

<p>Owner</p> <p>Linda G. Kassof CD83 Contractor's Business Park, Ltd.</p>	<p>Property Location: 2140 N. John Young Pkwy., south of Silver Star Rd., west of N. John Young Pkwy., and north of W. Princeton Rd. ±40.94 acres (District 5).</p>	<p>Staff's Recommendation: Approval of the request subject to the conditions in the staff report.</p>
<p>Applicant</p> <p>Edgardo Garcia-Luna, Lochrane Engineering</p>	<p>Applicant's Request: Part C. Framework Master Plan request to allow three (3) commercial outparcels (lots 2, 3 & 4), an interior service road and storm water ponds on a 15.82 ac. portion of property and a Specific Parcel Master Plan to allow 5 warehouse/storage buildings (up to +176,025 sq. ft.), on lot 1 of the subject property.</p>	<p>Public Comment Courtesy notices were mailed to property owners within 300 ft. of the subject property the week of February 5, 2018. As of the published date of this report, staff has not received any comments from the public concerning this request.</p>
<p>Project Planner</p> <p>Jacques Coulon Planner II</p>	<p>Updated: February 9, 2018</p>	

Project Analysis

Project Description

This application is a three-part petition. In part A the applicant is seeking to change the future land use of a portion of the subject property from Conservation to Urban Activity Center (GMP2017-10018); part B of the application is related to the applicants desire to rezone a portion of the site from C/W to AC-2/W (ZON2017-10011); part C of the application is a request for a framework master plan over the entirety of the subject property and a specific parcel master plan over that portion of the property labeled as “lot 1”. Phase 1 of the project area seeks to utilize a portion of the property that is undergoing rezoning and a FLU amendment for storm-water retention. As such even though the lot 1 area is already zoned for the proposed uses no work may begin on this property until both the Rezoning and Future Land Use amendment have been adopted.

As part of phase 1 of the master plan, the applicant is seeking to build a single wholesale/distribution building fronting on Wal Mart Plaza as well as 4 multi-tenet contractor’s buildings to the rear of the main building. Each of these buildings will be around 31,350 sq. ft. for a total of 125,400 sq. ft. within these 4 buildings. Each of these buildings will contain 19 “contractor’s units” designed to be rented out by contractors to use for storage as well as office space. The property is located in the Princeton/Silver Star neighborhood.

Previous Actions:

- 1987: Property annexed into the City of Orlando.
- 2000: Rezoning and Master Plan from H to AC-2 and H to C to allow the construction of 83,500 sq. ft. of trucking related facilities including sales offices, service areas, and vehicle repair (ZON2000-00041; MPL2000-00019; +/-47 ac.).
- 2003: Conditional Use Permit and Master Plan approval to allow phased development of a business park including wholesale distribution and intensive service uses (CUP2003-00004; +/-68.97). CUP expired in August 2004.
- 2006: GMP amendment from Conservation and Urban Activity Center to Urban Activity Center and Industrial (+/-15.11 ac.) as well as rezoning from H (Holding), C (Conservation), and AC-2 (Urban Activity Center) to I-G (General Industrial) (+/-15.11 ac.). This amendment was part of a larger +/-44.1 ac. master plan which included 12,995 sq. ft. of secondary retail, 146,007 sq. ft. conservation easement (GMP2005-00037; ZON2005-00044).
- 2006: Master Plan to allow construction of the existing Wal Mart (MPL2006-00038).
- 2006: Major Subdivision Plat that created two lots and wetlands tract with easement.
- 2008: GMP amendment to change the future land use designation from Industrial to Urban Activity Center to Urban Activity Center as well as rezone subject site from I-G/W to AC-2/W (+/-14.7 ac.; GMP2008-00026 and ZON2008-00026).
- 2016: Determination to allow showroom uses at 2214 N. John Young Parkway; 3.0 acre (Outside of proposed master plan area-Lot B).

Project Context

The property is located at the northwestern corner of N John Young Parkway and W Princeton Street. The property currently is split between Conservation and Urban Activity Center Future Land Uses and between Conservation and AC-2/W for zoning. The property is surrounded by a mix of primarily Industrial uses with warehousing located to the north, west, and south, Lynx operates a fleet maintenance facility to the east of the site. Walmart operates a big box store at the corner of N John Young Pkwy. and W Princeton St. with the subject property wrapping around the north and western sides of the store property. The proposed uses on lot 1 of warehouse and warehouse distribution are compatible with the existing uses surrounding the site. Staff anticipates that lots 2-4 will be used for restaurant or retail and given the proximity to W Princeton St. these or similar uses will be an appropriate use. Additional details on surrounding properties can be found in Table 1 below.

Table 1—Project Context

	Future Land Use	Zoning	Surrounding Use
North	INDUST (Industrial)	I-G/W	Warehouse, Self-Storage
East	UR-AC (Urban Activity Center)	AC-2/W	Wal-Mart, Lynx Fleet Management (across N John Young Pkwy.)
South	UR-AC & CONSERV (Conservation)	AC-2/W, I-P/W, C/W	Wal-Mart, Warehouse/Conservation (Across Princeton)
West	INDUST & CONSERV	I-G/W	Warehouse

Master Plan Criteria (Land Development Code (LDC) Section 65.335)

The Municipal Planning Board and City Council shall consider the following factors in their review of Master Plan

applications:

1. Purpose and Intent. The purpose and intent of the use and all other requirements of the LDC.
2. Growth Management Plan (GMP). The consistency of the proposal with all applicable policies of the City's adopted GMP.
3. Use and District Requirements. The proposal must conform to the requirements of the zoning district(s) in which it is located and, where applicable, to the requirements of Chapter 58 for the particular use or activity under consideration.
4. Performance and Design Regulations. The proposal must conform to all applicable performance and design regulations of LDC Chapters 58, 60, 61, and 62.
5. Public Facilities and Services. Necessary public facilities (both on- and off-site), such as transportation, sanitation, water, sewer, drainage, emergency services, education, recreation, etc. will be adequate to serve the proposed use.

Conformance with the GMP

As detailed in LDC Sec. 58.340 the AC-2 district encourages development to achieve a mixture of land uses and an intensity at or near to the maximum permitted by the Future Land Use Map Series so that public services and facilities can most efficiently be provided.

LDC Sec. 58.341 details that the AC-2 district is “intended to provide for concentrated areas of community-serving commercial, office, residential, recreational and cultural facilities, at higher intensities than in surrounding neighborhoods. Although some Community Activity Centers may be composed of a single type of use, a mixture of land uses is specifically encouraged. These activity centers are intended for locations where a combination of arterials and four lane collectors and mass transit service are available, providing access to other activity centers and surrounding neighborhoods.”

Wekiva Overlay—The property is located within the Wekiva Overlay District which provides additional standards for site development. Per LDC Sec. 58.499.11 the specific Wekiva overlay district standards set forth in this section of code apply to all development sites of more than 5 acres; the proposed development site is ±40.94 ac. In size and is therefore subject to these additional requirements. The main sections of this portion of code applicable to this request are LDC Sec. 58.499.11 (b), (c), and (h). Subsection (b) deals with open space standards specifically dealing with the location, permitted/prohibited development, and the requirement to record those open spaces. Subsection (c) places additional restrictions on the placement and design of storm water retention areas. Finally subsection (h) requires that “new development shall, at a minimum, maintain surface and groundwater flow rates and volumes at pre-development levels, or enhance recharge so that the natural function of groundwater recharge areas is maintained or improved.”

Conformance with the LDCDevelopment Standards:

The subject property is zoned AC-2/W and Conservation. Should the proposed future land use amendment and rezoning be approved and adopted then the entirety of the subject property will be zoned AC-2/W. As detailed in Table 2, the applicant is seeking to meet all codes in regards to building setbacks and bufferyards. Note: A portion of the buffer at the northeast-

**Table 2— Setback and Landscaping Requirements
(AC-2 zoning)**

Yard		Building Setbacks		Landscaping/Buffers	
		Minimum / Maximum	Proposed*	Required**	Proposed
Lot 1 (phase 1)	Front– East	0 ft./no max.	57 ft.	7.5 ft.	10.5 ft.
	Street-side– South.	0 ft./no max.	63 ft.	7.5 ft.	9.5 ft.
	Side – North	0 or 3 ft./no max.	59 ft.	7.5 ft.	6.8 ft.
	Rear—West	10 ft./no max.	101 ft.	7.5 ft.	61 ft.
Lots 2-4 (phase 2)	Front—South	0 ft./no max.	TBD	TBD	TBD
	Street-Side—West lot 2	0 ft./no max.			
	Rear—North	20 ft./no max.			
	Side—all other property lines	0 or 3 ft./no max			
* Dimensions refer to the closest point of any building in phase 1 to the subject property line.					
** Dimensions refer to range of acceptable buffer depth; each requires plantings and/or screen wall.					

ern corner of the lot, along the north side of the most easterly handicap parking spaces) appears to be shallower than the required 7.5 ft. LDC Sec. 61.312 requires that all landscape areas adjacent to rights-of-way and property lines be a minimum of 7.5 ft. in depth.

