

**Staff Report to the
Municipal Planning Board
January 18, 2022**

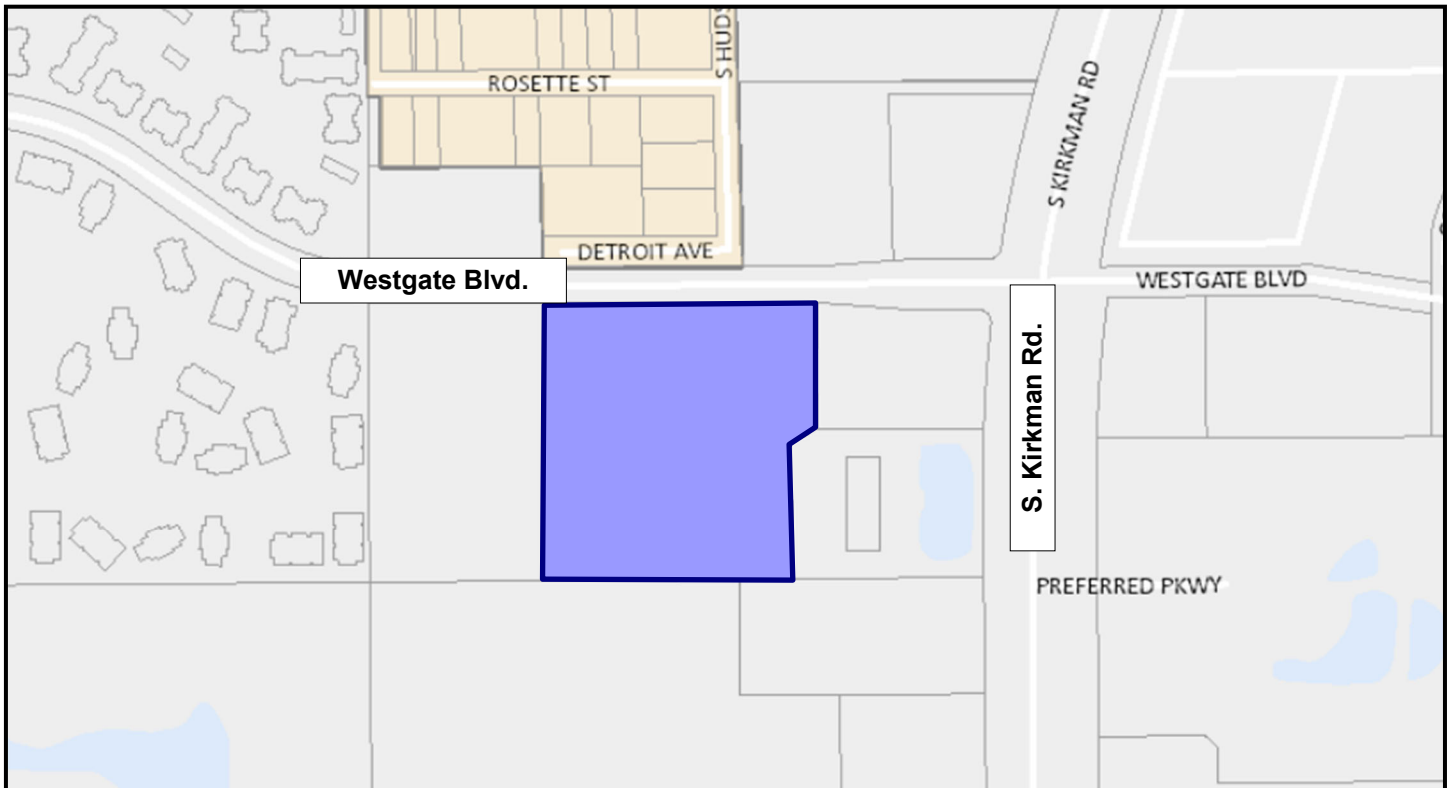
**MPL2021-10070
CUP2021-10019
ADDENDUM**

Following the distribution of the January 2022 MPB packets and staff reports it was noticed that key conditions of approval were missing. The following conditions are being added to the Urban Design section of the Conditions of Approval:

Architecture

1. A durable base shall be incorporated in the building (ie. no stucco).
 2. No one particular style is dictated over another; however, architecture should be authentic to the style employed.
 3. Primary building pedestrian entries are not clear and must be highlighted through design or materials. More architectural detail and emphasis must be applied on the building to further highlight the pedestrian entries. The guidelines listed below must be applied.
 - Increasing the height of the façade wall at the pedestrian entry area(s)
 - Add a stone/decorative detail at the base of the building
 - Add a metal canopy structure over the first floor entry that complements the architecture and style of the building
 4. All projecting parapet walls must wrap a minimum depth of 5 ft. or more whichever is proportionate to the parapet wall, in efforts for the projecting parapet walls to appear 3D.
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METROWEST WESTGATE APARTMENTS



