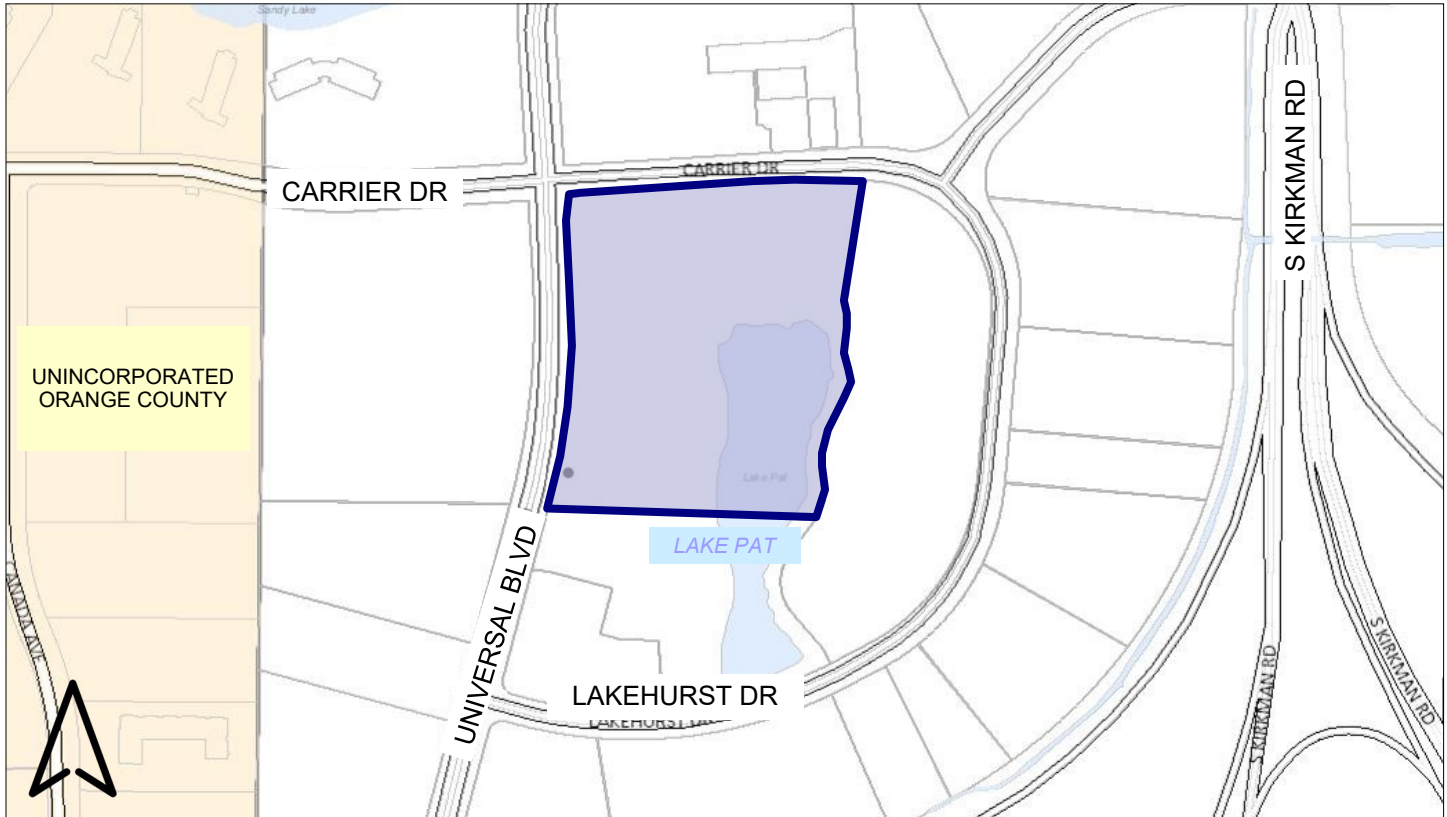




Staff Report to the
Municipal Planning Board
April 19, 2022

MPL2022-10013

BAINBRIDGE UNIVERSAL APARTMENTS



Location Map

 Subject Site

Summary

Applicant

Brooks Stickler P.E.
Kimley-Horn

Owner

Bainbridge-gopher Sand
Lake Owner LLC

Project Planner

Manuel E. Ospina

Updated: April 12, 2022

Property Location: 7575 Universal Blvd
(Located on the Southeast corner of Universal Blvd and Carrier Dr.) ±13.19 acres, District 6

Applicant's Request: Master Plan request for a 367-unit apartment complex with structure parking garage.