Additionally as detailed in table 3 the applicant is also proposing to meet the FAR, ISR and height requirements of the AC-2/W zoning district.

Note: All of the development standards of the AC-2/W zoning district apply to the entirety of the site. As the applicant is only seeking specific site plan approval for Lot 1 (phase 1) only this phase has been evaluated against the development standards of the zoning district. Phase 2 will be required to meet all of the same development standards when development occurs unless otherwise approved through a Variance or Modification of Standards.

Table 3—Development Standards (AC-2/W)

Proposed Use - Wholesale Distribution and Warehouse	FAR	ISR	Building Height
Minimum Requirements	0.5	N/A	N/A
Maximum Requirements	1.0	0.90	100 ft.
Proposed (phase 1)	0.37	0.79	37.1 ft.

Transportation

Overall Framework Master Plan

As part of this petition approval is being sought for a framework master plan to cover the entire site and a specific parcel master plan for phase 1 located at the northeastern corner of the site. Outside of phase 1 the applicant is seeking to place a driveway from W Princeton St. north along the western edge of lot two, the driveway will turn east to run to the rear of lots 2 through 4 before connecting with the existing access drive for the Wal Mart site. Pedestrian access from W Princeton St. to each of the 3 lots in phase 2 will be required at the time of phase 2 development.

Phase 1/Lot 1 Development

In terms of phase 1 (the SPMP) the applicant is proposing to connect lot 1 to Wal Mart Plaza along the north eastern corner of lot one and to also connect to the existing east-west access drive running along the north side of the Wal Mart parking lot through a new access point directly to the west of the Bedrosian site; no new driveways or roadways are proposed in phase 1. A total of 176,025 sq. ft. of space divided between warehouse and warehouse/

Table 4—Parking Requirements (Phase 1)

Use	Sq. Ft.	Minimum Ratio	Min. Spaces Required	Maximum Ratio	Max. Spaces Permitted
Warehouse/ Showroom	125,400	0.25/ 1k sq. ft.	31	3.5/ 1k sq. ft.	439
Wholesale Distribution	50,625	1.5/ 1k sq. ft.	76	3.5/ 1k sq. ft.	177
Total Required	176,025	N/A	107	N/A	616
Total Provided	383				

distribution is proposed to be constructed as part of Phase 1. As shown in Table 4 a minimum of 107 parking spaces are required with a maximum of 616 parking spaces permitted. The applicant is seeking to provide 383 parking spaces between the five buildings of phase 1. The applicant has proposed a series of pedestrian pathways within the phase 1 area, including a north-south connection and east-west pedestrian connect.

Urban Design

As previously noted the MPL application is two parts; a framework master plan covering the entire subject area and a SPMP covering just lot 1. Within the phase 1 SPMP, the applicant is seeking to build a single wholesale/distribution building (bldg. A) fronting on Wal Mart Plaza as well as 4 multi-tenet contractor's buildings (Bldgs. B-E) to the rear of the main building. Each of these buildings will be around 31,350 sq. ft. for a total of 125,400 sq. ft. within these 4 buildings. While Building A is proposed to be built towards Wal Mart Plaza that portion of the building fronting the street does not read as the front of the building. The design of the building makes it clear that this portion of the building is a side even though it will be the most prominent façade. The eastern façade of Building A must be enhanced to provide a better presence to Wal Mart Plaza, to have a more finished look to the façade. The front doors do not have to be moved to this façade to achieve this requirement; staff recommends that the applicant bring in some of the details used on the southern façade into the eastern façade. These elements can include the projections used in the center of the building, as well as the provision of additional glass.

Generally the design for buildings B-E is appropriate for the use and location of the buildings. Staff will look closely at the details of the final design and landscaping during the appearance review to ensure consistency with the elevations pro-

vided in this application and to ensure that all conditions of this staff report are met.

Signage

No signage has been proposed as part of this application. As previously mentioned phase 1 consists of 5 buildings, 4 of which are proposed to have multiple tenets in each building. To ensure consistency within the development a master sign plan will be required for phase 1 to be reviewed and approved by the planning official prior to any permit application or approval for any sign within project area 1.

InfrastructureWater:

The applicant is required to provide a utility plan depicting how sanitary sewer will be served to the subject property, which is currently designated as conservation land. Also a sewer capacity analysis to demonstrate that downstream sewer capacity is available in the City's system will be required to be conducted. There is a lift station on site currently serving the Wal Mart Plaza, if this lift station is to be used for lot 1 the applicant will be required to demonstrate that the existing lift station serving the Walmart Plaza has the capacity to handle the additional flow generated by the development depicted on Lot 1.

Solid Waste:

No dumpsters are shown on any site plans but staff feels that there is adequate space throughout phase 1 to fit the required dumpsters. Separate dumpsters will be required for recycling and general waste throughout the project. All dumpsters are required to be completely screened by a solid enclosure. The walls of the enclosure must match or be complementary to the building which they serve or if located closer to another building, that building. All gates must be decorative.

Public Safety:

The Orlando Police Department has reviewed the plans for Contractor's Business Park located at 2214 N. John Young Pkwy., applying CPTED (Crime Prevention Through Environmental Design) principles. CPTED emphasizes the proper design and effective use of a created environment to reduce crime and enhance the quality of life. There are four overlapping strategies in CPTED that apply to any development: Natural Surveillance, Natural Access Control, Territorial Reinforcement and Target Hardening.

