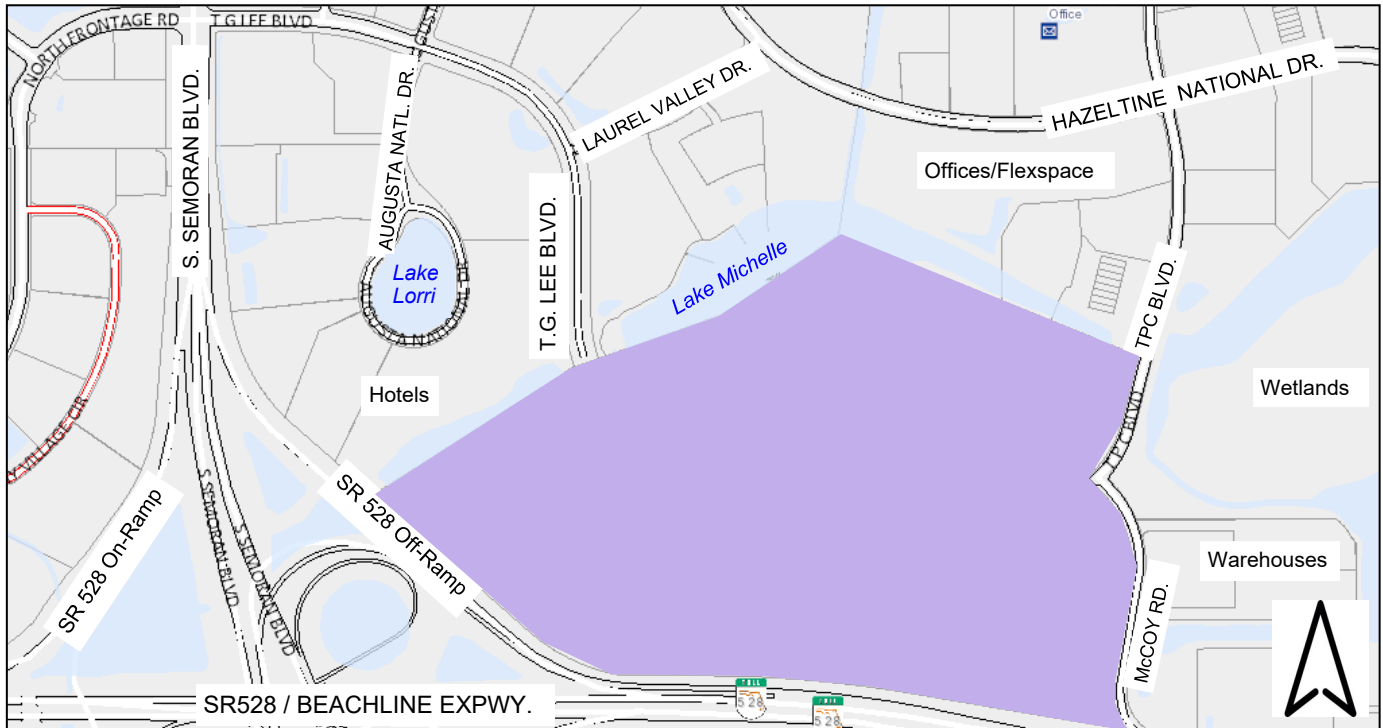


LEE VISTA WAREHOUSES #3 MPL SOUTH ENDS OF TPC & TG LEE BLVDS.



Location Map

 Subject Site

SUMMARY

Applicant

Cecelia Bonifay
Akerman Law Firm

Owner

Famlee Investment Co.

Project Planner

Jim Burnett, AICP

Property Location: South ends of TPC Dr. and TG Lee Blvd. (southwest end of TPC Blvd. and southeast end of TG Lee Blvd., west of McCoy Rd. and north of SR528/Beachline Expwy.) (parcel #26-23-30-0000-00-013, ±91.6 acres), District 2.

Applicant's Request: Master Plan approval to construct up to three (3) spec warehouses totaling ±1,515,600 sq. ft., to be located on a 91.6-acre parcel in the Airport North neighborhood. The request includes a future land use change from Conservation to Metropolitan Activity Center and a re-