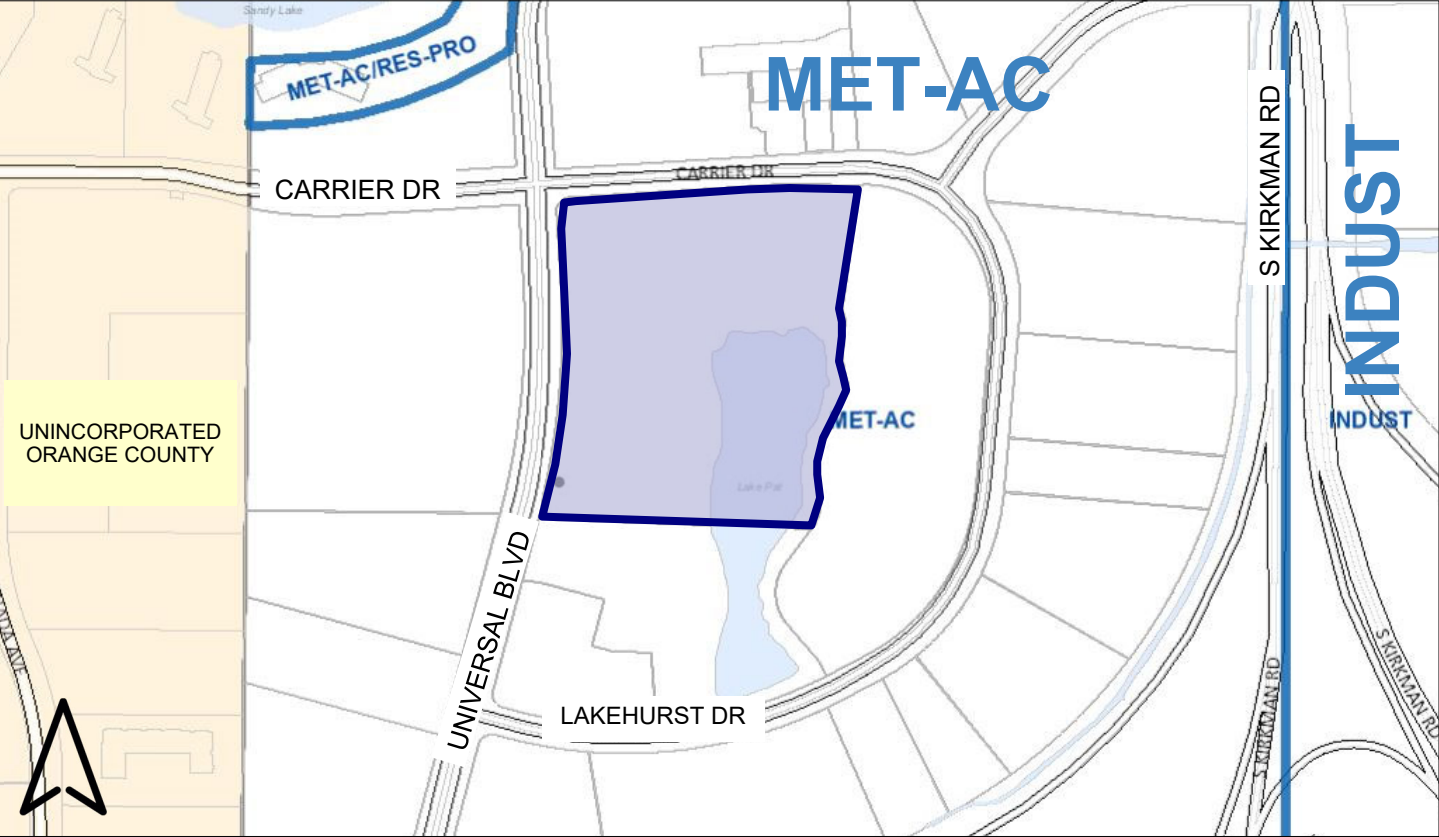
Staff's Recommendation:

Approval of the request, subject to the conditions of the staff report.

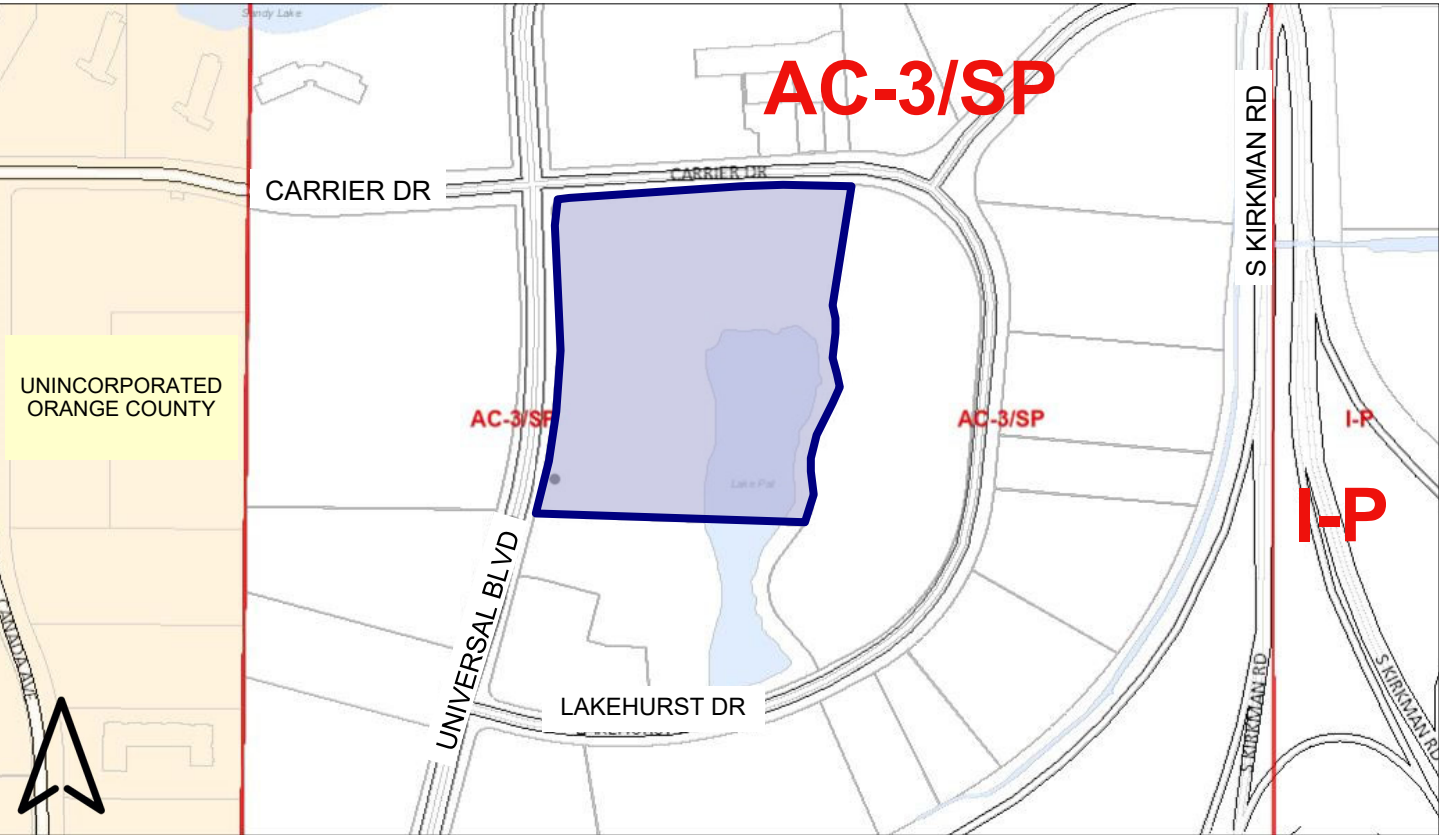
Public Comment

Courtesy notices were mailed to property owners within 300 ft. of the subject property during the week of April 4, 2022. As of the published date of this report, staff has received no comments from the public concerning this request.

