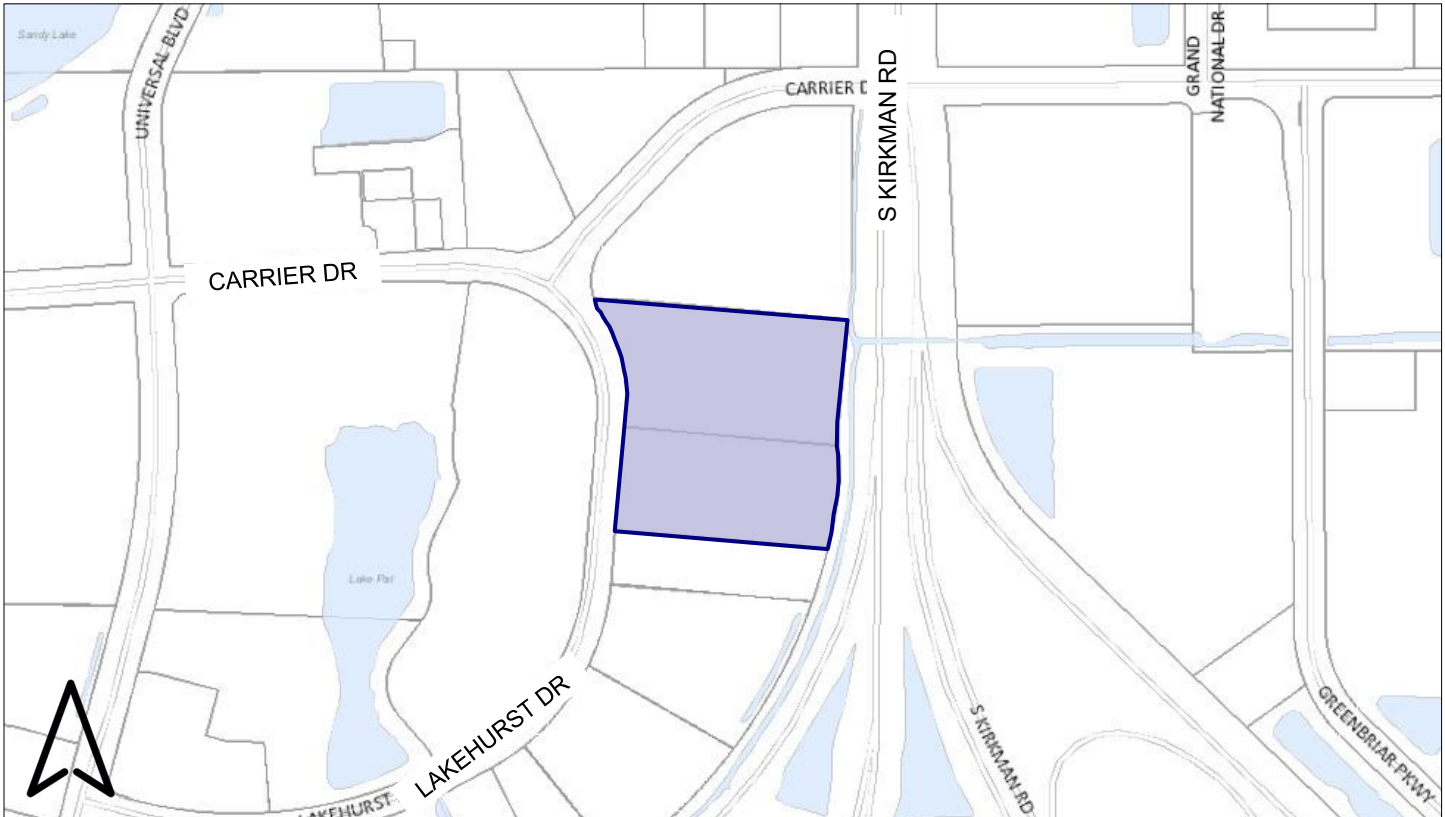





**Staff Report to the  
Municipal Planning Board  
September 20, 2022**

**MPL2022-10066**

## LAKEHURST APARTMENTS



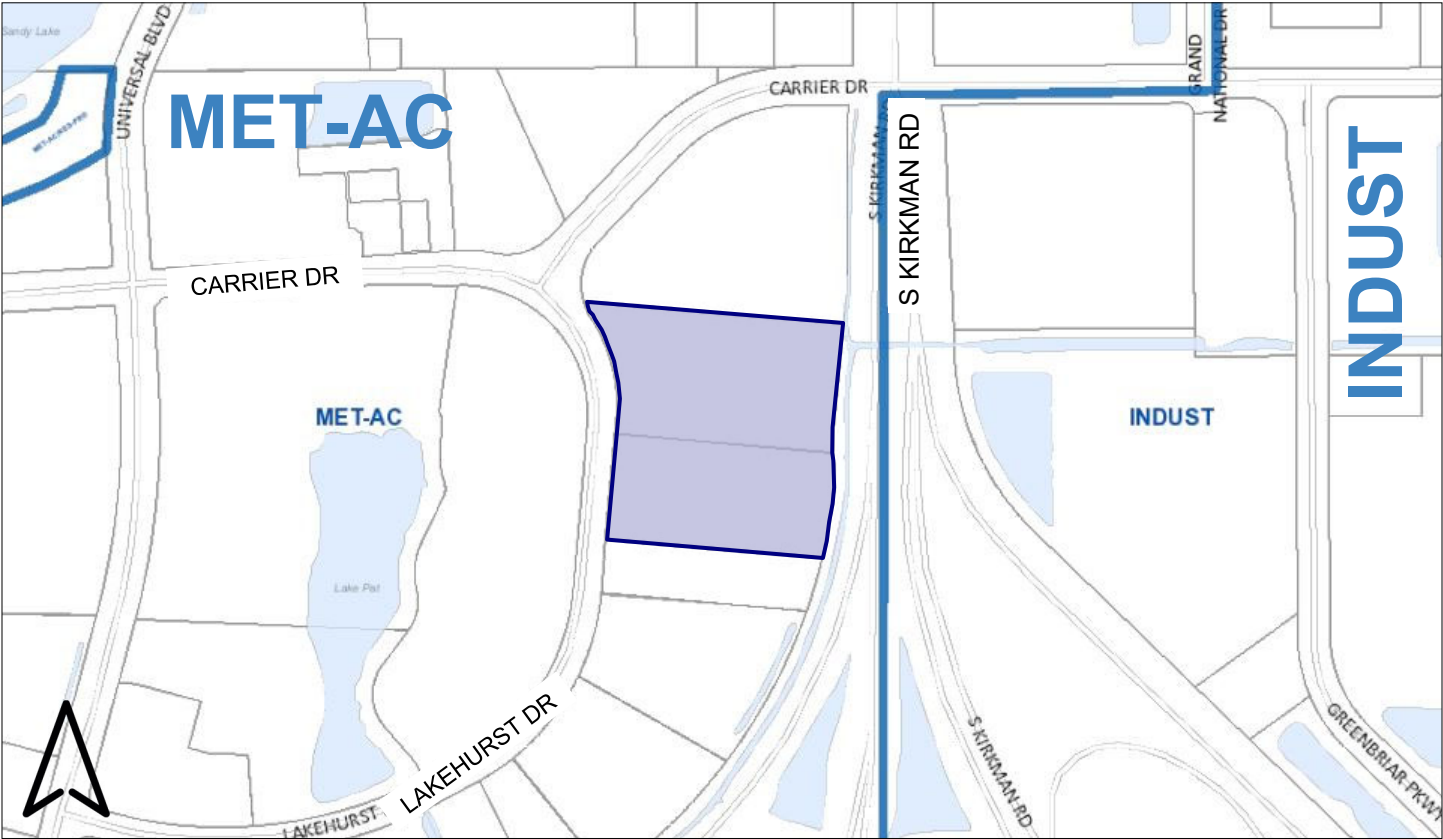
**Location Map**

 Subject Site

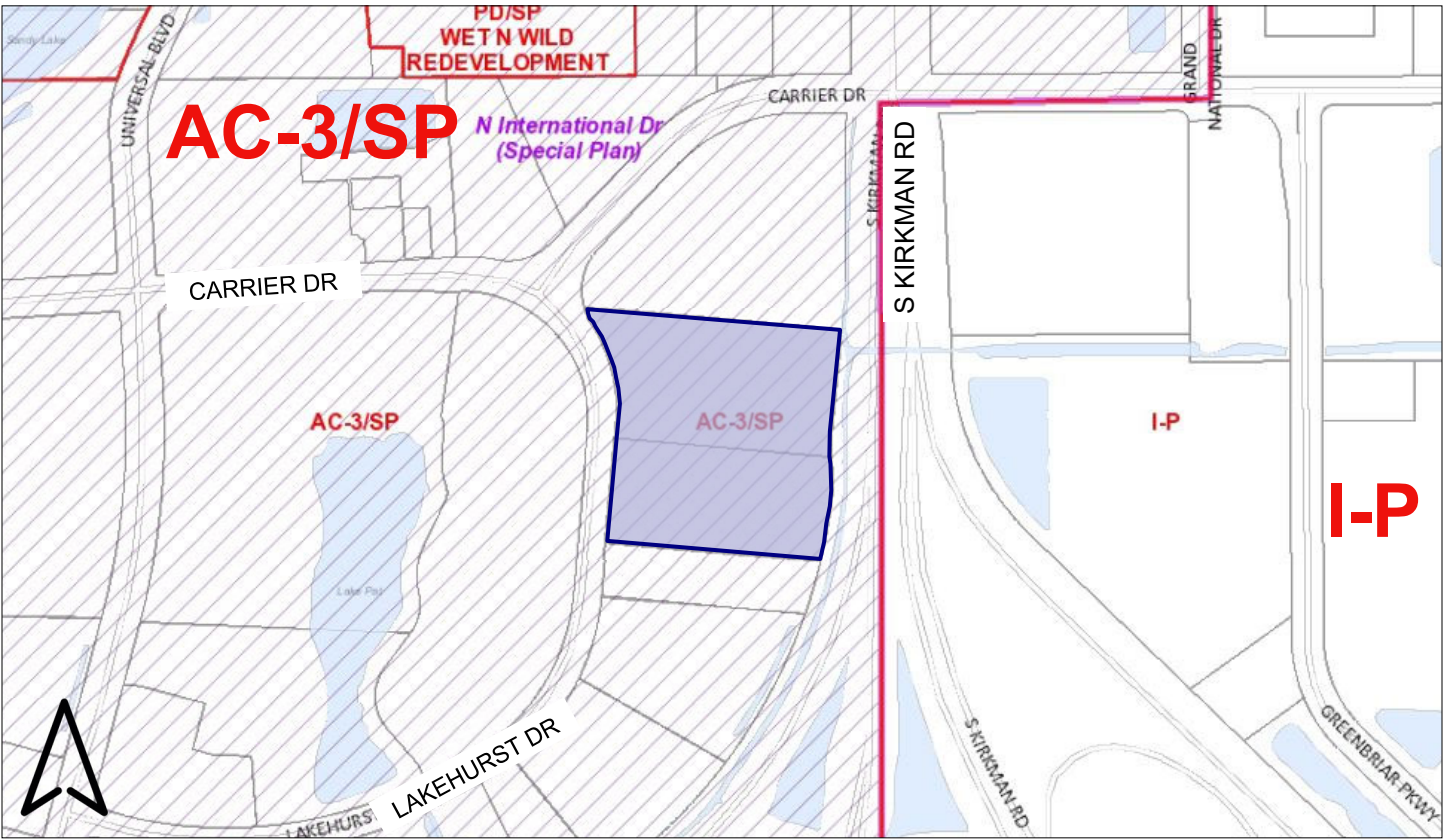
### Summary

<p><b>Applicant</b> David Gastel Atwell, LLC</p> <p><b>Owner</b> International Development Group LLC</p> <p><b>Project Planner</b> Manuel E. Ospina</p> <p><b>Updated:</b> September 13, 2022</p>	<p><b>Property Location:</b> 5800 Lakehurst Dr. (Located on the east side of Lakehurst Dr., south of Carrier Dr., west of S Kirkman Rd., north of W Sand Lake Rd. ±7.38 acres, Dis- trict 6) 25-23-28-2795-00-100 &amp; 25-23-28- 2795-00-090</p> <p><b>Applicant's Request:</b> Master Plan request for a 4-story 358-unit apartment complex with structure parking garage.</p>	<p><b>Staff's Recommendation:</b> Approval of the request, subject to the condi- tions of the staff report.</p> <p><b>Public Comment</b> Courtesy notices were mailed to property owners within 300 ft. of the subject property during the week of September 5, 2022. As of the published date of this report, staff has received no comments from the public con- cerning this request.</p>
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# Future Land Use Map



# Zoning Map



# PROJECT ANALYSIS

## Project Description

The applicant is requesting Master Plan approval to construct a 4-story 358-unit apartment complex with structure parking garage on a  $\pm 7.38$  acre property. The property is zoned AC-3/SP with International Drive Special Plan overlay.

## Previous Actions

- 1968: Property annexed into the City as part of the Major Realty Annexation. (Doc #8032A).
- 1974: Property initially platted as portion of lots 9 and 10 of Florida Center Unit 16 Subdivision.
- 1983: One story 20,183 sq. ft. commercial space built on property.
- 2001: Clarion Hotel & Suites Master Plan for development of a 349-room hotel.
- 2010: Property acquired by current owner.

## Project Context

The subject property is approximately  $\pm 7.38$  acres located on the south east of Carrier Dr. and Lakehurst Dr. Adjacent uses, zoning and future land use designations are shown on Table 1 below.

Table 1 - Project Context			
Direction	Future Land Use	Zoning	Land Use
North	MET-AC	AC-3/SP	Vacant Land
East	MET-AC	AC-3/SP - I/P	S Kirkman Rd. / Vacant Land
South	MET-AC	AC-3/SP	Warehouse
