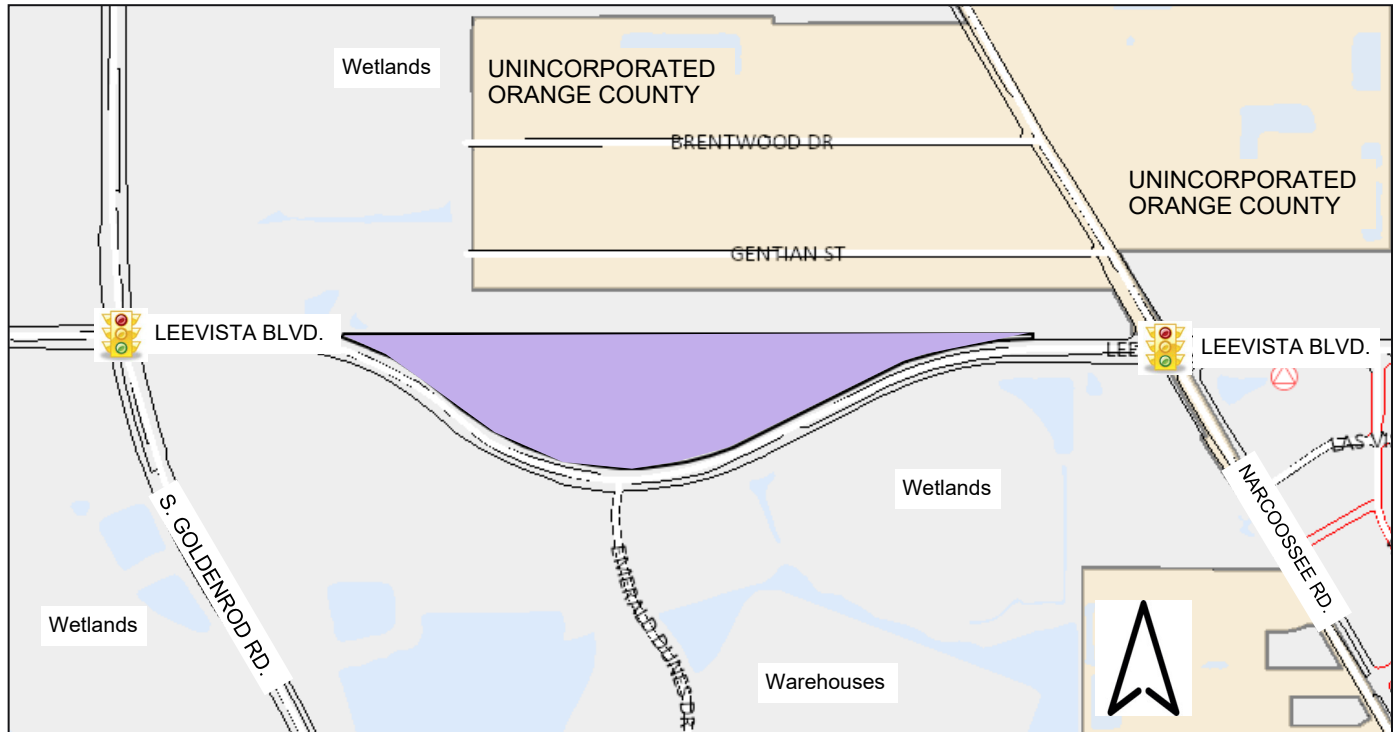


LEE VISTA WAREHOUSE #2 MPL

7533 LEEVISTA BLVD.



Location Map



Subject Site

SUMMARY

Applicant

Cecelia Bonifay
Akerman Law Firm

Owner

Famlee Investment Co.

Project Planner

Jim Burnett, AICP

Property Location: 7533 Leevista Blvd. (north side of Leevista Blvd. between S. Goldenrod Rd. and Narcoossee Rd., all south of Marketplace Dr.) (parcel #26-23-30-0000-00-001, ±21.3 acres), District 1.

Applicant's Request: Master Plan approval to construct a speculative warehouse totaling ±294,700 sq. ft., to be located on a 21.3-acre parcel in the Airport North neighborhood. The property is zoned I-P/AN.

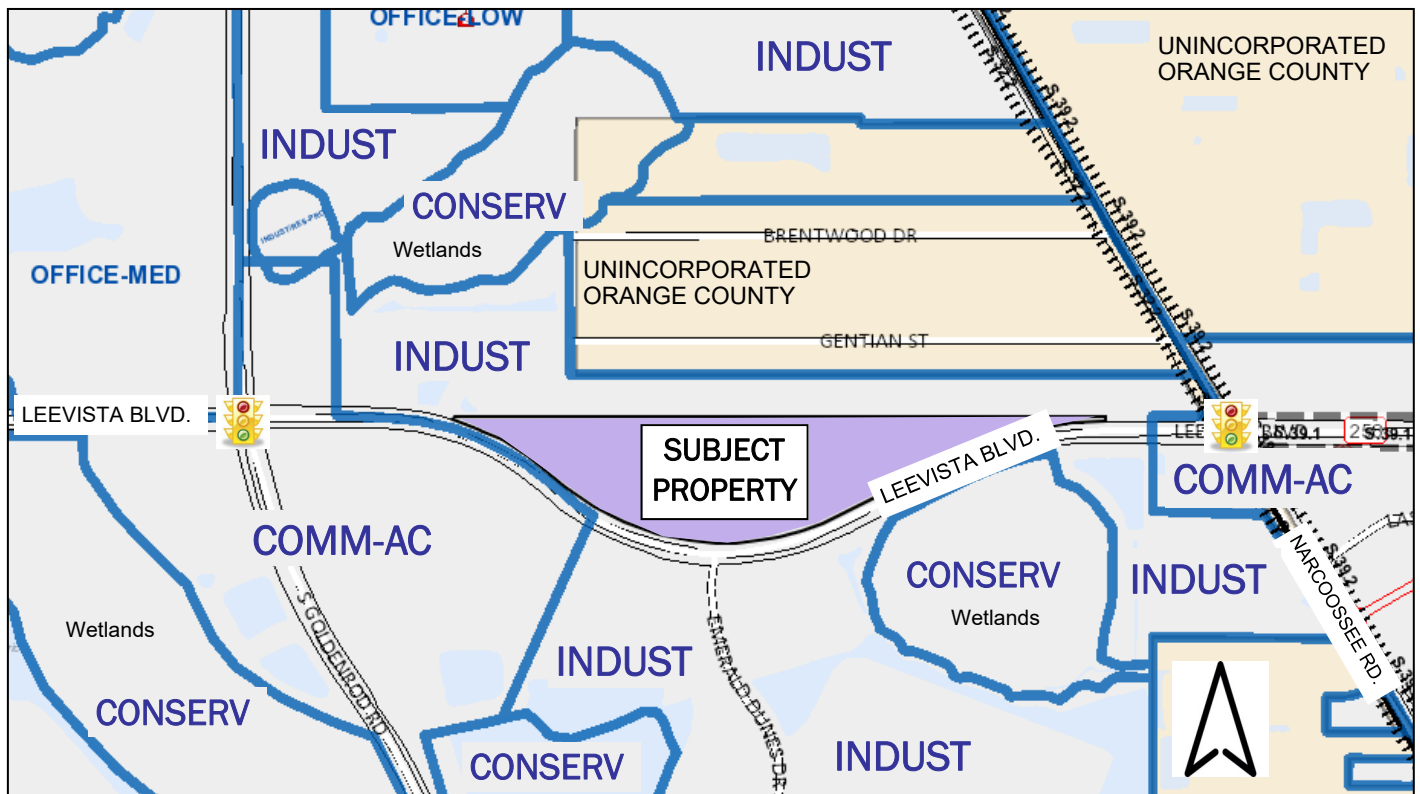
tions in this staff report.

