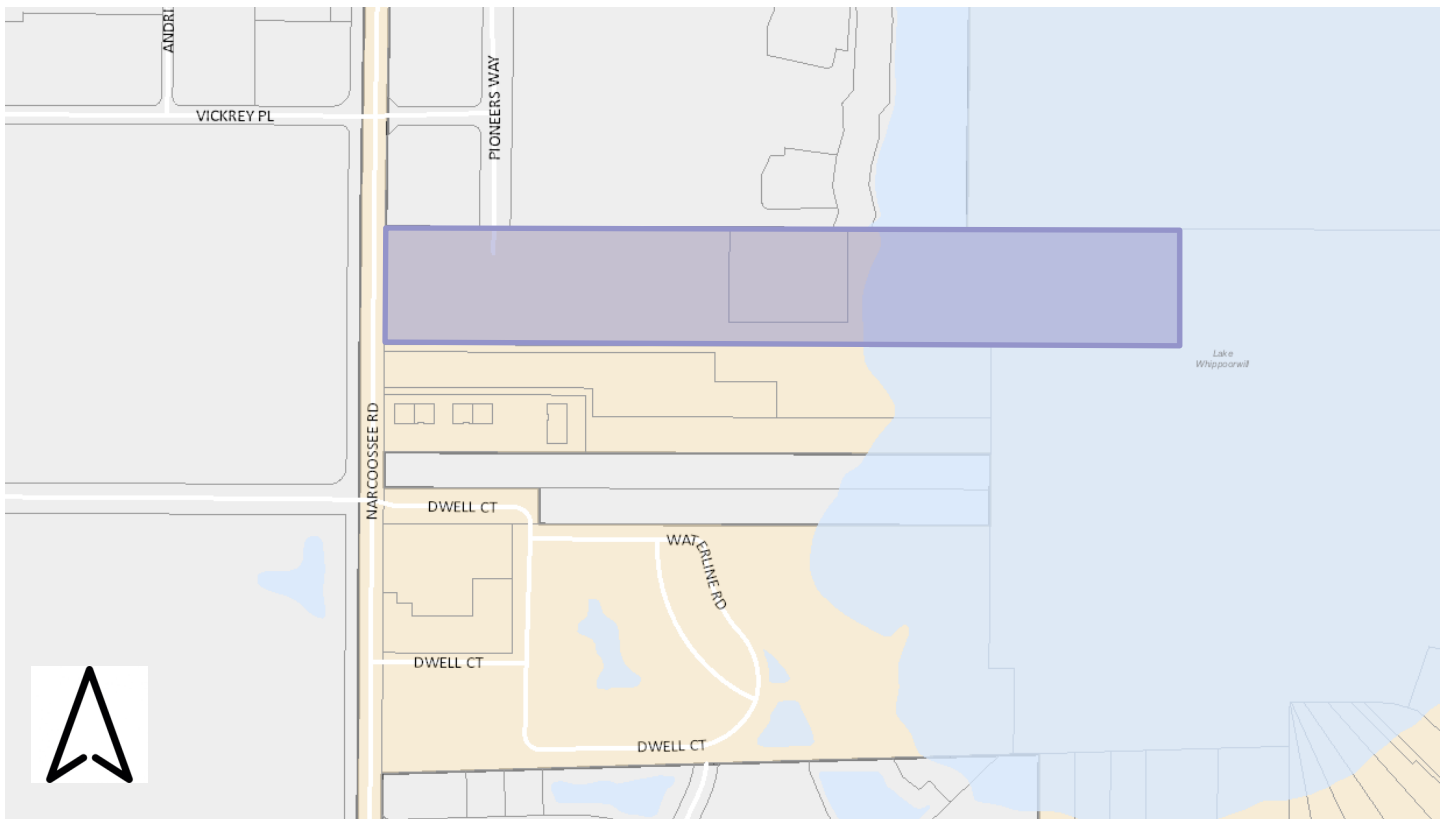


**ADDENDUM** to Staff Report  
to the Municipal Planning Board  
September 20, 2022

ANX2022-10007  
GMP2022-10021  
GMP2022-10022  
ZON2022-10017

# MISSION POINTE II ANNEXATION



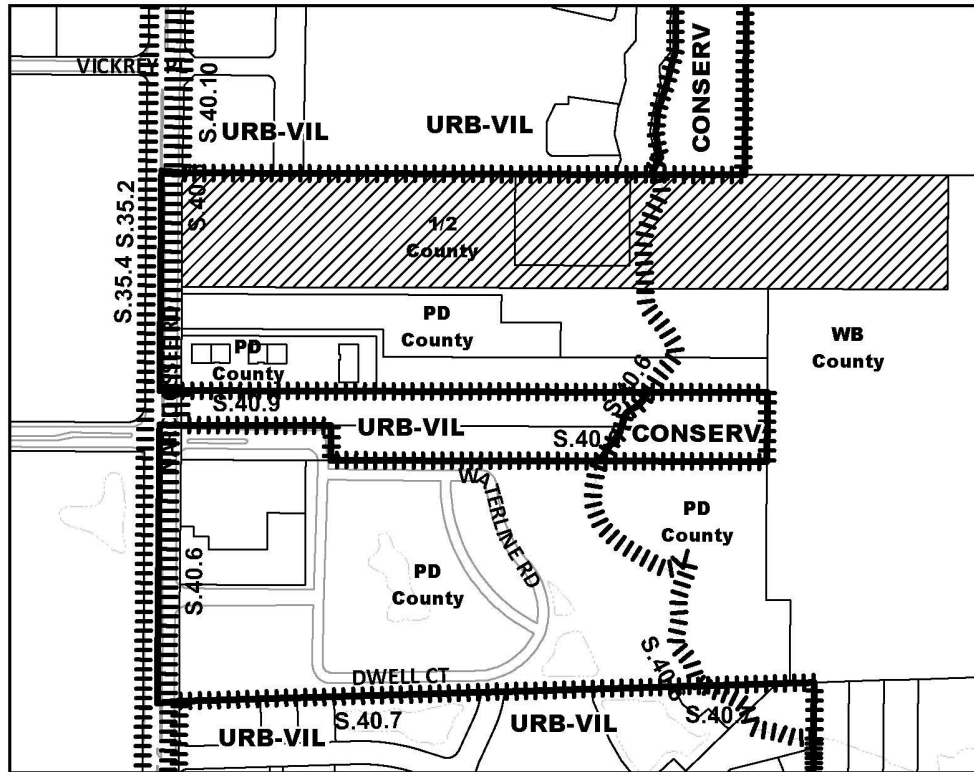
Location Map

Subject Site

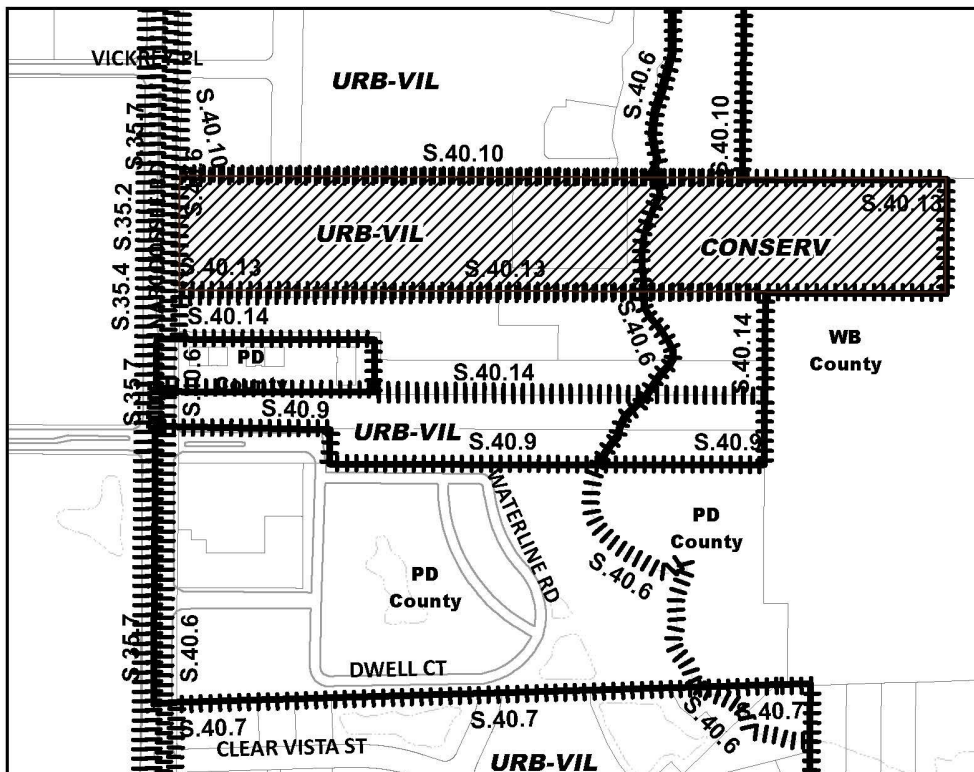
## SUMMARY

<p><b>Owners</b></p> <p>First Baptist Church of Pine Castle Florida Inc.; Eastland Evangelistic St Church Association Inc.</p> <p><b>Applicant</b></p> <p>Paul Momberger, The Bainbridge Companies</p> <p><b>Project Planner</b></p> <p>Megan Barrow, Planner III</p> <p><b>Updated:</b> September 19, 2022</p>	<p><b>NOTE: THIS ADDENDUM REPLACES THE ORIGINAL STAFF REPORT AND ADDENDUM IN THEIR ENTIRETY.</b></p> <p><b>Property Location:</b> 12525 and 12569 Narcoossee Road, generally east of Narcoossee Road, south of Vickrey Place, and west of Lake Whippoorwill (±16.8 acres; District 1).</p> <p>Parcel IDs: 31-24-20-0000-00-014 and -015</p> <p><b>Applicant's Request:</b></p> <ol style="list-style-type: none"> <li>Annex the subject properties;</li> <li>Assign future land use designations of Urban Village and Conservation;</li> <li>Create GMP Subarea Policy S.40.13;</li> </ol>	<ol style="list-style-type: none"> <li>Amend the Pioneers PD to include the anticipated development of 29,700 sq. ft. of commercial and 176 multifamily units.</li> </ol> <p><b>Staff's Recommendation:</b> Approval of the request.</p> <p><b>Public Comment</b> Courtesy notices were mailed to property owners within 400 ft. of the subject property the week of Aug. 1, 2022. As of the published date of this report, staff has not received comments from the public specific to this request.</p> <p>The petition for annexation was heard by the City Council on June 20, 2022.</p>
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# FUTURE LAND USE MAP



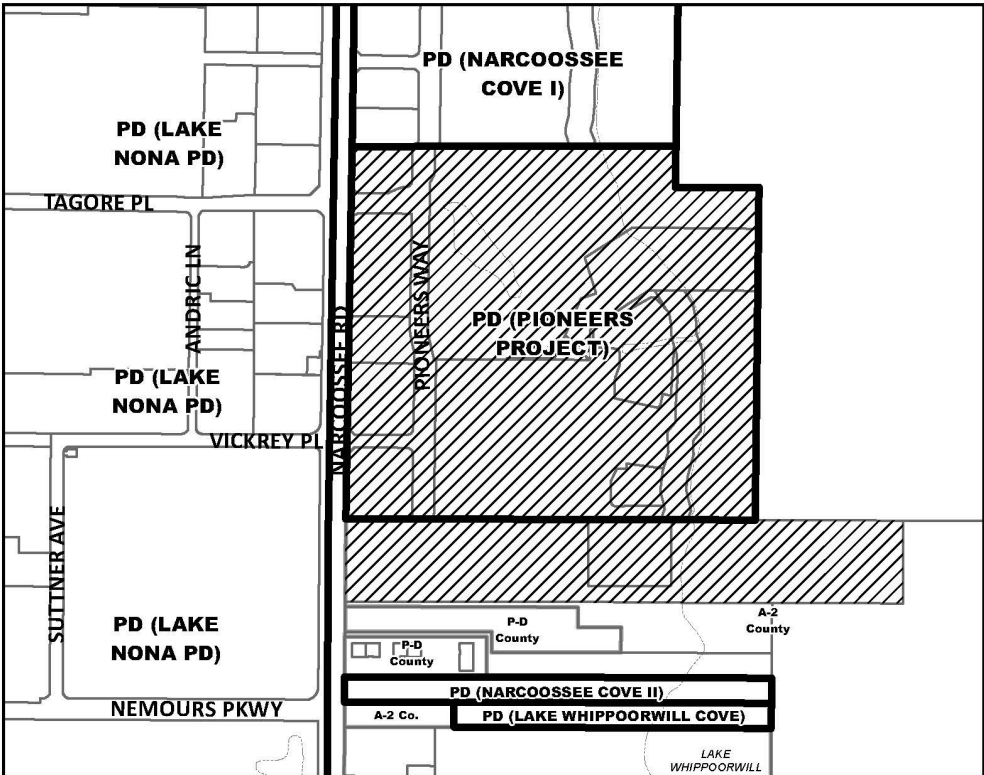
Future Land Use - Existing GMP2022-10021



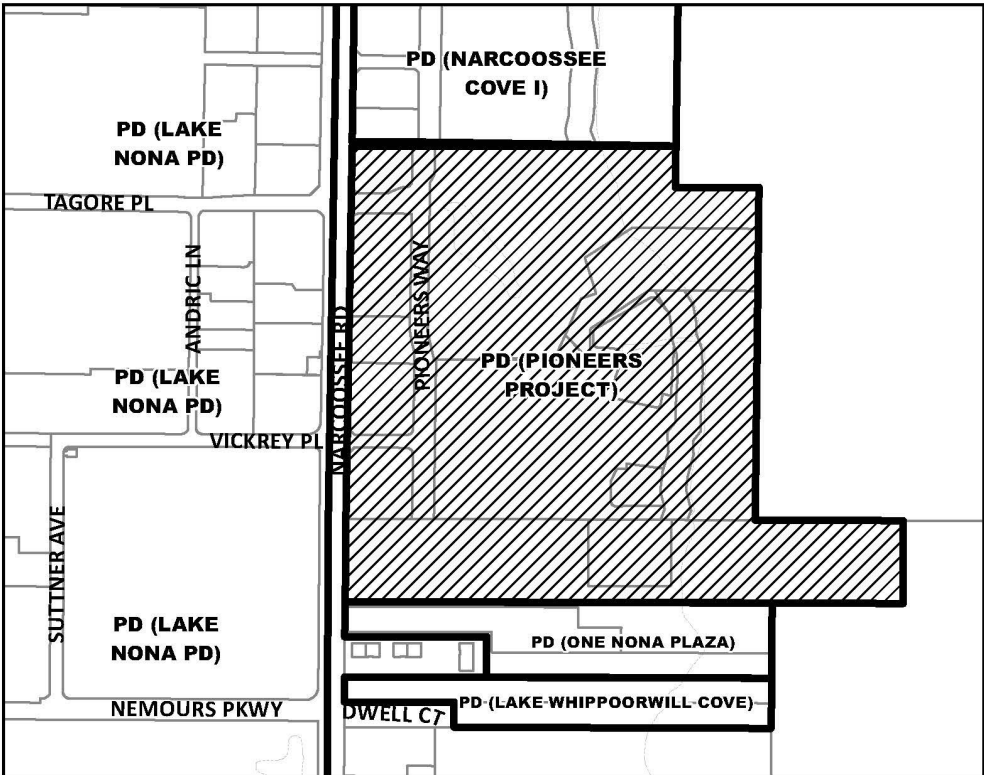
Future Land Use - Proposed GMP2022-10021



# ZONING MAP



Zoning - Existing ZON2022-10017



Zoning - Proposed ZON2022-10017



# PROJECT ANALYSIS

## Project Description

The applicant is requesting to annex the properties at 12525 and 12569 Narcoossee Road (± 16.8 acres), create Subarea Policy S.40.13 and add the properties to the Pioneers PD in order to develop 29,700 sq. ft. of commercial use and up to 176 apartments. The multifamily complex is intended to function as Phase 2 of the Bainbridge Mission Pointe development.

