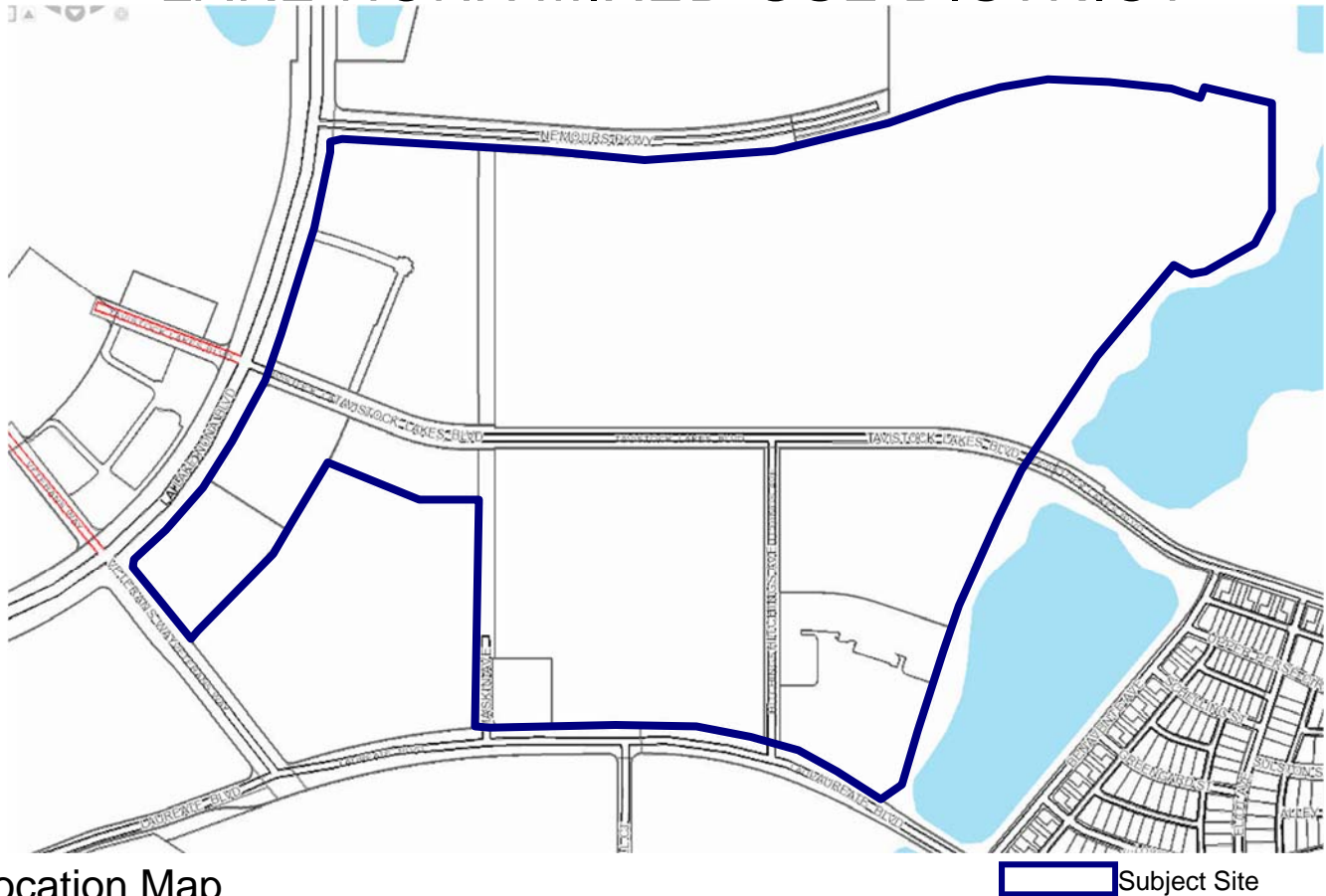


April 12, 2018
Staff Report to the Southeast Town
Design Review Committee

CASE #MPL2017-10047
SUB2017-10055
Item # 3

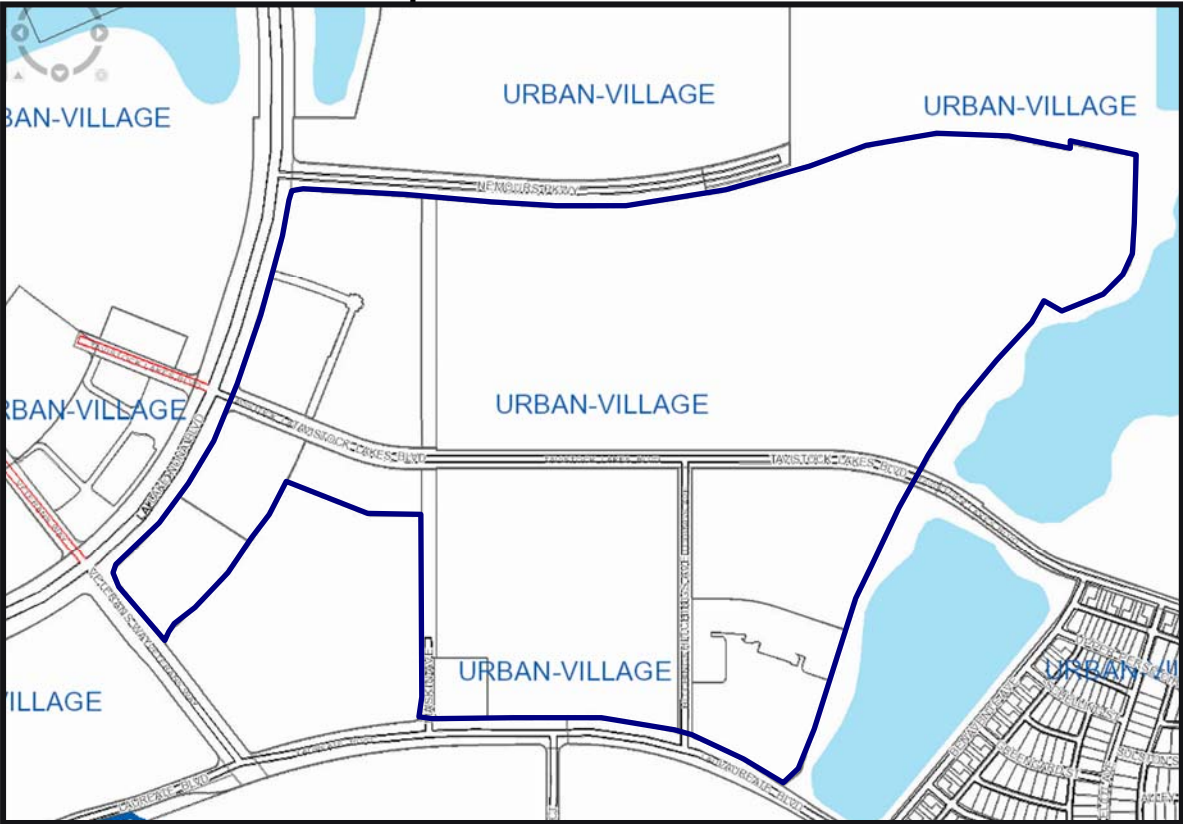
LAKE NONA MIXED-USE DISTRICT



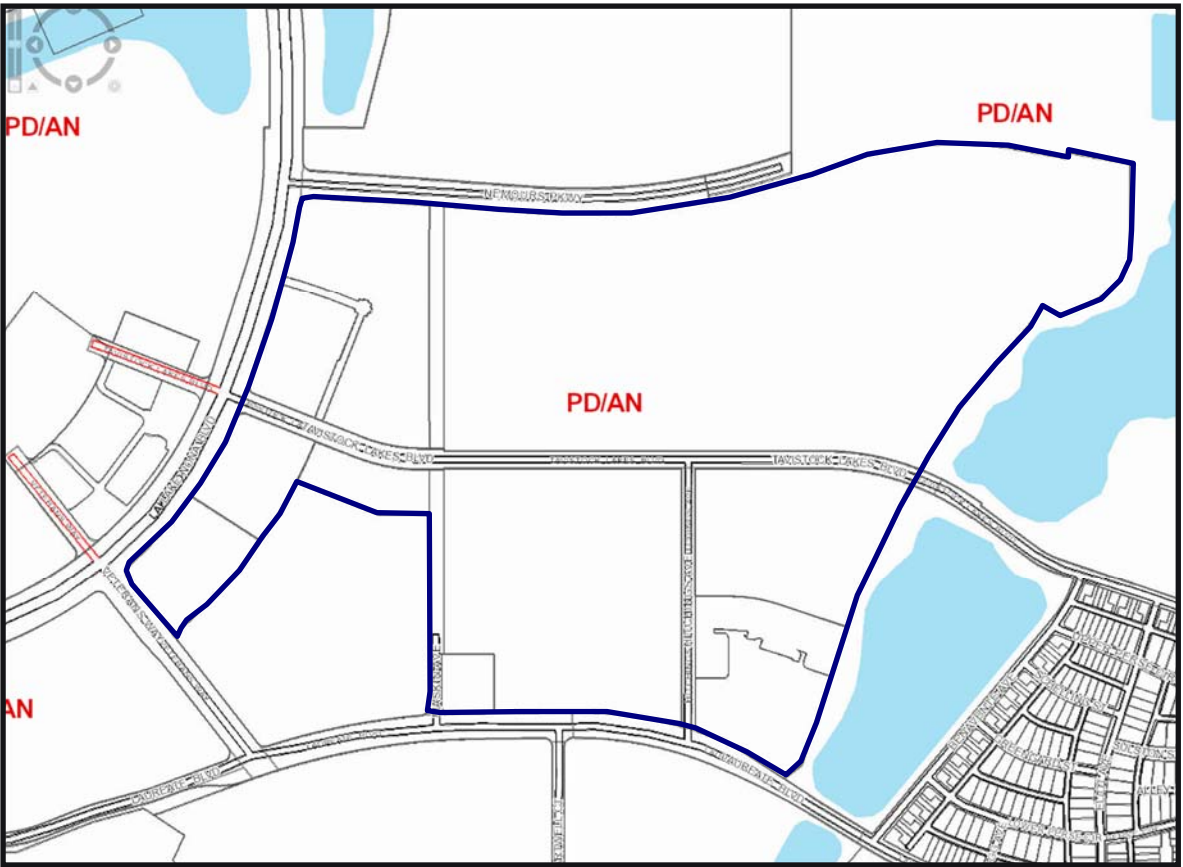
SUMMARY

<p>Owner James Zboril Lake Nona Land Company, LLC</p> <p>Applicant Heather Isaacs Tavistock Development Co., LLC</p> <p>Project Planner Colandra Jones, AICP</p> <p>Updated: April 20, 2018</p>	<p>Property Location: The subject property is located south of Nemours Parkway, north of Laureate Boulevard, east of Lake Nona Boulevard, and west of Benavente Avenue (±177 acres, District 1).</p> <p>Applicant's Requests:</p> <ol style="list-style-type: none"> 1. Specific Parcel Master Plan (SPMP) amendment for the Lake Nona Mixed Use District to address land use mix, define blocks, streets and park space. 2. Major Preliminary Plat for the Lake Nona Mixed Use District. 	<p>Staff's Recommendation: Approval of the request, subject to the conditions in this report.</p>
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Future Land Use Map



Zoning Map



Master Plan Analysis

Project Description

The subject site is located south of Nemours Parkway, north of Laureate Boulevard, east of Lake Nona Boulevard, and west of Benavente Avenue, and is approximately 177 acres in size. The site is currently designated Urban Village on the Official Future Land Use Map and is zoned PD/AN. The site is within the Lake Nona Development of Regional Impact (DRI parcels 22b, 23b, and 24a) and is designated as “Village Center/Urban Transit” on the Lake Nona DRI Map H/PD Development Plan.

This proposed SPMP amendment updates the Lake Nona Mixed Use District framework plan. The updated SPMP depicts various blocks and list proposed uses within each block. It also provides locations of potential open space areas within the framework plan.

Previous Actions:

- January 2014—The Southeast Town Design Review Committee (SETDRC) approved the Lake Nona Mixed Use District SPMP to provide guiding principles for the mixed use district. It established street hierarchy to prioritize the location of primary building facades as well as identify appropriate locations for parking and service access. It also defines a series of setbacks for residential and non-residential uses to guide landscape, building placement and massing (Case #MPL2013-00040).

