



September 27, 2017

TO: Orlando City Council, October 9, 2017 Agenda  
RE: TEMPORARY USE PERMIT: DET2017-10051  
INTERIM PULSE MEMORIAL – 1912 SOUTH ORANGE AVENUE

Barbara Poma and the One Pulse Foundation have produced interim plans for the Pulse nightclub site on South Orange Avenue. The site has largely remained untouched since the incident occurred in June 2016; in fact, the fence erected by the FBI still exists on the site. To date, Barbara Poma personally maintains, cleans and organizes the site to keep it presentable; she and her foundation has recognized that it is time to bring further organization to the site on an interim basis, as the foundation works on a more permanent memorial for the site.

The program of the site will largely remain as it is today; however, a new perimeter fence with potential tribute murals, lighted benches, landscaping improvements, encasement of the Pulse sign base in polycarbonate panels with frosted print, and a smaller perforated steel wall for leaving offerings are proposed for the site.

These interim improvements are intended to clean-up the site as further fundraising is secured and an international design competition is completed for a more permanent memorial. The future permanent memorial could have significantly more active uses than what exists today; depending on the depth of those final improvements, a master plan may be contemplated for the site as a permanent memorial is designed and implemented on the property. These interim improvements are seen by staff as an extension of the existing use of the site, and is not viewed as adding further programming intensity to the site.

Due to the interim nature of preparing the site for this stage of development, the supply of parking in the area available for this specific use, and the overall maintenance of the site, staff is recommending a number of conditions that must be submitted to and accepted by the Planning Official prior to a certificate of completion being issued for the improvements on this site once building permits are secured. These conditions include:

- A parking management plan, to include locations for off-site parking arrangements, wayfinding signage for visitors, and any necessary agreements with property owners providing parking. Staff has been discussing a number of viable options for parking in the area with the applicant.
- An on-site security plan, to be coordinated with the Police Department's planning liaison, which will be accompanied by a CPTED review of the site by the Police Department.

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Orlando City Hall • 400 South Orange Avenue • Sixth Floor  
PO Box 4990 • Orlando, FL 32802-4990  
P 407.246.2269 • F 407.246.2895 • [cityoforlando.net/city-planning](http://cityoforlando.net/city-planning)



- A maintenance plan for trash collection and pick-up on the site, including remembrance and offering maintenance. It should be noted that there are rules of conduct submitted for this temporary use permit that partially meets this requirement (e.g. no candles left on the ground to prevent spilling of wax on the site, etc.).
- Lighting improvements will be reviewed at the time of permitting to ensure they meet City lighting code regulations via a photometric plan; so far, the plans include potential lighted benches, bollard lighting and other lighting enhancements to the site.
- The intent at this time is to implement the improvements entirely on the Pulse property proper. Should a right-of-entry or easement be secured to the adjacent property to the west for improvements, the Planning Official may administratively modify this Temporary Use Permit to include those improvements.

The Planning Official recommends these improvements be approved by the City Council as a Temporary Use Permit for a maximum of two years beginning at the certificate of completion of building permits for the aforementioned improvements, as shown on the attached plans. Staff also recommends that the Council authorize the Planning Official to approve up to three 1-year extensions for the use of the site as an interim memorial, and may approve minor modifications to the design consistent with the intent of the submitted plans.

This authorization as a Temporary Use Permit only addresses the Land Development Code standards related to zoning expressly represented in this memo. The approval is restricted to the location in question and is not transferrable to other parcels of land. The applicant is still responsible to comply with all other applicable requirements of all other regional, state, and federal laws. The applicant shall contact the Permitting Division to inquire on the next steps toward receiving an Engineering (ENG) and Building (BLD) permits for each of the improvements contemplated.

Jason Burton, Chief Planner on my staff will coordinate any further needs regarding this Temporary Use Permit, and assist the applicant with the permit process with the Permitting Express team; Mr. Burton may be reached at [Jason.Burton@cityoforlando.net](mailto:Jason.Burton@cityoforlando.net) or 407.246.3389 to coordinate any further concerns.

Regards,



Dean Grandin, Jr. AICP  
Planning Director/Official

cc: Barbara Poma  
Kody Smith, Dix Hite  
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