Public Comment: Courtesy notices were mailed to property owners within 300 ft. of the subject property the week of April 4, 2022. As of the mailout of the staff report, Staff has received no inquiries relative to the Master Plan request.

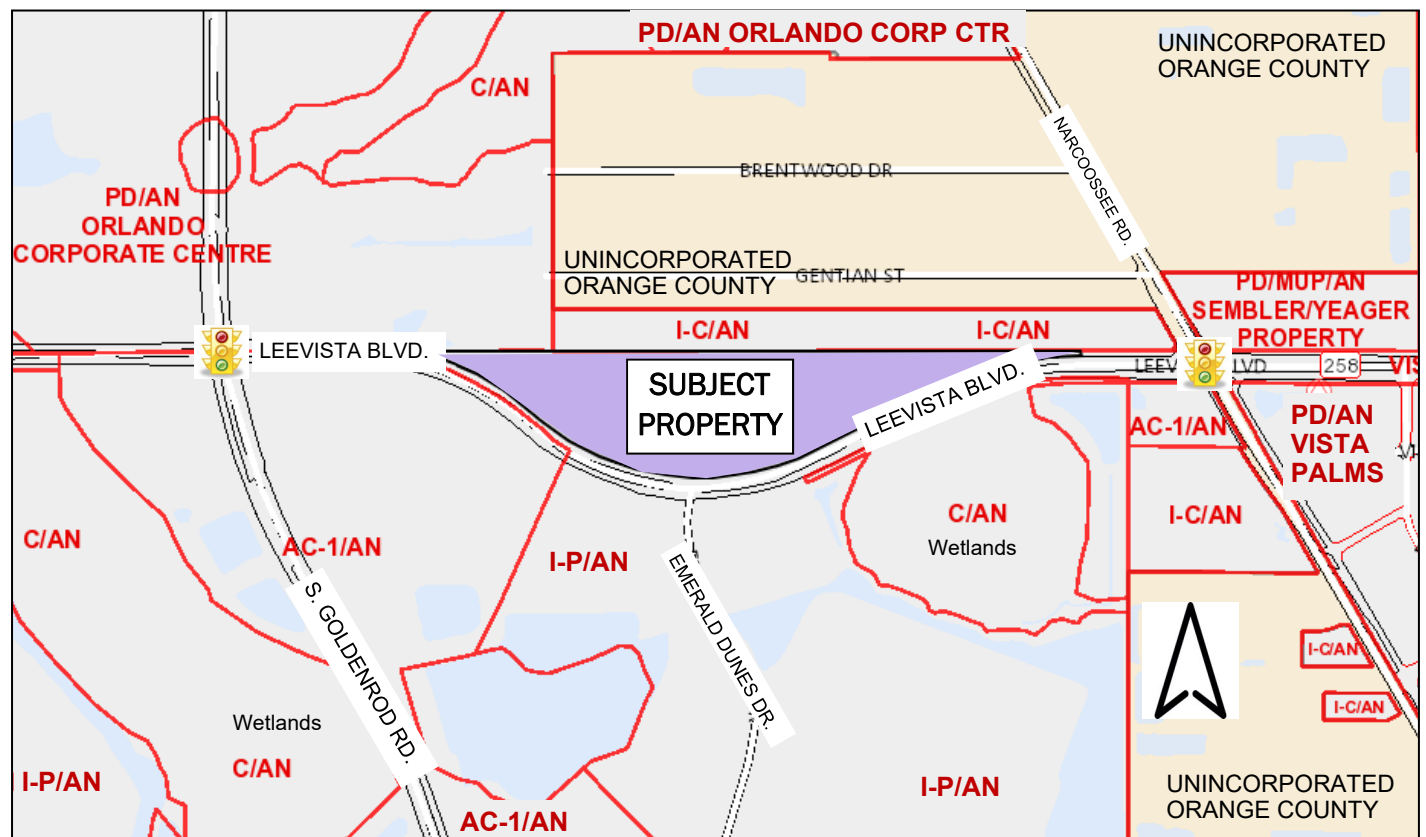
Updated:
April 11, 2022

Staff Recommendation: Approval of the Master Plan, subject to condi-

FUTURE LAND USE MAP



ZONING MAP



PROJECT ANALYSIS

Project Description

The applicant is requesting Master Plan approval to construct a speculative warehouse totaling ±294,700 sq. ft., to be located on a 21.3-acre parcel in the Airport North neighborhood. The property is zoned I-P/AN and has Industrial future land use.

Previous Actions

1981: Property annexed as part of the FamLee Property annexation (City Doc. 16262A).

7/1984: Leevista Development of Regional Impact (DRI) adopted by City Council.

5/2018: Leevista DRI rescinded.

Project Context

The 21.3-acre property is on the north side of Leevista Blvd., between S. Goldenrod and Narcoossee Rds., south of Marketplace Dr. Adjacent uses, zoning and future land use designations are shown in Table 1 below.

Table 1 - Project Context			
	Future Land Uses	Zoning	Adjacent Uses
North	Industrial (INDUST)	Orlando Corporate Center PD/AN (Planned Development, with Aircraft Noise Overlay) & I-C/AN (Industrial-Commercial, with AN Overlay)	Vacant Lands
East	INDUST	I-P/AN (Industrial Park, with Aircraft Noise Overlay)	Leevista Blvd.
South	(Across Leevista Blvd.) Community Activity Center (COMM-AC), INDUST and Conservation (CONSERV)	AC-1/AN (Community Activity Center, with Aircraft Noise Overlay), I-P/AN and C/AN (Conservation, with AN Overlay)	Vacant Land & Wetlands
West	COMM-AC and INDUST	AC-1/AN & Orlando Corporate Center PD/AN	Leevista Blvd.

Master Plan Criteria (LDC Section 65.335) - The Municipal Planning Board and City Council shall consider the following factors in their review of Master Plan applications and amendments:

1. Purpose and Intent. The purpose and intent of the use and all other requirements of the LDC.
2. Growth Management Plan (GMP). The consistency of the proposal with all applicable policies of the City's adopted GMP.
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.
4. Performance and Design Regulations. The proposal must conform to all applicable performance and design regulations of LDC Chapters 58, 60, 61, and 62.
5. Public Facilities and Services. Necessary public facilities (both on- and off-site), such as transportation, sanitation, water, sewer, drainage, emergency services, education, recreation, etc. will be adequate to serve the proposed use.

Conformance with the Growth Management Plan and Zoning

As previously noted, the irregularly shaped property has Industrial future land use and is zoned I-P/AN. Property development standards are provided in Table 2 on the following page. The proposed Master Plan is consistent with the GMP and Land Development Code.

Transportation

The site will be accessed solely from Leevista Blvd. via three evenly spaced ingress/egress points, all with full access to east- and west-bound traffic. The proposed warehouse will have adequate interior circulation.

Table 2 - Development Standards (I-P/AN zoning)							
	<i>Lot Size (acres)</i>	<i>Building Setbacks (Minimum) (ft.)</i>			<i>Floor Area Ratio (FAR)</i>	<i>ISR (%)</i>	<i>Building Height</i>
		<i>Front (S - Leevista Blvd.)</i>	<i>Sides (E & W)</i>	<i>Rear (N)</i>			
Minimum Requirements (unless otherwise stated)	na	35	10	10	0.7 max. (649,480 sq. ft.)	80	75 ft.
±294,700 sq. ft. Warehouse (proposed)	±21.3	61+	NA	±70	0.32 proposed (±294,700 sq. ft.)	59	±42 ft.

Parking. Per LDC Section 61.322, Figure 27, the proposed warehouse will require at least __ customer and employee parking spaces, as illustrated in Table 3 below; 183 total spaces are proposed, including handi-capped and 2-wheeled spaces; 26 truck-trailer spaces are also being provided on the west end of the truck loading/unloading area.