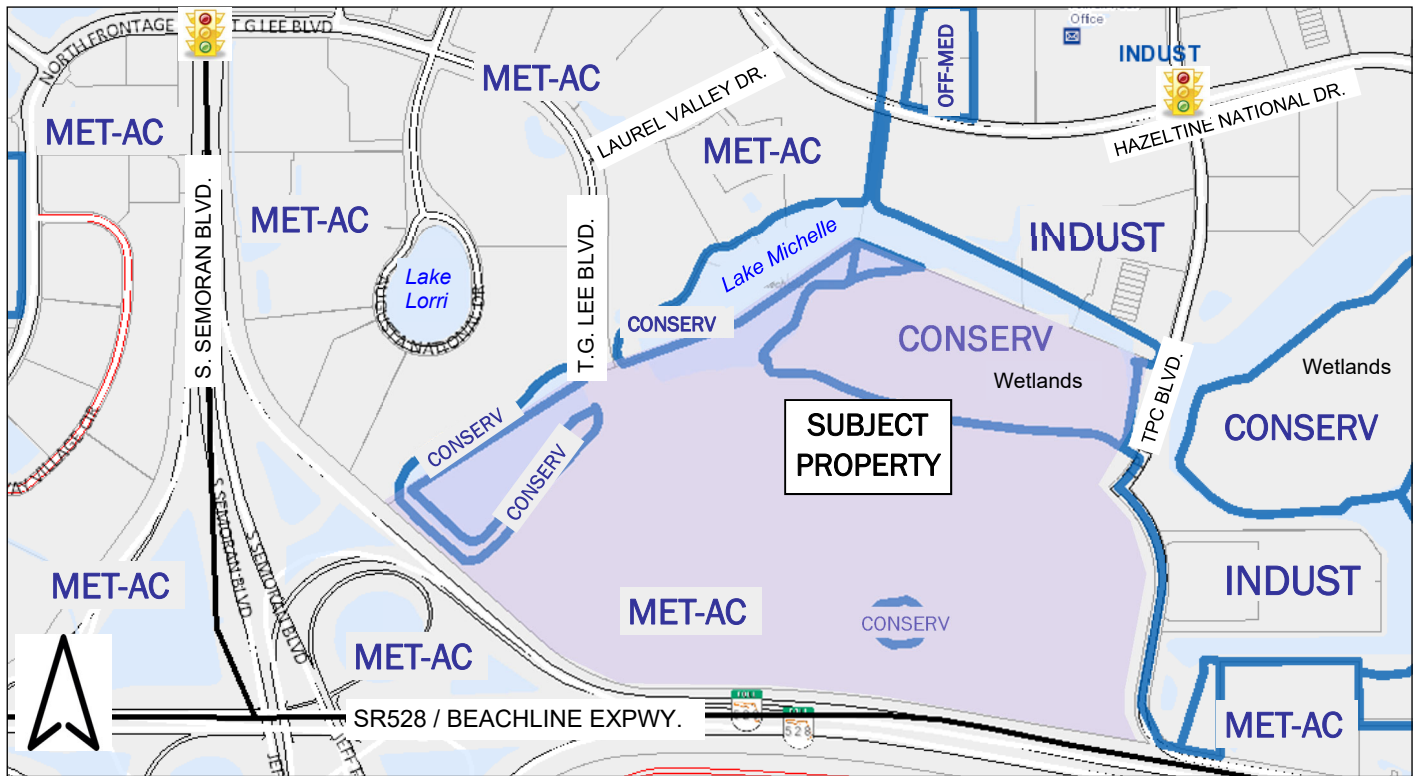
zoning from C/AN to AC-3/AN (see separate staff report GMP2022-10005 / ZON2022-10004).

Staff Recommendation: Approval of the Master Plan, subject to conditions in this staff report.

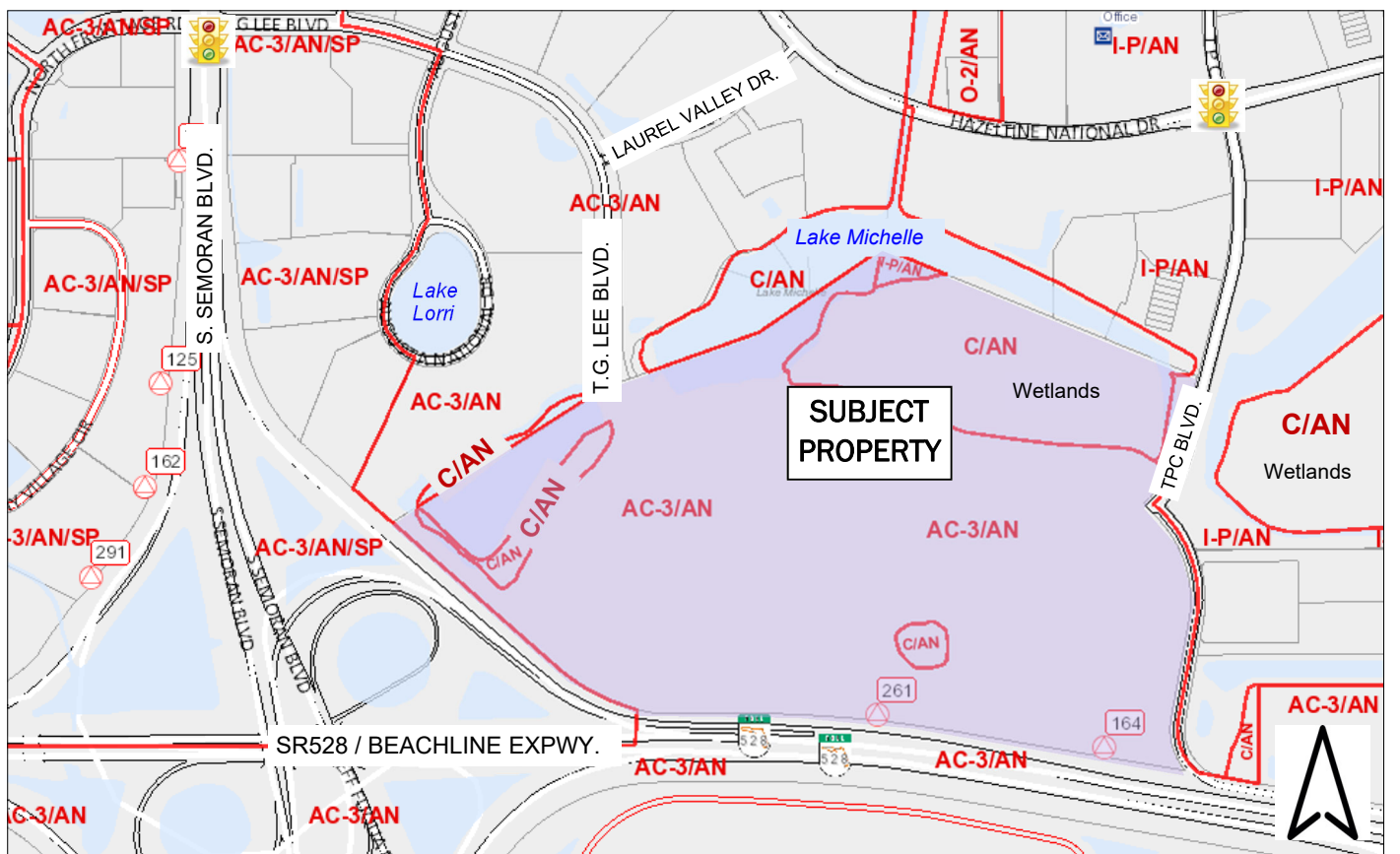
Public Comment: Courtesy notices were mailed to property owners within 300 ft. of the subject property the week of April 4, 2022. As of the mailout of the staff report, Staff has received no inquiries relative to the Master Plan request.

