

Staff Report to the
Municipal Planning Board
July 21, 2020

ZON2020-10007

2113 E. SOUTH ST. PD



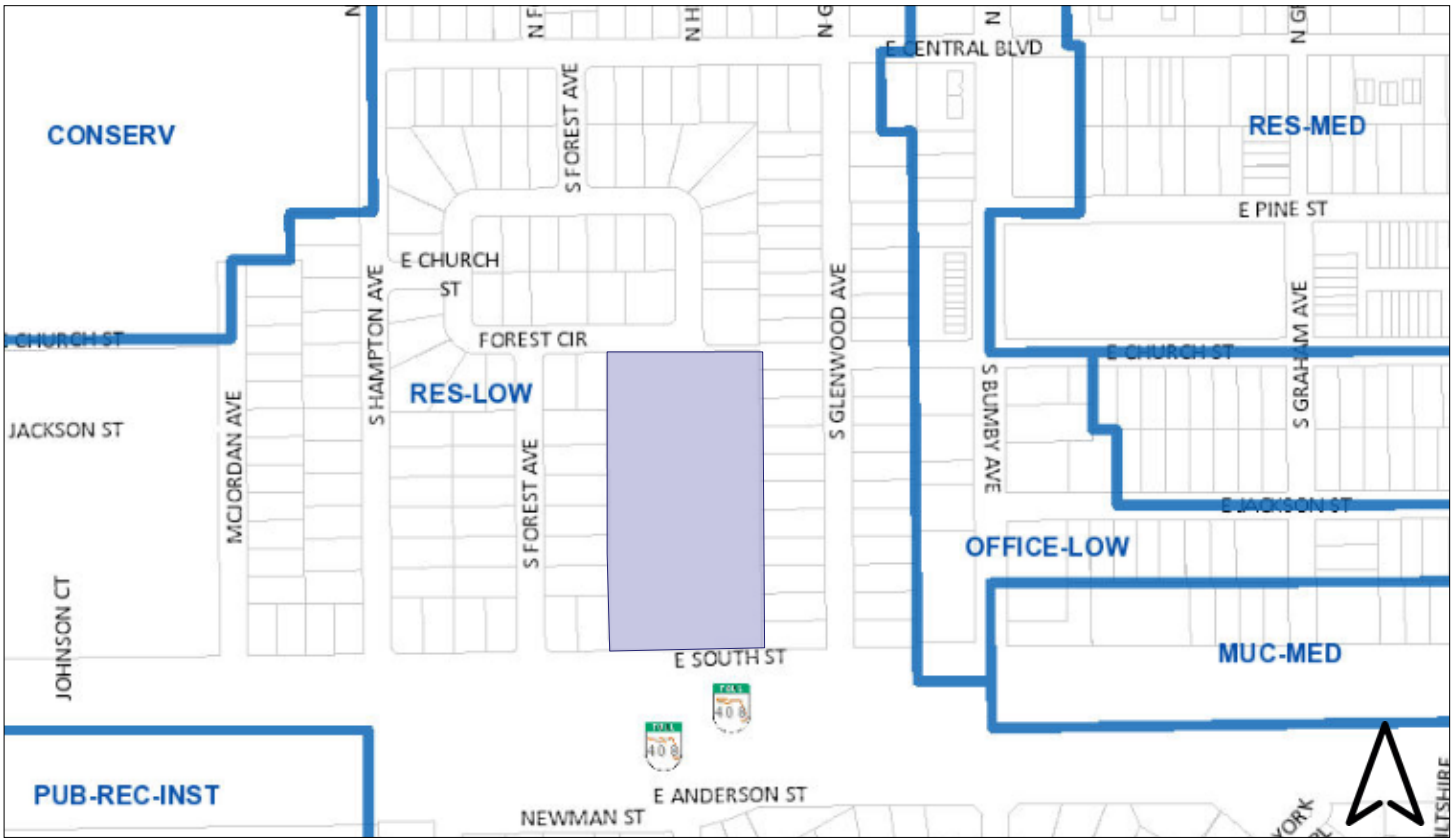
Location Map

 Subject Site

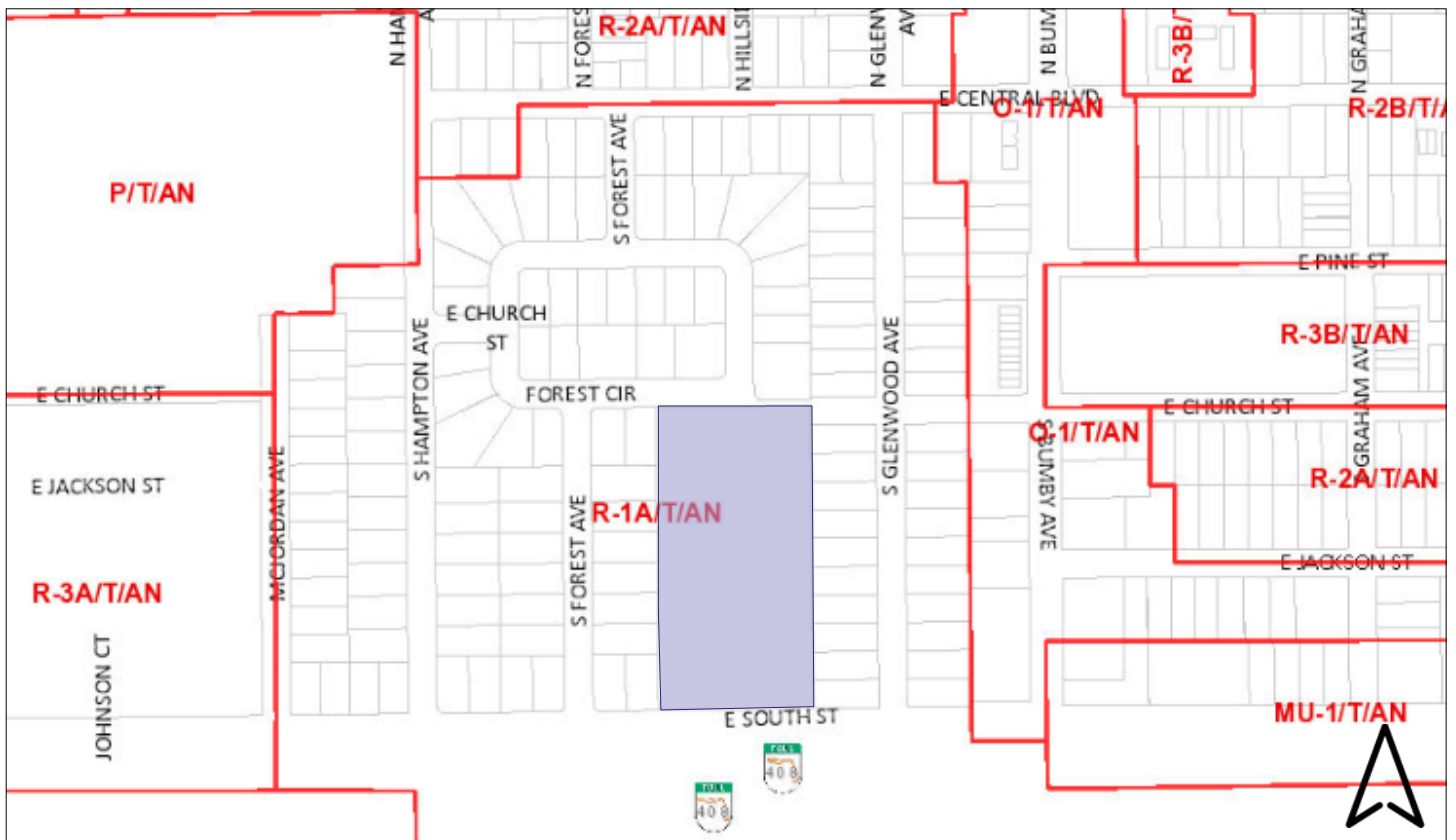
SUMMARY

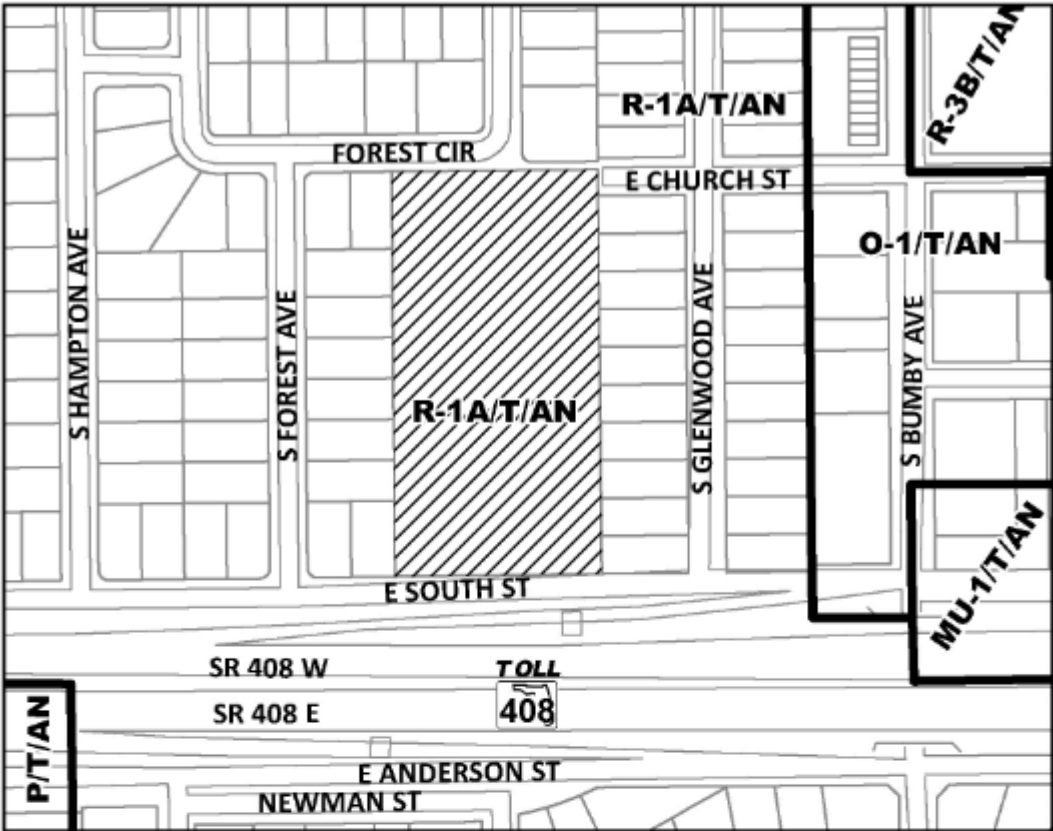
<p>Owner Florida Annual Conference of the United Methodist Church</p> <p>Applicant Javier Omana, CPH</p> <p>Project Planner Chris DeLoatche</p> <p>Updated: July 10, 2020</p>	<p>Property Location 2113 E. South St. Located on the north side of E. South St. between S. Forest Ave. and S. Glenwood Ave. (±4.83 acres, District 4); PID: 30-22-30-0000-00-074</p> <p>Applicant's Request Planned Development (PD) rezoning request for a multi-phased development that includes the redevelopment of a portion of an existing church site with the construction of 31 townhomes, 9 single-family residences and 37 parking spaces.</p>	<p>Staff's Recommendation Approval of the request, subject to the conditions in this report.</p> <p>Public Comment Courtesy notices were mailed to property owners within 400 ft. of the subject property on the week of July 13, 2020. As of the published date of this report, staff has not received any comments from the public concerning this request.</p>
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Future Land Use Map

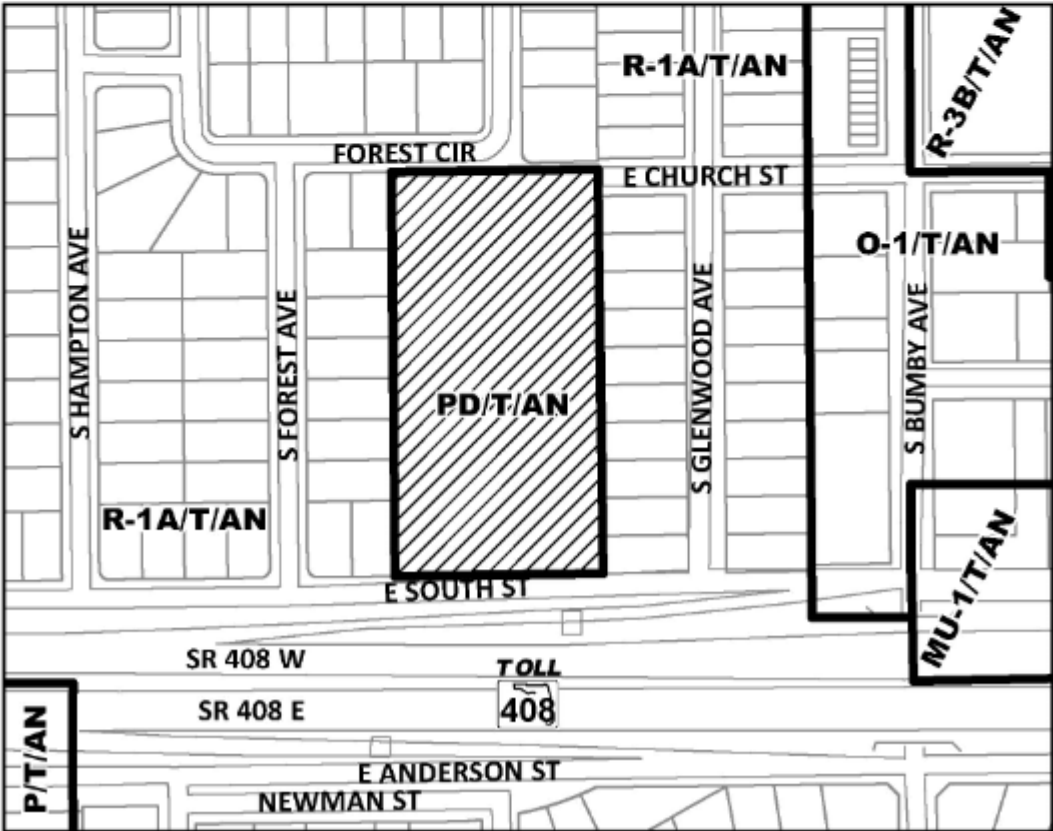


Zoning Map





Zoning - Existing ZON2020-10007



Zoning - Proposed ZON2020-10007



Project Analysis

Project Description

The 4.83 acre property is located on the north side of E. South St. between S. Forest Ave. and S. Glenwood Ave. in the Lawsons/Fern Creek Neighborhood. The applicant is applying for Planned Development (PD) rezoning to allow for the retention of the existing church building, the construction of 31 townhomes, 9 single-family residences and 129 total parking spaces for all uses on the property.

The proposal requires PD approval for the following:

- (a) To allow a mix of uses to include the existing church, new townhomes and single-family homes.
- (b) Setback reduction to allow 20 ft. front and rear yard setbacks for the single-family lots.
- (c) Setback reduction to allow 5 ft. side yard setbacks for the single-family lots.
- (d) Lot widths of 50 ft. for the single-family lots.
- (e) To allow a maximum of 0.65 or 65% floor area ratio (FAR) for the single-family lots.
- (f) To allow a maximum of 0.65 or 65% impervious surface ratio (ISR) for the single-family lots.
- (g) PD wide max impervious surface ratio of 70%.

Previous Actions

1951: Existing church was built on the property
 1955: The school towards the rear of the property was built.
 1951-1966: Various additions and auxiliary buildings were constructed on the property to support the church and school uses.
 2018: Current owners acquired the property.

Table 1—Project Context

	Future Land Use	Zoning	Surrounding Use
North	Residential Low Intensity	R-1A/T/AN	Single-Family
East	Residential Low Intensity	R-1A/T/AN	Single-Family
South	Residential Low Intensity	R-1A/T/AN	408 / East-West Expressway
West	Residential Low Intensity	R-1A/T/AN	Single-Family

Project Context

The subject property is currently developed with a church and former charter school serving 11th and 12th grades where the school will be demolished and the church will be preserved to accommodate the proposed development. The site is surrounded by single-family to the north, east and west, and the 408/East-West Expressway to the south. The existing buildings on the site were built in the 1950s and 60s with latest occupant of the church being the United Methodists and an OCPs charter school in the school building. Further project context can be found in Table 1 above.

