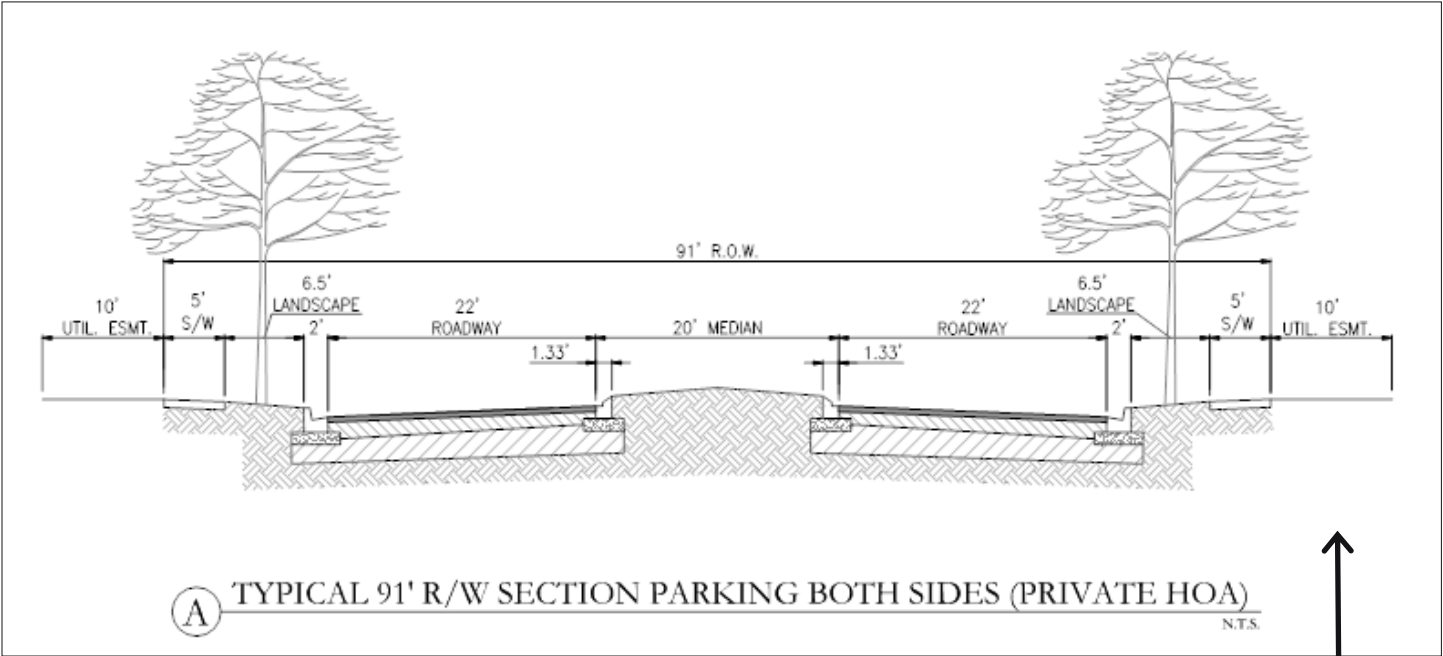


The wetland boardwalk connection between Parcel G and Parcel R is required. The remaining wetland boardwalk locations will be finalized via determination (LDC2016-00233). Above is an image of the boardwalks at Gatorland Orlando. This is the style of boardwalk the City envisions for the pedestrian and cyclist connections. Consistent with Transportation Planning's conditions, the boardwalk is to be 10 ft. wide. The boardwalks must either be properly lit in accordance with the PD, or it must be posted that the boardwalks are closed at dusk.

