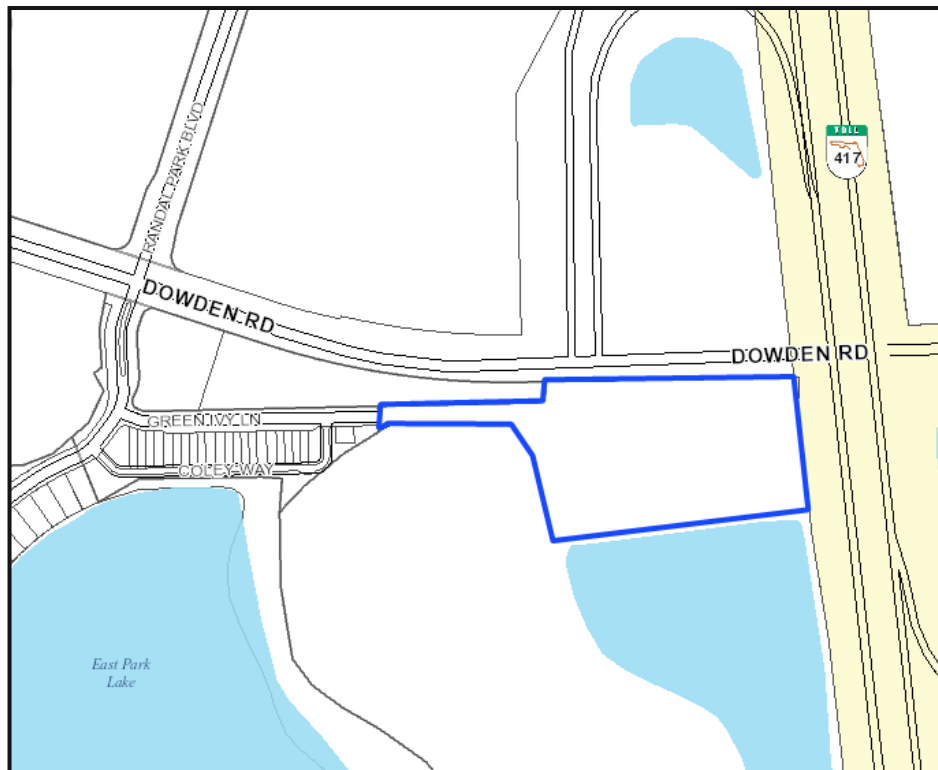



## D.R. HORTON HEADQUARTERS SPMP



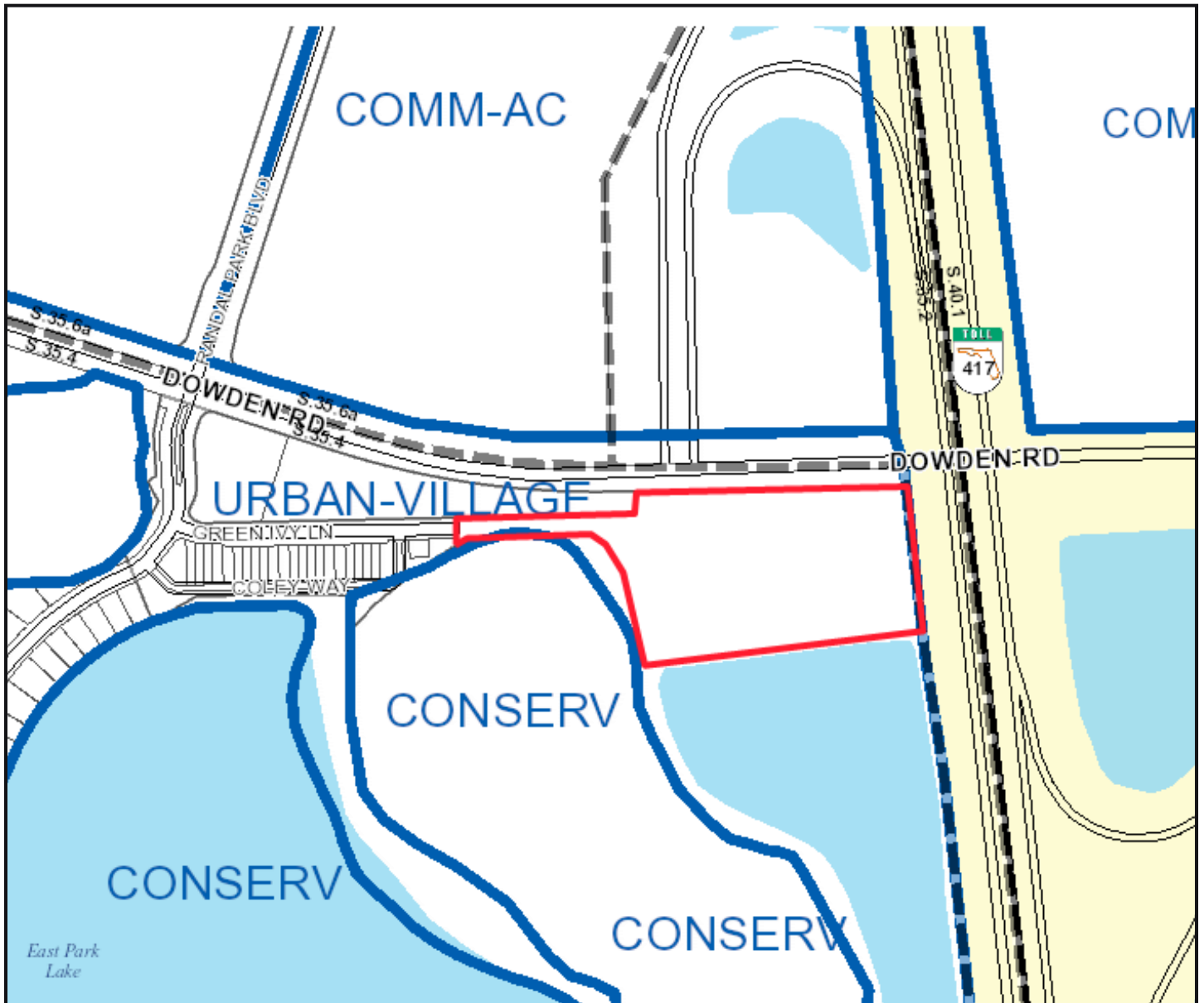
Location Map

 Subject Site

### SUMMARY

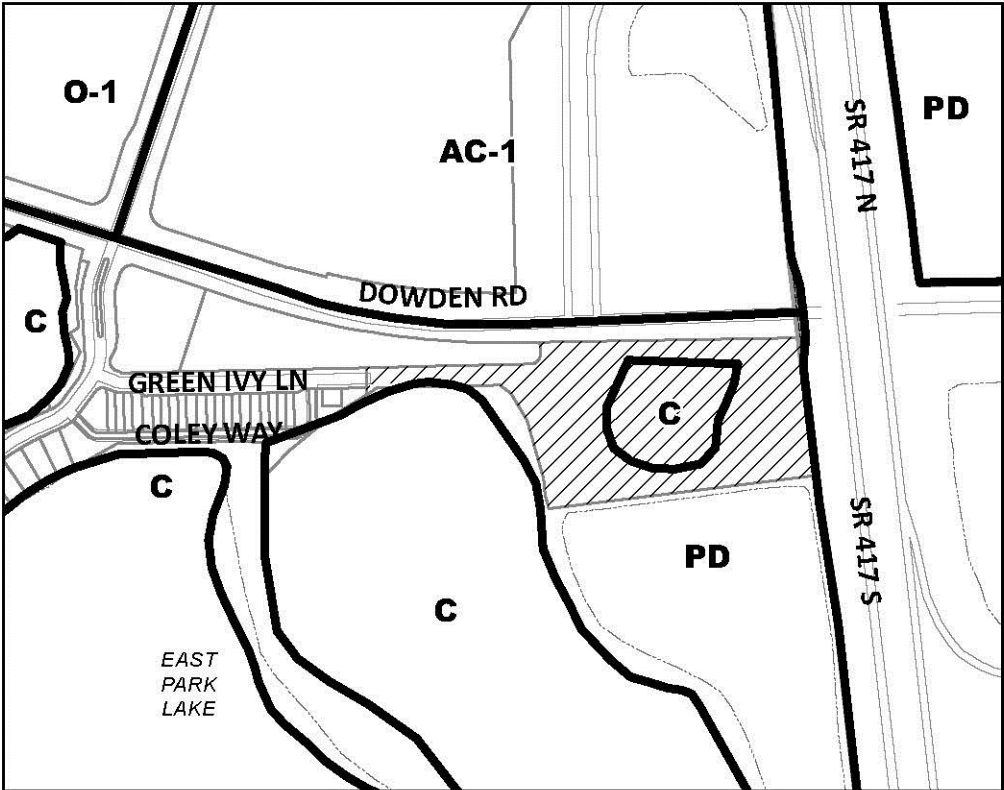
<p><b>Owner</b></p> <p>D.R. Horton, Inc</p> <p><b>Applicant</b></p> <p>Marc D. Stehli, P.E. Poulos &amp; Bennett, LLC</p> <p><b>Project Planner</b></p> <p>Michelle Beamon Robinson, AICP</p> <p><b>Updated:</b> December 18, 2017</p>	<p><b>Property Location:</b> Located south of Dowden Road, west of SR 417 and east of Lake District Lane. (±7.305 acres, District 1).</p> <p><b>Applicant's Request:</b></p> <ol style="list-style-type: none"> <li>1. Request for a Specific Parcel Master Plan (SPMP) for a two story 48,000 sq. ft. office building and associated infrastructure on Parcel 1 and a temporary lay down/ storage area on Parcel 2.</li> </ol> <p><b>12/14/17:</b> The applicant presented updated elevations at the SETDRC meeting which are located on pages 18-21 of this staff report. While these elevations appear to meet the conditions of approval, they will be evaluated in detail during the appearance review.</p> <p><b>Staff's Recommendation:</b> Approval, subject to the conditions in the staff report.</p>
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# Future Land Use Map

