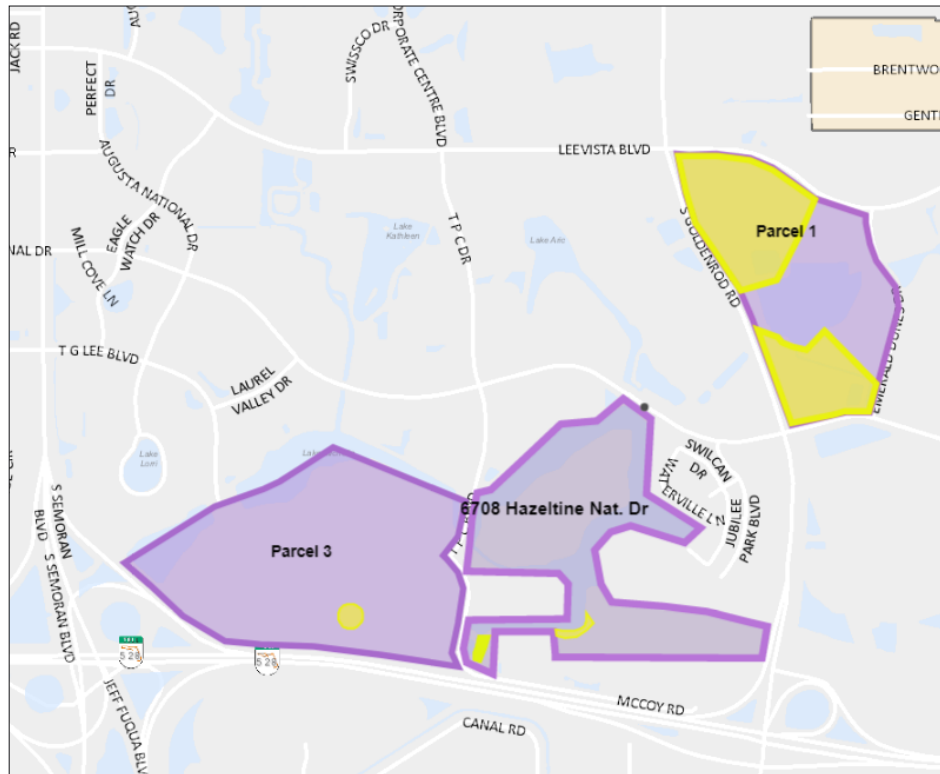


April 19, 2022
Staff Report to the
Municipal Planning Board

GMP2022-10005;
ZON2022-10004

LEE VISTA/AMBROSE

(PORTIONS OF PARCEL 1, 3 AND 6708 HAZELTINE NATIONAL DR.)



Location Map

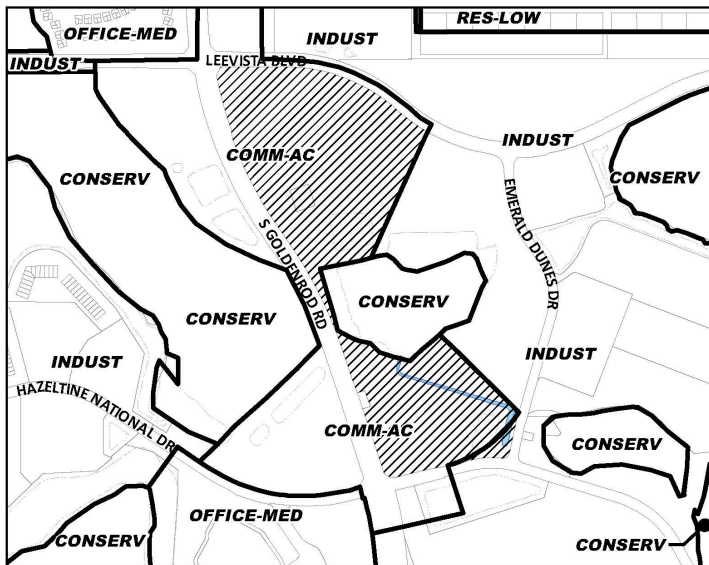


Parcel 1, 3 and 6708 Hazeltine
Portions subject to the amendment

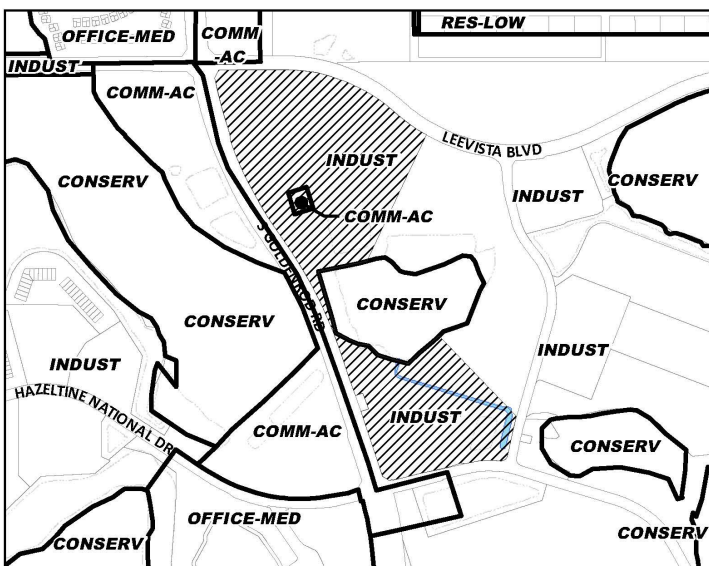
SUMMARY

<p>Owner FamLee Investment Co.</p> <p>Applicant Cecelia Bonifay, Akerman LLC</p> <p>Project Planner Yolanda Ortiz, Planner II</p> <p>Updated: April 11, 2022</p>	<p>Property Location: The subject property is generally located north of SR 528, south Lee Vista Blvd, east of Semoran Blvd. and west of Narcoossee Road. and consists of ±47.12 ac. of parcel 1; ± 0.87 ac. of parcel 3 and ± 2.31 ac. of 6708 Hazeltine National Dr. (PID: 30-23-26-0000-00-002, -006 and 30-23-27-0000-00-013; District 1 & 2).</p> <p>Applicant's Request:</p> <ol style="list-style-type: none"> 1) Change the Future Land Use designation for Parcel 1 (part of 1750 Lee Vista Blvd.) from COMM-AC/AN to I-P/AN; for Parcel 3 (part of McCoy Rd. parcel) from CONSERV to M-AC, and part of 6708 Hazeltine National Dr., from INDUST to CONSERV; 2) Change the Zoning designation for Parcel 1, in part from AC-1/AN to I-P/AN; for Par- 	<p>cel 3, in part from C/AN to AC-3/AN, and for 6708 Hazeltine Dr., in part from I-P/AN to C/AN.</p> <p>Staff's Recommendation: Approval of the request, subject to the conditions in this staff report.</p> <p>Public Comment Courtesy notices were mailed to property owners within 400 ft. of the subject property on the first week of April 2022. 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