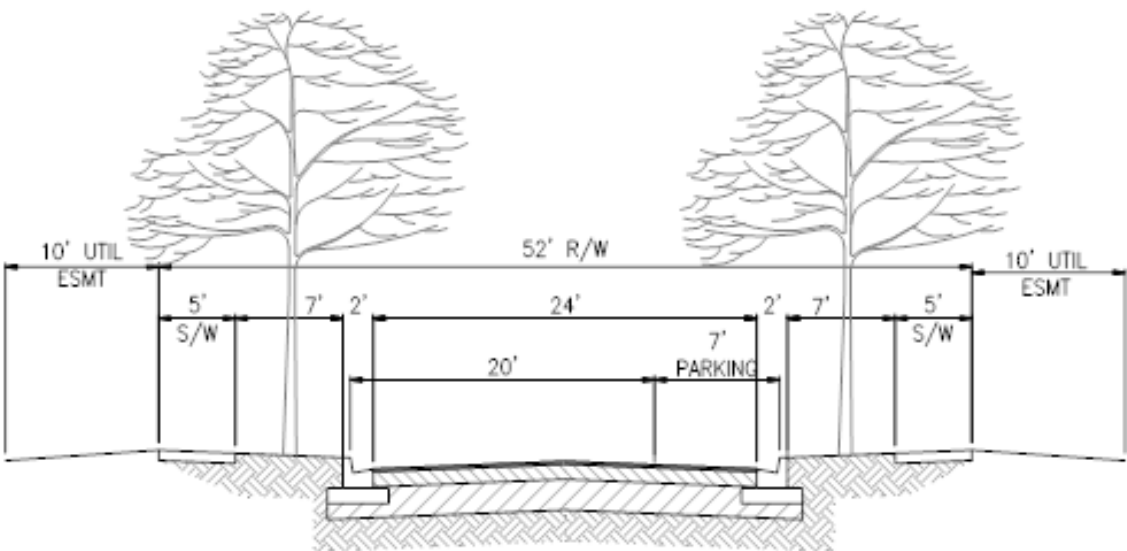
EMERGENCY ACCESS AND PED/BIKE TRAIL



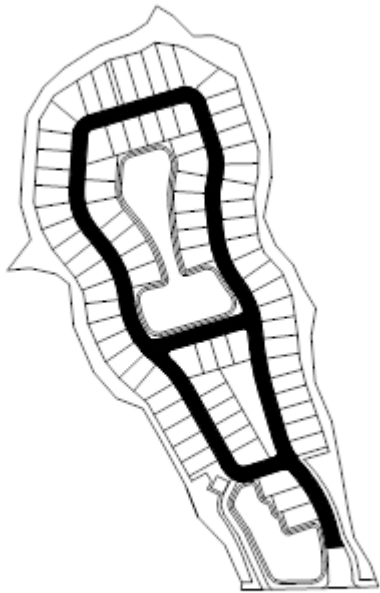
CROSS SECTIONS



CROSS SECTIONS



B TYPICAL 52' R/W SECTION PARKING ONE SIDE (PRIVATE HOA) N.T.S.