The properties are located east of Narcoossee Road, south of Vickrey Place, and west of Lake Whippoorwill. They currently contain church facilities and a residential care facility. Upon annexation, the properties will be within City Council District 1, which is represented by City Commissioner Jim Gray.

- Orange County future land use: **RS ½ (Rural Settlement)**
  - Orange County zoning: **A-2 (Farmland Rural)**
- Requested City future land use: **Urban Village**
  - Requested City zoning: **PD—Village Center/Residential Neighborhood**

GMP Subarea Policy S.40.6 requires initial zoning of Planned Development (PD) and 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.

### Previous Actions:

- 1940—1983: Buildings constructed
- 1957: Properties receive A-2 zoning in Orange County

## PROJECT CONTEXT

The subject properties are long and narrow, extending eastward from Narcoossee Road into Lake Whippoorwill. North of the property is the Pioneers PD, which has an existing church facility and whose multifamily portion is under construction. West is an assortment of commercial and services uses within the Lake Nona Landing shopping development. South is additional rural area that has been planned for future multifamily development, and is undergoing annexation to the City of Orlando. The entire Lake Whippoorwill area has undergone a rural-to-urban transition over the past 8-10 years. The proposed Urban Village land use designation and initial zoning of PD are compatible with the surrounding uses, reflecting the transitional rural/urban character of the area.

Table 1—Project Context			
	Future Land Use	Zoning	Surrounding Use
North	Urban Village	PD (Pioneers)	Multifamily and church
East	Water Body (Orange County)	A-2 (Orange County)	Lake Whippoorwill
South	Planned Development and Rural 1/2 (Orange County)	A-2 and P-D (Orange County)	Single-family residence (expected future multifamily)
West	Urban Village	PD (Lake Nona)	Lake Nona Landing shopping center

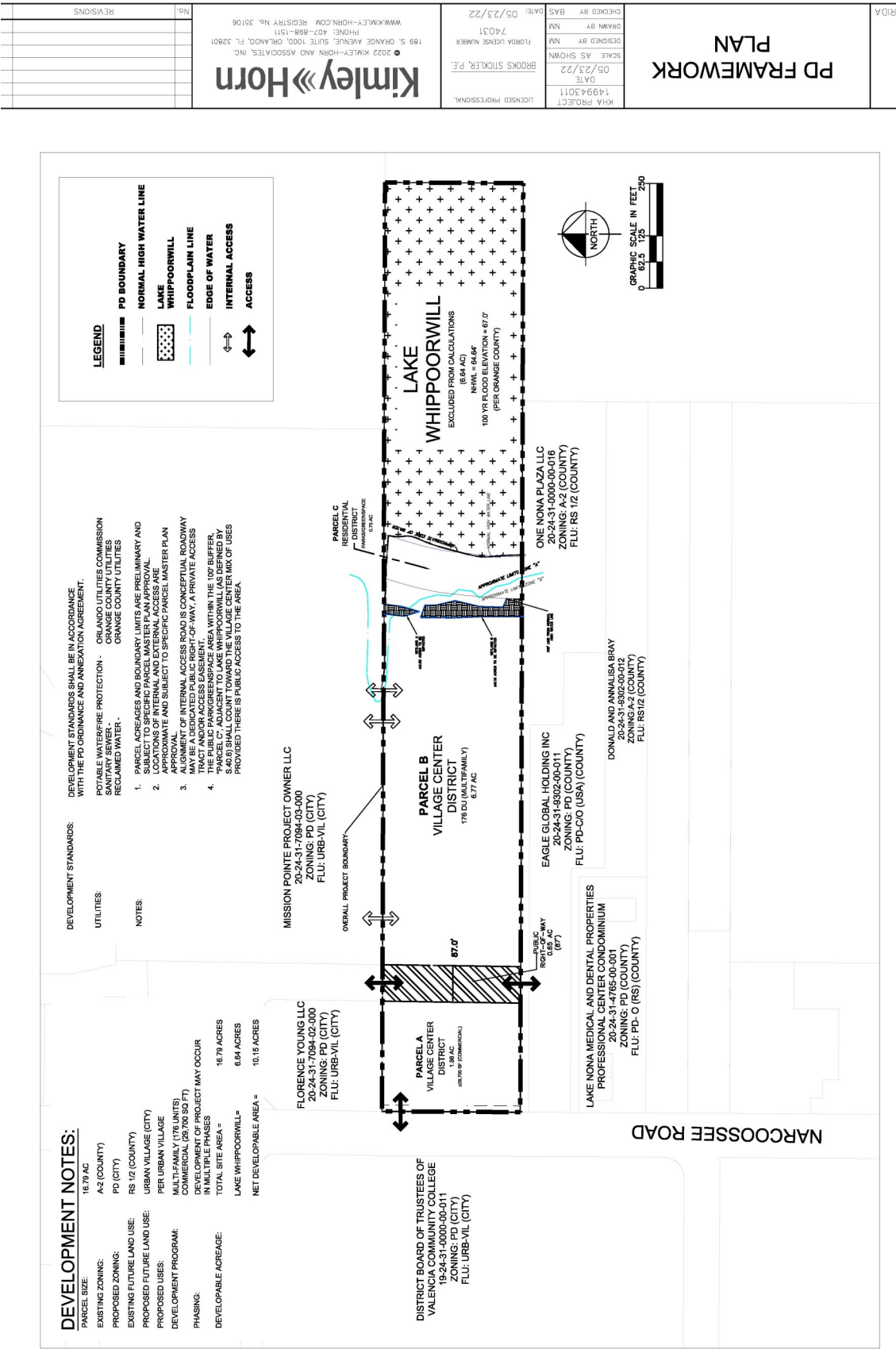
## CONSISTENCY WITH CHAPTER 171, FLORIDA STATUTES

The proposed annexation meets the criteria set forth in Subsection 171.043, Florida Statutes, character of the area to be annexed. The properties’ boundaries are contiguous to the City’s boundary, the properties are reasonably compact, are not part of another incorporated municipality and will be used for urban purposes. The proposed annexation does not create an enclave. Upon annexation, these properties will be in City Council District 1, which is represented by City Commissioner Jim Gray.

## CONSISTENCY WITH 163, FLORIDA STATUTES

The proposed GMP amendment is being processed as a small scale amendment to the Official Future Land Use Map in accordance with the requirements of Chapter 163.3184(3), Florida Statutes. As provided in Chapter 163, small scale amendments require one public hearing before City Council (the adoption hearing) and are not subject to review by the Florida Department of Economic Opportunity—Division of Community Planning unless challenged by an affected party within 30 days of the adoption hearing. If not challenged, the amendment is effective 31 days after the adoption.

PD FRAMEWORK MAP





## CONFORMANCE WITH THE GMP — URBAN VILLAGE FUTURE LAND USE DESIGNATION

The applicant is requesting that the subject property be included into the Southeast Orlando Sector Plan with the Urban Village future land use designation, as allowed by Future Land Use Policy 4.1.9. The policy also states that properties that utilize the Urban Village designation shall be developed under the Planned Development (PD) zoning classification.

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 Urban Village future land use designation is compatible with the general proposed commercial, residential, and public/civic categories of use on the property. Specific uses are to be determined, and are subject to the restrictions below as well as any other restrictions outlined in applicable policies.

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.

**Table 2—Conformance with Urban Village Future Land Use**

	<b>Requirements</b> As established in Fig. LU-1 of GMP Future Land Use Element	<b>GMP Subarea Policy S.40.6</b> Narcoossee Road/Lake Whippoorwill Area	<b>GMP Subarea Policy S.40.13</b> Mission Pointe II
Max. Intensity (before bonuses) and Min. Intensity	Determined by Adopted GMP Subarea Policy, consistent with Future Land Use Policy 2.4.4	Not specified	176 multifamily units and 29,700 sq. ft. of commercial/retail or an equivalent amount of other non-residential uses allowed by the Village Center designation.
Allowable Uses	Determined by Adopted GMP Subarea Policy, consistent with Future Land Use Policy 2.4.4.	<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> <ul style="list-style-type: none"> <li>a. Labor pools and labor halls</li> <li>b. Any business in which a material part of its service includes "car-title loans", but not including financial institutions</li> <li>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</li> <li>d. Tattoo, body art, and body piercing establishments</li> <li>e. Pawnshops</li> <li>f. Bail bond agencies</li> <li>g. Flea markets</li> <li>h. Automobile sales and rentals</li> <li>i. Fortune tellers, tarot card readers, palm readers, psychics, and like establishments</li> <li>j. Mobile food vending</li> <li>k. Bottle clubs</li> <li>l. Parking, principal use</li> <li>m. Personal storage</li> <li>n. Retail, intensive</li> <li>o. Service, intensive</li> <li>p. Service, major vehicle</li> </ul>	n/a

**CONFORMANCE WITH THE GMP — SOUTHEAST ORLANDO SECTOR PLAN, VILLAGE CENTER DESIGNATION**

The Southeast Sector contains several specific future land use designations within the overall Urban Village future land use. Policy 4.1.9 provides intensity, allowable uses, and development standards for each of these. S.40.6 requires that properties in the Narcoossee Road/Lake Whippoorwill Area adhere to Growth Management Plan **Figure LU-48**, which contains Mixed Use Center (a choice of four designations) to the west and a Residential designation to the east.

The applicant has requested to expand the area's Village Center by 9.4 ac, with 29,700 sq. ft. commercial and 176 du.

**DENSITY:** Village Center requires a minimum of 7 du/acre and a maximum of 30 du/acre. Within the newly annexed area, the density is 18.7 du/ac; within the entire PD, density is 11.6 du/ac. The proposed density meets the limit.

**INTENSITY:** Village Center does not have a minimum or maximum. Within the newly annexed area, intensity is 0.07 FAR; within the entire PD, intensity is 0.13.

**MIX OF USES:** The additional development skews the mix of uses toward residential (see **Table 3** below); overall, the mix within the full Pioneers PD sufficiently meets the code standards.

**Table 3—Mix of Uses, Village Center**  
Conformance with GMP Policy 4.1.9

USE CATEGORY	MIN. — MAX. LAND AREA REQUIRED	EXISTING (ANX2015-00029)	MISSION POINTE II PROPOSED* 10.15 ac **	TOTAL PROPOSED 41.7 ac **
Residential	25% – 40%	37.9%	69.9%	45.7%
Commercial, Retail, Services	20% – 60%	23%	22.7%	22.9%
Office	10% – 25%	17%	0%	12.9%
Overall Non-Residential	30% – 60%	40.1%	0%	35.8%
Public and Civic	10% – No Maximum	14.2%	0%	10.7%
Public Parks and Greenspace	5% – No Maximum	7.8% **	7.4% **	7.7%**

\*Acreage for Parcel A, which contains multiple uses, was proportionally distributed based on share of building square footage.

\*\* The greenspace area within the Residential District was counted toward the Village Center mix of uses because public access was provided.

**CONFORMANCE WITH THE GMP—SOUTHEAST ORLANDO SECTOR PLAN, RESIDENTIAL NEIGHBORHOOD**

Policy 4.1.9 of the Future Land Use Element provides standards relating to the Residential Neighborhood designation. Residential Neighborhood has no minimum intensity and a maximum intensity of 12 dwelling units per gross acre (du/ga). This designation is being used as a transition between the higher intensity of the Village Center and Lake Whippoorwill. The PD framework map on **Page 5** designates the 0.75-acre greenspace as Residential Neighborhood.

**Table 4—Density, Residential Neighborhood (SE Sector)**  
Conformance with GMP Policy 4.1.9

Use	Density Required	Proposed
Open Space (0.75 gross acres)	No minimum — 12 du/ga	None

**CONFORMANCE WITH THE GMP—SUBAREA POLICY S.40.6**

The property is in compliance with the 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 policy requirements and the applicant’s proposals are outlined in **Table 5**.

**CONFORMANCE WITH THE GMP— SUBAREA POLICY S.40.10**

According to Future Land Use Policy 2.4.4, in order to obtain the Urban Village future land use designation, the applicant shall initiate a Growth Management Plan amendment that includes one or more subarea policies that provide structure and detailed development criteria for each individual project. New Subarea Policy S.40.13 will encompass the subject properties. The proposed Subarea Policy map is shown on **Page 2**.

**Table 5—Subarea Policy Development Standards**  
Conformance with GMP Subarea Policy S.40.6

Requirement	Proposed
Properties in this area shall be zoned PD	The applicant has requested PD zoning.
A minimum 100-foot buffer from the mean high water line of Lake Whippoorwill shall remain undeveloped.	The buffer is shown on the applicant’s PD framework map and will be enforced at time of SPMP.
Docks may be limited or prohibited by zoning ordinance, depending on the intensity of the use	No additional docks shall be built and motorized vehicles shall not be allowed on the lake.
Development plans are coordinated with adjacent properties to ensure each property is connected to another with a signalized intersection or a full median opening.	The applicant’s PD framework map shows its portion of Pioneers Way linked to the northern property (Pioneers PD), which has a signalized intersection at William Carey Drive and Narcoossee Road. A southern link to the signal at Weller Blvd/Nemours Pkwy and Narcoossee Road is strongly desired; as such, cross-access to the south is required within this framework plan and subsequent SPMPs. All road conditions are to be enforced at time of SPMP.
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.	The applicant’s PD framework map designates right-of-way for a north-south road, Pioneers Way.
Pedestrian connections shall also be required.	The PD development map is not required to show pedestrian connections. All road conditions are to be enforced at time of SPMP.
A maximum number of generated daily trips shall be included in each PD.	A trip equivalency matrix will be included in the ordinance and may be used to increase or decrease a land use category by up to 20% of the approved land use program.
Each PD that includes a residential component shall meet the neighborhood parks level of service (LOS) on-site.	Parks LOS will be enforced at time of SPMP.

*Table continues on following page*



Continued from previous page

**Table 6—Subarea Policy S.40.6 Development Standards**

Requirement	Proposed
The mix of uses adhere to Figure LU-48 and may be further defined in a GMP amendment or a zoning application. The allowable uses may be amended within the PD zoning application in order to deal with site specific constraints or transitioning of uses.	See Page 7 of this report.
The City notifies the County of annexations, GMP amendments and rezonings for all lands in the joint planning area, 15 business days prior to any public hearing. Upon written request, either party may obtain a copy of the application or proposal and the staff report.	The City provided notice to the County via e-mail on June 8, 2022.
All other requirements — including a minimum 25-foot buffer along any property in the Orange County rural settlement area; water protection techniques, including stormwater retention and Low Impact Development; height limits and transitions; and prohibited uses.	To be enforced at the time of SPMP application. Buffers and height limits are acknowledged within the PD development plan.

Proposed Subarea Policy S.40.13 is as follows (additions are underlined; there are no deletions):

Policy S.40.13      The properties within the boundary of this Subarea Policy are located within the Southeast Orlando Sector Plan area and shall be zoned Planned Development (PD). The provisions specified in Future Land Use Policy 2.4.4, Goal 4 and associated objectives and policies shall apply within this area.

The maximum development capacity of this area shall be as follows:

Mission Pointe II      176 multifamily dwelling units and 29,700 square feet of commercial/retail or an equivalent amount of other non-residential uses allowed by the Village Center designation.

Dwelling units existing at the time of annexation shall be considered legal and conforming.