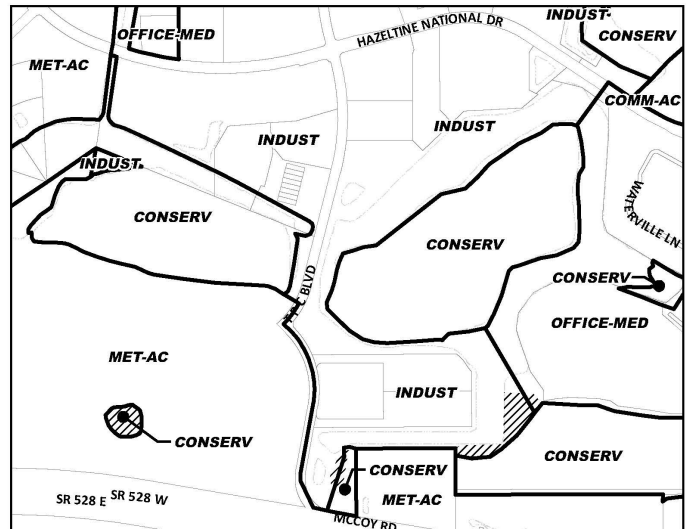
Future Land Use - Existing GMP2022-10005A



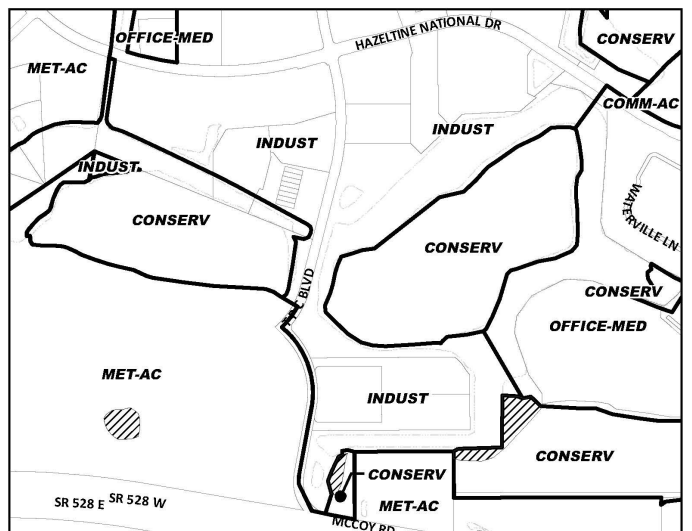
Future Land Use - Proposed GMP2022-10005A

Parcel 1

Parcel 3 and 6708 Hazeltine Nat Dr.

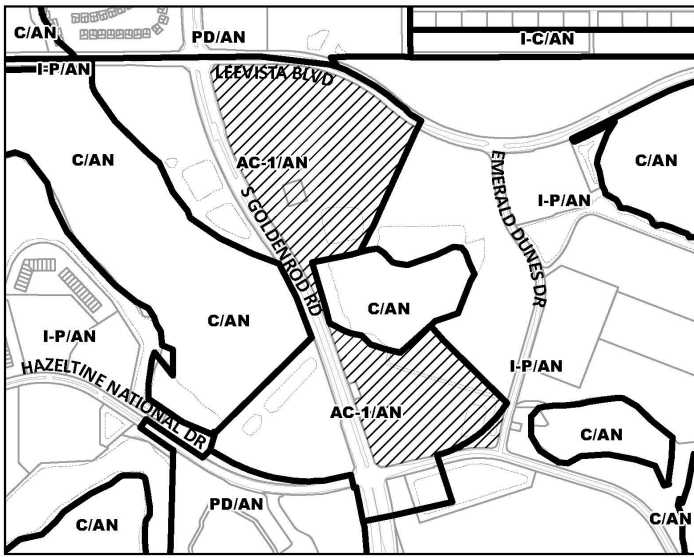


Future Land Use - Existing GMP2022-10005B



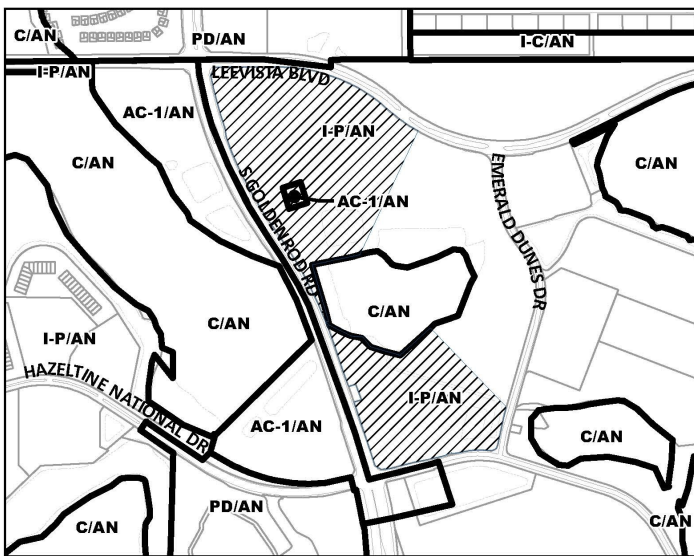
Future Land Use - Proposed GMP2022-10005B

Zoning Map



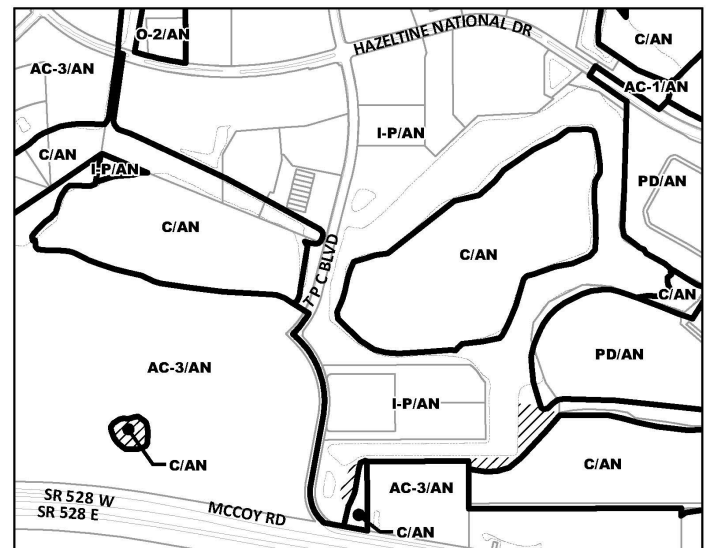
Parcel 1

Zoning - Existing ZON2022-10004A

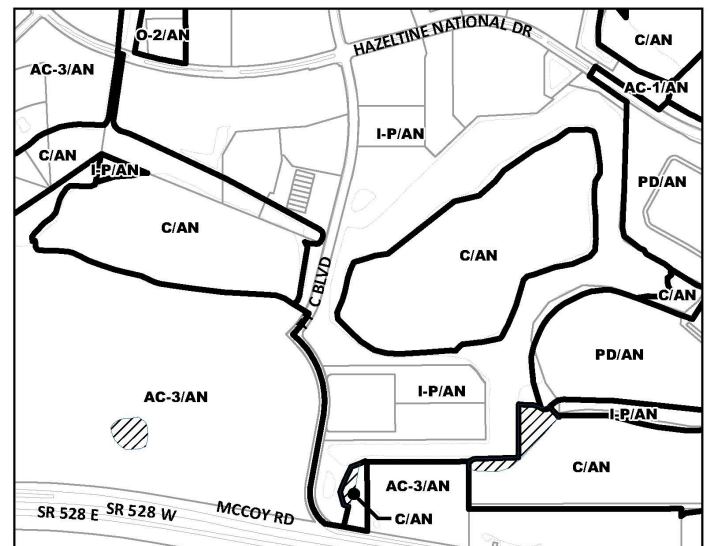


Zoning - Proposed ZON2022-10004A

Parcel 3 and 6708 Hazeltine Nat Dr.