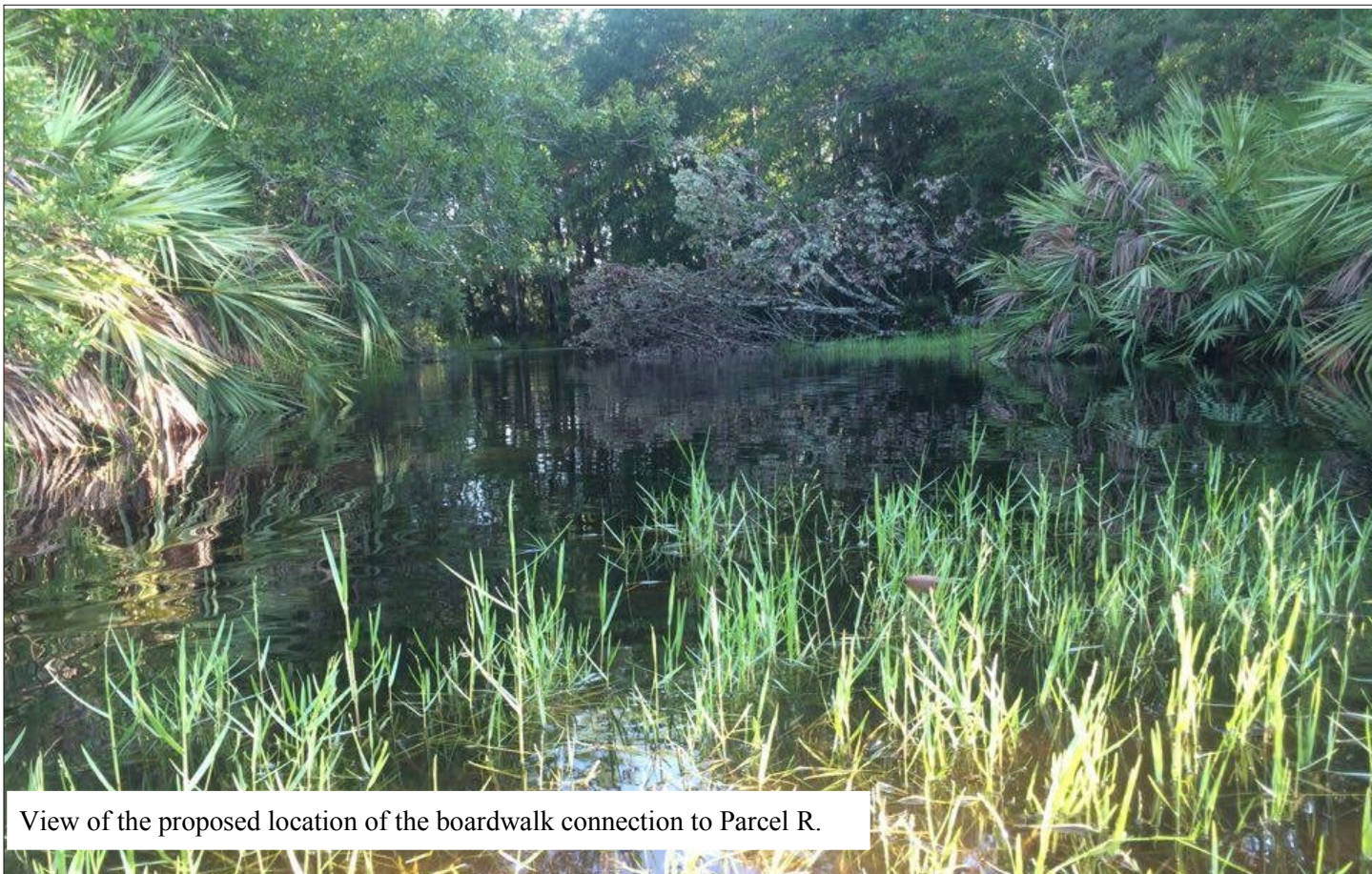


KEY MAP N.T.S.