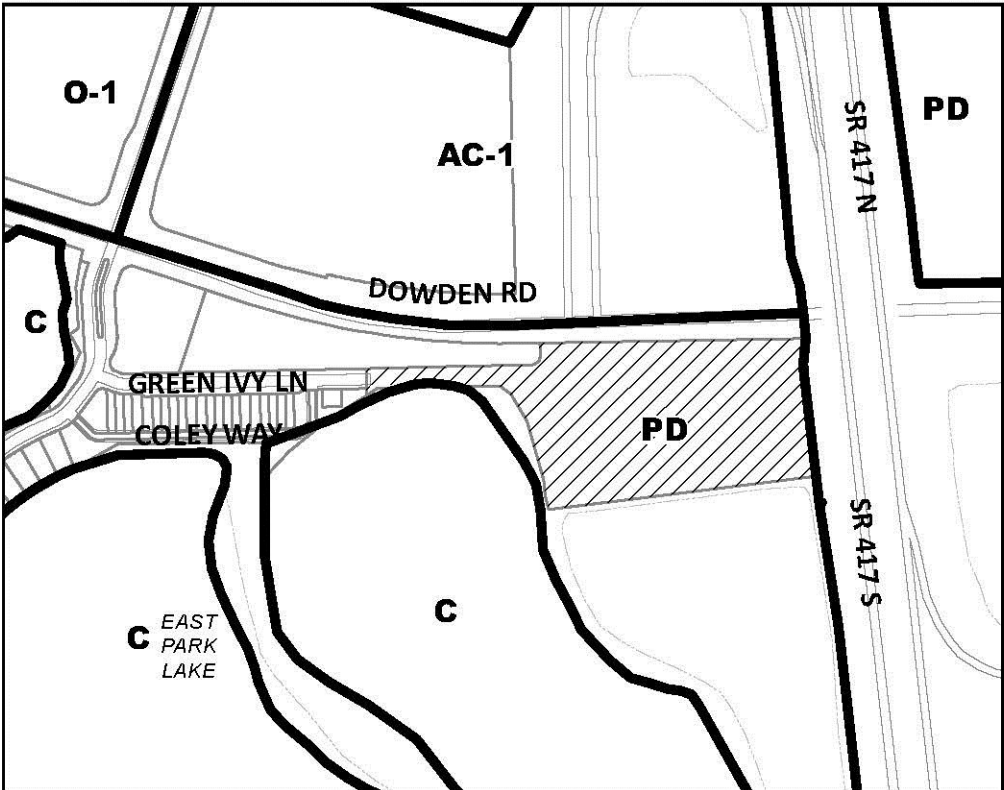


# Zoning Map

ZON2017-00010 was approved at the June 20, 2017 MPB meeting. The second reading of the PD ordinance is scheduled for the December 11th City Council.



Zoning - Existing ZON2017-00010



Zoning - Proposed ZON2017-00010

# Project Analysis

## Project Description

The subject property is located south of Dowden Road, west of SR 417 and east of Lake District Lane and is approximately 7.305 acres. The subject property is currently vacant. The property is within City Council District 1, which is represented by City Commissioner Jim Gray. The applicant is requesting a Specific Parcel Master Plan (SPMP) for a two story 48,000 sq. ft. office building and associated infrastructure on Parcel 1 and a temporary lay down/storage area on Parcel 2.

The site has a Future Land Use (FLU) designation of Urban Village and zoning designations of PD (Planned Development) and C (Conservation). A PD amendment has been submitted to replace the previously approved 54 residential (triplex) units with 50,000 sq. ft. of office use and 7,500 sq. ft. of retail use, case ZON2017-00010. The PD amendment also includes City requested clean-up to the overall East Park PD Master Plan, Development Data Notes and General Notes to reflect the most up-to-date data from previously approved amendments. This PD amendment was approved by the MPB on June 20, 2017 and the second reading of the PD ordinance is scheduled for December 11, 2017.

## Previous Actions:

- September 2000— City Council approved the East Park PD. (ZON1999-00205; CC Doc#: 33274)
- June 2001— City Council recommended approval of the East Park PD amendment to change the development plan map and the timeline for the dedication of the school site. (ZON2001-00021; CC Doc#: 33837)
- September 2002— City Council approved the East Park PD amendment of the development standards for several of the neighborhood designations. (ZON2002-00022; CC Doc#: 020909702)
- June 2004— City Council approved the East Park PD amendment to establish 2 new Village Centers and relocated Neighborhood-2 and 4. (ZON2004-00005; CC Doc#: 040607905)
- June 2004— The SETDRC recommended approval of the master plan for Village Center-3 and Neighborhood-2 and 4. (MPL2004-00013)
- June 2012— Planning Official Letter of Determination amending the Conservation FLU designation of the subject site to Urban Village (LDC2012-00221)
- August 2012— MPB recommended approval of a PD amendment to replace all 81 residential units of N-2 with 72,000 sq. ft. of office use, 10,000 sq. ft. of retail use and 0.73 acres of public/civic use (ZON2012-00008). This request was subsequently appealed by the residents of East Park and the applicant withdrew the initial request.
- April 2013—MPB recommended approval of a PD amendment to replace 54 residential units with 52,000 sq. ft. of office use and 10,000 sq. ft. of commercial use. The application was withdrawn on August 20, 2013. (ZON2013-00006).
- June 2017—MPB recommended approval of a PD amendment to replace the previously approved 54 residential (triplex) units with 50,000 sq. ft. of office use and 7,500 sq. ft. of retail use. (ZON2017-00010). The application was appealed on June 27, 2017. The second reading of the PD ordinance is scheduled for December 11, 2017.

## Project Context

The subject property is located south of Dowden Road, west of SR 417 and east of Lake District Lane. The site is bounded by S.R. 417 to the east, a stormwater pond to the south and wetlands and residential to the west. The surrounding future land uses, zoning districts and uses are depicted in the table below.

Table 1—Project Context			
	Future Land Use	Zoning	Surrounding Use
North	Community Activity Center	AC-1	Vacant
East	Urban Village	East Park PD	Vacant
South	Urban Village	East Park PD	Stormwater pond
West	Urban Village and Conservation	East Park PD	Wetlands and townhomes

## Conformance with the GMP— Urban Village Future Land Use Designation

The proposed SPMP is consistent with the GMP Policies related to the Southeast Orlando Sector Plan, including Future Land Use Element Policy 2.4.4 (Urban Village policy) along with Goal 4 and its associated goals, objectives and policies, Subarea Policy S.35.4, Subarea Policy S.35.2 and Policy 4.1.9.



The mix of uses is determined by Future Land Use Policy 4.1.9, see table 2 below. This site has been allowed exceptions to this mix of uses, documented in the ZON2017-00010 staff report, due to the small size and nature of the site, gas and conservation easements running through it and the wetland and stormwater pond directly adjacent to it. The exceptions are that no public and civic blocks use is required, no public parks or green space is required and the Village Center is allowed to provide more than the maximum of office and overall non-residential.

<b>Table 2—Conformance with GMP Policy 4.1.9 15.08 Total Acres</b>			
<b>Use</b>	<b>Minimum Land Area Required</b>	<b>Maximum Land Area Required</b>	<b>Proposed</b>
Residential	25%	40%	27% (4.21 AC)
Commercial, Retail & Services	20%	60%	35% (5.38 AC)
Office	10%	25%	36% (5.49 AC)
Overall Non-Residential	30%	60%	72% (10.87 AC)
Public and Civic	10%	No Maximum	0%
Public Parks and Greenspace	5% (of total)	No Maximum	0%

#### **Conformance with the LDC—Chapter 68 Southeast Orlando Sector Plan**

In order to be consistent with the Southeast Orlando Sector Plan, applications must be reviewed for compliance with LDC Chapter 68, which lays out the detailed development guidelines and standards for the Southeast Plan area. The proposed development is categorized as “Village Center” in the East Park PD. According to LDC Section 68.200 (a) (2), a Village Center is described 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. Section 68.203 outlines the guidelines that applies to Village Centers. The various components consist of primary activity center, housing, urban design character, mid-block connections, land use transitions, relationship of building to public spaces, central feature or gathering place, direct pedestrian connections, arterial streets as edges and integration of the transit stop.