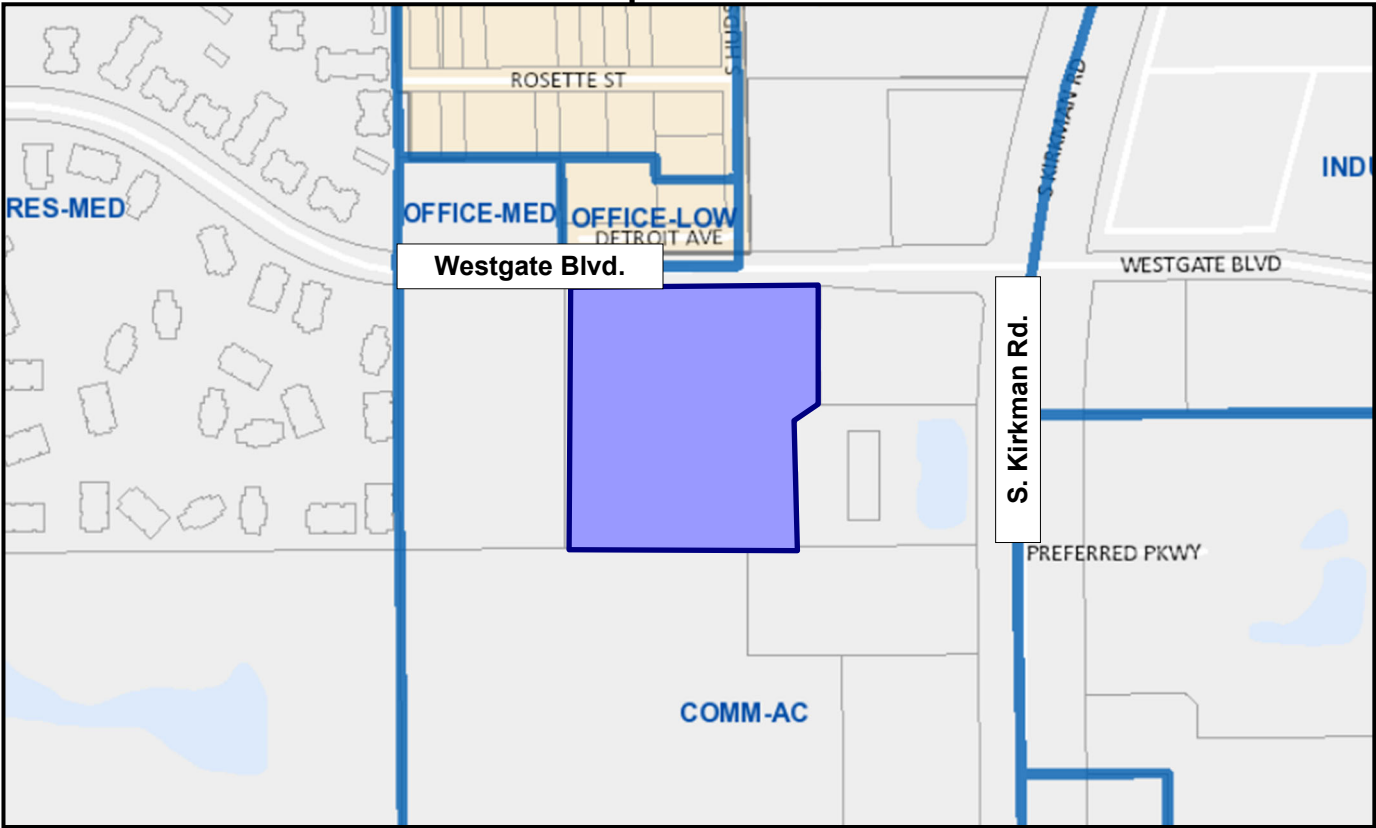
Location Map

 Subject Site

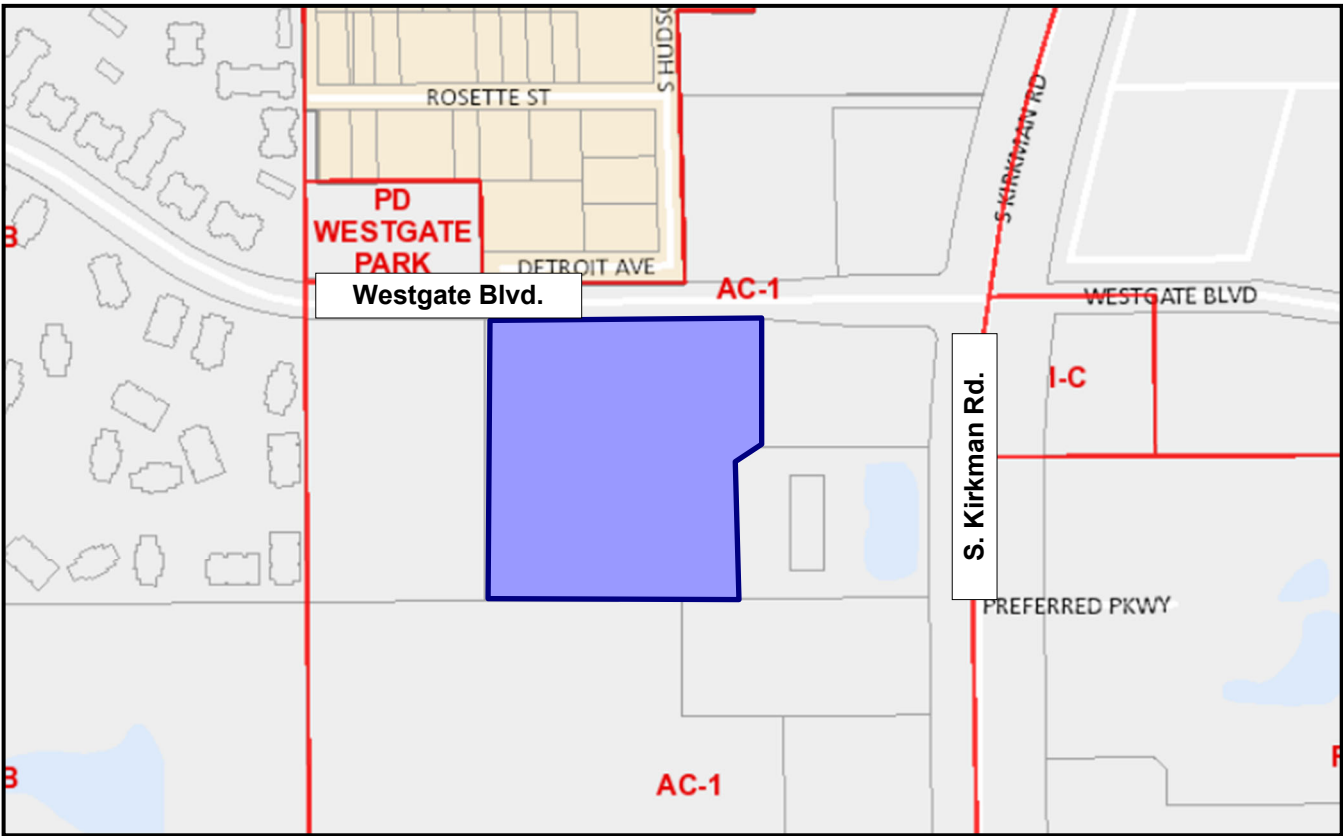
SUMMARY

Owner Metrowest Properties, LLC Applicant Darin Lockwood, P.E. Poulos & Bennett, LLC Project Planner Rosemary Culhane Updated: January 14, 2022	Property Location: no address, south of Westgate Blvd., west of S. Kirkman Rd., (PID: 36-22-28-3211-03-000) (±6.5acres, District 5) Applicant's Request: Master Plan for +258 unit apartment building, with surface parking (see MPL2004-00009 Grand Terrace @ MW, platted as Lot 3 in 2006) & CUP2021-10019 for high rise signs on building.	Staff's Recommendation: Approval of the request, subject to the conditions in this report. Public Comment Courtesy notices were mailed to property owners within 300 ft. of the subject property during the week of January 3, 2022. As of the published date of this report, staff has received no comments from the public concerning this request.
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Future Land Use Map