Conformance with the GMP

The subject site has a Future Land Use (FLU) designation of Residential Low-Intensity (RES-LOW) which allows for a maximum density of 12 dwelling units (du) to the acre (ac). When the portion of the property that will be the church is excluded from the calculation there is roughly 3.87 acres that will be used for residential uses. This results in a maximum allowed density of 46 units total where 40 (31 townhomes and 9 single-family) is being proposed. The proposed 40 units is approximately 10.3 du/ac. There are no subarea policies that impact this property.

Conformance with the LDC

The subject site is zoned R-1A/T/AN with a FLU designation of RES-LOW. The R-1A zoning district is intended to conserve the general character of established one family neighborhoods, and to provide for new areas of low and moderate density one family development. The Traditional City (T) zoning district is intended to establish urban design standards to perpetuate the positive design elements and the residential and commercial development patterns found within the Traditional City. The traditional City shall be defined by recognizable geographic boundaries of subdivisions platted prior to World War II in which there is a concentration of the positive design elements as defined in Urban Design Goal 1. Furthermore, the Aircraft Noise (AN) to protect the health, safety, and welfare of persons and property in the vicinity of the OIA and OEA. Aircraft noise may be considered annoying, objectionable, or unhealthy to residents in the community surrounding the airports. The AN Overlay district is intended to reduce noise and safety hazards associated with aircraft operations, to preserve the operational stability of the airports, and assist in the implementation of policies and recommendations found in the City's Growth Management Plan and in appropriate FAA spon-

sored Part 150 Studies.

The applicant is requesting to rezone to a Planned Development (PD) zoning district which is intended to facilitate unique, individually planned developments which are not otherwise permitted. 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.

Impervious Surface and Height

Through the PD the applicant is proposing to have a mix of uses to include single family homes, townhomes, and a public benefit use (currently a church). As discussed previously, the applicant is proposing 10 du/ac or 40 units total which is under the maximum allowed of 12 du/ac or 46 units. As for building heights, they vary between single family (2 stories) and townhomes (3 stories). While no heights were provided at this time, preliminarily they appear to meet code however final heights will be required at the time of their Final Site Plan Determination. The applicant is proposing a site wide impervious surface ratio (ISR) of 0.70 or 70% which staff is supportive of given the need to design internal access driveway, sidewalks, on-street parking, etc. provided that the individual single family lots do not exceed 0.65 or 65% ISR and the site meets the stormwater requirements. Where not explicitly stated in the PD, the site must comply with the R-1A zoning district requirements. Further details can be found in Table 2 below.