Any increase in development capacity beyond that allowed by this subarea policy shall require a GMP amendment and shall be supported by data and analysis that demonstrate adequate facilities and services are available to accommodate the proposed density and intensity of development. Prior to development, each development site shall be reviewed by the Development Review Committee (DRC) as part of a Specific Parcel Master Plan (SPMP) that addresses building layout, parking, and other site planning issues as identified in the Land Development Code.

## CONFORMANCE WITH THE GMP — ENVIRONMENTAL ASSESSMENT

The Growth Management Plan Conservation Element Policy 1.4.1 states that all projects requiring Municipal Planning 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 outside of the Urbanized Disturbed Lands; therefore, an environmental assessment is required.

The applicant submitted a Level B environmental assessment dated May 19, 2022 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.

There are two forested/herbaceous wetlands identified in the eastern portion of the site (identified in the report Wetland A and Wetland B). Wetland A is approximately 0.03 acres; Wetland B is approximately 0.18 acres.

It is evident from aerial images that nearly all of the site has been cleared and small buildings have been constructed. The PD development plan shows the required 100-foot buffer from the Lake Whippoorwill Normal High Water Elevation (NHWE) that will be retained. The applicant proposes to remove the 0.21 acres of wetlands that stretch beyond the 100-foot buffer.

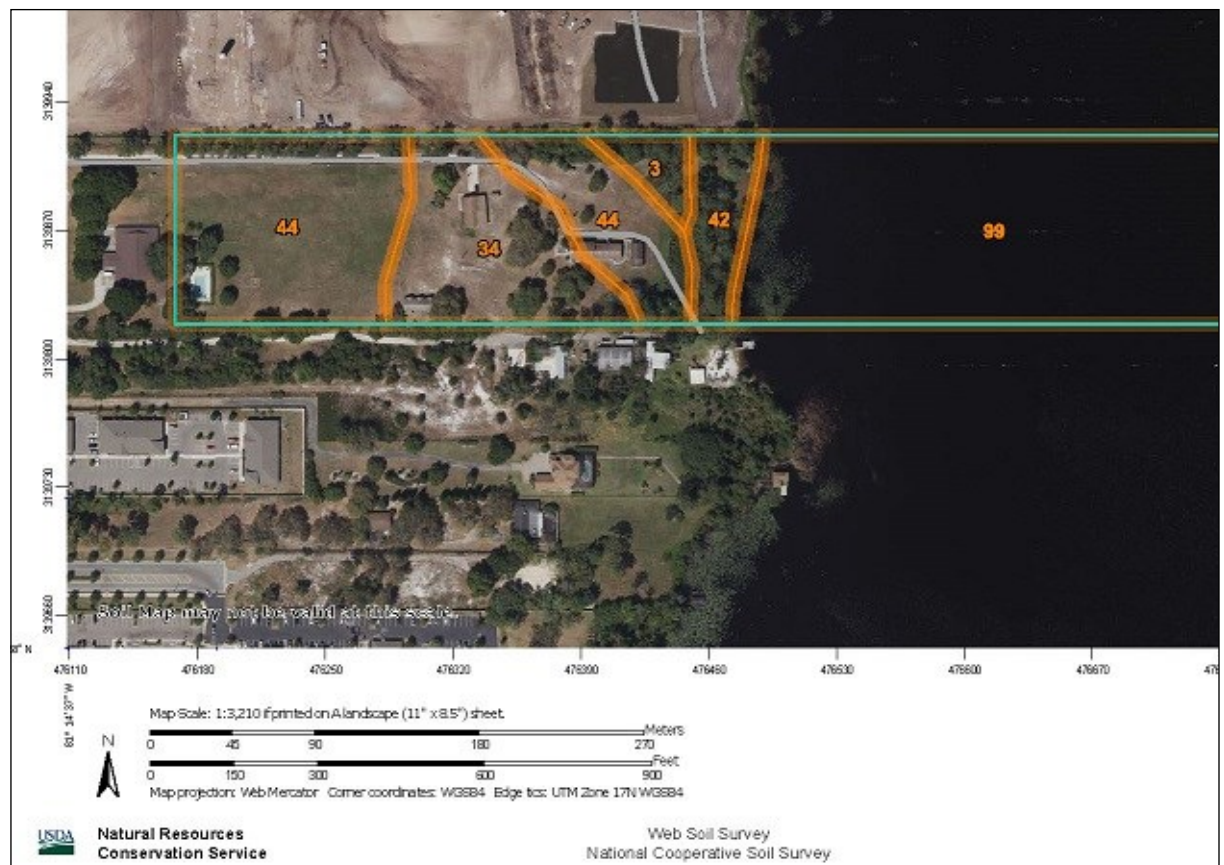
An Environmental Resource Permit and mitigation from the South Florida Water Management District is required in order to impact any wetlands. Any impact to federal jurisdictional wetlands would require a permit and mitigation from the Florida Environmental Protection Department, which assumed Section 404 permitting authority in December 2020.

### Ecosystems and Species

The soils on site are Basinger fine sand, frequently ponded, 0 to 1 percent slopes (#3); Pomello fine sand, 0 to 5 percent slopes (#34); Sanibel muck (#42); and Smyrna-Smyrna, wet, fine sand, 0 to 2 percent slopes (#44). The upland land use type/vegetative community is Residential, Low Density (110). The uplands consist of extended driveways and yard space with residential homes, a church, and associated structures.

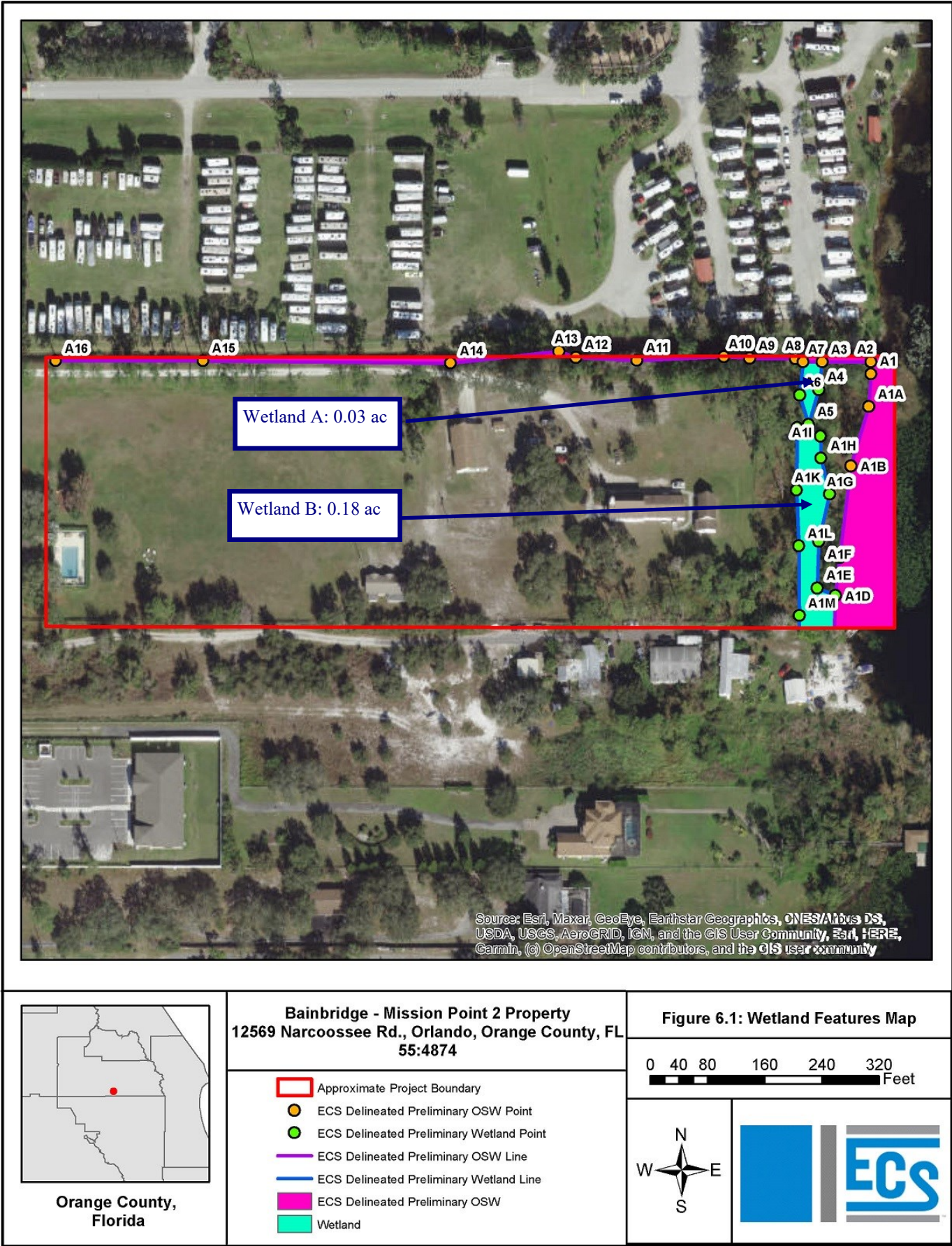
No plant or wildlife species listed by the Florida Fish and Wildlife Conservation Commission (FWCC) as endangered or threatened was identified on site. The site is also within several U.S. Fish and Wildlife Service "consultation areas" for specific listed species. Based on the definitions of suitable habitat for those species, their presence on the subject site was judged to be unlikely. Potential gopher tortoise habitat was noted at various locations, but no gopher tortoises or suspected gopher tortoise burrows were directly observed. The report notes that because the Eastern indigo snake utilizes gopher tortoise burrows as nesting spots, potential Eastern indigo snake habitat is also considered to be present on the site.

*Excerpt from  
soils map*





Wetlands Delineation



## PUBLIC FACILITIES ANALYSIS

State law requires the City to perform a public facilities evaluation for GMP amendments that would increase the allowable density or intensity of a property. The proposed GMP amendment to change the future land use designation to Urban Village would permit densities and intensities on the subject property more than that permitted under the existing Orange County Rural Settlement 1/2 future land use designation. This evaluation assumes that the property is developed at the maximum intensity and density allowed by each future land use category. Typically, sites are developed at a lesser intensity, so these impacts represent an upper limit, rather than a true projection of demand.

Each year, the City prepares the Capacity Availability Report (CAR) to identify any surpluses or deficiencies in the ability to provide public services. The CAR also accounts for future population and employment growth consistent with the City's adopted future land use categories. Because the growth associated with this GMP amendment was not included in the growth projections, this analysis is performed to ensure capacity is available to serve the development.

### Projected Demand

*Evaluation 1* — This evaluation considered the impact of developing the site at the maximum density permitted by the existing Orange County Rural Settlement future land use designation (10.5 ac @ 1 du/2 ac = 5.25 du).

*Evaluation 2* — This evaluation considered the impact of developing the site at the maximum density/intensity permitted by the proposed City's Urban Village future land use designation and the new Subarea Policy S.40.13 (176 du; 29,700 sq. ft. nonresidential).

*Net Decrease/Increase* — There is a net increase of 294.75 residential units and 29,700 sq. ft. nonresidential.

The amount of development included in the evaluations above translates to a total project demand for public facilities shown in the table below. Details about how the above impacts were calculated are available in the City's Capacity Availability Report.

Table 6—Public Facilities Demand					
	Potable Water (GPD)	Wastewater (GPD)	Community Parks (Acres)	Neighborhood Parks (Acres)	Transportation (Trips)
Evaluation 1	840	1,313	0.01	0.01	50
Evaluation 2	39,061	36,113	0.46	0.26	2,564
Net Increase (Decrease)	38,221	34,801	0.44	0.26	2,513

### Potable Water, Wastewater and Parks

The table below summarizes available capacity, existing demand, projected increases in demand from city-wide growth, projected increases in supply (such as from construction of a new facility) and the maximum demand expected from this GMP amendment. The proposed amendment will not adversely impact the level of service for potable water and wastewater, and there is sufficient capacity available within the Community Park and Neighborhood Park areas. The property lies within the OUC water and electric areas. Sanitary sewer and reclaimed water services will be provided by Orange County Utilities.

	Potable Water (MGPD)	Wastewater (MGPD)	Community Parks (Acres) for CPS 5	Neighborhood Parks (Acres) for NPSA 24
Capacity	100.10	52.16	139.04	68.31
Reported Demand—2021	83.69	41.51	42.37	7.52
Projected increase in Demand 2022-2026	4.55	2.75	25.60	7.25
Projected increase in Supply 2022-2026	0.00	0	0.00	0.00
Demand from GMP2022-10021, -10022	0.04	0.03	0.44	0.26
Net Available Capacity	11.82	7.87	70.63	53.28



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). Specific park acreage amounts shall be determined in conjunction with individual Specific Parcel Master Plan reviews.

Land used for stormwater retention, drainage structures or wetlands shall not be counted towards park land requirements.

For the maximum 176 new residential units within Mission Pointe II, 1.3 acres of park land is required. The pool/clubhouse and other active spaces within the multifamily development, and at least part of the trail area along Lake Whippoorwill may contribute to this requirement, subject to public access.

The parks LOS will be more specifically enforced at time of SPMP review.

#### 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 5**.

Projects generating 1,000 trips or more per day are required to submit a transportation study and mitigate for impacts to the roadway network.

#### Access

Narcoossee Road will serve as the primary entry point into and out of the development with a secondary connection via Pioneers Way. Given the proximity of the driveway along Narcoossee Rd. to adjacent driveways and intersections, the driveway is restricted to right-in/right-out movements. Trips needing to head south or west will be required to utilize Pioneers Way to the signalized intersection at William Carey Dr. or will need to head north on Narcoossee Road and U-turn within the roadway at the Vickrey Place intersection.

#### Traffic Impact Assessment (TIA)

Staff has received a TIA for this project, but additional time is needed to review it in concert with the neighboring developments. Using the ITE Trip Generation Manual 11th edition, staff estimates that the proposed development is anticipated to generate up to 3,076 daily trips with 302 occurring in the AM peak and 370 in the PM Peak. The TIA received for the project directly to the south of the subject site identified some deficiencies under the future year 2026, no-build condition including the westbound right and southbound left movements at Narcoossee Road & Tagore Place; and Narcoossee Road & Vickrey Place is anticipated to have most of the approaches operating with excessive delay and the minor approaches operating over capacity.

#### Mitigation/Adjustments Required

Staff must complete its review before the ordinance is scheduled for 1st reading. Staff may add conditions to the PD ordinance related to the TIA findings.



#### 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.

An OCPS determination has found the following:

- Elementary (Village Park ES): Capacity available
- Middle (Lake Nona MS): Capacity available due to scheduled relief in 2024
- High (Lake Nona HS): Capacity available due to scheduled relief in 2024.

Staff recommends approval of this zoning change. The site will be subject to concurrency at the time of site plan review. It should be noted, however, that lack of capacity could be grounds for local government to recommend denial.

#### **CONFORMANCE WITH THE LAND DEVELOPMENT CODE (LDC)**

The subject property currently has an Orange County zoning classification of Rural Settlement 1/2. The applicant is requesting an initial zoning of PD in order to connect to develop a mixed-use area with commercial/retail and multifamily housing. Section 65.366 of the LDC requires that all rezonings and/or initial zonings be in conformance with any applicable substantive requirements for Chapters 58–66 of the LDC. The subsequent Specific Parcel Master Plans must adhere to Chapter 68, the Southeast Orlando Sector Plan.

#### PD—Planned Development District

Section 58.361 of the LDC identifies the purpose of the PD district as follows: “The PD District is intended to provide a process for the evaluation of unique, individually planned developments which are not otherwise permitted in the zoning districts established by Chapter 58. The PD District is to be a voluntary process commenced by an applicant for such zoning designation. The standards and procedures of this district are intended to promote flexibility of design and permit planned diversification and integration of uses and structures, while at the same time retaining in the City Council the absolute authority to establish such limitations and regulations as it deems necessary to protect the public health, safety and general welfare.”