West	MET-AC	AC-3/SP	Silver Hills at Universal (4-story Multi-family Development)

## Conformance with the GMP and Zoning

The property is designated Metropolitan Activity Center on the City's Future Land Map and is zoned AC-3/SP (Metropolitan Activity Center, International Drive Special Plan (SP) overlay). Multi-family residential uses are allowed in the AC-3/SP zoning district; location of the property in an Activity Center district requires Master Plan review.

The property is within the International Drive Special Plan (SP) overlay district, which per LDC 62.496, requires minimum 10 ft. and maximum 40 ft. front and street-side setbacks. The existing commercial building will be demolished and a 4-story apartment building will be constructed meeting the setback requirements and in compliance with the Special Plan overlay.

Property development standards are provided in Table 2. The proposed Master Plan (4-story 358-unit Multi-family development) is consistent with the GMP and Land Development Code.

**Master Plan Criteria** (LDC Section 65.332) The Municipal Planning Board and City Council shall consider the following factors in their review of Master Plan applications and amendments.

- Purpose and Intent. The purpose and intent of the use and all other requirements of the LDC.
- Growth Management Plan (GMP). The consistency of the proposal with all applicable policies of the City's adopted GMP.
- Use and District Requirements.

Table 2 - Development Standards (AC-3/SP zoning)							
Existing/Proposed Use	Lot Size (acres)	Setbacks (Min. Ft)			Density (du/ac)	ISR (Max %)	Building Height
		Front	Side	Rear			
Minimum Requirements (unless otherwise stated)	n/a	10*	0 or 3	10	200+	90	200 ft.
Apartments (4-story)	$\pm 7.38$	$\pm 8$	32/49	$\pm 34$	48.5	64.6	$\pm 48$
*Min. setbacks requirement from the International Drive Special Plan							

- The proposal must conform to the requirements of the zoning district(s) in which it is located and, where applicable, to the requirements of Chapter 58 for the particular use or activity under consideration.
- Performance and Design Regulations. The proposal must conform to all applicable performance and design regulations of LDC Chapters 58, 60, 61, and 62.
- Public Facilities and Services. Necessary public facilities (both on- and off-site), such as transportation, sanitation, water, sewer, drainage, emergency services, education, recreation, etc. will be adequate to serve the proposed use.