SITE PHOTOS

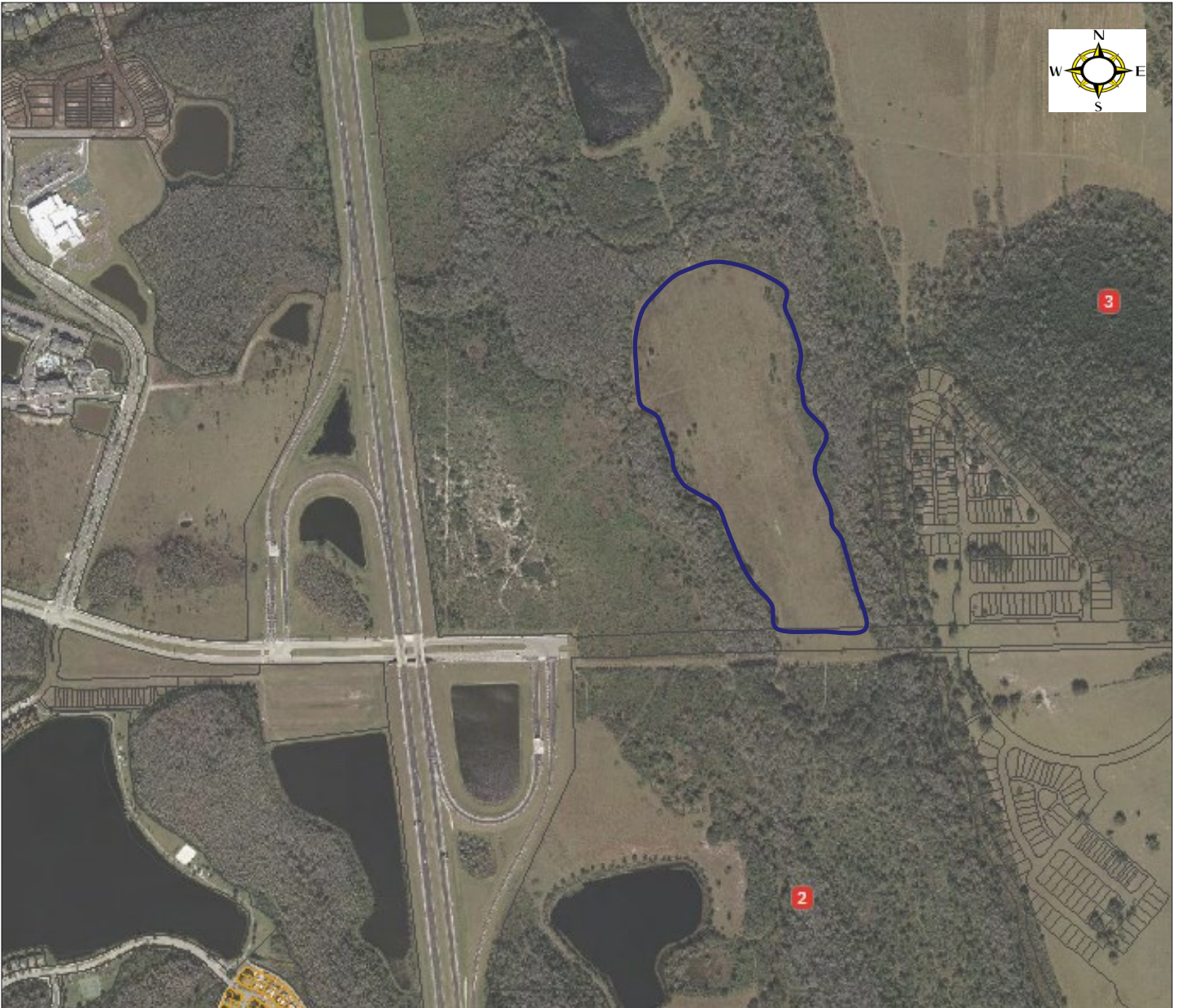


View of the west of the property. Standing water was present at the time of the site visit.



View of the proposed location of the boardwalk connection to Parcel R.

AERIAL PHOTO



FINDINGS

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

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

Staff Recommendation

Staff recommends approval of the subject master plan, subject to the conditions in this staff report.