Table 2—Development Standards

Acres	Use	Sq. Ft./ dwelling units	Density (dwelling units per acre)		FAR (floor area ratio)		Building Height		ISR	
			Max.	Pro- posed	Max.	Pro- posed	Max.	Pro- posed	Max.	Proposed
±3.87	Residen- tial	40 units	12 du/ac	10 du/ac	0.50*	0.50	2 stories / 3 stories	Not to exceed the max. allowed	0.55	0.70**
±0.95	Public Benefit Use	12,325 sq. ft.	N/A	N/A	0.30	.29	N/A	N/A		

*FAR applies to the single-family lots.

**ISR is being exceeded in order to accommodate the new private drives, on street parking and alley.

PD Standards and Bufferyards

In order to best accommodate the uses on the property, staff is recommending the development standards identified below. Staff is supportive of 50 ft. wide lots where 70 ft. is typically required in the R-1A zoning district as well as the reduced setbacks identified below. A minimum lot depth of 110 ft. is required for the single-family homes, however, Lot 1 may be able to be reduced to 100 ft. to accommodate the curvature of the private drive along the southwest corner of the lot. Additionally, lots 7-9 of the single family must be rear loaded onto the private alley as to limit traffic on Forest Circle. A Bufferyard 'A' will be required along the western property line and the eastern property line south of lots 1-6 of the single family homes to best integrate the development into the community. Lastly, the applicant has expressed interest in detached garages, where not outlined below the City's accessory structure code applies. A Final Site Plan Determination will be required prior to submitting for permits to ensure the proposed plans meet the regulations set forth in the PD and the conditions of this staff report.

The following standards apply to the single-family lots (Identified as Lots 1-6):

- Minimum lot width: 50 ft.
- Minimum lot depth: 110 ft.
- Front yard setback: 20 ft.
- Rear yard setback: 20 ft.
- Side yard setback: 5 ft.
- Max FAR: 0.65 or 65%
- Max ISR: 0.65 or 65%
- Maximum building height: 2 stories

- If the garage is detached to the rear it may have a 5 ft. side and rear setback. Said garage can be connected to the principal structure via an open-air breezeway.
- If a shared driveway is constructed, cross-access driveway easement must be provided.
- Accessory dwelling units (ADUs) are allowed on the single-family Lots 1-6 and are permitted to have a 5 ft. rear and side yard setback if located above the detached garages. The ADUs are not to exceed 500 sq. ft.

The following standards apply to the rear-loaded single family homes on Forest Cir. (Identified as Lots 7-9):

- Minimum lot width: 50 ft.
- Minimum lot depth: 110 ft.
- Front yard setback: 25 ft.
- Side yard setback: 5 ft.
- Lot 9 must have a western side yard setback of 7.5 ft.
- All garages must be setback 5 ft. or greater than 16 ft. from the alley.
- The portion of the home that isn't garage must be setback 20 ft. from the alley (as depicted in Lot Type "C").
- Maximum building height: 2 stories .
- Detached garages may be connected to the principal structure via an open-air breezeway.
- Max. FAR: 0.65 or 65%
- Max. ISR: 0.65 or 65%

The following standards apply for the townhome lots (Identified as Lots 1-31):

- Minimum lot width: 20 ft.
- All townhomes must be rear loaded with a minimum building separation of 30 ft.
- Townhomes must be setback a minimum of 20 ft. from E. South St., open air porches can encroach up to 8 ft. into the setback.
- Townhomes must be setback a minimum of 25 ft. from the western property line.
- Townhome units must be setback a maximum of 5 ft. or greater than 16 ft. from the alley (specifically Lots 25-31)
- Maximum building height: 3 stories

Urban Design

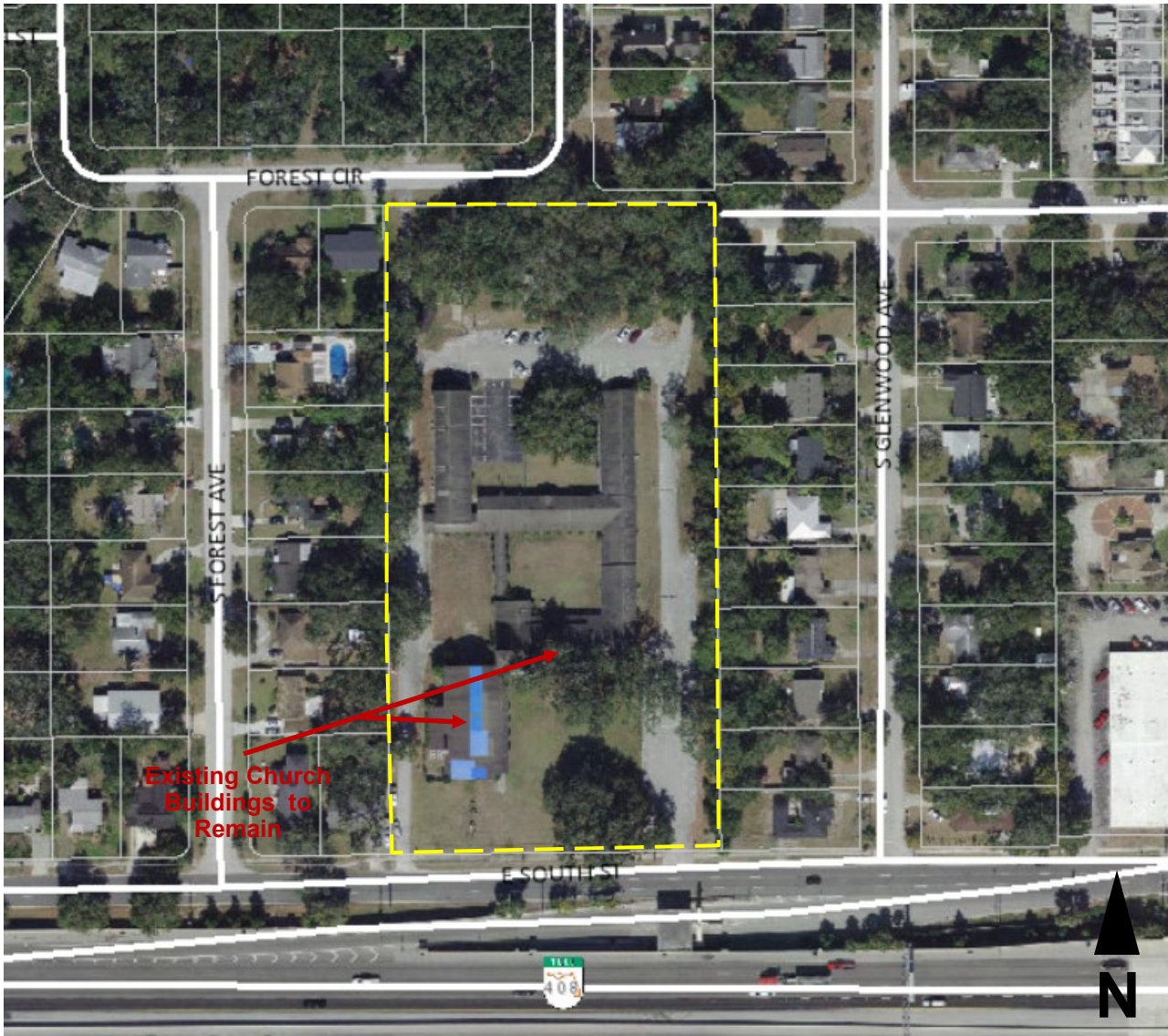
Appearance of single family homes must follow all standards of Traditional City and that of nonconforming lots, and must have a variety in design on the front façade. Single family homes must not have identical front elevations located on adjacent building sites. Simple reverse configurations of the same elevation on adjacent building sites are not sufficient. In order to qualify as a different façade elevation, dwellings must have different roofline configurations. Architectural details that need to be different are further addressed in the conditions of approval. Lots 7-9 must front onto Forest Circle with reloaded garages that can be either attached or detached from the principal structure accessed via the internal alley of the site. A sidewalk must be installed along Forest Circle connecting through to E. Church St. This will create a similar appearance to a mews or courtyard much like the requirements of the townhomes.