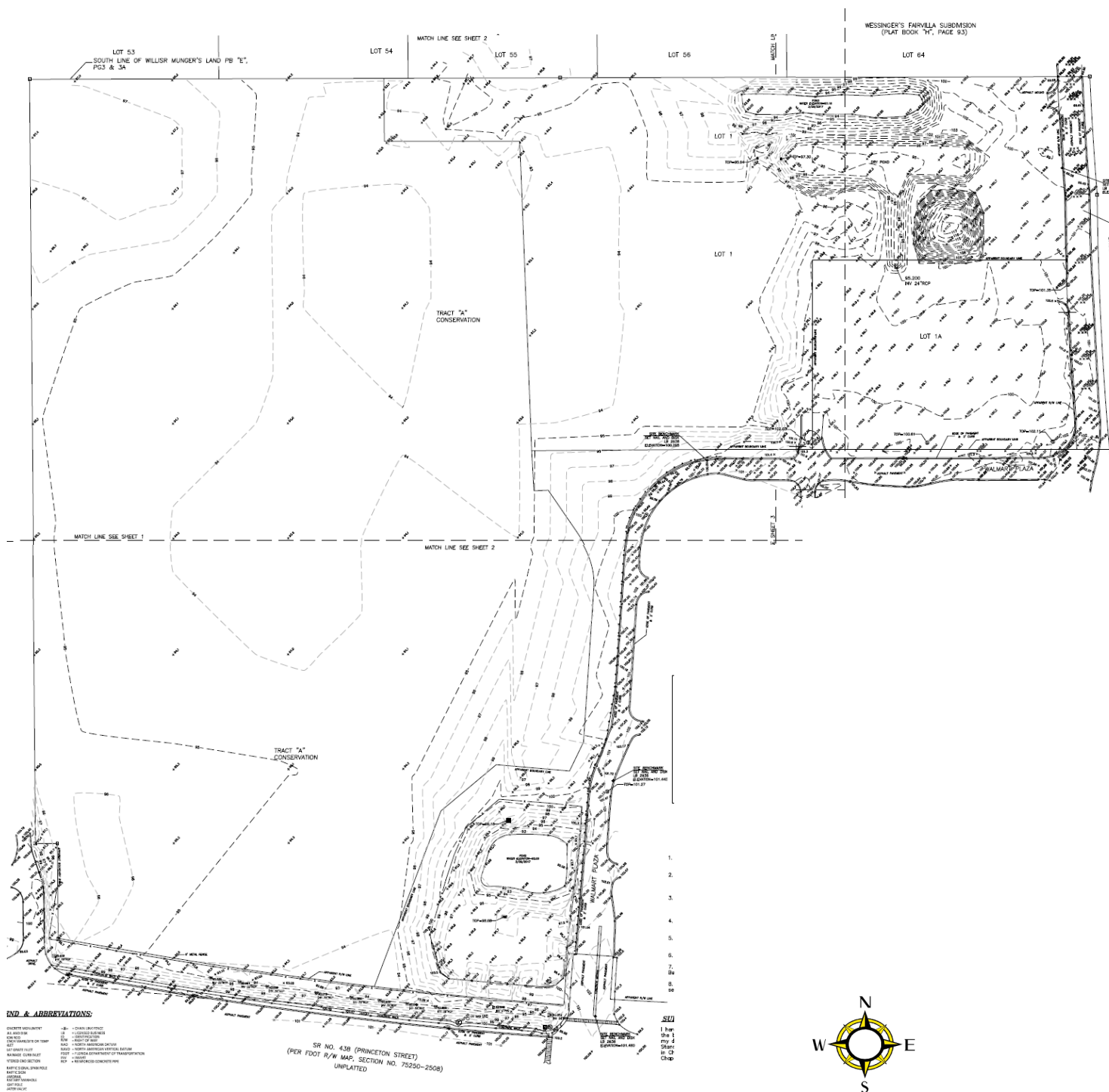
School Impacts

The proposed development is non-residential, as such no school impacts are expected as part of this development.