### Transportation

All access into the development will occur via two new curbcuts along Lakehurst Dr., both curbcuts provide access to the main parking garage, the northern curbcut will also provide access to the leasing office and while the southern curbcut will also provide access to the service area. While a conceptual roundabout at the intersection of Lakehurst Dr. and Carrier Dr. is shown on the site plan, the design of the roundabout as well as timing of construction is still under review as a separate project. This development is not dependent on the new roundabout to function adequately.

**Table 3 - Parking Requirements**

<i>Use</i>	<i>Units</i>	<i>Minimum Ratio</i>	<i>Minimum Spaces Required</i>
Multifamily	358		
1 bdrm	214	1.5/unit	321
2 bdrm	136	1.75/unit	238
3 bdrm	8	2/unit	16
Total Required			575
Total Proposed	<b>599</b>		

### Traffic Impact Analysis (TIA):

A TIA was completed by the applicant's team and submitted to the City in July 2022. The proposed project is anticipated to generate up to 1,661 daily trips with 146 occurring in the AM peak and 140 in the PM Peak. An analysis of existing, background, and the buildout conditions was performed at the study area intersections and project driveways. No existing or anticipated deficiencies were identified by the traffic study. Based off the turn lane analysis there appears to be a need for a dedicated left turn lane along southbound Lakehurst at the northern project entrance. The developer must continue coordination with City staff on the location and design of this turn lane, dependent on the design and timing of the proposed roundabout project.

### Urban Design

The proposed apartments will be fronting on Lakehurst Dr. with an internal structured parking garage wrapped by residential units and a new stormwater pond to the southeast portion of the site. Multiple amenity courtyards areas, a dog park, and stabilized fire access are being provided for this development.

Staff is requesting that additional ornamentation and architectural treatments be added to the apartment buildings, as well as amenitizing the stormwater pond and treat it as a feature for the development. Additionally the applicant shows an 8 ft. front yard setback, where the setback requirement is 10 ft. Building will have to be moved 2 ft. to the east to meet the setbacks requirements for the zoning district, changes to be shown at time of Final Site Plan Determination.

### Bufferyards

The proposed apartment complex fronts a multi-family development to the west across Lakehurst Dr., vacant property to the north, a commercial/warehouse property to the south, and S Kirkman Rd. to the east. Required and proposed buffers are provided in Table 4 at right. Landscaping must be consistent with LDC Chapter 60 and the landscape design section of LDC Section 62.496, N. International Dr. Special Plan Overlay. The Special Plan landscape standards serve to specifically promote the tropical character of the area, enhance the appearance of development, contribute to a comfortable pedestrian environment and improve energy efficiency, by providing shade to reduce glare and heat absorption and re-radiation from buildings, parking areas and other hard surfaces.

**Table 4 - Buffers & Landscaping (AC-3/SP)**

<i>Required &amp; Proposed Bufferyards</i>	<i>Front (Lakehurst Dr.)</i>	<i>Side (N)</i>	<i>Side (S)</i>	<i>Rear (E)</i>
Minimum Required	7.5 Ft.	Not Req.**		
4-story apartments	7.5 Ft. proposed	10 Ft./25 Ft.*		
<i>*Varied across yards</i>				
<i>**Minimum 7.5 ft. vehicular use/lot line buffers are required along all sides of the property</i>				

### Signage

Per LDC Section 64.257, the apartment complex is entitled to 6-ft. tall, maximum 18 sq. ft. apartment identification signs near each of the entrances to the complex. Additional interior signage is also allowed. High-rise signs (wall signs mounted higher than 30 ft. on the building) are typically not allowed on apartment buildings.

### Solid Waste

Trash compactor, refuse and recycling container are to be located internal to the site and adjacent to the southern garage entry. Please include refuse collection areas in plans, location and dimensions of solid waste areas at time of permitting.

### Parks

The subject property is located in Neighborhood Park Special Study Area G. Growth Management Plan (GMP) Recreation Element Policy 1.1.18 requires that, "New residential projects located in this area shall include parks recreational amenities consistent with the City's neighborhood park level of service standards." The level of service standard is 0.75 acres per thousand population, which equates to 0.0015 acres per unit. For the 358 units proposed, a minimum 0.53-acre park and recreational area is required. The site has enough areas to provide the required park and recreational areas, this needs to be provided at time of permitting.



**School Impacts**

The proposed 358-unit apartment complex is subject to Orange County Public School (OCPS) concurrency requirements. An application needs to be submitted to OCPS before Municipal Planning Board.

**GOOGLE STREETVIEW PHOTO**

View of existing office building to be demolished looking east on Lakehurst Dr.