The proposed use is also required to provide short- and long-term bicycle spaces (for employees) and to also provide electric vehicle (EV) and EVSE parking.

Table 3 - Parking Requirements (per LDC Sect. 61.322)			
<i>Proposed Use</i>	<i>Min./Max. Parking Ratio</i>	<i>Required (spaces)</i>	<i>Spaces Provided</i>
Warehousing (±294,700 sq. ft.)	Min: 0.25 sp / 1,000 sq. ft. gross floor area (GFA); Max: 3.5 sp/1K GFA	74 (min.) / 1031 (max.)	183 (includes ADA & 2-wheeled)
		Totals	

Urban Design

The proposed warehouse will be rectangle-shaped, with customer and employee parking in front of the building, a truck-trailer parking area on the west rear and truck loading/unloading bays on the north rear of the building. The proposed exterior finishes are provided on page 7 of this report. The project will include sidewalks that will tie into the existing external pedestrian sidewalk on Leevista Blvd. Stormwater will be piped into a new stormwater pond on the east side of the warehouse building.

Buffers & Landscaping. The proposed warehouse abuts Leevista Blvd. on the front and sides and vacant industrially-zoned land to the north. Required and proposed buffers are provided in Table 4 below. Landscaping must be consistent with LDC Chapter 60, including aquatic plantings around the proposed retention pond.

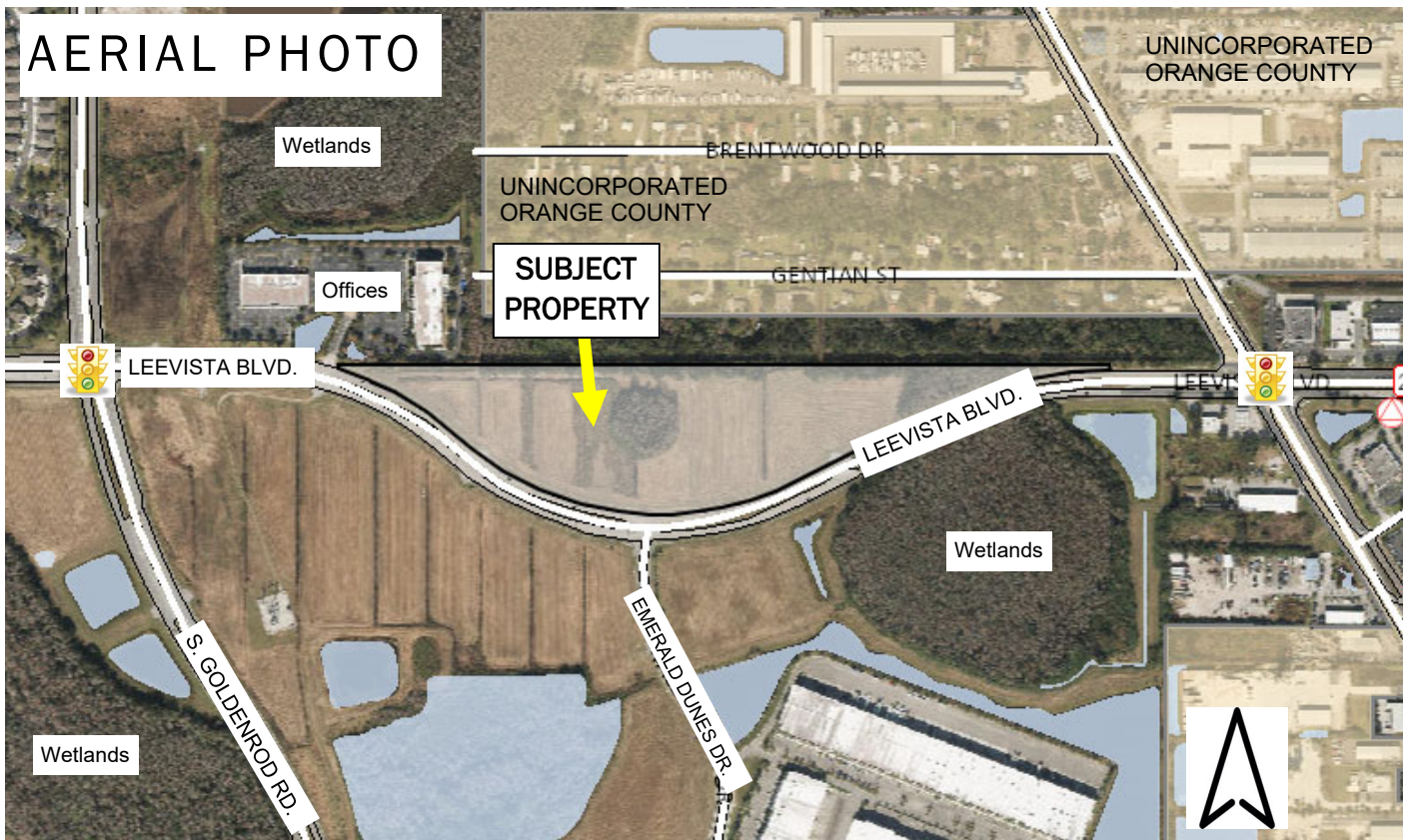
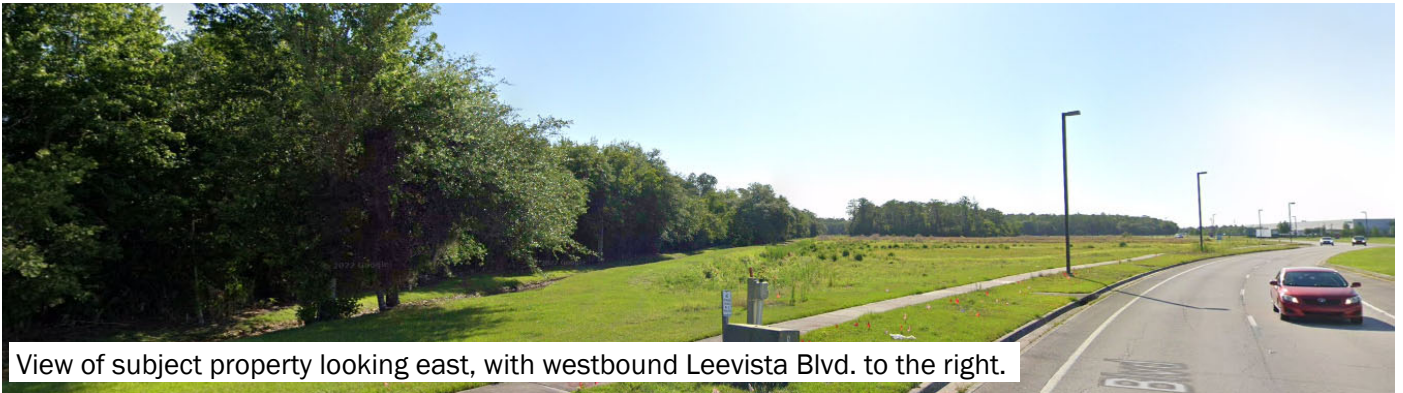
Table 4 - Buffer & Landscaping Standards			
<i>Proposed Uses</i>	<i>Required (R) & Proposed (P) Buffer Widths/Depths (Min.)(ft.)*</i>		
	<i>Front (S) (Leevista Blvd.)</i>	<i>Sides (E & W) (Leevista Blvd. R-O-W)</i>	<i>Rear (N) (Vacant Industrial)</i>
Warehouse	R: 17.5 ft. I-P buffer P: 32+ ft. vegetated	R: 17.5 ft. I-P buffer P: 32+ ft. vegetated	R: 7.5 ft. lot line buffer P: 10 ft. vegetated
* Dimensions refer to range of acceptable buffer depth; each requires plantings and/or screen fence or wall			

Signage. Per LDC Section 64.201, the proposed warehouse is entitled to ±2,360 sq. ft. of signage. Additional interior signage is also allowed if not readily readable from Leevista Blvd. No pennants, streamers or digital signs are allowed. All wall signs for tenant uses must be located below 30 ft. elevation (above adjacent grade). All signs must be permitted prior to fabrication and erection.