- *Primary Activity Center.* According to Section 68.203, “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.” This SPMP is for the office portion of the Village Center. It is designed to allow easy connections from Dowden Road and SR 417 and to the commercial areas on site.
- *Housing.* According to Section 68.203, “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.” This SPMP does not include housing; there are 23 townhome units permitted and under construction within the Village Center.
- *Urban Design Character.* According to Section 68.203, “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.” The office building frames the internal roadway, Green Ivy Lane, and the parking is located to the side of the building.
- *Mid-Block Connections.* According to Section 68.203, “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.” This Village Center is linear in nature so there are no mid-block crossings. The existing multiuse trail will be continued through this site, meeting a crosswalk to cross Dowden Road. Sidewalks are also proposed to complete the pedestrian connection within this Village Center.
- *Land Use Transitions.* According to Section 68.203, “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.” This SPMP is a narrow portion of land, the land use transition occur by parcel. The office building is adjacent to the wetland on the west, the vacant commercial to the east,

the stormwater pond to the south and Dowden Road to the north.

- *Relationship of Building to Public Spaces.* According to Section 68.203, “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.” The building frames the street, provides ample windows and the building is in human scale in details and massings.
- *Central Feature or Gathering Place.* According to Section 68.203, “A Village Center shall include a comfortable, centrally located park or plaza with public amenities such as civic buildings, benches, monuments, kiosks, and public art.” Due to the small size of this Village Center there is no central gathering place. This SPMP is adjacent to the wetland and stormwater pond which are central features to this Village Center.
- *Direct Pedestrian Connections.* According to Section 68.203, “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.” The site is completing the multiuse trail adjacent to Green Ivy Lane and adding sidewalk to a portion of Dowden Road. The local street network is being completed with this SPMP and pedestrian access is provided from the public pedestrian network to the office building.
- *Arterial Streets as Edges.* According to Section 68.203, “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.” The arterial street, Dowden Road, is located at the edge of the Village Center.
- *Integration of the Transit Stop.* According to Section 68.203, “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.” While no transit stop is planned at this time, the site plan allows for a transit stop to be incorporated at a future date through the street cross section design.

The minimum density within the Village Center future land use designation is 7 du per acre and no minimum FAR for nonresidential uses. The maximum density is 25 du/gross acres and no maximum FAR for nonresidential uses. The office acreage is 5.49 for 48,000 sq. ft. of use, yielding an intensity of 0.20 FAR. Since the FAR is less than 0.4 FAR, this development must follow the conventional LDC and the AC-1 development standards. Table 3 below displays the mix of uses for this neighborhood center.

Phase	Acreage	Proposed Land Use	Development Program	Total Land Area
1	4.21	Residential	23 townhome units.	28%
2	1.22	Commercial	3,062 sq. ft. of convenience store/gas station.	23%
3	5.49	Office	48,000 sq. ft. office building and associated infrastructure.	36%
4	1.81	Commercial	10,000 sq. ft. of commercial use	12%
5	2.35	n/a	No site plan has been submitted for this site to date.	15%
Total	15.08	n/a	23 townhome units, 48,000 sq. ft. of office space and 13,062 sq. ft. of commercial.	100%

### Conformance with the LDC

The development site has existing zoning designations of the East Park PD (Planned Development) and C (Conservation). The PD district is intended to provide a process for the evaluation of unique, individually planned developments which are not otherwise permitted in the zoning districts and provide superior design. The C district is intended for the purpose of identification, protection, preservation and the beneficial use of environmentally sensitive lands. As previously stated, a PD amendment has been approved by the MPB on June 20, 2017. In June 2004, a PD amendment and Specific Parcel Master Plan (SPMP) were approved (ZON2004-00005, MPL2004-00013 respectively) allowing residential development over the deteriorating wetland and conservation zoning district. LDC2012-00221 determined that SFWMD approved a permit (48-01157-P) to remove the pond and wetland. The Future Land Use was amended at that time to reflect that change. The replacement of the C designation with the PD zoning district will align the zoning with these approvals; and is scheduled for adoption on December 11, 2017.

### Development Standards

This proposal has been reviewed for conformance with the Village Center requirements shown in Future Land Use Policy 4.1.9 and the AC-1 zoning district. According to LDC Figure 68-A, development in the Village Center designation must adhere to Traditional Design for non-residential development equal to or greater than 0.4 FAR and for residential development equal to or greater than 25 du/gross acres. Non-residential development less than 0.4 FAR and residential development less than 25 du/gross acres follow the conventional land development code, AC-1 zoning district. This development is less than 0.4 FAR and must follow AC-1 standards.

Table 4—Development Standards									
				Village Center Intensity		Building Height		Impervious Surface Ratio (ISR)	
Lot/Tract	Use	Block Size (acres)	Proposed Development	Max.	Proposed	Max.	Proposed	Max.	Proposed
Village Center 3	Office	5.49	48,000 sq. ft.	None	0.20	3 stories	40'	0.85	0.53

### Intensity

According to Future Land Use Policy 4.1.9, the minimum density is 7 du per acre and no minimum FAR for nonresidential uses. The maximum density is 25 du/gross acres and no maximum FAR for nonresidential uses. The office acreage is 5.49 for 48,000 sq. ft. of use, yielding an intensity of 0.20 FAR.

### Height—LDC Section 68.317

Height is limited by the number of stories, not the overall height to provide variety to the skyline in the mixed use centers. The Village Center designation allows for 1 to 3 stories. The conceptual elevations submitted for this SPMP approval request show a building height of two stories.

### Impervious Surface Ratio (ISR)

The maximum ISR permitted is 0.85 according to the AC-1 default zoning. The site plan submitted for this request indicates a proposed ISR of 0.53.

### Setbacks—LDC Section 68.315

The required setbacks for the Village Center (AC-1 standards) are 0 feet for the front yard and street side yard, 0 or 3 feet for the side yard, 20 feet for the rear yard setback and 50' from the wetland. Table 4 summarizes the proposed setbacks.

### Landscaping and Street Furnishings—LDC Section 68.324

The proposed landscaping plan shows a 7.5 ft. minimum landscaping depth around the perimeter of the site. The dumpster location includes landscaping screening as well.

### Parking—LDC Section 61.322

The East Park PD allows for an increase of parking above the maximum allowed by code, the specific amount must be determined through the SPMP review. The maximum number of spaces allowed per Code for

Table 5—Setbacks		
Yard	Building Setbacks	
	Minimum	Proposed
Front	0'	137' (from Dowden) App. 27' (Green Ivy Ln)
Side (East)	0' or 3' o 30'	73'
Side (West)	0' or 3' o 30'	56"
Rear	20'	73'

an office use is 4 per 1,000 sq. ft. of GFA. Therefore this site would normally have a maximum of 192 spaces, there are a total of 226 parking spaces. This increase of 34 spaces is approved as part of this SPMP. This increase has been requested due to the unique nature of the use. The office will be a regional office center, once a month they hold meetings in which they will need the additional parking spaces. Since there is no opportunity to utilize parking elsewhere, staff has found this to be an acceptable increase in the parking and recommend approval.

The site plan shows 26 parking spaces (of the total 226 parking spaces) on pervious pavement or grass parking. Since this parking will be used as over flow parking for the regional office use and not used daily, staff finds this acceptable and recommends approval.

#### *Building Elevations*

Building elevations and conceptual renderings are contained within this staff report, pages 16—21. Staff has concerns about the building elevations, which currently do not meet the conditions contained in the Urban Design section. Page 17 contains an exhibit displaying staff recommendations that are described in the Urban Design section which begins on page 25 of this report.

#### Signage

A Master Sign Plan shall be required to ensure sign consistency across the Village Center-3 site. The signage plan shall comply with the sign regulations of Chapter 64. Due to the residential developments to the north and west of the subject property, in addition to the subject property being located within the Southeast Sector, pole signs shall be prohibited and monument signs shall not exceed 10 ft. in height.

#### Transportation

The City has adopted a Transportation Concurrency Exception Area (TCEA) citywide. Site access may be provided from Dowden Road with cross access Lake District Lane to the west.

#### Capital Improvement Program

The City does not have any Capital Improvement Program (CIP) projects in the vicinity of the subject site.

#### School Capacity

Orange County Public Schools (OCPS) has two school review processes. The Capacity Enhancement Process (CEP) applies to land use approvals, including GMP amendments, that increase residential density. The concurrency process applies to all residential development that is not de minimus or previously vested through a DRI Development Order or another agreement. The proposal is for non-residential development so this is not applicable.