# APPLICANT REQUEST

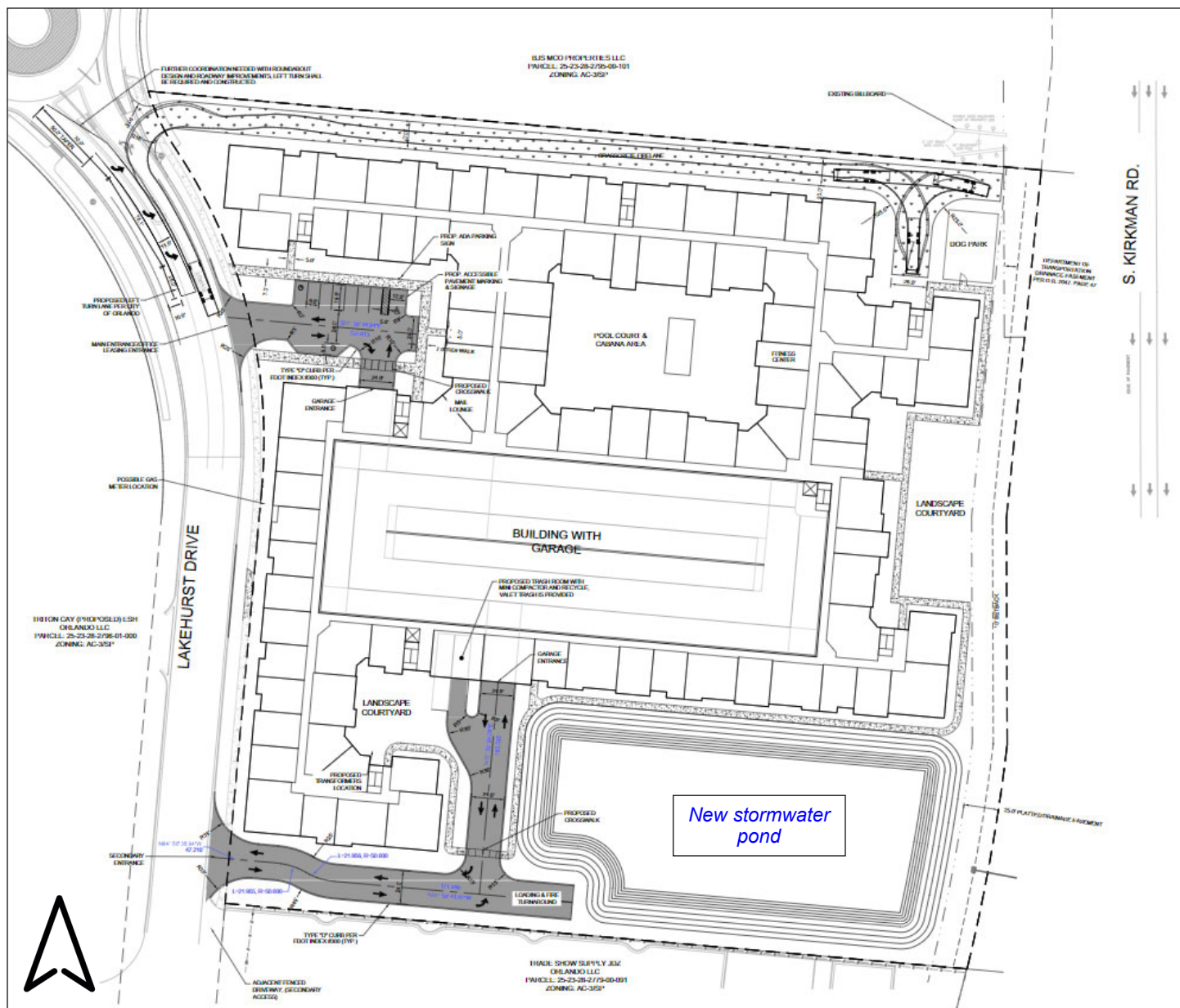
## Description

Lakehurst Multifamily is a proposed multifamily development located 5800 & 5850 Lakehurst Drive Orlando, FL 32819. The project scope includes the development of attached multifamily residential buildings containing 358 units with a parking garage, a clubhouse, dog park, fitness center/pool court and infrastructure. The parcel IDs are 25-23-28-2795-00-100 & 25-23-28-2795-00-090. The current future land use is M-AC (Metropolitan Activity center), and the current zoning is AC-3/SP (Metropolitan Center Specialty Planned Area). The total acreage of the property is 7.38+/- acres. Currently, the southern parcel of the total site has an existing office low rise building with associated infrastructure that will be demolished as part of the redevelopment. As far as the proposed infrastructure, utilities are currently present and available to connect to off Lakehurst drive. Water is provided by Orange County Utilities (OUC), sewer is provided by City of Orlando Wastewater Division and drainage system will be designed and permitted in agreement with the City of Orlando and the South Florida Water Management District (SFWMD). Water at the main entrance will be collected by an exfiltration trench and the rest of the site will be collected through storm structures and conveyed to a proposed detention pond that will provide attenuation for the entire build out.

## SURVEY

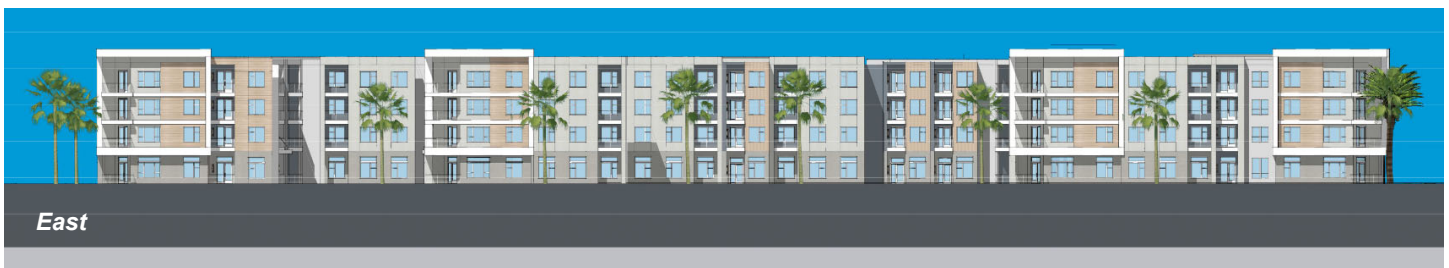
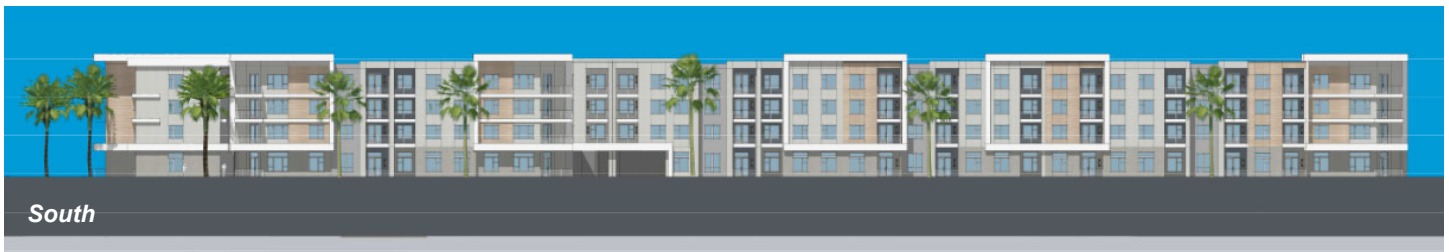
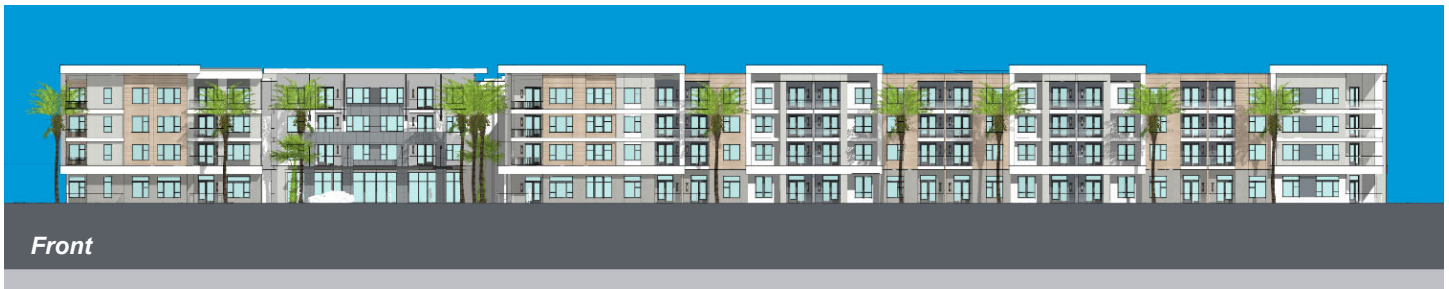


# SITE PLAN





## PROPOSED BUILDINGS ELEVATIONS



## BUILDINGS RENDERINGS










LANDSCAPE PLAN



TREE LEGEND

 <p><b>CANOPY TREES (CATEGORY A)</b></p> <ul style="list-style-type: none"> <li>- LIRODENDRON TULIPIFERA TULIP TREE</li> <li>- QUERCUS VIRGINIANA LIVE OAK</li> <li>- ULMUS ALTA WINGED ELM</li> <li>- ULMUS PARVIFOLIA 'ALLEE' ALLEE ELM</li> </ul>	 <p><b>UNDERSTORY TREES (CATEGORY B)</b></p> <ul style="list-style-type: none"> <li>- JUNIPERUS SILICICOLA SOUTHERN RED CEDAR</li> <li>- MAGNOLIA GRANDIFLORA 'LITTLE GEM' LITTLE GEM MAGNOLIA</li> </ul>
 <p><b>CANOPY TREES (CATEGORY B)</b></p> <ul style="list-style-type: none"> <li>- ACER RUBRUM RED MAPLE</li> </ul>	 <p><b>UNDERSTORY TREES (CATEGORY C)</b></p> <ul style="list-style-type: none"> <li>- CERCIS CANADENSIS EASTERN REDBUD</li> <li>- LAGESTROEMIA INDICA CRAPE MYRTLE</li> </ul>
	 <p><b>PALM TREES (CATEGORY D)</b></p> <ul style="list-style-type: none"> <li>- BUTIA CAPITATA PINDO PALM</li> <li>- SABAL PALMETTO CABBAGE PALM</li> </ul>

Site plan for the proposed development at Lakehurst Drive and S. Kirkman Rd. The plan shows a large building with a garage, a pool court and cabana area, a fitness center, and a dog park. It also includes landscape courtyards, a detention pond (1.05 AC), and various utility lines (water, gas, sewer, fire). The plan is oriented with North at the top.

Key features and labels include:

- LAKEHURST DRIVE
- PROPOSED LEFT TURN LANE (CITY OF DELAWARE)
- MAIN ENTRANCE (OFFICE LEASING ENTRANCE)
- EXISTING FIRE HYDRANT
- EXISTING OVERHEAD UTILITIES
- EXISTING 8" WATER LINE
- EXISTING GAS LINE
- EXISTING CABLE
- EXISTING 6" SANITARY LINE
- CONNECT TO EXISTING 8" WATER LINE
- PROPOSED MASTER METER
- PROPOSED WATER LINE
- WATER STUB OUT
- LANDSCAPE COURTYARD
- LANDSCAPE COURTYARD
- BUILDING WITH GARAGE
- PROPOSED SANITARY LINE
- PROPOSED SANITARY STUB OUT
- CONNECTION TO EXISTING STUB OUT FOR SANITARY
- GARAGE ENTRANCE
- MAIL LOUNGE
- POOL COURT & CABANA AREA
- FITNESS CENTER
- DOG PARK
- EXISTING BELLOVED
- GRASSCOTE FIRE LANE
- DETENTION POND 1.05 AC
- S. KIRKMAN RD.