#### Chapter 68 — Southeast Orlando Sector Plan

The applicant has requested that the subject property be included in the 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 requesting the Village Center and Residential Neighborhood designations.

The properties within this subject area shall be required to submit a SPMP to determine if the development is consistent with LDC Chapter 68.

#### *Development Standards*

The applicant has requested a framework development plan, shown on **Page 5** of this staff report. Per Chapter 68, Traditional Design Requirements are 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. Conventional LDC is allowed for non-residential development less than 0.4 FAR and residential development less than 25 du/acre.

The proposed development is for office, congregate living facilities, commercial, and multifamily housing. Other allowed uses in Village Centers are: offices, services, grocery, restaurants, cinema, gas stations, offices, hospitals, hotels, single family residential, civic including schools and colleges, park/plaza, and/or other uses consistent with the City's AC-1 district.

- Landscaping and Bufferyards: The development must be consistent with the landscaping code and bufferyard requirements in Chapter 60. While the bufferyards adjacent to existing uses shall be established at the SPMP, the

bufferyard from Orange County properties located within the rural settlement shall be 25 ft. per the Narcoossee Road/Lake Whippoorwill Subarea Policy S.40.6. The building orientation, entrances and facades must be developed in accordance with Section 68.314 of the LDC.

- Setbacks: Setback requirements will be developed at the SPMP; however the setbacks for the overall site are as follows:
  - 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.

These setbacks take into account site constraints such as the 15' utility easement on Narcoossee Road and are consistent with the requirements of other properties annexed into the City or undergoing annexation.

- 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 will be evaluated at the SPMP.
- Signage: The proposal does not include a sign package; a sign package must be submitted prior to development.

#### **ORANGE COUNTY COMMENT**

As of the time of publication, no comment was received.

#### **PUBLIC COMMENT**

As of the time of publication, no comment was received.

# FINDINGS

Subject to the conditions contained herein, the proposal is consistent with the requirements for approval of the annexation, future land use and zoning applications contained in Chapter 65 of the Land Development Code (LDC):

1. The proposed annexation meets the annexation criteria set forth in section 171.043, Florida Statutes.
2. The proposed Future Land Use Map amendment is consistent with State Comprehensive Plan (Chapter 187, Florida Statutes).
3. The proposed Future Land Use Map amendment is consistent with the East Central Florida Strategic Policy Plan.
4. The proposed Future Land Use Map amendment is consistent with the provisions of Chapter 163, Part II, Florida Statutes.
5. The proposed Future Land Use Map amendment is consistent with the objectives and policies of the City's adopted Growth Management Plan (GMP); particularly Figure LU-1 and Policy 4.1.9.
6. The proposed annexation, Future Land Use Map amendment and initial zoning are consistent with the purpose and intent of the requirements of the Land Development Code.
7. The proposed Future Land Use Map amendment and initial zoning are compatible with the surrounding development 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 annexation, GMP Future Land Use amendment and initial zoning / PD amendment 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.
6. **TIA REQUIRED TO COMPLETE APPLICATION PROCESS**  
Additional coordination between the City of Orlando, Orange County, and the developer's team is required to identify any possible intersection control adjustments such as a directional median or signalization.

7. **REVIEW BY CITY ATTORNEY'S OFFICE**

Municipal Planning Board recommendation of the conditions contained herein is subject to review by the City Attorney's Office for legal sufficiency and drafting of implementing documents.

*The following conditions shall be incorporated into the amended Pioneers PD ordinance: Growth Management #8-26; Transportation #3-8. Where necessary, the amendment shall specify if a condition applies ONLY to Mission Pointe II, rather than the entire Pioneers PD; these conditions are not intended to make substantive changes to the existing Pioneers properties. Any redundancies created with existing ordinance language do not need to be repeated.*

8. **SOUTHEAST ORLANDO SECTOR PLAN MAP**

The Southeast Orlando Sector Plan will be updated to include this area with the Village Center, Residential Neighborhood and Conservation categories prior to PD approval.

9. **ZONING**

For any requirements not specifically addressed in the PD Ordinance, Chapter 68 of the Land Development Code (the Southeast Sector Plan) shall apply. For any requirements not specifically addressed in the Southeast Sector Plan, the AC-1 zoning district shall apply.

10. **SPECIFIC PARCEL MASTER PLANS**

The properties within this subject area shall be required to submit Specific Parcel Master Plans (SPMPs) to the Development Review Committee (DRC) or applicable review committee prior to the issuance of building permits. The DRC may approve minor modifications to the design standards, as described in 68.609(e).

11. **EXISTING USES**

Uses existing as of the effective date of this ordinance shall be considered legally conforming uses. Minor alterations that meet the AC-1 standards are allowed. Any substantial improvements or enlargements shall meet the PD standards.

12. **PROHIBITED USES**

Prohibited uses shall be consistent with Subarea Policy S.40.6.

13. **MAXIMUM INTENSITY**

The maximum development intensity shall not exceed 29,700 sq. ft. of commercial use and 176 multifamily units, or an equivalent amount of other uses allowed by the Village Center designation.

14. **MAXIMUM IMPERVIOUS SURFACE RATIO (ISR)**

The maximum ISR is 0.85 for the Village Center area and 0.60 for the Residential Neighborhood area. An overall ISR of 0.70 is permissible subject to approval by the South Florida Water Management District and the City Engineer at time of permitting. This shall not be construed as requiring changes to single-family lots existing at time of annexation.

15. **SITE PLAN**

The site plan shall indicate FEMA flood zone boundaries and types.

16. **STREET CONNECTION**

A street connection to Pioneers Way is required.

17. **LIGHTING**

- a. All utilities, including street light poles, shall be kept out of the pedestrian path.
- b. Site lighting must comply with the City outdoor lighting code, section 63.400 of the Land Development Code.
- c. Light-emitting diode (LED) lamps are encouraged.

18. **SIGNAGE**

A Master Sign package for each phase or parcel is subject to review and approval by the City Planning Official, or designee, prior to the issuance of any building permit for the respective phase or parcel. The Property must be developed and maintained in accordance with the final approved sign package. Signs on the Property must comply with the City's generally applicable sign code, and the following:

- a. Offsite signs are prohibited, except that the multifamily development may share a sign along Narcoossee Road.
- b. Pole signs are prohibited.
- c. Monument signs are encouraged. The height limit is 15 ft.

19. **LAKE WHIPPOORWILL DISTRICT**

The property is within the Orange County Lake Whippoorwill MSTU, which has a millage assessment for lake clearing maintenance. The 2021 millage rate was 0.0000. *[Note: The millage assessment shall be added to the annexation ordinance with any additional language deemed proper and necessary by City and County legal staff.]*

**20. SETBACKS**

Setbacks are required to conform with the City/County Interlocal Agreement for Lake Whippoorwill, including:

- a. The Narcoossee Road setback is 32.5', which includes the 15' utility easement, 7.5' street tree area and a 10' landscaped area.
- b. A 100' buffer and an additional 20' setback is required from the mean high water line of Lake Whippoorwill.
- c. Proposed setbacks will be reviewed as part of the SPMP.

**21. BUFFERYARDS**

The development must be consistent with the bufferyard requirements in Chapter 60. While the bufferyards adjacent to existing uses shall be established at the SPMP, the bufferyard from Orange County properties located within the rural settlement shall be 25' per S.40.6. If the adjacent property is annexed or removed from the rural settlement, the buffer may be eliminated, but may be subject to further site plan review or a PD amendment.

**22. BUILDING HEIGHT**

The building height shall be between one and four stories. The maximum building height within 400' of Lake Whippoorwill is two stories. Only residential uses are allowed within 400' of Lake Whippoorwill.

**23. PEDESTRIAN CONNECTIONS**

Minimum 5' wide pedestrian connections shall be provided from the public streets (Pioneers Way and Narcoossee Road) to the principal buildings.

**24. LAKEFRONT TRAIL DEVELOPMENT**

An ADA accessible trail shall be developed near Lake Whippoorwill as specified in the subarea policy. The trail must be privately maintained and shall be located in such a manner as to facilitate reasonable, pedestrian-friendly connections with future segments. If it is publicly accessible, a portion may be used to meet park requirements consistent with LDC Chapter 68, Sec. 68.500 and Fig. 68-M.

**25. URBAN DESIGN**

Urban design shall meet the requirements of LDC Ch. 68.

**26. DOCK AND BOAT RESTRICTIONS**

Neither additional docks nor boat ramps shall be built within the Mission Pointe II area. Existing docks may be maintained and rehabilitated but not expanded.

**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 certificate of occupancy.

**Parks**

Recommend for approval

For informational purposes: The City has implemented a Parks Impact Fee on all residential housing units to help meet the recreation needs of Orlando's residents. All new housing units are subject to the fee. Any new construction, change in use, addition or redevelopment of a site or structure shall be subject to a review for Parks Impact Fees. Applicable fees will be due at the time of building permit issuance, subject to change upon final permit plan review. A Parks Impact Fee credit may be given on residential units that were or are going to be demolished if eligibility requirements are met. For questions and information regarding Parks Impact Fee rates you may contact Nancy Ottini at (407) 246-3529 or [nancy.jurus-ottini@orlando.gov](mailto:nancy.jurus-ottini@orlando.gov). Any exemptions or credits against the Parks Impact Fee must be reviewed prior to permit issuance. All Parks Impact Fee Credits shall be reviewed and processed by the Parks Impact Fee Coordinator, if applicable, upon request by applicant.

**Community Planning and Urban Design**

Recommend for approval.

**Transportation**

Recommend for approval with conditions.

The transportation department is supportive of the proposed annexation.

1. Except as where noted in this staff report, all aspects of the site plan are required to conform to all applicable mini-



minimum standards set forth in the editions of the City Code and the City Engineering Standards Manual that are in force at the time of any construction of this project.

2. 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.
3. North-South Road
  - a. The cross section of Pioneers Way shall include 6 feet of sidewalk on the west or north side, 10 feet of parkway on each side, 2 feet of curb and gutter on each side, 7 feet of parking lane on each side, 10 feet of travel lane on each side.
  - b. Minor modifications to this cross section may be approved during SPMP review.
4. East-West Road. No East-West road will be permitted on the multi-family site. Instead, east-west connectivity through a road will be accommodated on the development to the south (One Nona Plaza). A 6 ft. wide path (with landscaping islands where space permits) must be provided along the southern property line connecting Pioneers Way to the trail along the lake. The trail must be located in either dedicated ROW or in a separate easement.
5. Internal Access Road. The cross-section design of the internal access road east of the main north-south road shall be determined during the SPMP process.
6. Bicycle Lanes. It is the preference of the city that the bicycle lanes described in the two-way arterial cross section of Chapter 68, Orlando City Code, are included as 12' wide multi-use trails in a 20' wide City Services Easement. The location of the multi-use path shall be determined during the SPMP, but should generally be parallel to the north-south road and connect the entire length of the property from north to south, with stub-outs at adjacent properties.
7. Design Speeds. All public roadways shall be designed to a minimum speed of 25 mph. Any deviation from these design criteria shall take into account limitations in roadway geometry, sight line requirements as determined by the Florida Greenbook, and on-street parking. All variations shall be subject to review by the City transportation engineer, and approval of design variances shall be at the discretion of the City transportation engineer.

#### **Public Works**

Recommend for approval with conditions.

1. Please be advised that an approved CLOMR from FEMA will be required prior to the issuance of Engineering and Building permits.
2. Please be advised that an approved LOMR; from FEMA including elevation certificates and/or as-built will be required prior to the issuance of the certification of occupancy.
3. Please be advised that approval of elevation certificates is required prior to slab inspection for all the buildings located within the existing and/or proposed SFHA.
4. Please be advised that approval of elevation certificates is required prior to final inspection for all the buildings located within the existing and/or proposed SFHA.

#### **Development Review**

Recommend for approval.

#### **Fire**

Recommend for approval.

#### **Police**

Recommend for approval.

#### **Building**

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

#### **Solid Waste**

Recommend approval with conditions.

Solid Waste would like to see a garbage collection plan once available.

# INFORMATIONAL COMMENTS

## Fire

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.

# CONTACT INFORMATION

**Growth Management**

For questions regarding Growth Management plan review, please contact Megan Barrow at 407.246.3363 or [megan.barrow@orlando.gov](mailto:megan.barrow@orlando.gov).

**Community Planning and Urban Design**

For questions regarding Urban Design plan review, please contact Fernanda Paronetto at 407.246.3427 or [fernanda.paronetto@orlando.gov](mailto:fernanda.paronetto@orlando.gov).

**Transportation**

For questions regarding Transportation Planning plan review, please contact Jacques Coulon at 407.246.3427 or [jacques.coulon@orlando.gov](mailto:jacques.coulon@orlando.gov).

**Development Review**

For questions regarding Concurrency Management contact Keith Grayson at 407.246.3234 or [keith.grayson@orlando.gov](mailto: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](mailto:julio.morais@orlando.gov), or Dave Breitrick, P.E. at 407.246.3525 or [david.breitrick@orlando.gov](mailto:david.breitrick@orlando.gov).

**Public Works**

For questions regarding Public Works plan review, please contact Owen Blakely at [owen.blakely@orlando.gov](mailto:owen.blakely@orlando.gov) or 407.246.3758.

**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](mailto:terrence.miller@orlando.gov).

**Fire**

For any questions regarding Fire review, please contact Charles Howard at 407.246.2143 or [charles.howard@orlando.gov](mailto: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](mailto:denise.riccio@orlando.gov). For questions regarding tree permits, contact Condredge Mallory at [condredge.mallory@orlando.gov](mailto:condredge.mallory@orlando.gov).