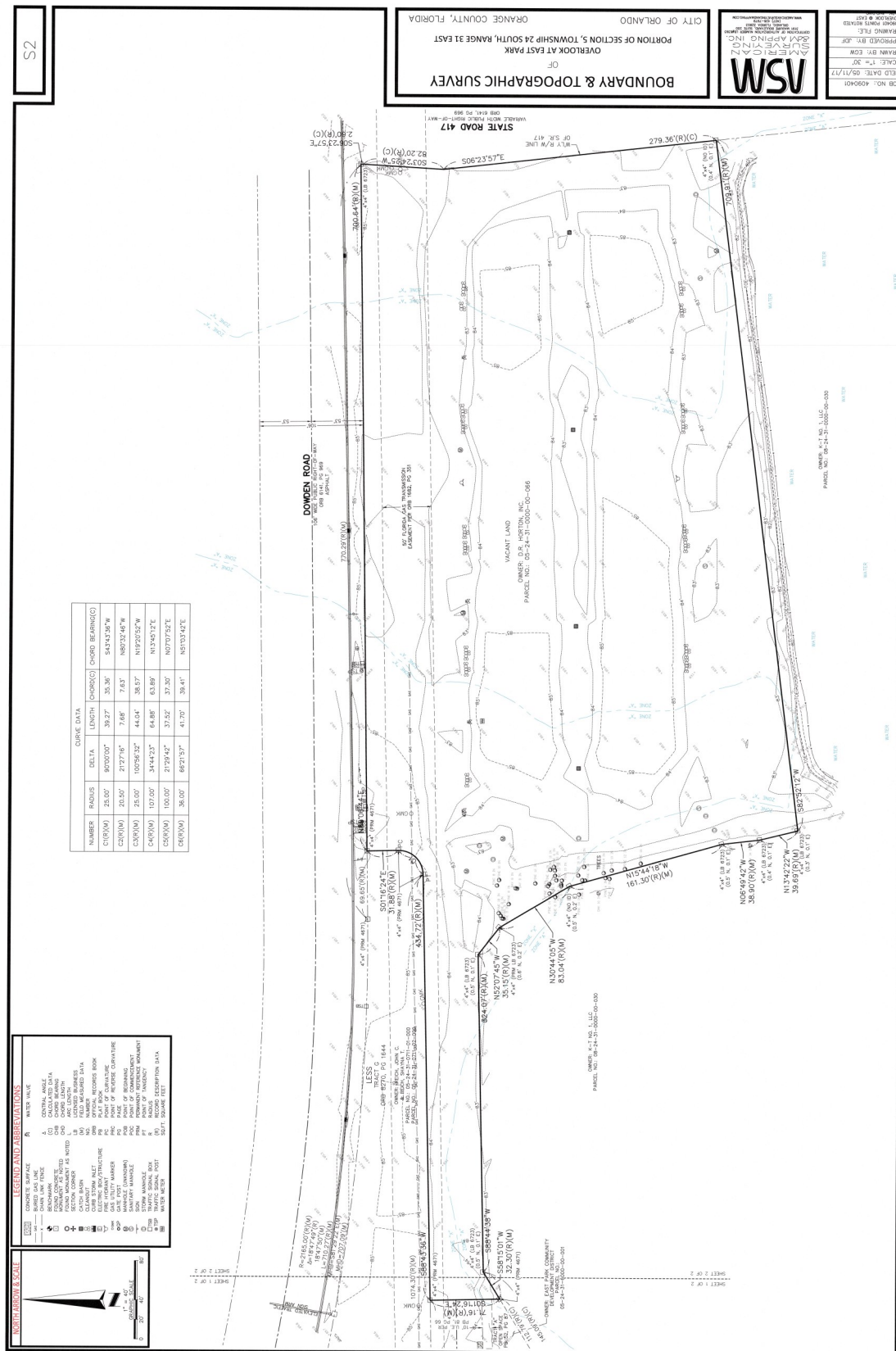
# Aerial Photo



Subject Site

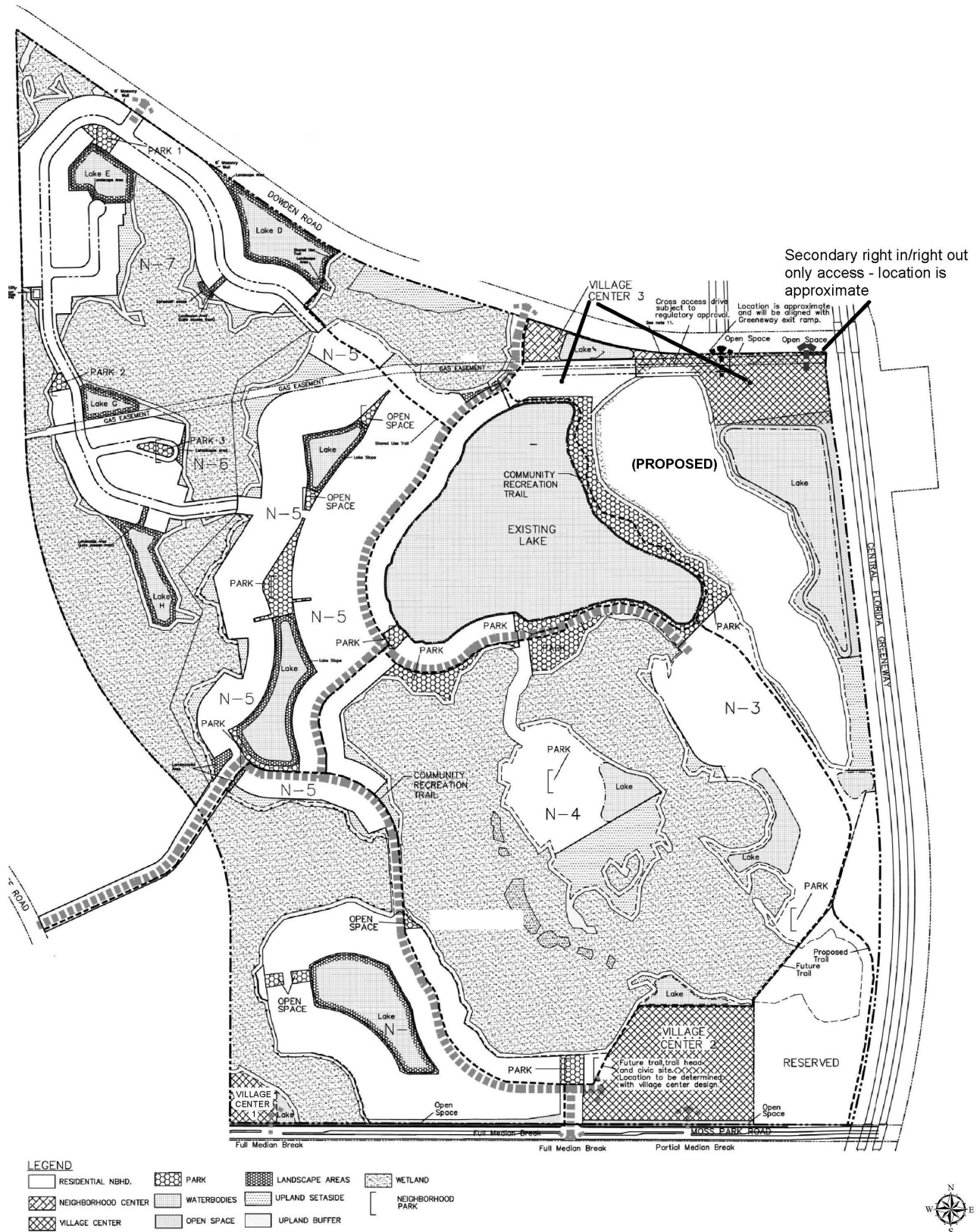


## Existing Survey





# PD Development Plan—ZON2017-00010





# PD Development Plan—ZON2017-00010

Village Center															
Land Use	Total Acres (Proposed)	%	Residential Block Acreage	%	Mixed Use & Commercial Block Acreage	%	Civic Block Acreage	Residential Density Range (DU/AC)		Residential Units Range		Non-Residential Intensity Range (FAR)		Non-Res. SF	
								Low	High	Low	High	Low	High	Low	High
Village Center 1	1.76	0%	0.00	100%	1.76	0%	0	0.00	0.00	0	0	0.00	0.20	0	14,406
Village Center 2	15.00	0%	0.00	90%	13.50	10%	1.5	0.00	0.00	0	0	0.00	0.60	0	336,018
Village Center 3 (Amended)	15.08	28%	4.21	72%	10.87	0%	0	5.40	5.40	23	23	0.00	0.40	0	62,500
Village Center Totals	31.84		0.00		26.13		1.5			23	23				412,924

## Overall Development

Village Center	31.84
Residential Neighborhoods	144.08
Water Bodies	74.62
Expressway Reserve Property	21.40
Parks, Open Space, Wetland Buffer, Wetlands, Easements & ROW	273.79
Acreage Total	545.73

## Residential Neighborhoods

Total acres	144.08
Min. Density per residential neighborhood	2.50
Max. Density per residential neighborhood	16.00
Minimum residential neighborhood units	388
Maximum residential neighborhood units	818
Maximum total project units	856-1,100

## Development Data Notes

1. Wetland, upland, and buffer impacts may be partially mitigated onsite. If so, residential neighborhood area may be reduced.
2. Excludes off-site access to Narcoossee Road.
3. Residential and civic requirements are waived by City Staff.
4. The reserved property, set aside for the Expressway interchange, may be developed if note needed by the Expressway Authority. Minor adjustments to the boundary of Village Center 2 may be made by the Planning Official as a non-substantial change consistent with Development Data Note 9. Substantial changes in land use and development standards are subject to approval by the City.
5. 0% residential shall be permitted because of the amount of residential in this area. Vehicular and pedestrian connectivity shown on the plan area required. The City and developer will work together in an attempt to have a shared use trail linking N-4 with Village Center 2. If the link proves to be impractical due to environmental issues, the developer shall be permitted to develop Village Center 2 without the link.
6. Civic location is to be determined at the specific parcel master plan stage. Areas set aside for the shared use trail count as part of the civic area requirement.
7. For purposes of determining School Capacity, 1100 units are conceptually agreed to, although the developer (K-t No. 1 LLC) is certain that the OCPs memo dated November 18, 2003 is in error and that the actual unit number agreed to was 1233. The developer reserves the right to retain 1233 units if there are significant detrimental changes required to the plan and terms as proposed on this revised plan dated May 24, 2004. If greater than 1100 units are proposed, a PD Amendment with school capacity/concurrency assessment to address the incremental increase is required.
8. Stormwater lake size and location may be adjusted and reconfigured within Village Center 3 as part of the Specific Parcel Master Plan process, consistent with Development Data Note 9.
9. Village Center 2 shall not exceed 9,814 daily trips as calculated using the methodology in the Traffic Study dated May 2004. Village Center 2 may convert between office, retail and residential uses (up to a maximum of 1100 dwelling units in the PD) if a trip equivalency calculation consistent with the above methodologies is included in a Specific Parcel Master Plan. If additional trips are proposed, a PD Amendment with traffic study to address the incremental increase is required.
10. Non-residential uses within Village Center 3 may exceed the maximum parking allowed by Chapter 61 of the Land Development Code. The specific parking allowance shall be approved through a Specific Parcel Master Plan Application.

