

MEETING INFORMATION

MINUTES *** MAY 12, 2022

Virtual Meeting

Webinar Link:

<https://us02web.zoom.us/j/87908514888>You can also call into the meeting by
dialing any of the following numbers:

301 715 8592

312 626 6799

929 205 6099

253 215 8782

346 248 7799

669 900 6833

Webinar ID:

879 0851 4888

Time

3:00 p.m.

Members Present

Elisabeth Dang, Chairperson

FJ Flynn

Mark Cechman

Staff Absent

Thea Walker

Staff Present

Paul Lewis

Michaelle Petion

Yolanda Ortiz

Megan Barrow

Terrence Miller

Keith Grayson

Jacques Coulon

OPENING SESSION

- ♦ Chairperson Elisabeth Dang called the meeting to order at 3:02 p.m., after determination of a Quorum.
- ♦ Consideration of Minutes for meeting of April 14, 2022

Mark Cechman made a MOTION to APPROVE the minutes of the April 14, 2022, SETDRC meeting. The MOTION was SECONDED by FJ Flynn and PASSED by unanimous voice vote (3-0).

REGULAR AGENDA

1. MPL2022-10019 2ND WAVE APARTMENTS

Owner: Marilyn P. Hefferan & John R. Hefferan (estate);
Narcoossee Land Acquisitions LLC; Robert & Carole
Meeks, David & Margaret Geisler, Michael & Angela
Strasberg; Romesh & Sonal Panchal

Applicant: Brent Lenzen, Kimley-Horn & Associates, LLC.

Project Planner: Megan Barrow, AICP Planner III (407.246.3363)
megan.barrow@orlando.gov

Request for approval of a Specific Parcel Master Plan (SPMP) for 337 multifamily units and associated amenities on Parcels 2,3, and 4 of the 2nd Wave Apartments PD.

The subject property is located 11747, 11749, 11751, 11757, 11763 and 11809 Narcoossee Road, generally located north of the Novel Nona PD, east of Narcoossee Road, south of Kirby Smith Road, and west of Lake Whippoorwill. (PID: 17-24-31-4795-00-010; -020; -021; -030; -040; -041; and -050) (±24.7 acres, District 1).

Using the staff report, Megan Barrow provided an overview of the project.

Discussion ensued regarding on a variety of issues including parking, tuck-under parking and safe pedestrian routes, sidewalk adjacent to the buildings, dumpster locations, setbacks particularly to the south and north, and architecture.

The applicant team requested that the TDRC revise Community Planning and Urban Design - Architecture Condition #3 to allow the use of stucco, providing a presentation by the project architecture and design team.

Applicant agreed to all the other conditions as set forth of the staff report.

MARK CECHMAN MADE A MOTION TO APPROVE MPL2022-10019 – 2ND WAVE APARTMENTS SUBJECT TO THE CONDITIONS LISTED IN THE STAFF REPORT WITH AN AMENDMENT TO ARCHITECTURE CONDITION #3 TO READ: ARCHITECTURAL FINISHES AND DETAILS MUST BE CARRIED THROUGH ON ALL SIDES OF THE BUILDING. THE BASES OF BUILDINGS SHOULD BE DESIGNED WITH DURABLE MATERIALS TO PROVIDE A QUALITY PEDESTRIAN EXPERIENCE. STUCCO IS NOT RECOMMENDED AT THE BASE OF THE BUILDINGS; HOWEVER, IF USED, IT MUST BE INSPECTED TO MEET APPLICABLE WATERPROOFING REQUIREMENTS AND MAINTAINED OVER TIME.

THE MOTION WAS SECONDED BY FJ FLYNN AND PASSED BY UNANIMOUS VOICE VOTE (3-0).

ADJOURNMENT

The meeting was adjourned at 3:54 p.m.

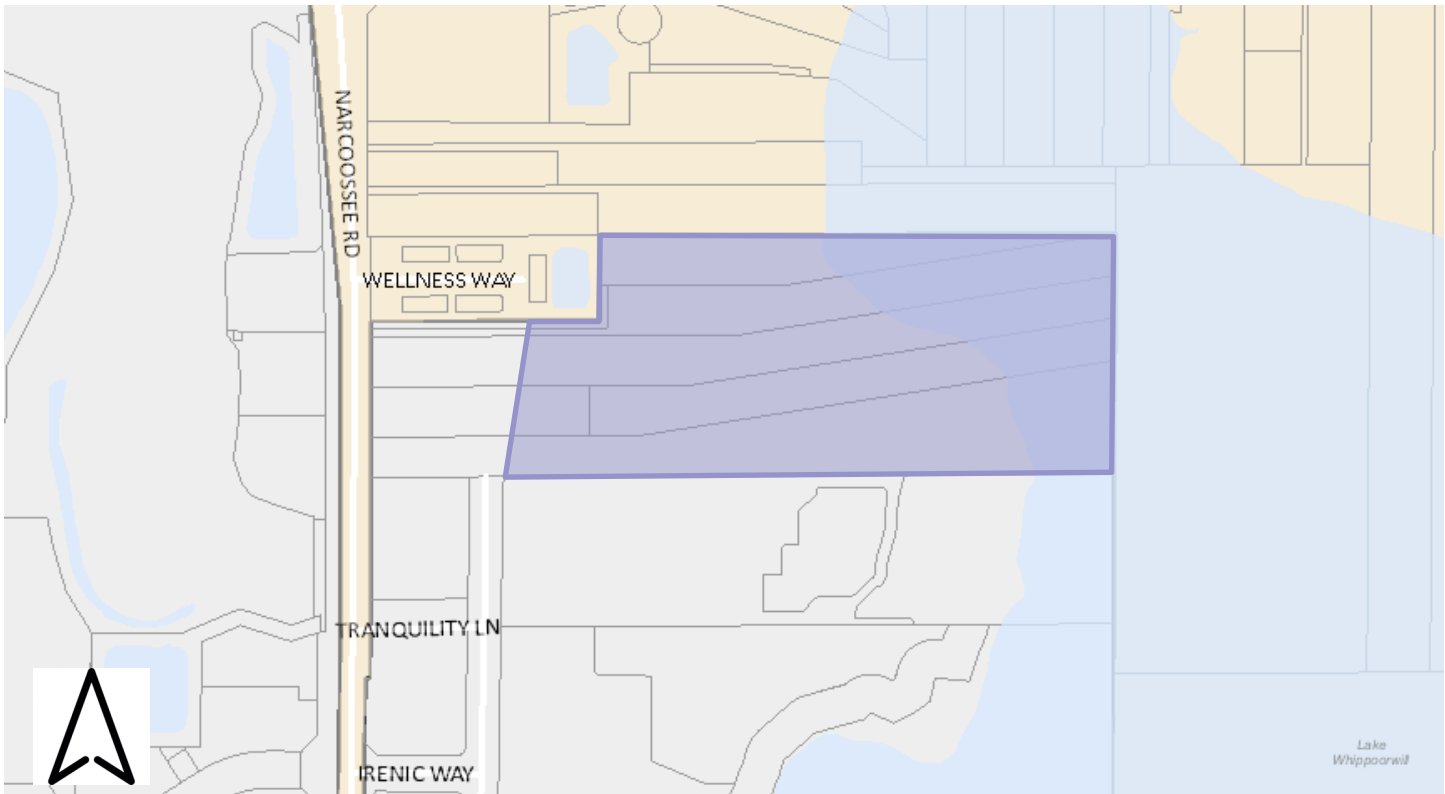
 Date: 5/19/22
Elisabeth Dang, Chairman

 Date: 5/19/22
Diane Garcia, Recording Secretary

Staff Report to the Southeast Town
Design Review Committee
May 12, 2022

MPL2022-10019

2ND WAVE APARTMENTS



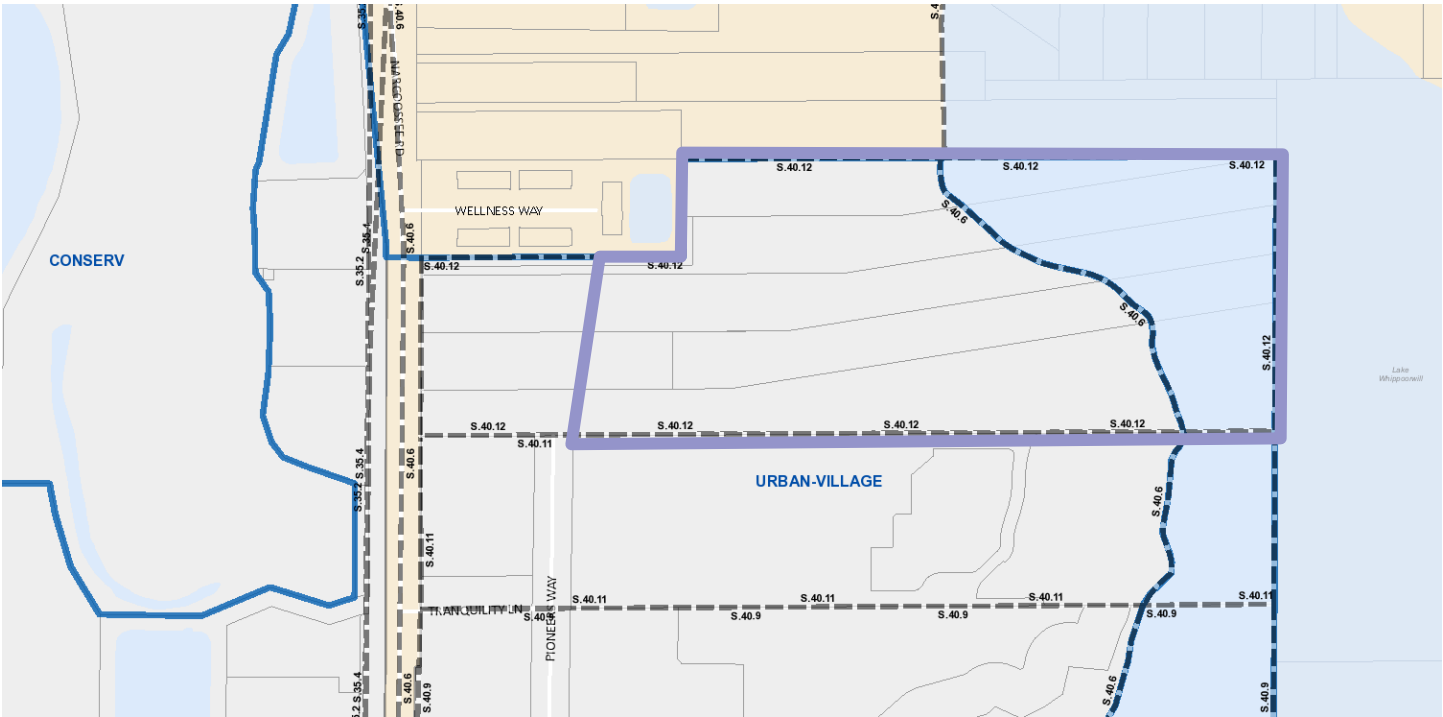
Location Map

 Subject Site

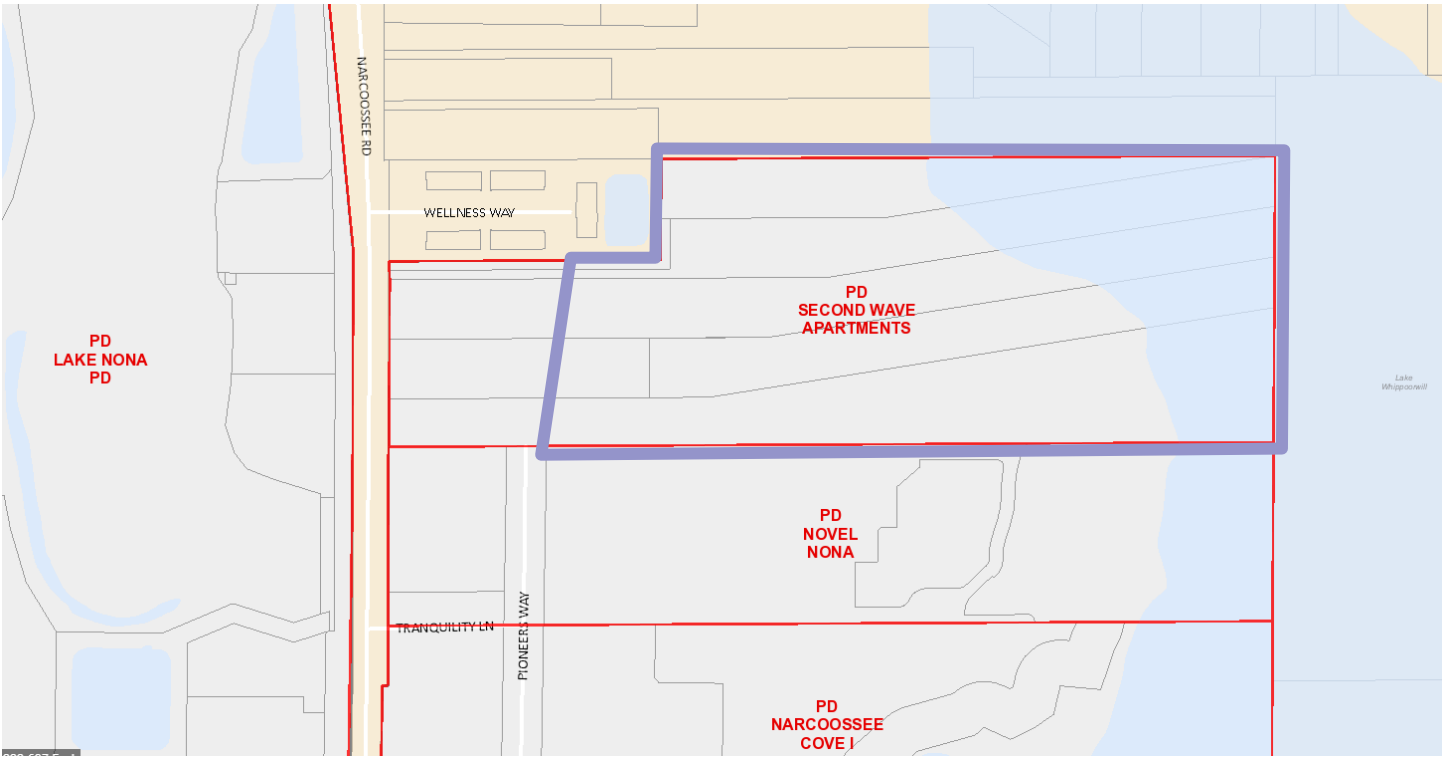
SUMMARY

<p>Owners Marilyn P. Hefferan & John R. Hefferan (estate); Narcoossee Land Acquisition LLC; Robert & Carole Meeks; David & Margaret Geisler; Michael & Angela Strasberg; Romesh & Sonal Panchal</p> <p>Applicant Brent Lenzen, Kimley-Horn</p> <p>Project Planner Megan Barrow, Planner III</p> <p>Updated: May 23, 2022</p>	<p>Property Location: 11747, 11749, 11751, 11757, 11763 and 11809 Narcoossee Road, generally located north of the Novel Nona PD, east of Narcoossee Road, south of Kirby Smith Road, and west of Lake Whippoorwill (±24.7 acres; District 1).</p> <p>Parcel IDs: 17-24-31-4795-00-010; -020; -021; -030; -040; -041; and -050.</p> <p>Applicant's Request: Master Plan for 377 multifamily units and associated amenities on Parcels 2, 3, and 4 of the 2nd Wave Apartments PD.</p>	<p>Staff's Recommendation: Approval, subject to the conditions in the staff report.</p> <p>Public Comment As of the published date of this report, staff has not received comments from the public.</p>
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FUTURE LAND USE



ZONING



PROJECT ANALYSIS

Project Description

The applicant is requesting Master Plan approval for 377 multifamily units and associated amenities on the eastern portion of the 2nd Wave Apartments Planned Development (PD). The properties are located north of the Novel Nona PD, east of Narcoossee Road, south of Kirby Smith Road, and west of Lake Whippoorwill in City Council District 1, which is represented by City Commissioner Jim Gray. The properties currently contain single-family homes, sheds and other accessory buildings, and docks.