Solid Waste. Solid waste receptacles are shown on the north rear of the warehouse at the east and west ends of the truck court, to be located in walled corrals with decorative walls and gates to match materials and finishes of the proposed warehouse. Recycling dumpsters will need to be added to both dumpster enclosures. All dumpsters will need to allow the required minimum 50-ft. back-up distance for solid waste vehicles.

School Impacts - The proposed use will be a non-residential warehouse, so an OCPS concurrency analysis is not required.

GOOGLE STREETVIEW PHOTOS

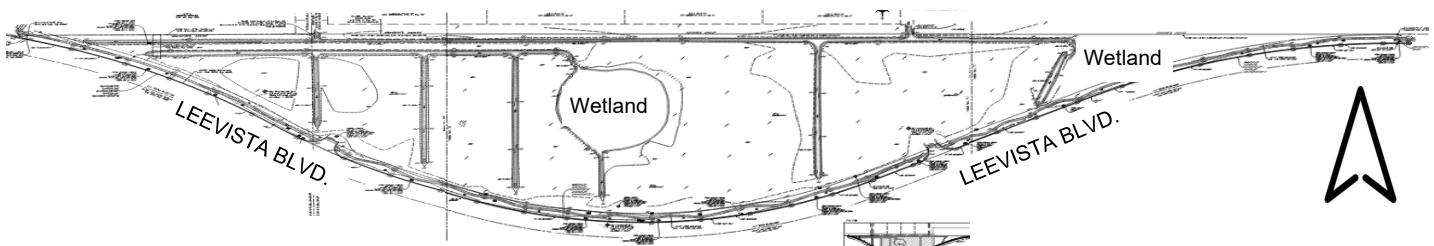


APPLICANT'S REQUEST

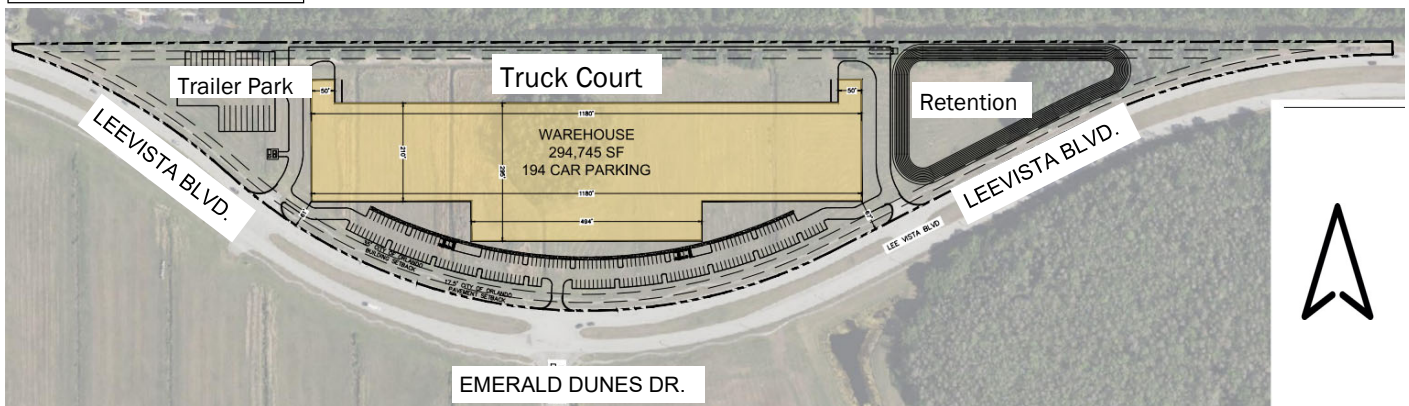
The purpose of this request is to support the development of four parcels which are proposed as an industrial development in the Lee Vista area. The parcels are currently vacant and surrounded by similarly zoned industrial properties, restaurant, retail, and related uses. Given the character of the surrounding area and related land uses, this proposed industrial development is appropriate on site. With the proposed site design elements, landscaping, buffering, and transportation access to Lee Vista Boulevard, Narcoossee Road, Semoran Boulevard, and SR 528, there should be little to no impact on the surrounding area.

Parcel 2 – contains an overall proposed building square footage of +/-294.7K on 21.28 acres. No GMP or Rezoning requests were submitted for this parcel.