Transportation

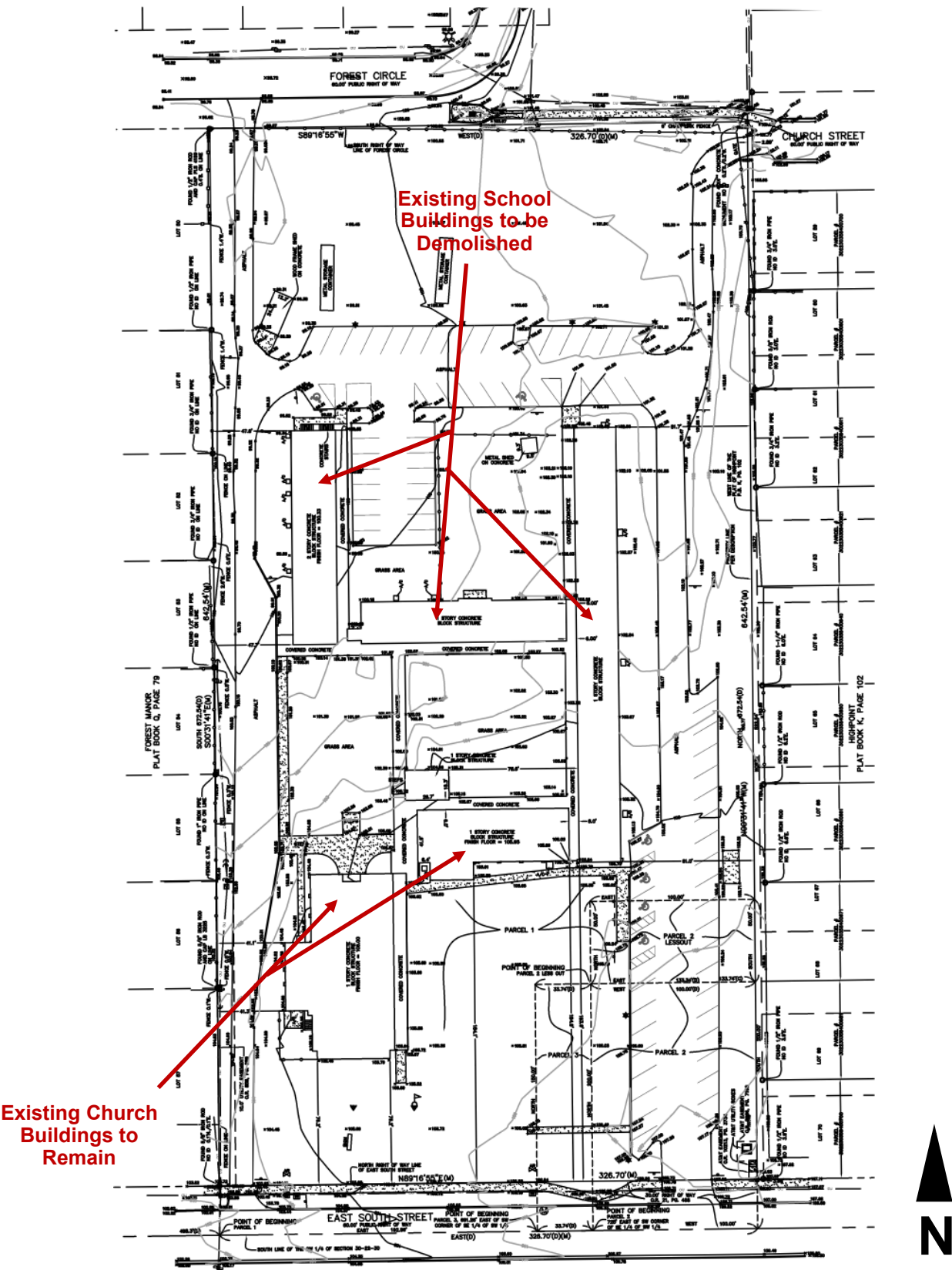
Currently the site has two vehicular access points off E Church St. These points of ingress/egress will be maintained as well as adding another connection to E. Church St. on northeast corner of the property. All internal streets and alleys must meet City street standards, however the streets can be private as noted in the private easement. The whole street section must be in the private road easement, including the parallel parking, sidewalks and landscaping strip which must contain street trees. The applicant is requesting 6.5 ft. row end landscape islands which is acceptable adjacent to the handicap spaces however the other row end landscape islands south of the church can be widened to 10 ft. when the adjacent parking spaces are reduced to 9 ft. in width. The applicant is also requesting 11 parallel parking spaces along the southeastern property line where 10 spaces is the maximum allowed. Transportation staff is okay with this request provided that proper landscaping and street trees are planted. There is also a 0 ft. perimeter parking lot buffer along the northernmost parking spaces for the church, adjacent to the townhomes. This is acceptable as there is an 8 ft. landscape strip on the townhome portion of the property, meeting the intent of the parking lot perimeter landscape requirements. However, a hedge must be planted as to prevent headlights from shining into the townhome units.

As for parking each single family and townhome that is greater than 1,500 sq. ft. must provide 2 parking spaces behind the front yard setback (single family) or in the garage (townhome). Furthermore, townhomes are required to provide guest parking. A ratio of 1 space per 5 dwellings where on-street parking on streets being constructed within the development site may count toward this requirement. Based on 31 townhome units this results in a requirement of 12 guest spaces needed which have been provided via the on-street parking spaces along the interior private drive. The ±12,325 sq. ft. church requires 2 parking spaces per 1,000 sq. ft. of gross floor area which results in a requirement of 25 parking spaces. There will be 37 spaces provided for the church and the townhomes which meets the minimum required.