Zoning - Existing ZON2022-10004B



Zoning - Proposed ZON2022-10004B

PROJECT ANALYSIS

Project Description

The subject property is generally located north of SR 528, south Lee Vista Blvd, east of Semoran Blvd. and west of Narcoossee Road and consists of ±47.12 acres of parcel 1, ± 0.87 acres of parcel 3 and ± 2.31 acres of 6708 Hazeltine National Dr. with PID: 30-23-26-0000-00-002, -006 and 30-23-27-0000-00-013 within Commissioner District 1 & 2.

The applicant is requesting an amendment to the Growth Management Plan to change the future land use designation for Parcel 1 (± 47.12 ac. of 1750 Lee Vista Blvd.) from COMM-AC/AN to I-P/AN; for Parcel 3 (± 0.87 ac. of McCoy Rd. parcel) from CONSERV to M-AC, and for ± 2.31 acres of a portion of 6708 Hazeltine National Dr., from INDUST to CONSERV; and to change the zoning designation for Parcel 1 from AC-1/AN to I-P/AN; for Parcel 3, in part from C/AN to AC-3/AN, and for 6708 Hazeltine Dr., in part from I-P/AN to C/AN. The undeveloped parcels are part of a larger proposed industrial project, Lee Vista Warehouses, see cases (MPL2022-10010 & 10014).

Existing Future Land Use = COMM-AC, CONSERV, INDUST, MET-AC Proposed Future Land Use= CONSERV, INDUST, MET-AC
Existing Zoning = AC-1/AN, C/AN, I-P/AN, AC-3/AN Proposed Zoning= C/AN, I-P/AN, AC-3/AN

Project Context

Located north of SR 528, south Lee Vista Blvd, between Semoran Blvd. and Narcoossee Road the surrounding area has traditionally been developed with industrial uses, hotels, retail and related uses. To the north of parcel 1, locates Simcom Aviation training center and Acaria Health facilities, both part of the Orlando Corporate Center Planned Development, to the south a Publix Warehouse Distribution Center and to the east Timberlake Cabinetry, Goodman Distribution, and other industrial uses. To the west of parcel 3, locates a church, and various hotels at the intersection with Semoran Blvd. The future land use designation, zoning and surrounding uses are shown in Table 1, below. The proposed use for the development of warehouses on the site is a compatible use with the surroundings.

Table 1—Project Context			
	Future Land Use	Zoning	Surrounding Use
North	INDUST;MET-AC;COMM-AC	I-P/AN; AC-3/AN; AC-1/AN; PD/AN	Simcom, Orlando Corporate Center Planned Development
East	INDUST	I-P/AN	Timberlake Cabinetry, Godman Distribution and other industrial uses
South	INDUST	I-P/AN	Publix Warehouse Distribution Center
West	INDUST;CONSERV	I-P/AN; C/AN	Wetland area, Redimidos por Dios Church, Hensel Construction, and other industrial uses.

Conformance with the Growth Management Plan- Land Development Code (LDC) (Sec. 65.397).

"In their review of Growth Management Plan Amendment applications, the Municipal Planning Board and City Council shall consider the following factors:

- *State Comprehensive Plan (Florida Statutes Chapter 187);*
- *East Central Florida Comprehensive Regional Policy Plan;*
- *F.A.C. ch. 9J-5;*
- *Florida Statutes ch. 163, Part II;*
- *City's adopted Growth Management Plan;*
- *Changed Conditions;*
- *Land Use Compatibility;*
- *Adequate Public Facilities."*

State Comprehensive Plan (Florida Statutes Chapter 187)

Chapter 187 of the Florida Statutes, is the State Comprehensive Plan adopted with its specific goals and policies as it relates to land use, public facilities, transportation, government efficiency among others. The proposed GMP amendment is in compliance with the State Comprehensive Plan.

East Central Florida Comprehensive Regional Policy Plan

The proposed GMP amendment is in compliance with the East Central Florida Comprehensive Regional Policy Plan, as it does not adversely impact the regional approach to development and sustainability for the region.

F.A.C. Ch. 9J-5

The proposed GMP amendment is in compliance with the Florida Administrative Code and the Florida Administrative Register, as it complies with the minimum criteria for review of Local Government Comprehensive Plan and Plan Amendments, Evaluation and Land Development regulations.

Florida Statutes Ch. 163, pt. II

The proposed GMP amendment is in compliance with the Florida Statutes, Chapter 163 Part II, and Section 163.3187, that stated the process for adoption of a small scale comprehensive plan amendment to the official Future Land Use Map. The project is in compliance, as it is considered a small scale development activity, site of less than 50 acres. According to Chapter 163, it requires one public hearing for adoption, there is a 30 days period for appeals, they become effective 31 days after adoption, if not challenge.

City's Growth Management Plan

Figure LU-1 of the Growth Management Plan, established the standards for future land use categories. The applicant is requesting on the property a Land Use designation of Industrial, Metropolitan Activity Center and Conservation. According to the referred figure the standards for the districts are:

INDUSTRIAL:

Maximum Intensity 0.70 FAR

Minimum Intensity: none

Allowable uses included: Industrial, Office, and Public Recreational and Institutional.

METROPOLITAN ACTIVITY CENTER:

Maximum Intensity 200 units/ac and or 3.0 FAR Minimum Intensity: 30 units/ac and or 0.75 FAR

Allowable uses included: Residential, Industrial, Office, Commercial and Public Recreational and Institutional.

CONSERVATION:

Maximum Intensity: 1 unit/5ac. 0.05 FAR

Minimum Intensity: none

Allowable uses included: conservation, recreational (passive parks and trails only)

The proposed GMP amendment and the proposal for the site, is in compliance with the Growth Management Plan, uses and densities of the requested districts.

LDC Sec. 65.393. - Zoning Map Amendment Required

"Any amendment to the Official Future Land Use Map which requires a zoning map amendment shall require an application for zoning map amendment to be submitted in accordance with Ch. 65, Part 2I of the Land Development Code, unless waived by the Planning Official. The zoning map amendment shall be submitted at the time of application for the Growth Management Plan amendment".

The proposed project complies with section 65.393, as concurrent zoning map amendment was submitted by the applicant, and is part of this analysis. The application includes a zoning change in the property, bringing the designations into compliance with their corresponding Future Land Use.

Subarea Policies: Policy 1.2.4 states criteria for a new or an expansion of an activity center. This proposal is in compliance with the policy as it expands the activity center by approximately 0.87 acres in parcel 3, however reduces dramatically the activity center in parcel 1 by 47.12 acres. There is availability of thoroughfares in the area to support the modest increase of the activity center in parcel 3.

Changed Conditions

The uses surrounding the site include mixed uses with mainly industrial, and commercial. The proposed GMP amendment conforms with the current conditions of the neighboring properties. The undeveloped parcels are part of a larger industrial development, Lee Vista Warehouses, and are surrounded by similarly zoned industrial properties, so the development is appropriate for the area.

Land Use Compatibility

The subject property is consistent and compatible with the land uses around the site, see Table 1, on previous page.