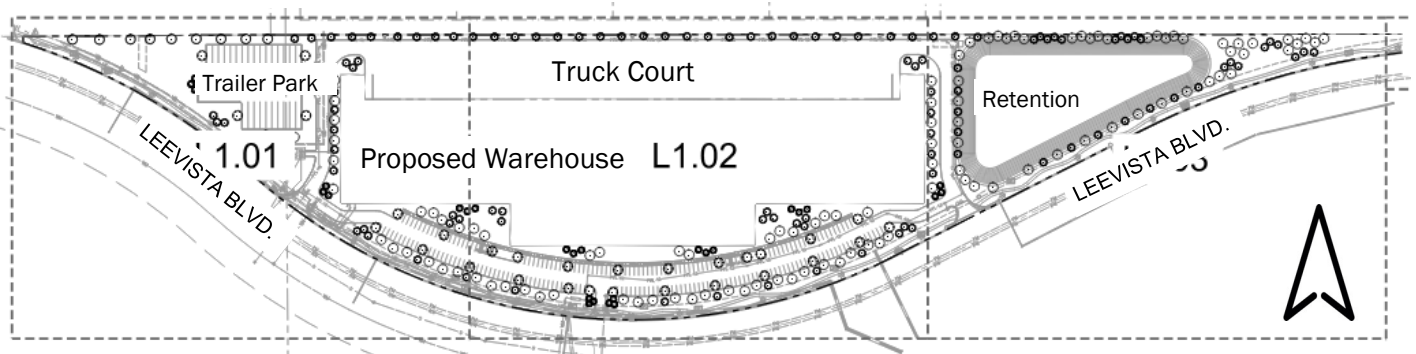
2022 SURVEY



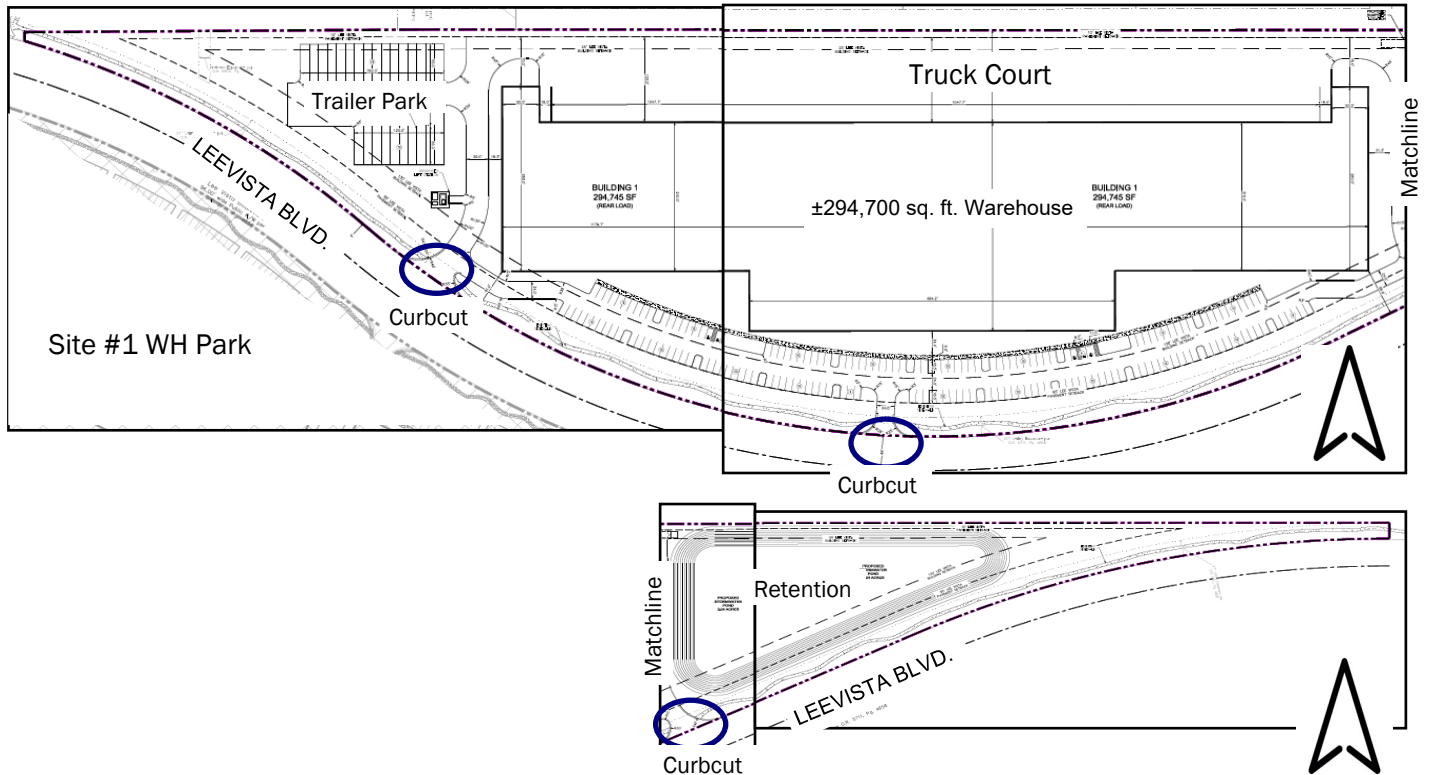
SITE PLAN



LANDSCAPE PLAN



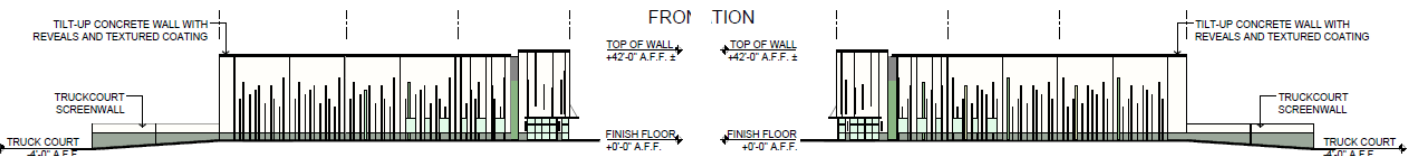
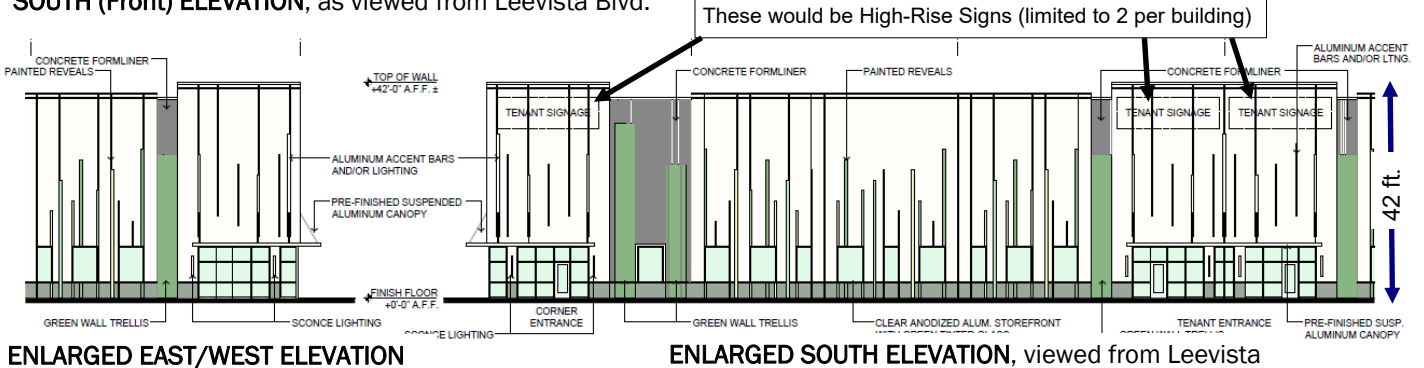
ENLARGED SITE PLAN



PROPOSED BUILDING ELEVATIONS



SOUTH (Front) ELEVATION, as viewed from Leevista Blvd.



NO NORTH (Truck Court) ELEVATIONS PROVIDED

FINDINGS

Staff finds that the proposed master plan for the ±294,700 sq. ft. Leevista Warehouse #2 is consistent with the requirements for approval of a Master Plan as contained in Section 65.335 of the Land Development Code (LDC):

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

Staff Recommendation

Based on the information provided in the staff report and the findings noted above, staff recommends approval of the master plan for the ±294,700 sq. ft. Leevista Warehouse #2, per the conditions below.

CONDITIONS OF APPROVAL - REQUIRED

Land Development

1. Impervious Surface Ratio (ISR) - Total ISR is limited to 80% under I-P/AN zoning.
2. Intensity/FAR - Total intensity / Floor Area Ratio (FAR) cannot exceed 0.70, per the Industrial future land use and I-P/AN zoning designations (there is no minimum FAR outside of the Traditional City overlay).
3. Parking - A minimum 74 and maximum 1,031 parking spaces are required/allowed, based on a proposed ±294,700 sq. ft. building area.
4. Signs - No more than 2,360 sq. ft. of total sign area is allowed. Permits must be secured for all site signage prior to fabrication and installation. Wall signs for tenant uses must be located less than 30 ft. above adjacent grade. Digital signs, banners, tethered balloons and temporary "coming soon" and "grand opening" signs are not allowed.
5. Buffers - Minimum 17.5 ft. I-P zoning buffers are required along the front and side yards abutting Leevista Blvd., and a minimum 7.5 ft. buffer is required along the north lot line abutting vacant I-C/AN zoned land. Landscaping must be installed consistent with LDC Chapter 60. Aquatic plantings are required along all edges of the retention pond.
6. Phasing - The proposed warehouse will be constructed in one phase.
7. A Final Site Plan determination is optional for the proposed Site #2 warehouse.
8. Scope of Master Plan - The proposed development must be as described within this report. Any changes in the future use and operation of the site as described herein may require an amendment to the Master Plan. This approval is not transferable to another property or parcel.

(see additional informational comments on page 12 of this report)

Urban Design

Overall Site

1. An Appearance Review must be completed at time of permitting to ensure all comments and conditions have been met. Color elevations (all 4-sides) and perspective images must be provided. If a final site plan determination is required, the AR review may be completed at that time.
2. Direct pedestrian connectivity from the Lee Vista Blvd public right-of-way to the building is required.

Architecture

3. For industrial building facades, a base, middle, and top must be expressed, with materials, finishes, and details wrapped on all facade corners to a logical architectural end point.
4. Primary pedestrian entries must be clearly expressed and highlighted and recessed or framed by a sheltering element such as an awning, arcade, porch, portico, or canopy.
5. A minimum of 30% building transparency is required on all facades facing a public or private right-of-way or street. Warehouse buildings must contain window slats between 5 and 7-ft. from the finished floor on roll-up doors facing truck loading/unloading areas.

Landscaping

6. Street trees are required along Lee Vista Blvd. Said street trees must be canopy trees and planted per LDC Sec. 60.216. If an obstruction exists (i.e. powerlines), understory trees may be used in lieu of canopy trees.