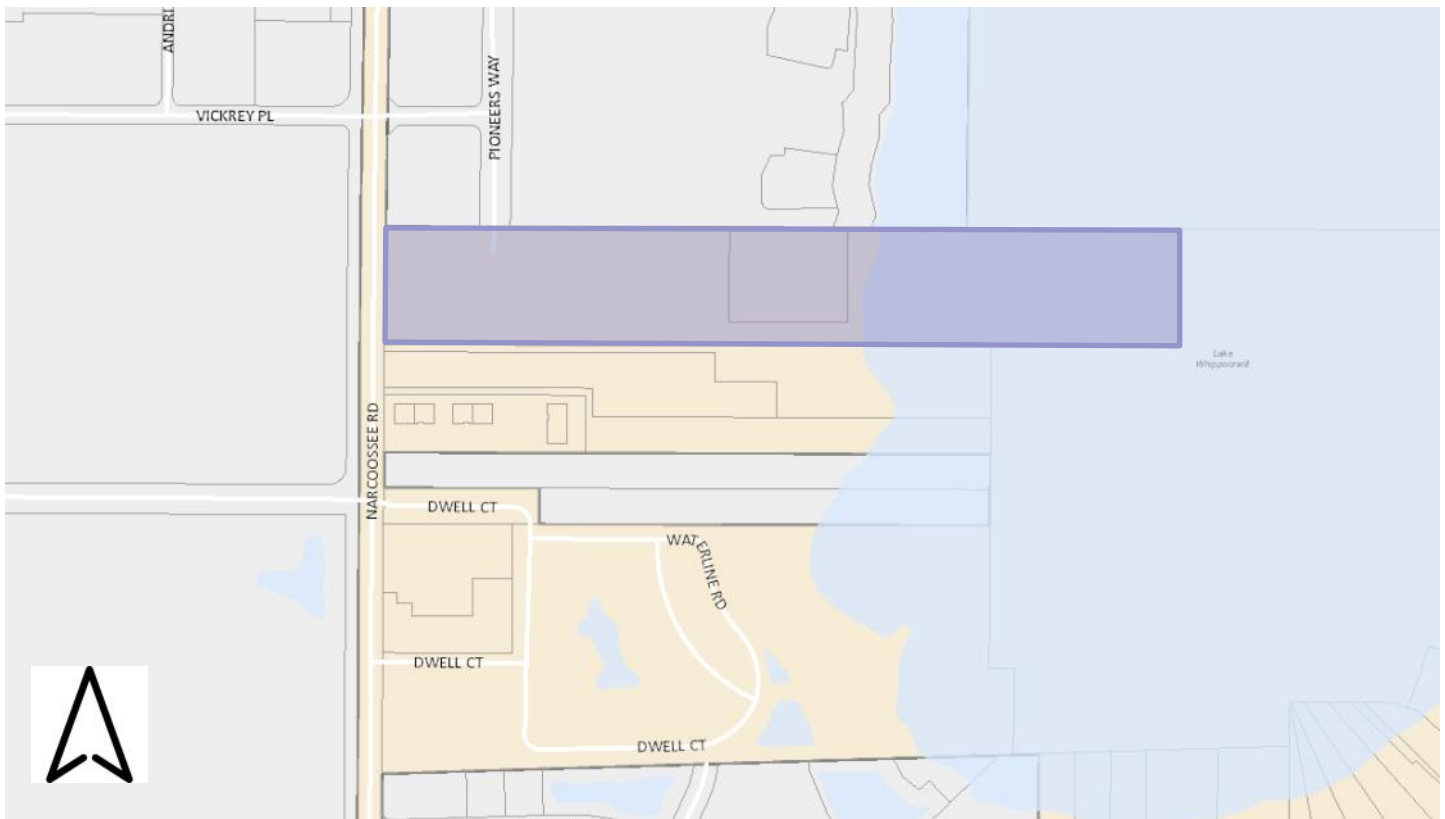
## REVIEW/APPROVAL PROCESS—NEXT STEPS

1. MPB minutes scheduled for review and approval by City Council
2. Forward to City Attorney's Office for Legal Review
3. 1st reading of the Ordinance
4. 2nd reading of the Ordinance
5. Development Review Committee (DRC) submittal and approval
6. DRC minutes scheduled for review and approval by City Council
7. Plat
8. Appearance Review and Master Sign Plan approvals
9. Building permits

**ADDENDUM** to the Staff Report  
to the Municipal Planning Board  
August 16, 2022

ANX2022-10007  
GMP2022-10021  
GMP2022-10022  
ZON2022-10017

# MISSION POINTE II ANNEXATION



Location Map

Subject Site

## SUMMARY

### Applicant

Paul Momberger,  
The Bainbridge Companies

### Owners

First Baptist Church of Pine  
Castle Florida Inc.;  
Eastland Evangelistic St  
Church Association Inc.

### Project Planner

Megan Barrow, Planner III

**Updated:** August 15, 2022

This addendum amends one and deletes one condition of approval of the original staff report to the Municipal Planning Board dated Aug. 16, 2022.

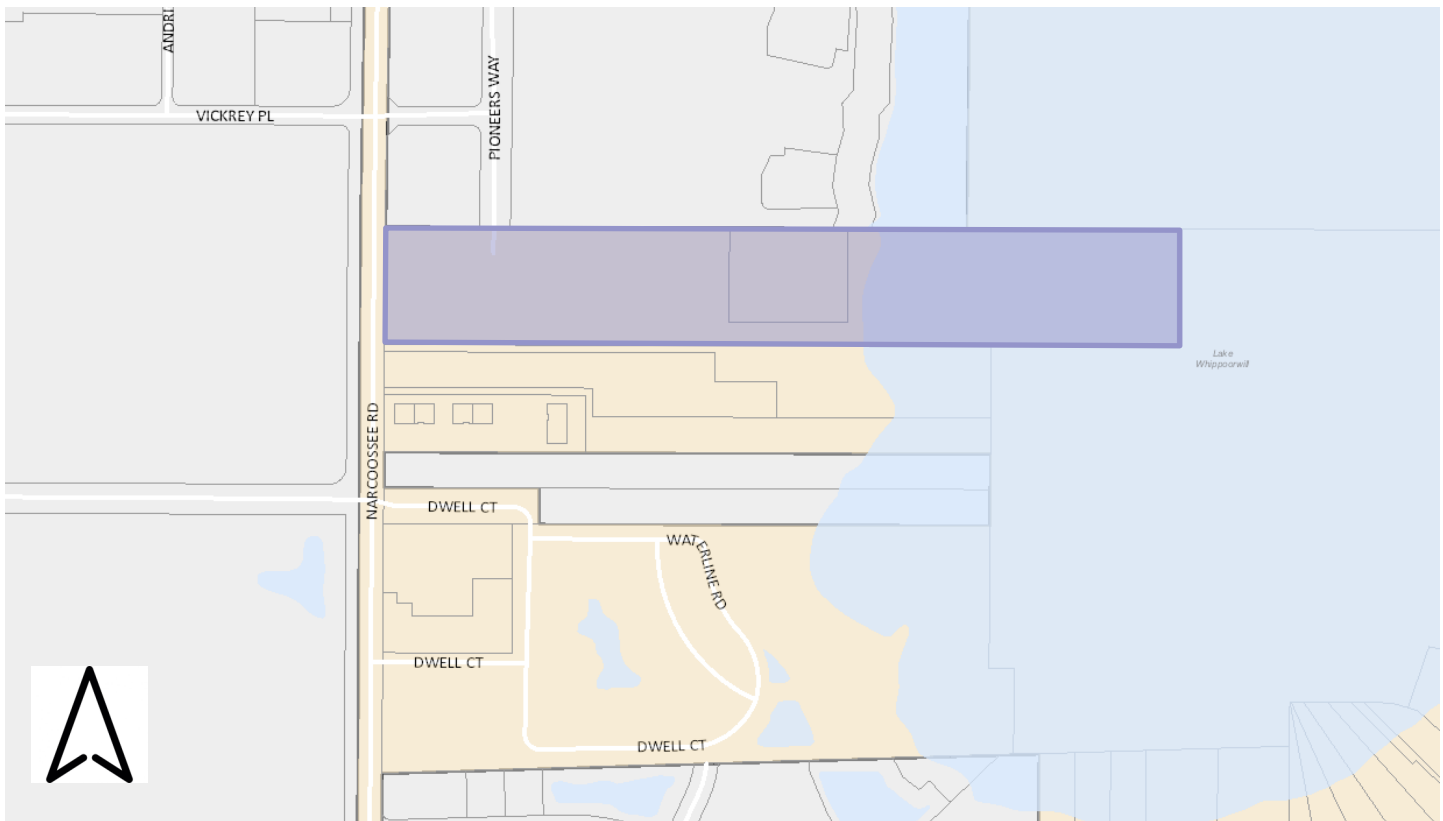
1. Amend Transportation Condition #4 (pg. 19). The updated condition requires a multi-use path on the Mission Pointe site and the vehicular roadway on the neighboring site.

~~4. East-West Road. The cross-section design of the east-west road shall be determined during the SPMP process and shall be based on the traffic impact study. At a minimum the section of the east-west roadway between Narcoossee Rd. and Pioneers Way must be designed and built to full ROW standards and must contain sidewalks on each side of the roadway. No East-West road will be permitted on the multi-family site. Instead, east-west connectivity through a road will be accommodated on the development to the south (One Nona Plaza). A 12 ft. wide multi-use path must be provided along the southern property line connecting Pioneers Way to the trail along the lake. The trail must be located in either dedicated ROW or in a separate easement.~~

2. Delete Transportation Condition #5 (pg. 19), as it is covered by #4 above.



# MISSION POINTE II ANNEXATION



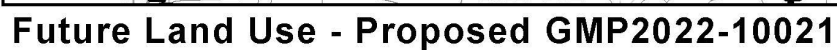
Location Map

Subject Site

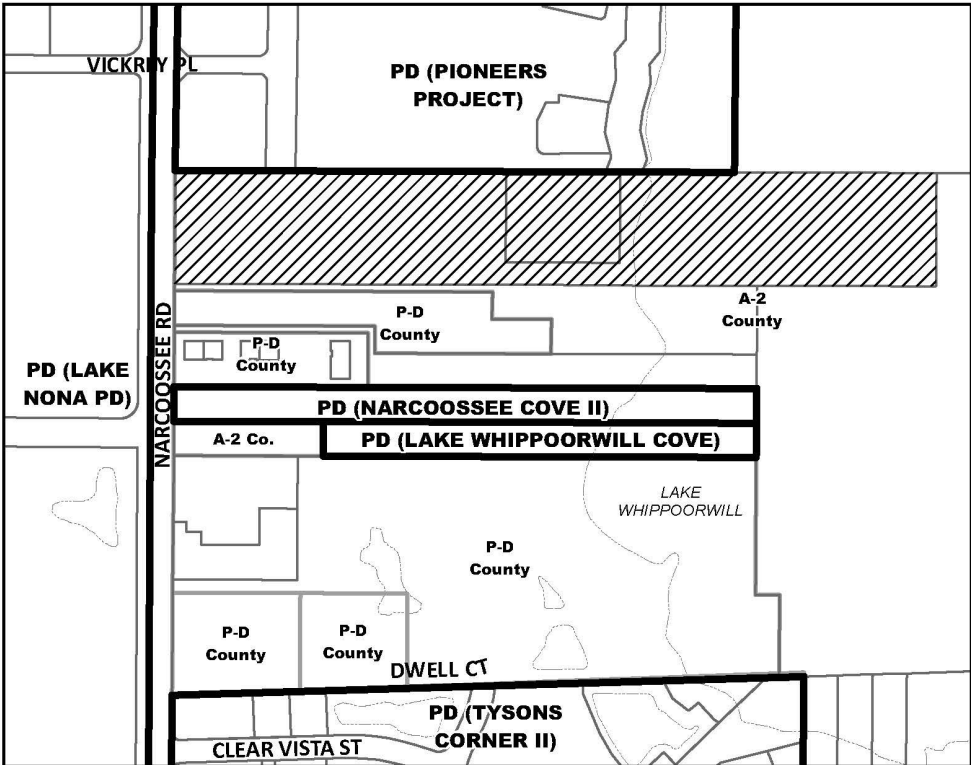
## SUMMARY

<p><b>Owners</b> First Baptist Church of Pine Castle Florida Inc.; Eastland Evangelistic St Church Association Inc.</p> <p><b>Applicant</b> Paul Momberger, The Bainbridge Companies</p> <p><b>Project Planner</b> Megan Barrow, Planner III</p> <p><b>Updated:</b> August 10, 2022</p>	<p><b>Property Location:</b> 12525 and 12569 Narcoossee Road, generally east of Narcoossee Road, south of Vickrey Place, and west of Lake Whippoorwill (±16.8 acres; District 1).</p> <p>Parcel IDs: 31-24-20-0000-00-014 and -015</p> <p><b>Applicant's Request:</b></p> <ol style="list-style-type: none"> <li>1. Annex the subject properties;</li> <li>2. Assign future land use designations of Urban Village and Conservation;</li> <li>3. Create GMP Subarea Policy S.40.13;</li> <li>4. Initial zoning of PD for the anticipated development of 124 units of assisted living; 46,758 sq. ft. of medical office; 5,000 sq. ft. of commercial; and 176</li> </ol>	<p>multifamily units.</p> <p><b>Staff's Recommendation:</b> Approval of the request.</p> <p><b>Public Comment</b> Courtesy notices were mailed to property owners within 400 ft. of the subject property the week of Aug. 1, 2022. As of the published date of this report, staff has not received comments from the public.</p> <p>The petition for annexation was heard by the City Council on June 20, 2022.</p>
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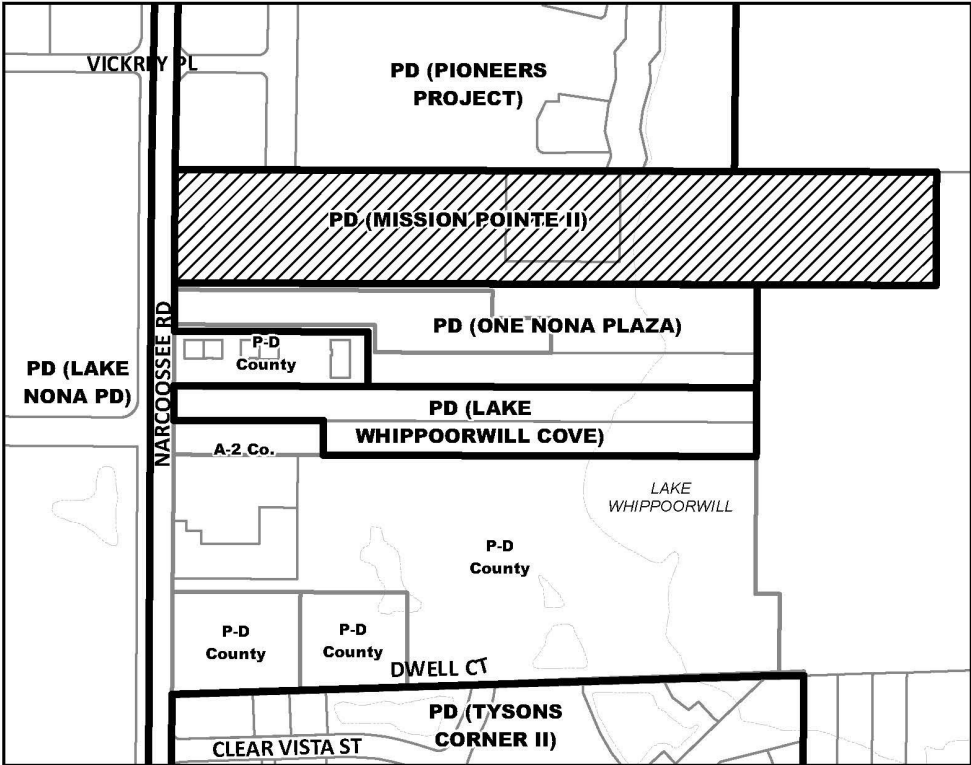
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ZONING MAP



Zoning - Existing ZON2022-10017



Zoning - Proposed ZON2022-10017

# PROJECT ANALYSIS

## Project Description

The applicant is requesting to annex the properties at 12525 and 12569 Narcoossee Road (± 16.8 acres) and create Sub-area Policy S.40.13 in order to develop 124 units of assisted living; 46,758 sq. ft. of medical office; 5,000 sq. ft. of retail; and up to 176 apartments.

The properties are located east of Narcoossee Road, south of Vickrey Place, and west of Lake Whippoorwill. They currently contain church facilities and a residential care facility. Upon annexation, the properties will be within City Council District 1, which is represented by City Commissioner Jim Gray.

- Orange County future land use: **RS ½ (Rural Settlement)**
  - Orange County zoning: **A-2 (Farmland Rural)**
- Requested City future land use: **Urban Village**
  - Requested City zoning: **PD—Village Center/Residential Neighborhood**

GMP Subarea Policy S.40.6 requires initial zoning of Planned Development (PD) and 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.

### Previous Actions:

- 1940—1983: Buildings constructed
- 1957: Properties receive A-2 zoning in Orange County

## PROJECT CONTEXT

The subject properties are long and narrow, extending eastward from Narcoossee Road into Lake Whippoorwill. North of the property is the Pioneers PD, which has an existing church facility and whose multi-family portion is under construction. West is an assortment of commercial and services uses within the Lake Nona Landing shopping development. South is additional rural area that has been planned for future urban development in Orange County; an annexation application to the City of Orlando has been received. The entire Lake Whippoorwill area has undergone a rural-to-urban transition over the past 8-10 years. The proposed Urban Village land use designation and initial zoning of PD are compatible with the surrounding uses, reflecting the transitional rural/urban character of the area.