Zoning Map



Project Analysis

Project Description

The $\pm$ 6.5 acre property consists of vacant land. The site is located in the neighborhood, is south of Westgate Blvd. and west of S. Kirkman Rd. The applicant is requesting Master Plan approval for new 7-story, 258-unit multifamily development and approval of a conditional use permit for the high rise signs that will be located on the building. This is part of the multi-phased Master Plan approval, MPL2004-00009.

The site has a Future Land Use designation of COMM-AC and a zoning designation of AC-1 (Community Activity Center). The proposal is consistent with the Zoning and Future Land Use designations.

Previous Actions:

- February 1983 – Approval of MetroWest DRI
- February 1985 – Approval of first Amendments to the MetroWest Development Order
- December 1985 – Approval of the MetroWest Replat of Tracts 11 & 12
- March 1990 – Approval of Second Amendment to the MetroWest Development Order
- May 2004 – Approval of MPL2004-00009 to allow a phased, mixed-use development consisting of a multi-family complex, a office building and a gas station with a drive through facility (car wash).
- June 2006 – Property acquired by current owners.

Project Context

The subject parcel currently consists of vacant land southwest of the Westgate Dr. and S. Kirkman Rd. intersection. Adjacent uses include a nursing and rehab center to the west, multi-family to the south, a commercial condominium to the east, and commercial office and residential (in Orange County) to the north. The zoning and future lands use designations are shown in Table 1 below.

Table 1—Project Context

	Future Land Use	Zoning	Surrounding Use
North	COMM-AC/ OFFICE-LOW	AC-1 /R-1 (Orange County)	Commercial Office, Residential
South	COMM-AC	AC-1	Multi-Family
East	COMM-AC	AC-1	Commercial Condominium
West	COMM-AC	AC-1	Nursing and Rehab Center

Conformance with the GMP

The site has a future land use designation of COMM-AC Intensity. The COMM-AC future land use designation has a maximum density/ intensity, respectively, of 40 du/acre and 0.70 FAR and a minimum of 20 du/acre and minimum .35 FAR requirement. This proposal has a density of 40 dwelling units per acre or 258-units total.

Conformance with the LDC

The subject site is zoned AC-1, Community activity Center. The proposed multifamily use is permitted in the zoning district with Master Plan approval, per LDC Sec. 65.331. Development standards are provided in Table 2 above. The proposed Master Plan is consistent with the Land Development Code.

Table 2—Development Standards

Acre-age	Use	Sq. Ft./ Dwelling Units	Density (dwelling units per acre)		Building Height		ISR (impervious surface ratio)	
			Min./Max.	Proposed	Maximum	Proposed	Maximum	Proposed
6.5	Multifamily	258-units	20/40	40	75	75	.85	.75

Master Plan Criteria

(Land Development Code (LDC) Sections 65.335)

The Municipal Planning Board and City Council shall consider the following factors in their review of Master Plan (MPL) applications:

1. Purpose and Intent. The purpose and intent of the use and all other requirement of the LDC. **The proposal is consistent with the development standards and permitted use in the AC-1 zoning district.**
2. Growth Management Plan (GMP). The consistency of the proposal with all applicable policies of the City's adopted GMP. **The proposal meets the maximum density requirement of 40 du/acre per the COMM-AC Future Land Use designation.**
3. Use and District Requirements. The proposal must conform to the requirements of the zoning district(s) in which it is located and, where applicable, to the requirements of Chapter 58 for the particular use or activity under consideration. **The proposal conforms to the requirements for bufferyards, height, setbacks, and parking requirements for the development program.**
4. Performance and Design Regulations. The proposal must conform to all applicable performance and design regulations of LDC Chapters 58, 60, 61, and 62. **The proposal is inline with all applicable regulations of Chapters 58, 60, 61, and 62 of the Land Development Code.**
5. Public Facilities and Services. Will necessary public facilities (on and off-site), such as transportation, sanitation, water, sewer, drainage, emergency services, education, recreation, etc. be adequate to serve the proposed use. **The site has adequate public facilities and services to accommodate the 258-unit multifamily development.**

Urban Design

Table 3—Setback and Landscaping Requirements					
Use	Yard	Building Setbacks		Landscaping/Buffers	
		Minimum	Proposed	Required	Proposed
	Front—South Westgate Dr.	0 ft.	8 ft.	7.5 ft.	8 ft.
	Side— West	0 ft.	18.93 ft.	7.5 ft.	8.8 ft.
	Side— East	0 or 3 ft.	250.5 ft.	7.5 ft.	8.8 ft.
	Rear—South	20 ft.	215.03 ft.	7.5 ft.	8.8 ft.

The 7-story $\pm$ 75 ft. (top of roof) tall multifamily building will be rectangle-shape building along the north, east, and west sides of the site. The project includes interior sidewalks that tie into the existing pedestrian sidewalk along Westgate Dr.

Architecture. If the elevations are proposed to change from what was submitted with these applications, a separate Appearance Review via Planning Official Determination will be required.

Entrances. Primary entrances to each building are required to be shown in the plans submitted to Permitting and must be highlighted visually from the internal drive. Each 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. The entrances must also have walkways to the sidewalks of the internal drive, and for the buildings along Westgate Dr., walkways must connect a primary entrance to the public sidewalk.

Landscaping. A full landscape and irrigation plan meeting the requirements of the Landscape Code (Chapter 60) must be provided at time of permitting. Existing trees and planting on the site must be examined and if any plants are identified as a Category I invasive exotic species by the Florida Exotic Pest Plant Council must be removed. All tree clearing will require permits.