GMP Subarea Policy S.40.6 sets development parameters in accordance with the city-county Interlocal Agreement (effective Nov. 24, 2015) governing the Narcoossee Road/Lake Whippoorwill Area. The area is considered a rural/urban transition and must maintain certain buffers, height limits, road connectivity, parks level of service, and other standards addressed in detail in the PD ordinance.

Previous Actions:

1976: Properties receive R-CE zoning in Orange County

1983: Lake Whippoorwill Estates subdivision created

1990s-2000s: Current single family homes built

2021 July 19: Municipal Planning Board approves request for annexation, GMP amendment to URB-VIL, creation of S.40.12, and zoning of PD (ANX2021-10008, GMP2021-10014, GMP2021-10015, ZON2021-10010)

2021 Dec. 6: Orlando City Council approves annexation, future land use, and zoning for the 2nd Wave Apartments PD (Doc. 2111081206)

Table 1—Project Context

	Future Land Use	Zoning	Surrounding Use
North	RS 1/2 (Orange County)	R-CE (Orange County)	Single-family home
East	Water Body (Orange County)	A-2 (Orange County)	Lake Whippoorwill
South	Urban Village	PD (Novel Nona)	Future multifamily and commercial
West	Urban Village and Conservation	PD (Orange County) and PD (Lake Nona)	Medical offices, day-care, hardware store

PROJECT CONTEXT

The subject properties are long and narrow, extending eastward from Narcoossee Road into Lake Whippoorwill. South of the property is the Novel Nona PD, which contains multifamily housing and future commercial/retail development along Narcoossee Road. To the west is a medical office development in unincorporated Orange County; across Narcoossee Road are a child care center, a hardware store, a convenience/gas store, and conservation land in the Lake Nona PD. Within the larger area are multifamily developments, commercial and office uses, schools, and single-family rural homes.

CONFORMANCE WITH THE GMP — URBAN VILLAGE FUTURE LAND USE DESIGNATION

The subject properties are designated as Urban Village on the City's future land use. Objective 2.4 and Policy 2.4.4 of the Future Land Use Element provide standards relating to the Urban Village future land use designation. A portion of Policy 2.4.4 states:

The Urban Village future land use designation provides for a mixture of land uses and intensities within a development site in order to preserve conservation areas, to reduce public investment in provision of services, to encourage flexible and creative site design and to provide sites for schools, recreation and other public facilities which provide an area-wide benefit to the community.

The proposed multifamily residential use is compatible with the Urban Village future land use designation.

Figure LU-1 of the Future Land Use Element provides development and use standards for each future land use designation. The Urban Village standards are summarized in **Table 2**, alongside the standards applicable to the subject property.

Subarea Policies S.40.6 and S.40.12

The proposal is in compliance with Future Land Use Element Subarea Policy S.40.6 (Narcoossee Road/Lake Whippoorwill Area.) The subarea policy is intended to "create an area of transition in intensity and density from urban uses to the

west, to rural uses in the east.” The proposed residential use is not one of the uses prohibited by the policy.

Subarea Policy S.40.12 provides structure and detailed development criteria for the 2nd Wave Apartments PD. It limits development to 377 dwelling units and 30,000 sq. ft. of commercial/retail or an equivalent amount of other non-residential uses allowed by the Village Center designation; requires Southeast Town Design Review Committee review; and mandates that any Specific Parcel Master Plan (SPMP) proposing new streets include typical street cross sections.

The policy requirements relevant to this SPMP and the applicant's proposals are outlined in **Tables 2 and 3 on the following page.**

CONFORMANCE WITH THE GMP — ENVIRONMENTAL ASSESSMENT

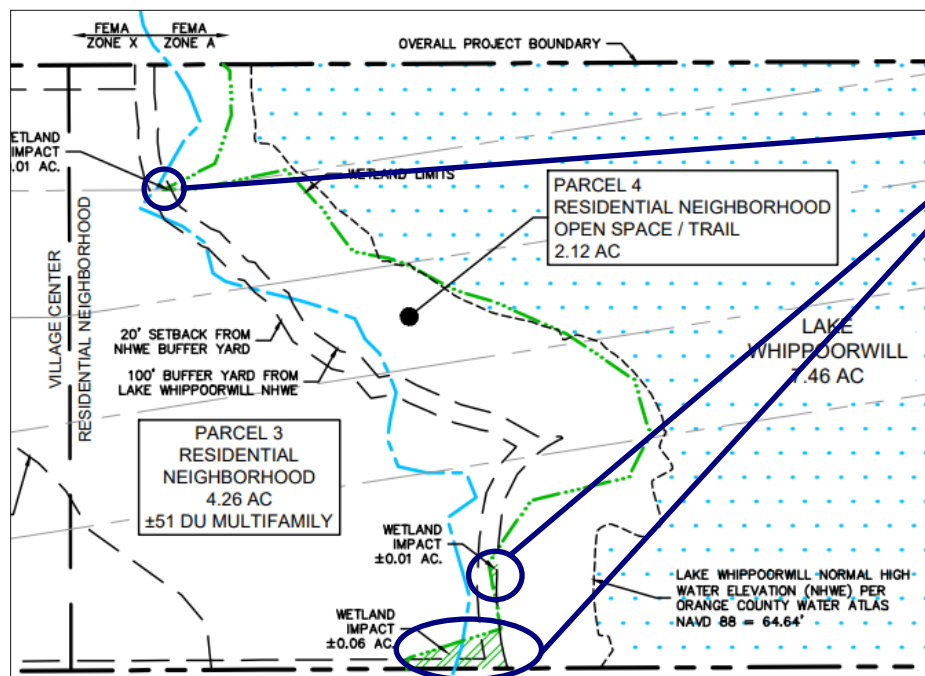
The Growth Management Plan Conservation Element Policy 1.4.1 states that all projects requiring board and City Council review shall provide an Environmental Assessment; however, the City shall determine if the submittal is appropriate on a case by case basis. Developments exempt from this requirement include those located within Planned Developments (subject to the conditions therein) as well as within the “Urbanized Disturbed Lands” shown in Figure C-1 of the GMP Conservation Element. This property is in a Planned Development.

With the annexation application, the applicant submitted a Level B environmental assessment dated June 16, 2021, that includes a delineation of wetland and other surface water systems, identification of land uses and soils, as well as an evaluation of the potential occurrence of protected wildlife species and their habitat.

The applicant provided a wetlands map using data from the National Wetlands Inventory. It shows freshwater forested/shrub wetland extending about 400 ft. landward from the water line — however, it is evident from aerial images that nearly all of this has been cleared and two single-family homes have been built in the area. The PD development plan shows 8.20 acres of wetlands, most of which is within the required 100-foot buffer from the Lake Whippoorwill Normal High Water Elevation (NHWE) and thus will be retained.

The applicant proposes to impact the 0.7 acres of wetland that stretch beyond the 100-foot buffer.

An Environmental Resource Permit and mitigation from the South Florida Water Management District is required in order to impact any wetlands. Any impact to federal jurisdictional wetlands would require a permit and mitigation from the Florida Environmental Protection Department, which assumed Section 404 permitting authority in December 2020. A jurisdictional determination has not been provided.



Wetland impacts, 0.7 acres

Table 2—Conformance with Subarea Policies

Table 2—Conformance with Subarea Policies																										
	GMP Subarea Policy S.40.6 Narcoossee Road/Lake Whippoorwill Area	GMP Subarea Policy S.40.12 2nd Wave Apartments																								
Max. Intensity (before bonuses) and Min. Intensity	Not specified	30,000 sq. ft. of commercial use and 377 multifamily units																								
Allowable Uses	<p>The mix of uses shall adhere to Figure LU-48 and may be further defined in a growth management plan amendment or a zoning application. The allowable uses may be amended within the Planned Development zoning application in order to deal with site specific constraints or transitioning of uses.</p> <p>Prohibited uses:</p> <table><tr><td>a. Labor pools and labor halls</td><td>f. Bail bond agencies</td></tr><tr><td>b. Any business in which a material part of its service includes “car-title loans”, but not including financial institutions</td><td>g. Flea markets</td></tr><tr><td>c. "Check cashing" or “payday loans” establishments, not including retail businesses which provide a check cashing service as an incidental part of their business, and financial institutions</td><td>h. Automobile sales and rentals</td></tr><tr><td>d. Tattoo, body art, and body piercing establishments</td><td>i. Fortune tellers, tarot card readers, palm readers, psychics, and like establishments</td></tr><tr><td>e. Pawnshops</td><td>j. Mobile food vending</td></tr><tr><td></td><td>k. Bottle clubs</td></tr><tr><td></td><td>l. Parking, principal use</td></tr><tr><td></td><td>m. Personal storage</td></tr><tr><td></td><td>n. Retail, intensive</td></tr><tr><td></td><td>o. Service, intensive</td></tr><tr><td></td><td>p. Service, automotive</td></tr><tr><td></td><td>q. Service, major vehicle</td></tr></table>	a. Labor pools and labor halls	f. Bail bond agencies	b. Any business in which a material part of its service includes “car-title loans”, but not including financial institutions	g. Flea markets	c. "Check cashing" or “payday loans” establishments, not including retail businesses which provide a check cashing service as an incidental part of their business, and financial institutions	h. Automobile sales and rentals	d. Tattoo, body art, and body piercing establishments	i. Fortune tellers, tarot card readers, palm readers, psychics, and like establishments	e. Pawnshops	j. Mobile food vending		k. Bottle clubs		l. Parking, principal use		m. Personal storage		n. Retail, intensive		o. Service, intensive		p. Service, automotive		q. Service, major vehicle	n/a
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Table 3—Subarea Policy S.40.6 Development Standards

Requirement	Proposed
A minimum 100-foot buffer from the mean high water line of Lake Whippoorwill shall remain undeveloped.	The buffer is shown on the site plan. It will contain a passive recreational trail that ends in a stubout at the northern property line, and connects to the trail at the southern property line (Novel Nona PD).
Docks may be limited or prohibited by zoning ordinance, depending on the intensity of the use	Three docks currently exist on the property. As specified in the PD, no additional docks or boat ramps shall be built; existing docks may be maintained and rehabilitated but not expanded. Docks must follow City Code regulations, including the provision that they may not be enclosed, except with screening.
Development plans are coordinated with adjacent properties to ensure each property is connected to another with a signalized intersection or a full median opening.	Pioneers Way connects to the signalized intersection at Irenic Way.
At least one new north/south road will be required in addition to cross access drives. If adjacent properties have not yet redeveloped, stub-outs will be required.	Pioneers Way will connect to the south. To the north, an easement in favor of a neighboring property owner currently prevents cross access. As specified in the PD, the road must be constructed up to the fence easement. If the easement is terminated, access to the north property line must be constructed within 1 year of termination. The property is located in unincorporated Orange County.
Pedestrian connections shall also be required.	Pedestrian connections are shown on the site plan.
Stormwater retention and detention is permitted within the 100 foot buffer area. However a secondary system, such as a bioswale, may be allowed. In addition, the use of one or more Low Impact Development (LID) techniques, as described in the Orange County LID manual shall be required.	Stormwater is in appropriate location within the multifamily development.
All other requirements — including a minimum 25-foot buffer along any property in the Orange County rural settlement area; height limits and transitions; and prohibited uses.	The proposal complies. Analysis is within the remainder of this report.

CONFORMANCE WITH THE LAND DEVELOPMENT CODE (LDC) — SOUTHEAST ORLANDO SECTOR PLAN

In order to be consistent with the Southeast Orlando Sector Plan, Specific Parcel Master 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 Residential Neighborhood and Village Center.

LDC Section 68.200 (a)(2) describes Village Center/Urban Transit Center (VC/UTC District) 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.*”

Development Standards

Table 4 describes the development standards for the site. Per Chapter 68, Traditional Design is required within a Village Center if the non-residential development is equal to or greater than 0.4 FAR and/or residential development is equal to or greater than 25 du/gross acre. Therefore, this development is required to meet the Residential Building Standards of Section 68.300 to 68.312.

Table 4—2nd Wave Apartments Development Standards								
PD Parcel	Use	Sq. Ft. or Dwelling Units	FAR or Density (Floor Area Ratio or Dwelling Units per Acre)		Building Height*		ISR (Impervious Surface Ratio)	
			Min — Max	Proposed	Max	Proposed	Max	Proposed
2 7.45 ac	Multifamily	326 du	7 — 30 du/ac (Village Center)	29.9 du/ac (entire Village Center; 43.7 du/ac Parcel 2 only)	4 stories	4	0.85	0.78
3 4.26 ac		51 du	0 — 12 du/ac (Residential Neighb.)	7.99 du/ac (entire Residential Neighborhood; 11.9 du/ac Parcel 3 only)	4 stories*	2	0.65	0.47
4 2.12 ac	Open Space/ Trail	n/a	None — None	None	2 stories*	0	de minimis*	de minimis
* By Subarea Policy S.40.6, within 400' of Lake Whippoorwill the maximum height shall be two stories. An undeveloped 100' buffer must be main-								

Density

Village Center is the Mixed Use Center type in the 2nd Wave Apartments. Proposed within this district is 30,000 sq. ft. of commercial (not part of this SPMP application) and 377 multifamily dwelling units on 10.89 ac for a density of 29.9 du/acre. Village Center requires 7–30 du/acre, so 2nd Wave is in compliance.

The multifamily development straddles the Village Center and the Residential Neighborhood districts, transitioning down in density and intensity toward Lake Whippoorwill. Residential Neighborhood has no minimum intensity and a maximum intensity of 12 dwelling units per gross acre (du/ga). As Parcels 3 and 4 measure 6.38 acres and will house 51 dwelling units, the 7.99 du/ga density meets the standard in this district.

Based on the density, the proposed multifamily development must follow Traditional Neighborhood Design standards.