Major Subdivision

According to Section 65.425 of the Land Development Code, *“The purpose of the Major plat review process is to ensure compliance with the City’s Land Development Code and the City’s Comprehensive Growth Management Plan. This process also provides for a complete review of technical data and preliminary construction and engineering drawing for proposed subdivisions that are not eligible for a waiver of the platting requirements and that require construction of streets or public improvements. The review includes evaluation of potential impacts on both the site and surrounding areas, and resolution of planning, engineering, and other technical issues so that development may proceed.”*

The proposed plat is for a small portion of the mixed use district. It is for approximately 12.7 acres and it includes the Lake Nona Medical Office Building site which was approved by the SETDRC on February 8, 2018 (MPL2017-10050), and the roads to the north, east and west of this site. It also depicts a spine road on the east side of the site that leads to the lift station parcel that is north of Nemours Parkway and east of Nemours Children’s Hospital.

Project Context

The subject property is located within the Lake Nona DRI/PD, a community in the southeast section of Orlando. More specifically, the site is located within the planned Lake Nona Mixed Use District. A majority of the property is currently vacant, however, the Landon House apartments on the west side of the district is completed, and the Gatherings active adult living multi-family is under construction on the southeast side of the district. The site is designated as “Village Center/Urban Transit Center” in the DRI/PD. The Urban Village future land use designation surrounds the subject site. Existing uses around the subject site include Nemours Children’s Hospital to the north, Laureate Park Residential Neighborhood to the east, VA Hospital and UCF Medical School to the south, and the Lake Nona Town Center to the west. The mixed use district development would be compatible with the surrounding uses.

Table 1—Project Context

	Future Land Use	Zoning	Surrounding Use
North	Urban Village	PD/AN	Nemours Children’s Hospital
East	Urban Village	PD/AN	Laureate Park Residential Neighborhood
South	Urban Village	PD/AN	VA Hospital & UCF Medical School
West	Urban Village	PD/AN	Lake Nona Town Center

Conformance with the GMP

The proposed Mixed Use District 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), Subarea Policies S.35.3 and S.35.4, along with Goal 4 and its associated goals, objectives and policies. The Village Center/Urban Transit Center has a required mix of uses, block size, and street frontage. Coordination of service areas, alleys, and primary pedestrian-oriented streets is needed across parcels. The intent of this overall SPMP is to address principles of development for the entire area.

Master Plan Analysis

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” and “Village Center/Urban Transit Center” in the Lake Nona DRI/PD. According to LDC Section 68.200 (a) (2), Village Center/Urban Transit Center (VC/UTC District) is described as such: *“Village Center districts shall be developed as important destinations for each Residential Neighborhood, providing a variety of shops, services, restaurants, and civic facilities that serve the needs of the surrounding neighborhoods.”*

Mixed Use Center Guidelines

According to LDC Figure 68-A, development within the Village Center/Urban Transit Center designation is required to meet Traditional Design standards. The street hierarchy, block standards, guidelines for building height, maximum setbacks, parking, minimum building frontage, ISR was established for residential and non-residential uses in the previous SPMP (Case #MPL2013-00040). This SPMP updates the overall Mixed Use District Block Plan and provides a framework open space plan. Individual SPMPs within this Mixed Use District will be reviewed with the previously approved standards and the proposed updated guidelines within this SPMP amendment.

Block Standards

According to LDC Section 68.201, there are four types of mixed use centers within the Southeast Plan. Their development standards are based on a simple set of “Block” Standards. More detailed building type, street, and open space standards apply in the mixed-use centers. Each mixed-use center (Town, Village, Neighborhood or Residential Center) shall be developed as a series of complete blocks within interconnected streets bordering four sides. Each area must contain a minimum mix of the different block types: mixed-use, residential, office or civic blocks. The different block types each have standards for maximum size, allowable uses, minimum intensity or FAR (floor area ratio), minimum building street frontage, building height, and parking ratios.

Block Size and Mixture of Uses

The maximum block size for the Mixed Use District is 7 acres. The applicant has provided a Mixed Use District Block Plan which identifies the various blocks with the district and depicts the acreage of each of these blocks. The charts and graphics on Pages 5-7 provides this information. There are many blocks within this plan that meet the maximum block size of 7 acres. However, there are two blocks (Block 1B and Block 1E) that exceed this maximum. Block 1B is 8.95 acres and is a mix of medical uses and residential, and Block 1E is 8.05 acres and is a civic (library) and an assisted living use. The applicant is requesting the approval of the grid and urban form as it is shown on the graphic, rather than a strict requirement that each block be a maximum of 7 acres. The average block size is 5.6 acres, thus, meeting the requirement.

The mix of uses for Mixed Use Blocks shall be 15% to 40% of the Village Center/Urban Transit Center with 30-80% retail, cinema, or hotel required each block, 20-70% other. Office Blocks shall be 0% to 30% of the Center with a maximum of 10% retail. Residential Blocks shall be 40% to 75% of the Center and Civic Blocks shall be 10% of Center. The previously approved SPMP allowed the mixture of uses be applied to the Mixed Use District as a whole instead of on a block by block basis. According to the Mixed Use Plan, 58% of the Village Center is comprised of Mixed Use Blocks, 33% is comprised of Residential Blocks, and 9% accounts for Civic Blocks. The Mixed Use Blocks exceed the maximum of 40% allowed for mixed use. However, the plan does not specifically depict Office Blocks. As individual SPMPs for various blocks are proposed, some of the Mixed Use areas may become more specific and be either Mixed Use or Office Blocks. As the Office Blocks are introduced, the percentage of Mixed Use Blocks will decrease overall.

Density and FAR

According to LDC Section 68.201 the density and FAR are based on the net block size and measured per block. For the mixed-use blocks, the residential square footage shall be added to the commercial development for a total block FAR. The density shall be 7 du/ac at a minimum and 25 du/ac at a maximum. Furthermore, according to Future Land Use Policy 4.1.9, there is a minimum intensity of 0.3 FAR and no maximum intensity for traditional design standards. However, with this proposed SPMP, instead of the density/intensity being calculated per parcel, it will be calculated for the overall Village Center/Urban Transit Center. The conceptual development program is 3,501 du and 1,607,871 sq. ft. of non-residential.

The proposed Block Plan is conceptual in nature, therefore, some of the required square footages of residential and non-residential uses are not depicted in the chart. To be consistent with LDC Section 68.201, Mixed Use Blocks 1B, 1C, 2C, 3C, 3D, and 4C needs the square footages for the residential units. Also, Mixed Use Blocks 3E, 4B, and 4C need square footages for both residential and non-residential uses. However, with the information provided in the Block Plan, the Residential Blocks equates to 12 du/ac and the overall Mixed Use Blocks have a FAR of 0.56. This meets the density and intensity requirement. For this district, staff will track the density/intensity of each development as SPMPs are submitted and approved.