Future Land Use Map



Zoning Map



PROJECT ANALYSIS

Project Description

The applicant is requesting Master Plan approval to construct a 5-story 367-unit apartment complex with structure parking garage on a ±13.19 acre vacant property. The property is zoned AC-3/SP with International Drive Special Plan overlay.

Previous Actions

1968: Property annexed into the City as part of the Major Realty Annexation.
 1980: Property initially platted as part of Florida Center Republic Drive—Industrial Commercial Park Plat #3.
 1988: One story 8,647 sq. ft. office built on southwest corner of property.
 2005: Blue Rose Master Plan for development of a condo-hotel.
 2010: Property acquired by current owner.
 2020: Master Plan for 330-unit apartment complex (MPL2020-10018).
 2022: Settlement agreement with ESH Orlando LLC. Case No. 2021-CA-011343-O.

Project Context

The subject property is approximately ±13.19 acres located on the southeast corner of Universal Blvd and Carrier Dr. Adjacent uses, zoning and future land use designations are shown on Table 1 below.

Table 1 - Project Context			
Direction	Future Land Use	Zoning	Land Use
North	MET-AC	AC-3/SP	Point Orlando Condo/Hotel
East	MET-AC	AC-3/SP	Silver Hills at Universal (4-story Multi-family Development)
South	MET-AC	AC-3/SP	Vacant Land
West	MET-AC	AC-3/SP	Republic Square Apartments (4-story Multi-family Development)

Conformance with the GMP and Zoning

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

The property is within the International Drive Special Plan (SP) overlay district, which per LDC 62.496, requires minimum 10 ft. and maximum 40 ft. front and street-side setbacks. The existing office building will be demolished and a 5-story apartment building will be constructed meeting the setback requirements and in compliance with the Special Plan overlay.

Property development standards are provided in Table 2. The proposed Master Plan (5-story 367-unit Multi-family development) is consistent with the GMP and Land Development Code.

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

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.

Table 2 - Development Standards (AC-3/SP zoning)							
Existing/Proposed Use	Lot Size (acres)	Setbacks (Min. Ft)			Density (du/ac)	ISR (%)	Building Height
		Front & Street Side	Side	Rear			
Minimum Requirements (unless otherwise stated)	n/a	10 min./ 40 max.	0 or 3	10	200+	90	200 ft.
Apartments (4-story)	±13.19	20/50	380	81	27.8	36	±60

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.

Transportation

The site is accessed from Carrier Dr. and Universal Blvd., both of which connect to International Dr. to the north and west, and S. Kirkman Rd. to the east. The development will provide vehicular access to the parking garage along Universal Blvd. A loading and service area is provided to the south of the building with access to Universal Blvd.

Parking

Per LDC Section 61.322, Figure 27, the proposed apartment complex collectively requires a minimum 621 spaces, based on the proposed apartment (bedroom) count. 624 spaces are proposed, including 14 ADA parking spaces. The apartment complex is required to provide 62 short term and 62 long-term bicycle parking spaces. The proposed multi-family development will be adequately parked as proposed.

Urban Design

The proposed apartments will be fronting on Carrier Dr. and Universal Blvd., with a new stormwater pond to the north-east portion of the site. Leasing and amenity/pool area are located to the north half of the apartment building.

Staff is requesting that additional ornamentation and architectural treatments be added to the apartment buildings, as well as sidewalks that will tie into the existing external pedestrian sidewalks on Universal Blvd. Stormwater will flow into a new stormwater pond in the northeast portion of the property.

Bufferyards

The proposed apartment complex abuts a multi-family development to the east and vacant property to the south. Required and proposed buffers are provided in Table 3 at right. Landscaping must be consistent with LDC Chapter 60 and the landscape design section of LDC Section 62.496, N. International Dr. Special Plan Overlay. The Special Plan landscape standards serve to specifically promote the tropical character of the area, enhance the appearance of development, contribute to a comfortable pedestrian environment and improve energy efficiency, by providing shade to reduce glare and heat absorption and re-radiation from buildings, parking areas and other hard surfaces.

Table 3 - Buffers & Landscaping (AC-3/SP)				
<i>Required & Proposed Bufferyards</i>	<i>Front (Universal Blvd.)</i>	<i>Street Side (Carrier Dr.)</i>	<i>Side (S)</i>	<i>Rear (E)</i>
Minimum Required	7.5 Ft.		Not Req.	
5-story apartments	7.5 Ft. proposed		7.5 Ft proposed	

Signage

Per LDC Section 64.257, the apartment complex is entitled to 6-ft. tall, maximum 18 sq. ft. apartment identification signs near each of the entrances to the complex. Additional interior signage is also allowed.

High-rise signs (wall signs mounted higher than 30 ft. on the building) are typically not allowed on apartment buildings.

Solid Waste

It is not clear where a trash compactor, refuse and recycling container is to be located. Please include refuse collection areas in plans, location and dimensions of solid waste areas will need to be provided at time of permitting.

Parks

The subject property is located in Neighborhood Park Special Study Area G. Growth Management Plan (GMP) Recreation Element Policy 1.1.18 requires that, "New residential projects located in this area shall include parks recreational amenities consistent with the City's neighborhood park level of service standards." The level of service standard is 0.75 acres per thousand population, which equates to 0.0015 acres per unit. For the 367 units proposed, a minimum 0.55-acre park and recreational area is required. The site has enough areas to provide the required park and recreational areas, this needs to be provided at time of permitting.

School Impacts

The proposed 367-unit apartment complex is subject to Orange County Public School (OCPS) concurrency requirements. An application needs to be submitted to OCPS before Municipal Planning Board.

GOOGLE STREETVIEW PHOTO



View of existing 1-story office building to be demolished looking north on Universal Blvd.