Height

In the Southeast Sector Plan, height is limited by the number of stories rather than a specific measurement to provide variety to the skyline in the mixed use centers. Village Centers are permitted up to 3 stories. However, the Interlocal Agreement and Subarea Policy limits height to 2 stories within 400' of Lake Whippoorwill and allows up to 4 stories on the rest of the site. The proposed multifamily development complies with these rules.

Impervious Surface Ratio (ISR)

The maximum ISR permitted in a Village Center is 0.85 and in a Residential Center is 0.60. The applicant has proposed 0.78 in the Village Center and 0.47 in the Residential Neighborhood, which is consistent with the respective districts' standards.

Setbacks

The Interlocal Agreement and S.40.6 establish the following setbacks:

- The Narcoossee Road setback is 32.5', which includes the 15' utility easement, 7.5' street tree area and a 10' landscaped area.
- A 100' buffer and a 20' setback is required from the mean high water line.

This development does not front Narcoossee but rather the frontage road, Pioneers Way. The required front setback established in Sec. 68.304-305 for a Village Center is 10-15 feet for street-facing yards. The applicant has requested a 5 ft. setback along Pioneers Way. This is acceptable, as the applicant has provided sufficient ROW with spacing between the street and the building; and it is consistent with reduced front setbacks in neighboring developments.

Side yard setbacks in residential areas shall be a minimum of 5 feet from the property line; the north property line of the 2nd Wave Apartments contains the Interlocal-mandated 25-ft rural buffer. There is a 10-foot bufferyard between the south property line and Buildings 400 and 500.

Table 5 below outlines the setbacks proposed for the project.

Table 5—2nd Wave Apartments Setbacks			
Use	Yard	Building Setback	
		<i>Required</i>	<i>Proposed</i>
Multifamily	Front: Pioneers Way	10-15 ft.	5 ft.
	Side: North property line	25 ft.	25 ft.
	Side: South property line	5 ft.	10 ft.
	Rear: Lake Whippoorwill	120 ft. (100' buffer and 20' setback from MHWL)	120 ft.

Landscaping and Bufferyards

The development must be consistent with the landscaping code and bufferyard requirements in Chapters 60 and 61.

The bufferyard from Orange County properties within the rural settlement is 25 ft., consistent with the Subarea Policy S.40.6. This buffer may be removed if the adjacent property annexes into the City.

Building Orientation and Design

This proposal is compliant with Sec. 68.303. - Relation of Buildings to Streets and Parking. Garages are grouped together and tucked under the building. This development has a central "street" area between buildings by which residents would enter garages. The building orientation, entrances and facades must be developed in accordance with Section 68.307-68.312 of the LDC.

This development is compliant with the Southeast Sector's residential design guidelines applicable to apartments (except where superseded by S.40.6) including:

Village Center
Sec. 68.203 Village Center Guidelines

Residential Neighborhood

Sec. 68.205 Residential Neighborhood Guidelines
Sec. 68.303 Relation of Buildings to Street and Parking
Sec. 68.304 Front Setbacks
Sec. 68.305 Other setbacks
Sec. 68.306 Building Height
Sec. 68.307 Facades and Roof Form
Sec. 68.308 Visual Character
Sec. 68.309 Materials
Sec. 68.311 Pedestrian Access Ways and Bicycle Circulation
Sec. 68.312 Additional Standards by Residential Building Type

Lighting

The development must meet the City's lighting ordinance, which is Chapter 63.400 of the Land Development Code. The purpose and intent of this section is to ensure that outdoor lighting (or "exterior lighting") has a positive visual impact on surrounding properties. Exterior lighting should be designed, installed, and maintained in a consistent and coordinated fashion to provide safe, convenient, and efficient lighting for customers, pedestrians, and vehicles. Outdoor lighting must also avoid the creation of hot spots, glare, obtrusive light, unreasonable light pollution, light trespass, and visual nuisance. Therefore, the City's lighting ordinance is compatible with dark skies lighting.

Parking

Parking is provided in surface lots and tuck-under garages. A minimum of 566 parking spaces are required for this development; 619 are provided, inclusive of two-wheeled, tandem, garage, and parallel spaces. The parallel spaces within the Pioneers Way right of way do not count toward on-site parking. The total provided is 609, which meets the requirement.

Signage

The proposal does not include a sign package; a sign package must be submitted for approval via a Planning Official Letter of Determination.

PUBLIC FACILITIES

Wastewater and Utilities

The property lies within the OUC water and electric areas. Sanitary sewer and reclaimed water services will be provided by Orange County Utilities.

Parks and Open Space

Consistent with GMP Recreation Policy 1.1.1, Future Land Use Policies 4.1.13 and 4.1.14, Future Land Use Subarea Policy S.40.6, and LDC Chapter 68 – Southeast Orlando Sector Plan, specifically Section 68.500 and Figure 68-M, the developer shall dedicate a total of 3.25 acres per 1,000 population of park land (Unit Equivalent of 0.0074 acres per residential unit). At least 2.05 acres per 1,000 population shall be in functional community and neighborhood parks, including such amenities as multi-use trails, pool/clubhouse areas, active park space, or other use as approved in an adopted PD. The remaining 1.2 acres per 1,000 population may be made up of village greens and plazas, conservation buffers and the Primary Conservation Network if such areas are visually accessible by the general public (not private backyards). Land used for stormwater retention, drainage structures or wetlands shall not be counted.

For the 377 new residential units, access to 2.8 acres of park land is required. By Policy S.40.6, the 17,500 sq. ft. (0.4 ac) clubhouse/pool amenity may be counted toward onsite park requirements: "Each PD that includes a residential component shall meet the neighborhood parks level of service (LOS) on-site. Multi-use trails that meet City standards, pool/clubhouse areas, active park space, or other use as approved in a PD may count toward LOS. Passive recreation or natural areas do not count toward LOS but are encouraged as open space."

By agreement in the PD ordinance, the 2.12-acre conservation buffer around Lake Whippoorwill may count toward park requirements, as it is adjacent to a publicly accessible lakefront trail (cross-access with Novel Nona). Gates must contain signs of reasonable size indicating that public access is allowed; for safety reasons, the property owner/manager may also include reasonable rules for use.

Amenity spaces: 0.4 acres + Open space/trail with public access: 2.12 acres = 2.52 acres. (0.28-acre deficiency). The

dock space may count toward this requirement.

Docks — images shown during a meeting but not submitted for formal review indicated potential structures built atop the docks to create air-conditioned amenity space. Consistent with Sec. 58.977, this is not permitted: “No portion of any dock may be completely or partially enclosed except for screen enclosures and permitted storage lockers.”

Trail Access — the site’s parks LOS depends on the provision of public access to the lakeside trail. The applicant intends to obtain an access easement with Novel Nona, directly to the south, to allow pedestrians to use that trail just south of the property line. The applicant must provide an alternative site plan that meets LOS in the event that this easement is not obtained before permitting.

Stormwater and Solid Waste

The City’s adopted stormwater level of service standards require new development to provide on-site stormwater retention and/or detention consistent with the requirements of the Water Management District. Therefore, each increment of new development, if properly permitted, will meet the stormwater level of service standard. Solid Waste collection is funded by user fees; therefore, any new customers generate revenues sufficient to fund any capital costs. As a result, a solid waste capacity analysis was not performed.

Transportation

The City has adopted a Transportation Concurrency Exception Area (TCEA) citywide. Therefore, the City requires projects to support the multi-modal transportation system. Support of multimodal transportation options within this area is critical, in consideration of the direct proximity of housing, retail, a high school and college campus as well as growing vehicular traffic pressures. In accordance with City Code, bicycle parking must be provided on new or redeveloped sites.

Subarea Policy S.40.6 requires that development plans are coordinated with adjacent properties to ensure each property is connected to another with a signalized intersection or a full median opening; that at least one new north/south road will be required in addition to cross access drives; and that pedestrian connections are required. Conformance with these requirements are discussed in **Table 6**.

Projects generating 1,000 trips or more per day are required to submit a transportation study and mitigate for impacts to the roadway network. The applicant submitted a traffic impact analysis, dated June 2021, during the annexation and PD zoning process, finding that the residential development is expected to generate about 2,055 daily trips.

Primary access to this site is via the frontage road (Pioneers Way). Pioneers also provides the only vehicular cross access to adjacent parcels. The proposed right of way sections are pictured on **Page 14**.

Pedestrian access is provided via a 12’ trail on Pioneers Way. Access to the lakeside trail is at the rear of the property next to the amenity building, as well as proposed public access just south of the property line within Novel Nona. See Parks analysis for information about public access to lakeside trail.

Capital Improvement Program

The City has no Capital Improvement Program (CIP) projects that directly affect the subject site.

School Capacity

On July 7, 2008, the City adopted a Public School Facilities Element (PSFE) and the Amended Interlocal Agreement for Public School Facility Planning and Implementation of Concurrency which requires all residential developments be subject to school concurrency review. A list of exemptions from this review is provided under Section 16.2 of the Agreement. Included in the list of exemptions are DRIs that have filed a complete application for a development order prior to May 1, 2005 (Section 16.2(j)).

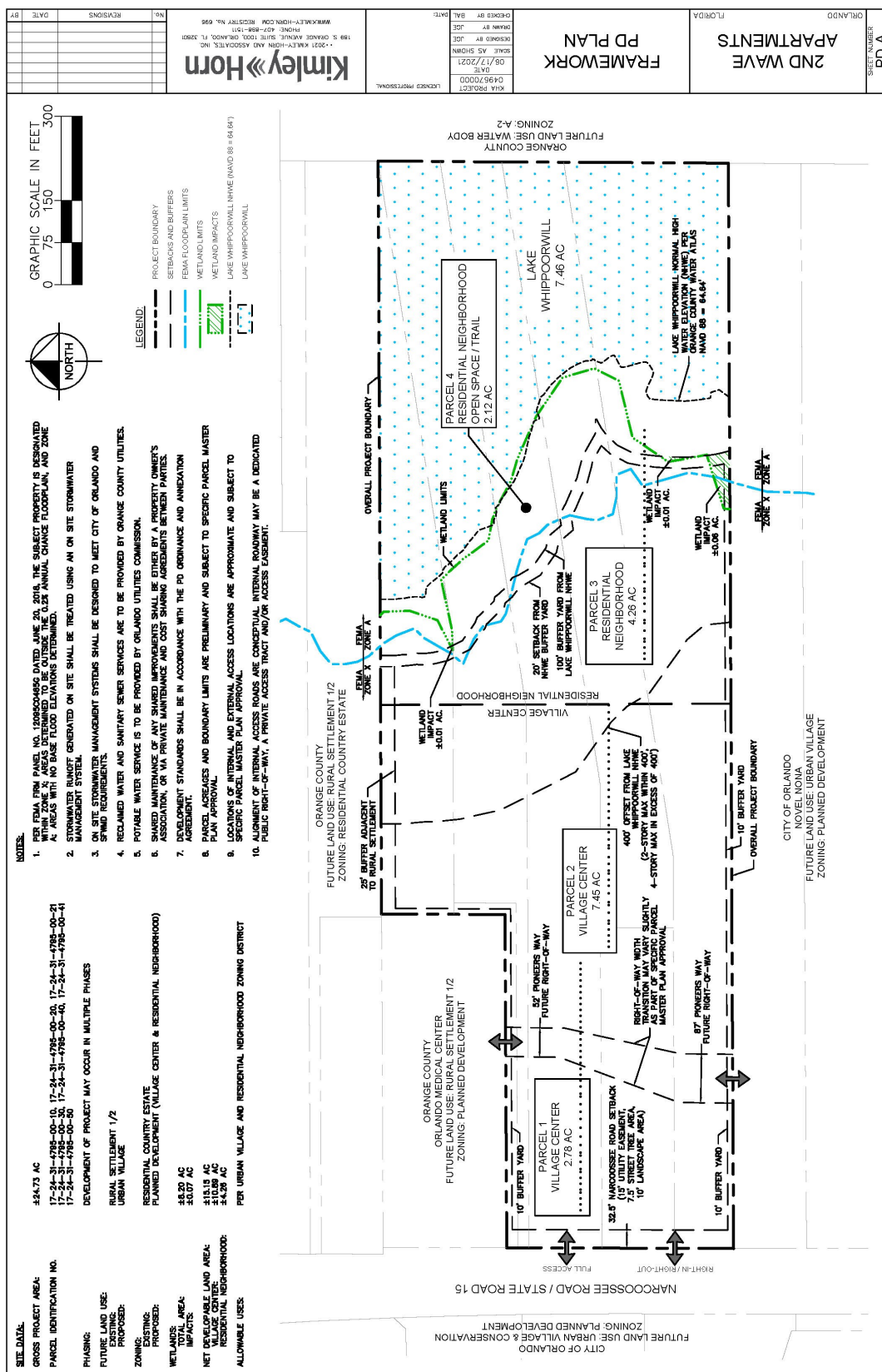
Under the terms of the agreement, the City will advise OCPS of comprehensive plan amendments, zoning amendments, and development proposals that may have the effect of increasing existing density. On January 11, 2021, the City amended GMP Policy 1.3.1, which allows school capacity to be taken into account when evaluating land use and zoning applications.