Mechanical Equipment. All mechanical equipment including AC units must not be located between the building and the street, per Sec. 58.983. This includes all AC units between either the building and the internal drive (which is meant to function like a street) or Westgate Dr. All AC units will be required to be screened.

Dumpster. All dumpster corrals and/or trash compactor corrals must be screened with solid walls to match the principal structure and surrounded with a low hedge groundcover.

Signage. Allowed sign area for the multifamily development shall be per Section 64.257 of the Land Development Code. All signs must be permitted prior to fabrication and installation. The site has frontage along Westgate Dr. The proposed

signs are high rise in nature and require a Conditional Use Permit (CUP2021-10019).

Transportation

Primary access into the development will occur from a new curbcut on Westgate Dr. An additional emergency access point will be provided through the continuation of the cross access to the property to the southeast of the subject site. The applicant is proposing a parking reduction of 2%, providing 402 parking spaces for the development where 409 spaces are required. Staff is supportive of the proposed 2% parking reduction. The Parking reductions staff is supportive of are:

Separation from Residential Neighborhoods with On-Street Parking (2%): The closest residential neighborhood is approximately 1 mile away by walking.

Table 4—Parking Requirements

Use	Sq. Ft./ Dwelling Units	Minimum Ratio (parking spaces per dwelling units)	Minimum Spaces Required
Residential– Multifamily	258 units		
Studio	27	1	27
One-bedroom	119	1.5	179
Two-bedroom	84	1.75	147
Three– bedroom	28	2	56
Total Required	409		
Total Provided	402		