Aerial Photo



Survey



Site Plan

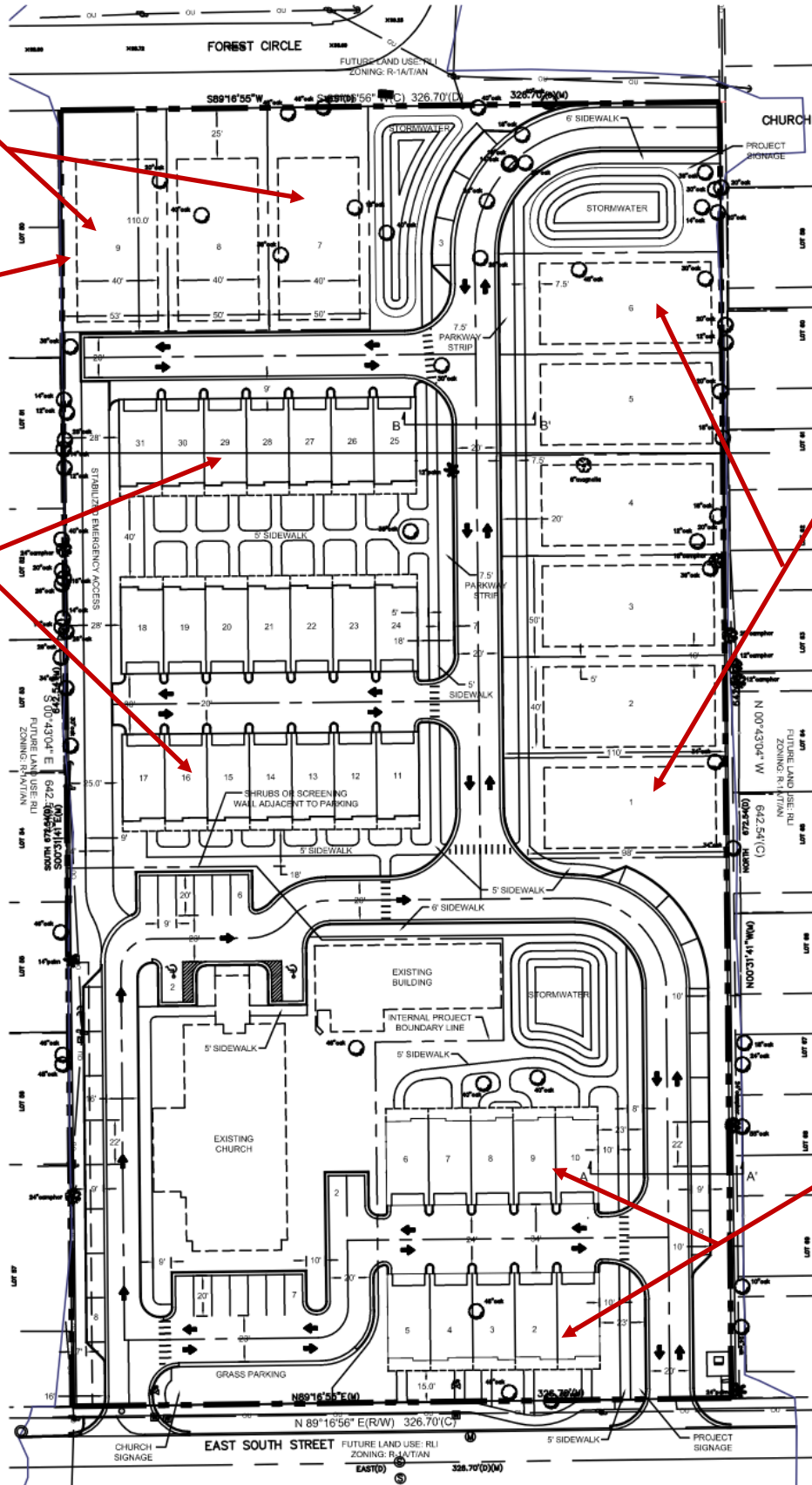
Single Family Lots
7-9

7.5 ft. Setback
Required

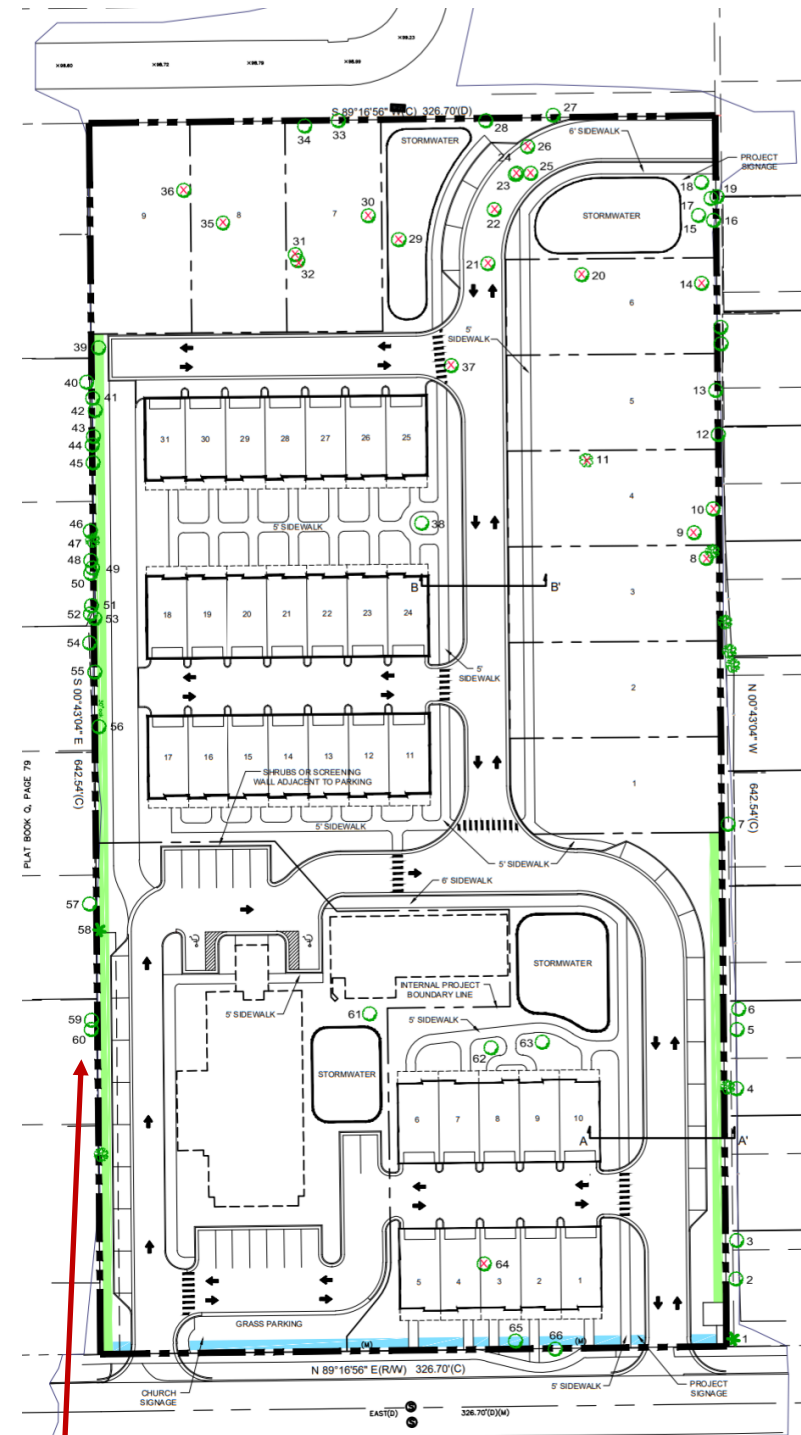
Townhome
Lots 11-31

Single Family
Lots 1-6

Townhome
Lots 1-10



Landscape / Tree Removal Plan



- BUFFERYARD "A"**
7' WIDE MINIMUM
80% TREE COVERAGE
1 ROW OF EVERGREEN SHRUBS
VEGETATIVE COVER OVER REMAINDER
- BUFFERYARD**
7' WIDE MINIMUM
1 CANOPY TREE / 50 LF
2" CALIPER MINIMUM
12' HEIGHT
CONTINUOUS ROW OF EVERGREEN GROUNDCOVER AND PLANTS NO TO EXCEED 4' HEIGHT. REQUIRED PLANTS SHALL HAVE A MINIMUM HEIGHT OF 18" AT TIME OF PLANTING. AT LEAST 60% OF THE REQUIRED PLANTS SHALL HAVE A NATURAL MATURE HEIGHT OF 3".
- NOTE:**
WHERE SITE CONDITIONS RENDER THE USE OF CANOPY TREES IMPRACTICAL, 3 UNDERSTORY TREES OR PALM TREES MAY BE USED IN LIEU OF EACH REQUIRED CANOPY TREE.

- NOTES:**
1. BUFFER YARDS TO BE PROVIDED IN ACCORDANCE WITH THOSE DEPICTED ON THIS PLAN. IF A BUFFER YARD IS NOT SPECIFIED, NONE SHALL BE REQUIRED.
 2. SINGLE FAMILY LOTS SHALL BE LANDSCAPED IN ACCORDANCE WITH LDC CHAPTER 60, PART 2F: ONE-FAMILY AND TWO-FAMILY RESIDENTIAL LANDSCAPING REQUIREMENTS. LANDSCAPE PLANS TO BE PROVIDED ON A CASE BY CASE BASIS AT TIME OF PERMITTING.
 3. TOWNHOMES SHALL BE LANDSCAPED IN ACCORDANCE WITH MULTI-FAMILY STANDARDS OF LDC CHAPTER 60 FOR THE DEVELOPMENT SITE AS A WHOLE. LANDSCAPE AND IRRIGATION PLANS TO BE PROVIDED AT CONSTRUCTION DOCUMENT PHASE. FINAL LANDSCAPE PLAN WILL INCLUDE A TREE PROTECTION PLAN.
 4. STREET TREE LOCATIONS ARE CONCEPTUAL IN NATURE. FINAL DESIGN/LAYOUT WILL BE IN ACCORDANCE WITH LDC CHAPTER 60, PART 2D.

No.	DBH	Health	Species	No.	DBH	Health	Species
1	24	Good	Cabbage Palm	34	46	Fair	Live Oak
2	22	Fair	Live Oak (split trunk)	X 35	40	Good	Live Oak
3	10	Good	Laurel Oak	X 36	20	Poor	Laurel Oak
4	55	Fair	Live Oak	X 37	30	Poor	Live Oak
5	19	Fair	Live Oak (bark damage)	38	39	Good	Live Oak
6	16	Fair	Laurel Oak (large cavity at 10 ft.)	39	36	Fair	Live Oak
7	34	Poor	Live Oak (bark peeling, branch damage)	40	7	Poor	Laurel Oak (dying)
X 8	36	Fair	Live Oak	41	13	Fair	Laurel Oak (dying)
X 9	11	Fair	Live Oak	42	14	Fair	Laurel Oak
X 10	17	Fair	Laurel Oak	43	24	Fair	Laurel Oak
X 11	6	Fair	Live Oak	44	13	Fair	Laurel Oak
12	18	Fair	Laurel Oak	45	10	Fair	Laurel Oak
13	19	Fair	Laurel Oak	46	40	Fair	Live Oak
X 14	28	Fair	Live Oak	47	20	Fair	Laurel Oak
15	14	Fair	Live Oak	48	18	Poor	Laurel Oak
16	20	Fair	Live Oak	49	22	Good	Laurel Oak
17	30	Poor	Laurel Oak (thin canopy)	50	11	Fair	Laurel Oak
18	36	Fair	Live Oak	51	12	Fair	Laurel Oak
19	20	Poor	Laurel Oak (cavities throughout)	52	10	Fair	Laurel Oak
X 20	45	Fair	Laurel Oak (dead branches)	53	25	Fair	Laurel Oak
X 21	26	Fair	Live Oak	54	24	Fair	Live Oak
X 22	24	Fair	Live Oak	55	28	Fair	Live Oak
X 23	14	Poor	Laurel Oak (top is dead)	56	25	Fair	Laurel Oak
X 24	16	Fair	Laurel Oak	57	46	Good	Live Oak
X 25	26	Poor	Laurel Oak	58	14	Good	Cabbage Palm
X 26	20	Fair	Live Oak	59	40	Fair	Live Oak
27	40	Fair	Live Oak	60	40	Fair	Live Oak
28	40	Poor	Live Oak (dying)	61	32	Fair	Live Oak
X 29	40	Fair	Live Oak	62	36	Fair	Live Oak (dying)
X 30	17	Fair	Laurel Oak	63	33	Good	Live Oak
X 31	18	Fair	Live Oak	X 64	34	Good	Live Oak
X 32	24	Fair	Live Oak	65	39	Fair	Live Oak (trimmed for power lines)
33	46	Poor	Laurel Oak (dying)	66	40	Fair	Live Oak (trimmed for power lines)

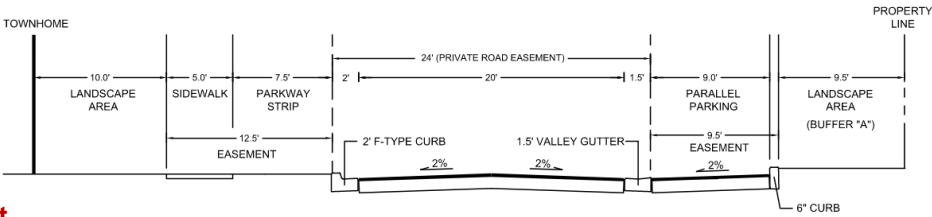
X TREE TO BE REMOVED

Bufferyard A
Required



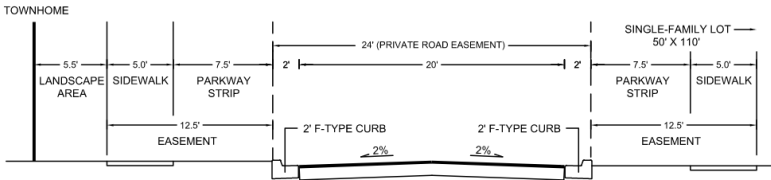
Streetscape Cross Sections

Private Drives Must
Comply with City
Standards



SECTION A-A'

NOT TO SCALE



SECTION B-B'