APPLICANT REQUEST

Sand Lake Multifamily is a proposed multifamily development located at 7575 Universal Blvd Orlando, FL 32819. The project scope includes the development five story, multi-family residential building with clubhouse, parking garage, and infrastructure. The Parcel ID is 25-23-28-0750-00-010. The adjacent northern, western, and southern property zoning is AC-3/SP and the adjacent future land use is M-AC. The zoning and future land use maps can be found on the cover page of the master plan submittal. An office building currently exist at the southwest corner of the site and will be demolished as part of the redevelopment. The project proposes to construct 367 apartment dwelling units.

The current entitlements allow for development of 2636 dwelling units. Utilities are currently present and available to connect to off Universal Blvd and Carrier Dr. Water is provided by OUC and sanitary service is provided by City of Orlando Wastewater division. The drainage system will be designed and permitted in accordance with the City of Orlando and the South Florida Water Management District (SFWMD). The existing pond, located at the southeast property line, was master designed to provide attenuation for the buildout of the subject property. The pond outline will be modified to allow for the construction of the new development.

SURVEY



Site plan for the Florida Center Business Drive Industrial Commercial Park, Phase 1. The plan shows a large 5-story apartment building (APT BLDG 5-STORY) with a central courtyard (POOL COURTYARD 122' x 209' +/-). To the left is a parking garage (6 LEVELS) and a loading bay/service area. To the right are two passive courtyards (88' x 91' +/- and 88' x 88' +/-). The site is bounded by Universal Boulevard to the west and Carrier Drive to the north. A new stormwater pond is located to the east of the building. The plan includes various setbacks (40' MAX. SETBACK, 10' SETBACK, 7.5' LANDSCAPE BUFFER) and easements (40' FUTURE DRAINAGE EASEMENT). A north arrow is located in the bottom left corner.

PROPOSED BUILDINGS ELEVATIONS



1 EAST ELEVATION

SCALE: 1" = 30'-0"



2 EAST ELEVATION - SIDE A

SCALE: 1/16" = 1'-0"



3 EAST ELEVATION - SIDE B

SCALE: 1/16" = 1'-0"



4 SOUTH ELEVATION

SCALE: 1/16" = 1'-0"

PROPOSED BUILDINGS ELEVATIONS



1 WEST ELEVATION (UNIVERSAL BLVD)
SCALE: 1" = 30'-0"



2 WEST ELEVATION (UNIVERSAL BLVD) - SIDE A
SCALE: 1/16" = 1'-0"



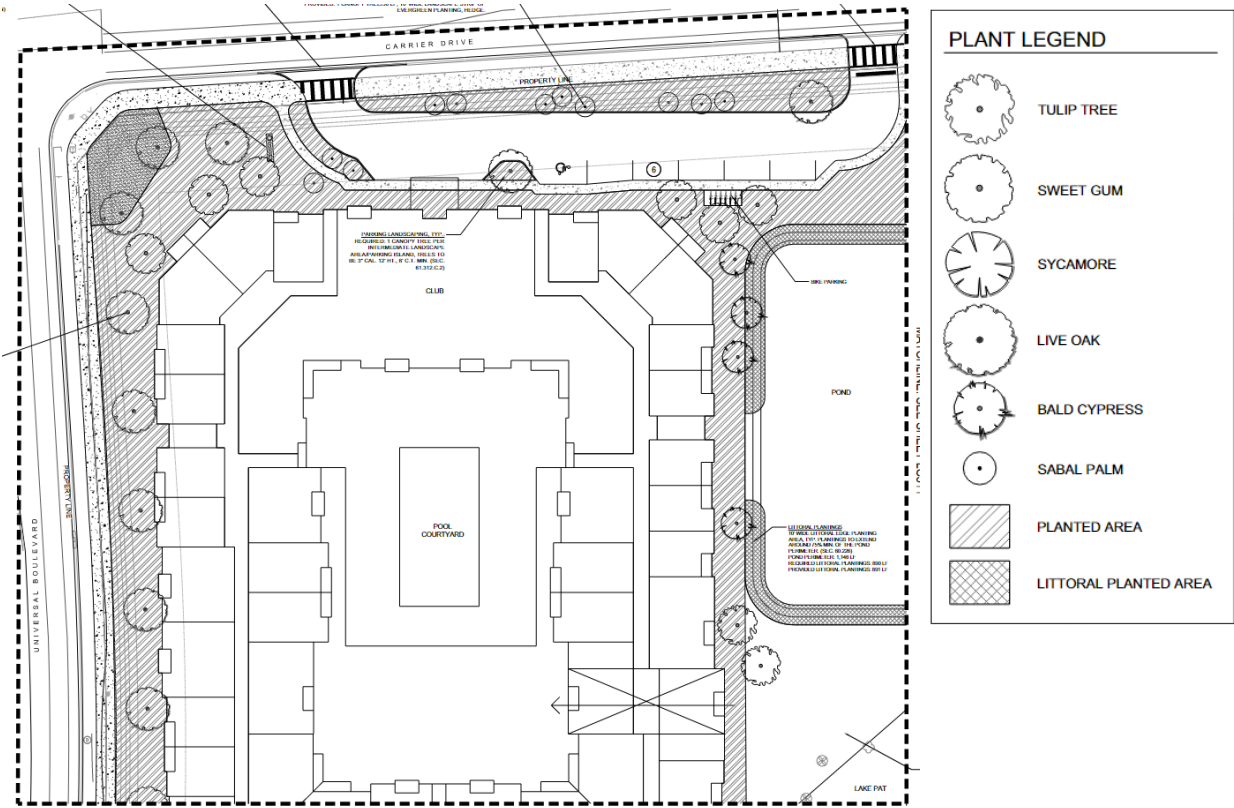
3 WEST ELEVATION (UNIVERSAL BLVD) - SIDE B
SCALE: 1/16" = 1'-0"