Table 1—Project Context			
	Future Land Use	Zoning	Surrounding Use
North	Urban Village	PD (Pioneers)	Multifamily and church
East	Water Body (Orange County)	A-2 (Orange County)	Lake Whippoorwill
South	Planned Development and Rural 1/2 (Orange County)	A-2 and P-D (Orange County)	Single-family residence (expected future multifamily)
West	Urban Village	PD (Lake Nona)	Lake Nona Landing shopping center

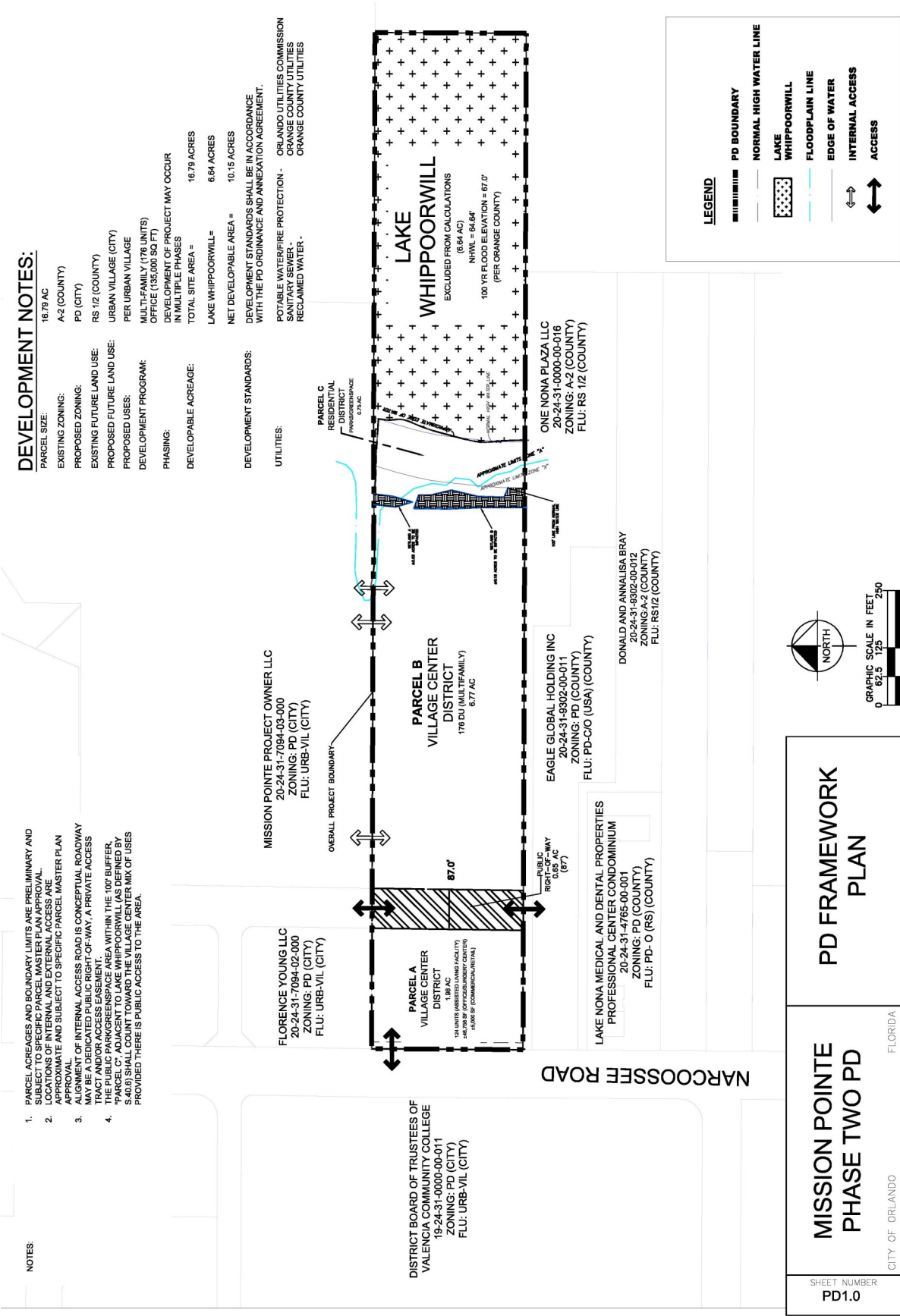
## CONSISTENCY WITH CHAPTER 171, FLORIDA STATUTES

The proposed annexation meets the criteria set forth in Subsection 171.043, Florida Statutes, character of the area to be annexed. The properties' boundaries are contiguous to the City's boundary, the properties are reasonably compact, are not part of another incorporated municipality and will be used for urban purposes. The proposed annexation does not create an enclave. Upon annexation, this property will be in City Council District 1, which is represented by City Commissioner Jim Gray.

## CONSISTENCY WITH 163, FLORIDA STATUTES

The proposed GMP amendment is being processed as a small scale amendment to the Official Future Land Use Map in accordance with the requirements of Chapter 163.3184(3), Florida Statutes. As provided in Chapter 163, small scale amendments require one public hearing before City Council (the adoption hearing) and are not subject to review by the Florida Department of Economic Opportunity—Division of Community Planning unless challenged by an affected party within 30 days of the adoption hearing. If not challenged, the amendment is effective 31 days after the adoption.

PD FRAMEWORK MAP





## CONFORMANCE WITH THE GMP — URBAN VILLAGE FUTURE LAND USE DESIGNATION

The applicant is requesting that the subject property be included into the Southeast Orlando Sector Plan with the Urban Village future land use designation, as allowed by Future Land Use Policy 4.1.9. The policy also states that properties that utilize the Urban Village designation shall be developed under the Planned Development (PD) zoning classification.

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 Urban Village future land use designation is compatible with the general proposed commercial, residential, and public/civic categories of use on the property. Specific uses are to be determined, and are subject to the restrictions below as well as any other restrictions outlined in applicable policies.

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.

**Table 2—Conformance with Urban Village Future Land Use**

	<b>Requirements</b> As established in Fig. LU-1 of GMP Future Land Use Element	<b>GMP Subarea Policy S.40.6</b> Narcoossee Road/Lake Whippoorwill Area	<b>GMP Subarea Policy S.40.13</b> Mission Pointe II
Max. Intensity (before bonuses) and Min. Intensity	Determined by Adopted GMP Subarea Policy, consistent with Future Land Use Policy 2.4.4	Not specified	124 units of assisted living; 46,758 sq. ft. of medical office; 5,000 sq. ft. of retail; and 176 multifamily units.
Allowable Uses	Determined by Adopted GMP Subarea Policy, consistent with Future Land Use Policy 2.4.4.	<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> <ul style="list-style-type: none"> <li>a. Labor pools and labor halls</li> <li>b. Any business in which a material part of its service includes "car-title loans", but not including financial institutions</li> <li>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</li> <li>d. Tattoo, body art, and body piercing establishments</li> <li>e. Pawnshops</li> <li>f. Bail bond agencies</li> <li>g. Flea markets</li> <li>h. Automobile sales and rentals</li> <li>i. Fortune tellers, tarot card readers, palm readers, psychics, and like establishments</li> <li>j. Mobile food vending</li> <li>k. Bottle clubs</li> <li>l. Parking, principal use</li> <li>m. Personal storage</li> <li>n. Retail, intensive</li> <li>o. Service, intensive</li> <li>p. Service, major vehicle</li> </ul>	n/a

## CONFORMANCE WITH THE GMP — SOUTHEAST ORLANDO SECTOR PLAN, VILLAGE CENTER DESIGNATION

The Southeast Sector contains several specific future land use designations within the overall Urban Village future land use. Policy 4.1.9 provides intensity, allowable uses, and development standards for each of these.

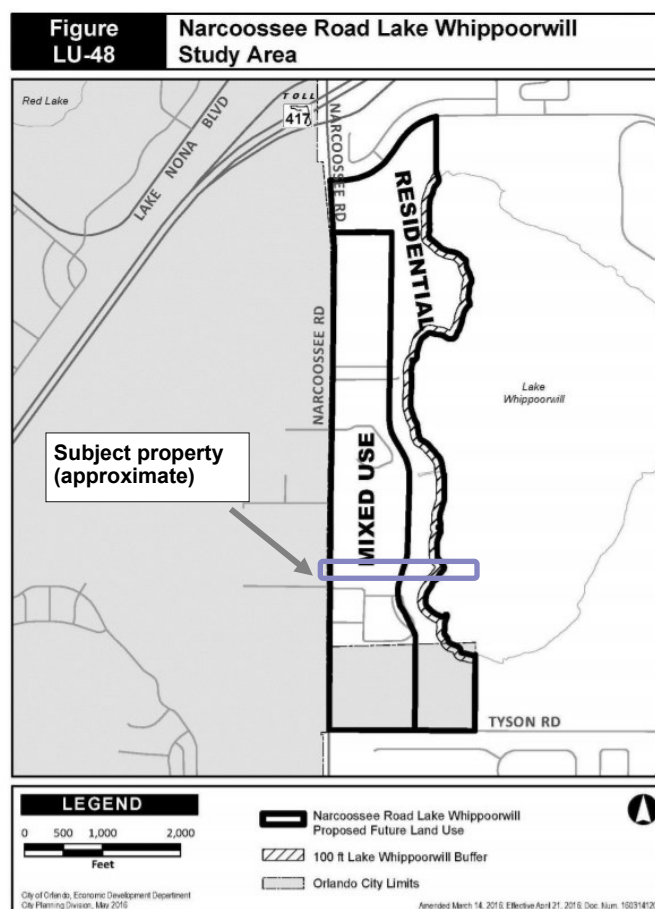
S.40.6 requires that properties in the Narcoossee Road/Lake Whippoorwill Area adhere to Growth Management Plan **Figure LU-48**, reproduced at right, which contains Mixed Use Center (a choice of four designations) to the west and a Residential designation to the east.

The applicant has requested Village Center as its Mixed Use Center type. The development plans include 124 units of assisted living; 46,758 sq. ft. of office; 5,000 sq. ft. of commercial; and 176 du on 9.4 ac. City Code Sec. 58.541 counts Congregate Living Facilities such as ALFs as 6 residents for the first dwelling unit, then every 3 thereafter; thus, 124 ALF units = 40.33 du. Overall, the density is 22.9 du/ac and intensity is 0.13 FAR.

**DENSITY:** Village Center requires a minimum of 7 du/acre and a maximum of 30 du/acre. The proposed density meets the limit.

**MIX OF USES:** The development does not provide the required mix of uses (see **Table 3** below). However, the space restrictions between Narcoossee Road and the lake makes strict compliance more difficult. In addition, high demand for more diverse residential options in the Southeast area and citywide near job centers makes the skew toward residential acceptable at this time. The applicant is also providing assisted living facilities, which is a residential type not offered anywhere else in the Lake Whippoorwill area. As allowed by Subarea Policy S.40.6, the applicant requests refinement of the mix of uses determined in Figure LU-48 in a growth management plan amendment or a zoning application.

Within the Residential Neighborhood is a publicly accessible trail. The trail must connect to the northern and southern property lines, with pedestrian cross-access allowed. It is outside the Village Center, it is mandatory, and there does not appear to be a public connection to it from Narcoossee Road. Therefore, it has not been counted in the Village Center mix of uses. This could be reconsidered with a reconfigured shared-access drive and sidewalk with the neighboring property.



*Future Land Use Element Figure LU-48 shows the Southeast Sector designations for properties annexed into the City along Lake Whippoorwill. There are four available Mixed Use designations in the Southeast Sector Plan; the applicant has requested the Village Center designation.*

**Table 3—Mix of Uses, Village Center**

USE CATEGORY	MINIMUM-MAXIMUM LAND AREA REQUIRED	PROPOSED out of 9.4 ac
Residential	25% – 40%	85% (6.77 ac + 1.22 ac proportional calc of Parcel A)
Commercial, Retail, Services	20% – 60%	0.7% (0.07 ac proportional calc of Parcel A)
Office	10% – 25%	7% (0.68 ac proportional calc of Parcel A)
Overall Non-Residential	30% – 60%	100% (incl. 0.65 ac ROW, 7%)
Public and Civic	10% – No Maximum	0%
Public Parks and Greenspace	5% – No Maximum	0%

**CONFORMANCE WITH THE GMP—SOUTHEAST ORLANDO SECTOR PLAN, RESIDENTIAL NEIGHBORHOOD**

Policy 4.1.9 of the Future Land Use Element provides standards relating to the Residential Neighborhood designation. Residential Neighborhood has no minimum intensity and a maximum intensity of 12 dwelling units per gross acre (du/ga). This designation is being used as a transition between the higher intensity of the Village Center and Lake Whippoorwill. The PD framework map on **Page 5** designates the 0.75-acre greenspace as Residential Neighborhood.

**Table 4—Density, Residential Neighborhood (SE Sector)**  
Conformance with GMP Policy 4.1.9

Use	Density Required	Proposed
Open Space (0.75 gross acres)	No minimum — 12 du/ga	None

**CONFORMANCE WITH THE GMP—SUBAREA POLICY S.40.6**

The property is in compliance with the 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 policy requirements and the applicant’s proposals are outlined in **Table 5**.

**CONFORMANCE WITH THE GMP— SUBAREA POLICY S.40.13**

According to Future Land Use Policy 2.4.4, in order to obtain the Urban Village future land use designation, the applicant shall initiate a Growth Management Plan amendment that includes one or more subarea policies that provide structure and detailed development criteria for each individual project. The applicant has requested to create Subarea Policy S.40.13 to encompass the subject property. The proposed Subarea Policy map is shown on **Page 2**.

**Table 5—Subarea Policy Development Standards**  
Conformance with GMP Subarea Policy S.40.6

Requirement	Proposed
Properties in this area shall be zoned PD	The applicant has requested PD zoning.
A minimum 100-foot buffer from the mean high water line of Lake Whippoorwill shall remain undeveloped.	The buffer is shown on the applicant’s PD framework map and will be enforced at time of SPMP.
Docks may be limited or prohibited by zoning ordinance, depending on the intensity of the use	No additional docks shall be built and motorized vehicles shall not be allowed on the lake.
Development plans are coordinated with adjacent properties to ensure each property is connected to another with a signalized intersection or a full median opening.	The applicant’s PD framework map shows its portion of Pioneers Way linked to the northern property (Pioneers PD), which has a signalized intersection at William Carey Drive and Narcoossee Road. A southern link to the signal at Weller Blvd/Nemours Pkwy and Narcoossee Road is strongly desired; as such, cross-access to the south is required within this framework plan and subsequent SPMPs. All road conditions are to be enforced at time of SPMP.
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.	The applicant’s PD framework map designates right-of-way for a north-south road, Pioneers Way.
Pedestrian connections shall also be required.	The PD development map is not required to show pedestrian connections. All road conditions are to be enforced at time of SPMP.
A maximum number of generated daily trips shall be included in each PD.	A trip equivalency matrix will be included in the ordinance and may be used to increase or decrease a land use category by up to 20% of the approved land use program.
Each PD that includes a residential component shall meet the neighborhood parks level of service (LOS) on-site.	Parks LOS will be enforced at time of SPMP.

*Table continues on following page*

Continued from previous page

**Table 6—Subarea Policy S.40.6 Development Standards**

Requirement	Proposed
The mix of uses adhere to Figure LU-48 and may be further defined in a GMP amendment or a zoning application. The allowable uses may be amended within the PD zoning application in order to deal with site specific constraints or transitioning of uses.	See Page 7 of this report.
The City notifies the County of annexations, GMP amendments and rezonings for all lands in the joint planning area, 15 business days prior to any public hearing. Upon written request, either part may obtain a copy of the application or proposal and the staff report.	The City provided notice to the County via e-mail on June 8, 2022.
All other requirements — including a minimum 25-foot buffer along any property in the Orange County rural settlement area; water protection techniques, including stormwater retention and Low Impact Development; height limits and transitions; and prohibited uses.	To be enforced at the time of SPMP application. Buffers and height limits are acknowledged within the PD development plan.