Adequate Public Facilities

State law requires the City to performed a public facilities evaluation for GMP amendments that would increase the allowable density of a property. The proposed GMP amendment includes changing the Future Land Use Map from Community Activity Center (COMM-AC) that allows a density/intensity of 40 units/ac and or 0.70 FAR (floor area ratio) to Industrial (INDUST) that allows 0.70 FAR. From Conservation (CONSERV) with 1 unit/5ac and/or 0.05 FAR to Metropolitan Activity Center (MET-AC) that allows a density/intensity of 30-200 du/acres and/or 0.75-3.0 FAR, and from INDUST (0.70 FAR) to CONSERV (0.05 FAR). This evaluation assumes that the property is developed at the maximum intensity and density allowed by each future land use category. Typically, sites are developed at a lesser intensity, so these impacts represent an upper limit, rather than a true projection of demand.

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

Projected Demand

Evaluation 1- This evaluation considered the impact of developing the site at the maximum density/intensity permitted by the existing future land use designation of:

COMM-AC on ±47.12 acres @ 40 units/ac and/or 0.70 FAR= 1,884 units and 1,436,782 sq.ft. commercial
 CONSERV on ±0.87 acres @ 1du/5ac= 0 units/0 FAR
 INDUST on ±2.31 acres @0.70 FAR= 70,436 sq ft of industrial

Evaluation 2- This evaluation considered the impact of developing the site at the maximum density/intensity permitted by the proposed FLU:

INDUST on ±47.12 ac@ 0.70 FAR= 1,436,782 sq.ft
 MET-AC on ±0.87 ac@200du/acres and/or 3.0 FAR= 174 units and 113,697 sq ft of commercial
 CONSERV on ±2.31 @ 1du/5ac= 0 units=/ 0 FAR

The result is a decrease of 1,710 residential units and ±1.4m sq ft of commercial space, but an increase of ±1,436,782 sq.ft of industrial uses, and an increase in the conservation designation of ±1.44 acres.

The amount of development included in the evaluations above translates to a total project demand for public facilities shown in the Table 2, below. Details about how the above impacts were calculated are available in the City's Capacity Availability Report.

Table 2– Demand for Public Facilities

	Potable Water (GPD)	Wastewater (GPD)	Comm. Parks (Acres)	Neigh. Parks (Acres)	Transportation (Trips)
Evaluation #1	563,582	487,270	4.90	2.83	68,029
Evaluation #2	365,673	215,707	0.45	0.26	11,644
Net Increase (Decrease)	(197,909)	(271,564)	(4.45)	(2.57)	(56,385)

Potable Water, Wastewater and Parks

The table 3, summarizes available capacity, existing demand, projected increases in demand from city-wide growth, projected increases in supply (such as from construction of a new facility) and the maximum demand expected from this GMP amendment. The proposed amendment will not adversely impact the city's level of service for potable water, wastewater, transportation and parks as no residential development is proposed. Potable water will be provided by the Orlando Utilities Commission.

Table 3– Capacity, Demand, Supply and Impact of proposed GMP

	Potable Water (MGPD)	Wastewater (MGPD)	Comm. Parks (Acres) for CPS 4	Neigh. Parks (Acres) for NPSA 18
Capacity	100.10	52.16	210.13	2.82
Reported Demand— 2021	83.69	41.51	105.59	8.57
Projected increase in Demand 2022-2026	4.55	2.75	7.94	1.82
Projected increase in Supply 2022-2026	0.00	0.00	0.00	0.00
Demand from GMP2022-10005	(0.20)	(0.27)	(4.45)	(2.57)
Net Available Capacity	12.06	8.17	101.05	(5.01)

Stormwater, and Solid Waste

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

Environmental

The Growth Management Plan Conservation Element Policy 1.4.1. states that "all projects requiring Municipal Planning Board or City Council review shall provide an environmental assessment. However, the City shall determine if the submittal is appropriate on a case by case basis." Areas exempt from this requirement includes those located within the "Urbanized Disturbed Lands", Figure C-1 of the GMP, Conservation Element. The subject property lies outside the Urbanized Disturbed Lands, so it is subject to an environmental assessment.

As mentioned, the subject site is part of a larger development, the Lee Vista Warehouse, which already has an approved permit from the St. Johns River Water Management District. Permit no. 12-095-0024 SM3 was approved with an expiration date of 2025. All wetland lines and impacts are identified in the permit and all the mitigation activities has been performed in conformance with the approval and conditions from the SJRWMD. Parcel 3 is consistent with the permit with the exception of 0.±87 acres that were excluded from the permit, but subject to this GMP amendment. So, the applicant is proposing to submit to the SJRWMD a revision of the permit in order to include the ±0.87 acres of wetland for consideration of its removal. The action will be included as a condition of approval of this report, and the applicant must provide all authorizations from the SJRWMD before adoption of the GMP ordinance, and before any impact occurs on the parcel.

Flood Zone

According to the FEMA flood zones map of 2008, the site subject to this amendment is mainly within the Zone A or areas subject to inundation by the 1-percent-annual-chance flood event generally determined using approximate methodologies, because detailed hydraulic analyses have not been performed, or Base Flood Elevations (BFEs). The project shall comply with the LDC, Chapter 63, Part 2 C as it relates to Floodplains.

Conformance with the Land Development Code (LDC)

The applicant is requesting the rezoning of the property, from the existing AC-1/AN to I-P/AN, C/AN to AC-3/AN and I-P/AN to C/AN with the Aircraft Noise overlay district. The proposed zoning designations are consistent with the purposes of the districts as described in our Land Development Code, Chapter 58, Part 2, and summarized below:

"The I-P district is intended to provide high standards of design, land use intensity and open space, to promote industrial development and related business service uses".

"The -C- Conservation District is established for the purpose of identification, protection, preservation and the beneficial use of environmentally sensitive lands. It is intended that this district shall not be a holding category for land, but rather, a terminal category to insure that the present and future residents of the City of Orlando shall be able to enjoy the benefits of the natural environment".

“AC-3 Metropolitan Activity Center District. The AC-3 district is intended to provide for large concentrated areas of residential, commercial, office, industrial, recreational and cultural facilities at a scale which serves the entire metropolitan area, and at the highest intensities to be found anywhere outside of Downtown Orlando.”

Transportation

The City has adopted a Transportation Concurrency Exemption Area (TCEA) citywide, Figure TE-3 of the GMP Transportation Element, and the subject property is included. The proposed amendment is expected to generate a significantly less amount of trips per day as rates for industrial uses are lower than the rates for commercial uses.