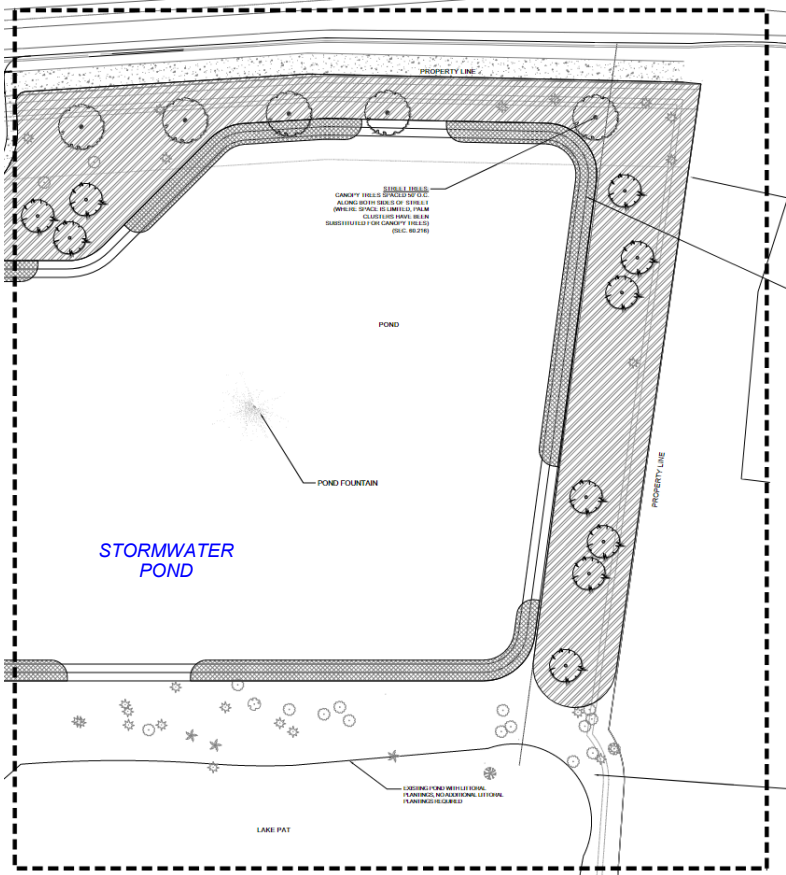
4 NORTH ELEVATION (CARRIER DR)
SCALE: 1/16" = 1'-0"

LANDSCAPE PLAN

NW Corner

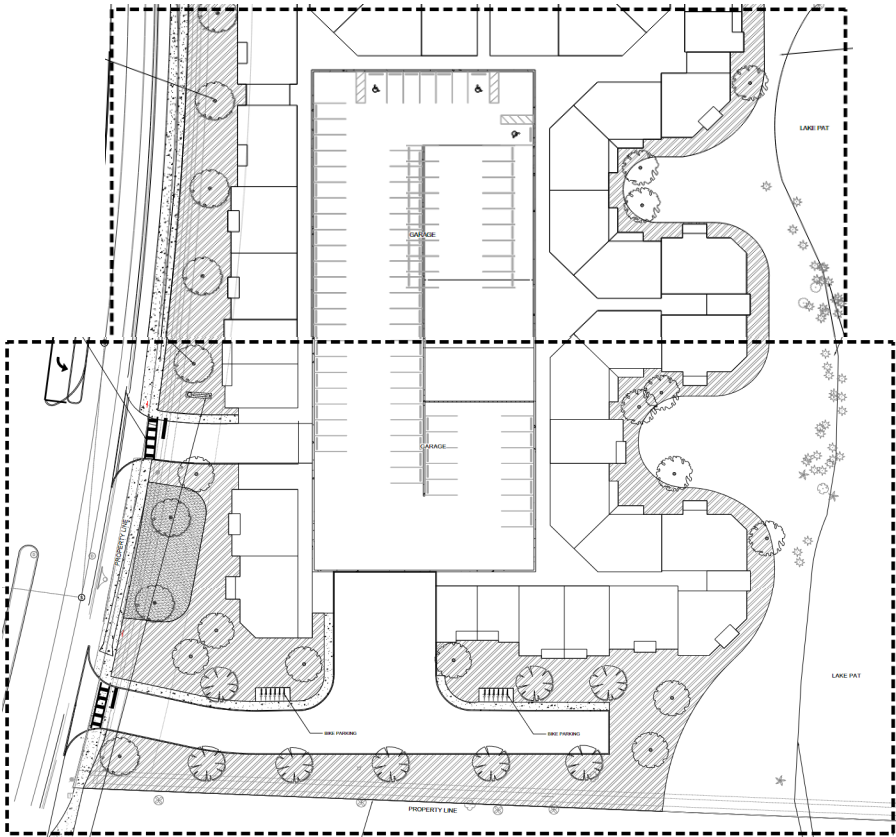


NE Corner

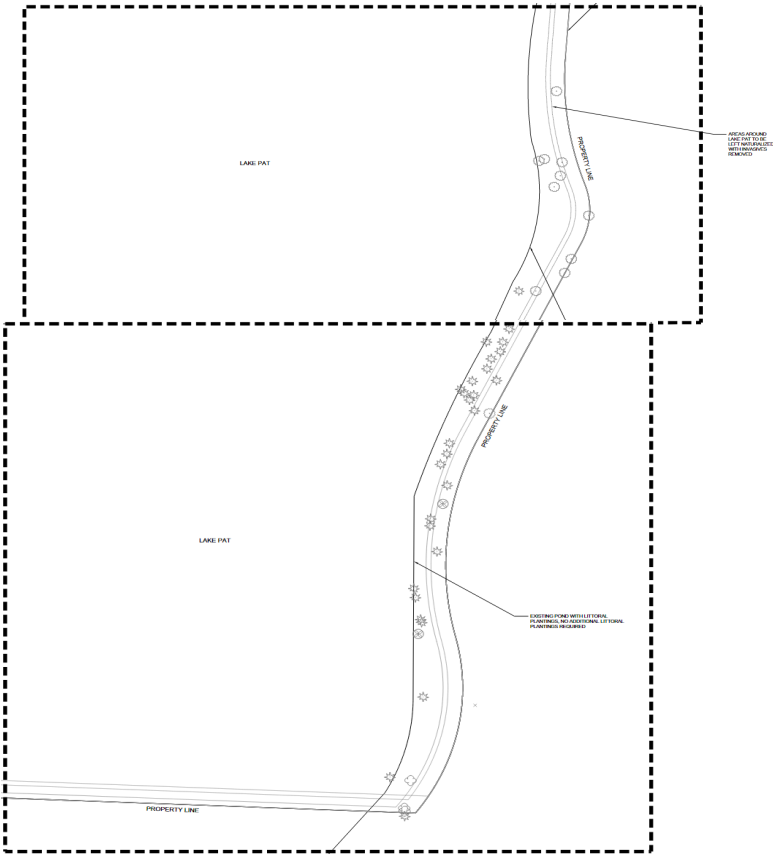


LANDSCAPE PLAN

SW Corner



SE Corner



FINDINGS

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

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

Staff Recommendation

Based on the information provided in the staff report and the findings noted above, staff recommends approval of the master plan for the Bainbridge Apartments MPL2022-10013 subject to the conditions below.