The proposed Subarea Policy S.40.13 is as follows (additions are underlined; there are no deletions):

Subarea Policy S.40.13 The properties within the boundary of this Subarea Policy are located within the Southeast Orlando Sector Plan area and shall be zoned Planned Development (PD). The provisions specified in Future Land Use Policy 2.4.4, Goal 4 and associated objectives and policies shall apply within this area.

The maximum development capacity of this area shall be as follows:

Mission Pointe II 176 residential units; 124 units of assisted living; 46,758 sq. ft. of medical office; 5,000 sq. ft. of commercial; or an equivalent amount of other non-residential uses allowed by the Village Center designation. Dwelling units existing at the time of annexation shall be considered legal and conforming.

Any increase in development capacity beyond that allowed by this subarea policy shall require a GMP amendment and shall be supported by data and analysis that demonstrates adequate facilities and services are available to accommodate the proposed density and intensity of development. Prior to development, each development site shall be reviewed by the Design Review Committee (DRC) or applicable review board as part of a Specific Parcel Master Plan that addresses building layout, parking, and other site planning issues as identified in the Land Development Code.

#### Transportation

The proposed roadway network within the project shall conform to the City of Orlando's Major Thoroughfare Plan, as may be amended from time to time. Each Specific Parcel Master Plan shall include typical street cross sections if new streets are proposed.

## **CONFORMANCE WITH THE GMP — ENVIRONMENTAL ASSESSMENT**

The Growth Management Plan Conservation Element Policy 1.4.1 states that all projects requiring Municipal Planning 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 outside of the Urbanized Disturbed Lands; therefore, an environmental assessment is required.

The applicant submitted a Level B environmental assessment dated May 19, 2022 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.

There are two forested/herbaceous wetlands identified in the eastern portion of the site (identified in the report Wetland A and Wetland B). Wetland A is approximately 0.03 acres; Wetland B is approximately 0.18 acres.

It is evident from aerial images that nearly all of the site has been cleared and small buildings have been constructed. The PD development plan shows the required 100-foot buffer from the Lake Whippoorwill Normal High Water Elevation (NHWE) that will be retained. The applicant proposes to remove the 0.21 acres of wetlands that stretch beyond the 100-foot buffer.

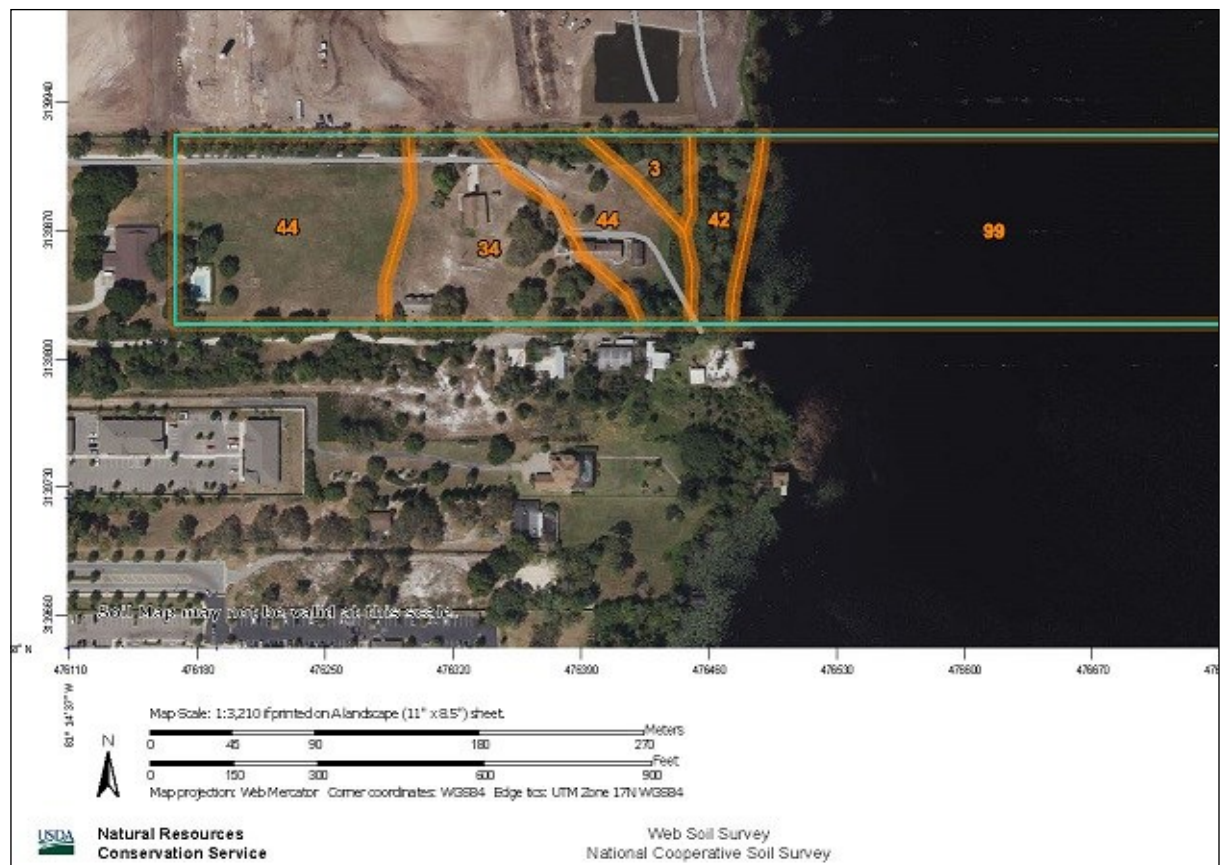
An Environmental Resource Permit and mitigation from the South Florida Water Management District is required in order to impact any wetlands. Any impact to federal jurisdictional wetlands would require a permit and mitigation from the Florida Environmental Protection Department, which assumed Section 404 permitting authority in December 2020.

### Ecosystems and Species

The soils on site are Basinger fine sand, frequently ponded, 0 to 1 percent slopes (#3); Pomello fine sand, 0 to 5 percent slopes (#34); Sanibel muck (#42); and Smyrna-Smyrna, wet, fine sand, 0 to 2 percent slopes (#44). The upland land use type/vegetative community is Residential, Low Density (110). The uplands consist of extended driveways and yard space with residential homes, a church, and associated structures.

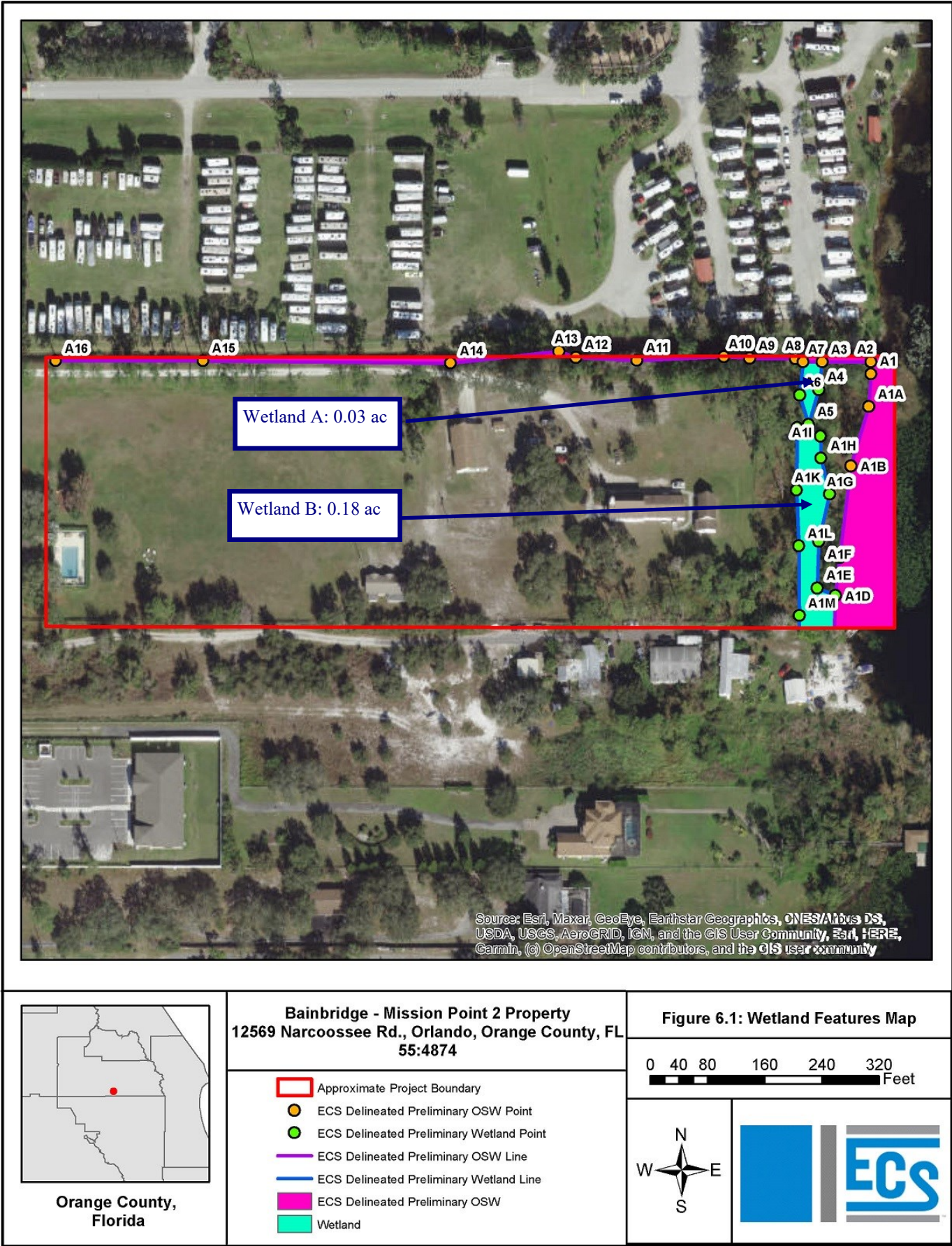
No plant or wildlife species listed by the Florida Fish and Wildlife Conservation Commission (FFWCC) as endangered or threatened was identified on site. The site is also within several U.S. Fish and Wildlife Service "consultation areas" for specific listed species. Based on the definitions of suitable habitat for those species, their presence on the subject site was judged to be unlikely. Potential gopher tortoise habitat was noted at various locations, but no gopher tortoises or suspected gopher tortoise burrows were directly observed. The report notes that because the Eastern indigo snake utilizes gopher tortoise burrows as nesting spots, potential Eastern indigo snake habitat is also considered to be present on the site.

*Excerpt from  
soils map*





Wetlands Delineation





## PUBLIC FACILITIES ANALYSIS

State law requires the City to perform a public facilities evaluation for GMP amendments that would increase the allowable density or intensity of a property. The proposed GMP amendment to change the future land use designation to Urban Village would permit densities and intensities on the subject property more than that permitted under the existing Orange County Rural Settlement 1/2 future land use designation. This evaluation assumes that the property is developed at the maximum intensity and density allowed by each future land use category. Typically, sites are developed at a lesser intensity, so these impacts represent an upper limit, rather than a true projection of demand.

Each year, the City prepares the Capacity Availability Report (CAR) to identify any surpluses or deficiencies in the ability to provide public services. The CAR also accounts for future population and employment growth consistent with the City's adopted future land use categories. Because the growth associated with this GMP amendment was not included in the growth projections, this analysis is performed to ensure capacity is available to serve the development.

### Projected Demand

*Evaluation 1* — This evaluation considered the impact of developing the site at the maximum density permitted by the existing Orange County Rural Settlement future land use designation (10.5 ac @ 1 du/2 ac = 5.25 du).

*Evaluation 2* — This evaluation considered the impact of developing the site at the maximum density/intensity permitted by the proposed City's Urban Village future land use designation and Subarea Policy S.40.13 (176 du; 124 units assisted living; 51,758 sq. ft. nonresidential).

*Net Decrease/Increase* — There is a net increase of 294.75 residential units and 51,758 sq. ft. nonresidential.

The amount of development included in the evaluations above translates to a total project demand for public facilities shown in the table below. Details about how the above impacts were calculated are available in the City's Capacity Availability Report.

Table 6—Public Facilities Demand					
	Potable Water (GPD)	Wastewater (GPD)	Community Parks (Acres)	Neighborhood Parks (Acres)	Transportation (Trips)
Evaluation 1	1,000	950	0.01	0.01	37
Evaluation 2	55,450	44,240	0.46	0.26	6,166
Net Increase (Decrease)	54,450	43,290	0.44	0.26	6,129

### Potable Water, Wastewater and Parks

The table below summarizes available capacity, existing demand, projected increases in demand from city-wide growth, projected increases in supply (such as from construction of a new facility) and the maximum demand expected from this GMP amendment. The proposed amendment will not adversely impact the level of service for potable water and wastewater, and there is sufficient capacity available within the Community Park and Neighborhood Park areas. The property lies within the OUC water and electric areas. Sanitary sewer and reclaimed water services will be provided by Orange County Utilities.

	Potable Water (MGPD)	Wastewater (MGPD)	Community Parks (Acres) for CPS 5	Neighborhood Parks (Acres) for NPSA 24
Capacity	100.10	52.16	139.04	68.31
Reported Demand—2021	83.69	41.51	42.37	7.52
Projected increase in Demand 2022-2026	4.55	2.75	25.60	7.25
Projected increase in Supply 2022-2026	0.00	0	0.00	0.00
Demand from GMP2022-10021, -10022	0.05	0.04	0.95	0.55
Net Available Capacity	11.81	7.86	75.16	52.33

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). Specific park acreage amounts shall be determined in conjunction with individual Specific Parcel Master Plan reviews.

Land used for stormwater retention, drainage structures or wetlands shall not be counted towards park land requirements.

For the maximum 176 new residential units permitted within the Mission Pointe II property, 1.3 acres of park land is required. The pool/clubhouse and other active spaces within the multifamily development, and at least part of the trail area along Lake Whippoorwill may contribute to this requirement, subject to public access.

The parks LOS will be more specifically enforced at time of SPMP review.

#### 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 5**.

Projects generating 1,000 trips or more per day are required to submit a transportation study and mitigate for impacts to the roadway network.

#### Access

Narcoossee Road will serve as the primary entry point into and out of the development with a secondary connection via Pioneers Way. Given the proximity of the driveway along Narcoossee Rd. to adjacent driveways and intersections, the driveway is restricted to right-in/right-out movements. Trips needing to head south or west will be required to utilize Pioneers Way to the signalized intersection at William Carey Dr. or will need to head north on Narcoossee Road and U-turn within the roadway at the Vickrey Place intersection.

#### Traffic Impact Assessment (TIA)

A TIA has not yet been provided to city staff for the proposed project. Using the ITE Trip Generation Manual 11th edition, staff estimates that the proposed development is anticipated to generate up to 3,076 daily trips with 302 occurring in the AM peak and 370 in the PM Peak. The TIA received for the project directly to the south of the subject site identified some deficiencies under the future year 2026, no-build condition including the westbound right and southbound left movements at Narcoossee Road & Tagore Place; and Narcoossee Road & Vickery Place is anticipated to have most of the approaches operating with excessive delay and the minor approaches operating over capacity. Without the TIA for this proposed project, staff is unable to determine what impacts the project will have on local intersections.