## FINDINGS

Staff finds that the proposed master plan for the Lakehurst Apartments is consistent with the requirements for approval of a Master Plan as contained in Section 65.335 of the Land Development Code (LDC):

1. The proposed master plan is consistent with the City's Growth Management Plan.
2. The proposed master plan is generally consistent with the City's Land Development Code.
3. The proposed development must comply with the applicable regulations of the AC-3/SP zoning district.
4. Existing public facilities and services are adequate to serve the proposed development.

### Staff Recommendation

Based on the information provided in the staff report and the findings noted above, staff recommends approval of the master plan for the Lakehurst Apartments MPL2022-10066 subject to the conditions below.

## CONDITIONS OF APPROVAL - REQUIRED

### Land Development Studio

1. Impervious Surface Ratio (ISR) - Total ISR is limited to 90% under AC-3/SP zoning. Proposed development provides a 65% Impervious.
2. Density - Total density cannot exceed 200 dwelling units per acre, per the corresponding AC-3 zoning and Metropolitan Activity Center future land use designations (there is no minimum intensity outside of the Traditional City overlay). The North International Drive Special Plan Overlay actually places no restriction on maximum density, and the proposed density of 48.5 dwelling units per acre is well below that of a commercial hotel or condo.
3. Parking - A minimum 575 parking spaces must be provided, based on a total 358 apartment units.
4. Signs must be consistent with LDC Section 64.257 Multi-family signage. Permits must be secured for all site signage prior to fabrication and installation. Digital signs, banners, tethered balloons and temporary "coming soon" and "grand opening" signs are not allowed.
5. Buffers - Minimum 7.5 ft. vehicular use/lot line buffers are required along all sides of the property, to be landscaped consistent with LDC Chapter 60 and Section 62.496, N. International Drive Special Plan Overlay.
6. Phasing - Proposed apartment complex will be constructed in one phase. The development should pose no adverse impacts to surrounding or adjacent properties.
7. Scope of Master Plan - The proposed development must be as described within this report. Any changes in the future use and operation of the site as described herein may require an amendment to the Master Plan. This approval is not transferable to another property or parcel.
8. Schools - The proposed 358-unit apartment complex is subject to Orange County Public School (OCPS) concurrency requirements. An application needs to be submitted to OCPS before Municipal Planning Board.

### Urban Design

1. Architecture
  - a. Appearance Review via Planning Official Determination is required prior to permitting to ensure all comments and conditions have been met. Color elevations and perspective images must be provided.
  - b. All facades shall be finished with the same materials and architectural details. Side and rear building facades that are visible from a public street shall contain architectural detail comparable in appearance and complexity to the front of the building. Durable materials such as stone, brick, or limestone must be utilized at the base of the building.
  - c. The principal facade must include a public entryway that is clearly articulated and oriented to the adjacent public right-of-way. Entryways must include a substantial sheltering element such as a porch, awning, arcade, or portico.
  - d. Parking garage Ground Floor Entries must provide connections to the public sidewalks.
2. Site
  - a. All crosswalks at driveways and curb cuts must be designed with textured/colored concrete or asphalt or similar treatment to clearly define the pedestrian zones. Reflective paint alone is not acceptable but may be used in conjunction with other surfaces to outline the pedestrian path for nighttime safety.
  - b. Provide pedestrian access on the west façade leading to the sidewalk along Lakehurst.
  - c. Any fencing on the site shall be an open, CPTED approved fence, such as aluminum or wrought iron picket fencing.
  - d. To allow room for larger street trees and because this area is less traveled by pedestrians, A minimum 8-foot-wide clear pedestrian path must be provided on all street frontages and a minimum 7-foot-wide streetscape zone must be provided between the back of curb and the required sidewalk. Street trees must be installed in accordance with the Chapter 61, Orlando City Code.

## CONDITIONS OF APPROVAL - [CONT'D]

- e. No vertical impediments such as utility poles, light poles and utility boxes shall be located in the Pedestrian Clear Zones and sidewalks.
- 3. Landscape
  - a. This project is in the North International Drive Special Plan where a more tropical Florida lush landscape is required.
  - b. The proposed storm water facility must be enhanced with littoral plantings in order to ensure it is a site amenity. If the facility is intended to be wet, a water jet or interior fountain must be installed to provide aeration.
  - c. The Minimum Required Landscape Score (MRLS) must be increased by 10% within the special plan area to promote and execute a tropical landscape. A mixture of different sized plants, varying shades of green, and leaf sizes and shapes are encouraged to create textured layers and make the area more visually interesting. Flowers are not the only source of color in a tropical landscape. Foliage provides an array of hues and leaf shapes, adds variety in a more permeate form.
  - d. All landscape plans must achieve the Minimum Required Landscape Score (MRLS) required for the proposed type and intensity of development. Meet City Code Chapters 60 and 61. A spreadsheet showing compliance with the Minimum Required Landscape Score must be included with the plans. A digital spreadsheet form is available at <http://www.cityoforlando.net/cityplanning/landscapecode/>
  - e. Landscaping beds must be mulched to a depth of at least 2.5". All mulch must be organic and cypress mulch is prohibited. Approved mulch varieties include pine bark pine straw, shredded oak pallets, melaleuca, and eucalyptus.
  - f. Irrigation systems must be designed and maintained with industry standard water efficiency measures or equipment such as 1) a weather-based evapotranspiration controller. 2) zoned soil moisture sensors, or 3) a low volume system using drip emitters for shrubs and groundcover and flood bubblers for trees impact sprinklers are prohibited.
- 4. Utilities
  - a. Service areas and dumpster enclosures must incorporate architectural materials and design details similar to the principal buildings. Service areas must have gates or screens that shield the areas from view when not in use. Design of gates shall be solid and have architectural interest to complement the building.
  - b. All roof mounted A/C units, generators, and mechanical equipment shall be screened by a parapet or other architectural screen, such as louvers, so as to not be visible from the public right-of-way and shall comply with Orlando City Code.
  - c. All at grade mechanical equipment must also meet applicable LDC screening requirements. All equipment must be screened from the street and public pathways by low walls, hedges, or other decorative fences and may not exceed 4 feet above grade.
  - d. All at-grade junction, valve and control boxes in the streetscape zone shall be traffic bearing grade boxes and lids.
  - e. Transformer areas outside the building envelope shall be screened on three sides with landscaping and/or a decorative, opaque wall and gates up to 6 feet in height.
  - f. Backflow preventer[s] must be located to not be directly visible from the right-of-way or should be screened from view where necessary.
  - g. All above ground utility lines on the project site shall be placed underground during construction of the proposed improvements.
  - h. All utilities, including street light poles, must be kept out of the pedestrian path. Outdoor lighting must comply with Chapter 63, Part 2M, City Code. Pedestrian and courtyard area lighting fixtures must be decorative in appearance, style and finish and must not exceed 15' in height.