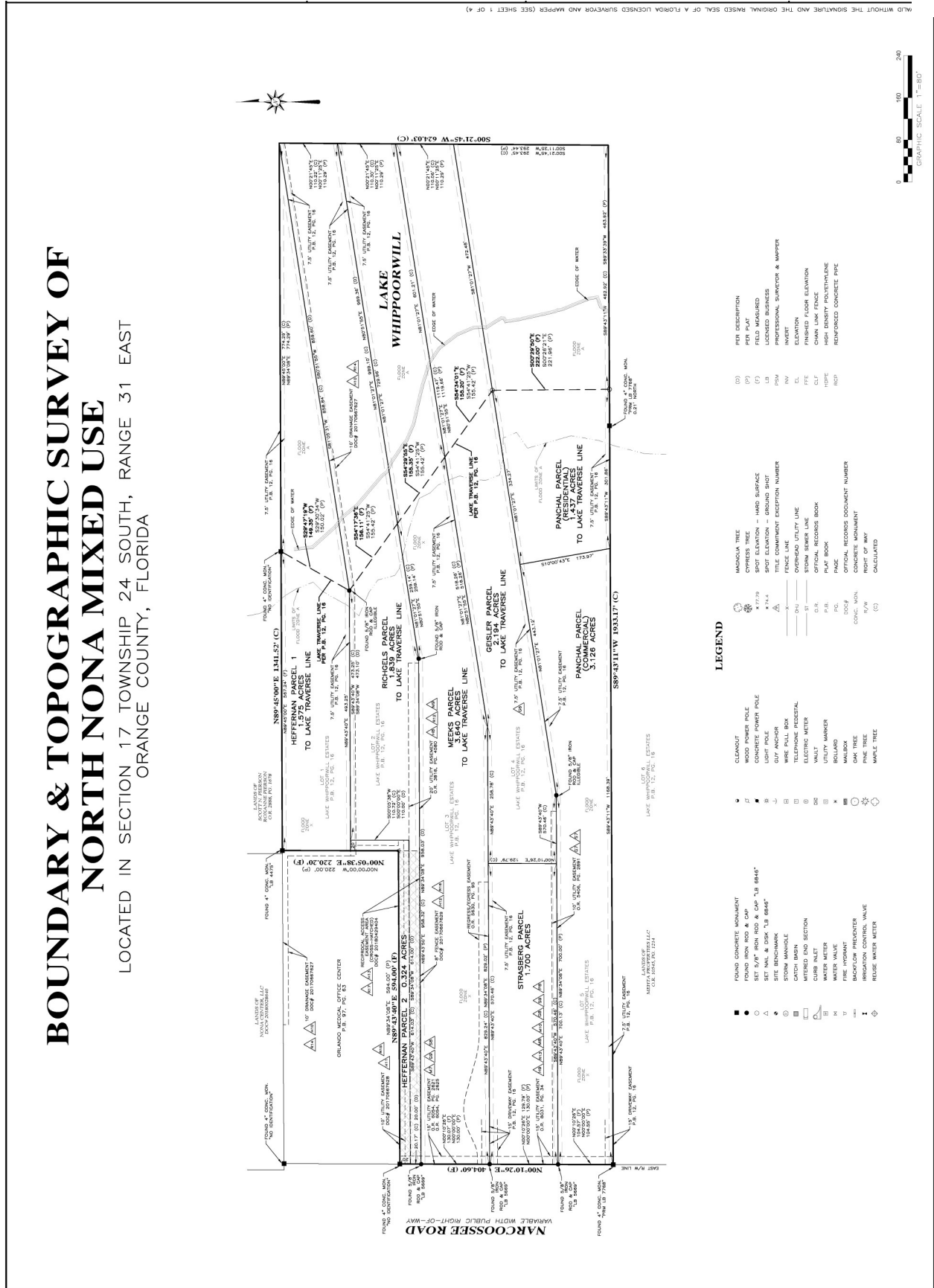
At the time of annexation, capacity was as listed below and the City of Orlando approved the comprehensive plan and zoning amendments. Now during site plan review, the site is subject to concurrency requirements.

OCPS found the following capacity:

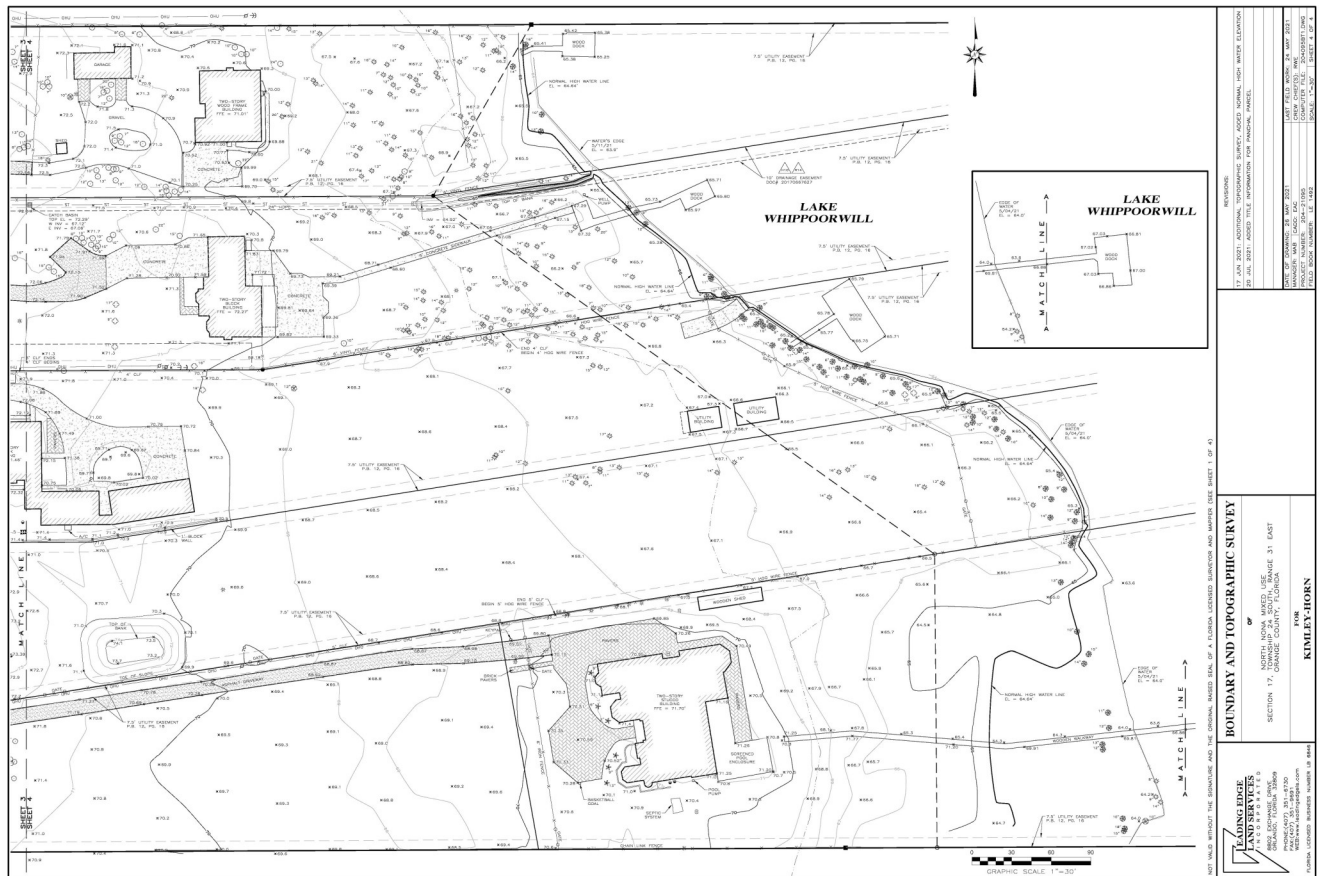
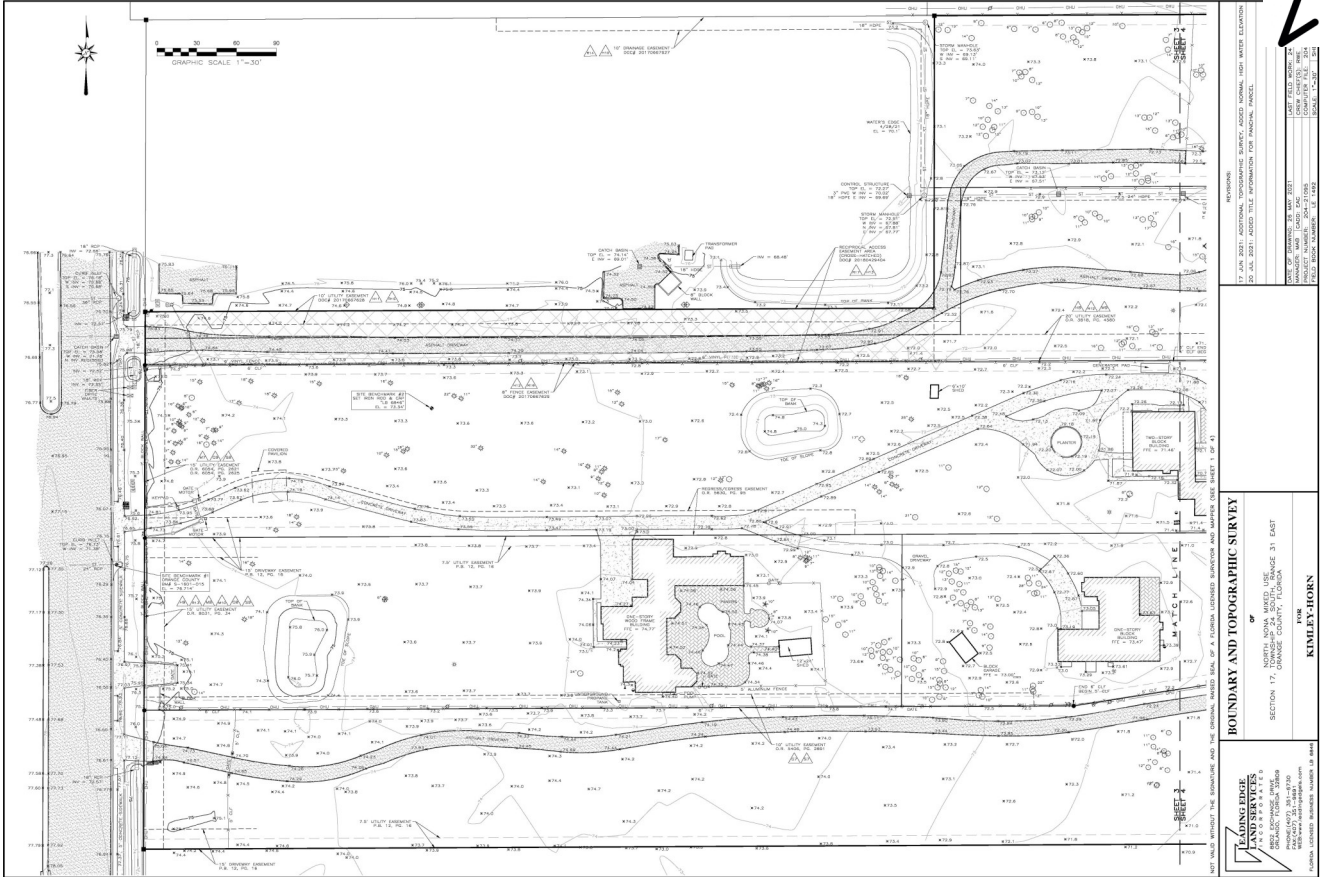
- Future Elementary 43-E-SE-2 ES: Capacity is available
- Lake Nona Middle School: Capacity is available due to scheduled relief in 2023
- Lake Nona High School: 25.760 seats over capacity due to this project

PD FRAMEWORK: 2ND WAVE APARTMENTS

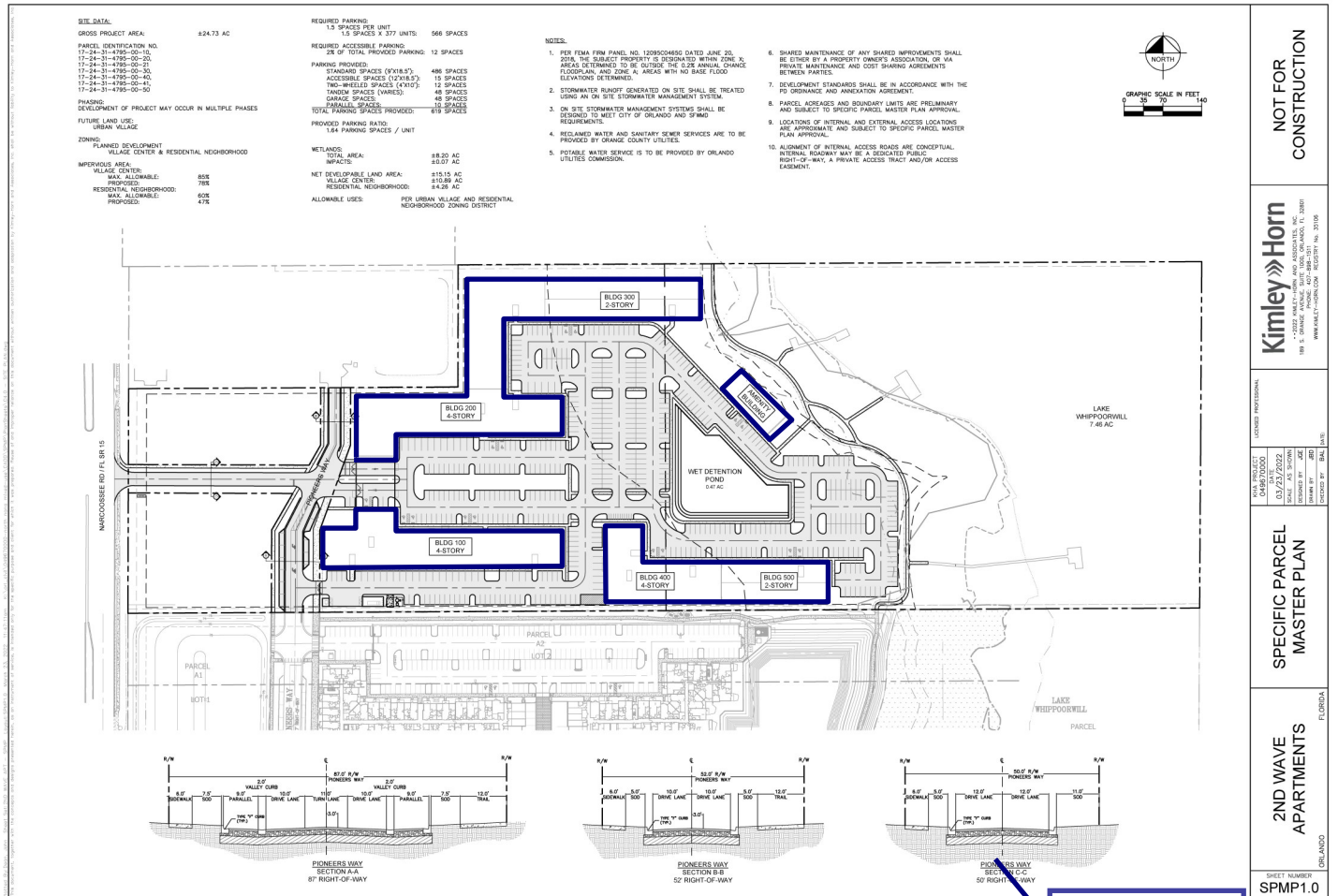




SURVEY



Site plan must be updated to reflect most recent status and circulation plan, including moving main gates eastward to create denied entry space.