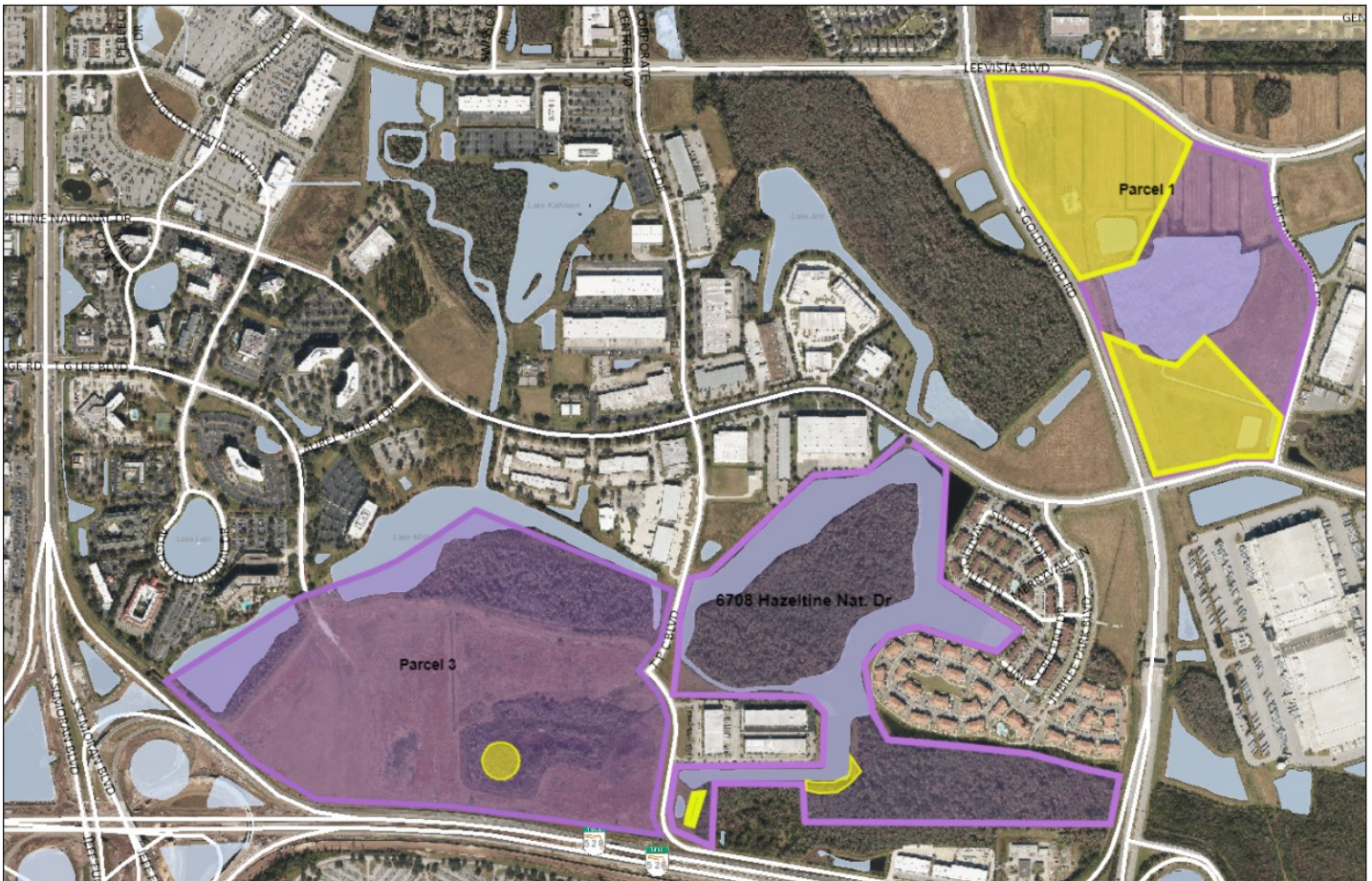
Capital Improvement Program

The City has no Capital Improvement Program (CIP) projects in the vicinity of the subject property, see Figure CI-14 of the GMP, Capital Improvement Element.

School Impacts

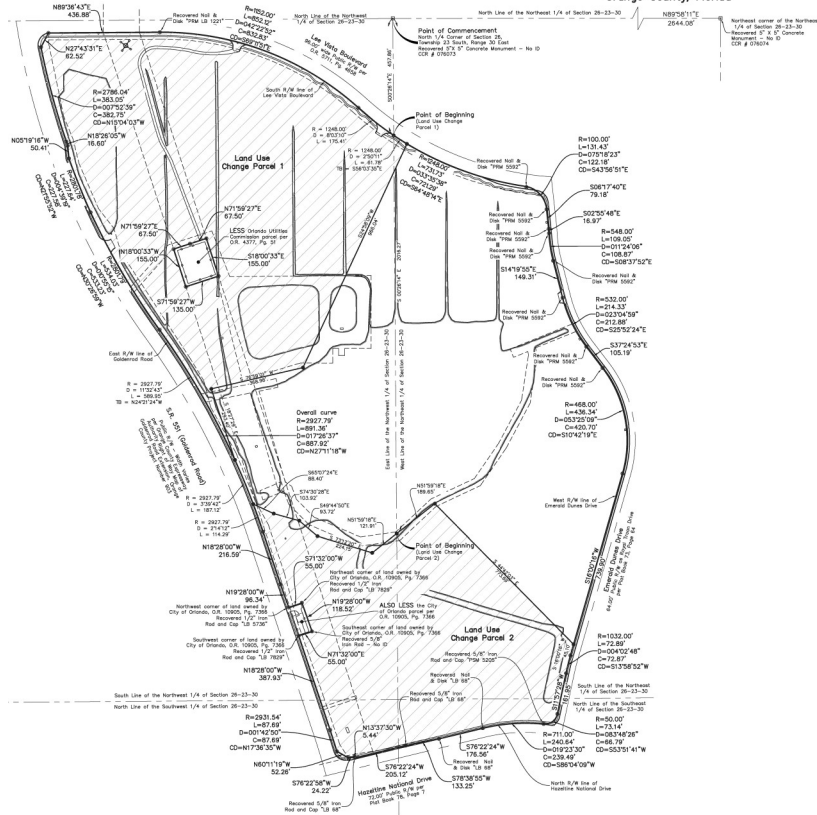
No residential uses are proposed.