Updated:
April 11, 2022

FUTURE LAND USE MAP



ZONING MAP



PROJECT ANALYSIS

Project Description

The applicant is requesting Master Plan approval to construct up to three (3) spec warehouses totaling ±1,515,600 sq. ft., to be located on a 91.6-acre parcel in the Airport North neighborhood. The request includes a small future land use change from Conservation to Metropolitan Activity Center and a small rezoning from C/AN to AC-3/AN (see separate staff report GMP2022-10005 / ZON2022-10004).

Most of the property is zoned AC-3/AN (Metropolitan Activity Center, with Aircraft Noise Overlay) and has Metropolitan Activity Center future land use as well. There are conservation areas on the northern edges of the property under C/AN (Conservation, with AN Overlay) zoning and Conservation future land use (those areas will not be changing and those areas were not used to calculate maximum allowances).

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.

1991: Future Land Use designations applied to the subject properties.

5/2018: Leevista DRI rescinded.

Project Context

The property is located at the south ends of TPC and TG Lee Blvds., west of McCoy Rd. and north of SR 528/Beachline Expressway. 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	Conservation (CONSERV)	C/AN (Conservation, with Aircraft Noise (AN) Overlay)	Wetlands and Storm Ponds
East	(across TPC Blvd. & McCoy Rd.) Industrial (INDUST)	I-P/AN (Industrial Park, with AN Overlay)	Vacant Land, Wetlands and Warehouses
South	Metropolitan Activity Center (MET-AC)	AC-3/AN (Metropolitan Activity Center, with AN Overlay)	SR528 / Beachline Expressway
West	CONSERV & MET-AC	C/AN & AC-3/AN	Storm Ponds & SR 528 Off-Ramps

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, much of the property is designated with Metropolitan Activity Center future land use and AC-3/AN zoning, with lesser amounts of Conservation future land use and C/AN zoning on the northern edges (not including the small wetland that is to be removed and changed to MET-AC and AC-3/AN). Warehouses are allowed under AC-3/AN zoning; the size of the project requires Master Plan review. 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.

Table 2 - Development Standards (AC-3/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 (E) (TPC/McCoy)</i>	<i>Street Side (S - SR528)</i>	<i>Side (N)</i>	<i>Rear (W)</i>			
Minimum Requirements (unless otherwise stated)	na	0	0	0 or 3	10	1.5 max. (sq. ft.)	90	200 ft.
±1,515,600 sq. ft. Warehouse Park	±91.6	±141 (closest)	±171 (closest)	+128	±376	0.38 proposed (±1,515,600 sq. ft.)	67	±42-ft.

Transportation

The site will be accessed from TG Lee Blvd. on the west and TPC Blvd. on the east, with an internal driveway/roadway connecting the two access points. The proposed warehouse park will have adequate interior circulation.

Parking. Per LDC Section 61.322, Figure 27, the proposed warehouse park will require at least 379 customer and employee parking spaces, as illustrated in Table 3 at right; 489 total spaces are proposed, including handicapped and 2-wheeled parking spaces.

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 (±1,515,600 sq. ft.)	Min: 0.25 sp / 1,000 sq. ft. gross floor area (GFA); Max: 3.5 sp/1K GFA	379 (min.) / 5,305 (max)	489 (includes ADA & 2-wheeled)
		Totals	

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

Urban Design

The proposed warehouses will be rectangle-shaped, with customer and employee parking in front of and on the interior sides and truck parking and loading/unloading bays on the north and south sides of the three (3) warehouses. The proposed exterior finishes are shown on page 8 of this report. The project will include sidewalks that will tie into the existing external pedestrian sidewalks on TG Lee and TPC Blvds. and along McCoy Rd. Stormwater will be piped into existing and to-be-created stormwater ponds to the south and west.

Buffers & Landscaping. The proposed warehouse abuts roadways on two (2) sides and wetlands along the north side and west rear. 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 ponds.

Table 4 - Buffer & Landscaping Standards				
<i>Proposed Uses</i>	<i>Required (R) & Proposed (P) Buffer Widths/Depths (Min.)(ft.)*</i>			
	<i>Front (E) (TPC Blvd. & McCoy)</i>	<i>Street Side (S) (SR 528 / Beachline)</i>	<i>Side (N) (Wetlands)</i>	<i>Rear (W) (Wetlands & TG Lee)</i>
±1,515,600 sq. ft. Warehouse Park	R: 7.5 ft. lot line P: 38 ft. vegetated	R: 7.5 ft. lot line P: 74+ ft. vegetated (includes retention)	R: 25 ft. wetland buffer P: 30+ ft. vegetated (includes wetland buffer)	R: 25 ft. wetland buffer P: 106 ft. vegetated (includes wetland buffer)

* 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 park is entitled to ±1800 sq. ft. of signage. Additional interior signage is also allowed if not readily readable from TG Lee or TPC Blvds. or from McCoy Rd. 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 and a compactor are shown in proximity to the warehouse buildings, with all to be located in walled corrals with decorative walls and gates to match materials and finishes of the proposed warehouses. All dumpsters will need to allow the required minimum 50-ft. back-up distance for solid waste vehicles. Recycling dumpsters / compactors also need to be added.

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

GOOGLE STREETVIEW PHOTOS



View of subject property looking southeast from terminus of TG Lee Blvd. (SR528/Beachline Expwy. to far south)



View of subject property looking southwest from intersection of TPC Blvd. and McCoy Rd. (wetland to the right).