Open Space Plan

The conceptual open space plan can be found on page 7 of this report. It depicts a total of 7.41 acres throughout the district with plazas within blocks, urban greens and lake front open space on the east side of the mixed use district. Of it, 6.12 can be categorized as parks (Block 1D, 1 North & 2 South). In the conceptual plan, there are approximately 3,501 du. There are some approved development programs within this district with residential components: the Gatherings with 216 du, the Pixon with 202 du and Landon House with 269 du. The grand total of residential units anticipated for this district is 4,188. The Level of Service (LOS = 3.25 acres per 1,000 population) demand for Neighborhood Parks in this district will be 13.6 acres. As the plan is proposed currently, it will not meet the LOS for parks. It will need another 7.48 acres to meet the demand of 4,188 du.

Overall Framework Plan



Block 1		USE	PARCEL ACRES	BUILDING SF	UNITS	PARKING SPACES	
BLOCK 1A	Condo		3.32	381,212.10	282		
	Parking Structure			143,140.80		409	
		Block Acreage: 3.32 — Block Type: Residential					
BLOCK 1B	Amb.surg. ind living.radiology		1.98	130,000.00			
	MOB		1.13	80,000.00			
	Tuckunder		2.86		111	67	Tuck under Building
	Surface Parking		2.96			100	Surface parking
		Block Acreage: 8.95 Block Type: Mixed Use					
BLOCK 1C	Amb.surg. ind living.radiology		0.93	76,200.00			
	MOB		1.09	80,000.00			
	Tuckunder		2.19		86	32	Tuck under Building
	Surface Parking					77	Surface parking
		Block Acreage: 4.21 Block Type: Mixed Use					
BLOCK 1D	Senior Center		1.23	36,000.98			
	Urban Green		1.60				
	Memory care		1.14	38,964.80			
	Surface Parking					337	
		Block Acreage: 3.99—Block Type: Mixed Use					
BLOCK 1E	ALF		6.93	364,083.94			
	Library		1.10	13,400.00			
		Block Acreage: 8.05 — Block Type: Mixed Use					
BLOCK 1FA	School		4.93	41,821.79			
		Block Acreage: 4.93 — Block Type: Civic					
BLOCK 1FB	Condo		4.30	432,461.10	320		
	Parking Structure			162,000.00		463	
		Block Acreage: 4.3 — Block Type: Residential					
BLOCK 1G	Condo		4.64	399,809.76	296		
		Block Acreage: 4.64 — Block Type: Residential					

03C District

Block Type: **Residential**

Block Acreage: **6.08** — Block Type: **Mixed Use**

Overall Framework Plan

Block 4		USE	PARCEL ACRES	BUILDING SF	UNITS	PARKING SPACES	
BLOCK 4B	Memory care		3.02			174	
	Surface Parking					60	Tuck under Building
	Tuckunder		3.06		100	90	Surface parking
BLOCK 4C	ALF		1.99				
	Acute		1.05				
	Tuckunder		1.15		36	22	Tuck under Building
	Cityhomes		0.92		14	32	Surface parking
BLOCK 4D	Surface Parking		1.21			200	
	Restricted Condo		0				

Block Acreage: 6.08
Block Type: Mixed Use

Block Acreage: 6.32
Block Type: Mixed Use

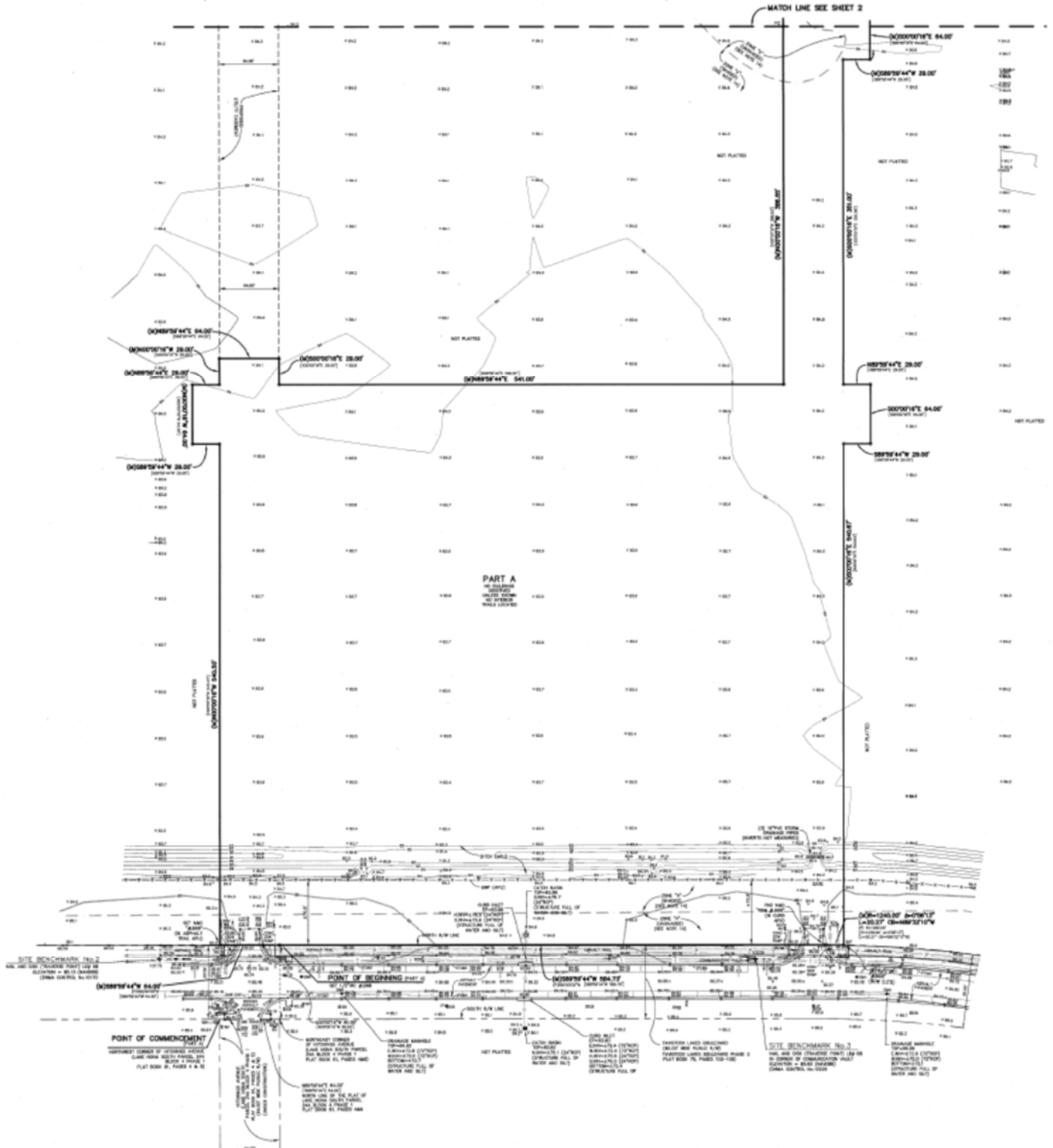
Block Acreage: 9, The Gatherings SPMP
216 du