CONDITIONS OF APPROVAL - REQUIRED

Land Development Studio

1. Impervious Surface Ratio (ISR) - Total ISR is limited to 90% under AC-3/SP zoning.
2. Density - Total density cannot exceed 200 dwelling units per acre, per the corresponding AC-3 zoning and Metropolitan Activity Center future land use designations (there is no minimum intensity outside of the Traditional City overlay). The North International Drive Special Plan Overlay actually places no restriction on maximum density, and the proposed density of 27.8 dwelling units per acre is well below that of a commercial hotel or condo.
3. Parking - A minimum 521 parking spaces must be provided, based on a total 367 apartment units.
4. Signs must be consistent with LDC Section 64.257 Multi-family signage. Permits must be secured for all site signage prior to fabrication and installation. Digital signs, banners, tethered balloons and temporary "coming soon" and "grand opening" signs are not allowed.
5. Buffers - Minimum 7.5 ft. vehicular use/lot line buffers are required along all sides of the property, to be landscaped consistent with LDC Chapter 60 and Section 62.496, N. International Drive Special Plan Overlay.
6. Phasing - The proposed apartment complex will be constructed in one phase.
7. Scope of Master Plan - The proposed development must be as described within this report. Any changes in the future use and operation of the site as described herein may require an amendment to the Master Plan. This approval is not transferable to another property or parcel.
8. Schools - The proposed 367-unit apartment complex is subject to Orange County Public School (OCPS) concurrency requirements. An application needs to be submitted to OCPS before Municipal Planning Board.
9. Final Site Plan - A final site plan via Planning Official Determination is required prior to applying for building permits.

Urban Design

Architecture

1. An Appearance Review is required either through a Planning Official Determination prior to permitting or at time of permitting, to ensure compliance with all Urban Design conditions.
2. Building must be finished with durable, high quality materials that are authentic to the style of architecture for which the building is proposed. Stucco is not permitted at the base of the building.
3. All facades must be finished with the same materials and architectural details. Side and rear building facades that are visible from a street must contain architectural detail comparable in appearance and complexity to the front(s) of the building(s).
4. Each principal facade must include a public entryway that is clearly articulated and oriented to the adjacent public right-of-way.
5. The building entry module must be increased in height and should be the most defined and articulated module in the building. Primary pedestrian entries must be clearly expressed and highlighted and recessed or framed by a sheltering element such as an awning, arcade, porch or portico. All entrances must be visible from streets and internal drives.
6. Additional height and articulation at the corners of the building must be added to increase the skyline variations and to better define the mass and extent of the building.
7. Reflective or mirrored glass windows is prohibited.

Site

1. The streetscapes along Carrier Dr. and Universal Blvd. must consist of a minimum of 5-ft for a landscaped parkway strip for street trees located at back of curb and a 10-ft wide concrete sidewalk.
2. Crosswalks must be constructed with textured/colored concrete or similar materials at all internal drives and intersections where a pedestrian connection occurs. Crosswalks at the entrances must also be decoratively treated so that the pedestrian path is visually dominant compared to the vehicular path.

CONDITIONS OF APPROVAL - [CONT'D]

3. Additional sidewalks may be required at time of permitting review to complete the pedestrian circulation.
4. Universal Blvd. At least one pedestrian amenity must be provided adjacent to the clear path of the 10' sidewalk. Pedestrian amenities include but are not limited to the following: bench, pedestrian waiting area protected from the weather, or public art feature.
5. Any fencing on the site shall be an open, CPTED-approved fence, such as aluminum or wrought-iron picket fencing.

Landscape

1. All landscape plans must achieve the Minimum Required Landscape Score (MRLS) for the proposed type and intensity of development. The project must meet the requirements of the Land Development Code Chapters 60 and 61. A spreadsheet showing compliance with the Minimum Required Landscape Score must be included with the plans when submitted for building permits. A digital spreadsheet form is available at <https://www.orlando.gov/Building-Development/Planning-Approvals/Landscape-Code#section-3>
2. Landscape Plan legend must include plant schedule, with type and quantity of shrubs, understory trees, and canopy trees.
3. The landscape plan must meet all standards found in Sec. 62.496. - North International Drive Special Plan, in addition to chapters 60 and 61.
4. The MRLS must be increased by 10% within the Special Plan area in order to promote and execute a tropical landscape, via a mixture of different sized plants, varying shades of green, and varying leaf sizes and shapes are encouraged to create textured layers and make the area more visually interesting.
5. Street trees must be provided on the park strip between the curb and the sidewalk, along the length of Universal Blvd and Carrier Drive, as required to meet the street tree requirements of Chapter 60.
6. Staff strongly encourages retention of as many trees as possible, excluding invasive or exotic species, such as melaleuca, chinaberry, Chinese tallow, Brazilian pepper, camphor, or Australian pines, which must be removed.
7. Tree removal / clearing (excluding the removal of invasive or exotic species) cannot commence until full site and building development plans have been approved. Contact the City Parks Division for an inspection of on-site trees prior to applying for any clearing or site prep permits.
8. The proposed retention pond must be treated as a site amenity per Section 60.144. This shall be accomplished by the following:
 - i. Planting at least 15% of the length of the pond's edge in a planting area at least two feet in width above and below the mean water elevation pursuant to the following formula:

$$\text{Length of Pond's Edge} \times 0.15 = \text{Result (Y)}$$

$$Y \times 2 = \text{Required Landscape Area}$$
 - ii. Provide at minimum a 6ft wide concrete/asphalt path around the main stormwater pond and
 - iii. at minimum 2 fountain jets.
 - iv. The storm water ponds can act as a source for landscape irrigation water. This is encouraged.