AERIAL PHOTO 2021

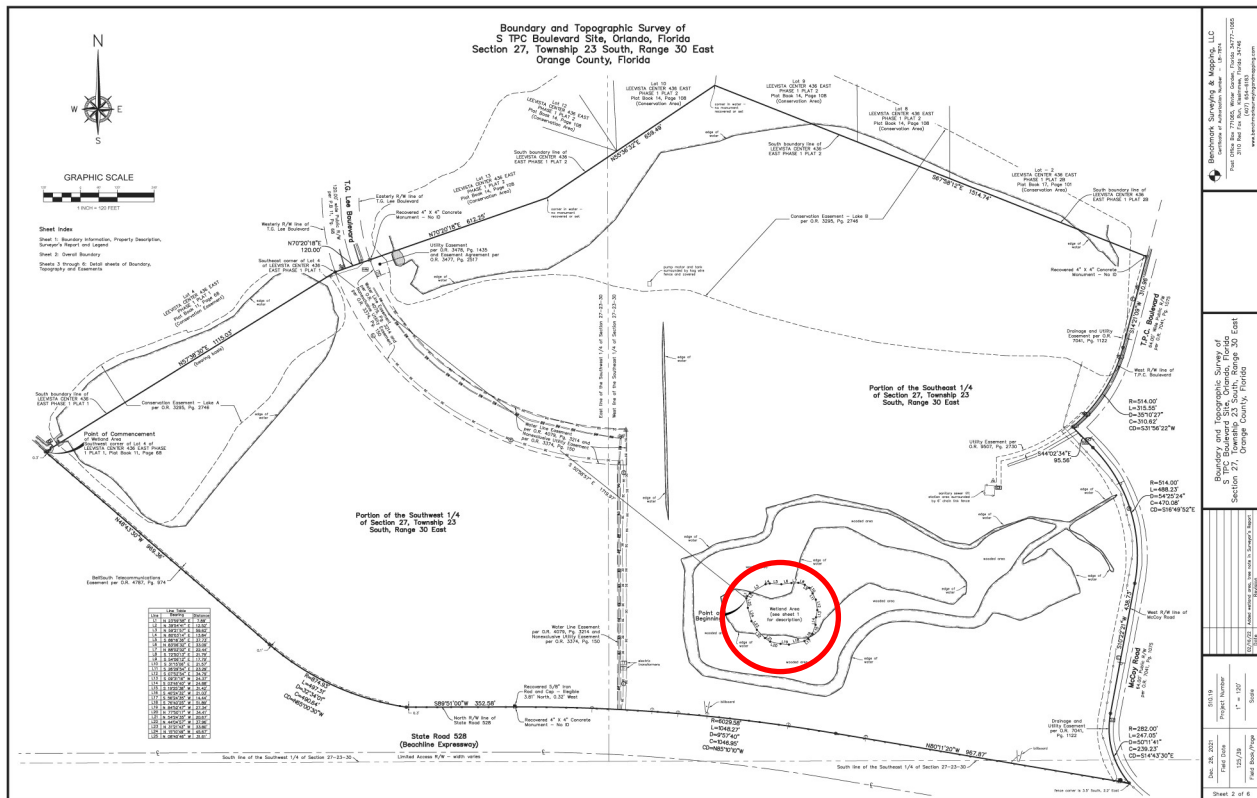


SURVEY (PARCEL 1- HATCH AREAS)

Boundary and Topographic Survey of
7150 Lee Vista Boulevard, Orlando, Florida
Section 26, Township 23 South, Range 30 East
Orange County, Florida