## EAST PARK MASTER PLAN

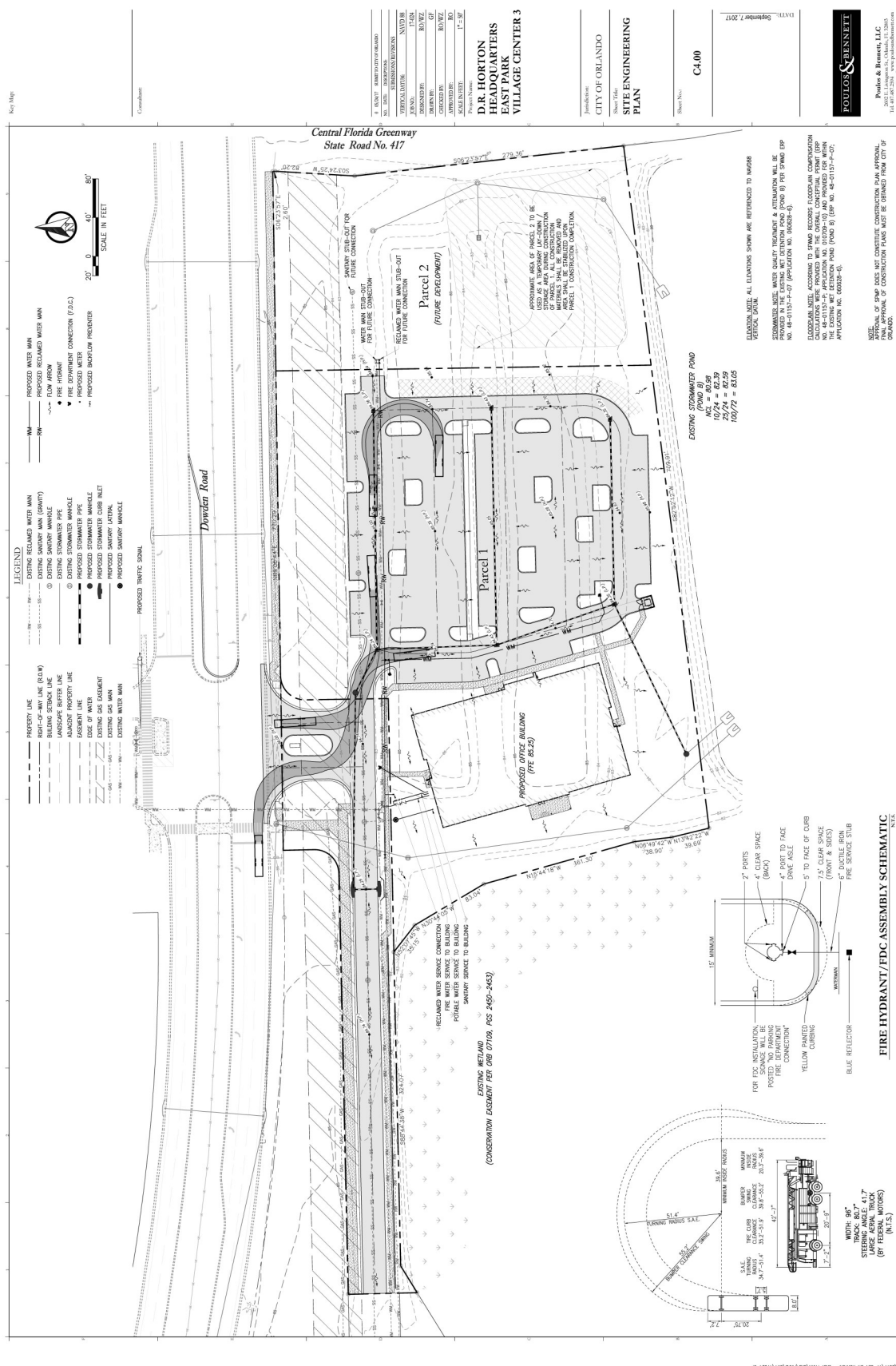
# PD Development Plan—ZON2017-00010

## General Notes

1. Within the Single Family and Multi-Family Residential Neighborhood portions of this project, the land use and building standards found in LDC Chapter 68 for Residential Neighborhoods shall apply except where an alternative standard is approved by the SETDRC. Townhouse/Rowhouse development may be permitted in these areas, so long as the overall number of residential units does not exceed 1100. (See Development Data Note 7)
2. Consistent with GMP Future Land Use Policy 4.1.9, within the Village Center component of this project, the land use and building standards found in the Conventional LDC shall apply to all non-residential development less than 0.4 FAR and to residential development less than 25 du/gross acre. Such development shall be consistent with the City's AC-1 zoning district, with the FAR exceptions noted above. Any proposed development equal to or greater than the above-mentioned densities and intensities shall be subject to the land use and building standards found in the LDC Chapter 68.
3. Roads, stormwater ponds, parks and land uses shown on this Plan are conceptual and will be defined in greater detail on Specific Parcel Master Plans for each Residential Neighborhood and on the Preliminary Plat.
4. Wetland acreages indicated on this Plan are approximate and will be accurately defined on the Specific Parcel Master Plans and the Final Plat.
5. Wetland impact acreage is approximate and will be accurately defined on the Specific Parcel Master Plans and the Final Plat.
6. The total number of multi-family units will not exceed 40% of the total number of residential units within the Project. The location and quantity of multi-family uses within each Residential Neighborhood and Neighborhood Center may vary per Specific Parcel Master Plan per neighborhood unit.
7. Access points within and adjacent to the project shall be generally depicted on the Specific Parcel Master Plans. Final access point locations shall be determined in conjunction with Preliminary Plat approval.
8. Street connectivity is a major component of this Plan. A connectivity index calculation for each neighborhood or neighborhoods shall be made prior to approval of each preliminary plat.
9. In conformance with GMP Future Land Use Policies 4.1.13 and 4.1.14, and Chapter 68 of the Land Development Code, at least 2.05 acres/1,000 population of the functional community and neighborhood level park land shall be provided. An additional 1.2 acres per 1,000 population of open space made up of village greens or plazas, and/or visually accessible Primary Conservation Network or conservation buffer areas, shall also be required.
10. The park adjacent to the existing lake shown on the PD Development Plan shall be developed prior to or concurrently with neighborhood N-5. Neighborhood parks shown on parcels N-1, N-2, N-3, N-4, N-5, N-6 and N-7 shall be developed concurrently with development of those specific neighborhoods. Parks and open spaces shall be designed using Crime Prevention Through Environmental Design (CPTED) standards.
11. Deleted
12. As a condition of approval of Amendment #1 to the Planned Development, the Property Owner grants the City rights to use the 4.4 acre gas easement depicted on the Development Plan for a shared use trail, limited only by the existing easement document. As a condition of approval of Amendment #2 to the Planned Development, the Property Owner shall enter into an agreement with the City to provide \$50,000 for the construction of a bike/pedestrian trail, in lieu of constructing the trail, prior to the physical development, including site work of neighborhoods 6 and 7. This payment shall completely fulfill the Property Owner's financial participation in the bike/pedestrian trail, either within the gas easement or at an alternate location. The Property Owner shall coordinate with the City on the alignment and configuration of said bike/pedestrian trail as part of the required Specific Parcel Master Plans for future phases of the project.
13. In order to create a more buildable site, Village Center 3, (formally Neighborhood Center 2) may expand into the lake by no more than 0.5 acres. However, there shall be no net decrease in the site of Community Park #7. Any park facilities or amenities impacted by such a Neighborhood Center expansion shall be replaced by the developer at no cost to the City. Such replacement of recreational facilities and amenities shall be accomplished prior to issuance of building permits within Village Center 3. Further development in Village Center 3 shall be designed to provide and protect views and connections to and from the adjacent park and lake.
14. A 6' wall will be constructed along the area shown on the PD Development Plan map (along a portion of the future Dowden Road). The wall shall be solid, constructed with brick with a limestone cap, including intervening posts/columns, except along the lake (Lake D) where the post/columns shall be brick with a limestone cap and wrought iron fence (or material that looks like wrought iron) between the columns.
15. The Property Owner shall add at least one additional housing type in later phases of the East Park PD, including but not limited to multifamily in the Village Centers and/or Single Family Small Lot, Single Family Bungalow, Townhomes, etc., in the remaining residential neighborhoods.
16. Alternative standards as set forth in the November 9, 2001 letter from Paul Lewis to Dwayne Hamner may be applied in Neighborhoods N-1, N-5, N-6, and N-7, as applicable and appropriate. However, porches shall not project into the 15' rear setback within Neighborhoods N-6 and N-7. The alternative standards may be applied to future portions of the East Park PD, at the discretion of the Southeast Town Design Review Committee and City Council; however, the City is under no obligation to grant such approval to future phases of the project.
17. Village Center 3 may be developed in multiple phases. A Specific Parcel Master Plan shall be submitted for each phase to provide a review of the proposed development.
18. Prohibition of transfer of development rights. Development rights are not permitted to be shifted between Parcel 1 and Parcel 2, Village Center 3, as shown on the East Park PD Parcel Plan. Development rights from Parcel 1 and Parcel 2 are not permitted to be shifted to another parcel in Village Center 3. Any request for additional development capacity must be submitted through a PD amendment.
19. Prohibition of use conversion. Conversion between office, retail, and residential uses is prohibited within Parcel 1 and Parcel 2, Village Center 3, of the Property based upon any trip equivalency calculation or other means.