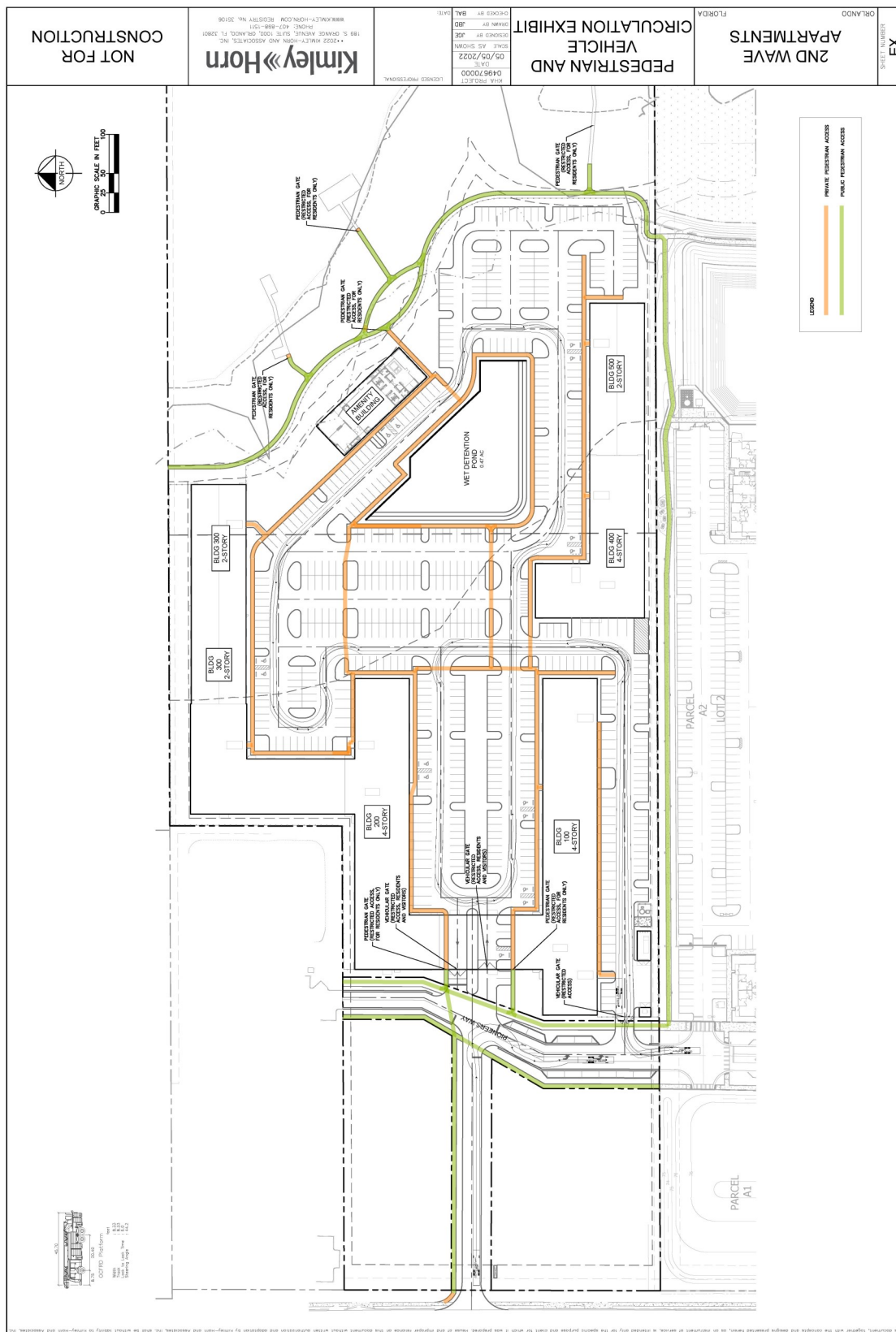
Entry road, not
Pioneers Way

ALLOWABLE USES: PER URBAN VILLAGE AND RESIDENTIAL
NEIGHBORHOOD ZONING DISTRICT

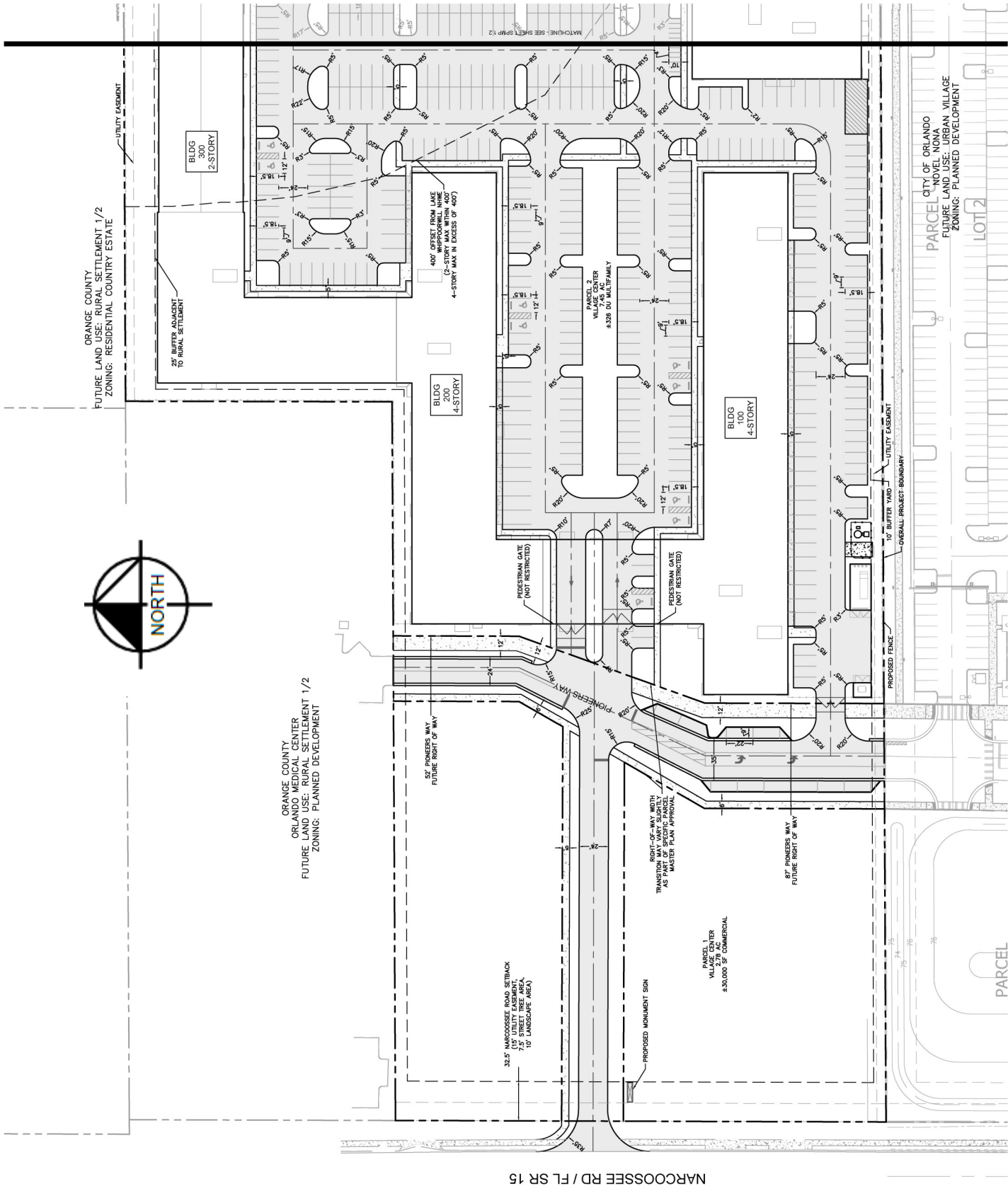
Spaces within ROW do not count toward site.

Total is 609

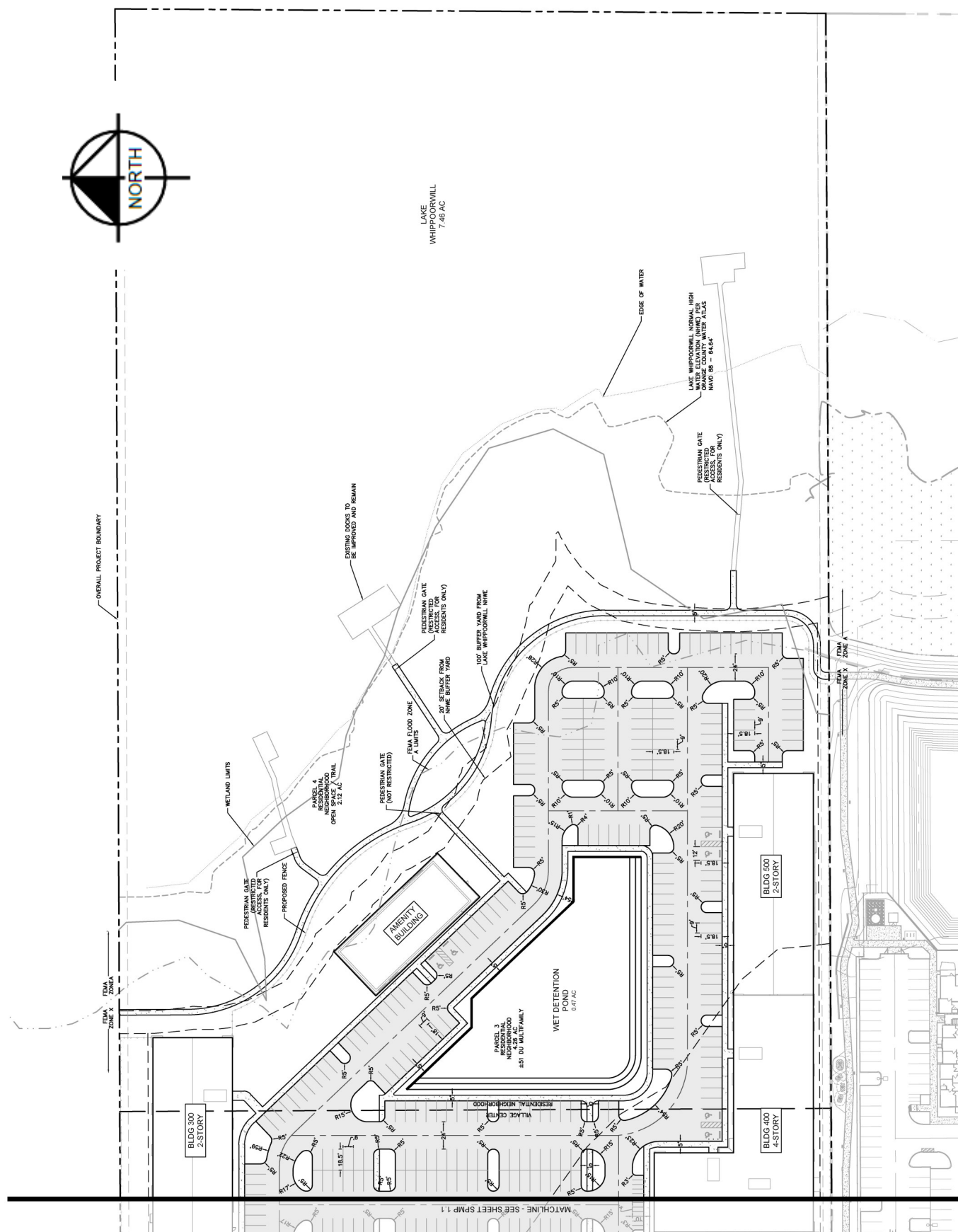
CIRCULATION PLAN



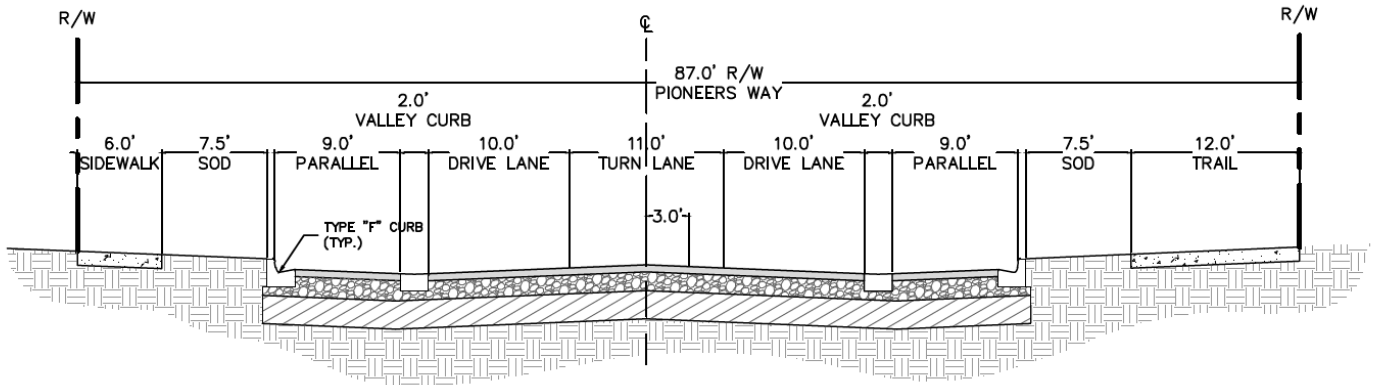
SITE PLAN (WEST)



SITE PLAN (EAST)

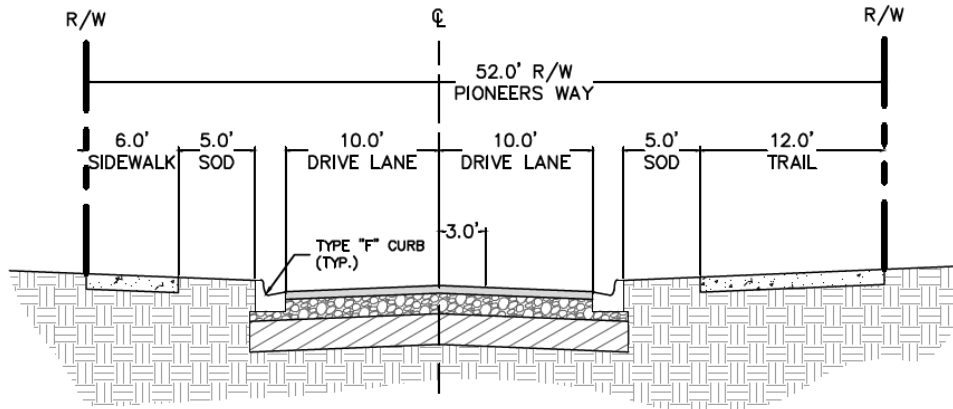


CROSS SECTIONS

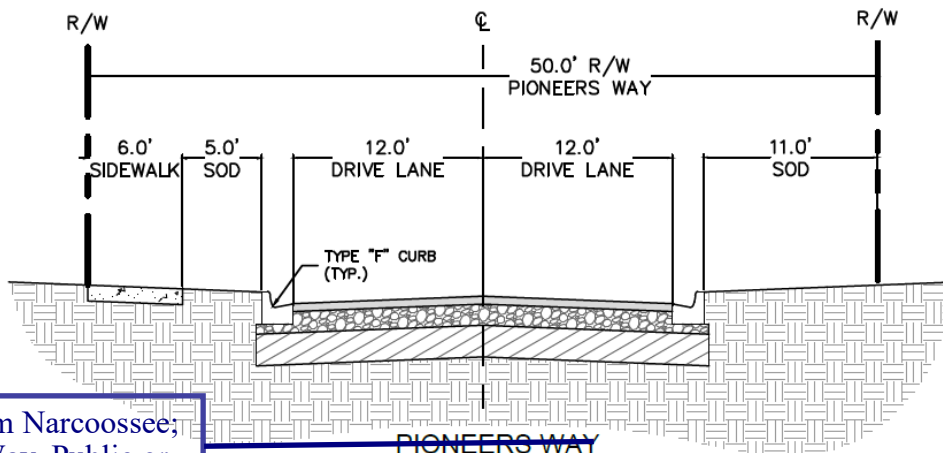


PIONEERS WAY
SECTION A-A
87' RIGHT-OF-WAY

Cross-sections must be modified per Conditions of Approval.