Utilities

1. All above ground utility lines on the project site should be placed underground during construction of the proposed improvements.
2. New or existing streetlights within the abutting street rights-of-way or city services easements should be replaced with fixtures compatible with any existing or proposed streetscape or street lighting plans, as per the North International Drive Special Plan (Section 62.496).
3. No vertical impediments such as utility poles, light poles and utility boxes, can be located in the Pedestrian Clear Zones and sidewalks.
4. Transformer Area Screening - Transformer areas outside the building envelope must be screened on 3 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 3-ft. tall at the time of planting and maintained at a minimum 4-ft. in height.
5. Mechanical Equipment - All ground mounted and rooftop mechanical equipment must be screened from view and must meet LDC screening requirements. An interior screen wall or parapet for rooftop mechanical equipment is required. The interior screen wall or parapet must be the same height as the installed mechanical equipment height.
6. Backflow Preventer[s] must be located so as to not be directly visible from the adjacent right-of-way (R-O-W) or should be screened from view where necessary.
7. 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. If outdoors, landscape screening, including low hedge and groundcover, is required to soften the view from the public R-O-W.
8. All a/c units and utility equipment must also meet applicable LDC screening requirements. All air conditioning compressors, electrical equipment and other accessory equipment must also be screened from the street and public pathways by low walls, hedges, or other decorative fences and may not exceed 4-ft. above grade.
9. Outdoor lighting must comply with Chapter 63, Part 2M, City Code. Pedestrian and Plaza Areas - Lighting fixtures

CONDITIONS OF APPROVAL - [CONT'D]

must be decorative in appearance, style and finish and must not exceed 15 ft. in height.

Signage

1. Signage is subject to LDC section 64.257 Multifamily Identification signs.

Transportation

1. Compliance
 - a. Except as where noted in this staff report, all aspects of the site plan are required to conform to all applicable minimum standards set forth in the editions of the City Code and the City Engineering Standards Manual that are in force at the time of any construction of this project.
 - b. Support of this submittal by the Transportation Dept. does not constitute final engineering approval of this concept for development. Materials and designs for transportation related elements of the project must meet or exceed standards in the versions of the City Code and Engineering Standards Manual in effect at the time of submittal to Permitting Services.
 - c. At all project entrances, clear sight distances for drivers and pedestrians must not be blocked by signs, buildings, building columns, landscaping, or other visual impediments. No structure, fence, wall, or other visual impediment must obstruct vision between 2 feet and 8 feet in height above street level. The street corner / driveway visibility area must be shown and noted on construction plans and any future site plan submittals. The applicant must design the site plan as necessary to comply with the Florida Greenbook and the FDOT Design Standards Index. Sight lines shall be provided on both site plans and landscape plans.
2. For any construction work planned or required within a public right-of-way or City sidewalk easement adjacent to a public right-of-way (including but not limited to: irrigation, drainage, utility, cable, sidewalk, driveway, road construction/reconstruction or landscaping), the Owner/Applicant must submit the following:
 - a. Maintenance of traffic plans (M.O.T.) (For more information/detailed requirements contact the Office of Special Events & Permits at 407-246-3704)
 - b. Roadway plans including paving, grading, pavement markings and signage (Contact the Permitting Transportation Engineering Reviewer at 407-246-3079 for details)
 - c. A copy of all required County and State permits (If permits are pending attach a copy of the application)
3. Provide auto-turn for the intended design vehicle on-site at time of permitting.
4. The Owner/Applicant must remove all unused or unapproved curbcuts / driveways and must restore all curbs, gutters, parkways and sidewalks to Orlando Engineering Standards Manual (ESM) requirements and standards at time of permitting.
5. The Owner/Applicant must co-ordinate with Universal Studios to show the planned shared use path on southside of Carrier Dr. as well as any planned intersection adjustments.
6. Access Management
 - a. Carrier Dr. – Access is limited to R-in/R-out at the Carrier Dr. loop with all traffic also needing to head EB only within the loop.
 - b. Universal Blvd. Service Area - Access is limited to R-in/R-out at loading bay/service area curbcut.
 - c. Universal Blvd. Resident Parking – The access point into and out of the parking garage along Universal Blvd. may be a full-access curbcut. The final design of the southbound left turn lane into the site must be coordinated with the City Transportation Engineer prior to submittal for permits. The turn lane must meet dimension criteria in FDOT standard plans. And must include a raised median with Type A curb along entire stretch of new southbound turn lane.
7. 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. 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.
8. Parking must be provided in with CH 61 of the Land Development Code.
 - a. A total of 624 parking spaces are proposed which exceeds the minimum 621 spaces required.
 - b. EV Capable parking spaces: A minimum of 124 spaces (20% of the required parking spaces) must be EV Capable. EV capable means: "These parking spaces prepare for future Electric Vehicle Supply Equipment (EVSE) installation by providing dedicated electrical capacity in the service panel (40amp breaker for every two EV Capable two spaces) and conduit to the EV Capable space. These spaces do not require wiring to the space or a receptacle."
 - c. EVSE Installed parking spaces: A minimum of 12 spaces (2% of required parking spaces) must be EVSE Installed. EVSE Installed means: "EVSE Installed: These parking spaces are reserved for EVs and provide drivers

CONDITIONS OF APPROVAL - [CONT'D]

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).
10. Bicycle parking must be provided in accordance with the standards of Chapter 61, Part 3D of the Orlando Land Development Code and shall be made available prior to the issuance of any Certificate of Occupancy for the use being served. Bicycle parking should be spread across the development as evenly as possible to provide equitable access to bicycle parking.
- a. A total of 62 short term and 62 long-term bicycle parking spaces are required for the proposed multifamily 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