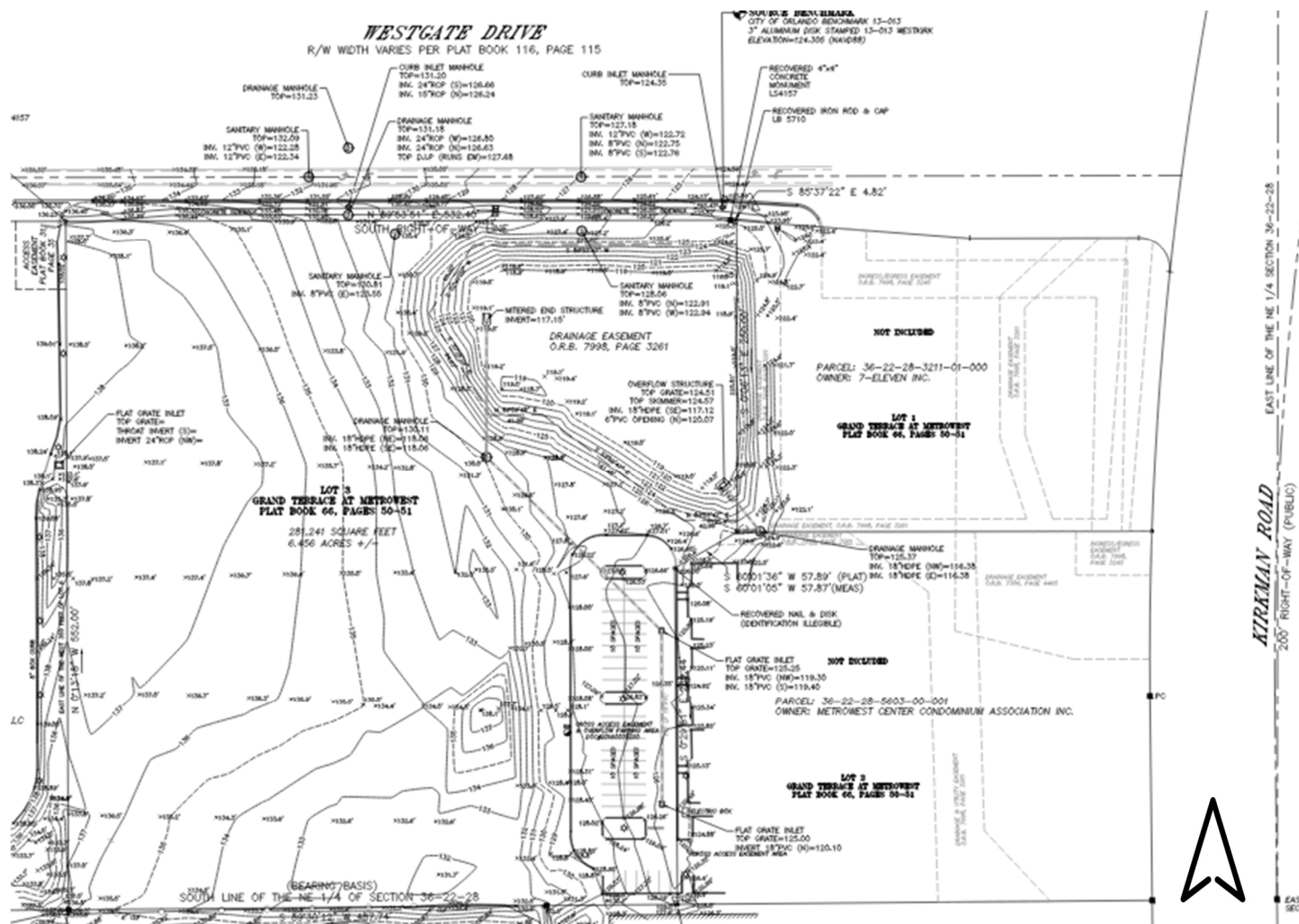
Schools

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

Aerial Photo

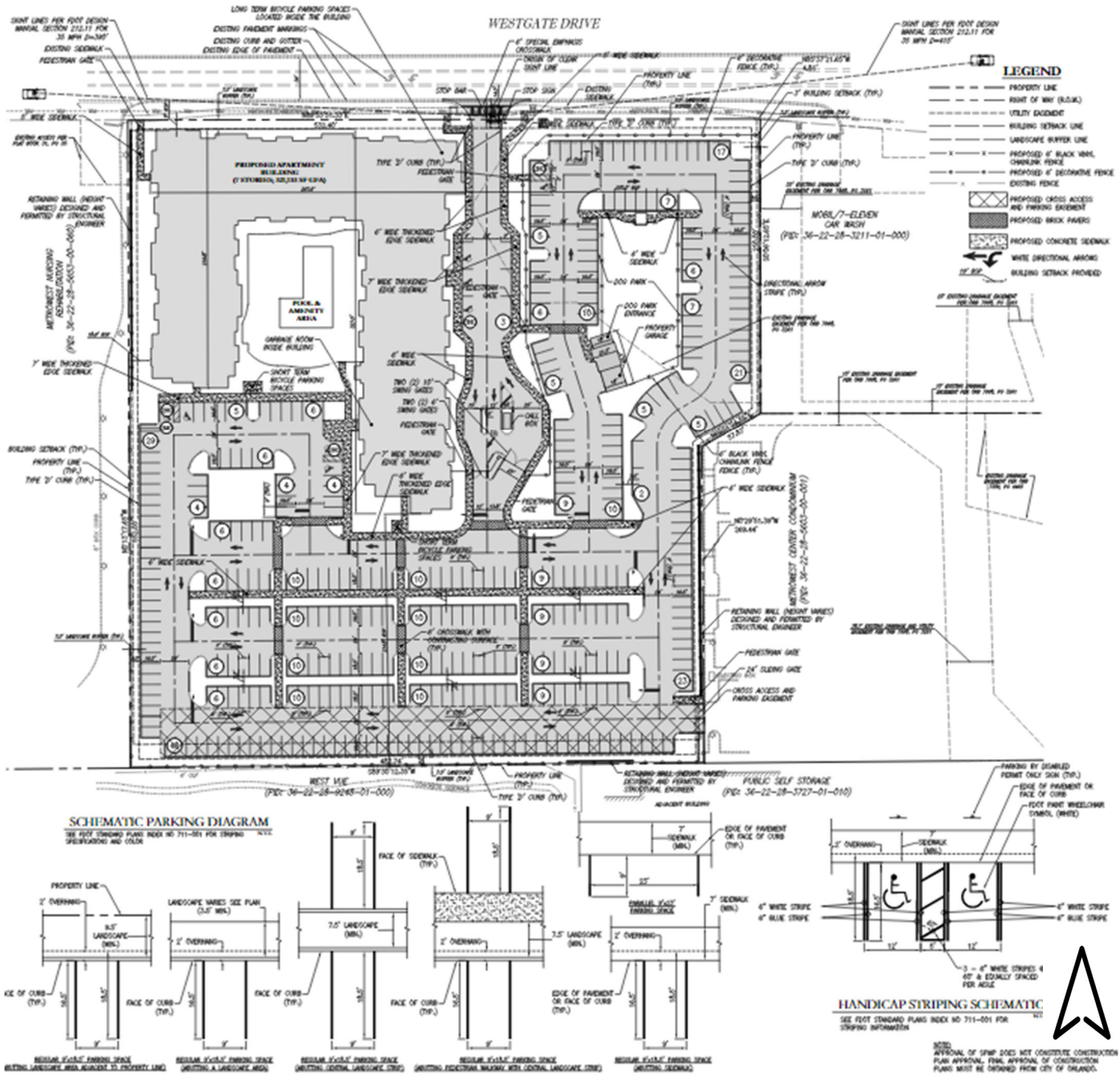


Survey

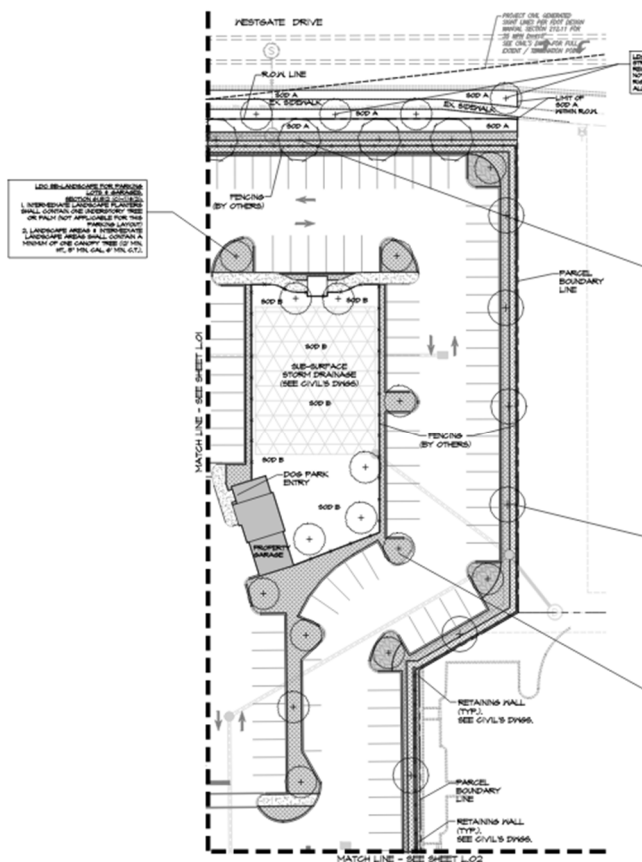


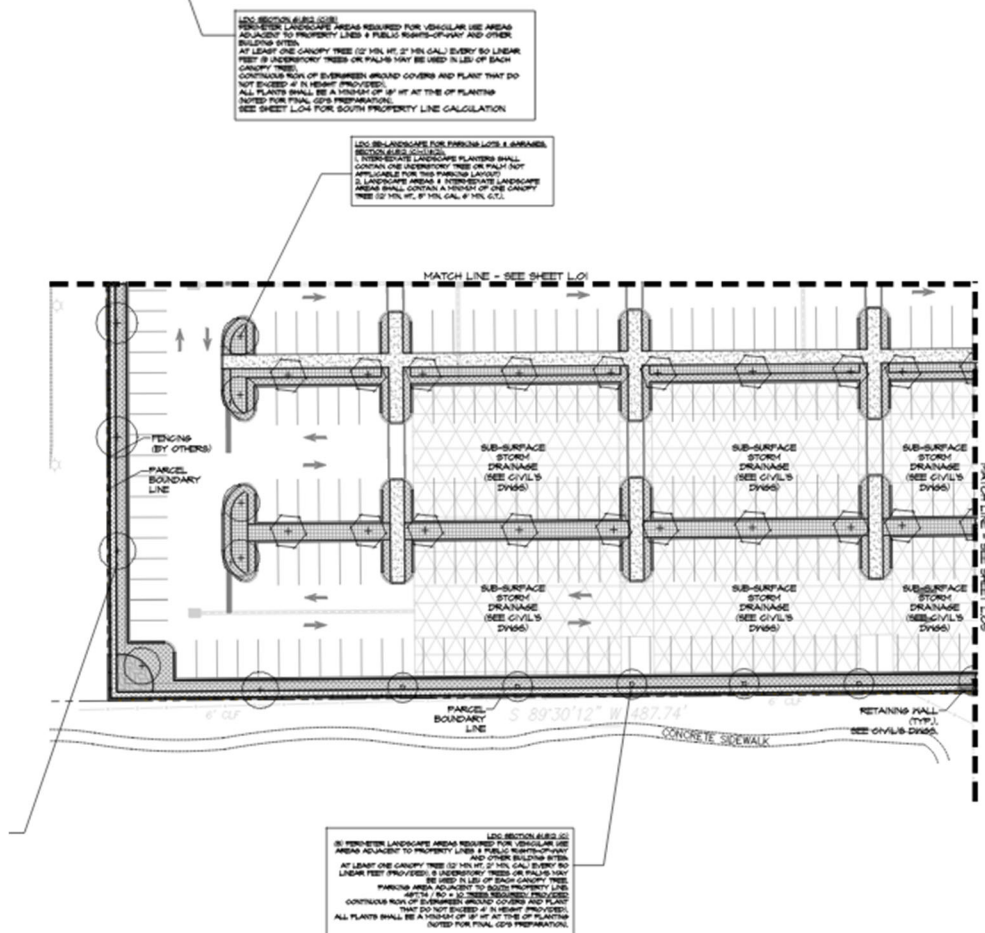
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Site Plan



LANDSCAPE LEGEND





Elevations



Findings

Subject to the conditions contained herein, the proposal is consistent with the requirements for approval of Master Plan applications 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.

Staff recommends approval of MPL2021-10070 subject to the conditions below:

Conditions of Approval

Building

Recommend approval for project. Permitting Services formal plan review process will need to occur once construction plans are completed and submitted for review. Utility transformers were not shown on the plans. The installation of these type of items if located under the building envelope or inside of the building will require a vault. This will be a Threshold building and will require a threshold inspection plan.

Growth Management

The Comprehensive Planning Studio has no objections to the proposed Master Plan.

Land Development

1. Subject To Codes. Except as provided herein, the development is subject to all codes and ordinances of the State of Florida, City of Orlando, and all other applicable regulatory agencies.
2. Development Requirements. Except as modified herein, the project shall be developed in accordance with the requirements of the Growth Management Plan, the AC-1 zoning district and any other pertinent provisions of the LDC.
3. Approval. Approval of the Master Plan by City Council shall grant the applicant authority to submit an application for site plan/master plan review for a building permit. The application must be submitted within twenty-four (24) months of approval of the Master Plan (by the City Council) or the Master Plan shall expire. However, upon written application filed 30 days prior to the expiration date, the Planning Official may renew the Master Plan for one period of up to 12 months providing good cause is shown.
4. Development Permits. As provided by subsection 166.033(5), Florida Statutes, issuance of a development permit by a municipality does not in any way create any right on the part of an applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the municipality for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. In accordance with subsection 166.033(5), Florida Statutes, it is hereby made a condition of this permit that all other applicable state or federal permits be obtained before commencement of the development.