REQUIRED CONDITIONS (CONTINUED)

7. All landscape plans must achieve the Minimum Required Landscape Score (MRLS) required for the proposed type and intensity of development. Meet City Code Chapters 60 and 61. A spreadsheet showing compliance with the MRLS must be included with the plans when submitted for permits. A digital spreadsheet form is available at <http://www.cityoforlando.net/city-planning/landscape-code/>.
8. All vehicular use areas must be sufficiently screened from any street. Such screening should utilize a combination of groundcovers, hedges, and understory trees. This screening is in addition to any canopy trees that are required around the perimeter of vehicular use areas and in any row-end/intermediate landscape islands.
9. All trees located around the parking lot perimeters and within all row-end and intermediate landscape islands must be canopy trees. Specific plantings must be provided at time of permitting. All parking lot landscaping must comply with LDC Sec. 61.312.
10. Loading docks must be adequately screened from potential views from Lee Vista Blvd.
11. A hedge is required around the perimeter of both the parking lots and the truck staging parking lots. The hedge must be a minimum of 3-ft tall at the time of planting and maintained at a minimum 4-ft height.
12. Trees must also be planted around the perimeter of all truck staging parking lots and the on-site stormwater detention pond at a minimum of 50 ft. on center. Required trees must be canopy trees, must have a minimum caliper of 2 in., and a minimum overall height of 12 ft.
13. The retention pond must be treated as a site amenity, per the following requirements:
 - a. The side slopes of a stormwater pond must be 5:1 or less and the depressions or swales must appear as a lawn or landscaped area.
 - b. Wet stormwater detention facilities must incorporate approved aquatic plants, as listed in LDC Chapter 60, Part 2C, Landscape and Vegetation Protection.
 - c. Wet stormwater detention ponds must include a water feature (i.e., fountain or spray jet).

Utilities

14. All ground mounted and rooftop mechanical equipment must be screened from view and must meet applicable LDC screening conditions. An interior screen wall or parapet for rooftop mechanical equipment is required, with the interior screen wall or parapet to be the same height as the installed mechanical equipment.
15. Backflow preventer(s) must be located to not be directly visible from the R-O-W and should be screened from view where necessary. Backflow preventers must be clearly identified on the final utility, site, and landscape plan(s).
16. Transformer areas outside the building envelope must be screened on three sides with landscaping and/or a decorative, opaque wall and gates up to 6-ft in height. Landscaping must include a hedge that is a minimum 36 in. tall at the time of planting and maintained at a minimum 48 in. height. They must be clearly identified on the final utility, site, and landscape plan(s).
17. All a/c units and mechanical equipment must meet applicable LDC screening requirements.
18. All utilities, including street light poles, must be kept out of the pedestrian path. Outdoor lighting must comply with LDC Chapter 63, Part 2M. Lighting fixtures must be decorative in appearance, style and finish and must not exceed 15 ft. in height.
19. A signed and sealed lighting plan consistent with LDC Secs. 63.404 -.405 must be submitted with permitting drawings.
20. Dumpsters - All dumpsters and trash compactors must be screened with solid walls to match the principal structure. Decorative gates must be installed to coordinate with principal structure. A landscape screen including low hedge and groundcover is required to soften the view from the public R-O-W.

Transportation

1. Except 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 (ESM) 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 ESM in effect at the time of submittal to Permitting Services.

REQUIRED CONDITIONS (CONTINUED)

3. For any construction work planned or required within a public right-of-way or City sidewalk easement adjacent to a public right-of-way (including but not limited to: irrigation, drainage, utility, cable, sidewalk, driveway, road construction/reconstruction or landscaping), the Owner/Applicant must submit the following:
 - a. Maintenance of traffic plans (M.O.T.) (For more information/detailed requirements contact the Office of Special Events & Permits at 407-246-3704)
 - b. Roadway plans including paving, grading, pavement markings and signage (Contact the Permitting Transportation Engineering Reviewer at 407-246-3079 for details)
 - c. A copy of all required County and State permits (If permits are pending attach a copy of the application)
4. Access Points: All site plans must be updated to show the proposed conditions of each access point, median and the existing conditions of the ROW on the opposite side of the street from each proposed curbcut (existing or proposed).
5. Median Modifications: There may be a need for some of the median openings serving this development site to be modified to accommodate the anticipated volume of turning movements and vehicle types into the site. Any modifications required to the median to accommodate safe access into and out of the development site must be shown on the site plan when submitted to permitting. All costs associated with such modifications are the responsibility of the developer to fund.
6. An AutoTurn analysis for emergency vehicles and solid waste collection must be attached to plans at time of permitting to prevent delays in processing.
7. Solid Waste: The final site plan must show the location and size of the on-site double solid waste compactor(s) / dumpster(s) with concrete pads, and enclosures with doors. Dumpsters must be located to provide a minimum 50 feet of clear backup space and constructed per Orlando Engineering Standards Manual (ESM) requirements, or documentation must be provided from the City's Solid Waste Division indicating curb pick-up or other approved arrangement. Provisions for both solid-waste as well as recycling are required.
8. Sight Lines: 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 3 feet and 8 feet in height above street level. The street corner/ driveway visibility area must be shown and noted on construction plans and any future site plan submittals. The applicant must design the site plan as necessary to comply with the Florida Greenbook requirements for sight distance at intersections. Sight lines must be shown on both the site plan and landscape plan. Landscaping located within intersection triangles as defined by the Florida Greenbook shall be trimmed or spaced according to FDOT Design Index 546.
Pedestrian Access/Sidewalks
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 where the driveways cross the sidewalks on Leevista Blvd.
10. Sidewalk connections must be provided from the public sidewalk along the street to the front of the proposed building. This may be accommodated through a sidewalk connection at the driveway entrances as well as at the location of the front door to the building. As shown there are no pedestrian connections between the public sidewalk and building.
11. On-site sidewalks:
 - a. Must be a minimum of 5' or 6' wide when adjacent to drive aisles or parallel parking and 7' wide when adjacent to parking stalls unless wheel stops are used. As shown all sidewalks adjacent to parking spaces must be a minimum of 7 ft. in width as no wheel stops are proposed.
 - b. On-site sidewalks must connect to each other to allow access to the front door of the building as well as to the public sidewalk.
12. Unused Curbcuts: The Owner/Applicant must remove all unused or unapproved curb cuts / driveways and must restore all curbs, gutters, parkways and sidewalks to Orlando Engineering Standards Manual (ESM) requirements and standards.

REQUIRED CONDITIONS (CONTINUED)

Parking

13. *Parking Spaces*: All parking must meet the space requirements for warehousing & storage as noted in the LDC (0.25 spaces per 1,000 sq. ft. min, 3.5 spaces per 1,000 sq. ft. max). Detailed charts showing the number of required and provided spaces, per building, must be provided at the time of permitting. Note that truck parking spaces may be provided on-site but these spaces do not count towards the minimum or maximum parking spaces required.
14. *Electric Vehicle Parking*:
 - a. EV Capable parking spaces: A minimum of 10% of the required parking spaces for each site must be Electric Vehicle (EV) Capable, meaning that "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."
 - b. EVSE Installed parking spaces: While only required for those sites with 250 or greater parking spaces, staff recommends that EVSE Installed parking spaces be provided at each site. EVSE Installed means "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."
 - c. EV Design Requirements: If built, all EV Parking spaces provided must meet the requirements of LDC CH61, Part 3G.
15. *Two-wheeled Parking*: A minimum of 2 two-wheeled motor vehicle parking spaces per building site, must be provided convenient to the main entrance of the building. The spaces must be sized and placed in accordance with LDC Sec. 61.322 (d).
16. *Bicycle Parking* must be provided in accordance with the standards of LDC Chapter 61, Part 3D and must be made available prior to the issuance of any Certificate of Occupancy for the use being served. 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. 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.