NOT TO SCALE

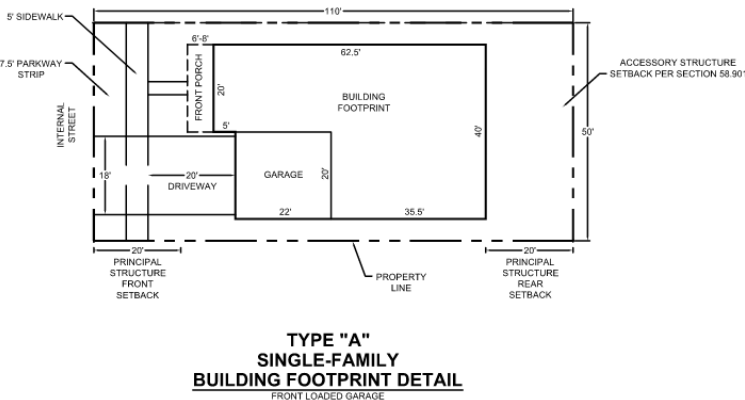
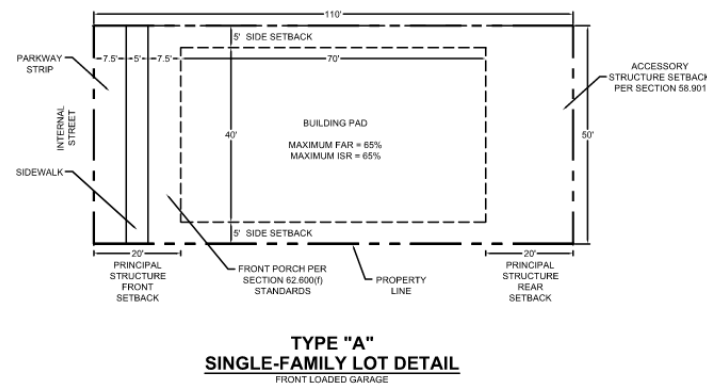


SECTION C-C'

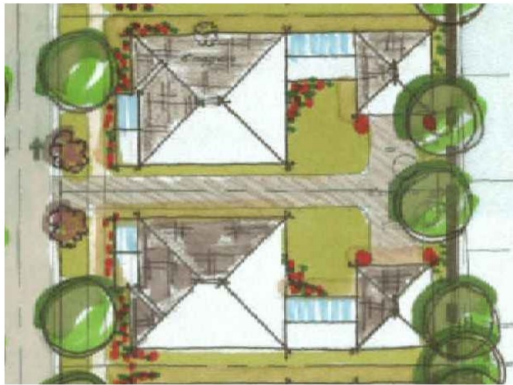
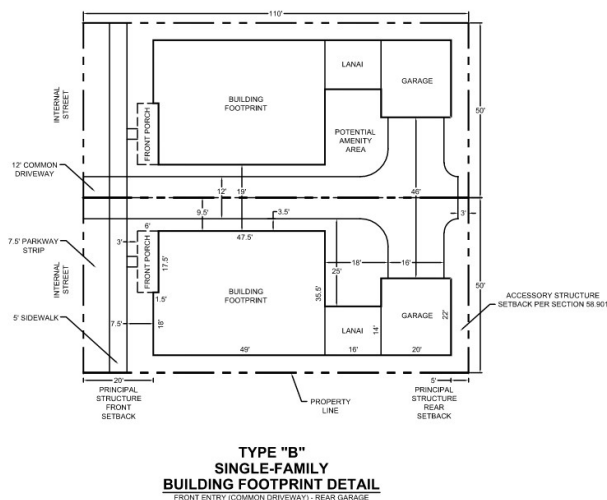
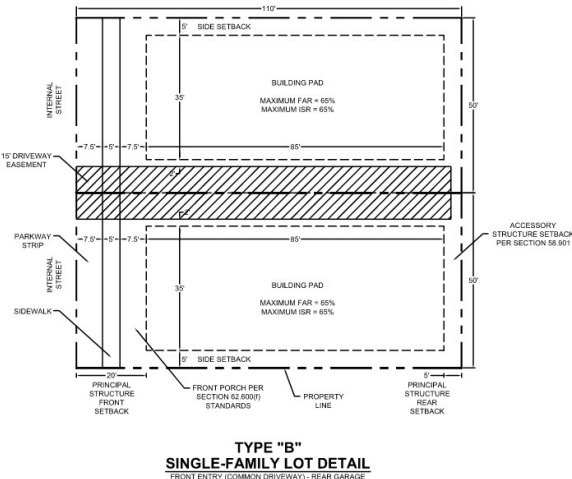
NOT TO SCALE

Single Family Lots 1-6

Type "A"

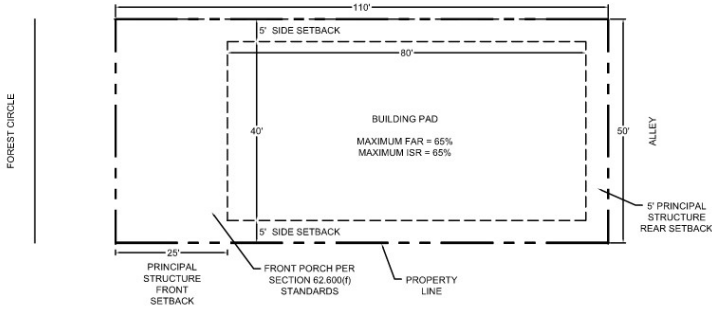


Type "B"



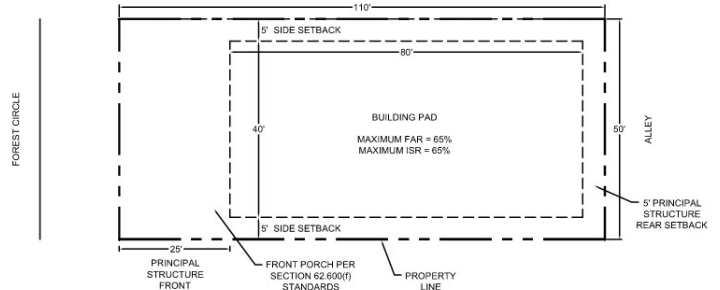
Single Family Lots 7-9

Type "C"

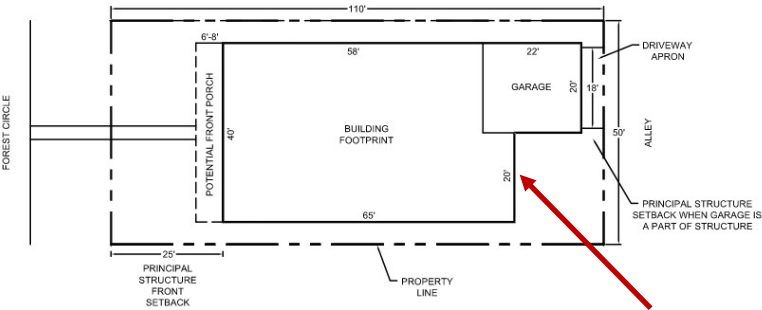


TYPE "C"
SINGLE-FAMILY LOT DETAIL
REAR LOADED GARAGE

Type "D"

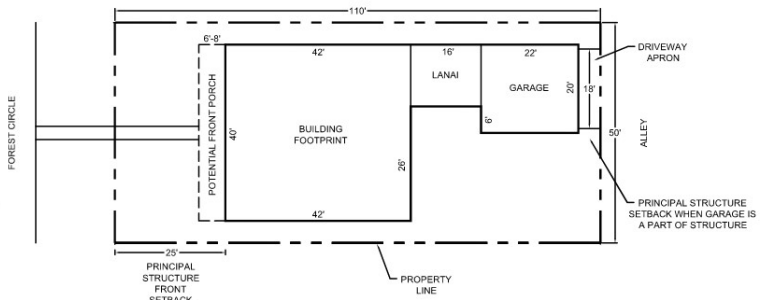


TYPE "D"
SINGLE-FAMILY LOT DETAIL
REAR LOADED GARAGE

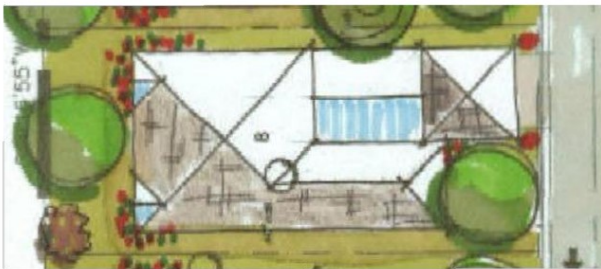


TYPE "C"
SINGLE-FAMILY BUILDING FOOTPRINT DETAIL
REAR LOADED GARAGE

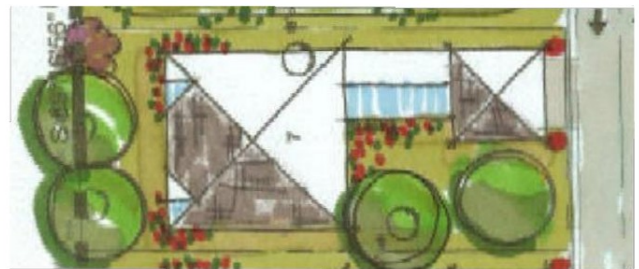
Portion of home that requires a rear yard setback of 20 ft.