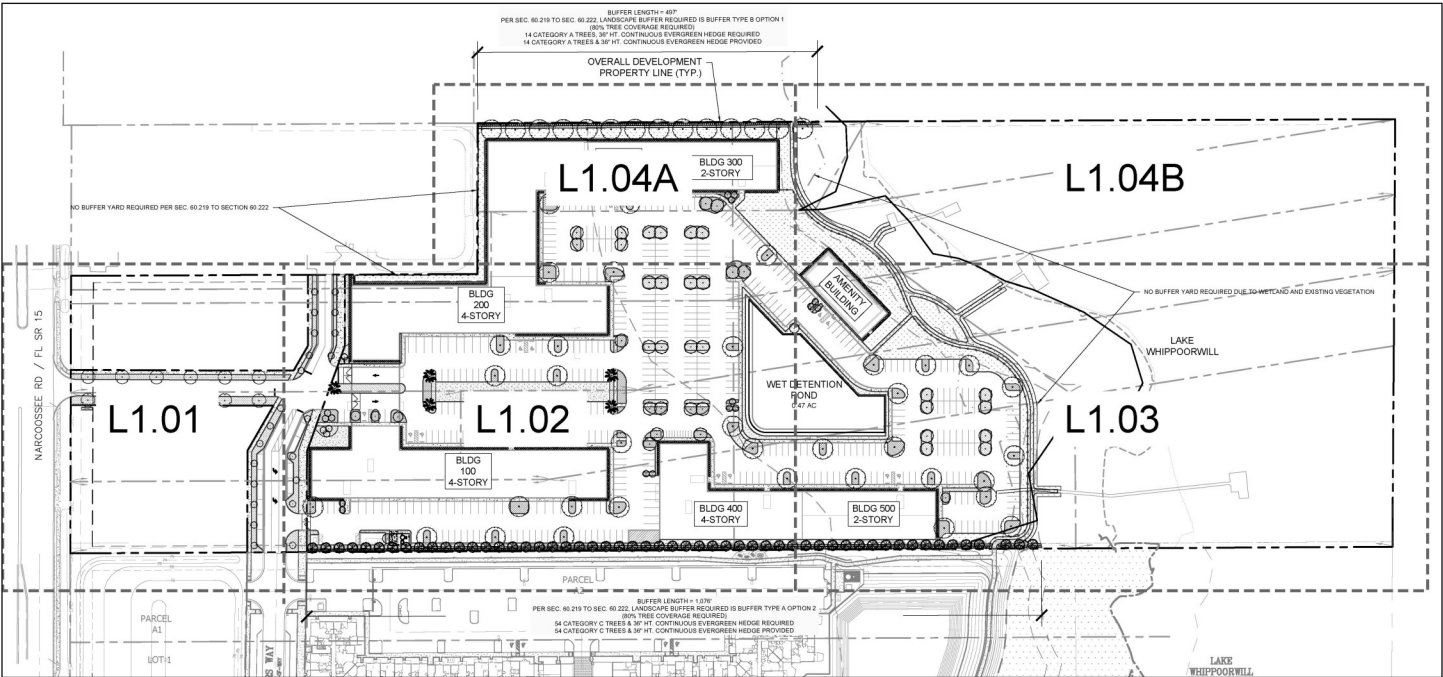
PIONEERS WAY
SECTION B-B
52' RIGHT-OF-WAY


















PIONEERS WAY
SECTION C-C
50' RIGHT-OF-WAY

Entry road from Narcoossee; not Pioneers Way. Public or private ROW?

LANDSCAPE PLAN



PLANT SCHEDULE

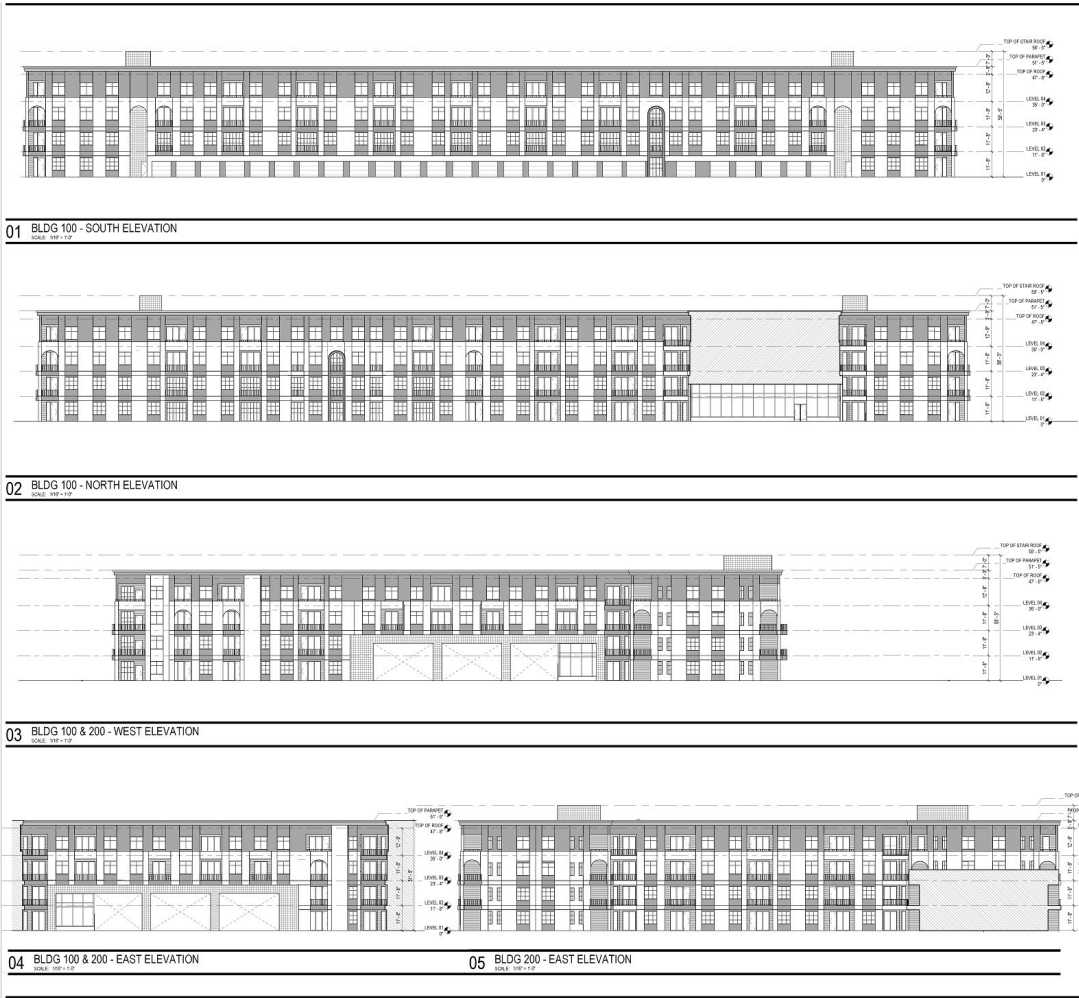
TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE
	AT	54		CATEGORY 'A' SHADE TREE	FG	3" CAL MIN	12' HT MIN
	BT	36		CATEGORY 'B' SHADE TREE	FG	3" CAL MIN	12' HT MIN
	CT	54		CATEGORY 'C' SHADE TREE	FG	3" CAL MIN	10' HT MIN
	ST	12	7" CT. MINIMUM	STREET TREE	FG	2" CAL MIN	12' HT MIN
	UI	6	MAX. MATURE HEIGHT OF 25'	UNDERSTORY TREE	FG	2" CAL MIN	8' HT MIN
PALM	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE
	PM	44		PALM TREE	-	-	10' CT MIN
	PS	5	LARGE PALM	PALM TREE	FG	-	10' CT MIN
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE
	BS	516	BUFFERYARD SHRUB FULL	SCREENING SHRUB	7 GAL	36" OC	36" HT MIN
	FS	1,087	FOUNDATION SHRUB FULL	SCREENING SHRUB	3 GAL	36" OC	18" HT MIN
SHRUB AREAS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	SPACING
	GR	8,159	GROUND COVER AREA FULL, FL #1 PLANT MATERIAL	GROUND COVER AREA	1 GAL	12" FULL	18" OC
	SA	1,349	SHRUB AREA FULL	SHRUB AREA	3 GAL	18" HT MIN	36" O.C.
	UB	171	UTILITY BUFFER SHRUBS	SCREEN SHRUBS	3 GAL	18" HT MIN	36" OC
SOD	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	SPACING
	SOD A	52,964 SF	PASPALUM NOTATUM 'ARGENTINE' ROLLED TIGHT, 100% INSECT / WEED / DISEASE / DEBRIS FREE	ARGENTINE BAHIA GRASS	SOD	-	-
	SOD B	13,339 SF	STENOTAPHRUM SECUNDATUM ROLLED TIGHT, 100% INSECT / WEED / DISEASE / DEBRIS FREE	ST. AUGUSTINE GRASS	SOD	-	-
	SOD C	11,929 SF	PASPALUM NOTATUM 'ARGENTINE' ROLLED TIGHT, 100% INSECT / WEED / DISEASE / DEBRIS FREE	ARGENTINE BAHIA GRASS (R.O.W. AREA ONLY)	SOD	-	-
MISC.	QTY	BOTANICAL/COMMON NAME	SPECIFICATIONS				
MULCH	TBD	MINI PINE BARK NUGGETS	3" DEPTH MINIMUM, SHREDDED, FREE OF WEEDS/INVASIVE PLANT MATERIAL				

SITE DATA:	
TOTAL PROPERTY:	24.73 ACRES
NET DEVELOPABLE AREA:	15.15 ACRES
IMPERVIOUS AREA:	5.55 ACRES
SOD CALCULATIONS:	
(MAXIMUM SOD COVERAGE TO BE 60%)	
TOTAL LANDSCAPE + SOD AREA:	119,024 SF
TOTAL SOD AREA:	66,303 SF (56%)
(TOTAL SOD AREA DOES NOT INCLUDE STORMWATER SOD AREA)	
TOTAL LANDSCAPE AREA:	52,721 (44%)
LANDSCAPE POINT CALCULATIONS:	
MINIMUM REQUIRED LANDSCAPE SCORE	191,317
PROJECTED LANDSCAPE SCORE	193,881

LANDSCAPE CODE CALCULATIONS		
LANDSCAPING FOR PARKING LOTS SECTION 61.312 LANDSCAPE ADJACENT TO STREET RIGHT OF WAY AND PROPERTY LINES:		
PERIMETER LANDSCAPE AREAS REQUIRED FOR VEHICULAR USE AREAS ADJACENT TO PROPERTY LINES AND PUBLIC RIGHTS-OF-WAY SHALL CONTAIN AT LEAST ONE TREE FOR EVERY 50 LINEAL FEET OR FRACTION THEREOF. REQUIRED TREES SHALL HAVE A MINIMUM CALIPER OF 2", A MINIMUM OVERALL HEIGHT OF 12 FEET, AND A MINIMUM CLEAR-TRUNK HEIGHT OF 6 FEET. PERIMETER LANDSCAPE AREAS SHALL ALSO CONTAIN A CONTINUOUS ROW OF EVERGREEN GROUNDCOVERS AND PLANTS NOT TO EXCEED 4 FEET IN HEIGHT. REQUIRED PLANTS SHALL BE A MINIMUM HEIGHT OF 18" AT TIME OF PLANTING. AT LEAST 60% OF THE REQUIRED PLANTS SHALL HAVE A NATURAL MATURE HEIGHT OF 3 FEET.		
EAST BUFFER	REQUIRED: NONE (EXIST. WETLANDS)	PROVIDED: NONE
WEST BUFFER	NONE	NONE
SOUTH BUFFER - 1,076 LF BUFFER A TYPE 2 BUFFER WIDTH=7'	54 CATEGORY C TREES CONTINUOUS EVERGREEN HEDGE	54 CATEGORY C TREES CONTINUOUS EVERGREEN HEDGE
NORTH BUFFER - 497 LF BUFFER B TYPE 1 BUFFER WIDTH=8'	14 CATEGORY A TREES CONTINUOUS EVERGREEN HEDGE 6' HT. WALL	14 CATEGORY A TREES CONTINUOUS EVERGREEN HEDGE 6' HT. WALL

ELEVATIONS

Elevations must be updated at time of Final Site Plan to reflect current site plan and renderings.