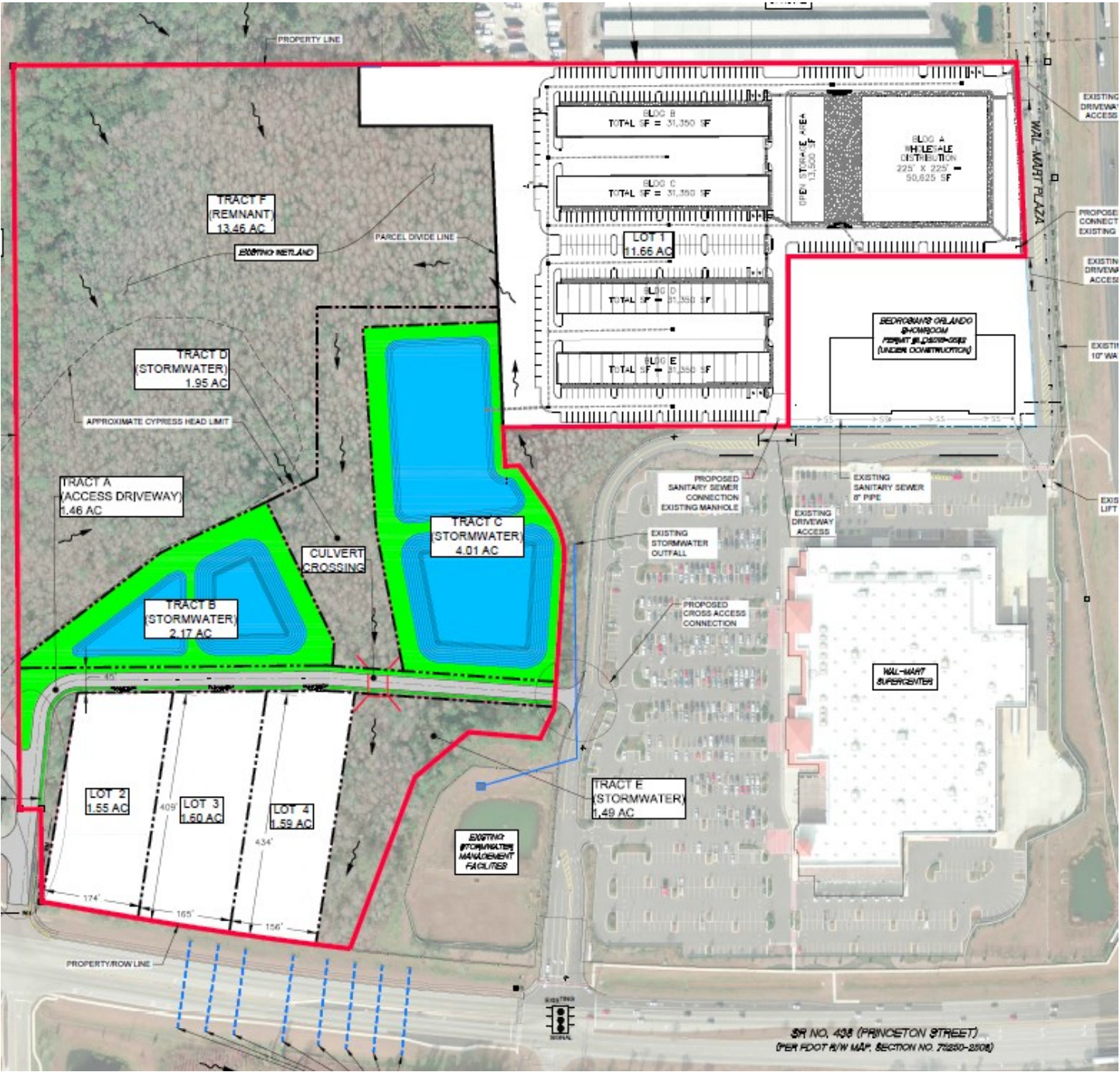
Aerial Photo



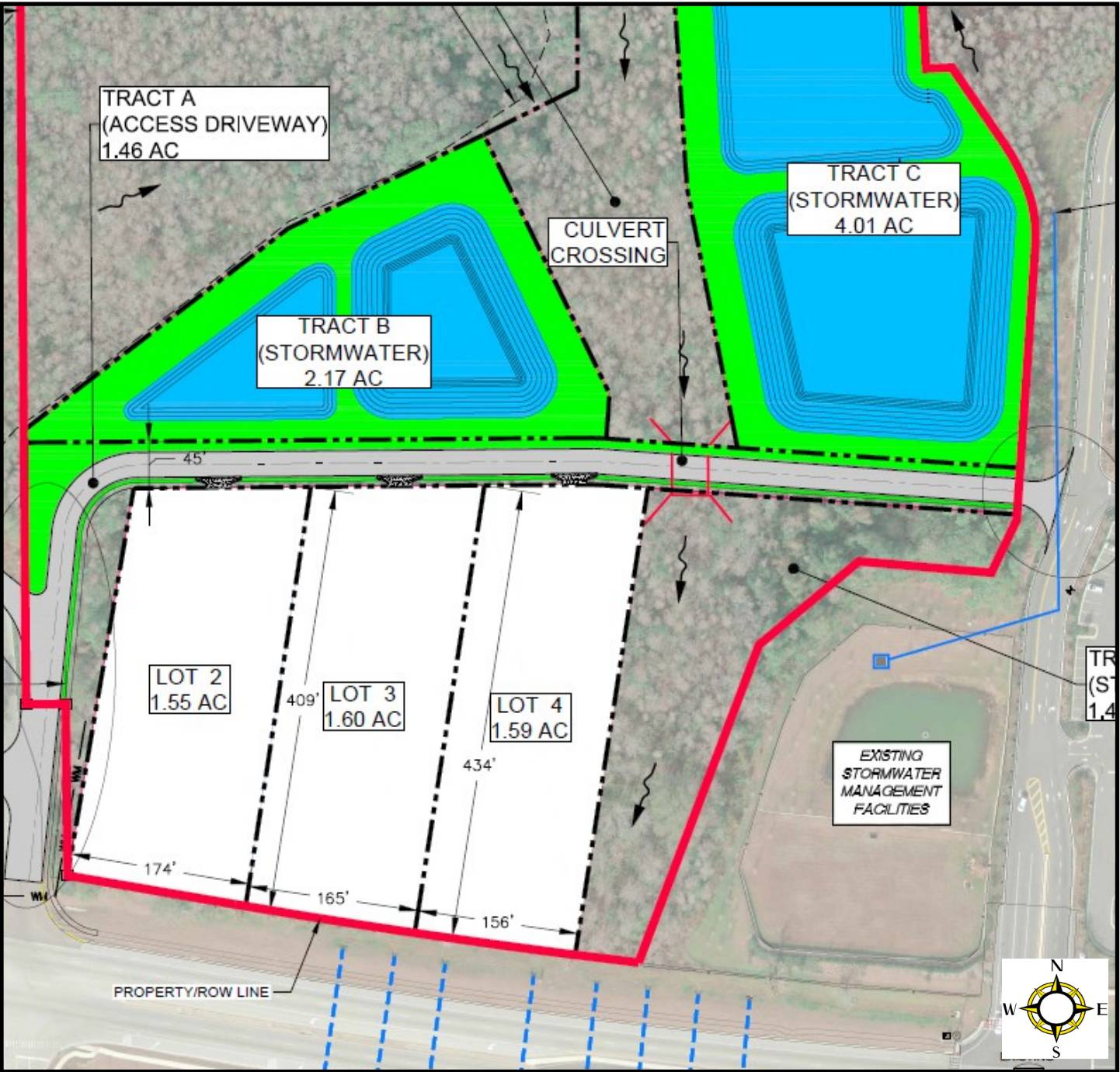
Property Survey



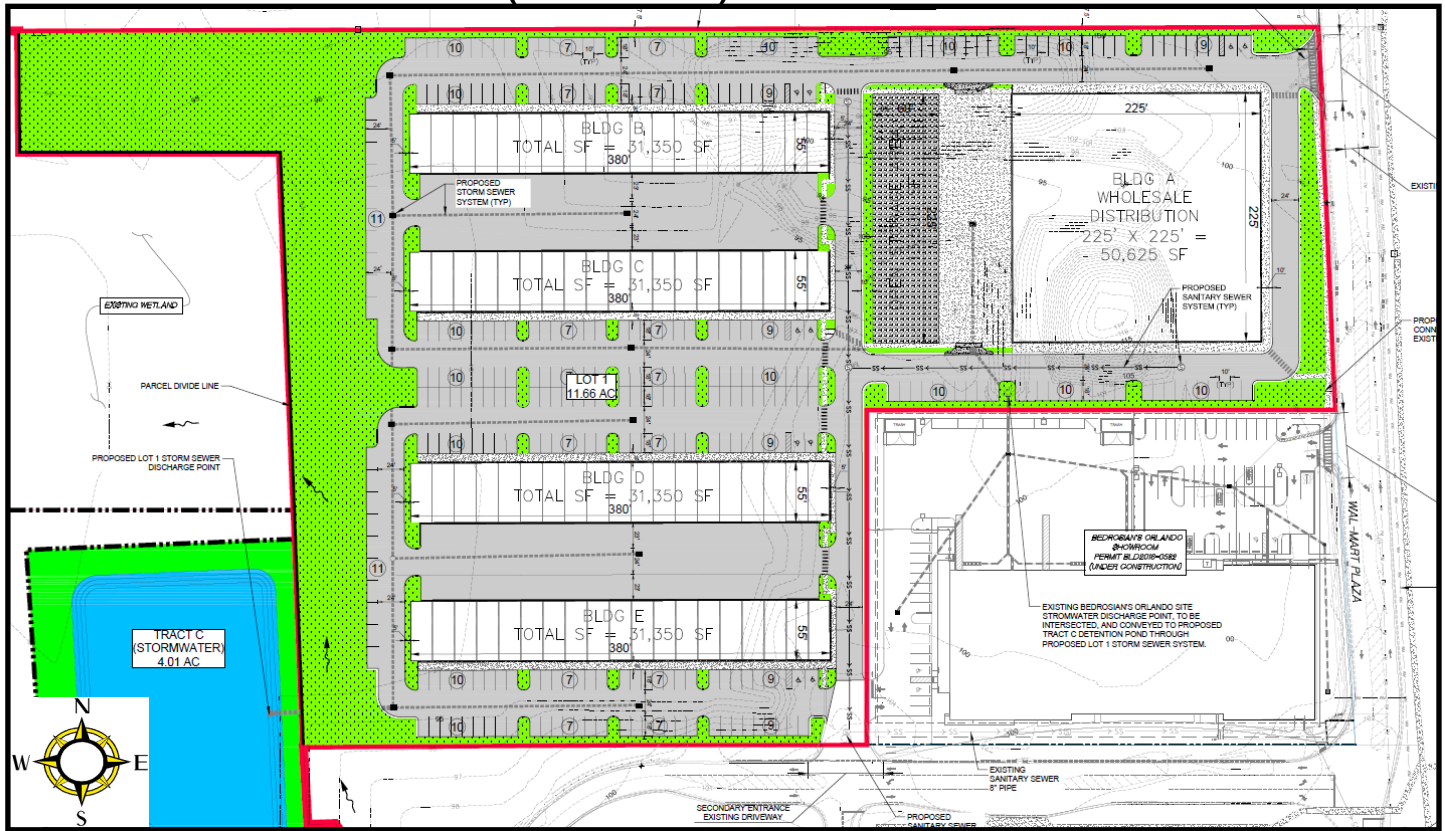
Proposed Site Plan



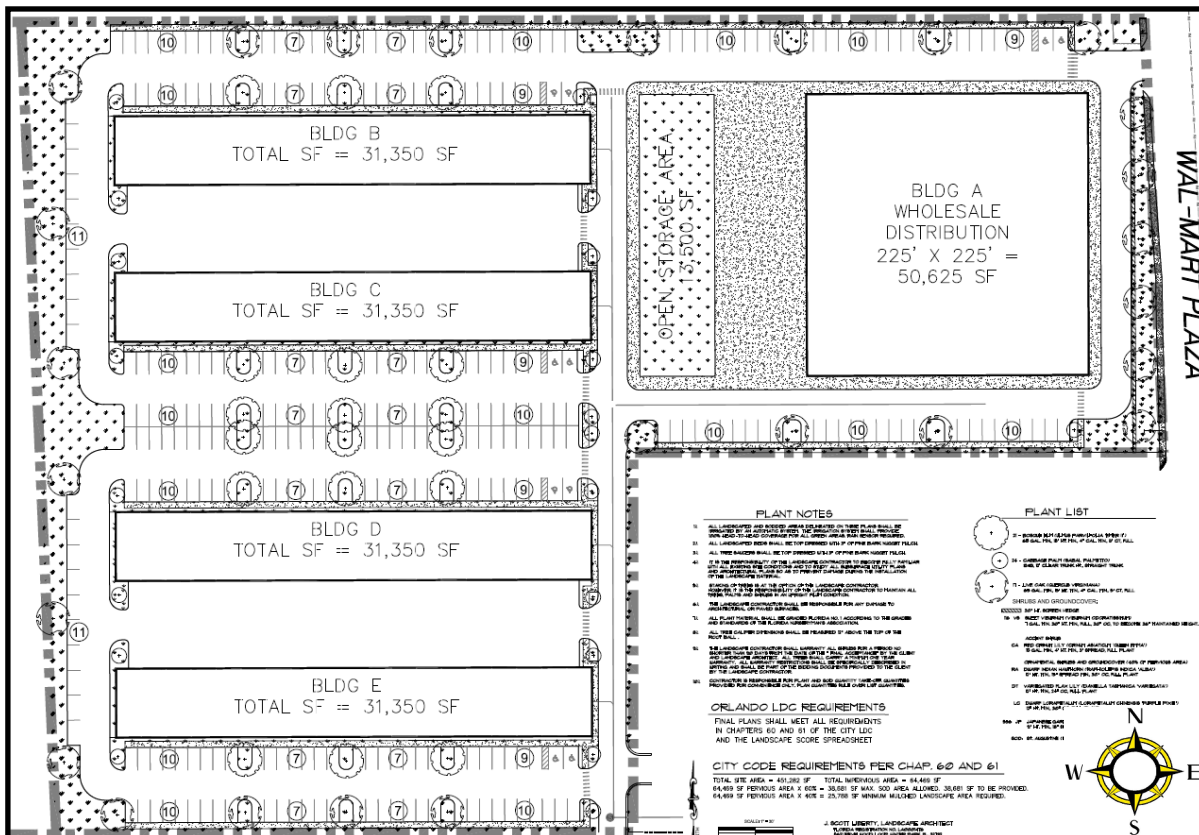
Lot 2-4 Site Plan (Framework)