## EAST PARK MASTER PLAN

# Proposed SPMP Site Plan





# Proposed Landscape Plan

[illegible]

# Proposed Building Elevations, 10/25/17

[illegible]

**ELEVATION KEYNOTES:**

- ① EXIST. WINDOW FRAME CHANG. AND DEMO. COORDINATE WITH OWNER
- ② EXIST. WINDOW FRAME CHANG. AND DEMO. COORDINATE WITH OWNER
- ③ EXIST. WINDOW FRAME CHANG. AND DEMO. COORDINATE WITH OWNER
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**EXTERIOR COLOR SELECTION:**

- DP-1: SAGE GREEN VELLUM, GENT LANTER SHADES
- DP-2: BROWN VELLUM, NUBBLE CLAY WHITE SHADE
- DP-3: BROWN VELLUM, CABLE CLAY SHADE
- DP-4: BROWN VELLUM, EDGECOLOR SHADES

**Color Selection Legend:**

DP-1: SAGE GREEN VELLUM, GENT LANTER SHADES	DP-2: BROWN VELLUM, NUBBLE CLAY WHITE SHADE
DP-3: BROWN VELLUM, CABLE CLAY SHADE	DP-4: BROWN VELLUM, EDGECOLOR SHADES

**Annotations:**

- Green cloud outlines highlighting specific areas.
- Pink rectangular frames around windows.
- Blue vertical lines indicating structural or design boundaries.
- North arrow pointing towards the top right.
- Text labels: "SOUTH ELEVATION", "NORTH ELEVATION", "WEST ELEVATION", "EAST ELEVATION".
- Logo: "D & HORTON American Builder".
- Note: "proposed consistent window size" with arrows pointing to windows.

See the Urban Design Conditions which begin on page 25 of this staff report for requested amendments.



# Updated Elevations, 12/14/17





# Updated Elevations, 12/14/17

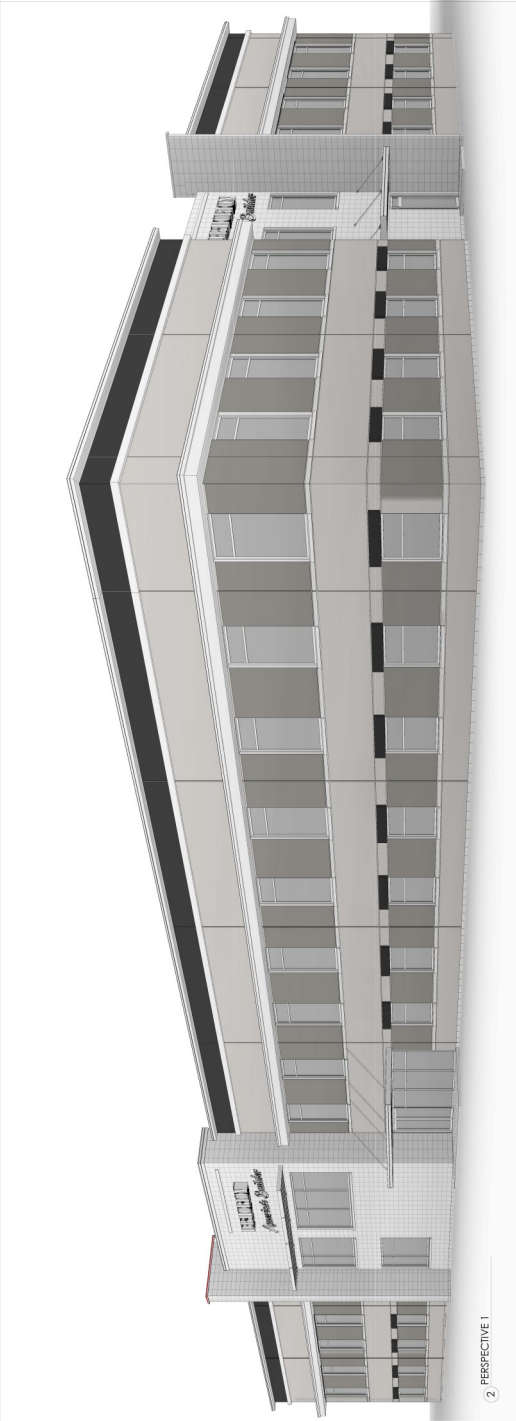





Updated Elevations, 12/14/17




Updated Elevations, 12/14/17




2 PERSPECTIVE 1




1 PERSPECTIVE 2



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Architects + Assoc.  
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Fax: 954.333.1002

DR HORTON  
CORPORATE  
OFFICE BUILDING  
Orlando, FL

PROJECT NO.: 17015  
DATE: DECEMBER 14, 2017  
PROJECT ISSUES:  
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3  
4  
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8