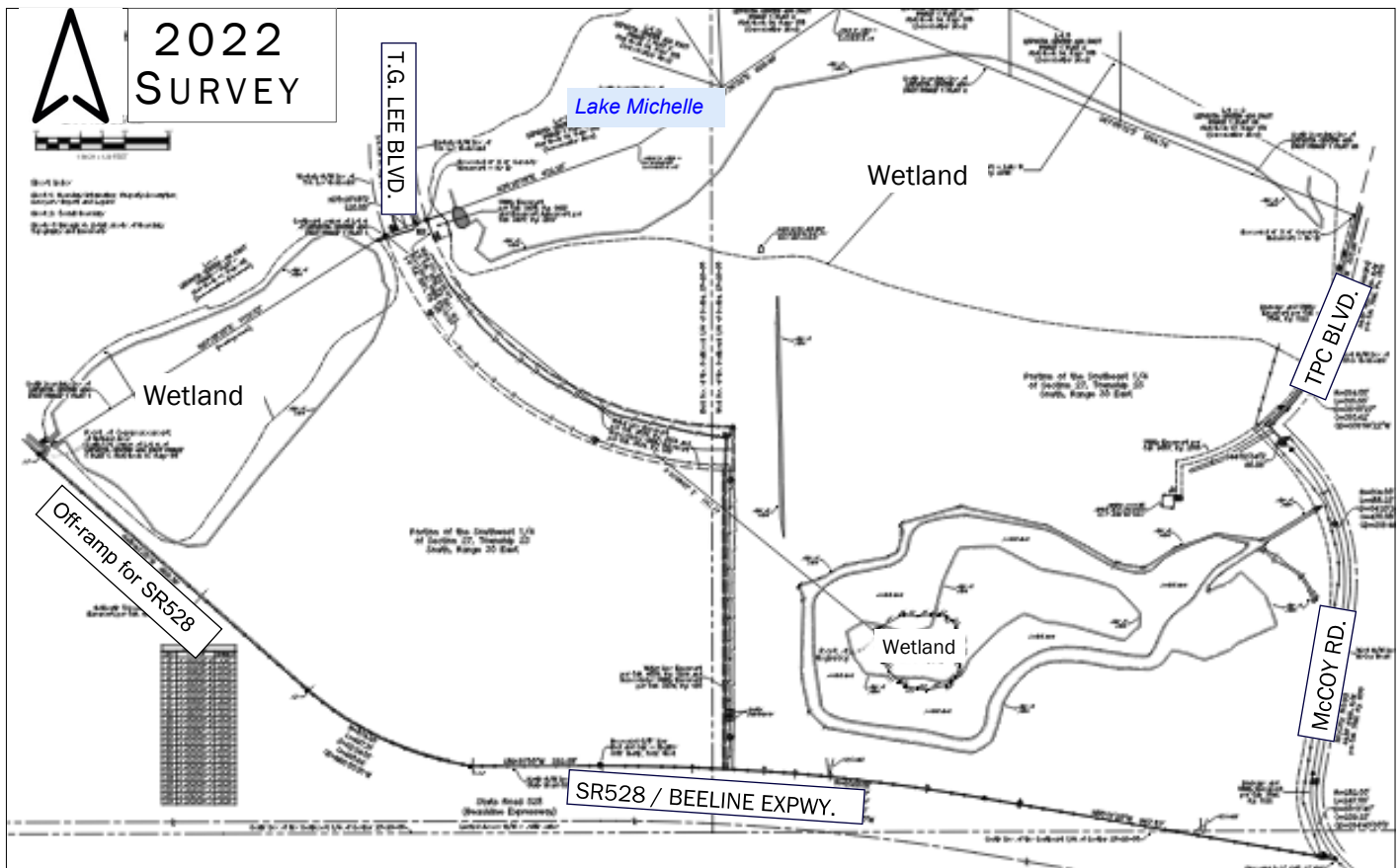
AERIAL PHOTO



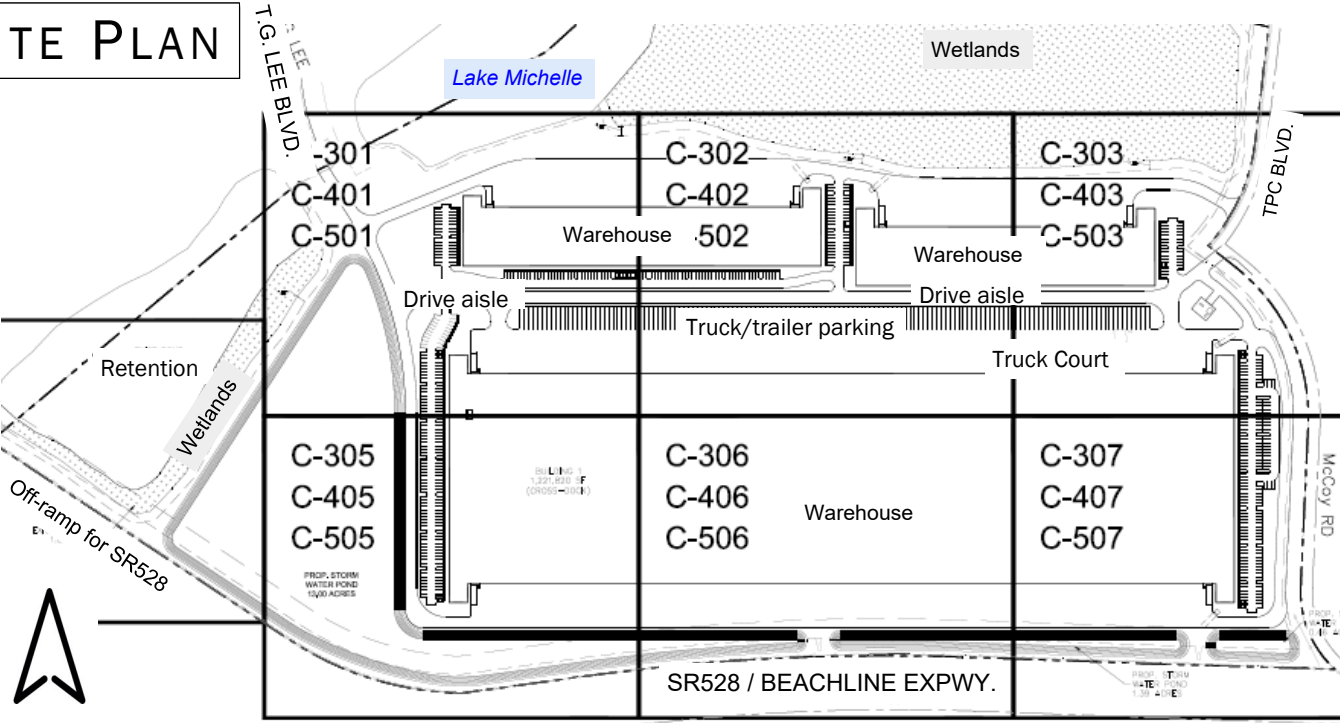
APPLICANT'S REQUEST

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.