Waste Reclamation

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

1. The proposed development entails a multifamily residential complex with parking. This development represents an additional load to the existing gravity sanitary sewer infrastructure downstream of the point of connections, with emphasis to the gravity system on Universal Blvd and Carrier Dr. The Applicant shall evaluate the impact of this flow on the existing gravity system and agree to contribute on the cost of needed offsite improvements prior to building permit approval.
2. Civil/site utility plan shall be prepared by a Professional Engineer and submitted with the construction plans for review and approval prior to permit issuance.
3. The Water Reclamation Division will need to review construction and utility plans prior to permit issuance to assure that the sanitary sewer facilities to serve the proposed multi-family development will meet the City's Standards including Chapter 9 of the Engineering Standards Manual (current Edition) and all applicable City Standard Details.
4. Please contact the Water Reclamation Division to schedule a meeting to discuss the Project's proportionate cost sharing to needed offsite improvements. For any questions about Water Reclamation Division review, please contact Julio Morais at (407) 246-3724 or julio.morais@cityoforlando.net or Dave Breitrick, PE, Engineering and Mapping Manager (407) 246-3525 or david.breitrick@cityoforlando.net.

Public Works

Site is partially within a FEMA Zone AE SFHA (floodplain). Compensating storage will be required. Drainage easements will be needed in the areas of existing canals/ditches that drain City storm drains to Lake Pat.

Development Review

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.

FLOODPLAIN

1. Part of this site is located within a floodplain, the finished floor elevation must be one (1) foot above the 100' flood elevation. Any flood storage volume displaced by the building must have compensating storage.
2. In accordance with Federal Emergency Management Act (FEMA) requirements; a letter of map revision maybe required by the owner or engineer as part of this application review.
3. The compactor needs to include an oil/sand separator; connection to sanitary sewer is required.
4. 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.
5. Contact the Bureau of Parks (407) 246-2283 for a tree removal permit before removing any 6" caliper or larger trees.
6. 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.
7. See Chapter 64 Orlando Land Development Code for sign requirements and regulations. Separate building permit

CONDITIONS OF APPROVAL - [CONT'D]

- applications are required for signs.
8. The onsite stormwater system needs to design to accommodate the existing right-of-way drainage that currently flows into the site.
 9. The owner/developer needs to provide a flow-thru easement to the City of Orlando for the purpose of accepting Storm Water run-off from publicly dedicated roadways into their private retention system.
 10. 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.
 11. 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.
 12. Fees – Parks – MF A Parks Impact Fee in the amount of \$825.00/unit shall be due at the time of building permit issuance.
 13. In accordance with Federal Emergency Management Act (FEMA) requirements; a letter of map revision maybe required by the owner or engineer as part of this application review.
 14. The owner/developer is required to pay the Sewer Benefit Fee in accordance with the Sewer Service Policy and Chapter 30 of the Land Development Code.
 15. Section 1.04 of the Engineering Standards Manual provides that all utility lines shall be installed beneath the surface of the ground. Subdivision construction plans must include all proposed utilities.

Preliminary (Mass) Grading Permit

This permit authorizes site construction improvements to private property before more conventional construction permits are issued by Permitting Services. This permit will have two times the normal city permitting fee; will only be issued on a case-by-case basis; and have a very limited scope of work. It will only be granted if the owner can illustrate to the City Engineer, Planning Official, Parks Official and Building Official that a financial or timeline hardship can jeopardize the completion of the project. The scope of work for this kind of permit is mainly to address lengthy environmental site clean-up jobs, mitigations, soils consolidation, installation of temporary/partial master stormwater systems, stockpiling and/or other types of large earthwork related jobs, and shall not constitute a waiver of other permit requirements such as floodplain development, discretionary land use permits and tree retention and removal.

For questions regarding Engineering or Zoning contact Keith Grayson at (407)246-3234 or keith.grayson@cityoforlando.net.

Parks

1. Aerial photos show existing trees on the site. Per City Code Section 65.339, Master Plan submittals must include tree surveys showing all existing trees of 10" diameter at breast height (DBH) or larger. City Code Section 65.340 requires a preliminary tree protection plan with the master plan submittals. Please provide, showing existing trees in relation to the layout plan. In lieu of the required tree survey, the Parks Division Arborist may approve a statistical analysis of the tree cover in some cases involving heavily forested sites. Such analysis may be in the form of sample plots of representative areas, or "timber cruises" representative of the overall site.
2. Project may impact trees located on this parcel. A mass grading permit is not a permit to remove trees. 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 also 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 along with the construction plan for the project to reduce any fees associated with tree removal.
3. On this plan there are two Amenity Courtyards shown, while on another sheet they are described as passive areas. Please provide recreation amenities within these courtyards, such as community gardens, playground equipment, exercise equipment or other amenities to serve residents. For informational purposes: The City has implemented a Parks Impact Fee on all residential housing units to help meet the recreation needs of Orlando's residents. All new housing units are subject to the fee. Multi-family residential units are assessed at \$825 per unit. A reduction in fees may apply on units that meet certain criteria, including on units that are certified for affordable housing. Any new construction, change in use, addition or redevelopment of a site or structure shall be subject to a review for Parks Impact Fees. Applicable fees will be due at the time of building permit issuance, subject to change upon final permit plan review. Any exemptions or credits against the Parks Impact Fee must be reviewed prior to permit issuance. All Parks Impact Fee Credits shall be reviewed and processed by the Parks Impact Fee Coordinator, if applicable, upon request by applicant.

CONTACTS

Building

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

Development Review

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

Fire

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

Growth Management

For questions, contact Lucky Carson at 407-246-2120 or at lucky.carson@orlando.gov.

Land Development

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

Parks

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

Police

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

Public Works

For questions regarding Engineering Site issues contact Kyle Staats at 407-246-4326 or kyle.staats@orlando.gov

Transportation

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

Urban Design

For questions, contact Fernanda Paronetto at 407-246-3427 or at Fernanda.paronetto@orlando.gov.

Water Reclamation

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

NEXT STEPS

1. MPB minutes from the April 19, 2022 meeting are scheduled for review and approval by City Council on Mon. May 16, 2022.
2. Following the MPB meeting, the applicant may submit final revisions for the Final Site Plan determination, so that, when the April 2022 MPB minutes are approved by City Council, the determination letter will have been issued and building permits can be submitted.