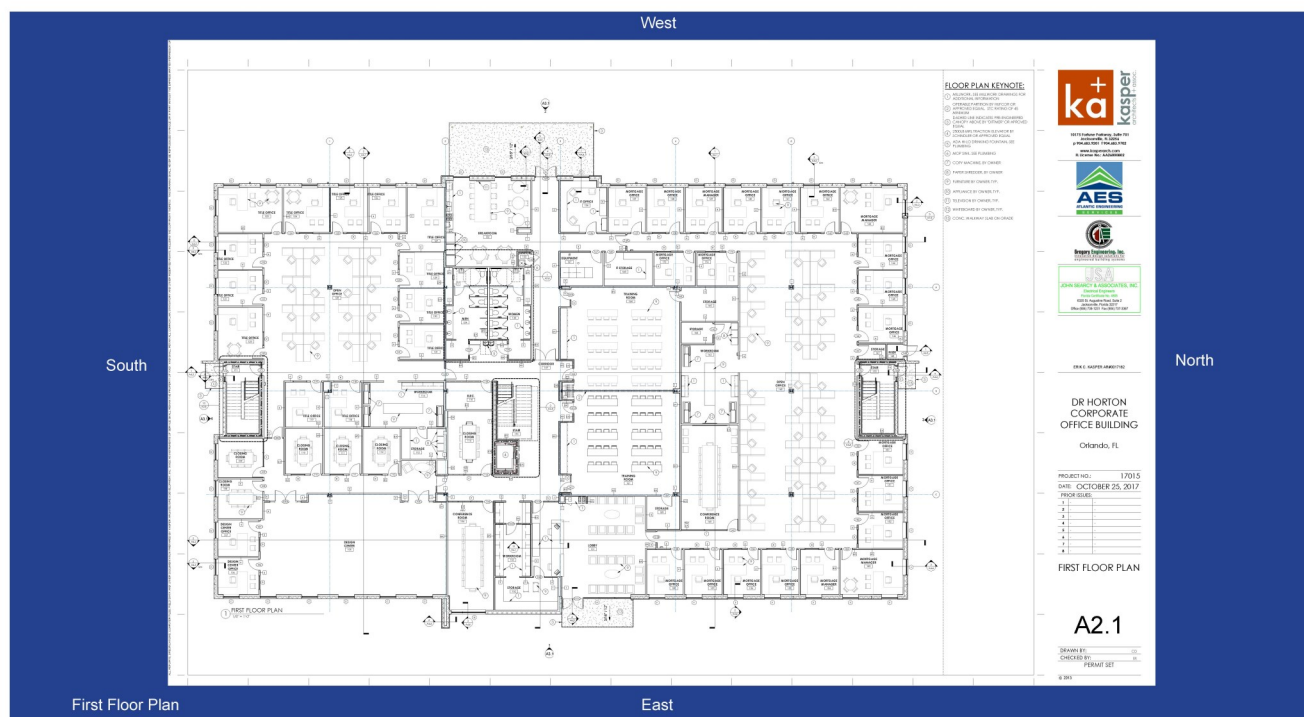
PERSPECTIVES

A3.2

DRAWN BY: SK  
CHECKED BY: DK  
PERMIT SET

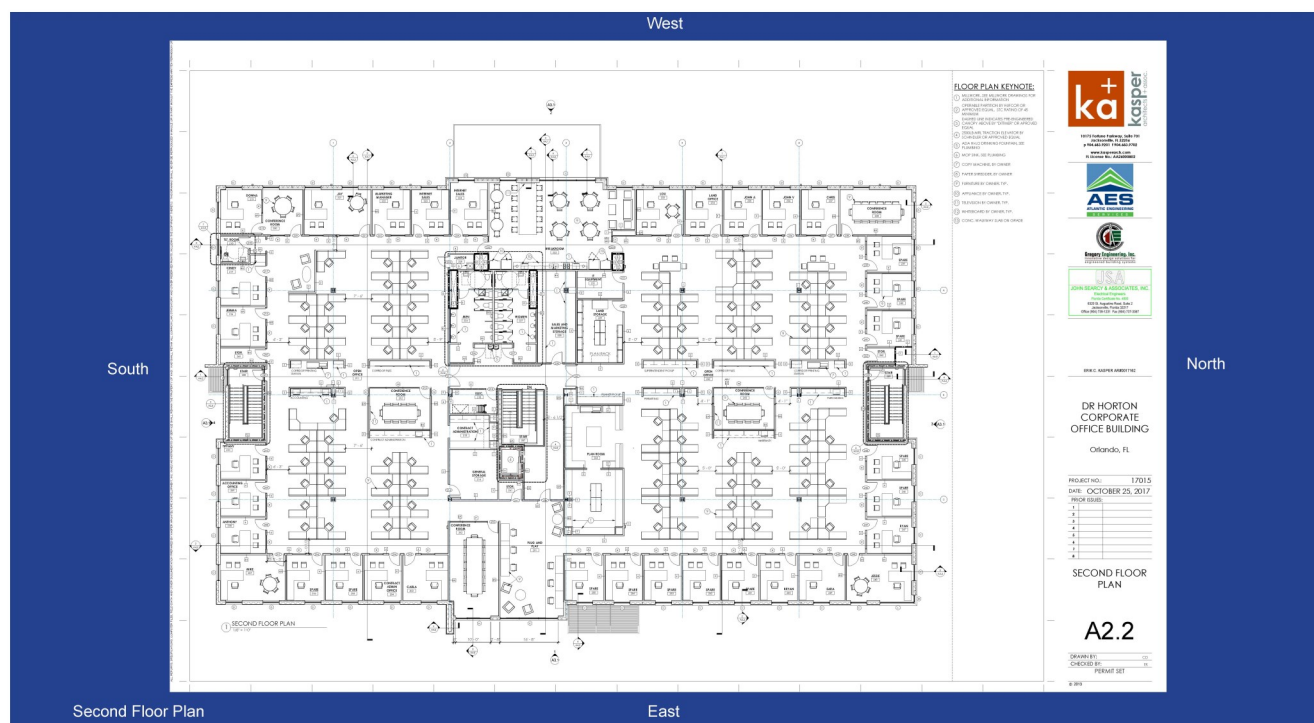
© 2013

## Proposed Floor Plans



Proposed D R Horton Corporate Office  
Orlando Florida

2017-11-22  
Copyright D R Horton Inc.



# Proposed D R Horton Corporate Office Orlando Florida

2017-11-22  
Copyright D R Horton Inc.

## Site Photos



View from Dowden Road facing southwest. The property is in the left of the screen, with the adjacent wetland surrounding it.



View from Dowden Road facing right of the screen, with S.R. 417 adjacent to it.



On the subject property, facing north across Dowden Road.



# Findings

Subject to the conditions contained herein, the proposal is consistent with the requirements for approval of the proposed Specific Parcel Master Plan amendment applications contained in Section 65.336 of the Land Development Code (LDC) :

1. The proposal is consistent with the State Comprehensive Plan (Chapter 187, Florida Statutes).
2. The proposal is consistent with the East Central Florida Strategic Policy Plan.
3. The proposal is consistent with the provisions of Chapter 163, Part II, Florida Statutes.
4. The proposal is consistent with the objectives and policies of the City's adopted Growth Management Plan (GMP); particularly, Future Land Use Policy 2.4.4, Figure LU-1, Goal 4 and its associated objectives, policies, and figures.
5. The proposal is consistent with and implements the Southeast Orlando Sector Plan, Chapter 68 of the Land Development Code.
6. The proposal is consistent with the requirements of the East Park PD.
7. The proposal is compatible with the surrounding development and neighborhood pattern.
8. The proposal will not result in demands on public facilities and services that exceed the capacity of such facilities and services since it is subject to Chapter 59 of the City Code, the Concurrency Management Ordinance.

Staff recommends approval of the Specific Parcel Master Plan subject to the conditions below:

## Conditions of Approval

### Growth Management

Recommend Approval with Conditions

#### 1. GENERAL CODE COMPLIANCE

Development of the proposed project shall be consistent with the conditions in this report. Conditions in this report shall supersede conflicting provisions in all codes and ordinances of the City of Orlando. The project shall comply with applicable requirements of the State of Florida, and all other applicable regulatory agencies. All other applicable state or federal permits must be obtained before commencing development.

#### 2. 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.

#### 3. APPROVAL

Approval of the Specific Parcel Master Plan amendment by the Southeast Town Design Review Committee (SETDRC) shall grant the applicant authority to submit an application for site plan/master plan review for a building permit. The application must be submitted within thirty-six (36) months of approval after the PD adoption or the Master Plan shall expire. However, upon written application filed 30 days prior to the expiration date, the Planning Official may renew the Master Plan for one period of up to 12 months providing good cause is shown. This SPMP will not be effective until the associated PD amendment (ZON2017-00010) has been approved by the City Council. If the PD is not adopted the applicant shall withdraw this application.

#### 4. MAXIMUM INTENSITY

The proposed development is 48,000 sq. ft. of office use.

#### 5. BUILDING HEIGHT

The building height is maximum shall be 40' or two stories, consistent with the submitted building elevations.

#### 6. IMPERVIOUS SURFACE RATIO

The maximum ISR for the subject site shall be consistent with the AC-1 zoning district standard of 0.85.

**7. MASTER SIGN PLAN**

A Master Sign Plan shall be required to ensure sign consistency across the Village Center-3 site. The signage plan shall comply with the sign regulations of Chapter 64. Pole signs shall be prohibited and monument signs shall not exceed 10 ft. in height. While signage is shown on the elevations on page 16, signage is not approved as part of this application.

**8. PARKING ALLOCATION**

The PD allows for an increase of parking above the maximum allowed by code. This site plan has a maximum of 192 spaces, there are a total of 226 parking spaces. This increase of 34 spaces is approved as part of this SPMP.

**9. PERVIOUS PAVEMENT/GRASS PARKING**

Pervious pavement or grass parking is approved for use for the 26 overflow parking spaces.

**10. TEMPORARY LAY DOWN/STORAGE AREA**

The construction lay down/storage area on Parcel 2 is approved. Upon completion of the construction of Parcel 1 the materials must be removed. If no project is pending construction on Parcel 2, the lay down/storage area must be covered with vegetation to prevent erosion and runoff.

**Urban Design**

Recommend for Approval With Conditions.

**1. APPEARANCE REVIEW**

An Appearance Review is required prior to building permits being issued. The building elevations and site plan must be amended to adhere to the following conditions. All Urban Design conditions of approval shall be addressed prior to permitting.

**2. SIGNAGE**

All signage shall meet the requirements of LDC Chapter 64.

**3. LIGHTING**

A signed and sealed lighting plan consistent with LDC Chapter 63 Part 2M shall be provided at time of permit submittal.

**4. BUILDING MATERIALS**

The building must be finished with durable, high quality materials that are authentic to the style of architecture for which the building is proposed. All facades shall be finished with the same materials and architectural details. Side and rear building façades that are visible from a public street shall contain architectural detail comparable in appearance and complexity to the front of the building. Durable materials such as stone, brick, or limestone shall be utilized at the base of the building.

**5. ARCHITECTURAL DETAILING**

- a. The architecture must be simplified and clarified. The building should either be symmetrical or there should be more of a dramatic difference.
- b. The design of the entrance has a significant influence on both the appearance and functionality of the building. The entrance must be easy to locate and clearly distinguishable from the rest of the building. Integrate the main entrance of the building (the large mass) with the door and canopy.
- c. Every 20 linear feet of the principal building façade(s) shall be articulated by architectural details. Such details may include windows, canopies, awnings, changes in parapet height, material changes, projections, recesses, or similar features.
- d. Consolidate the shade structures to have the appearance of spanning two windows vs. the one.
- e. A consistent cornice treatment detail must be applied around the entire perimeter of the building.
- f. Window sizes throughout the building should maintain a consistent pattern.
- g. NORTH ELEVATION. Windows on the 2nd floor in the north western corner to increase in size to be consistent in length, and design as the upper windows located on the north eastern corner.
- h. EAST ELEVATION. The smaller windows in length on the 1st & 2nd floor must increase in size to be consistent in length, style and design as the larger windows on the east facade.

**6. BUILDING MASS**

A single, dominant building mass should be avoided. The building elevations must be amended to provide substan-



tial variations in massing which should include changes in height and horizontal plane.

7. *ROOF LINE*

The building elevations must be amended to articulate the roof line as follows: For parapets that conceal flat roofs and rooftop equipment such as HVAC units from all sides, the average height of such parapets shall not exceed an average of fifteen (15) percent of the height of the supporting wall. Parapets shall incorporate a three (3) dimensional cornice or architectural treatment.

8. *PEDESTRIAN WALKWAYS*

Pedestrian walkways must be provided within the parking lot serving commercial per LDC 61.314.

9. *TREES*

Additional plantings and landscape is needed along the west road extension. Continue the row of trees. Street tree planting must continue ~~west down Dowden road~~ adjacent to the development parcel.