5. 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 report and in accordance with the attached site plan and any other plans or commitments provided in the application package. 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.
6. 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.
7. Disclaimer. As provided by subsection 166.033(5), Florida Statutes, issuance of a development permit by a municipality does not in any way create any right on the part of an applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the municipality for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. In accordance with subsection 166.033(5), Florida Statutes, it is hereby made a condition of this permit that all other applicable state or federal permits be obtained before commencement of the development.
8. Signs. Signage must comply with Chapter 64.

9. Impervious Surface Ratio (ISR). ISR is limited to 0.85 per LDC Figure- 11B. LDC.
10. Parking. There must be a minimum of 402 parking spaces for the proposed uses.
11. Building Height. The building must not exceed 75 ft. in height. As proposed, the top of building will be 75 ft. at top of roof (7-stories).

Urban Design

Site

1. All utilities, including street light poles, must be kept out of the pedestrian path.
2. Outdoor lighting must comply with Chapter 63, Part 2M, Orlando City Code.
3. The dumpster enclosure must be constructed with solid walls to match the principal structures. Unfinished concrete block is not an acceptable exterior finish. Durable, opaque, decorative gates must be installed to coordinate with principal structure. The tops of dumpster enclosures must be finished with a capstone, coping, masonry course, or similar architectural detail such as beveled edges and reveals
4. A tree removal permit is required to be issued through the Parks Division prior to any trees being removed from the project site. The Parks Division may be contacted via phone at 407-246-2283 or via email at trees@orlando.gov. Some tree removal permits may also be applied for online at: <https://beta.orlando.gov/Parks-the-Environment/Trees/Apply-for-a-Tree-Removal-Permit>.
5. Mature healthy trees must be preserved to the best extent possible.
6. Staff encourages the applicant to consider building a park for the residents in the grass pad just south of the building.
7. Both the grass pad and the dog park must be landscaped with a combination of canopy and understory trees, ground covers and/or shrubs. If any trees are existing in these areas they should be preserved.
8. All fencing on the site must be an open, CPTED-approved fence, such as a decorative aluminum picket. Except for construction fencing, chain link fencing is prohibited.