### Transportation

- 1. Compliance
  - a. Except as where noted in this staff report, all aspects of the site plan are required to conform to all applicable minimum standards set forth in the editions of the City Code and the City Engineering Standards Manual that are in force at the time of any construction of this project.
  - b. Support of this submittal by the Transportation Dept. does not constitute final engineering approval of this concept for development. Materials and designs for transportation related elements of the project must meet or exceed standards in the versions of the City Code and Engineering Standards Manual in effect at the time of submittal to Permitting Services.
  - c. At all project entrances, clear sight distances for drivers and pedestrians must not be blocked by signs, buildings, building columns, landscaping, or other visual impediments. No structure, fence, wall, or other visual impediment must obstruct vision between 2 feet and 8 feet in height above street level. The street corner / driveway visibility area must be shown and noted on construction plans and any future site plan submittals. The applicant must de-



## CONDITIONS OF APPROVAL - [CONT'D]

- sign the site plan as necessary to comply with the Florida Greenbook and the FDOT Design Standards Index. Sight lines shall be provided on both site plans and landscape plans.
2. For any construction work planned or required within a public right-of-way or City sidewalk easement adjacent to a public right-of-way (including but not limited to: irrigation, drainage, utility, cable, sidewalk, driveway, road construction/reconstruction or landscaping), the Owner/Applicant must submit the following:
    - a. Maintenance of traffic plans (M.O.T.) (For more information/detailed requirements contact the Office of Special Events & Permits at 407-246-3704)
    - b. Roadway plans including paving, grading, pavement markings and signage (Contact the Permitting Transportation Engineering Reviewer at 407-246-3079 for details)
    - c. A copy of all required County and State permits (If permits are pending attach a copy of the application)
  3. Auto-turn: Provide auto-turn for the intended design vehicle on-site at time of permitting in order to avoid any delays in permit review. Additionally the inside and outside of each intersection to be used as a fire line must be indicated on the site plan.
  4. Solid Waste: The final site plan must show the location and size of the on-site solid waste compactor(s) / dumpster (s) with concrete pads, and enclosures with doors. Dumpsters must be located to provide a minimum 50 feet of clear backup space and constructed per Orlando Engineering Standards Manual (ESM) requirements, OR documentation must be provided from the City's Solid Waste Division indicating curb pick-up or other approved arrangement.
  5. Turn Lane: The developer must continue coordination with City staff on the location and design of the left turn lane from SB Carrier Dr. into the project's northern driveway.
  6. Lakehurst Streetscape: The streetscape along Lakehurst must meet the requirements of Urban Design. A city services easement must be provided for any portion of the sidewalk located outside the ROW.
  7. Sidewalks: On-site sidewalks must be a minimum of 5 ft. or 6 ft. wide when adjacent to drive aisles or parallel parking and 7 ft. wide when adjacent to parking stalls unless wheel stops are used.
  8. Crosswalks: Crosswalks must be installed across each driveway entrance and wherever a designated pedestrian path crosses a vehicle travel lane. Each crosswalk must be clearly marked. Clearly marked crosswalks shall be designed with high intensity markings in a "ladder" pattern per Manual of Uniform Traffic Control Devices (MUTCD) standards.
  9. Parking: Parking must be provided in with CH 61 of the Land Development Code.
    - a. Parking space design: All parking spaces must be marked and designed in accordance with CH 61, Part 3 of the LDC.
    - b. A total of 599 parking spaces are proposed which exceeds the minimum 575 spaces required.
  10. EV Parking Space
    - i. EV Capable parking spaces: A minimum of 115 spaces (20% of the required parking spaces) must be EV Capable. EV capable means: "These parking spaces prepare for future Electric Vehicle Supply Equipment (EVSE) installation by providing dedicated electrical capacity in the service panel (40amp breaker for every two EV Capable two spaces) and conduit to the EV Capable space. These spaces do not require wiring to the space or a receptacle."
    - ii. EVSE Installed parking spaces: A minimum of 12 spaces (2% of the required parking spaces) must be EVSE Installed parking spaces. EVSE Installed means: "EVSE Installed: These parking spaces are reserved for EVs and provide drivers the opportunity to charge their electric vehicle using EV charging stations rated at a minimum of 32amp 7.2 kW. These spaces should be installed per the requirements of the National Electrical Code (NFPA 70) as adopted and amended by the State of Florida."
    - iii. EV Design Requirements: If built, all EV Parking spaces provided must meet the requirements of LDC CH61, Part 3G.
  11. Two Wheeled Vehicle Parking: At least two 2-wheel vehicle (motorcycle) parking spaces must be provided in accordance with LDC Sec. 61.322 (d).
  12. Bicycle Parking: Bicycle parking must be provided in accordance with the standards of Chapter 61, Part 3D of the Orlando Land Development Code and shall be made available prior to the issuance of any Certificate of Occupancy for the use being served. Bicycle parking should be spread across the development as evenly as possible to provide equitable access to bicycle parking. A total of 36 short-term and 36 long-term bicycle parking spaces are required.
    - a. Outdoor bike racks meeting the requirement for short term parking must be installed on an impervious surface, within 50 ft of the primary entrance, and situated to avoid conflicts with pedestrians or other vehicles.
    - b. Long-term bicycle parking must be located on the same building site as the use being served. All long-term bicycle parking spaces must be located within 200 feet of the principal entrance to the building.

### Waste Reclamation

The following shall be incorporated into the Planner's Staff Report for review and acceptance by the Applicant and into the Construction Plans submitted for review prior to building permit issuance:

## CONDITIONS OF APPROVAL - [CONT'D]

1. The multifamily development represents an increased sewer load to the existing public gravity sanitary sewer infrastructure. The Applicant shall prepare a capacity study to document pre- and post-development wastewater discharges and assess the existing gravity for capacity and condition from the point of connection to the gravity manhole at Universal Blvd and Carrier Dr prior to building permit issuance.
2. The findings of the capacity study will be used to determine whether off-site improvements will be required. The Study shall take into consideration all new developments under review or under construction or completed that discharge or will discharge into the Carrier Dr sanitary sewer main.
3. In conjunction with connection to the Lakehurst Dr sanitary sewer, a proportionate cost share to upsize the gravity sanitary sewer in Universal Blvd from 15" to 24" will be assessed in addition to the sewer benefit fees. The proportionate cost share will be assessed by the Engineering/Zoning representative.
4. Construction and Utility Plans shall be submitted to the Water Reclamation Division for review and approval prior to building permit issuance.
5. The development wastewater discharge shall be computed and reported to the WRD at the time of construction plans submittal. Wastewater capacity allocation to the project shall be determined using the City of Orlando Sewer Service Policy Allocation Factors and/or the Growth Management Plan (GMP) Level of Service (LOS).
6. Sanitary sewer design and construction shall be in accordance with Chapter 9 of the current Engineering Standards Manual (ESM) and applicable City Standard Details available on the City's website. For questions about Water Reclamation Division review, please contact Julio Morais, P.E., (407) 246-3724 or julio.morais@cityoforlando.net, and/or Dave Breitrick, P.E., Engineering and Mapping Manager (407) 246-3525 or david.breitrick@cityoforlando.net.

### Public Works

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

1. Per Section 7.01 of the City's ESM, any proposed project to be built in the City of Orlando which alters the existing topographic characteristics will be required to provide stormwater treatment. Alterations of surface drainage (with the exception of resurfacing and landscaping elements only) is defined as: changing the flow patterns within the redevelopment area; changing the mode of transport from overland flow or open channel to a closed conduit, etc.; changing an impervious surface's character (from building to parking, wet bottom pond or a new building or vice versa); changing the character of a parking surface (from shell base to asphalt, etc.); or remodeling of an existing building which changes its footprint or number of floors. When applying for an Engineering Permit, please submit the Drainage Report, Geotech Report, Stormwater Tabulations, and all necessary docs needed in order to verify the City's and Water Management District standards are met.
2. Water quality recovery shall be recovered per the requirement of the Water Management District. Please provide model demonstrating the recovery analysis. A Water Management District water treatment permit may be required.
3. Provide a certification signed by the Engineer, licensed in the State of Florida, responsible for the stormwater design which reads as follows: "I hereby certify that to the best of my knowledge and belief, the design of the Stormwater Management System for the project known as: (Project Name) meets all of the requirements and has been designed substantially in accordance with the City of Orlando Stormwater Management Criteria."
4. All proposed and existing sidewalk that is touched during construction will need to be updated to the newest ADA requirement.
5. Sidewalk construction shall be required at the time of this substantial improvement per Sec. 61.225 and 66.200 of the City of Orlando's Muni Code. Proposed sidewalks must be constructed along the entire length of the property and shall be located against the public right-of-way.
6. A City Service Agreement is required by the Owner if portion of sidewalk is within private property. The easement would protect the Owner from maintaining the sidewalk and from other potential issues. Otherwise, the Owner would be responsible to maintain and be liable for potential litigation if someone is injured on a failing sidewalk that is in disrepair.
7. Please clarify whether the sidewalk will be paver. Please note that if pavers are to be constructed beyond the property line and out into the City's Right of Way the owner is required submit a signed and recorded a Right-of-Way Pavers Agreement. Sidewalk portion of driveway must still be composed of 3,000 psi concrete. Refer to [http://www.cityoforlando.net/permits/wp-content/uploads/sites/29/2014/03/Pavers\\_Encroach\\_Agmt1.pdf](http://www.cityoforlando.net/permits/wp-content/uploads/sites/29/2014/03/Pavers_Encroach_Agmt1.pdf).
8. Construction activities including clearing, grading and excavating activities shall obtain an EPA NPDES permit, except: Operations that result in the disturbance of less than one acre total land area which are not part of a larger common plan of development or sale. The NPDES permit must be received in the Office of Permitting Services prior to the issuance of City of Orlando permits. If the disturbed area is less than one acre, please provide a note on the plans indicating the City of Orlando's Guidelines for Erosion Sediment Control (aka the Blue Sheet) will serve as a guide for the implementation of erosion sediment control measures. Blue Sheet can be found under the City of Orlando website. Please attach this sheet in your permit submittal.
9. Please submit a detailed, scalable, fully dimensioned site plan of the location. The site plan should include but not be