CONDITIONS OF APPROVAL

Land Development

1. Consistency. Unless amended by any conditions found herein or any modifications recommended by the MPB and approved by City Council, this project shall operate and be developed only as described and conditioned within this report and in accordance with the attached site plan and any other plans or commitments provided in the application package. Any changes in the use of the site, the operation of the project, or the site plan as provided herein may require an amendment to the project and review by the MPB and City Council (see "Minor Modifications" condition below.) This approval is not transferable to another property. All other applicable state or federal permits must be obtained before commencing development.
2. Land Use and Zoning. Except as provided herein, development of the property shall be consistent with the development standards of the Wewahootee PD and the default zoning district of R-3A.
3. Minor Modifications. Minor modifications to the project, including changes to the design and site plan reviewed by the Municipal Planning Board or City Council may be approved by the Planning Official without further review by the Municipal Planning Board. Major changes shall require additional review by the Municipal Planning Board.
4. Permit Compliance. All plans submitted with the applicant's building permit application(s) must comply with the conditions of approval provided in the Municipal Planning Board staff report and any amendments to those conditions approved by the Municipal Planning Board or City Council. No building permit will be issued for this project until all conditions of approval are complied with and reflected in the plans submitted with the building permit application.
5. Regulations Subject to Code. Except as provided herein, the proposed project is subject to the conditions of this report and all codes and ordinances of the State of Florida, City of Orlando and all other applicable regulatory agencies. All other applicable state or federal permits must also be obtained before commencing development.
6. Master Plan Approval. Approval of the Master Plan by City Council shall grant the applicant authority to submit an application for final site plan approval for a building permit. Such application must be submitted within 24 months of approval or the Master Plan shall expire. However, the Planning Official may extend this time limit for one period of up to twelve months for good cause shown upon written application filed 30 days prior to the expiration date.
7. Signage. Signage shall comply with chapter 64 of the LDC. A master sign plan must be submitted via determination prior to pulling building permits.
8. Maximum Impervious Surface Ratio (ISR). The maximum ISR for the subject site shall be consistent with the R-3A zoning designation, 0.60.
9. Wetland Buffer. The minimum building setback from the 25 ft. wetland buffer shall be 20 ft. for a total minimum building setback of 45 ft. from the wetland line.
10. Park Landscaping. A buffer is required to separate the rear yards of the homes proposed abutting the park area. This applies to Lots 38-43 and Lots 46-47. See Urban Design conditions for further details.
11. Phasing. The applicant proposes this project in two phases. At least 50% of the length of each wetland boardwalk shall be constructed prior to issuance of C of Os for houses within this subdivision for Phase 1.
12. Final Site Plans. A Final Site Plan Determination shall be required prior to the submission of building plans and permits.

Building Plan Review

Building Plan Review is not applicable to this case at this time. The building design will be reviewed for code compliance during the design development and construction documents phase.

Growth Management

The Comprehensive Planning Studio has no objections to the master plan proposal.

OCPS

OCPS is currently determining if CEA06-023-08 is a Capacity Commitment Agreement that includes this site, Parcel G. If the agreement is determined to be a Capacity Commitment Agreement that includes parcel G, the parcel is exempt from School Concurrency. If the agreement is determined to not be a Capacity Commitment Agreement or does not include parcel G, the parcel is subject to School Concurrency.

Transportation Engineering

1. Street names shall be coordinated through addressing in the platting or permitting process, whichever comes first. Alleys shall be called "Alley". North-south streets should be called "Avenues". East-west streets should be called "Streets".
2. Parking shall not be allowed on any curve designed to less than 30 mph.
3. Emergency access alley shall be gated with a fire accessible gate.
4. Right-of-way on the Master Site Plan shall be called out as "Private ROW".

CONDITIONS OF APPROVAL(CONT.)

Transportation Planning

1. Wetland Boardwalk. Provisions shall be made for 10 ft. minimum width boardwalks between Parcel G and Parcel R to provide residents one immediate connection to open space and a connection to the Master Trail Plan. Additional connections will be decided via determination for a minor amendment to the approved PD (LDC2016-00233). Access to the boardwalks shall be provided with complete paths connecting to the sidewalk system within Parcel G. At least 50% of the length of each boardwalk shall be constructed prior to issuance of C of Os for houses within this subdivision. Boardwalks shall include all necessary railings and ramps to comply with ADA and Building Code requirements.

Transportation Impact Fees

1. Any new construction, change in use, addition, or redevelopment of a site or structure shall be subject to a review for Transportation Impact Fees. An estimated Transportation Impact Fee in the amount of \$325,530.00, based on the construction of 85 single family residential units, will be due at the time of building permit issuance, subject to change upon final permit plan review. For a copy of the complete ordinance or impact fee rate chart, you may reference our website at: <http://www.cityoforlando.net/planning/Transportation/ifees.htm>
2. Any exemptions or credits against the Transportation Impact Fee must be reviewed prior to permit issuance. All Transportation Impact Fee Credits shall be initiated and processed by the Transportation Impact Fee Coordinator. Credit shall be available for the previous occupied use located on the subject site, at the time of annexation completion into the City limits.
3. The applicant shall comply with all applicable requirements of Chapter 59, the Concurrency Management Ordinance, to ensure that all public facilities and services are available concurrent with the proposed development, and that the potential impacts on public facilities and services are mitigated.