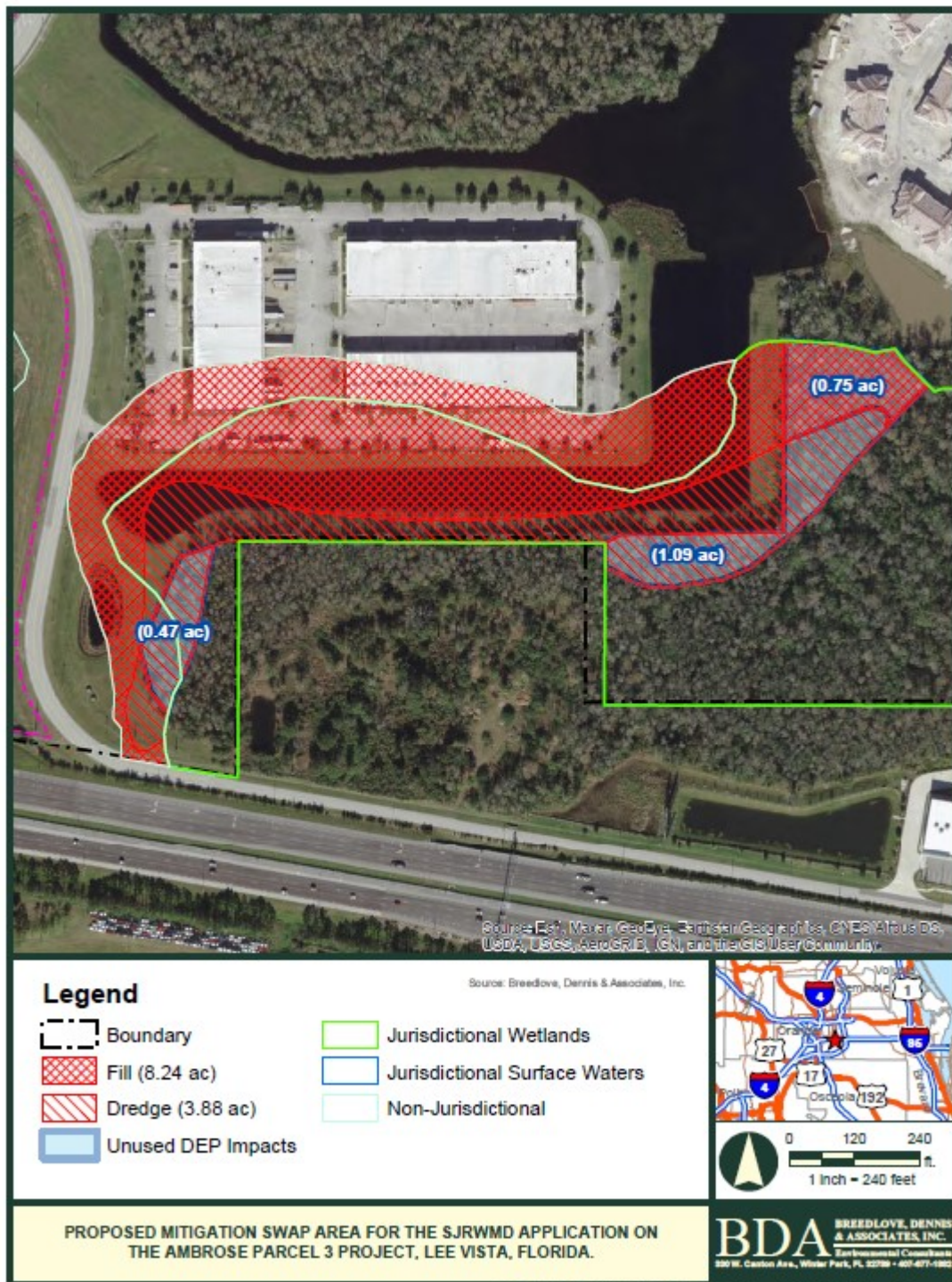


PARCEL 3

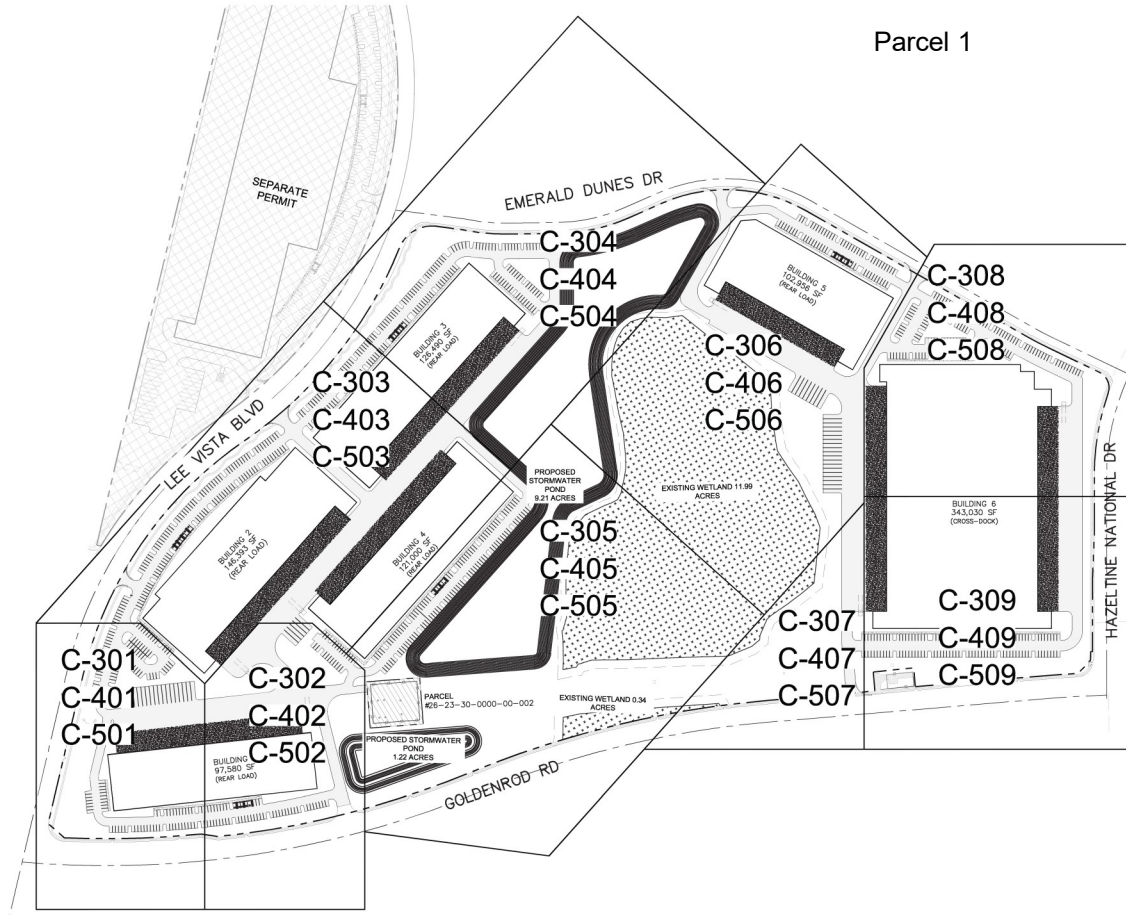
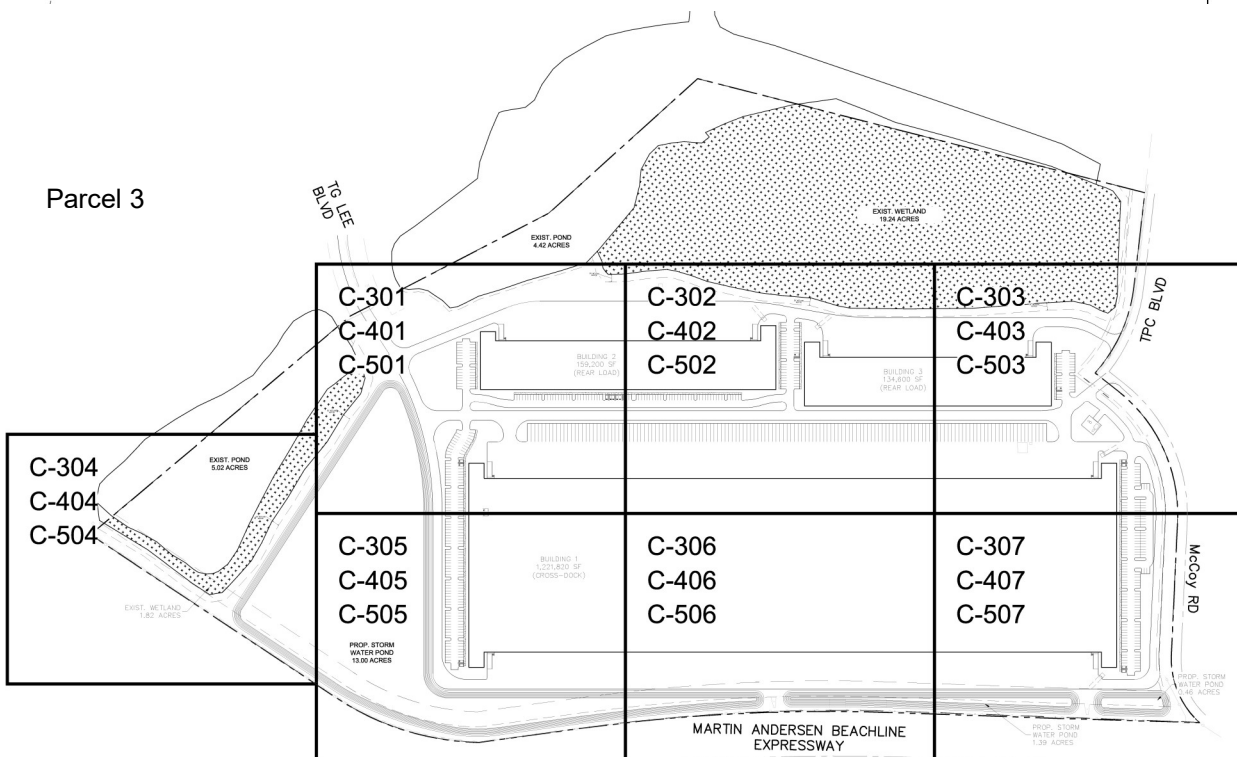


SURVEY CONT.

PORTIONS OF 6708 HAZELTINE NATIONAL DR.



SITE PLAN (MPL2022-10010 AND 10014)



SITE PICTURES



Site– Fronting Goldenrod



Site– Fronting Lee Vista Blvd.

FINDINGS

Subject to the conditions contained herein, the proposal is consistent with the requirements for approval of the proposed Growth Management Plan amendment, and rezoning applications proposal contained in Chapter 65 of the Land Development Code:

1. The proposal is consistent with the State Comprehensive Plan (Chapter 187, Florida Statutes).
2. The proposal is consistent with the East Central Florida Strategic Policy Plan.
3. The proposal is consistent with the provisions of Chapter 163, Part II, Florida Statutes.
4. The proposed amendment and rezoning is consistent with the City's Growth Management Plan.
5. The proposed amendment and rezoning is consistent with the Land Development Code.
6. The proposed amendment and rezoning is consistent with the surroundings and neighborhood.
7. 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 the GMP2022-10005 and ZON2022-10004 subject to the conditions below:

CONDITIONS OF APPROVAL

CITY PLANNING

Recommend Approval with Conditions

1) GENERAL CODE COMPLIANCE AND CONSISTENCY- The proposed FLU amendment and rezoning shall be consistent with the conditions in this report, the requirements of the Land Development Code, the Growth Management Plan 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.

2) DENSITY OF DEVELOPMENT- Development of the subject property at densities/intensities higher than what is permitted by the current zoning designation's shall not be permitted prior to the effective date of this GMP amendment and rezoning.

3) DEVELOPMENT PERMIT- As provided by subsection 166.033(5), Florida Statutes, issuance of a development permit by a municipality does not in any way create any right on the part of an applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the municipality for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. In accordance with subsection 166.033(5), Florida Statutes, it is hereby made a condition of this permit that all other applicable state or federal permits be obtained before commencement of the development.

4) ENVIRONMENT- The applicant shall provide to the City a copy of the updated permit by the St. Johns River Water Management Division, regarding the ±0.87 wetland on Parcel 3 on McCoy Road.

5) Master Plan approval is required prior to development.

INFORMATIONAL COMMENTS

DEPARTMENT OF TRANSPORTATION

Recommend for Approval

The Transportation Department is supportive of the Future Land Use amendment without further comment or condition.

DEVELOPMENT REVIEW

Recommend for Approval with Conditions

At the time of future Board Action or Development, the property will be subject to the following condition and/or requirements:

The Orlando City Council approved a Resolution at the January 27, 1997 City Council Meeting. Section 61.226 of the City's Land Development Code provides for a Street Tree Trust Fund. The developer is responsible for the installation of street trees prior to final of the building permit. The street tree speciation's are 12'-14' height of canopy tree.

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.

All future elevation shown on a boundary/topographic survey shall use the North American Vertical Datum of 1988 (NAVD 88).

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.

This property is required to plat in accordance with Section 65.401 of the City's Land Development Code prior to the issuance of building permits.