Open Space Framework Plan

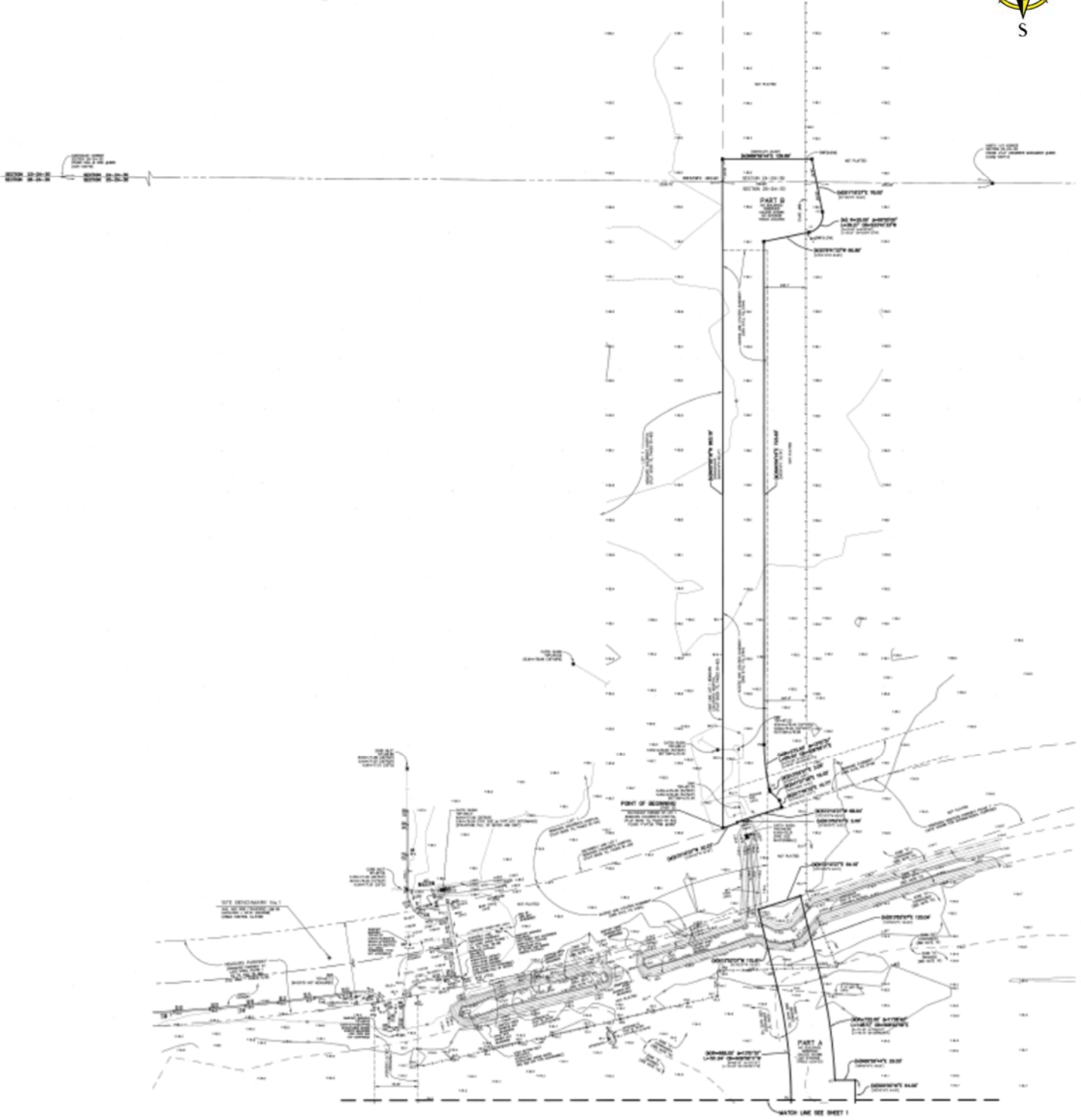


GREEN AND OPEN SPACE			Acres
PLAZAS	Plaza 1		0.11
	Plaza 2		0.11
	Plaza 3		0.14
	Plaza 4		0.07
	Plaza 5		0.07
	Total		0.50
URBAN GREEN	Block 1D		1.60
	1 South		0.78
	Total		2.39
OPEN SPACE - LAKE FRONT	1 North		2.27
	2South		2.26
	Total		4.52