All new construction, changes in use, additions or redevelopment are required to submit a Concurrency Management application as a part of the building plan review process. A Concurrency Management application is available on the City's website: <http://www.cityoforlando.net/permits/forms/concurrency.htm>

Urban Design

1. Appearance Review. An Appearance Review for housing models, via Planning Official Letter of Determination, shall be required prior to building permits being issued. All Urban Design conditions of approval shall be address in revised drawings prior to Appearance Review meeting.
2. Architecture.
 - a. The building design requirements of the Wewahootee PD shall be met. Authenticity in style must be followed for any given structure. For example, if a house is to be a Craftsman model, the detailing must be consistent with historic Craftsman detailing and not include details not true to the style.
 - b. Minimum 15% transparency is required on primary façades (i.e., oriented toward the public right-of-way or internal streets or driveways) for each floor below the roofline. Ground floor glass shall be clear on all facades (minimum of 80% light transmittance). All other glass shall meet a minimum 66% transmittance. Tinted or reflective glass shall be prohibited. Garage sides are not exempt from the transparency calculations.
 - c. In accordance with Section 5.2.3 of the PD, no two adjacent houses, or houses directly opposite each other on the same street, shall have identical façades. Variation requirements shall be consistent with the PD ordinance for single family development. Changes to the color schemes, by themselves, do not constitute the minimum variation. A tabulation of building styles, including a map, shall be provided and updated with each building permit application to ensure that adjacent houses meet the minimum variations in design.
 - d. All houses on corner lots must include detailing on the street side that is true and equal to that of the front façade (see Section 5.4.2 of the PD ordinance). Wrapping of front façade materials is required on all lots, including interior lots.
 - e. At least two full-sized windows shall be provided within the front one-third of the side facades of each house.
3. Lighting.
 - a. All utilities, including street light poles, shall be kept out of the pedestrian path. All streets shall have streetlights.
 - b. A signed and sealed lighting plan complying with Chapter 63, Part 2M, of Orlando City Code, or a Photometric Plan subject to approval by the Planning Official, shall be submitted with permitting drawings for any outdoor lighting. Light-emitting diode (LED) lamps are encouraged.
4. Site Design.
 - a. Provide crosswalks at all the interior street intersections, and also at the main entrance from Dowden Road.
 - b. Oblique angles at intersections shall be avoided.
 - c. The pedestrian connections and bridges to the parcels east and north of Parcel G must be provided as shown in the approved PD ordinance.
 - d. Install a combination of opaque landscape buffer and fence/wall along the park tract lot line abutting lots 38 through 43 and lots 47 and 48. This buffer must include evergreen landscaping with a variety of groundcover plants, shrubs, and trees.

CONDITIONS OF APPROVAL(CONT.)

The wall and/or fence must be at least six feet in height, and finished and detailed with materials such as brick, tile, or stone. Not more than 60 feet of the fence or wall shall be uninterrupted by solid pilaster, and the ends and corner must also have pilasters. If a solid wall is used, it must incorporate detailed caps on both the wall and pilasters. If fencing is incorporated into the wall, it must also incorporate raised planters. Posts, in addition to the pilasters, must be required on maximum 8' centers to prevent the fence from sagging. Appropriate fence materials are wrought-iron or aluminum pickets, horizontal wood rails, louvered wood rails, or similar. Commercial grade PVC or similar material is acceptable as an alternative to wood rails. It is preferred that details and materials used elsewhere in this development or in the Wewahootee PD overall are repeated in the design of this buffer. The buffer/wall must be submitted prior to permit application for appearance review.

5. Landscaping.

- a. Landscaping along the internal streets shall be designed to provide "tree-lined boulevard" appearance. This additional landscaping is to be reviewed at the time of Appearance Review.
- b. Any canopy trees installed in the public right-of-way in a planting area that is less than 10 feet in width shall be installed with appropriate techniques to protect sidewalks, curbs, and infrastructure. Such techniques may include structural soil, pavement supporting structures, root tunnels, and root barriers, and must be approved by the Appearance Review Official at time of permitting.
- c. Tree clearing (excluding the clearing of invasive exotic species) shall not commence on any parcel/phase until full site and building development plans have been approved or issuance of grading permits.
- d. The stormwater management ponds must be landscaped as site amenities with wetland plant species native to Central Florida.
- e. The lift station must be appropriately landscaped for screening.