## CONDITIONS OF APPROVAL - [CONT'D]

- limited to the site legal description, the building, streets, sidewalks and property lines, and the location of the proposed work. Site plans should clarify what is existing and what proposed.
10. Please provide a signed and sealed existing topographic survey with datum and official benchmark in the NAVD88 vertical datum. Per the City's ESM Section 7.01.A.1, survey data shall be gathered to least 25 feet beyond the property line or as far offsite as required to assure offsite drainage patterns are maintained. Please submit a hard copy of survey (with sign and seal) to City Hall 8th floor addressed to Richard Allen.
  11. Please submit a signed and dated private improvements cost sheet. Cost sheet forms and instructions are available at our website at [www.cityoforlando.net/permits](http://www.cityoforlando.net/permits).
  12. Please be advised that a portion of the site is located within the floodplain. Grading shall be flushed to match with the existing grade of the site, and existing grade will be maintained without any fill in the 100-year floodplain. However, if alteration of grading or structures is proposed and displaced existing 100 year flood plain, a compensating storage must be provided for any displaced flood water.
  13. Other comments may arise depending on the contents submitted to permitting.
  14. In accordance with FEMA requirements, a letter of map revision (LOMR) is required by the owner/engineer. Compensation storage must be provided for all floodwater displaced by development within 100-year flood plain.
  15. Artificial turf must be treated as impervious area and must be included in the impervious area for stormwater management. For questions regarding Engineering Site issues contact Owen Blakely at [owen.blakely@cityoforlando.net](mailto:owen.blakely@cityoforlando.net) or 407-246-3758.

### Development Review

1. All new Multi-Family construction, Townhomes, Single Family Subdivision, change in use to residential and/or redevelopments of residential properties are required to submit a Concurrency Encumbrance letter (CEL) from Orange County Public Schools as a part of the building plan review process in order to acquire a building permit a Certificate of School Concurrency Letter of Authorization (LOA) is required.
2. Fees: Parks MFA Parks Impact Fee in the amount of \$825.00/unit shall be due at the time of building permit issuance.
3. The Office of Permitting Services recommends approval of the proposed Master Plan, subject to the above listed conditions and requirements.
4. As per Section 61.225 of the Land Development Code, a 5 foot wide concrete sidewalk is required along all rights-of-way. Any existing sidewalk damaged or broken is to be repaired.
5. At the time of development, the owner/developer is required to pay an on-site inspection fee that is a percentage of the cost of the on-site improvements, excluding the building, in accordance with City Land Development Code, Section 65.604.
6. Construction activities including clearing, grading and excavating activities shall obtain an Environmental Protection Agency (EPA) National Pollution Discharge Elimination System (NPDES) permit, except: Operations that result in the disturbance of one acre total land area which are not part of a larger common plan of development or sale.
7. The City Council Adopted the Engineering Standards Manual (ESM), Fifth Edition on April 18, 2016. All plans must conform to the ESM and all construction must be accomplished in accordance to the ESM.
8. All future elevation shown on a boundary/topographic survey shall use the North American Vertical Datum of 1988 (NAVD 88).
9. All new construction, change in use, additions, or redevelopments are required to submit a Concurrency Management application as a part of the building plan review process.
10. Contact the Bureau of Parks (407) 246-2283 for a tree removal permit before removing any 6" caliper or larger trees.
11. Contact the Bureau of Parks (407) 246-2283 for a tree encroachment permit prior to encroaching within the canopy of any 6" caliper or larger trees.
12. The owner/developer should contact Water Reclamation for review and approval of available sanitary sewer capacity to serve the proposed development. Future construction is to be in accordance with the Engineering Standard Manual Fifth Edition
13. The a/c condensing units shall be screen from adjacent view.
14. Any construction and/or discharge of stormwater within the right-of-way of S Kirkman Road will require FDOT (Florida Department of Transportation) approval/permit prior to issuance of the Engineering Permit.
15. Please provide signed and sealed engineering detail on the Access Drive along the north property line that will accommodate load and turning movement of a Fire Truck and/ or Solid Waste Truck at the time of building plans review.
16. For questions regarding Engineering or Zoning contact Keith Grayson at (407)246-3234 or [keith.grayson@cityoforlando.net](mailto:keith.grayson@cityoforlando.net).

## CONDITIONS OF APPROVAL - [CONT'D]

### Police

#### Natural Surveillance:

1. A photometric plan must be submitted at time of permitting :
  - a. All lighting for this project will meet or exceed the guidelines in Orlando City Code.
  - b. In order to create a sense of safety, pedestrian-scale lighting must be used in all high-pedestrian traffic areas to include building entrances, pedestrian promenades, parking facility entrances, amenities and common areas, open green spaces, walkways and service areas.
2. Entry doors on all units must contain a minimum 180° viewers.
3. For interior corners, elevator lobbies and elevator cars, using convex mirrors or reflective materials to support surveillance around, into and out of these areas must be used/provided.
4. For interior stairwells it is strongly encouraged for the use of convex mirrors or reflective materials at each landing to improve the opportunity for users to view potential offenders or threats when entering these areas.
5. Natural Access Control:
  - a. The location of a roof ladder(s) must be located in such a place on the building, that access cannot be gained from the general public.

#### Target Hardening:

This can be accomplished by features that prohibit entry or access such as window locks, dead bolts for doors and interior door hinges.

1. Entry doors to the property, offices, common areas must contain a minimum 180° viewers or small windows with security glass, interior or security hinges, single cylinder deadbolt locks with a minimum one-inch throw, metal frames with three-inch screws in the strike plates, and be made of solid core material.
2. A uniform access control system is strongly encouraged so only authorized personnel have access to their respective business or residential areas, and any amenities or restricted areas. Common area doors or gates should have locks that automatically lock when the doors close.
3. If alarm or security systems are installed, each unique space should be clearly identified with a monitoring center and should be regularly tested and maintained by the authorized users. During working hours, commercial alarm systems (to include any common areas) should be programmed so that a short beep is sounded if an exterior door opens or is left open for a predetermined amount of time.
4. A video surveillance system capable of recording and retrieving an image to assist in offender identification and apprehension is strongly encouraged.
5. The use of tempered, impact resistant, or security glass or security film is encouraged for all large glass doors and windows. If security film is utilized, ensure that the light transmittance of the security film is greater than or equal to the light transmittance of the window's glass.

#### Maintenance and Management:

1. Requirements of City Code Chapters 60 and 61 must be met.
2. Maintenance is an important aspect of territorial reinforcement. Requirements of City Code Chapters 14 will be enforced.
3. Additional precautions, such as alarms, personal safety, crime prevention strategies and neighborhood or community watch programs, should be discussed with OPD's Crime Prevention Unit, James West at [James.West@Orlando.gov](mailto:James.West@Orlando.gov).