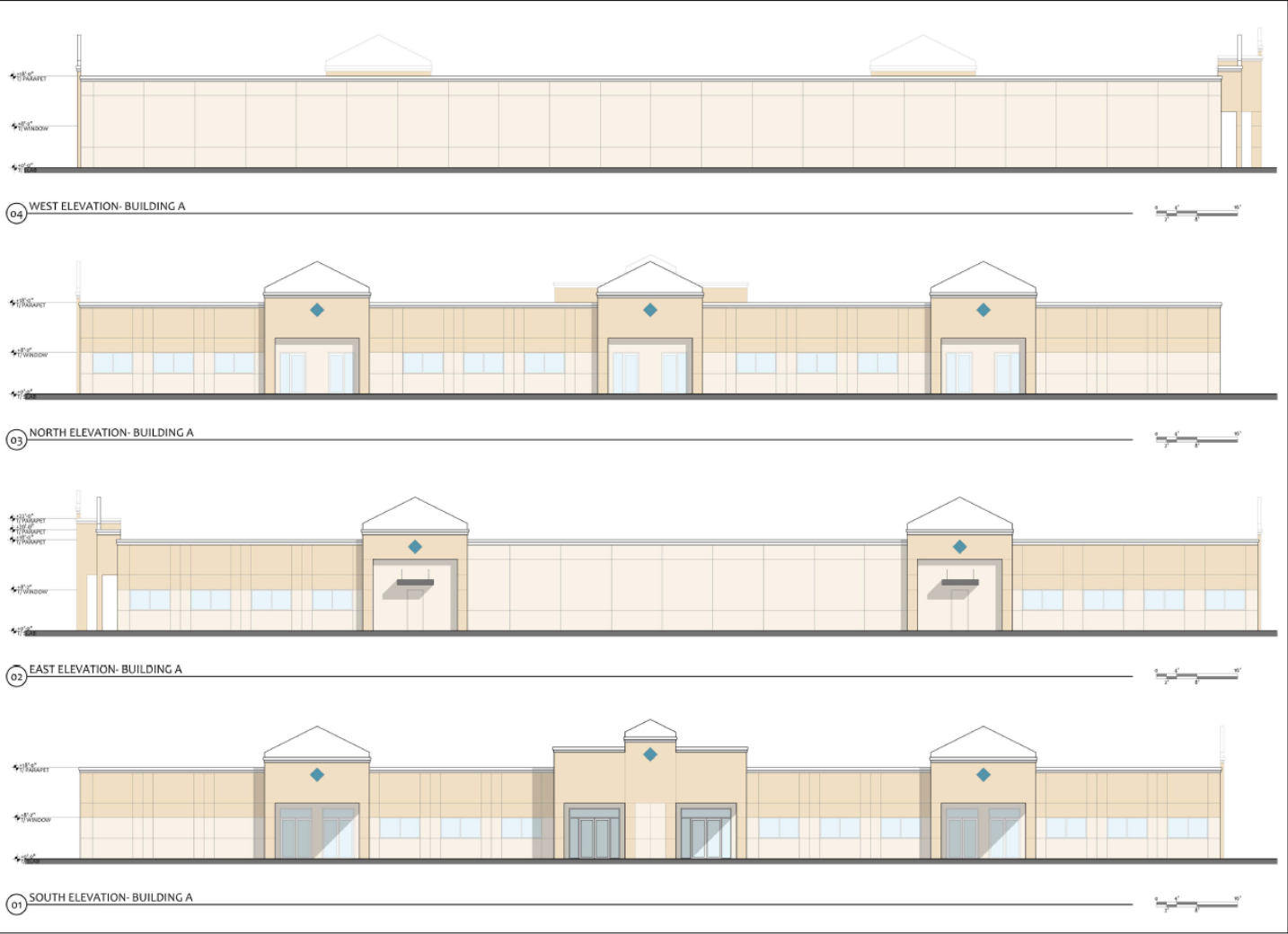
Lot 1 Site Plan (SPMP)