Water Reclamation (WRD)

The following must be addressed by Applicant before Construction Plans are submitted to the Water Reclamation Division for review and approval prior to permitting:

1. Drawing C-401 submitted with the Application shows an on-site private lift station with a 4-inch force main discharging to the existing City's 24-inch force main on Lee Vista Blvd. Connection to the 24-in. force main will not be allowed. The Applicant's Engineer needs to contact the WRD to schedule a meeting to discuss an alternative connection point prior to Construction Plans submittal for review.
2. All requirements of the City's Standards for lift stations and force mains must be incorporated into the design. Specific attention should be made to the installation of an emergency power generator and fuel tank at the lift station.
3. Wastewater capacity allocation to the project must be determined using the City of Orlando Sewer Service Policy Allocation Factors, the Growth Management Plan (GMP) Level of Service (LOS), or the Florida Administrative Code (FAC), Chapter 64E-6.
4. Plan and profile of new gravity and/or force main pipes in public right-of-way (Lee Vista Blvd and/or Emerald Dunes DR) must be included on the Construction Plans. Surveyed invert and top of pipe elevations at the point of connection must also be shown on the construction plans.
5. Sanitary sewer analysis, design and construction must be in accordance with Chapter 9 of the current Engineering Standards Manual (ESM) and applicable City Standard Details available on the City's web site.
6. Reclaimed water demand, design and construction must be in accordance with Chapter 10 of the current Engineering Standards Manual (ESM) and applicable City Standard Details available on the City's web site.

REQUIRED CONDITIONS (CONTINUED)

Solid Waste

Plans for new construction must include a double enclosure for both garbage and recycling refuse containers. Details can be found in the City's Engineering Standards Manual and City Code Chapters 28 and 58. If the property utilizes a compactor for garbage, a single enclosure for a recycling dumpster will suffice. The minimum dimensions for a single enclosure are 12-ft wide by 10-ft deep and 24-ft wide by 10-ft deep for a double enclosure. Please provide locations for these on the construction plans.

INFORMATIONAL COMMENTS

Land Development

1. Minor Modifications - Minor modifications and design changes including but not limited to fences, signs, landscaping, interior alterations, and other minor changes, that are required beyond those previously reviewed by the Municipal Planning Board, may be approved by the Planning Official without further review by the Municipal Planning Board. Major changes will require additional review by the Municipal Planning Board.
2. Master Plan Expiration - Approval of the Master Plan by the City Council (via approval of the associated MPB meeting minutes) allows the applicant to apply for building permits (see Urban Design Appearance Review comment on page 10). If permits for the new apartments are not issued within two (2) years of approval of the Master Plan, the master plan will expire. However, upon written application filed 30 days prior to the expiration date, the Planning Official may extend the Master Plan for one period of up to 1 year, providing good cause is shown.
3. Regulations Subject to Code - Except as provided herein, the proposed project is subject to the conditions of this report and all codes and ordinances of the State of Florida, City of Orlando and all other applicable regulatory agencies.

Parks

Project may impact scattered trees located on this parcel. A tree survey is required to be submitted for review. A mass grading permit is not a permit to remove trees from the site. If tree removal is desired 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 tallied inches of tree caliper removed from the site. A payment can be made into the tree fund for any remaining inches of caliper unable to replant due to the design of the project. A landscape plan can be submitted attached to the building permit to reduce any fees associated with tree removal. Applicant must submit a tree survey for review.

Orlando Police Department (OPD)

CPTED Review - The Orlando Police Department reviewed the plan for the proposed Leevista Warehouse #2 utilizing CPTED (Crime Prevention Through Environmental Design) principles, which emphasize the proper design and effective use of the built environment to reduce crime and enhance the quality of life. The four (4) overlapping strategies in CPTED that apply to any development are Natural Surveillance, Natural Access Control, Territorial Reinforcement and Target Hardening.

1. Natural Surveillance:

- A photometric plan was not provided for review.
- All lighting for this project will meet or exceed the guidelines in Orlando City Code.
- It is strongly encouraged that all sides of a building have windows to observe walkways, parking areas and driving lanes.
- All entry doors on all buildings must contain a minimum 180° viewers or small windows with security glass.

2. Natural Access Control: The location of a roof ladder(s) must be located in such a place on the building that access cannot be gained by the general public.

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

- Entry doors to the property, offices, common areas and all dwelling units must contain a minimum 180° viewers or small windows with security glass, interior or security hinges, single cylinder deadbolt locks

INFORMATIONAL COMMENTS (CONTINUED)

with a minimum one-inch throw, metal frames with three-inch screws in the strike plates, and be made of solid core material.

- Door locks must be located a minimum of 40 inches from adjacent windows.
- A uniform access control system is strongly encouraged so only authorized personnel have access to their respective business or residential areas, and any amenities or restricted areas. Common area doors or gates should have locks that automatically lock when the doors close.
- If alarm or security systems is installed, each unique space should be clearly identified with a monitoring center and should be regularly tested and maintained by the authorized users. During working hours, commercial alarm systems (to include any common areas) should be programmed so that a short beep is sounded if an exterior door opens or is left open for a predetermined amount of time.
- If a video surveillance system is installed, it must be capable of recording and retrieving an image to assist in offender identification and apprehension is a good option to consider. Cameras should be mounted at an optimal height to capture offender identification. Cameras should be placed in several locations to include parking areas, walkways, entrances, outdoor seating areas, amenities decks, and anyplace with limited or no natural surveillance such as sheer walls and around trash receptacles, service and loading zones.
- Back or side (non-public) doors should always be kept locked from the outside. Internal policies should prohibit the "propping open" of exterior doors.
- The use of tempered, impact resistant, or security glass or security film is encouraged for all large glass doors and windows. If security film is utilized, ensure that the light transmittance of the security film is greater than or equal to the light transmittance of the window's glass.

Additional precautions, such as alarms, personal safety, crime prevention strategies and neighborhood or community watch programs, should be discussed with OPD's Crime Prevention Unit, CPL Edgar Malave at Edgar.Malave@orlando.gov or at 407-808-5110.

Site Engineering (8th floor City Hall)

The following will need to be addressed and satisfied 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 and Geotech Report, Stormwater Tabulations, and all necessary docs needed in order to verify the City's and Water Management District standards are met.
2. Water quality must be recovered per the requirement of the Water Management District. A model must be provided demonstrating the recovery analysis. A Water Management District water treatment permit may be required.
3. A certification signed by the Engineer, licensed in the State of Florida, responsible for the stormwater design must be provided to read as follows: "I hereby certify that to the best of my knowledge and belief, the design of the Stormwater Management System for the project known as: (Project Name) meets all of the requirements and has been designed substantially in accordance with the City of Orlando Stormwater Management Criteria."
4. All proposed and existing sidewalks disturbed during construction will need to be updated to the newest ADA requirement.
5. A City Service Agreement is required by the Owner if portions of "public" sidewalk is within private property. The easement will protect the Owner from maintaining the sidewalk and from other potential issues. Otherwise, the Owner would be responsible to maintain and be liable for potential litigation if someone is injured on a failing sidewalk that is in disrepair.
6. Clarification is needed as to whether any portions of the front sidewalk will be paved. If pavers are to be placed beyond the property line and into the Leevista Blvd. Right of Way, the owner will be required

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to submit a signed and recorded Right-of-Way (ROW) Pavers Agreement. The sidewalk portion of all driveways must still be composed of 3,000 psi concrete. Refer to http://www.cityoforlando.net/permits/wp-content/uploads/sites/29/2014/03/Pavers_Encroach_Agmt1.pdf.