### Solid Waste

Approved as long as ingress/egress to the waste location adheres to fire truck spatial requirements and allows for 50' of backup space.

### Fire

The site review of the conceptual designs presented is preliminary and cursory in nature, as such, the comments communicated 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 of Orlando, Municipal Code (Chapter 24) Fire Prevention, when finalizing the design for formal plan review.

1. 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. ZERO LOT LINE BUILDING DESIGN. The conceptual design should indicate the location of stairs in relation to the access road, hydrants – existing and proposed, sprin-

## CONDITIONS OF APPROVAL - [CONT'D]

- kler riser room, fire pump room, and access roads – existing or proposed. The following conditions are to be considered in zero lot line designs.
2. **REQUIRED ACCESS.** The Orlando Fire Department requires access to two sides of a building or structure.
  3. **HAZARD DETERMINATION.** The location of a hazard natural or manmade cannot be predetermined. As such designs incorporating predetermined locations for staging by OFD apparatus are not applicable for review of fire department access.
  4. **MANUAL STAGING.** The Orlando Fire Department does not conduct manual staging operations under a structure. Any travel otherwise under a structure must be reviewed and approved by Orlando Fire Department prior to formal plan review.
  5. **FIRE PROTECTION FEATURES.** Zero Lot Line site conditions often do not meet the specific requirements of the FIRE CODE. Wherein no access is provided to the sides or rear of a building. In such cases, the AHJ is authorized to require additional fire protection features to offset increased hazard and or delays created by the design. NFPA 1.18.2.3.1.4. **PRESUBMITTAL MEETING WITH PERMITTING SERVICES.** A TRC review is not applicable for review of conceptual architectural drawings. A pre-submittal meeting is required in order to receive cursory insight into Florida Building Code (FBC) and Florida Fire Prevention Code (FFPC, NFPA) requirements impacting a conceptual architectural drawings. Official determinations are not provided at these discussions.
  6. Architects of Record and or Consultants are asked to prepare an agenda with questions pertaining to your project. This will afford staff to do research in advance before meeting. To schedule an appointment, see the following link. [www.orlando.gov/Building-Development/Schedule-an-Appointment/Schedule-a-Permitting-Appointment](http://www.orlando.gov/Building-Development/Schedule-an-Appointment/Schedule-a-Permitting-Appointment)
  7. **FEDERAL DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP).** An FDEP clearance is required to release water supply to a construction site. Vertical construction of a building without water supply is prohibited. NFPA 1.16.4.3.1.3. It is therefore, critical, that the process to receive a FDEP permit and clearance for the use of treated water to sites and projects begins early in the conceptual stage. To begin the process see the following link [www.fldeportal.com/DepPortal/go/apply](http://www.fldeportal.com/DepPortal/go/apply)
- COMMENTS FOR CONSIDERATION TOWARDS 100 PERCENT DRAWINGS**
1. **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 Safety Management is required before use can be granted. Call 407-246-3144 to schedule an inspection.
  2. **Required Fire Department Access, A Mandatory Requirement.** Approved fire department access roads shall be provided for every facility, building, or portion of a building hereafter constructed or relocated. NFPA 1.18.2.3.1.1; NFPA 1.18.2.3.1.2
  3. Fire department access roads shall consist of roadways, fire lanes, parking lot lanes, or a combination thereof.
  4. **Fire Department Access to Buildings.** The access road itself must extend 50ft. 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
  5. **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]
  6. **Staging under structures.** The Orlando Fire Department does not conduct manual staging operations under a structure. All travel under structure must be reviewed and approved by Orlando Fire Department prior to formal plan review.
  7. **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. This provision is subject to review and approval of the Orlando Fire Department.
  8. The turnabout shall be the minimum 20ft. width of the fire department access road and sized for the dimensions and maneuvering space of the largest OFD apparatus (60 ft. length / 20 ft. width).
  9. 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 1.18.2.3.5.3]
  10. **Fire Department Access Road:** All fire department access roadways shall meet the roadway design specifications of Policy on Geometric design of highways and Streets, American Association of State Highway and Transportation Officials and ESM Chap.6 for (Pavement, asphalt, concrete, brick and surfaces)
  11. The access road 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.
  12. The minimum required width of a fire department access road shall not be obstructed by parking spaces or reduced



## CONDITIONS OF APPROVAL - [CONT'D]

in any other manner.

13. Entrances to fire department access roads that have been closed with gates and barriers shall not be obstructed by parked vehicles.
14. TURNS. Turns in fire lanes shall be constructed to provide sufficient width to accommodate the largest piece of fire apparatus available to be operated on the fire access road.
15. APPARATUS DIMENSIONS. The dimensions for calculation of auto-turn analysis shall include the following for the Orlando Fire Department apparatus. Width 10' Feet, Truck body length 52' feet 22" Inches, Weight 75,000 pounds, Maneuvering radius 50 ft. exterior and 30 ft. interior.
16. ENGINEERED STABILIZATION. Fiber products installation for soil and turf reinforcement will be conditionally approved by the AHJ. A statement indicating that current and future owners of this property will maintain the integrity and stability of this treated soil or turf for the use of City of Orlando Fire Truck Apparatus must be recorded with the property's deed. Also, the soil or turf access treated with this product will be made available to City of Orlando Fire Department Vehicles at any and all times for testing purposes. [NFPA 1:18.2.3.5 and 18.2.3.5.2]
17. POINT LOAD CALCULATION. The ground contact area for each stabilizer shall be such that a unit pressure of not greater than 75 psi (500 kPa) will be exerted over the ground contact area when the apparatus is loaded to its maximum in-service weight and the aerial device is carrying its rated capacity in every position permitted by the manufacturer. NFPA 1901.19.21.4.2
18. 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
19. 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.

### Parks

1. The courtyard at the edge of the development should function as a Neighborhood Park since there are no public parks for residence in the area. The design of the park area must undergo a SPMP or Determination, whichever Planning Official decides is appropriate.
2. For residential projects in excess of seventy-five units that allow children as residents, a tot lot/playground shall be included in a neighborhood park that serves the development. All playground equipment must comply with U.S. Consumer Product Safety Commission Public Playground Safety Handbook guidelines, latest edition.
3. All parks and recreation facilities shall incorporate the principles of Crime Prevention Through Environmental Design (CPTED). Parks shall also be designed and constructed to meet the Americans with Disabilities Act (ADA) requirements and guidelines.

## CONTACTS

### Building

For questions regarding Building Plan Review issues contact Roy Eden at 407-246-3551 or Roy.eden@orlando.gov.

### Development Review

For questions, contact Keith Grayson at 407-246-3234 or at keith.grayson@orlando.gov

### Fire

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

### Growth Management

For questions, contact Colandra Jones at 407-246-3415 or at colandra.jones@orlando.gov.

### Land Development

For questions, contact Manuel Ospina at 407-246-3235 or at manuel.ospina@orlando.gov.

### Parks

Contact Condredge Mallory in the City Parks Division at condredge.mallory@cityoforlando.net to inquire about tree encroachment or removal permits.

### Police

For questions regarding Orlando Police Department plan reviews or to obtain a copy of the brochure, contact Terrence Miller at 407-246-2454 or Terrence.miller@orlando.gov.

### Public Works

For questions regarding Engineering Site issues contact Russell Blakely at 407-246-3758 or Russell.blakely@orlando.gov

### Transportation

For questions, contact Jacques Coulon at 407-246-2293 or at Jacques.coulon@orlando.gov.

### Urban Design

For questions, contact Shannan Stegman at 407-246-2861 or at Shannan.stegman@orlando.gov.

### Water Reclamation

For any questions about Water Reclamation Division review, please contact Julio Morais at 407-246-3724 or julio.morais@orlando.gov or Dave Breitrick, PE, Engineering and Mapping Manager 407-246-3525 or david.breitrick@orlando.gov

## NEXT STEPS

1. MPB minutes from the September 20, 2022 meeting are scheduled for review and approval by City Council on Mon. October 24, 2022.
2. Following the MPB meeting, the applicant may submit final revisions for the Final Site Plan/Appearance Review determination.
3. Building Permits.