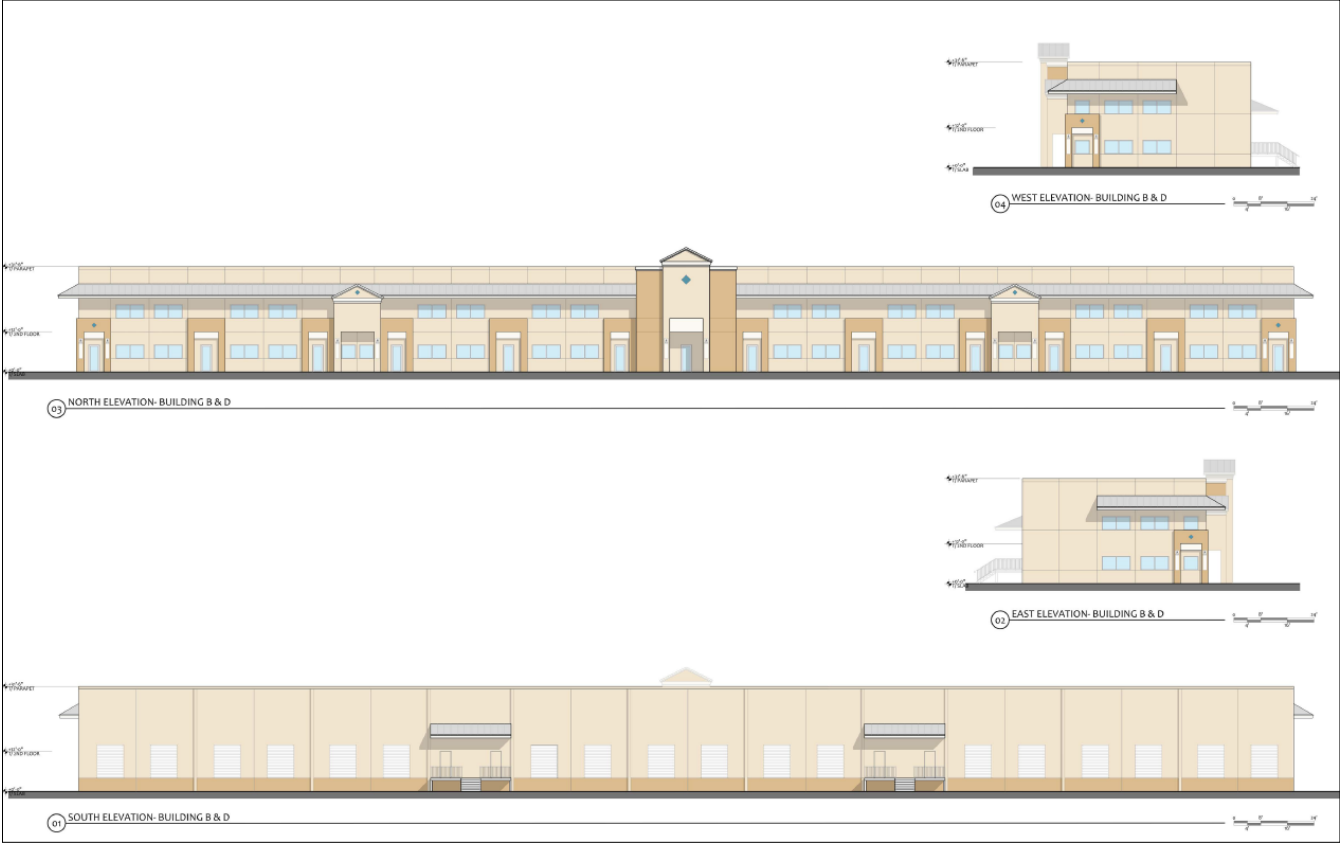
Lot 1 Landscape Plan



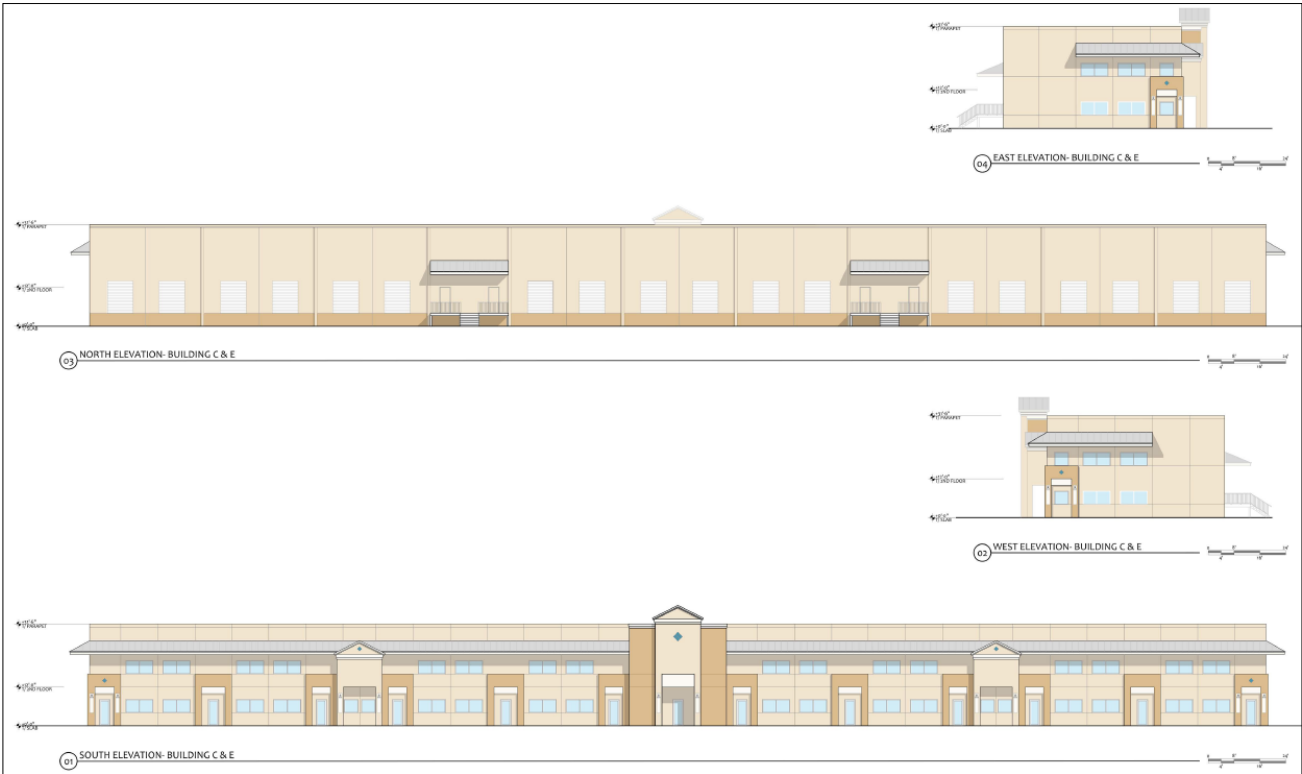
Proposed Elevations– Building A



Proposed Elevations— Buildings B and D



Proposed Elevations— Buildings C and E



Findings

The request is consistent with the requirements for approval of a Master Plan with Modifications as contained in LDC Section 65.335, per the findings below:

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

Staff recommends approval of MPL2017-10026 subject to the conditions below.

Conditions of Approval

Growth Management

1. The Comprehensive Planning Studio has no objections to this request subject to the following condition. Effective Date: The Master Plan shall not be effective until after the associated GMP amendment (GMP 2017-10018) and rezoning (ZON2017-10011) ordinances are adopted.

Land Development

1. **Land Use and Zoning.** Except as provided herein, development of the property shall be consistent with the development standards of the AC-2/W zoning district.
2. **General Code Compliance.** Development of the proposed project should be consistent with the conditions in this report and all codes and ordinances of the City of Orlando, the State of Florida, and all other applicable regulatory agencies. All other applicable state or federal permits must be obtained before commencing development.
3. **Minor modifications.** Zoning variances may be approved pursuant to the procedures set forth in Part 2J Chapter 65, Orlando City Code. Additionally, recognizing that development plans can change in small ways between the planning and permitting stages of development, the planning official may approve up to a 10% modification of any applicable numerical development standard if the planning official finds that the proposed modification is consistent with the applicable goals, objectives, and policies of the GMP, is compatible with nearby existing land uses, would not result in inadequate public facilities, and is otherwise consistent with the public health, safety, and welfare. When approving such a modification of a development standard, the planning official may impose one or more of the conditions of development provided at section 65.334, Orlando City Code, but such condition or conditions must be reasonably calculated to mitigate the identifiable land use impacts of the modified standard.
4. **Regulations Subject to Code.** Except as provided herein, the proposed project is subject to the conditions of this report and all codes and ordinances of the State of Florida, City of Orlando and all other applicable regulatory agencies. All other applicable state or federal permits must also be obtained before commencing development.
5. **Consistency:** Development within the subject property must remain consistent with all exhibits provided within this application subject to the conditions ultimately approved by City Council.
6. **Expiration of the Master Plan.** The applicant must receive a building permit for the work requiring the master plan within two years of the master plan approval. If the applicant does not receive the building permit within two years, then the master plan is no longer valid and the applicant must reapply for a master plan if the applicant wishes to proceed with a development requiring a master plan. If the building permit for the work requiring the master plan expires before a certificate of occupancy or certificate of completion is issued for the work requiring the master plan, then the master plan is no longer valid and the applicant must reapply for a master plan if the applicant wishes to proceed with a development requiring a master plan.
7. 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.
8. Development on this site is subject to all requirements set forth in Chapter 58, section 2AH W Wekiva Overlay Dis-

Conditions of Approval Continued...

trict.

9. Each of the commercial lots (lots 2-4) must have cross-access easements to the other lots.

Urban Design

General Conditions

1. Appearance review to ensure compliance with these conditions is required prior to application for building permits.
2. All parapets must wrap a minimum of 5 ft. back from the principal façade of the wall they are built upon.
3. Lot 1: The eastern elevation of building A must be updated to provide the appearance of a front elevation. While it may not functionally serve as the front of the building it must present the appearance of a front elevation. Additional details must be included such as windows, doors and other articulations to the façade to provide that front of building feel. The treatment from the south elevation can be carried out on this elevation as well.
4. Lots 2-4: Principal buildings must be located close to Princeton Street, with not more than one row of parking spaces between the buildings and Princeton.
5. Lots 2-4: The principal buildings must have architecturally highlighted public entrances oriented to Princeton Street, and at least 30% transparency in the Princeton Street facades.

Signage and Lighting

1. A Master Sign plan is required for Phase 1 of the project and must be approved administratively through the planning official prior to the issuance of any sign permits for phase 1 of the development.
2. Site lighting must comply with Chapter 63 of City Code, and must furthermore have lamp fixtures shielded from the wetlands, so as to minimize impacts to wildlife.

Stormwater Design

1. All stormwater retention areas must be designed as natural amenities and landscaped with native vegetation.
2. All stormwater ponds must be planted with native littoral zone and wetland plant species around the perimeter of the water. Littoral zone plants must be planted at depths appropriate to the species. At least 6 different species must be used, and must occupy at least 80% of the length of the water's edge. Bald cypress and pond cypress must be used in all ponds.
3. Ponds must not be fenced from the abutting wetlands, and must be accessible to wildlife.
4. The existing natural drainage pattern of the wetlands must be maintained to the extent practical.
5. Low Impact Design (LID) techniques for storm water management are encouraged.

Equipment, Utilities and Trash

1. Backflow Preventer - Backflow preventer[s] must be located so as to not be directly visible from the right-of-way or should be screened from view where necessary.
2. 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.
3. Dumpsters - All dumpsters and trash compactors must be screened with solid walls to match the principal structure. Decorative gates shall be installed to coordinate with the principal structures and shall be painted to match or compliment the color of the enclosure walls. A landscape screen including low hedges and groundcover if feasible shall be provided to soften the view from the street and adjacent properties.

Landscaping and Fencing

1. Landscaping on all lots must include native plants and with wildlife value, and have a unified appearance, with at

Conditions of Approval Continued...

least 20% of the plant species used occurring on all three lots.

2. No exotic, invasive plants may be used. Use of native vegetation is encouraged to reduce water consumptions for landscaping.
3. All landscape plans must achieve the Minimum Required Landscape Score (MRLS) required for the proposed type and intensity of development. Meet City Code Chapters 60 and 61. A spreadsheet showing compliance with the Minimum Required Landscape Score must be included with the plans.
4. A 7.5 ft. landscape buffer is required around the entire perimeter of the parking lot for lot 1.
5. An additional 3 ft. landscape strip must be provided between the back of the north/south sidewalk the eastern side of buildings B through F.