7. Construction activities including clearing, grading and excavating activities must obtain an EPA NPDES permit, except: Operations that result in the disturbance of less than one acre total land area which are not part of a larger common plan of development or sale. The NPDES permit must be received in the Office of Permitting Services prior to the issuance of City of Orlando permits. If the disturbed area is less than one acre, please provide a note on the plans indicating the City of Orlando's Guidelines for Erosion Sediment Control (aka the Blue Sheet) will serve as a guide for the implementation of erosion sediment control measures. Blue Sheet can be found under the City of Orlando website. Please attach this sheet in your permit submittal.
8. A detailed, scalable, fully dimensioned site plan of the location must be provided at time of permitting. The site plan should include but not be limited to the site legal description, the building, streets, side walks and property lines, and the location of the proposed work. Site plans should clarify what is existing and what proposed.
9. A signed and sealed existing topographic survey with datum and official benchmark in the NAVD88 vertical datum must also be provided at time of permitting. Per the City's ESM Section 7.01.A.1, survey data must be gathered to least 25 ft beyond the property line or as far offsite as required to assure offsite drainage patterns are maintained. The hard copy of the survey (signed and sealed) must be submitted to City Hall 8th floor addressed to Richard Allen, City Surveyor.
10. A signed and dated private improvements cost sheet must also be provided at time of permitting. Cost sheet forms and instructions are available at www.cityoforlando.net/permits.
11. Other comments may arise depending on the contents submitted at time of permitting.

Site Engineering (Permitting)

1. This property (as depicted on the site plan in this report) is required to **plat** in accordance with LDC Section 65.401 prior to the issuance of building permits. A Hold Harmless agreement and deposit can be submitted at time of replat submittal to allow temporary satisfaction of the replat condition following TRC review of the plat application.
2. 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, per LDC Section 65.604.
3. All plans must conform to the Engineering Standards Manual (ESM), Fifth Edition, and all construction must be accomplished in accordance with the ESM.
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. LDC Section 61.226 provides for a Street Tree Trust Fund, wherein the developer is responsible for the installation of 12-14 -ft. tall street trees prior to finalization of the building permit.

Fire Permit Review

The site review of the conceptual designs presented is preliminary and cursory in nature and, as such, the comments communicated are not official Fire determinations. The intent of comments provided is to alert designers to conditions and/or other considerations that require a deeper consideration of the FFPC, Florida Fire Code, NFPA 1. 18, State administrative requirements and City of Orlando, Municipal Code (Chapter 24) Fire Prevention, when finalizing the design for formal plan review.

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.

The following comments *may* require a revision of the conceptual design presented and include but not limited to the following.

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] • 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 Janu

INFORMATIONAL COMMENTS (CONTINUED)

- ary 1, 2025. However, by January 1, 2024, 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, 2025.
2. Required Fire Department Access (a Mandatory Requirement): Approved fire department access roads shall be provided for every facility, building, or portion of a building hereafter constructed or relocated. NFPA 1.18.2.3.1.1; NFPA 1.18.2.3.1.2 Fire department access roads shall consist of roadways, fire lanes, parking lot lanes, or a combination thereof. The Orlando Fire Department requires access to two sides of a building or structure.
 3. 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
 4. 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]
 5. Approved Turnaround: An approved turnaround shall be provided for fire apparatus where an access road is a dead end in excess of 150 ft. When a dead end road will not accommodate an approved t-turn or turn-a-bout a minimum width of 25 ft. will be required. The turnabout shall be the minimum 20ft. width of the fire department access road and sized for the dimensions of the largest OFD apparatus. Use of areas subject to obstruction by vehicles such as loading docks and parking garages are prohibited. Acceptable turnarounds can include T-turn, Y-turn or cul-de-sac (designs and dimensions are subject to the approval of Orlando Fire Department). See Exhibits in NFPA Fire Code handbook. NFPA 1.18.2.3.5.4
 6. APPARATUS DIMENSIONS AND SPECIFICATIONS • Overall lengths tower Ladder Dimensions 95-95 ft • Width 12' Feet • Truck body length 60' Feet • Weight 75,000 pounds • H Jack Outriggers 6' feet each side • Truck width including outriggers is 21' feet • Boom fully retracted at 90 degrees truck length 29' ft • Vertical of Boom is 93' feet 7" inches.
 7. Fire Department Access Road: All fire department access roadways shall have an all-weather driving surface, capable of supporting the load of fire apparatus, an unobstructed width of not less than 20 ft. and a minimum vertical clearance of at least 13 ft. 6 in. NFPA 1 18.2.3.5; NFPA 1 18.2.3.5.1.1 and NFPA 1.18.2.3.5.1.2. The minimum required widths and clearances shall be maintained at all times. The minimum required width of a fire department access road shall not be obstructed by parking spaces or reduced in any other manner. Entrances to fire department access roads that have been closed with gates and barriers shall not be obstructed by parked vehicles.
 8. TURNS. Turns in fire lanes shall be constructed to provide sufficient width to accommodate the largest piece of fire apparatus available to be operated on the fire access road, but in no case shall the radius to the outside curb line be less than 50 ft. and 30ft. interior.
 9. ENGINEERED STABILIZATION. Fiber products installation for soil and turf reinforcement will be conditionally approved by the AHJ. A statement indicating that current and future owners of this property will maintain the integrity and stability of this treated soil or turf for the use of City of Orlando Fire Truck Apparatus must be recorded with the property's deed. Recorded documentation must be provided before final inspection (Document Hold Required). Also, the soil or turf access treated with this product will be made available to City of Orlando Fire Department Vehicles at any and all times for testing purposes. [NFPA 1:18.2.3.5 and 18.2.3.5.2]
 10. POINT LOAD CALCULATION. The ground contact area for each stabilizer shall be such that a unit pressure of not greater than 75 psi (500 kPa) will be exerted over the ground contact area when the apparatus is loaded to its maximum in-service weight and the aerial device is carrying its rated capacity in every position permitted by the manufacturer. NFPA 1901.19.21.4.2
 11. Water Supply: All site plans shall indicate the location of fire hydrants. All portions of an unsprinkled building must be within 300 ft. distance of a fire hydrant. All portions of a sprinkled building must be within 500 ft. distance of a fire hydrant. Residential properties are required to indicate a hydrant within

INFORMATIONAL COMMENTS (CONTINUED)

500 ft. of the residence and street width for the fire department access [City Code Chapter 24.30; NFPA 1.18.3]

12. 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 - Yolanda Ortiz at 407-246-3792 or at Yolanda.ortiz@orlando.gov.

Land Development - Jim Burnett at 407-246-3609 or at james.burnett@orlando.gov.

Urban Design - Shannan Stegman at 407.246.2861 or at shannan.stegman@orlando.gov.

Transportation - Jacques Coulon at 407-246-3427 or at Jacques.coulon@oforlando.gov.

Police - Terrence Miller at 407-246-2454 or at terrence.miller@orlando.gov.

Sewer/Water Reclamation - Julio Morais at 407-246-3724 or at julio.morais@orlando.gov, or David Breitrick at 407-246-3525 or at david.breitrick@orlando.gov.

Parks/Tree Encroachment or Removal - Greg Mallory at 407-246-3857 or at greg.mallory@orlando.gov.

Site Engineering - Owen Blakely at 407-246-3758 or at owen.blakely@orlando.gov.

Permitting - Keith Grayson at 407-246-3234 or at keith.grayson@cityoforlando.net.

Fire Review - Chip Howard at 407-246-2143 or at Charles.howard@cityoforlando.net.

Solid Waste - Evan Nowell at 407-246-4139 or at Evan.Nowell@cityoforlando.net.

REVIEW/APPROVAL PROCESS-NEXT STEPS

1. Following the MPB meeting, the City Council will review and approve the April 2022 MPB meeting minutes on Monday May 16, 2022.
2. Following the MPB meeting, the applicant can submit for a minor plat and building permits but said permits cannot be issued until the April MPB minutes are approved by City Council and the minor plat is submitted and recorded (Hold Harmless agreement and deposit can be submitted to allow permit issuance once the minor plat goes to Technical Review Committee (TRC)).