Landscaping

1. Landscape Plan – All landscape plans must achieve the Minimum Required Landscape Score (MRLS) required for the proposed type and intensity of development and meet City Code Chapters 60 and 61. A spreadsheet showing compliance with the MRLS must be included with the plans. A digital spreadsheet form is available at <http://www.cityoforlando.net/city-planning/landscape-code/>.
2. Canopy trees are required in all intermediate landscaping islands.
3. Street trees must be canopy trees unless inhibited by an aerial obstruction like power lines. Street trees are planted generally 25 ft. on center (this spacing may vary depending upon tree type and site conditions).
4. A minimum of 3 ft. landscape planter area adjacent to the building is required. Evergreen plants with a variety of heights are encouraged.
5. All parking lot landscape islands must have a minimum width of 10ft.
6. 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 in. tall at the time of planting and maintained at a minimum 48 in.
7. 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.
8. Backflow preventer[s] shall be located so as to not be directly visible from the right-of-way or should be screened from view where necessary.

Transportation

1. 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. Maintenance of Traffic Plans—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:
 - 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)
4. The Owner/Applicant must remove all unused or unapproved curb cuts / driveways and must restore all curbs, gutters, parkways, and sidewalks along Westgate Dr. to City of Orlando requirements and standards.
5. Dumpster/Compactor.
- a) 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. The solid waste container(s) must not be located adjacent to any single-family houses or directly adjacent to the public street.
 - b) Dumpsters and compactors must be located to provide appropriate clear backup space and constructed per Orlando Engineering Standards Manual (ESM) requirements.
 - c) Accommodations for both Solid Waste and Recycling must be provided.
6. All vehicular gates into the site (main access gate from Westgate Dr. as well as the gate at the southeastern corner of the site) must be equipped with Orlando Fire Department approved access devices or lock boxes.
7. At least one pedestrian connection from Westgate Dr. into the site must be provided at each side of the project entrance.
8. 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.
9. Crosswalks must be installed across each driveway entrance and wherever a designated pedestrian path crosses a vehicle travel lane. Each crosswalk must be clearly marked. Clearly marked crosswalks shall be designated with high intensity markings in a "ladder" pattern per Manual of Uniform Traffic Control Devices (MUTCD) standards.
10. Parking must be provided in with CH 61 of the Land Development Code.
- a) A total of 402 parking spaces are proposed which is below the minimum 409 spaces required; the applicant is seeking a 2% reduction in parking requirements.
 - i. The parallel accessible spaces located along the entry drive must include a 5 ft. wide striped access aisle between the parking spaces to provide access to the sidewalk outside of the length of the parking space. This aisle may be shared between 2 adjacent spaces.
 - b) It is recommended that the development include EV Capable parking spaces: A minimum of 81 spaces (20% of the required parking spaces) should be EV Capable. EV capable means: "These parking spaces prepare for future Electric Vehicle Supply Equipment (EVSE) installation by providing dedicated electrical capacity in the service panel (40amp breaker for every two EV Capable two spaces) and conduit to the EV Capable space. These spaces do not require wiring to the space or a receptacle."
 - c) It is recommended that the development include EVSE Installed parking spaces: A minimum of 8 spaces (2% of required parking spaces) should be EVSE Installed. 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."
 - d) EV Design Requirements: If built, all EV Parking spaces provided must meet the requirements of LDC CH61, Part 3G.
 - e) Two Wheeled Vehicle Parking: At least two 2-wheel vehicle (motorcycle) parking spaces must be provided in accordance with LDC Sec. 61.322 (d).
- 11) 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.

Conditions of Approval

- a) A total of 26 short term and 26 long-term bicycle parking spaces are required for the proposed multi-family development.
- b) Outdoor bike racks meeting the requirement for short term parking must be installed on an impervious surface, within 50 ft of the primary entrance, and situated to avoid conflicts with pedestrians or other vehicles.
- c) Long-term bicycle parking must be located on the same building site as the use being served. All long-term bicycle parking spaces must be located within 200 feet of the principal entrance to the building.

Public Works

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. Provide a certification signed by the Engineer, licensed in the State of Florida, responsible for the stormwater design which reads as follows: "I hereby certify that to the best of my knowledge and belief, the design of the Stormwater Management System for the project known as: (Project Name) meets all of the requirements and has been designed substantially in accordance with the City of Orlando Stormwater Management Criteria."
3. Construction activities including clearing, grading and excavating activities shall obtain an EPA NPDES permit, except for operations that result in the disturbance of less than one acre total land area which are not part of a larger common plan of development or sale. The NPDES permit must be received in the Office of Permitting Services (via ProjectDox upload) prior to the issuance of City of Orlando permits. If the disturbed area is less than one acre, please provide a note on the plans indicating the City of Orlando's Guidelines for Erosion Sediment Control (aka the Blue Sheet) will serve as a guide for the implementation of erosion sediment control measures. Blue Sheet can be found under the City of Orlando website. Please attach this sheet in your permit submittal.
4. Please provide a signed and sealed existing topographic survey with datum and official benchmark in the NAVD88 vertical datum. Per the City's ESM Section 7.01.A.1, survey data shall be gathered to least 25 feet beyond the property line or as far offsite as required to assure offsite drainage patterns are maintained. Please submit a hard copy of survey (with sign and seal) to City Hall 8th floor addressed to Richard Allen.
5. Please submit a signed and dated private/public improvements cost sheet. Cost sheet forms and instructions are available at our website at www.cityoforlando.net/permits. For questions regarding Engineering Site issues contact Jacqueline (Jackie) St Juste at jacqueline.stjuste@cityoforlando.net or 407-246-3978.

Fire

Contact Johnson WHEN SUBMITTING REVISIONS DO NOT CHANGE FILE NAMES DOING SO CAN RESULT IN YOUR PLANS BEING DISAPPROVED For questions regarding fire plans review, please contact Kermit Johnson at 407.246.2676 or at kermit.johnson@orlando.gov. To obtain plan review status, schedule/cancel an inspection and obtain inspection results, please call PROMPT, our Interactive Voice Response System at 407.246.4444

1. DAS (Distributed Antenna System) Requirement. Florida Statute 633.202 (18) The authority having jurisdiction shall determine the minimum radio signal strength for fire department communications in all new high-rise and existing high-rise buildings. [NFPA 1.11.10, NFPA 101.11.8; NFPA 1.20.16]
2. Fire Department Access to Buildings: Conditional to this review the design of all buildings must account for fire department access. The access road itself must extend 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
3. 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]
4. 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.