Transportation

1. A 5 ft minimum width pedestrian connection must be constructed between Bldg A and the sidewalk along Wal-Mart Plaza.
2. If the driveway north of Lots 2,3, & 4 is constructed as a private street instead of as a driveway, a 5 ft wide sidewalk must be constructed on both sides of the street.
3. A pedestrian path must be created connecting the sidewalk along the main driveway on the south of the property to the east entrances of Buildings B, C, D, & E. This path requires 9 ft between the edge of pavement and the east building facades with a 6 ft sidewalk and 3 ft of landscaping next to the building. ADA ramps and marked crosswalks are required at each drive aisle crossing.
4. 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.
5. Any pavement marking on existing access roads will need to be updated to show the new available movements for vehicles, i.e. left turn arrow etc.
6. Direct pedestrian connection to each lot from Princeton St will be required at the time of development. A combined connection with separate access to each parcel could also be proposed.
On site pedestrian connectivity will be required

Transportation Impact Fees

1. Any new construction, change in use, addition, or redevelopment of a site or structure shall be subject to a review for Transportation Impact Fees which will be due at the time of building permit issuance, subject to change upon final permit plan review.
2. 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
3. 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).
4. 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.
5. 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.

Development Review

1. Need to provide drainage calculation and Geotechnical report for this development. A Stormwater Pollution Prevention Plan need to be submitted in accordance with the Florida Department of Environmental Protection (FDEP) requirement.
2. 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.

Conditions of Approval Continued...

3. All future elevation shown on a boundary/topographic survey shall use the North American Vertical Datum of 1988 (NAVD 88).
4. 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.
5. This project will require a Florida Department of Environmental Protection (FDEP) permit for the sanitary sewer collection system.
6. Construction activities including clearing, grading and excavating activities shall obtain an Environmental Protection Agency (EPA) National Pollution Discharge Elimination System (NPDES) permit, except: Operations that result in the disturbance of one acre total land area which are not part of a larger common plan of development or sale.
7. If the proposed wetlands are to be altered, the owner/developer needs to submit documentation from St John River Water Management District and/or the Army Corp of Engineers.
8. 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.
9. **FLOODPLAIN**
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.
10. 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.
11. Section 1.04 of the Engineering Standards Manual provides that all utility lines shall be installed beneath the surface of the ground. Subdivision construction plans must include all proposed utilities.
12. **Section 2.02.04 Preliminary (Mass) Grading Permit**
This permit authorizes site construction improvements to private property before more conventional construction permits are issued by Permitting Services. This permit will have two times the normal city permitting fee; will only be issued on a case-by-case basis; and have a very limited scope of work. It will only be granted if the owner can illustrate to the City Engineer, Planning Official and Building Official that a financial or timeline hardship can jeopardize the completion of the project. The scope of work for this kind of permit is mainly to address lengthy environmental site cleanup jobs, mitigations, soils consolidation, installation of temporary/partial master stormwater systems, stockpiling and/or other types of large earthwork related jobs, and shall not constitute a waiver of other permit requirements such as floodplain development, discretionary land use permits and tree retention and removal.

Fire

1. 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.
2. 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.
3. Design of buildings must account for fire department access. The access road itself must extend 50ft. 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]
4. 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, a minimum 20 ft. 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]
5. 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)

Conditions of Approval Continued...

Public Works

1. Please be advised that the floodplain limits shown are not consistent with the FEMA maps.
2. When submitting the Engineering permit, please show additional cross sections. One provided is not a true representation of the overall floodplain area.
3. Since the site is located within the SJRWMD, comp storage should be between SHWT and the 100-YR not the Normal Ground WT. Please provide a table or equivalent for the breakdown of the comp storage.
4. Please note the following may be asked as part of the submittal but not limited to: drainage report, copy of the LOMR -F, private and public improvement cost sheet, performance bond, and NPDES NOI acknowledge letter.

Building

1. Building Plan Review is not applicable to this case at this time. The building design will be reviewed for code compliance during the design development and construction documents phase. This project shall comply with the 2017 Florida Building Code, Florida Fire Prevention Code, Florida Fuel Gas Code, Florida Mechanical Code, Florida Plumbing Code, Florida Accessibility Code, and NEC 2011

Parks

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

Water Reclamation

1. A utility plan must be provided depicting how sanitary sewer will be served to the subject property, which is currently designated as conservation land.
2. Conduct a sewer capacity analysis to demonstrate that downstream sewer capacity is available in the City's system. Contact the Water Reclamation Division for scoping of the sewer capacity analysis.
3. Demonstrate how Lots 2, 3, and 4 will be served by sanitary sewer.
4. With regard to sanitary sewer service to Lot 1 (the new part added in cycle 2 review in the northeast corner), demonstrate that the existing lift station serving the Walmart Plaza has the capacity to handle the additional flow generated by the development depicted on Lot 1.

Police

1. Natural Surveillance: Design the sites to keep intruders easily observable. This is promoted by features that maximize visibility of people, parking areas and building entrances; doors and windows that look out onto streets and parking areas; pedestrian-friendly sidewalks and street; and adequate nighttime lighting.
 - A photometric plan was not available at the time of this review. Lighting plays a very important role in CPTED. It is crucial that lighting sends the right messages to the public about the safe and appropriate use of space at different times of the day and night.
 - o All lighting for this project shall meet or exceed the guidelines in Orlando City Code, Title II, Chapter 63, Part 2M.
 - o In order to create a sense of safety pedestrian-scale lighting should be considered in all high-pedestrian traffic areas to include building entrances, parking facility entrances, and common areas.
 - o Appropriate lighting should be included in all areas anticipated to be used after-dark.
 - o Lighting should not be screened out by landscaping or building structures such as overhangs or awnings.
 - o Uniformity of light is crucial to avoid 'dark' spots, especially in parking areas and pedestrian promenades.
 - o Any illumination shall not cause a glare or excessive brightness that adversely affects the vision of pedestrians or

Conditions of Approval Continued...

motor vehicle operators on public or private property.

- o Pedestrian walkways, back lanes and access routes open to public spaces should be lit so that a person with normal vision is able to identify a face from a distance of 30 feet during nighttime hours.

- o The use of full cut-off or shielded light fixtures can direct light to where it is intended while reducing light trespass, glare, and waste.

- Landscaping is another crucial aspect of CPTED. Trees branches should be kept trimmed to no lower than 6 feet from the ground and shrubs should be kept trimmed to no higher than 30 inches. Avoid conflicts between landscaping and lighting, especially lighting adjacent to canopy trees. Landscaping should not create blind spots or hiding places and should not block/cover windows.

- All sides of the buildings should have windows to observe the walkways, parking areas and driving lanes.

- Ensure that any awnings or overhangs do not interfere with lighting of entryways.

- Window signs should cover no more than 15% of the windows.

- Where possible, offices, lobbies, or customer service areas should have exterior windows or furniture oriented to improve surveillance of public areas.

2. Natural Access Control: Design the site to decrease crime opportunity by denying access to crime targets and creating in offenders, a perception of risk. This can be accomplished by designing street, sidewalks, building and parking lot entrances to clearly indicate public routes and discourage access to private areas with structural and landscape elements.

- Public entrances should be clearly defined by walkways, signs, architecture and landscaping.

- Landscaping used around the property should create clear way-finding, be well lit and not block entrances or create ambush points.

- There should be no easy access to the roof of any building.

- Way-finding throughout the property can provide clear guidance for authorized users while discouraging potential offenders. Signs should clearly indicate - using words, international symbols, colors, maps, etc. - the location of entrances, public or private use routes, restrooms, retail space and authorized entrances.

- Signage with hours of operation should be clearly visible at any public entrance.

- Walkways should be a minimum 6' in width to enhance pedestrian flow.

- The use of traffic calming measures as well as surface and gateway treatments can promote safe vehicle speeds, reduce collision frequency and increase the safety and the perception of safety for non-motorized users.

3. Territorial Reinforcement: Design can create or extend a sphere of influence, where users develop a sense of territorial control, while potential offenders are discouraged. This is promoted by features that define property lines and distinguish private spaces from public spaces using landscape plantings, pavement designs, gateway treatments and CPTED open design (see-through) fences.