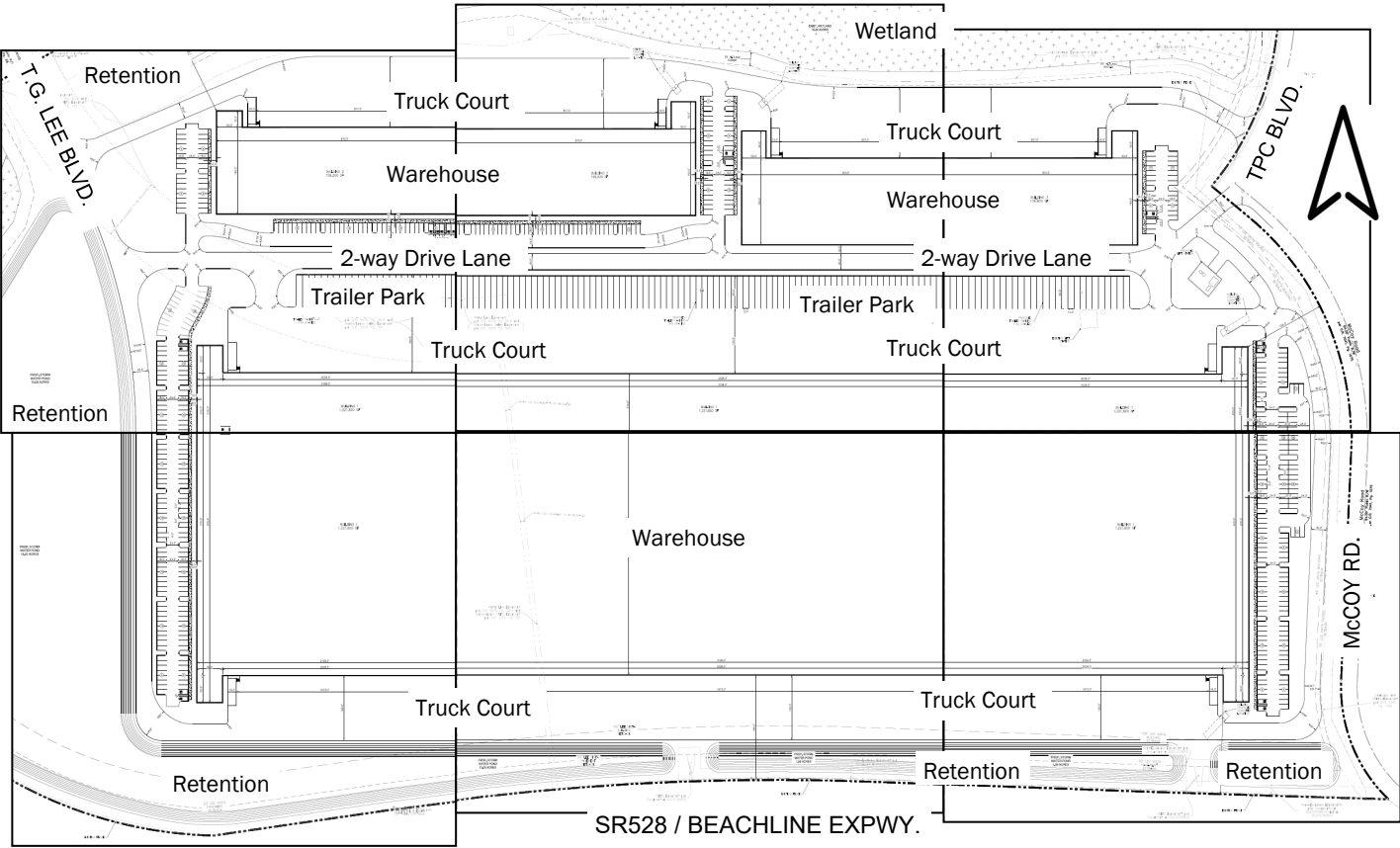
Parcel 3 - contains an overall proposed building square footage of +/-1,515.6K on 91.6 acres. A small scale GMP request for only the wetland area to change from Conservation to M-AC and the same small wetland area Rezoning request to change from C/AN to AC-3/AN was submitted separately.