Fire

There are no objections to this request. Be advised that any new construction must adhere to the requirements of the Florida Fire Prevention Code, 2010 Edition, and The City of Orlando Fire Prevention Code. TRC fire code review is preliminary in nature, and is intended to expose or prevent evident design deficiencies with State and City Fire Codes. The design will be reviewed in detail for State and City Fire Code compliance at the time of permit application.

OUC

This project is outside of the OUC water territorial boundary.

Parks

1. Park master plan shall be submitted for review/approval.
2. Prior to the removal of any tree whose caliper is (4) four inches or greater, please contact Justin Garber, Parks Department, at 407-246-4047 or at justin.garber@cityoforlando.net to schedule a site review and/or obtain a tree removal permit.
3. If any tree, whose caliper is (4) four inches or greater, is proposed to be encroached upon at a distance equal to and less than (6) six feet, please contact Justin Garber, Parks Department. He may be reached at 407-246-4047 or at justin.garber@cityoforlando.net to schedule a site review and/or obtain a tree encroachment permit.
4. Do not clear or demolish any structures or trees prior to obtaining a tree removal permit.

Wastewater

This will be assessed at the time of final site plan review.

Wetland Boardwalks and Invasive Species Mitigation

The owner/developer shall minimize effects of the boardwalks on the native vegetation. The owner/developer shall provide adequate monitoring and control of exotic and invasive plants. If the owner/developer chooses to dedicate the wetland buffer as an easement to the South Florida Water Management District (SFWMD), an arrangement shall be made for the maintenance and monitoring of the native vegetation. Disturbed areas shall be monitored regularly for nuisance and exotic plant species by the responsible party. Staff will further explore the settings of the boardwalks with the applicant and with the City's Wetland Manager and additional requirements may be identified in the pending determination application (LDC2016-00233).

INFORMATIONAL CONDITIONS

Transportation Planning

1. Commercial Plans Submittal:

The submitted construction plans shall include a site plan (to engineering scale) and show the following: property lines, legal description, curbs, street pavement edges, public sidewalks, loading/unloading areas, parking spaces, solid waste location, etc. (Please see the Commercial Plans Submittal Checklist: <http://www.cityoforlando.net/permits>). Reference Orlando Land Development Code (LDC), Chapters 60, 61, and 65, and the Engineering Standards Manual (ESM).

2. Major Thoroughfare Access:

The proposed access design shall meet Orlando Land Development Code (LDC), Chapter 61, Part 1 requirements in regards to, but not limited to the following:

- a. Spacing (driveway spacing from adjacent driveways)
- b. Joint-use driveways
- c. Corner clearance (driveway spacing from intersections)
- d. Driveway sight distance
- e. Unified cross-access and circulation
- f. Service vehicle access
- g. Tie-ins to abutting properties

3. Roadway Pavement Markings:

The installation of Pavement Markings and Traffic Control Devices (stop signs, signals, etc., as applicable to proposal) shall be shown per Manual of Uniform Traffic Control Devices (MUTCD) standards, and Orlando Engineering Standards Manual (ESM) Chapter 8, Section 8.01 requirements.

4. Handicap Ramps at Street Intersections:

Handicap (HC) ramps shall be constructed at the street intersection(s) and driveway connection(s) to comply with the Americans with Disability Act (ADA). Pedestrian ramps at street corners shall be designed to provide a separate ramp in each direction.

5. Driveways – Sight Distance:

At all project entrances, clear sight distances for drivers and pedestrians shall not be blocked by signs, buildings, building columns, landscaping, or other visual impediments. No structure, fence, wall, or other visual impediment shall obstruct vision between 2 ft. and 8 ft. in height above street level. The street corner / driveway visibility area shall be shown and noted on construction plans and any future site plan submittals. The applicant shall design the site plan as necessary to comply with the street corner visibility requirements (Chapter 60, Sections 60.141 through Sections 60.143) and the driveways and curb cuts requirements (Chapter 61, Sections 61.101 through Sections 61.107) of the Orlando Land Development Code (LDC).