Conditions of Approval

5. The turnabout shall be the minimum 20ft. width of the fire department access road and sized for the dimensions of the largest OFD apparatus. Use of areas subject to obstruction by vehicles such as loading docks and parking garages are prohibited. Acceptable turnarounds can include T-turn, Y-turn or cul-de-sac (designs and dimensions are subject to the approval of Orlando Fire Department). See Exhibits in NFPA Fire Code handbook. NFPA 1.18.2.3.5.4
6. Fire Department Access Road: All fire department access roadways shall have an all-weather driving surface, capable of supporting the load of fire apparatus, an unobstructed width of not less than 20 ft. and a minimum vertical clearance of at least 13 ft. 6 in. NFPA 1.18.2.3.5; NFPA 1.18.2.3.5.1.1 and NFPA 1.18.2.3.5.1.2. The minimum required widths and clearances shall be maintained at all times.
7. The minimum required width of a fire department access road shall not be obstructed by parking spaces or reduced in any manner.
8. Entrances to fire department access roads that have been closed with gates and barriers shall not be obstructed by parked vehicles.
9. Turning Radius: City of Orlando apparatus requires a turning radius dimension of 30 inside and 50 exterior and shall maintain the minimum 20ft. width. An auto-turn analysis is required for the radius turns indicated on the site plan. NFPA 1.18.2.3.5.3.1 and NFPA 1.18.2.3.5.3.2
10. 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
11. 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.

Waste Water

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:

1. A Civil/site utility plan showing connections point(s) to the public sanitary sewer shall be prepared by a Professional Civil Engineer and submitted with the construction plans for review and approval prior to building permit issuance.
2. The on-site private sanitary sewer needs to be inspected and protected prior to start of site work. If sewer pipe is found to be in disrepair or installed under substandard conditions, the pipe shall be removed and replaced per City standards.
3. 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).
4. 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.
5. 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.

Solid Waste

There is no clearly designated space for garbage and recycling containers in the attached plans.

Parks Design

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

Parks Planning

Seating, drinking fountain with both dog and people drinking facilities and other amenities should be added to the dog park to better serve dogs and owners.

Conditions of Approval

Parks Trees

No objections to this project moving forward. The project will impact a densely wooded area. An approved tree removal permit must be obtained from a parks department official prior to any trees being removed from the site. Tree removal will require mitigation by the replanting of all tallied inches of tree caliper removed from the site. A landscape plan can be submitted attached to the building permit for the project to reduce any fees associated with tree removal. A monetary payment can be paid into the tree fund for any remaining inches of caliper unable to replant due to the design of the project.

Informational Comments

Permitting

1. Contact the Bureau of Parks (407) 246-2283 for a tree removal permit before removing any 6" caliper or larger trees
2. The City Council Adopted the Engineering Standards Manual (ESM), Fifth Edition on April 18, 2016. All plans must conform to the ESM and all construction must be accomplished in accordance to the ESM.
3. All future elevation shown on a boundary/topographic survey shall use the North American Vertical Datum of 1988 (NAVD 88).
4. All new construction, change in use, additions, or redevelopments are required to submit a Concurrency Management application as a part of the building plan review process.
5. 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.
6. This project requires a Florida Department of Environmental Protection (FDEP) permit for the sanitary sewer system.
7. 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.
8. Fees – Parks – MF A Parks Impact Fee in the amount of \$825.00/unit shall be due at the time of building permit issuance.
9. 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.
10. For questions regarding Engineering or Zoning contact Keith Grayson at (407)246-3234 or keith.grayson@cityoforlando.net.
11. The Office of Permitting Services recommends approval of the proposed Master Plan, subject to the above listed conditions and requirements.
12. 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.
13. In accordance with City Code Section 28.6 (f) 1-3, the Office of Permitting Services is authorized to make a determination of approval/disapproval of refuse container sites.
14. In accordance with City Code Section 28.15, as approved by City Council on March 11, 2019, all new Multi-Family and Commercial developments are required to participate in the Recycling Program.
15. The enclosure (minimum 26' wide) must have a minimum opening of 12' wide for each side with a clear depth of 10' forward of any bollards within the enclosure. A straight 50' backup forward of the dumpster opening is required. Approval/disapproval of the use of commercial hand pick-up of refuse from any non-residential entity shall be determined solely by the Refuse Collection Bureau Staff.

Police

The Orlando Police Department has reviewed the plans for the MetroWest Westgate Apartments, 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 overlapping strategies in CPTED that apply to any development: Natural Surveillance, Natural Access Control, Territorial Reinforcement, Target Hardening, and Maintenance and Management. For questions regarding the Orlando Police Department plan review, please contact Terrence Miller at 407.246.2454 or terrence.miller@Orlando.gov.

Contact Information

Growth Management

For questions regarding Growth Management plan review, please contact Colandra Jones at 407.246.3415 or colandra.jones@orlando.gov.

Land Development

For questions regarding Land Development review, please contact Rosemary Culhane at 407.246.3422 or rosemary.culhane@orlando.gov.

Urban Design

For questions regarding Urban Design plan review, please contact Chris DeLoatche at 407.246.3624 or chris.deloatche@orlando.gov.

Transportation

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

Public Works

For questions regarding Engineering Site issues contact Jacqueline (Jackie) Dabney at jacqueline.dabney@orlando.gov or 407-246-3978.

Engineering/Zoning

For questions regarding Development Review contact Keith Grayson at 407.246.3234 or keith.grayson@orlando.gov.

Police

For questions regarding Police plan review, please contact Terrence Miller at 407.246.2454 or terrence.miller@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 Roy Eden at 407.246.3551 or roy.eden@orlando.gov.

Solid Waste

For questions regarding Solid Waste Plan Review issues contact Joseph England III at 407.246. or joseph.england@orlando.gov

Parks

For questions regarding Parks Plan Review issues contact Denise Riccio at 407.246.4249 or denise.riccio@orlando.gov.

For questions regarding Tree Review issues contact Ken Pelham at 407.246.4280 or kenneth.pelham@orlando.gov.

Water Reclamation

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 da-

Review/Approval Process—Next Steps

1. MPB minutes scheduled for review and approval by City Council on February 22, 2021
2. Plat.
3. Apply for Letter of Determination for appearance review and final site plan.
4. Building permits.