SITE PLAN



DETAILED SITE PLAN

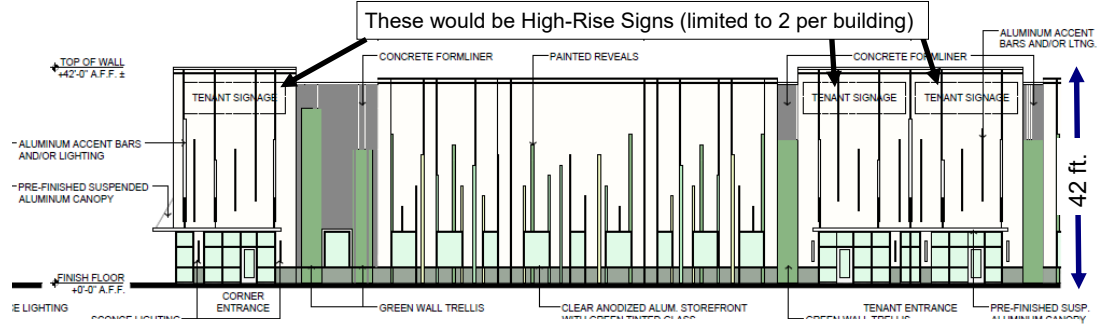


PROPOSED BUILDING ELEVATIONS

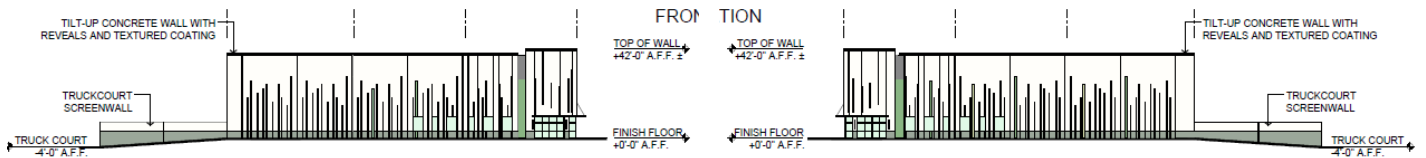
NO Truck Court ELEVATIONS PROVIDED



East & West ELEVATIONS (larger Warehouse) and Front ELEVATION (for smaller Warehouses), as viewed from east, west and central lane



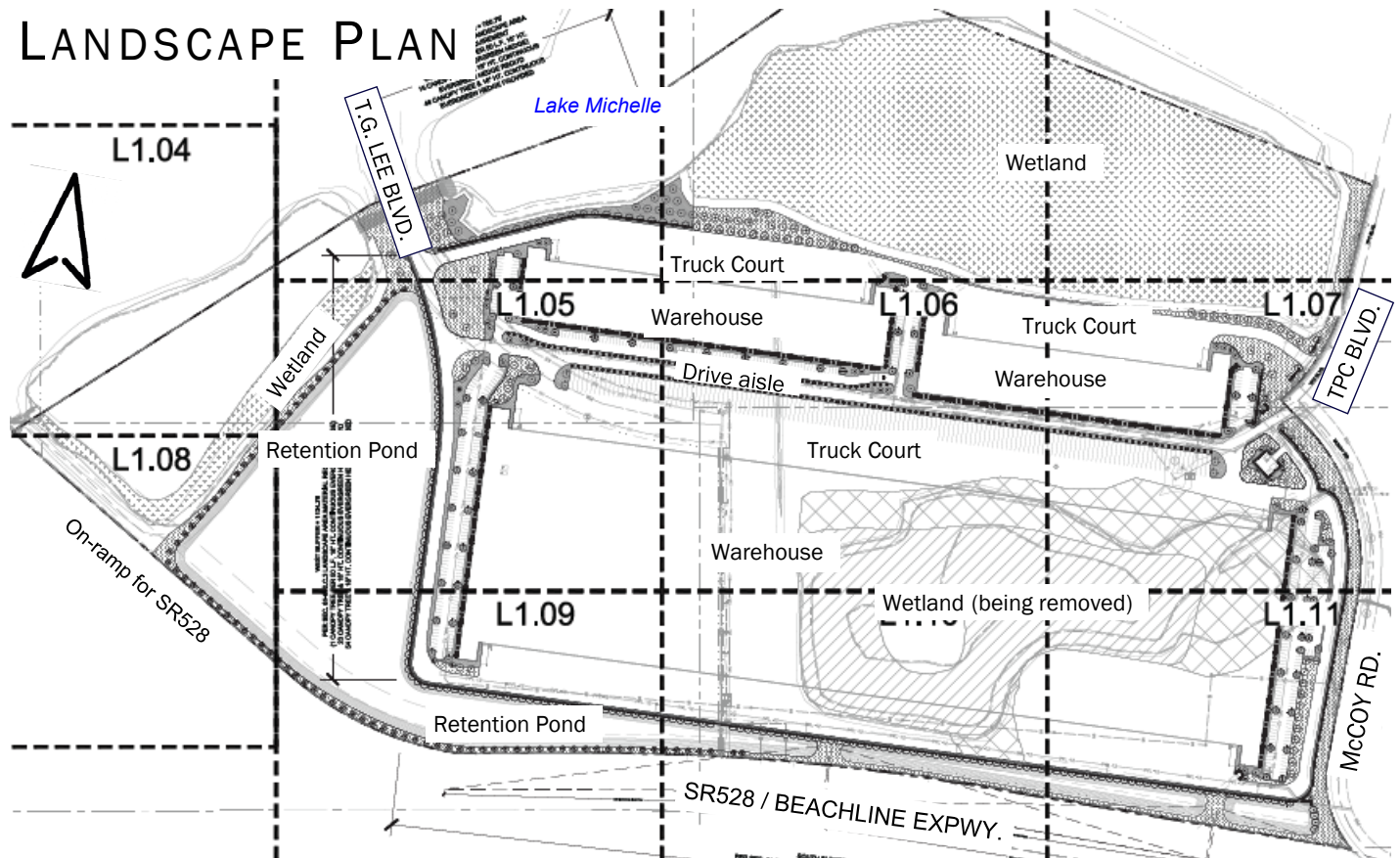
ENLARGED EAST/WEST (for larger warehouse) & SOUTH ELEVATION (for smaller warehouses)



WEST SIDE ELEVATION (for smaller warehouses)

EAST SIDE ELEVATION (for smaller warehouses)

LANDSCAPE PLAN



FINDINGS

Staff finds that the proposed master plan for the ±1,515,600 sq. ft. Leevista Site #3 Warehouse Park 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/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 ±1,515,600 sq. ft. Leevista Site #3 Warehouse Park, per the conditions below.