TYPE "D"
SINGLE-FAMILY BUILDING FOOTPRINT DETAIL
REAR LOADED GARAGE



TYPE "C"
SINGLE-FAMILY BUILDING DETAIL
REAR LOADED GARAGE



TYPE "D"
SINGLE-FAMILY BUILDING DETAIL
REAR LOADED GARAGE

Single Family Rear Loaded Elevations



SINGLE-FAMILY CONCEPTUAL FRONT ELEVATIONS
REAR LOADED GARAGE (FINAL ELEVATIONS MAY VARY)

Single Family Front Loaded Elevations



SINGLE-FAMILY CONCEPTUAL FRONT ELEVATIONS
FRONT LOADED GARAGE (FINAL ELEVATIONS MAY VARY)

Townhome Elevations

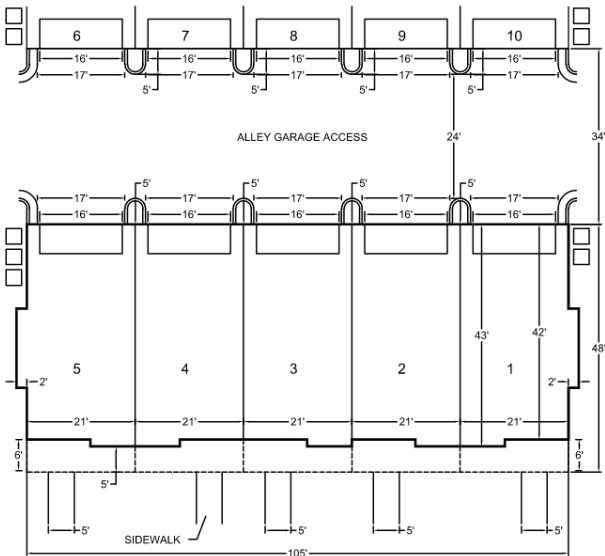


TOWNHOME CONCEPTUAL FRONT ELEVATION
(NEAR LOCATED OFFICE (PANEL ELEVATIONS MAY VARY))

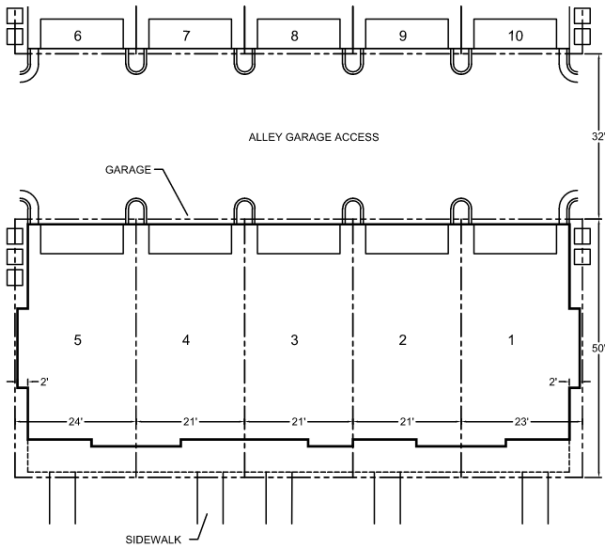


TOWNHOME CONCEPTUAL SIDE ELEVATION

Typical Townhome Lots



TYPICAL TOWNHOME BUILDING DIMENSIONS
NOT TO SCALE



TYPICAL TOWNHOME LOT DIMENSIONS
NOT TO SCALE

Site Photos



FINDINGS

Subject to the conditions contained herein, the proposal is consistent with the requirements for approval of a Planned Development application contained in Section 65.331 of the Land Development Code (LDC):

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

Based on the information provided in the staff report and the findings noted above, staff recommends approval of the 2113 E. South St. PD (ZON2020-10007), subject to the conditions in this staff report.

CONDITIONS OF APPROVAL

Land Development

1. **Default Zoning.** The underlying zoning shall default to the standards of the R-1A/T/AN zoning district.
2. **General Code Compliance.** Development of the proposed project should be consistent with the conditions in this report and all codes and ordinances of the City of Orlando, the State of Florida, and all other applicable regulatory agencies. All other applicable state or federal permits must be obtained before commencing development.
3. **Minor modifications.** Minor modifications to the project, including changes to the design and site plan reviewed by the Municipal Planning Board or City Council 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. **Consistency.** Unless amended by any conditions found herein or any modifications recommended by the MPB and approved by City Council, this project shall operate and be developed only as described and conditioned within this re-port and in accordance with the attached site plan and any other plans or commitments provided in the application pack-age. Any changes in the use of the site, the operation of the project, or the site plan as provided herein may require an amendment to the project and review by the MPB and City Council (see "Minor Modifications" condition below.) This approval is not transferable to another property. All other applicable state or federal permits must be obtained before commencing development.
5. **Permits Required.** 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.
6. **City Attorney.** 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.
7. **Lot Dimensions.** The minimum lot width is 50 ft. and the minimum lot depth is 110 ft. for the single-family lots. Due to the curvature of the interior drive, Lot 1 may be shorter at the southwest corner of the property.
8. **Lots 1-6 Setbacks.** Lots 1-6 are must have a minimum front yard setback of 20 ft., a rear setback of 20 ft., and a side yard setback of 5 ft.
9. **Lots 7-9 Setbacks.** Lots 7-9 must have a minimum front yard setback of 25 ft. and a side yard setback of 5 ft. provided that Lot 9 must have a minimum western setback of 7. 5 ft. All garages must be setback 5 ft. or greater than 16 ft. from the alley. The portion of the home that isn't garage must be setback 20 ft. from the alley (as depicted in Lot Type "C").
10. **Floor Area Ratio (FAR).** The single family homes are limited to an FAR of 0.65.
11. **Height.** The single-family homes are limited to 2-stories in height and the townhomes are limited to 3-stories in height.
12. **Signage.** With the exception of the existing signage of the church, signage shall be limited to what's permitted in Sec. 64.257 pertaining to Subdivision and Multi-Family Identification Signs.
13. **Impervious Surface Ratio (ISR).** The site shall not exceed a PD wide ISR of 0.70 or 70% with the exception

that each single-family lot shall not exceed 0.65 or 65%.

14. **Parking.** Each home or townhome shall provide 2 parking spaces behind the front yard setback or within the garage should the home exceed 1,500 sq. ft.
15. **Garages.** Garages shall be setback 5 ft. from the principal façade of the home. The front porch does not count as the principal façade of the home. If detached, the garages must have a minimum setback of 5 ft. from the side and rear property line.
16. **Townhome Setbacks.** Townhomes must be setback a minimum of 20 ft. from E. South St., open air porches can encroach up to 8 ft. into the setback. Townhomes must be setback a minimum of 25 ft. from the western property line. Townhome units must be setback a maximum of 5 ft. or greater than 16 ft. from the alley (specifically Lots 25-31)
17. **Townhomes.** Unless where specified in this report, townhomes must meet Chapter 58 Part 3B on Townhome Development.
18. **Bufferyard.** A bufferyard 'A' is required along the western property line and along the eastern property line, adjacent to the parallel parking spaces.
19. **ADUs.** Accessory dwelling units (ADUs) on the single-family lots are limited to 500 sq. ft. and are permitted to have a 5 ft. rear and side setback. The proposed ADUs/garage apartments are not to exceed 2-stories in height.
20. **Breezeways.** If a detached garage is connected to the principal structure via a breezeway (or lanai) said breezeway must comply with breezeway standards found in Sec. 58.901, Part e.
21. **Determination.** A Final Site Plan/Appearance Review Planning Official Determination will be required prior to submitting to permitting for both the townhomes and single family developments. Each single-family lot shall require a preliminary review prior to submitting for permits.

Urban Design

1. No one particular style is dictated over another; however, architecture should be authentic to the style employed.
2. Primary pedestrian entries shall be clearly expressed and highlighted.
3. Appearance of single family homes must follow all standards of Traditional City and must have a variety in design on the front façade. Single family homes must not have identical front elevations located on adjacent building sites. Simple reverse configurations of the same elevation on adjacent building sites are not sufficient. In order to qualify as a different façade elevation, dwellings must have different roofline configurations. In addition, at least four of the following architectural elements must be different from the adjacent building site(s): (1) Architectural banding, trim, or cornice detail. (2) Window size and placement. (3) A covered entryway or front porch design. (4) Building projections and recesses. (5) Decorative roofline elements such as brackets or chimneys. (6) Façade articulation such as bay windows or dormers. (7) Other generally accepted architectural elements, as determined appropriate by the Appearance Review Officer.
4. Appearance Review Standards for Townhomes must follow all code requirements for townhomes (Section 58).

Landscaping

1. Single family homes must be all landscape code requirements for One-Family and Two-Family Residential Development Standards (Section 60).
2. Townhomes must provide landscape plans for all units are required to meet the multifamily standards of the landscaping code (Section 60).
3. All retention ponds must be treated as a site amenity. Requirements are: (1) The side slopes of the stormwater facility are 5:1 or less and the depressions or swales appear as a lawn or landscaped area. (2) The stormwater wet/dry detention facility incorporates approved aquatic plants, as listed in the Landscape and Vegetation Protection, Part 2C of this Chapter (3) The stormwater wet/dry detention facility includes a water feature such as a fountain or spray jet.
4. A tree survey must be provided to indicate what trees can be saved and used in the new development. Once trees are selected for preservation, prepare a preservation plan that contains specific tree preservation methods. Set contractor guidelines for tree protection within contracts. Such guidelines include: prominently mark protected areas; erect barricades around designated trees; avoid vehicular traffic or parking in these restricted areas; and prohibit material storage, grading, and dumping of chemicals and other materials in restricted areas.
5. To the extent practical, existing native trees should be preserved. The placement of underground utilities, including irrigation lines, within the drip lines of existing trees to be preserved must be done by means of tunneling rather than trenching. Invasive or exotic species, such as melaleuca, chinaberry, Chinese tallow, Brazilian pepper, camphor, or Australian pines must be removed and any plants listed by the Florida Exotic Pest Plant Council as a Category I or II invasive exotic may not be installed on the Property.