BOUNDARY SURVEY



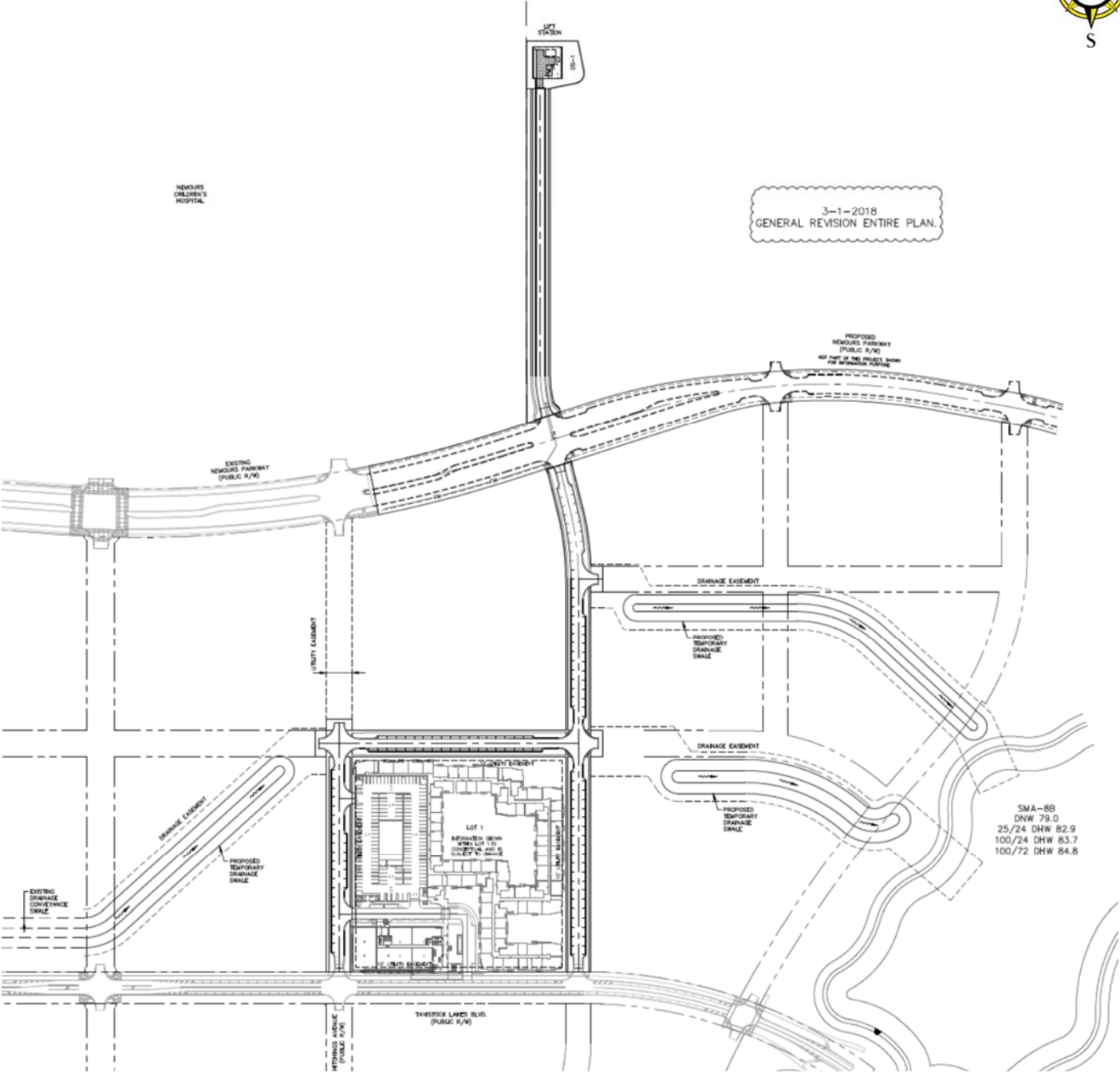
BOUNDARY SURVEY



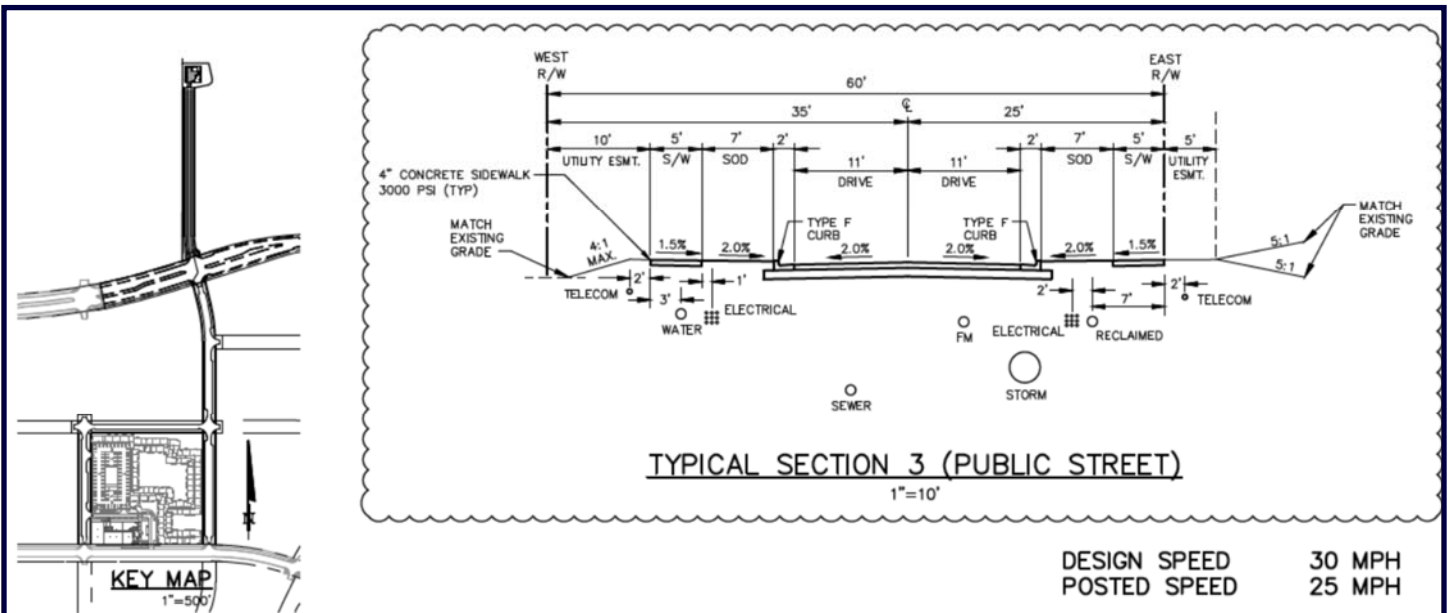
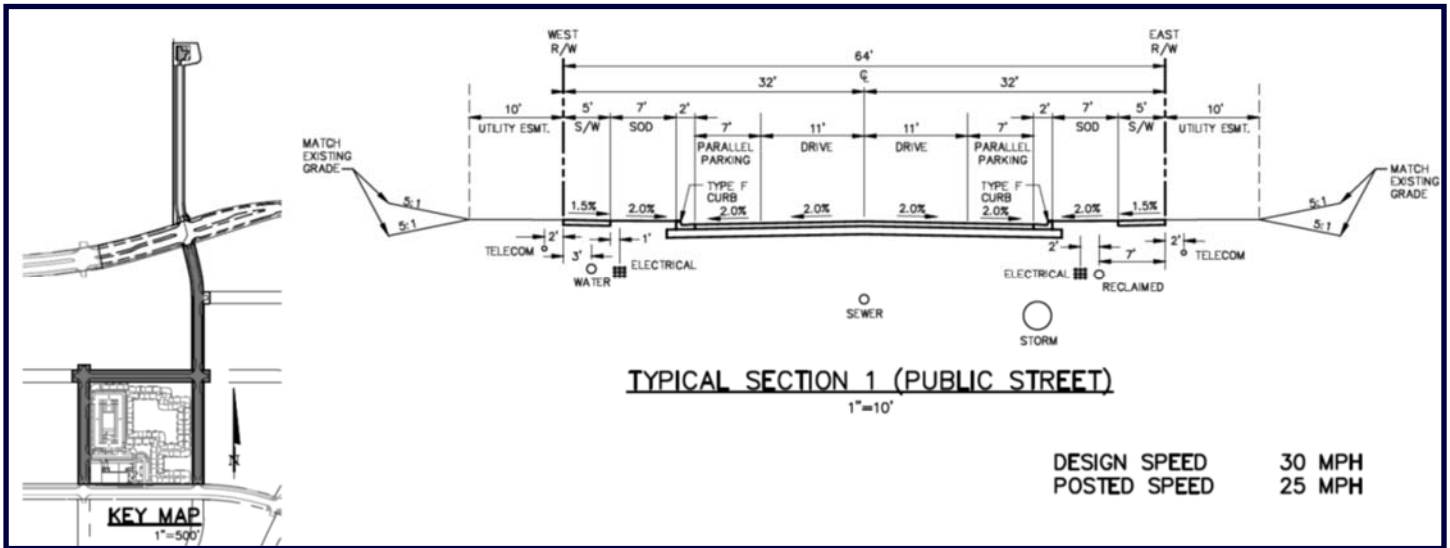
PRELIMINARY PLAT