CONDITIONS OF APPROVAL - REQUIRED

Land Development

1. Impervious Surface Ratio (ISR) - Total ISR is limited to 90% under AC-3/AN zoning.
2. Intensity/FAR - Total intensity / Floor Area Ratio (FAR) cannot exceed 1.5, per the Metropolitan Activity Center future land use and AC-3/AN zoning designations (there is no minimum FAR outside of the Traditional City overlay).
3. Parking - A minimum 379 and maximum 5,305 parking spaces are required/allowed, based on a proposed ±1,515,600 sq. ft. of warehouse building area (total of 3 buildings).
4. Signs - No more than 1,800 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 7.5 ft. lot line buffers are required along all the east and south lot lines, to be landscaped consistent with LDC Chapter 60. Minimum 25-ft. wetland buffers are required along the north and west lot lines abutting existing wetlands and storm ponds. Aquatic plantings are required along all edges of retention ponds.
6. Phasing - The proposed warehouse park may be constructed in one or more phases, as long as one phase is not reliant on previous or subsequent 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.

(see additional informational comments on page 13 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 public or private R-O-W to each building is required. This includes TG Lee Blvd., TPC Blvd. and McCoy Rd.
3. The existing sidewalks along TG Lee Blvd and TPC Blvd. must be extended into the project site and continued along both side of all internal roads. A sidewalk must also be added to the west side of McCoy Rd. within the project boundaries. Architecture
4. 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.
5. 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.
6. 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.

REQUIRED CONDITIONS (CONTINUED)

Landscaping

7. Street trees are required along the TG Lee Blvd extension into the property, TPC Blvd., and McCoy Rd. as well as any internal roadways. 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.
8. 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/>.
9. 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.
10. 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.
11. Loading docks must be adequately screened from public streets, especially as it concerns potential views from the Beachline Expressway.
12. A hedge is required around the perimeter of both the regular parking and the truck staging parking lots. The hedge must be a minimum 3-ft. tall at the time of planting and maintained at a minimum 4-ft. height.
13. Trees must also be planted around the perimeter of all truck staging parking lots and stormwater detention ponds 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.
14. All retention ponds 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

15. 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.
16. 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).
17. 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 3-ft. tall at the time of planting and maintained at a minimum 4-ft. height. They must be clearly identified on the final utility, site, and landscape plan(s).
18. All a/c units and mechanical equipment must meet applicable LDC screening requirements.
19. 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.
20. A signed and sealed lighting plan consistent with LDC Sec. 63.404 & -.405 must be submitted with permitting drawings.
21. 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.

REQUIRED CONDITIONS (CONTINUED)

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.
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 (MOT) plans (for more information / 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. An AutoTurn analysis for emergency vehicles and solid waste collection must be attached to plans at time of permitting to prevent delays in processing.
6. Cross Access Easements providing full vehicular and pedestrian access through the site are required should the applicant desire to split off or subdivide the property for future sale. These cross-access easements must be shown on the plat or may be dedicated via separate instrument prior to subdividing the property for individual sale.
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. 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.
9. 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 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.
10. Spine Driveway: The driveway connecting T P C and T G Lee Blvd. must be designed as the primary east-west corridor with all other driveway connections connected to it designed as secondary connections with stop control measures directed at the secondary connection points. Access between TPC Blvd. to TG Lee Blvd. through the site may not be gated and must be maintained through the recording of a cross-access easement providing general access along and through the corridor. Sidewalks must be provided along both sides of this driveway providing pedestrian access from each roadway into the site and to the individual buildings.
11. Unused Curbcuts: The Owner/Applicant must remove all unused or unapproved curb cuts / driveways

REQUIRED CONDITIONS (CONTINUED)

and must restore all curbs, gutters, parkways and sidewalks to Orlando Engineering Standards Manual (ESM) requirements and standards. 12. Curbcut relocation: The proposed curbcut to T P C Blvd., east of building 3 must be removed or redesigned so that it creates the 4th leg of the TPC Blvd. and McCoy Rd. intersection. As designed, the curbcut location does not meet Code separation requirements.

Pedestrian Access/Sidewalks

13. 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 and designated with high intensity markings in a "ladder" pattern per Manual of Uniform Traffic Control Devices (MUTCD) standards where the driveways cross the sidewalk on TPC and TG Lee Blvds.
14. McCoy Rd. Sidewalk: A 6 ft. wide sidewalk must be provided along McCoy Rd. along the project front age. The pedestrian crossing of McCoy Rd. at TPC Blvd. must be striped.
15. Sidewalk connections must be provided from the public sidewalk along the street to the front of each 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 public sidewalks and buildings.
16. On-site sidewalks 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. 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.

Parking

17. 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.
18. Electric Vehicle Parking:
 - a. EV Capable parking spaces: A minimum of 10% of the required parking spaces for each site must be EV (Electric Vehicle) Capable, meaning "These parking spaces are ready for future Electric Vehicle Supply Equipment (EVSE) installation by providing dedicated electrical capacity in the service panel (40amp breaker for every two EV Capable 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 that "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 provided EV Parking spaces must meet the requirements of LDC Chap. 61, Part 3G.
19. Two-wheeled Parking: A minimum of 2 two-wheeled motor vehicle parking spaces are required per building site, and must be provided convenient to the main entrance of each building. The spaces must be sized and placed in accordance with LDC Sec. 61.322 (d).
20. Bicycle Parking for each building must be provided in accordance with the standards of LDC Chap. 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 being served.

REQUIRED CONDITIONS (CONTINUED)

Water Reclamation (WRD)

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

1. The drawings on record for the Warehouse Site #3 proposes relocation of the existing City Lift Station (LS#167) from its present location to a site closer to McCoy Rd. 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 new lift station.
2. The existing lift station must be maintained in service during construction and acceptance of the new lift station by the City.
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 force main pipes from the lift station to the point of connection must be included in the Construction Plans. Surveyed top of pipe elevations at the point of connection must be shown on the final 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.

Solid Waste

Dumpster areas appear to be only single enclosures. Plans must be provided for double enclosures for refuse containers. Per the City Code Chap. 28 mandatory recycling ordinance, all new commercial properties are required to have a double enclosure that accommodates both a garbage and recycling container. Further specifications can be found in City Code Chapters 28 and 58, as well as the Engineering Standards Manual on the last page of the "details" section.