- The businesses should have addresses that are clearly visible with numbers a minimum of five-inches high made of non-reflective material in a color that contrasts with the surface they are affixed to.

- Low growing landscaping can be used to establish property boundaries. Hostile or thorny vegetation around restricted areas can deter potential offenders.

- Fencing can be used in select areas to add security, delineate property lines, allow transparency for surveillance, be unobtrusive, and create a sense of community. CPTED open style fencing is a good option to consider. Another option is landscape buffers, which include hostile vegetation, to delineate public from private spaces. The fencing and landscape buffer may be used together to further define and control spaces.

- Bollards are a good means for discouraging or controlling access. Spacing between bollards is important to meet ADA standards yet deter intrusion from vehicles and unauthorized persons. Use bollard styles that are appropriate for the application; that is, bollards designed to stop vehicle traffic are a different density and strength than those used to direct pedestrian flow. Bollards can also serve a dual purpose when incorporated with lighting and/or way-finding.

- To discourage vandalism and unwanted behavior, consider some of the following options for outdoor furniture elements, low walls, curbs, stairs, water features or planter boxes: skate deterrents, arm rests, seat dividers, breaks, bumps, or height variations.

- Maintenance is an important aspect of territorial reinforcement. A well-maintained area sends the message that people notice and care about what happens in an area. This in turn discourages vandalism and other crimes.

4. Target Hardening: This is accomplished by incorporating features that prohibit entry or access such as window locks, single-cylinder dead bolts for doors and interior door hinges.

- Exterior doors should contain a minimum 180° viewers/peep holes, interior hinges, single cylinder deadbolt locks with a minimum one-inch throw, metal frames with 3' screws in the strike plates, and be made of solid core material.

Conditions of Approval Continued...

Out-swinging doors are also a good option to consider.

- Door locks should be located a minimum of 40 inches from adjacent windows.
- An access control system can be used to keep private areas private such as employee break areas, storage rooms, bathrooms, employee only entrances and access to utility and mechanical rooms.
- Air conditioner units should be caged and the cages should be securely locked.
- If alarm or security systems are installed, each suite, business, or unique space should be clearly identified with the monitoring and alarm companies and the systems should be regularly tested and maintained by the occupants. During working hours, commercial alarm systems (to include any common areas) should be programmed so that a short beep is sounded if an exterior door opens or is left open for a predetermined amount of time.
- A video surveillance system capable of recording and retrieving an image to assist in offender identification and apprehension is a good option at entry points and areas with limited or no natural surveillance. Cameras should be mounted at an optimal height to capture offender identification. "Aiming" down from steep angles often presents challenges to or hinders identification.
- The use of tempered, impact resistant, or security glass or security film is encouraged for all large glass doors and windows. If security film is utilized, ensure that the light transmittance of the security film is greater than or equal to the light transmittance of the window's glass.
- Non-public doors should be kept locked from the outside at all times. Internal business policy should prohibit the "propping open" of exterior doors.

Additional precautions such as alarms, retail theft training, or neighborhood and community watch programs should be discussed with OPD's Crime Prevention Unit Officer Richard Patterson at 407.246.2096.

5. Distributed Antenna Systems (DAS):

Note: This condition applies to any buildings that are 4 or more stories in height and any areas that are below grade.

All buildings shall provide an adequate level of indoor coverage for public-safety radio service for the City of Orlando radio communications system, including but not limited to police, firefighters, and other emergency responders. A DAS system will also improve commercial cellular service for building occupants. The system will enable all first responders to communicate with dispatch and other field units. Inadequate coverage not only puts first responders at risk but also the citizens they are protecting.

Adequate indoor radio coverage shall include the following standards:

- 1) Inbound into the building: A minimum average in-building field strength of 10 dbm above the noise floor throughout ninety-five (95%) of the area on each floor of the building when transmitted from the city's police dispatch center and the appropriate emergency service dispatch centers which are providing fire and emergency medical protection service to the building.
- 2) Outbound from the building: A minimum average outbound field strength of 10 dbm above the noise floor throughout ninety-five percent (95%) of the area on each floor of the building when transmitted from the field units portable radio to the appropriate emergency service dispatch centers which are providing fire and emergency medical protection service to the building.
- 3) The City's Communications Unit with consideration of the appropriate police, fire and emergency medical department services shall determine the frequency range or ranges that must be supported. For the purpose of this section, adequate radio coverage shall constitute a successful communications test between the equipment in the building and the Communications Centers for all appropriate emergency service providers for the building.
- 4) If any part of the installed system or systems contains an electrically powered component, the system shall be capable of an independent battery or generator system for a period of at least twelve hours without external power input or maintenance. The battery system shall automatically charge in the presence of external power.
- 5) FCC authorization: All amplification equipment must be FCC Type Accepted.
- 6) Developments must comply with NFPA 72- National Fire Alarm and Signaling Code, in-building public safety radio coverage requirements, as it pertains to emergency communications systems (ECS), and their components.

Conditions of Approval Continued...

If you have any questions regarding the requirements as listed above, it is suggested that you contact the OPD Radio Systems Administrator, Rebecca Gregory at 321.235.5314 or Rebecca.gregory@cityoforlando.net. The OPD Technical Review Committee representative, Audra Rigby 407.246.2454, can also assist the applicant in contacting the Emergency Communication Representatives.

6. Construction Site Crime Prevention: Due to the continued trend of theft of building materials and equipment from construction sites, Orlando Police Department's Crime Prevention Unit strongly recommends that the developer institute the following crime prevention/security measures at this project site:
 - Post signs at the site that theft from the site or trespassing on a construction site is a felony under Florida Law and that the developer will prosecute.
 - To improve visibility of potential offenders by OPD patrol officers, perimeter lighting should be installed at a minimum of 150 foot intervals and at a height not less than fifteen (15') from the ground. The light source used should have a minimum light output of 2,000 lumens, shall be protected by a vandal resistant cover, and shall be lighted during the hours of darkness.
 - In addition to lighting, one of the following physical security measures should be installed:
 - o Fencing, not less than six (6') feet in height, which is designed to preclude human intrusion, should be installed along the perimeter boundaries of the site and should be secured with chain and fire department padlocks for emergency vehicle access; post in a clear area, an emergency contact person and phone numbers for after hours, in case of an emergency; or
 - o A uniformed security guard should be hired to continually patrol the construction site during the hours when construction work has ceased.
 - Valuable construction materials and tools should be protected in a secondary fenced, locked cage.
 - Post in a clean, open area, the name and numbers of an emergency contact person for OPD in case of a night-time emergency.

If you have any questions, please call the Crime Prevention Unit, Officer Richard Patterson at 407.246.2096.

Contact Information

Building

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

Fire

For questions, contact Charles Howard at 407-246-2143 or at charles.howard@cityoforlando.net.

Growth Management

For questions, contact Mary-Stewart Droege at 407-246-3276 or at mary-stewart.droege@cityoforlando.net.

Land Development

For questions, contact Jacques Coulon at 407-246-3427 or at jacques.coulon@cityoforlando.net.

Engineering/Zoning

For questions regarding Site Engineering Plan Review issues contact Susan Ussach at 407.246.3195 or susan.ussach@cityoforlando.net

Police

For questions regarding Orlando Police Department plan reviews or to obtain a copy of the brochure, contact Audra Rigby at 407.246.2454 or Audra.Rigby@cityoforlando.net.

Transportation

For questions, contact John Rhoades at 407-246-2293 or at john.rhoades@cityoforlando.net.

Impact Fees

For questions, contact Nancy Ottini at (407) 246-3529 or nancy.jurus-ottini@cityoforlando.net

Urban Design

For questions regarding Urban Design plan review, please contact Doug Metzger, at 407.246.3414 or douglas.metzger@cityoforlando.net

Tree Removal

For questions regarding tree removal or encroachment contact Justin Garber at justin.garber@cityoforlando.net.

Water Reclamation

For questions regarding Waste Water plan review, please contact David Breitrick at david.breitrick@cityoforlando.net.

Review Process—Next Steps

1. MPB minutes scheduled for review and approval by City Council.
2. Applicant submits for final site plan and elevation determination.
3. Building permits may be submitted following the MPB recommendation of approval but cannot be approved until the City Council minutes approving the action of the MPB are published.