#### Mitigation/Adjustments Required

The TIA must be provided and staff must complete its review before the ordinance is scheduled for 1st reading. Staff may add conditions to the PD ordinance related to the TIA findings.

#### 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.

A capacity application has been submitted to OCPS, but results were not available at the time of publication.

Staff recommends approval of this zoning change with an awareness of the current lack of capacity for Lake Nona High School. The site will be subject to concurrency at the time of site plan review. It should be noted, however, that lack of capacity could be grounds for local government to recommend denial.

#### **CONFORMANCE WITH THE LAND DEVELOPMENT CODE (LDC)**

The subject property currently has an Orange County zoning classification of Rural Settlement 1/2. The applicant is requesting an initial zoning of PD in order to connect to develop a mixed-use area with commercial/retail and multifamily housing. Section 65.366 of the LDC requires that all rezonings and/or initial zonings be in conformance with any applicable substantive requirements for Chapters 58–66 of the LDC. The subsequent Specific Parcel Master Plans must adhere to Chapter 68, the Southeast Orlando Sector Plan.

#### PD—Planned Development District

Section 58.361 of the LDC identifies the purpose of the PD district as follows: “The PD District is intended to provide a process for the evaluation of unique, individually planned developments which are not otherwise permitted in the zoning districts established by Chapter 58. The PD District is to be a voluntary process commenced by an applicant for such zoning designation. The standards and procedures of this district are intended to promote flexibility of design and permit planned diversification and integration of uses and structures, while at the same time retaining in the City Council the absolute authority to establish such limitations and regulations as it deems necessary to protect the public health, safety and general welfare.”

#### Chapter 68 — Southeast Orlando Sector Plan

The applicant has requested that the subject property be included in the 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 requesting the Village Center and Residential Neighborhood designations.

The properties within this subject area shall be required to submit a SPMP to determine if the development is consistent with LDC Chapter 68.

#### *Development Standards*

The applicant has requested a framework development plan, shown on **Page 5** of this staff report. Per Chapter 68, Traditional Design Requirements are 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. Conventional LDC is allowed for non-residential development less than 0.4 FAR and residential development less than 25 du/acre.

The proposed development is for office, congregate living facilities, commercial, and multifamily housing. Other allowed uses in Village Centers are: offices, services, grocery, restaurants, cinema, gas stations, offices, hospitals, hotels, single family residential, civic including schools and colleges, park/plaza, and/or other uses consistent with the City's AC-1 district.

- **Landscaping and Bufferyards:** The development must be consistent with the landscaping code and bufferyard requirements in Chapter 60. While the bufferyards adjacent to existing uses shall be established at the SPMP, the bufferyard from Orange County properties located within the rural settlement shall be 25 ft. per the Narcoossee Road/Lake Whippoorwill Subarea Policy S.40.6. The building orientation, entrances and facades must be developed

in accordance with Section 68.314 of the LDC.

- **Setbacks:** Setback requirements will be developed at the SPMP; however the setbacks for the overall site are as follows:
  - 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.

These setbacks take into account site constraints such as the 15' utility easement on Narcoossee Road and are consistent with the requirements of other properties annexed into the City or undergoing annexation.

- **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 will be evaluated at the SPMP.
- **Signage:** The proposal does not include a sign package; a sign package must be submitted prior to development.
- **Design:** This development must comply with Chapter 68, the Southeast Sector Plan, especially the following sections related to the Village Center and Residential Neighborhood design:

#### Village Center

- Sec. 68.203 Village Center Guidelines
- Sec. 68.316 Projections and Recesses
- Sec. 68.318 Facades and Roof Form
- Sec. 68.319 Visual Character
- Sec. 68.320 Massing
- Sec. 68.321 Materials
- Sec. 68.322 Parking
- Sec. 68.323 Connecting Walkways
- Sec. 68.324 Landscaping and Furnishings
- Sec. 68.325 Additional Standards by Non-Residential Building Types

#### Residential Neighborhood

- Sec. 68.205
- Sec. 68.301 Mix of Housing Types
- Sec. 68.302 Housing Model Variety
- 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

### ORANGE COUNTY COMMENT

As of the time of publication, no comment was received.

### PUBLIC COMMENT

As of the time of publication, no comment was received.

# FINDINGS

Subject to the conditions contained herein, the proposal is consistent with the requirements for approval of the annexation, future land use and zoning applications contained in Chapter 65 of the Land Development Code (LDC):

1. The proposed annexation meets the annexation criteria set forth in section 171.043, Florida Statutes.
2. The proposed Future Land Use Map amendment is consistent with State Comprehensive Plan (Chapter 187, Florida Statutes).
3. The proposed Future Land Use Map amendment is consistent with the East Central Florida Strategic Policy Plan.
4. The proposed Future Land Use Map amendment is consistent with the provisions of Chapter 163, Part II, Florida Statutes.
5. The proposed Future Land Use Map amendment is consistent with the objectives and policies of the City's adopted Growth Management Plan (GMP); particularly Figure LU-1 and Policy 4.1.9.
6. The proposed annexation, Future Land Use Map amendment and initial zoning are consistent with the purpose and intent of the requirements of the Land Development Code.
7. The proposed Future Land Use Map amendment and initial zoning are compatible with the surrounding development 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 annexation, GMP Future Land Use amendment and initial zoning 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.
6. **TIA REQUIRED TO COMPLETE APPLICATION PROCESS**  
A Transportation Impact Analysis must be provided, and staff must complete its review, before the ordinance is scheduled for 1st reading. Staff may add conditions to the PD ordinance related to the TIA findings.

7. *REVIEW BY CITY ATTORNEY'S OFFICE*

Municipal Planning Board recommendation of the conditions contained herein is subject to review by the City Attorney's Office for legal sufficiency and drafting of implementing documents.

*The following conditions shall be contained in the PD Ordinance: Growth Management #8-27; Transportation #3-8.*

8. *SOUTHEAST ORLANDO SECTOR PLAN MAP*

The Southeast Orlando Sector Plan will be updated to include this area with the Village Center, Residential Neighborhood and Conservation categories prior to PD approval.

9. *ZONING*

For any requirements not specifically addressed in the PD Ordinance, Chapter 68 of the Land Development Code (the Southeast Sector Plan) shall apply. For any requirements not specifically addressed in the Southeast Sector Plan, the AC-1 zoning district shall apply.

10. *SPECIFIC PARCEL MASTER PLANS*

The properties within this subject area shall be required to submit Specific Parcel Master Plans (SPMPs) to the Design Review Committee (DRC) or applicable review committee prior to the issuance of building permits. The DRC may approve minor modifications to the design standards, as described in 68.609(e).

11. *EXISTING USES*

Uses existing as of the effective date of this ordinance shall be considered legally conforming uses. Minor alterations that meet the AC-1 standards are allowed. Any substantial improvements or enlargements shall meet the PD standards.

12. *PROHIBITED USES*

Prohibited uses shall be consistent with Subarea Policy S.40.6.

13. *MAXIMUM INTENSITY*

The maximum development intensity shall not exceed 124 units of assisted living, 46,758 sq. ft. of medical office, 5,000 sq. ft. of retail, and 176 multifamily units, or an equivalent amount of other uses allowed by the Village Center designation.

14. *MAXIMUM IMPERVIOUS SURFACE RATIO (ISR)*

The maximum ISR is 0.85 for the Village Center area and 0.60 for the Residential Neighborhood area. An overall ISR of 0.70 is permissible subject to approval by the South Florida Water Management District and the City Engineer at time of permitting. This shall not be construed as requiring changes to single-family lots existing at time of annexation.

15. *SITE PLAN*

The site plan shall indicate FEMA flood zone boundaries and types.

16. *STREET CONNECTION*

A street connection to Pioneers Way is required.

17. *LIGHTING*

- a. All utilities, including street light poles, shall be kept out of the pedestrian path.
- b. Site lighting must comply with the City outdoor lighting code, section 63.400 of the Land Development Code.
- c. Light-emitting diode (LED) lamps are encouraged.

18. *SIGNAGE*

A Master Sign package for each phase or parcel is subject to review and approval by the City Planning Official, or designee, prior to the issuance of any building permit for the respective phase or parcel. The Property must be developed and maintained in accordance with the final approved sign package. Signs on the Property must comply with the City's generally applicable sign code, and the following:

- a. Offsite signs are prohibited, except that the multifamily development may share a sign along Narcoossee Road.
- b. Pole signs are prohibited.
- c. Monument signs are encouraged. The height limit is 15 ft.

20. *SETBACKS*

Setbacks are required to conform with the City/County Interlocal Agreement for Lake Whippoorwill, including:

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



- c. Proposed setbacks will be reviewed as part of the SPMP.

21. **BUFFERYARDS**

The development must be consistent with the bufferyard requirements in Chapter 60. While the bufferyards adjacent to existing uses shall be established at the SPMP, the bufferyard from Orange County properties located within the rural settlement shall be 25' per S.40.6. If the adjacent property is annexed or removed from the rural settlement, the buffer may be eliminated, but may be subject to further site plan review or a PD amendment.

22. **BUILDING HEIGHT**

The building height shall be between one and four stories. The maximum building height within 400' of Lake Whippoorwill is two stories. Only residential uses are allowed within 400' of Lake Whippoorwill.

23. **PEDESTRIAN CONNECTIONS**

Minimum 5' wide pedestrian connections shall be provided from the public streets (Pioneers Way and Narcoossee Road) to the principal buildings.

24. **LAKEFRONT TRAIL DEVELOPMENT**

An ADA accessible trail shall be developed near Lake Whippoorwill as specified in the subarea policy. The trail must be privately maintained and shall be located in such a manner as to facilitate reasonable, pedestrian-friendly connections with future segments. If it is publicly accessible, a portion may be used to meet park requirements consistent with LDC Chapter 68, Sec. 68.500 and Fig. 68-M.

25. **URBAN DESIGN**

Urban design shall meet the requirements of LDC Ch. 68.

26. **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.

27. **LAKE WHIPPOORWILL DISTRICT**

The property is within the Orange County Lake Whippoorwill MSTU, which has a millage assessment for lake clearing maintenance. The 2021 millage rate was 0.0000. The millage assessment will be added to the annexation ordinance.

**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 certificate of occupancy.

**Parks**

Recommend for approval

For informational purposes: The City has implemented a Parks Impact Fee on all residential housing units to help meet the recreation needs of Orlando's residents. All new housing units are subject to the fee. Any new construction, change in use, addition or redevelopment of a site or structure shall be subject to a review for Parks Impact Fees. Applicable fees will be due at the time of building permit issuance, subject to change upon final permit plan review. A Parks Impact Fee credit may be given on residential units that were or are going to be demolished if eligibility requirements are met. For questions and information regarding Parks Impact Fee rates you may contact Nancy Ottini at (407) 246-3529 or [nancy.jurus-ottini@orlando.gov](mailto:nancy.jurus-ottini@orlando.gov). Any exemptions or credits against the Parks Impact Fee must be reviewed prior to permit issuance. All Parks Impact Fee Credits shall be reviewed and processed by the Parks Impact Fee Coordinator, if applicable, upon request by applicant.

**Community Planning and Urban Design**

Recommend for approval.

**Transportation**

Recommend for approval with conditions.

The transportation department is supportive of the proposed annexation.

1. 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.

2. 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.
3. North-South Road
  - a. The cross section of Pioneers Way shall include 6 feet of sidewalk on the west or north side, 10 feet of parkway on each side, 2 feet of curb and gutter on each side, 7 feet of parking lane on each side, 10 feet of travel lane on each side.
  - b. Minor modifications to this cross section may be approved during SPMP review.
4. East-West Road Design. East-west road shall have a minimum ROW width of 58 feet (12 ft trail, 8 ft parkway, 2 ft curb, 20 ft travel, 2 ft curb, 8 ft parkway, 6 ft sidewalk). An additional 7 feet on each side may be included if on-street parking is desired.
5. East-West Road Construction. East-west road shall be jointly constructed by Mission Pointe II and One Nona Plaza, with each side donating a minimum of 29 feet of ROW (or 36 feet if onstreet parking is desired).
  - a. Developers shall enter into an agreement and submit it to the City prior to issuance of a building permit for either PD.
6. Intersection with Narcoossee. New curbcuts and intersections at Narcoossee Rd. are restricted to a right-in/right-out turn restriction; new median cuts on Narcoossee are not permitted.
7. Internal Access Road. The cross-section design of the internal access road east of the main north-south road shall be determined during the SPMP process.
8. Bicycle Lanes. It is the preference of the city that the bicycle lanes described in the two-way arterial cross section of Chapter 68, Orlando City Code, are included as 12' wide multi-use trails in a 20' wide City Services Easement. The location of the multi-use path shall be determined during the SPMP, but should generally be parallel to the north-south road and connect the entire length of the property from north to south, with stub-outs at adjacent properties.
9. Design Speeds. All public roadways shall be designed to a minimum speed of 25 mph. Any deviation from these design criteria shall take into account limitations in roadway geometry, sight line requirements as determined by the Florida Greenbook, and on-street parking. All variations shall be subject to review by the City transportation engineer, and approval of design variances shall be at the discretion of the City transportation engineer.

### **Public Works**

Recommend for approval with conditions.

1. Please be advised that an approved CLOMR from FEMA will be required prior to the issuance of Engineering and Building permits.
2. Please be advised that an approved LOMR; from FEMA including elevation certificates and/or as-built will be required prior to the issuance of the certification of occupancy.
3. Please be advised that approval of elevation certificates is required prior to slab inspection for all the buildings located within the existing and/or proposed SFHA.
4. Please be advised that approval of elevation certificates is required prior to final inspection for all the buildings located within the existing and/or proposed SFHA.

### **Development Review**

Recommend for approval.

### **Fire**

Recommend for approval.

### **Police**

Recommend for approval.

### **Building**

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

# INFORMATIONAL COMMENTS

Solid Waste would like to see a garbage collection plan once available.

## Fire

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 turnout 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.

# CONTACT INFORMATION

**Growth Management**

For questions regarding Growth Management plan review, please contact Megan Barrow at 407.246.3363 or [megan.barrow@orlando.gov](mailto:megan.barrow@orlando.gov).

**Community Planning and Urban Design**

For questions regarding Urban Design plan review, please contact Fernanda Paronetto at 407.246.3427 or [fernanda.paronetto@orlando.gov](mailto:fernanda.paronetto@orlando.gov).

**Transportation**

For questions regarding Transportation Planning plan review, please contact Jacques Coulon at 407.246.3427 or [jacques.coulon@orlando.gov](mailto:jacques.coulon@orlando.gov).

**Development Review**

For questions regarding Concurrency Management contact Keith Grayson at 407.246.3234 or [keith.grayson@orlando.gov](mailto: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](mailto:julio.morais@orlando.gov), or Dave Breitrick, P.E. at 407.246.3525 or [david.breitrick@orlando.gov](mailto:david.breitrick@orlando.gov).

**Public Works**

For questions regarding Public Works plan review, please contact Owen Blakely at [owen.blakely@orlando.gov](mailto:owen.blakely@orlando.gov) or 407.246.3758.

**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](mailto:terrence.miller@orlando.gov).

**Fire**

For any questions regarding Fire review, please contact Charles Howard at 407.246.2143 or [charles.howard@orlando.gov](mailto: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](mailto:denise.riccio@orlando.gov). For questions regarding tree permits, contact Condredge Mallory at [condredge.mallory@orlando.gov](mailto:condredge.mallory@orlando.gov).

# REVIEW/APPROVAL PROCESS—NEXT STEPS

1. MPB minutes scheduled for review and approval by City Council.
2. For items needing an ordinance: Forward to City Attorney's Office for Legal Review
3. 1st reading of the Ordinance
4. 2nd reading of the Ordinance
5. Plat
6. Appearance Review and Master Sign Plan
7. Building permits