3-1-2018
GENERAL REVISION ENTIRE PLAN.



ROAD CROSS SECTIONS



Findings

Subject to the conditions contained herein, the proposal is consistent with the requirements for approval of the proposed Specific Parcel Master Plan applications contained in Section 65.336 and with the requirements for approval for Major Subdivision Plat applications contained in Section 65.425 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 Lake Nona DRI/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 and Preliminary Subdivision subject to the conditions below:

Conditions of Approval

City Planning

1. *SUBJECT TO CODES –ZONING*

Except as provided herein, the development is subject to all codes and ordinances of the State of Florida, City of Orlando, and all other applicable regulatory agencies.

2. *DEVELOPMENT REQUIREMENTS*

Except as modified herein, the project shall be developed in accordance with the requirements of the Growth Management Plan, Chapter 68 of the Land Development Code, the Lake Nona PD, and any other pertinent provisions of the Conventional LDC, and all previous agreements and conditions of MPL2013-0040 not addressed in this staff report between the City and property owner.

3. *APPROVAL*

Approval of the Specific Parcel Master Plan by City Council 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 of the Specific Parcel Master Plan (by the City Council) 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.

4. *DEVELOPMENT PERMITS*

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.

5. *BLOCK STANDARDS*

The maximum block size for the Mixed Use District is 7 acres. However, two blocks (Block 1B and Block 1E) exceed the maximum block size standard. Staff supports the alternative standard for the framework plan approval of the grid and urban form as it is shown, rather than the requirement that each block be a maximum of 7 acres.

6. *MIXTURE OF USES*

The mixture of uses may be applied to the Mixed Use District as a whole instead of on a block by block basis. As individual SPMPs for various blocks are proposed, the Mixed Use standards shall be tracked to determine if the mix meet the standards for the overall district.

Conditions of Approval

City Planning (cont.)

7. *DENSITY AND FAR*

The density and FAR are based on the net block size and measured per block. For the mixed-use blocks, the residential square footage shall be added to the commercial development for a total block FAR. The development chart must be revised to include the following: Mixed Use Blocks 1B, 1C, 2C, 3C, 3D, and 4C needs the square footages for the residential units, and Mixed Use Blocks 3E, 4B, and 4C need square footages for both residential and non-residential uses. The density shall be 7 du/ac at a minimum and 25 du/ac at a maximum. The density/intensity shall be calculated for the overall Village Center/Urban Transit Center instead of per parcel. The entire district shall have a minimum intensity of 0.3 FAR.

8. *RECORDING OF THE FINAL PLAT*

The final major plat shall be reviewed by City Planning to determine if all conditions are met prior to the recording of the plat.

Transportation

1. *COMPLIANCE*

All aspects of the site plan are required to conform to all applicable minimum standards set forth in the editions of the City Code and the City Engineering Standards Manual that are in force at the time of any construction of this project.

2. *NETWORK CONFIGURATION*

- a. On street parking locations will meet the FDOT offsets found in the Florida Design Manual Chapter 212.
- b. Intersection traffic control within the proposed Public Right-Of-Way is subject to review and approval by Transportation Engineering.
- c. The minimum separation between driveways and intersections for all of the streets within the District is 125 ft. These requirements will only allow a maximum of 2 driveways per block throughout most of the District.
- d. Typical Section 3, the road shall be posted as "No Parking".
- e. Due to concerns with speeding and pedestrian and bicyclist safety, Transportation Department is requiring that raised crosswalks be placed at locations where the cross section changes and where there are pedestrian and bicyclist attractors. Initial review indicates that 6 to 8 raised crosswalks would be appropriate throughout the District. The City Transportation Engineer reserves the right to review and approve the final locations of the raised crosswalks.
- f. The offset intersection with Centerline Drive proposed at the rectangular open space one block north of Laureate Boulevard will need to be reconfigured. There are several possible options for this reconfiguration. These include, shifting the rectangular area east so that it falls between Centerline Drive and the North/South street to the east so that the approach at Centerline Drive can still be a single aligned street, or shifting the rectangular area west with lobes on each side, Centerline Drive bisecting the open area, and creating two intersections with opposing one way streets. Other options will also be considered.
- g. The intersection of Nemours Parkway and Centerline Drive must be designed for possible signalization. If warrants are met, this signal installation may be required at the time of roadway construction.

3. *TRANSPORTATION IMPACT FEES*

For questions and information regarding Transportation Impact Fee rates you may contact Nancy Ottini at (407) 246-3529 or nancy.jurus-ottini@cityoforlando.net

Any new construction, change in use, addition, or redevelopment of a site or structure shall be subject to a review for Transportation Impact Fees. A Transportation Impact Fee will be due at the time of building permit issuance, subject to the rate in effect at the time of 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

Conditions of Approval

Transportation (cont.)

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 may be available for the previous active uses being removed for the construction of the new building(s).