Site & Utilities

1. Single family lots 7-9 must all front to the north. Single family lots 1-6 must front along the private drive.
2. Townhomes not facing a named street must front a courtyard. Minimum width of 15 feet if units face one side of the courtyard. If units face both sides of the courtyard the minimum width of 25 feet is required.
3. If a bufferyard is required, the courtyard must include sufficient landscaping to meet the bufferyard standard. The 15 feet width courtyard can accommodate up to a 5 foot wide buffer. If a wider bufferyard is required, the width of the courtyard must be increased to meet the bufferyard standard.
4. The water, irrigation and/or fire connections to a townhome lot must occur in one of the following locations: (1) Connect from the front of the townhome lot directly to the public right of way. (2) Connect from the rear of the townhome lot to a rear alley that is public right of way or to an access and maintenance easement that is recorded and shown on the townhome plat.
5. The backflow preventers [BFP's] associated with these types of connections must be located directly adjacent and parallel to the townhome building they serve and screened with landscaping or other screening method.
6. Electrical connections/meters can occur at the following locations: (1) The electrical connection to a townhome lot shall occur in the rear of the townhome building site in a common access and maintenance easement that is recorded and shown on the plat for the townhome building site or, (2) Electric meters and shutdown switches for townhomes may be "ganged," or clustered, on the interior side yard of the attached end unit of the townhome building site the meter cluster serves, or (3) Electrical connections, electric meters, shutdown switches and transformers shall not be located between the principal structure and any street.
7. North South drive aisle must appear and have the characteristics of a road. This can be achieved by the following: (1) A sidewalk must occur on both sides of the drive aisle. (2) The landscape parkway strip adjacent to the curb and sidewalk must be a minimum of 7.5ft
8. 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. Landscaping shall include a hedge that is a minimum 36-inches tall at the time of planting and maintained at a minimum 48 inches.
9. All ground mounted and rooftop mechanical equipment shall be screened from view and meet the screening conditions of the Land Development Code. An interior screen wall or parapet for rooftop mechanical equipment is required. The interior screen wall or parapet shall be the same height as the installed mechanical equipment height

Growth Management

1. Orange County Public Schools (OCPS) has two school review processes. The Capacity Enhancement Process (CEP) applies to land use approvals that increase residential density. The concurrency process applies to all residential development that is not de minimis or previously vested through a DRI Development Order or another agreement. The site is not vested for units.
2. The proposal does not increase the allowable density beyond 12 du/ac (47 total units) allowed by the future land use, but the rezoning increases the allowable units to 40, from the 27 allowed in R-1A zoning. This proposal must undergo CEP review.

Transportation

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. 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 ft. and 8 ft. in height above street level. The street corner / driveway visibility area must be shown and noted on construction plans and any future site plan submittals. The applicant must design the site plan as necessary to comply with the Florida Greenbook and the FDOT Design Standards Index. Sight lines must be provided on both site plans and landscape plans.
4. Provide auto turn exhibits for the design fire apparatus at the time of permitting.
5. 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 shall submit the following: (1) Maintenance of traffic plans (M.O.T.) (For more information/detailed requirements contact the Office of Special Events & Permits at 407-246-3704) (2) Roadway plans including paving, grading, pavement markings and signage (Contact the Permitting Transportation Engineering Reviewer at 407-246-3079 for details) (3) A copy of all required County and State permits (If

- permits are pending attach a copy of the application).
6. All sidewalk ramps must be constructed to ADA standards.
 7. Sidewalk must be constructed along the north property boundary on Forest Cir. If the sidewalk is not feasible, the project may pay into City Sidewalk fund subject to approval from the City Engineer.
 8. On-site sidewalks must be a minimum of 5 ft. wide, a minimum of 6 ft. wide when adjacent to a travel lane or parallel parking, or a minimum of 7 ft. wide when adjacent to perpendicular or angled parking stalls unless wheel stops are used.
 9. The whole street section must be in the private road easement, including the parallel parking, sidewalks and landscaping strip which must contain street trees.
 10. All parallel parking lanes must be 8' wide. Where Type F curb is present, up to 1' of the 8' width must be included in the gutter.
 11. When the sidewalk is adjacent to the vehicular travel lane a curb must be used, vertical, type D or type F.
 12. The Owner/Applicant must remove all unused or unapproved curbcuts / driveways and must restore all curbs, gutters, parkways and sidewalks to Orlando Engineering Standards Manual (ESM) requirements and standards.
 13. The driveway width at South Street must be a minimum of 24'.
 14. A new crosswalk built to City Transportation Engineering design standards must be constructed at the crossing leading to Units 18-31 to slow traffic and discourage cut through.
 15. Traffic Control Devices must meet MUTCD and City of Orlando ESM (Engineering Standard Manual).
 16. If the internal street is not platted as public or private right-of-way, then the proposed units must be addressed off of adjacent right-of-way and internal wayfinding signage installed and maintained to provide guidance to each addressed unit.
 17. The single family and townhomes units must provide 2 parking spaces per unit and 12 guest spaces.
 18. The 12,325 sq. ft. church requires a minimum of 25 parking spaces and 28 spaces are provided.
 19. The parking lot and parking space dimensions must comply with Orlando LDC and ESM guidelines.
 20. The drive aisles/streets behind the 90 degree parking spaces must be a minimum of 23'.
 21. Bicycle parking shall 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.
 22. The 12,325 sq. ft. church requires a minimum of 5 short term bicycle parking spaces. 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. Locations must be shown on plans submitted to Permitting Services.

Police

The Orlando Police Department has reviewed the plans for the 2113 E. South St. PD, applying CPTED (Crime Prevention Through Environmental Design) principles. CPTED emphasizes the proper design and effective use of a created environment to reduce crime and enhance the quality of life. There are four overlapping strategies in CPTED that apply to any development: Natural Surveillance, Natural Access Control, Territorial Reinforcement and Target Hardening. For questions regarding the Orlando Police Department plan review, please contact Audra Rigby at 407.246.2454 or Audra.Rigby@Orlando.gov.

Development Review

The Office of Permitting Services recommends approval of the proposed Planned Development, subject to the following conditions and requirements:

1. 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.
2. In order to reduce runoff from the adjacent properties gutters and downspouts shall be incorporated in the design of the addition. These downspouts should direct the water away from the building and adjacent lots. Connection of roof drains directly to the storm sewer may be required.
3. The a/c condensing units shall be screen from adjacent view.
4. 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.
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. Fees – Parks – MF A Parks Impact Fee in the amount of \$825.00/unit shall be due at the time of building permit issuance.

7. Fees – Parks – SF A Parks Impact Fee in the amount of \$966.00/unit shall be due at the time of building permit issuance.
8. The owner/developer is required to pay the Sewer Benefit Fee in accordance with the Sewer Service Policy and Chapter 30 of the Land Development Code.
9. 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.
10. All future elevation shown on a boundary/topographic survey shall use the North American Vertical Datum of 1988 (NAVD 88).
11. 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.
12. 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.
13. This project requires a Florida Department of Environmental Protection (FDEP) permit for the sanitary sewer system.
14. The owner/developer is required to pay the Sewer Benefit Fee in accordance with the Sewer Service Policy and Chapter 30 of the Land Development Code.
15. At the time of development, the work within the right-of-way (public improvements) will need to be submitted under a separate submittal via an engineering permit; Provide the following as part of the building application. Public Improvement Cost Sheet.. Performance Bond - 110 percent of the cost of the improvements. The forms are available on our website @ www.cityoforlando.gov.
16. The proposed typical road section needs to be designed and constructed in accordance with City Standards and Specifcation. The standard pavement thickness is 2" of FDOT Type S-III Asphalt with standard curb and gutter each side. The Sub-base shall have a stabilization of 95 FBV (Florida Bearing Value) in addition to the stated compaction
17. The proposed name of the new street shall be submitted to the Engineering Bureau for review for duplication of established street names, same sounding name, type of spelling, etc., in accordance with the City Land Development Code, Sections 58.64c34 (b) and 58.3122.

Parks

1. There are a number of large trees on the site. Contact Condredge Mallory (407.246.3857) or Andy Kittsley (407.246.2701) in the Parks Division to inquire about tree removal or encroachment permits.

CONTACT INFORMATION

Growth Management

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

Land Development

For questions regarding Land Development review, please contact Chris DeLoatche at 407.246.3624 or Chris.DeLoatche@orlando.gov.

Urban Design

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

Transportation

For questions regarding Transportation Planning plan review, please contact Michelle Robinson at 407.246.3145 or Michelle.Robinson@orlando.gov.

Police

For questions regarding the Orlando Police Department plan review, please contact Audra Rigby at 407.246.2454 or Audra.Rigby@orlando.gov.

Fire

For any questions regarding fire issues, please contact Chip Howard at 407.246.2143 or at Charles.howard@orlando.gov.

Building

For questions regarding Building Plan Review issues contact Don Fields at 407.246.2654 or don.fields@orlando.gov.

Parks

For questions regarding Parks Plan Review issues contact Ken Pelham at 407.246.4280 or Ken-neth.Pelham@orlando.gov.

Engineering/Zoning

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

REVIEW/APPROVAL PROCESS—NEXT STEPS

- 1.MPB minutes scheduled for review and approval by City Council
- 2.Schedule first and second readings of the PD Ordinance for City Council Review
- 3.Apply for Final Site Plan Determination(s)
- 4.Apply for building permits.