Contact the Bureau of Parks (407) 246-2283 for a tree removal permit before removing any 6" caliper or larger trees.

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.

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.

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.

The owner/developer is required to design and construct an on-site storm water system. Approval from St John River Florida Water Management District is required. The system is to be privately owned and maintained. Approval from the Army Corp of Engineers is required for any alteration to the existing wetlands on site.

The Office of Permitting Services recommends approval of the proposed Rezone, subject to the above listed conditions and requirements. 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.

POLICE DEPARTMENT

Recommend Approval

The Orlando Police Department encourages the applicant to apply 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@cityoforlando.net.

PARKS AND RECREATION

Recommend Approval with Conditions

Project may impact scattered trees on parcels. A 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 inches of tree caliper removed from the site. A monetary payment can be made into tree fund for inches of caliper unable to replant due to the design of the project. Landscape plans can be submitted to reduce the fees associated with tree removal. No objection to this project moving forward for further consideration.

PUBLIC WORKS

Recommend Approval with Conditions

Be advised both parcels 1 and 3 are partially located within FEMA Zone A SFHAs (floodplains). The future land use conversion of parcels 1 and 3 from community activity center to industrial, and conservation to metropolitan activity center, respectively, will result in increased stormwater runoff from both parcels. Expect a larger percentage of parcel area to be designated to stormwater management facilities because of the presence of the FEMA flood zones and the increase in percentage of impervious area.

Be advised there is a 135' OUC easement that runs the length of parcel 1. There is also a City drainage easement located on parcel 1. Be advised there is a water line easement that runs through parcel 3.

Please note the following will need to be addressed and met during the Engineering permit review process: - Per Section 7.01 of the City's ESM, any proposed project to be built in the City of Orlando which alters the existing topographic characteristics will be required to provide stormwater treatment. When applying for an Engineering Permit, please submit a drainage report to demonstrate the capacity of the proposed storm system for this development. Please be advised that a SFWMD [or SJRWMD, check which] permit will be required prior to commencement of work. - 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." - 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. - 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. - 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. - All proposed and existing sidewalk that is touched during construction will need to be updated to the newest ADA requirement. - 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. For questions regarding Engineering Site issues contact Kyle Staats at kyle.staats@cityoforlando.net.

FIRE DEPARTMENT

Recommend Approval with Conditions

TRC fire code site review of conceptual designs is preliminary in nature as such, the comments posted are not official determinations. The intent of comments provided is to alert designers to conditions and/or other considerations that require a deeper consideration of the FFPC, Florida Fire Code: NFPA 1.18, State administrative requirements and City Fire Municipal Code (Chapter 24) when finalizing the design for formal plan review. The architectural design of the building, floor plans, life safety egress system, fire protection systems, and fire department access will be reviewed in detail for State, Fire Code, FFPC and City Fire Code compliance at the time of permit application for formal plan review of 100% drawings. DAS (Distributed Antenna System) Requirement. Florida Statute 633.202 (18) The authority having jurisdiction shall determine the minimum radio signal strength for fire department communications in all new high-rise and existing high-rise buildings. [NFPA 1.11.10, NFPA 101.11.8; NFPA 1.20.16] Existing buildings are not required to comply with minimum radio strength for fire department communications and two-way radio system enhancement communications as required by the Florida Fire Prevention Code until January 1, 2022. However, by December 31, 2019, an existing building that is not in compliance with the requirements for minimum radio strength for fire department communications must apply for an appropriate permit for the required installation with the local government agency having jurisdiction and must demonstrate that the building will become compliant by January 1, 2022.

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 Manual Suppression: any portion of the building or exterior wall of the first story shall be located not more than 150 ft. from the fire department access road as measured by an approved route around the exterior of the building or facility. The distance can be increased to 450ft. if the building is protected by an automatic sprinkler system. [NFPA 1.18.2.3.2.2 and NFPA 1.18.2.3.2.2.1]

Approved Turnaround: an approved turnaround shall be provided for fire apparatus where an access road is a dead end in excess of 150 ft. When a dead end road will not accommodate an approved t-turn or turn-a-bout a minimum width of 25 ft. will be required. The turnaround shall be the minimum 20ft. width of the fire department access road and sized for the dimensions of the largest OFD apparatus. Use of areas subject to obstruction by vehicles such as loading docks and parking garages are prohibited. Acceptable turnarounds can include T-turn, Y-turn or cul-de-sac (designs and dimensions are subject to the approval of Orlando Fire Department). See Exhibits in NFPA Fire Code handbook. NFPA 1.18.2.3.5.4 Fire Department Access Road: All fire department access roadways shall have an all-weather driving surface, capable of supporting the load of fire apparatus, an unobstructed width of not less than 20 ft. and a minimum vertical clearance of at least 13 ft. 6 in. NFPA 1.18.2.3.5; NFPA 1.18.2.3.5.1.1 and NFPA 1.18.2.3.5.1.2. The minimum required widths and clearances shall be maintained at all times. The minimum required width of a fire department access road shall not be obstructed by parking spaces or reduced in any manner. Entrances to fire department access roads that have been closed with gates and barriers shall not be obstructed by parked vehicles. Turning Radius: City of Orlando apparatus requires a turning radius dimension of 30 inside and 50 exterior and shall maintain the minimum 20ft. width. An auto-turn analysis is required for the radius turns indicated on the site plan. NFPA 1.18.2.3.5.3.1 and NFPA 1.18.2.3.5.3.2

Multiple Access Roads: All site designs shall indicate fire department roads that access two sides of a structure. NFPA 1.18.2.3.3 **Water Supply:** All site plans shall indicate the location of fire hydrants. All portions of an unsprinklered building must be within 300 ft. distance of a fire hydrant. All portions of a sprinklered building must be within 500 ft. distance of a fire hydrant. Residential properties are required to indicate a hydrant within 500 ft. of the residence and street width for the fire department access. City Code Chapter 24.30; NFPA 1.18.3

Needed Fire Flow: The required fire flow for commercial structures shall be determined as specified in the standard: Determination of Required Fire Flow as published by the Insurance Services Office (ISO). The fire flow for a building when sprinkler protected in accordance with NFPA 13 will be calculated at 50% of a non-sprinkler protected building, but shall not be less than 1000 gpm. Calculations and a water supply analysis shall be provided to demonstrate delivering of fire flow.

CONTACT INFORMATION

Growth Management

For questions regarding Growth Management plan review, please contact Yolanda Ortiz at (407) 246-3792 or yolanda.ortiz@orlando.gov.

Transportation

For questions regarding Transportation Planning plan review, please contact Jacques Coulon at 407-246-2293 or Jacques.coulon@orlando.gov.

Development Review

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

Public Works

For questions regarding Public Works plan review, please contact Kyle Staats at kyle.staats@orlando.gov.

Police

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

Fire

For any questions regarding Fire review, please contact Kermit Johnson at 407.246.2676 or 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.

Parks

For questions regarding Parks plan review issues contact Condredge Mallory at 407-246-3857 or condredge.mallory@orlando.gov.

REVIEW/APPROVAL PROCESS—NEXT STEPS

1. MPB minutes scheduled for review and approval by City Council.
2. Review by the City Attorney's Office and Ordinance.
3. 1st reading of the Ordinance.
4. 2nd reading/adoption of the Ordinance.
5. GMP package sent to the Florida Department of Economic Opportunity (DEO) for review.