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.

Parks

1. The two wide traffic medians located within the project will not be counted as parks due to safety concerns, but will count towards open space requirements.
2. The linear parks on the east side of the project area should include active amenities, such as fitness equipment, a community garden, etc., to entice people to use the parks.
3. The parks will be required to be approved through a SPMP review prior to or with the residential SPMPs.
4. The overall Mixed Use District must meet the minimum Neighborhood Parks Level of Service. Currently, 6.12 acres of parks are proposed for 4,188 dwelling units. This would produce a deficit of 7.48 acres of parks for this district.

Engineering/Zoning

1. Within the roadway network, intersection should be designed to accommodate large turn radius, for Fire Apparatus and delivery trucks.
2. 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.
3. The owner/developer is required to design and construct an on-site storm water system in accordance with the approved Master Drainage Plan. Approval from South Florida Water Management District is required. The system is to be privately owned and maintained.
4. The owner/developer needs to provide a flow-thru easement to the City of Orlando for the purpose of accepting Storm Water run-off from publicly dedicated roadways into their private retention system.
5. 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.
6. This project will require a Florida Department of Environmental Protection (FDEP) permit for the sanitary sewer collection system.
7. Where building are located less than 10' from the side property lines, gutters and down spouts shall be used in order to reduce offside runoff onto public property.
8. The City Council Adopted the Engineering Standards Manual (ESM), Fifth Edition on April 18, 2016. All plans must conform to the ESM and all construction must be accomplished in accordance to the ESM.
9. All future elevation shown on a boundary/topographic survey shall use the North American Vertical Datum of 1988 (NAVD 88).
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.

Informational Comments

Engineering/Zoning (cont.)

11. This property is required to plat in accordance with Section 65.401 of the City's Land Development Code prior to the issuance of building permits.
12. In accordance with Federal Emergency Management Act (FEMA) requirements; a letter of map revision maybe required by the owner or engineer as part of this application review.
13. If this site is located within a floodplain, the finished floor elevation must be one (1) foot above the 100' flood elevation. Any flood storage volume displaced by the building must have compensating storage.
14. 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. The dumpster must have a minimum opening of 12' wide and a clear depth of 10' forward of any bollards within the enclosure. Note: where dual dumpster is to be installed a minimum opening of 24' is required unless previously approved by Solid Waste. 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.
14. The owner/developer is required to pay the Sewer Benefit Fee in accordance with the Sewer Service Policy and Chapter 30 of the Land Development Code.
15. As per Section 61.225 of the Land Development Code, a 5 foot wide concrete sidewalk is required along all dedicated rights-of-way. Any existing sidewalk damaged or broken is to be repaired.
16. The Orlando City Council approved a Resolution at the January 27, 1997 City Council Meeting. Section 61.226 of the City's Land Development Code provides for a Street Tree Trust Fund. The developer is responsible for the installation of street trees prior to final of the building permit. The Street Tree specifications are 12'-14' height of canopy tree.
17. The proposed name of the new street shall be submitted to the Engineering Bureau for review for duplication of established street names, same sounding name, type of spelling, etc., in accordance with the City Land Development Code, Sections 58.64c34 (b) and 58.3122.

Building/Fire

TRC fire code review is preliminary in nature and is not considered a full life safety or architectural review. It is intended to expose or prevent evident design deficiencies with State and City Fire Codes. The building design, floor plans, egress system, fire protection systems and MEP 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, Sixth Edition, and The City of Orlando Fire Prevention Code Chapter 24.

Design of buildings must account for fire department access. The access road itself must extend 50 feet from at least one exterior doorway to allow access to the building's interior. Any portion of the building or exterior wall of the first story shall be located not more than 150 ft from the fire department access road as measured by an approved route around the exterior of the building or facility. The distance can be increased to 450ft. if the building is protected by an automatic sprinkler system. [NFPA 1.18.2.3.2.2 and NFPA 1.18.2.3.2.2.1]

An approved turnaround shall be provided for fire apparatus where an access road is a dead end in access of 150 feet, and roadways shall have all-weather driving surface, capable of supporting the load of fire apparatus, a minimum 20 feet in width, and 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 chapter 24.27(f)

Informational Comments

Water Reclamation

The following shall be incorporated into the preparation of construction plans for review by the Water Reclamation Division prior to permit issuance:

1. The City owned sewer mains to be installed within an easement as depicted on Plat sheet 4 (until the Public Street is constructed in the future) shall have a stabilized base suitable for access with heavy equipment.
2. On the typical cross-sections depict the location of force mains where applicable.
3. The construction plans shall depict the size and location of existing gravity sewer mains, reclaimed water mains and force mains. Sheet 4 of the Plat does not match the City's records with regard to existing Water Reclamation facilities.
4. A variance for relief from ESM Section 9.02.01(E) will be required for the sewer mains proposed with less than minimum design slope; and from 9.02.01(H)(10) for sewer mains proposed deeper than 15'.
5. No trees shall be placed within 10' of sanitary sewer lines (mains and laterals), reclaimed water mains, and force mains.
6. The applicant shall reference the January 2016 Sewer Master Plan prepared for Lake Nona and verify that the downstream sewer mains and lift station have sufficient capacity to support the proposed development density and wastewater flow generated as a result of this Master Plan. Calculations shall be prepared to support the design of the proposed new lift station to be installed in conjunction with this Master Plan for review by the Water Reclamation Division.

Contact Information

City Planning

For questions regarding City Planning plan review, please contact Colandra Jones at 407.246.3415 or colandra.jones@cityoforlando.net.

Transportation

For questions regarding Transportation Planning plan review, please contact John Rhoades at 407.246.2293 or john.rhoades@cityoforlando.net

Parks

For questions regarding Parks plan review, please contact Denise Riccio at 407.246.4249 or denise.riccio@cityoforlando.net

Engineering/Zoning

For questions regarding Engineering/Zoning plan review, please contact Keith Grayson at 407.246.3234 or keith.grayson@cityoforlando.net

Building/Fire

For questions regarding Building or Fire plans review, please contact Charles Howard at 407.246.2143 or charles.howard@cityoforlando.net.

Water Reclamation

For questions regarding Water Reclamation plans review, please contact David Breitrick at 407.246.3525 or david.breitrick@cityoforlando.net.

Review/Approval Process—Next Steps

1. SETDRC minutes scheduled for review and approval by City Council.
2. Final Plat Review
3. SPMP Review and approval by SETDRC for individual blocks and/or building sites.