Parks

Project may impact a densely wooded parcel (where wetland is currently located). A tree survey will be 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, the applicant must apply for a tree removal permit from a Parks Department official prior to any trees being removed from the site. Tree removal will require mitigation via the replanting of all tallied inches of caliper removed from the site. A payment can also be made into the City's Tree fund for any remaining caliper inches unable to be replanted due to the design of the project. A landscape plan can be submitted along with the building permit to reduce any fees associated with tree removal.

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.

INFORMATIONAL COMMENTS (CONTINUED)

Orlando Police Department (OPD)

CPTED Review - The Orlando Police Department reviewed the plan for the proposed Leevista Site #3 Warehouse Park 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 must meet or exceed the guidelines in Orlando City Code.
- Its 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 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)

1. Floodplain - Be advised that the eastern portion of the site is within an unnumbered Zone A flood designation as depicted on FEMA maps. FEMA approval of a CLOMR/CLOMR-F for the proposed work will be required prior to permitting approval and FEMA approval of a LOMR-F will be required prior to receiving final inspection. GIS data shows existing ponding in areas of proposed improvements, so verification of the jurisdiction/ownership of these ponds will be required, along with provision of documentation with the future permit package.

INFORMATIONAL COMMENTS (CONTINUED)

2. Grading within the floodplain must be flush to match the existing grade of the site, with existing grade to be maintained without any fill in the 100-year floodplain. However, if alteration via grading or structures is proposed and results in displacement of the existing 100-year flood plain, compensating storage must be provided for any displaced flood water.
3. The flood zone boundary must be noted on the requested survey to demonstrate that no grading/filling is proposed within flood zone A.

The following additional items will need to be addressed and met during the Engineering permit review process:

4. Per Section 7.01 of the City's ESM, any proposed project to be built in the City of Orlando that alters the existing topographic characteristics will be required to provide stormwater treatment. Alterations of surface drainage (with the exception of resurfacing and landscaping elements only) is defined as: changing the flow patterns within the redevelopment area; changing the mode of transport from overland flow or open channel to a closed conduit, etc.; changing an impervious surface's character (from building to parking, wet bottom pond or a new building or vice versa); changing the character of a parking surface (from shell base to asphalt, etc.); or remodeling of an existing building which changes its footprint or number of floors. When applying for an Engineering Permit, please submit the Drainage Report, Geotech Report, Stormwater Tabulations, and all necessary docs needed in order to verify the City's and Water Management District standards are met.
5. Provide a certification signed by the Engineer, licensed in the State of Florida, responsible for the stormwater design 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."
6. Construction activities including clearing, grading and excavating activities must obtain an EPA NPDES permit. The NPDES permit must be received in the Office of Permitting Services prior to the issuance of City of Orlando permits.
7. A signed and sealed existing topographic survey with datum and official benchmark in the NAVD88 vertical datum must be provided. Per the City's ESM Section 7.01.A.1, survey data must be gathered to at least 25 ft beyond the property line or as far offsite as required to assure offsite drainage patterns are maintained. Please submit a hard copy of the signed and sealed survey to City Hall 8th floor addressed to Richard Allen, City Surveyor.
8. Please submit a signed and dated private improvements cost sheet. Cost sheet forms and instructions are available at www.cityoforlando.net/permits.
9. Water quality shall be recovered per the requirements of the Water Management District. Provide a model demonstrating the recovery analysis. A Water Management District water treatment permit may be required.
10. All proposed and existing sidewalks touched during construction will need to be updated to the newest ADA requirement.
11. Sidewalk construction is required at the time of the substantial improvement per LDC Sec. 61.225 and 66.200. Proposed sidewalks must be constructed along the entire length of the property and must be located against the public rights-of-way.
12. A City Service Agreement is required by the Owner if any portions of sidewalk are within private property. The easement would 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.
13. Clarify if any of the proposed sidewalks extending into adjacent R-O-Ws will be paved. If pavers are to be placed beyond the property line and into the City's R-O-W, the owner will be required to submit a signed and recorded R-O-W Pavers Agreement.
14. The sidewalk portion of a driveway 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.
15. In addition to the survey, a detailed, scalable, fully dimensioned site plan must be provided at time of permitting. The site plan should include but not be limited to the site legal description, buildings, streets, sidewalks and property lines, and the location of the proposed work. Site plans should clarify

INFORMATIONAL COMMENTS (CONTINUED)

between what is existing and what is proposed.

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, as such, the comments communicated 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 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 January 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 (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 must not be located 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 450-ft. 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. An Approved Turnaround must 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 drive width of 25 ft. will be required. The turnabout must be the minimum 20ft. width as the fire department access road and sized for the dimensions of the largest OFD apparatus. Use of areas subject

INFORMATIONAL COMMENTS (CONTINUED)

to vehicle obstruction such as loading docks and parking garages are prohibited. Acceptable turna rounds 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' Ft • Truck body length 60' Ft • Weight 75,000 pounds • H Jack Outriggers 6 ft each side • Truck width including outriggers is 21 ft • With boom fully retracted at 90 degrees, truck length is 29 ft • Vertical Boom length is 93' ft 7" in.
7. All Fire Department Access Roadways must consist of an all-weather driving surface, capable of supporting the load of the 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 must be maintained at all times. The minimum required width of a fire department access road cannot 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 also cannot be obstructed by parked vehicles.
8. URNS in fire lanes must 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 can the radius to the outside curb line be less than 50 ft. and 30-ft. 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] POINT
10. LOAD CALCULATION. The ground contact area for each stabilizer must 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 must 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. City Code Chapter 24.30; NFPA 1.18.3
12. Needed Fire Flow: The required fire flow for commercial structures must 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 will not be less than 1000 gpm. Calculations and a water supply analysis must be provided to demonstrate delivery of fire flow.

INFORMATIONAL COMMENTS (CONTINUED)

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 final revisions for the Final Site Plan determination (2-week administrative review).
3. The effective date of the master plan will be when the corresponding Future Land Use and zoning map amendments are approved by City Council. Permits can be submitted after that date.