10. *DUMPSTER ENCLOSURE/GATES*

Dumpster enclosure/gates: Service areas and dumpster enclosures shall incorporate architectural materials and design details similar to the principal buildings. Service areas shall have gates or screens that shield the areas from view when not in use. Design of gates shall be solid and have architectural interest to complement the building. Landscape screen including low hedge and ground-cover shall be provided to soften the view from the public ROW if stand alone structures.

11. *CROSSWALKS*

All crosswalks at driveways and curb cuts shall be designed with pavers and/or textured/colored concrete or similar treatment to clearly define the pedestrian zones. Thermoplastic paint may be incorporated but shall not meet this condition alone.

12. *TRANSFORMER AREA SCREENING*

Transformer areas outside the building envelope shall be screened on three sides with landscaping and/or a decorative, opaque wall and gates up to 6-feet in height. Landscaping shall include a hedge that is a minimum 36-inches tall at the time of planting and maintained at a minimum 48 inches.

13. *MECHANICAL EQUIPMENT*

All ground mounted and rooftop mechanical equipment shall be screened from view and meet the screening conditions of the Land Development Code. An interior screen wall or parapet for rooftop mechanical equipment is required. The interior screen wall or parapet shall be the same height as the installed mechanical equipment height.

14. *BACKFLOW PREVENTOR*

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.

**Transportation**

Recommend for Approval With Conditions.

1. *CROSSWALK ALIGNMENT*

A crosswalk must be extended from the end of the pedestrian path through the parking lot to the eastern property line of Parcel 1.

2. *PARKING*

Parking lot dimensions meet City Code as shown.

The maximum number of spaces allowed per Code for an office use is 4/ksf of GFA. The submitted layout exceeds this maximum of 192 spaces by 34 spaces.

3. *COMMERCIAL SITE DESIGN INFORMATIONAL COMMENTS*

- a. 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 feet and 8 feet 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 de-

sign 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.

- b. The final site plan shall show the location and size of the on-site solid waste compactor(s) / dumpster(s) with concrete pads, and enclosures with doors. The solid waste container(s) shall not be located adjacent to any single family houses or directly adjacent to the public street. Dumpsters shall be located to provide a minimum 50 feet of clear backup space and constructed per Orlando Engineering Standards Manual (ESM) requirements, OR documentation shall be provided from the City's Solid Waste Division indicating curb pick-up or other approved arrangement. Dumpster pads must provide room for recycling bins.

#### 4. BICYCLE PARKING

Per City Code 61.333 secure bicycle parking spaces must be provided on site for employees (long-term) and the general public (short-term). A minimum of 3 short-term spaces must be provided near the entrance. The racks shall conform to City standards and be located on an impervious surface so as not to interfere with pedestrian or other vehicular movements. A minimum of 2 long-term employee bicycle parking spaces must be provided at a secure location inside the building or otherwise sheltered from the weather. The locations for both types of bicycle parking must be shown on plans submitted to Permitting Services.

#### 5. TRANSPORTATION IMPACT FEES

- a. 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 \$203,376.00, based on the construction of 48,000 sf of office space, 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/transportation-planning/wp-content/uploads/sites/30/2014/03/Ex\\_A\\_2013\\_-Rate\\_Schedule.pdf](http://www.cityoforlando.net/transportation-planning/wp-content/uploads/sites/30/2014/03/Ex_A_2013_-Rate_Schedule.pdf)

- b. 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>

#### 6. SIGNAL MODIFICATION

The signal modifications that will be required at the SR 417 ramp intersection will require approval from both the City Of Orlando and the Florida Expressway Authority. The Developer will be responsible to all costs related to these modifications or additions.

#### 7. LEFT TURN LANE

A left turn for west bound traffic turning into the project is required. The que and storage lengths will follow FDOT Design Standards.

#### 8. CROSS ACCESS EASEMENT AGREEMENT

A cross access easement must be provided for the use of Parcel 2. This easement must include the northern drive aisle and the pedestrian connection through the parking lot. ~~A general easement without specific locations may also be used.~~ This easement may be provided on the plat or by separate recorded document. The location will be approved as part of the review of the plat.

#### 9. SIGNS AND PAVEMENT MARKINGS

All regulatory signs and pavement markings will follow the most current MUTCD requirements at time of permitting.

#### 10. PROJECT ENTRANCES

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 feet and 8 feet 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 Florida Greenbook and the FDOT Design Standards Index. Sight lines shall be provided on both site plans and landscape plans.

#### 11. *CONSTRUCTION WORK*

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 shall 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)

#### **Development Review**

No comments to date.

#### **Police**

Recommend for Approval with Conditions.

##### 1. *DEVELOPMENT PERMIT*

The Orlando Police Department has reviewed the plans to amend the East Park PD located at 10192 Dowden Rd., utilizing 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 four overlapping strategies in CPTED that apply to any development: Natural Surveillance, Natural Access Control, Territorial Reinforcement and Target Hardening.

CPTED conditions will be emailed to the client by the Project Manager with the City. For questions regarding the Orlando Police Department plan review, please contact Audra Rigby at 407.246.2454 or [Audra.Rigby@cityoforlando.net](mailto:Audra.Rigby@cityoforlando.net).

#### **Fire**

Recommend for Approval.

#### **Wastewater**

Recommend approval with conditions

##### 1. *SEWER CAPACITY ANALYSIS*

A sewer capacity analysis shall be provided for review by the Water Reclamation Division to assess the capacity of the gravity sewer and the capacity of City LS 187. The capacity analysis shall evaluate not only the proposed office building but also the future use of the remaining land. Contact Dave Breitrick, P.E. (407 246-3525 or [david.breitrick@cityoforlando.net](mailto:david.breitrick@cityoforlando.net)) to discuss the capacity analysis.

##### 2. *CONSTRUCTION PLANS*

Construction plans shall be reviewed by the Water Reclamation Division prior to permit issuance.

## Informational Comments

#### **Building**

No review required.

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 or construction documents phase.

#### **Fire**

There are no objections to this request.

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.

Be advised that any new construction must adhere to the requirements of the Florida Fire Prevention Code, Fifth Edition, and The City of Orlando Fire Prevention Code.

An approved turnaround shall be provided for fire apparatus where an access road is a dead end in access of 150 ft, and roadways shall have all-weather driving surface, capable of supporting the load of fire apparatus, shall be at least 20 ft. in width, and shall have a minimum vertical clearance of at least 13 ft. 6 in. [NFPA 1 18.2.2.5.4 and NFPA 1 18.2.3.4.1.1 ]

The plan indicates fire hydrants will be required. Because building information is not provided, fire hydrant location and spacing will be reviewed at the time of building permitting. All portions of an unsprinklered building must be within 300 ft hose lay distance of a fire hydrant. All portions of a sprinklered building must be within 500 ft hose lay distance of a fire hydrant. City Code ch 24.27(f)

**Parks**

No review required.

No review is required by the Parks Planner since there will be no residential units as part of this application.

**Solid Waste**

No review required.

# Contact Information

**Growth Management**

For questions regarding Growth Management plan review, please contact Michelle Beamon Robinson at 407.246.3145 or [michelle.robinson@cityoforlando.net](mailto:michelle.robinson@cityoforlando.net).

**Urban Design**

For questions regarding Urban Design plan review, please contact Terrence Miller at 407.246.3292 or [terrence.miller@cityoforlando.net](mailto:terrence.miller@cityoforlando.net)

**Transportation Planning**

For questions regarding Transportation Planning plan review, please contact John Rhoades at 407.246.2293 or [john.rhoades@cityoforlando.net](mailto:john.rhoades@cityoforlando.net)

**Transportation Engineering**

For questions regarding Transportation Planning plan review, please contact Lauren Torres at 407.246.3220 or [lauren.torres@cityoforlando.net](mailto:lauren.torres@cityoforlando.net)

**Transportation Impact Fees**

For questions regarding and information regarding Transportation Impact Fee rates, please contact Nancy Ottini at 407.246.3529 or [nancy.jurus-ottini@cityoforlando.net](mailto:nancy.jurus-ottini@cityoforlando.net)

**Engineering/Zoning**

For questions regarding Concurrency Management contact Keith Grayson at 407.246.3234 or [keith.grayson@cityoforlando.net](mailto:keith.grayson@cityoforlando.net). To obtain plan review status, schedule/cancel an inspection and obtain inspection results, please call PROMPT, our Interactive Response System at 407.246.4444.

**Police**

For questions regarding Police plan review or to obtain a copy of the brochure, please contact Audra Rigby at 407.246.2454 or [audra.rigby@cityoforlando.net](mailto:audra.rigby@cityoforlando.net).

**Fire**

For any questions regarding fire issues, please contact Charles Howard at 407.246.2143 or [charles.howard@cityoforlando.net](mailto:charles.howard@cityoforlando.net). 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@cityoforlando.net](mailto:don.fields@cityoforlando.net).

**Parks**

For questions regarding Parks Plan Review issues contact Denise Riccio at 407.246.4249 or [denise.riccio@cityoforlando.net](mailto:denise.riccio@cityoforlando.net) or Justin Garber at [Justin.garber@cityoforlando.net](mailto:Justin.garber@cityoforlando.net).

# Review/Approval Process—Next Steps

1. Southeast Town Design Review Committee (SETDRC) meeting.
2. SETDRC meeting minutes scheduled for review and approval by City Council.
3. Master Plan becomes effective.
4. Plat.
5. Building permits.