8. On-Site Sidewalk System:

A paved pedestrian/handicap connection and/or sidewalk shall be provided from the public sidewalks to the main building entrances.

9. Pedestrian Crossings:

The main pedestrian crossing areas between the buildings and the parking areas shall be clearly marked with pavement markings and maintained at all times in accordance with Manual of Uniform Traffic Control Devices (MUTCD) standards.

11. Landscaping:

The location of any existing, required, and proposed parking lot landscaping, including trees, hedges, and walls/fences, shall be shown on the site plan and meet the requirements of the Orlando Land Development Code (LDC), Chapters 60 and 61.

12. Dumpster/Compactor:

Garbage containers shall be located to allow direct access without requiring excessive maneuvering or backing up more than 50 ft.

Permitting Services

1. The Office of Permitting Services recommends approval of the proposed Master Plan, subject to the above listed conditions and requirements.
2. Street Tree Fund: 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 ft. height of canopy tree.
3. In accordance with City Code Section 28.6 (f) 1-3, the Office of Permitting Services is authorized to make a determination of approval/disapproval of refuse container sites. Approval/disapproval of the use of commercial hand pick-up of refuse from any non-residential entity shall be determined solely by the Refuse Collection Bureau Staff.
4. 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.
5. The owner/developer is required to design and construct an on-site storm water system in accordance with the Orlando Urban Storm Water Management Manual and the approved Master Drainage Plan. Approval from South Florida Water Management District is required. The system is to be privately owned and maintained.
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. The City Council Adopted the Engineering Standards Manual (ESM), Fourth Edition on March 9, 2009. All plans must con-

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

8. See Chapter 64 Orlando Land Development Code for sign requirements and regulations. Separate permit applications are required for signs.
9. As per Section 61.225 of the Land Development Code, a 5 ft. wide concrete sidewalk is required along all dedicated rights-of-way. Any existing sidewalk damaged or broken is to be repaired.
10. All new construction, change in use, additions, or redevelopments are required to submit a Concurrency Management application as a part of the building plan review process.

Engineering/Zoning

1. All future elevation shown on a boundary/topographic survey shall use the North American Vertical Datum of 1988 (NAVD 88).
2. A valid survey is required to be submitted with the Final Plat and Engineering Plans that is signed and sealed by a license PSM.

CONTACT INFORMATION

Growth Management

For questions regarding Growth Management plan review, please contact Mary-Stewart Droege at 407-246-3276 or mary-stewart.droege@cityoforlando.net.

Land Development

For questions regarding Land Development review, please contact Katy Magruder at 407-246-3355 or kathy.magruder@cityoforlando.net.

Urban Design

For questions regarding Urban Design Review, please contact Kenneth Pelham, at 407-246-3235 or kenneth.pelham@cityoforlando.net

Transportation

For questions regarding Transportation Planning plan review and or Impact Fees, please contact Nancy Ottini at 407-246-3529 or nancy.jurus-ottini@cityoforlando.net

For questions regarding Transportation Engineering plan review, please contact Lauren Torres at 407-246-3220 or lauren.torres@cityoforlando.net

Police

For questions regarding the Orlando Police Department plan review, please contact Audra Nordaby at 407-246-2454 or Audra.Nordaby@cityoforlando.net.

Building

For questions regarding Building Plan Review issues contact Don Fields at 407-246-2654 or don.fields@cityoforlando.net.

Wastewater

For questions regarding Wastewater plan review, please contact Vincent Genco at 407-246-3722 or at vince.genco@cityoforlando.net

Wetlands

For questions regarding Wetlands plan review, please contact Mark Sees at 407-568-1706 or at mark.sees@cityoforlando.net.

REVIEW/APPROVAL PROCESS—NEXT STEPS

1. MPB minutes scheduled for review and approval by City Council.
2. Final site plan review via determination will be required prior to the issuance of building permits.
3. Submit for building permits.