SHEET NOTES

2nd Wave Development
Narcoossee Road
Orlando, Florida

Gensler
101 FL AVENUE, SUITE 2000
MIAMI, FL 33131
TEL: 305.575.1000
WWW.GENSLER.COM

GENERAL NOTES

1. SEE SPECIFICATIONS FOR MATERIALS AND FINISHES.

2. SEE SPECIFICATIONS FOR CONSTRUCTION DETAILS.

3. SEE SPECIFICATIONS FOR MECHANICAL AND ELECTRICAL DETAILS.

4. SEE SPECIFICATIONS FOR PLUMBING AND FIRE PROTECTION DETAILS.

5. SEE SPECIFICATIONS FOR LANDSCAPE ARCHITECTURE DETAILS.

6. SEE SPECIFICATIONS FOR INTERIOR ARCHITECTURE DETAILS.

7. SEE SPECIFICATIONS FOR EXTERIOR ARCHITECTURE DETAILS.

8. SEE SPECIFICATIONS FOR SITEWORK DETAILS.

9. SEE SPECIFICATIONS FOR UTILITIES DETAILS.

10. SEE SPECIFICATIONS FOR SPECIALTIES DETAILS.

11. SEE SPECIFICATIONS FOR FURNITURE AND FIXTURES DETAILS.

12. SEE SPECIFICATIONS FOR EQUIPMENT DETAILS.

13. SEE SPECIFICATIONS FOR SIGNAGE DETAILS.

14. SEE SPECIFICATIONS FOR SECURITY DETAILS.

15. SEE SPECIFICATIONS FOR ACCESSIBILITY DETAILS.

16. SEE SPECIFICATIONS FOR SUSTAINABILITY DETAILS.

17. SEE SPECIFICATIONS FOR HISTORIC PRESERVATION DETAILS.

18. SEE SPECIFICATIONS FOR MONUMENTAL DETAILS.

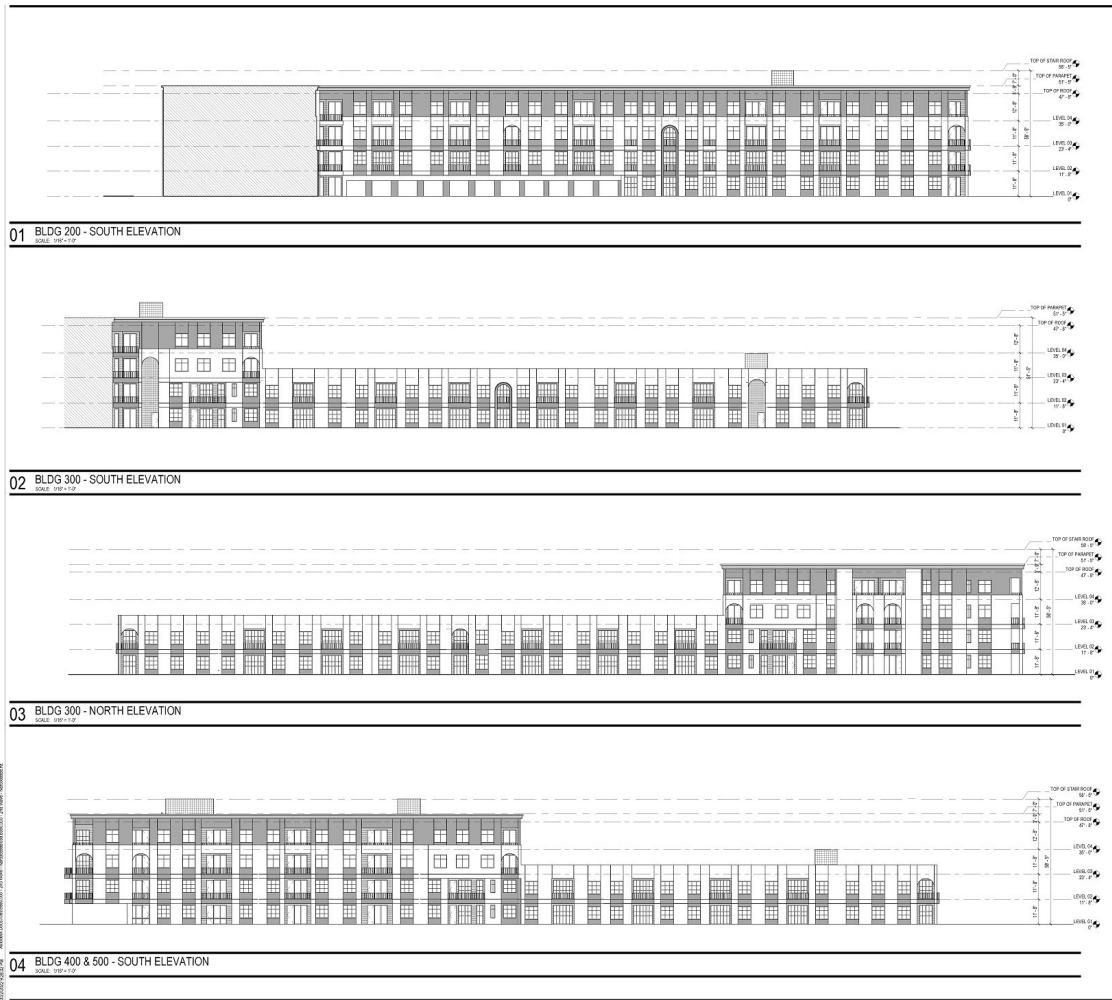
19. SEE SPECIFICATIONS FOR ARTWORK DETAILS.

20. SEE SPECIFICATIONS FOR SPECIALTIES DETAILS.

NOT FOR CONSTRUCTION

Project Name: Narcoossee Apartments
Project Number: 069.6960.000
Description: BUILDING ELEVATIONS
Scale: As Indicated
A1

ELEVATIONS



SHEET NOTES

2nd Wave Development
Narcoossee Road
Orlando, Florida

Gensler

LOC: 44-000007
6000 South Orange Avenue
Suite 100
Tampa, FL 33603
Main Office
Architect
TAM: 813.254.8100
TAM: 813.254.8100
Fax: 813.254.8100

GENERAL NOTES

1. 10/23/2022 - 2ND WAVE DEVELOPMENT

Drawn: [Signature]

NOT FOR CONSTRUCTION

Project Name
Narcoossee Apartments

Project Number
069.6950.000

Description
BUILDING ELEVATIONS

Scale
As Indicated

A2

MATERIAL LEGEND

- WHITE STUCCO
- ACCENT STUCCO
- RIGID PLASTIC COMPOSITE BOARD
- MANUFACTURED STONE

ELEVATIONS



01 BLDG 200 - WEST ELEVATION
SCALE: 1/32" = 1'-0"



02 BLDG 400 & 500 - NORTH ELEVATION
SCALE: 1/8" = 1'-0"



03 BLDG 400 - WEST ELEVATION
SCALE: 1/8" = 1'-0"



04 BLDG 400 - EAST ELEVATION
SCALE 1/8" = 1'-0"



05 BLDG 300 - EAST ELEVATION
SCALE: 1/8" = 1'-0"

SHEET NOTES

2nd Wave Development

Narcoossee Road
Orlando, Florida

Gensler

12142 A4000007
200 North Orange Street
Orlando, FL 32801
United States
Phone: 407.244.2600
Fax: 407.244.2601
Tel: 407.244.2601
Fax: 407.244.2601

Tel: 412.294.1880
Fax: 412.294.1880

GENERAL NOTES

Date

1

02/23/2023

SCHEMATIC DESIGN

Lead Engineer

NOT FOR CONSTRUCTION

Project Name
Narcoossee Apartments

Project Number
069.6950.000

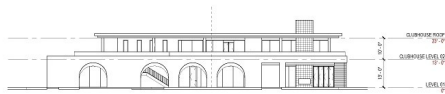
Division
BUILDING ELEVATIONS

Scale
As indicated

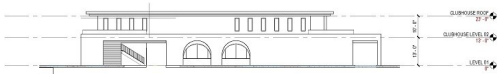
A3



3 CLUBHOUSE - SE ELEVATION
SCALE: 1/8" = 1'-0"



1 CLUBHOUSE - NE ELEVATION
SCALE: 1/8" = 1'-0"



4 CLUBHOUSE - SW ELEVATION
SCALE: 3/8" = 1'-0"



2 CLUBHOUSE - NW ELEVATION
SCALE: 1/8" = 1'-0"

[illegible]

RENDERING



View from access road eastward, coming from Narcoossee Road.

Minimum 16' height clearance,
preferred minimum 18'

Additional renderings provided at Final Site Plan must be reconciled with elevations and site plan.

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 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 2nd Wave Apartments 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 Master Plan subject to the conditions below:

CONDITIONS OF APPROVAL

Growth Management

Recommend approval with conditions.

1. **DENSITY OF DEVELOPMENT**
Development of the subject property at densities/intensities higher than what is permitted by the current zoning designation's shall not be permitted prior to the effective date of this GMP amendment.
2. **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.
3. **MINOR MODIFICATIONS**
Minor modifications and design changes including but not limited to signs, landscaping, driveway locations, and other minor changes, that are required beyond those previously reviewed by the Municipal Planning Board, may be approved by the Planning Official without further review by the Municipal Planning Board. Major changes shall require additional review by the Municipal Planning Board.
4. **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.
5. **CONFORMANCE WITH PD REQUIRED**
Construction and development shall conform to approved site plans, elevations, and landscaping plans on file with the City Planning Division and all conditions contained in this report, or as modified by the Municipal Planning Board and City Council.
 - a. **SIGNAGE**
A Master Sign package shall be submitted as a request for Planning Official Determination. Signs must comply with the City's general sign code for default AC-1 zoning, and the restrictions within S.40.6 and the PD

ordinance:

- Campus signs are allowed; the multifamily development may locate its entrance sign along Narcoossee Road.
- Pole signs are prohibited.
- Monument signs are encouraged.

b. **DOCK AND BOAT RESTRICTIONS**

Neither additional docks nor boat ramps shall be built within the PD. Existing docks may be maintained and rehabilitated but not expanded. Consistent with City Code Sec. 58.977(O), docks may not contain enclosed structures: "O) No portion of any dock may be completely or partially enclosed except for screen enclosures and permitted storage lockers."

6. **ADA TRAIL**

- a) The path along Lake Whippoorwill is a required amenity. The trail must be ADA accessible, accessible to the public and privately maintained.
- b) The trail must be built with adequate safety zones between the edge of trail and the side slopes. The path must be built to the property line to accommodate future connections; if there is a gap of a foot or greater, a bond must be provided for the remaining portion that will need to be constructed.
- c) Proof of a recorded easement or letter of intent from the Novel Nona property owner(s) must be provided before vertical construction permits may be issued.

7. **FINAL SITE PLAN**

A Final Site Plan Letter of Determination is required before permits may be issued. An updated site plan; elevations and renderings of all 4 sides of buildings; and landscape plan based on the updated site plan must be submitted for review. Additional materials might be requested.

- a) A "Plan B" site plan must be provided that presumes no easement to Novel Nona's trail access.
- b) All elevations and renderings that include the overhanging entryway must indicate, in writing, a minimum 16' clearance height.
- c) Updated street cross-sections are required.

Community Planning and Urban Design

Recommend for approval with conditions.

Architecture

1. Additional height and articulation is needed along the roof line of the building to increase the skyline variations and to better define the mass and the extent of the building. Per Sec. 68.307, a flat roofline is prohibited.
2. The porches must be a minimum depth of 6 ft. and there must be vertical articulation no more than every 60 ft. Staff recommends accommodating this where the archways are.
3. Architectural finishes and details must be carried through on all sides of the building. The bases of buildings should be designed with durable materials to provide a quality pedestrian experience. Stucco is not ~~permitted-recommended~~ at the base of the building; **however, if used, it must be inspected to meet applicable waterproofing requirements and maintained over time.** Examples of durable bases can be found in Sec. 68.318 Part (b).
4. Canopies or sheltering elements must be used along active street fronts to provide pedestrian protection from the elements.
5. Every main pedestrian entrance is required to have a special emphasis appropriate to the architectural style of the building.
6. All ground-mounted and rooftop mechanical equipment must be screened from view and must meet LDC screening requirements. An interior screen wall or parapet for rooftop mechanical equipment is required. The interior screen-wall or parapet must be the same height as the installed mechanical equipment.
7. All projecting parapet walls must wrap a minimum depth of 5 ft. or more whichever is proportionate to the parapet wall, in efforts for the projecting parapet walls to appear 3D.
8. All dumpsters and trash compactors must be screened with solid walls to match the principal structure. Decorative gates must be installed to coordinate with the principal structure. A Landscape screen including low hedge and groundcover is required to soften the view.
9. The same screening requirements found in condition 8 above must be applied to the private lift station.

As amended by SETDRC

Landscape

1. All landscape plans must achieve the Minimum Required Landscape Score (MRLS) required for multifamily residential and must comply with the Land Development Code (LDC) Chapters 60 and 61. A spreadsheet showing compliance with the MRLS must be included with the plans. All existing, non-invasive mature trees shall be preserved to the best extent possible. Specific plantings must be identified at the time of permitting.
2. Row-end and intermediate landscape islands must be a minimum of 10 ft. in width.
3. Canopy trees are required in all parking lot row-end and intermediate landscape islands. Required trees shall have a minimum caliper of 2 in., and a minimum overall height of 12 ft.
4. Canopy trees must also be planted every 50 lineal feet or fraction thereof around the perimeter of the parking lot(s). Required trees do not have to be uniformly spaced as long as the required number is provided.
5. Street trees are required along all roadways (proposed and existing). Street trees must be canopy trees unless there is an obstruction like powerlines where understories are an acceptable alternative.
6. A city services easement may be required to relocate the sidewalks in order to accommodate the 7.5 ft. needed for the street trees.

Site and Utilities

1. All crosswalks at driveways and curb cuts must be designed with textured or colored concrete or similar material to clearly define the pedestrian zone, as required by LDC Section 61.314(e). Thermoplastic paint may be incorporated but cannot meet this condition alone.
2. 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, through the use of walls, fences or hedging around all four sides. The utility plan at the time of permit must clearly show the location of all backflow preventers.
3. The proposed entrance "street" west of Pioneers Way must have sidewalks on both sides of the street. There must also be street trees installed on both sides of the street. Said trees must be canopy trees and must have a 2 in. diameter and be 12 ft. in height at the time of installation. Trees must create a tree-lined boulevard appearance. Installation of these requirements must occur during the construction of the apartment complex.
4. Transformer areas outside the building envelope must be screened on three sides with landscaping and/or a decorative, opaque wall and gates up to 6 ft. in height. Landscaping must include a hedge a minimum 4-ft tall at the time of planting and maintained at a height to screen the equipment.

Streetscape

1. Streetscape B-B does not match the site plan north of the intersection at Pioneers Way. Street must be able to accommodate sidewalks and street trees on both sides of the street. The site plan shows a smaller landscape strip than what is shown on the cross-section. A minimum of 7.5 ft. of a landscape strip is required to accommodate the trees.
2. A 7.5 ft. landscape strip is required to accommodate the width of a street tree. This must be shown on both sides of the street.

Water Reclamation

No review required.

The proposed development is within the Orange County Utilities' sanitary sewer area and reclaimed water service territory. Sanitary sewer and reclaimed water design will need to be coordinated with, reviewed and approved by Orange County Utilities. Verification of acceptance by Orange County Utilities of sanitary sewer connection and permission to put into use will be required prior to issuing certificates of occupancy.

Parks

Recommend for approval with conditions.

1. Prior to the removal of any tree whose caliper is (10) ten inches or greater, please contact Condredge Mallory, Parks Division, at condredge.mallory@cityoforlando.net to schedule a site review and/or obtain a tree removal permit. Design modifications or special construction techniques may be required by the arborist to protect trees. Mitigation fees may be required for the removal of certain trees. Please note, per the City of Orlando Engineering Standards Manual, a mass grading (ENG) permit does not include tree removal; separate tree removal permits are also required.

Transportation

Recommend for approval with conditions.

1. Compliance

- a. Except as where noted in this staff report, 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.
 - b. Support of this submittal by the Transportation Dept. does not constitute final engineering approval of this concept for development. Materials and designs for transportation related elements of the project must meet or exceed standards in the versions of the City Code and Engineering Standards Manual in effect at the time of submittal to Permitting Services.
 - c. At all project entrances, clear sight distances for drivers and pedestrians must not be blocked by signs, buildings, building columns, landscaping, or other visual impediments. No structure, fence, wall, or other visual impediment must obstruct vision between 2 feet and 8 feet in height above street level. The street corner / driveway visibility area must be shown and noted on construction plans and any future site plan submittals. The applicant must 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.
2. 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 must 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)
 3. Solid Waste: The final site plan must show the location and size of the on-site double solid waste compactor(s) / dumpster(s) with concrete pads, and enclosures with doors. Dumpsters must be located to provide a minimum 50 feet of clear backup space and constructed per Orlando Engineering Standards Manual (ESM) requirements, or documentation must be provided from the City's Solid Waste Division indicating curb pick-up or other approved arrangement. Provisions for both solid-waste as well as recycling are required.
 - a. While there appears to be 50 ft. of backup space for the proposed dumpster and trash compactor, staff have concerns that pickup vehicles may not be able to make the turning movements required to serve the solid waste receptacles.
 4. Auto-turn: Provide auto-turn for the intended design vehicle on-site at time of permitting; this must include both Fire Department apparatus as well as Solid Waste vehicles.
 5. The Owner/Applicant must remove all unused or unapproved curbcuts / driveways and must restore all curbs, gutters, parkways and sidewalks to Orlando Engineering Standards Manual (ESM) requirements and standards at time of permitting
 6. Access Management
Narcoossee Road. – As noted in the PD, the access point to Narcoossee is subject to review and approval through the SPMP process. As the application does not contain any specific information on the proposed access point a letter of determination is required prior to submittal of any permit for the curbcut on Narcoossee or the driveway between Narcoossee and Pioneers. The letter of determination must be routed to the City Transportation Engineer with plans updated to reflect the conditions of approval as noted in this masterplan.
 7. Pioneers Way: The roadway must be revised to provide a smoother transition at the turns north and south of road C-C.
 8. Street Cross Sections:
 - a. Cross Section A-A: On-street parking may be reduced to 8 ft. in width with up 1 ft. of the parking space located within the gutter pan.
 - b. Cross section C-C: Must be updated to include sidewalks along each side of the street.
 9. Main Entry/C-C Roadway and Pioneers Alignment: As designed there is a significant offset for vehicles crossing Pioneers Way at the intersection. The intersection must be revised to minimize the offset for vehicles traveling east or west through this intersection.

10. Denied Access Provision: Provisions must be made on the site plan to accommodate vehicles that are denied access into the multi-family portion of the site at the main gated entry. Vehicles may not be required to back into Pioneers should they not be able to gain entry at the vehicular gates.
11. Sidewalks: On-site sidewalks must be a minimum of 5 ft. or 6 ft. wide when adjacent to drive aisles or parallel parking and 7 ft. wide when adjacent to parking stalls unless wheel stops are used.
 - a. As shown wheel stops will be required for all 90 degree parking spaces.
12. Crosswalks: Crosswalks must be installed across each driveway entrance and wherever a designated pedestrian path crosses a vehicle travel lane. Each crosswalk must be clearly marked. Clearly marked crosswalks shall be designated with high intensity markings in a "ladder" pattern per Manual of Uniform Traffic Control Devices (MUTCD) standards.
13. Internal Pedestrian Circulation: The pedestrian circulation plan must be updated to provide connections between all buildings with the on-site sidewalks system. As shown there are many gaps between sidewalks for adjacent buildings.
14. Parking: Parking must be provided in with Chs. 61 and 68 of the Land Development Code.
 - a. A total of 619 parking spaces are proposed which exceeds the minimum is below the minimum 566 spaces required.
 - b. EV Capable parking spaces: A minimum of 112 spaces (20% of the required parking spaces) must be EV Capable. EV Capable means: "These parking spaces prepare for future Electric Vehicle Supply Equipment (EVSE) installation by providing dedicated electrical capacity in the service panel (40amp breaker for every two EV Capable two spaces) and conduit to the EV Capable space. These spaces do not require wiring to the space or a receptacle."
 - c. EVSE Installed parking spaces: A minimum of 12 spaces (2% of required parking spaces) must be EVSE Installed. EVSE Installed means: "These parking spaces are reserved for EVs and provide drivers the opportunity to charge their electric vehicle using EV charging stations rated at a minimum of 32amp 7.2 kW. These spaces should be installed per the requirements of the National Electrical Code (NFPA 70) as adopted and amended by the State of Florida."
 - d. EV Design Requirements: All EV Parking spaces provided must meet the requirements of LDC Ch. 61, Part 3G.
 - e. Two Wheeled Vehicle Parking: At least two 2-wheel vehicle (motorcycle) parking spaces must be provided in accordance with LDC Sec. 61.322 (d).
15. Bicycle Parking: Bicycle parking must be provided in accordance with the standards of Chapter 61, Part 3D of the Orlando Land Development Code and shall be made available prior to the issuance of any Certificate of Occupancy for the use being served. Bicycle parking should be spread across the development as evenly as possible to provide equitable access to bicycle parking.
 - a. A total of 37 short term and 37 long-term bicycle parking spaces are required for the proposed multi-family development.
 - b. Outdoor bike racks meeting the requirement for short term parking must be installed on an impervious surface, within 50 ft of the primary entrance, and situated to avoid conflicts with pedestrians or other vehicles.
 - c. Long-term bicycle parking must be located on the same building site as the use being served. All long-term bicycle parking spaces must be located within 200 feet of the principal entrance to the building.

Public Works

Recommend for approval with conditions.

Please note the following will need to be addressed and met during the Engineering permit review process.

1. Per Section 7.01 of the City's ESM, any proposed project to be built in the City of Orlando which alters the existing topographic characteristics will be required to provide stormwater treatment. When applying for an Engineering Permit, please submit a drainage report to demonstrate the capacity of the proposed storm system for this expansion. Please be advised that a WMD permit will be required prior to commencement of work.
2. Provide a certification signed by the Engineer, licensed in the State of Florida, responsible for the stormwater design which reads as follows: "I hereby certify that to the best of my knowledge and belief, the design of the Stormwater Management System for the project known as: (Project Name) meets all of the requirements and has been designed substantially in accordance with the City of Orlando Stormwater Management Criteria."
3. Construction activities including clearing, grading and excavating activities shall obtain an EPA NPDES permit, except for operations that result in the disturbance of less than one acre total land area which are not part of a larger

common plan of development or sale. The NPDES permit must be received in the Office of Permitting Services (via ProjectDox upload) prior to the issuance of City of Orlando permits. If the disturbed area is less than one acre, please provide a note on the plans indicating the City of Orlando's Guidelines for Erosion Sediment Control (aka the Blue Sheet) will serve as a guide for the implementation of erosion sediment control measures. Blue Sheet can be found under the City of Orlando website. Please attach this sheet in your permit submittal

4. Please provide a signed and sealed existing topographic survey with datum and official benchmark in the NAVD88 vertical datum. Per the City's ESM Section 7.01.A.1, survey data shall be gathered to least 25 feet beyond the property line or as far offsite as required to assure offsite drainage patterns are maintained. Please submit a hard copy of survey (with sign and seal) to City Hall 8th floor addressed to Richard Allen.
5. Please submit a signed and dated private/public improvements cost sheet. Cost sheet forms and instructions are available at our website at www.cityoforlando.net/permits.

For questions regarding Engineering Site issues contact Jacqueline (Jackie) St Juste at jacqueline.stjuste@cityoforlando.net or 407-246-3978.

Development Review

Recommend for approval.

Fire

Recommend for approval with conditions.

TRC fire code site review of conceptual designs is preliminary in nature as such, the comments posted are not official determinations. The intent of comments provided is to alert designers to conditions and/or other considerations that require a deeper consideration of the FFPC, Florida Fire Code, NFPA 1. 18, State administrative requirements and City Fire Municipal Code (Chapter 24) when finalizing the design for formal plan review. The architectural design of the building, floor plans, life safety egress system, fire protection systems, and fire department access will be reviewed in detail for State, Fire Code, FFPC and City Fire Code compliance at the time of permit application for formal plan review of 100% drawings.

- CUP - CONDITION USE PLAN: The change of use is granted conditional to compliance with the NFPA requirements for life safety and Fire Department Access. For use of an existing space or building an inspection from the Office of Fire Life Safety Command is required before use can be granted. Call 407-246-3144 to schedule an inspection.
- DAS (Distributed Antenna System) Requirement. Florida Statute 633.202 (18) The authority having jurisdiction shall determine the minimum radio signal strength for fire department communications in all new high-rise and existing high-rise buildings. [NFPA 1.11.10, NFPA 101.11.8; NFPA 1.20.16] •
 - Existing buildings are not required to comply with minimum radio strength for fire department communications and two-way radio system enhancement communications as required by the Florida Fire Prevention Code until January 1, 2022. However, by December 31, 2019, an existing building that is not in compliance with the requirements for minimum radio strength for fire department communications must apply for an appropriate permit for the required installation with the local government agency having jurisdiction and must demonstrate that the building will become compliant by January 1, 2022.
 - Existing apartment buildings are not required to comply until January 1, 2025. However, existing apartment buildings are required to apply for the appropriate permit for the required communications installation by December 31, 2022.
- Fire Department Access to Buildings: Conditional to this review the design of all buildings must account for fire department access. The access road itself must extend 50 ft. from an exterior doorway that allow access to the building's interior via a common hall or common lobby area, or the largest tenant area if the building does not have a common interior area. NFPA 1.18.2.3.2.1
- Manual Suppression: 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]
- Approved Turnaround: an approved turnaround shall be provided for fire apparatus where an access road is a dead end in excess of 150 ft. When a dead end road will not accommodate an approved t-turn or turn-a-bout a minimum width of 25 ft. will be required. The turnabout shall be the minimum 20ft. width of the fire department access road

and sized for the dimensions of the largest OFD apparatus. Use of areas subject to obstruction by vehicles such as loading docks and parking garages are prohibited. Acceptable turnarounds can include T-turn, Y-turn or cul-de-sac (designs and dimensions are subject to the approval of Orlando Fire Department). See Exhibits in NFPA Fire Code handbook. NFPA 1.18.2.3.5.4

- Fire Department Access Road: All fire department access roadways shall have an all-weather driving surface, capable of supporting the load of fire apparatus, an unobstructed width of not less than 20 ft. and a minimum vertical clearance of at least 13 ft. 6 in. NFPA 1 18.2.3.5; NFPA 1 18.2.3.5.1.1 and NFPA 1.18.2.3.5.1.2.
 - The minimum required widths and clearances shall be maintained at all times.
 - The minimum required width of a fire department access road shall not be obstructed by parking spaces or reduced in any other manner.
 - Entrances to fire department access roads that have been closed with gates and barriers shall not be obstructed by parked vehicles.
- Turning Radius: City of Orlando apparatus requires a turning radius dimension of 30 inside and 50 exterior and shall maintain the minimum 20ft. width. An auto-turn analysis is required for the radius turns indicated on the site plan. NFPA 1.18.2.3.5.3.1 and NFPA 1.18.2.3.5.3.2
- Multiple Access Roads: All site designs shall indicate fire department roads that access two sides of a structure. NFPA 1.18.2.3.3
- Water Supply: All site plans shall indicate the location of fire hydrants. All portions of an unsprinklered building must be within 300 ft. distance of a fire hydrant. All portions of a sprinklered building must be within 500 ft. distance of a fire hydrant. Residential properties are required to indicate a hydrant within 500 ft. of the residence and street width for the fire department access. City Code Chapter 24.30; NFPA 1.18.3
- Needed Fire Flow: The required fire flow for commercial structures shall be determined as specified in the standard: Determination of Required Fire Flow as published by the Insurance Services Office (ISO). The fire flow for a building when sprinkler protected in accordance with NFPA 13 will be calculated at 50% of a non-sprinkler protected building, but shall not be less than 1000 gpm. Calculations and a water supply analysis shall be provided to demonstrate delivering of fire flow. Request for cursory discussion with the Fire Department. The design chapter of FFPC, Fire Code, NFPA 1.18 has specific mandatory criteria to be included when designing Fire Department Access and calculating water supply. The OFD Fire Marshal adopts the entire chapter as applicable to the City of Orlando territory by which it serves.

The consideration of Fire Department Access is an essential element and mandatory requirement in site design. Should existing conditions, topography and/or grading require an official determination from the Fire Department please call 407-246-2310 to schedule a cursory discussion with the Fire Marshal and/or representative of the Fire Life Safety Command. Should a meeting be scheduled, the insight provided during cursory discussions and do not serve as official determinations of projects independent of the formal plan review process wherein all details are provided.

Police

Recommend for approval.

The Orlando Police Department has reviewed your plans 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.

Natural Surveillance:

- Lighting plays a very important role in CPTED. All lighting must meet or exceed the guidelines in Orlando City Code, Ch. 63 Part 2M Outdoor Lighting.
- Pedestrian-scale lighting must be used in all high-pedestrian traffic areas to include building entrances, courtyards, amenities and common areas, open green spaces, walkways and service areas.
- Landscape 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.
- Landscaping shall not obstruct the view from windows and address signage.
- 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. Open green spaces should be observable from nearby structures.

- All sides of a building must have windows to observe walkways, parking areas and driving lanes. The facades that do not face a street must have a minimum of 15% transparency measured per each floor below the roof line.
- It is strongly encouraged for the use of convex mirrors or reflective materials at each landing within the stairwells to improve the opportunity for users to view potential offenders or threats when entering these areas.
- Entry doors on all units must contain a minimum 180° viewers or small windows with security glass.

Natural Access Control:

- Landscaping used around all building(s) entrances must create clear way-finding, be well-lit and not block entrances or create ambush points.
- If roof ladders are used, the location of a roof ladder(s) must be located in such a place on the building, that access cannot be gained from the general public.
- Additional precautions, such as alarms, personal safety, crime prevention strategies and neighborhood or community watch programs, should be discussed with OPD's Crime Prevention Unit, CPL Edgar Malave at Edgar.Malave@gov or 407-246-2513.

Building

Building Plan Review is not applicable to this case at this time.

Solid Waste

Recommend approval with conditions.

1. There must be 50' of back-up space from the single dumpster enclosure across from the compactor. Recommend showing fire truck ingress / egress.

CONTACT INFORMATION

Growth Management

For questions regarding Growth Management plan review, please contact Megan Barrow at 407.246.3363 or megan.barrow@orlando.gov.

Urban Design

For questions regarding Urban Design plan review, please contact Chris DeLoatche at 407.246.3427 or Chris.DeLoatche@orlando.gov.

Transportation

For questions regarding Transportation Planning plan review, please contact Jacques Coulon at 407.246.3427 or jacques.coulon@orlando.gov.

Development Review

For questions regarding Concurrency Management contact Keith Grayson at 407.246.3234 or keith.grayson@orlando.gov. To obtain plan review status, schedule/cancel an inspection and obtain inspection results, please call PROMPT, our Interactive Response System at 407.246.4444.

Water Reclamation

For questions regarding Water Reclamation plan review, please contact Julio Morais at 407.246.3724 or julio.morais@orlando.gov, or Dave Breitrick, P.E. at 407.246.3525 or david.breitrick@orlando.gov.

Public Works

For questions regarding Public Works plan review, please contact Jacqueline (Jackie) St Juste at jacqueline.stjuste@orlando.gov or 407.246.3978.

Police

For questions regarding Police plan review or to obtain a copy of the brochure, please contact Terrence Miller at 407.246.2454 or terrence.miller@orlando.gov.

Fire

For any questions regarding Fire review, please contact Charles Howard at 407.246.2143 or charles.howard@orlando.gov. 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.

Parks

For questions regarding Parks plan review issues contact Denise Riccio at 407.246.4249 or denise.riccio@orlando.gov. For questions regarding tree permits, contact Condredge Mallory at condredge.mallory@orlando.gov.

REVIEW/APPROVAL PROCESS—NEXT STEPS

1. SETDRC minutes scheduled for review and approval by City Council.
2. Planning Official Letter of Determination for Final Site Plan.
3. Building permits may be issued.
4. Planning Official Letter of Determination for signage.