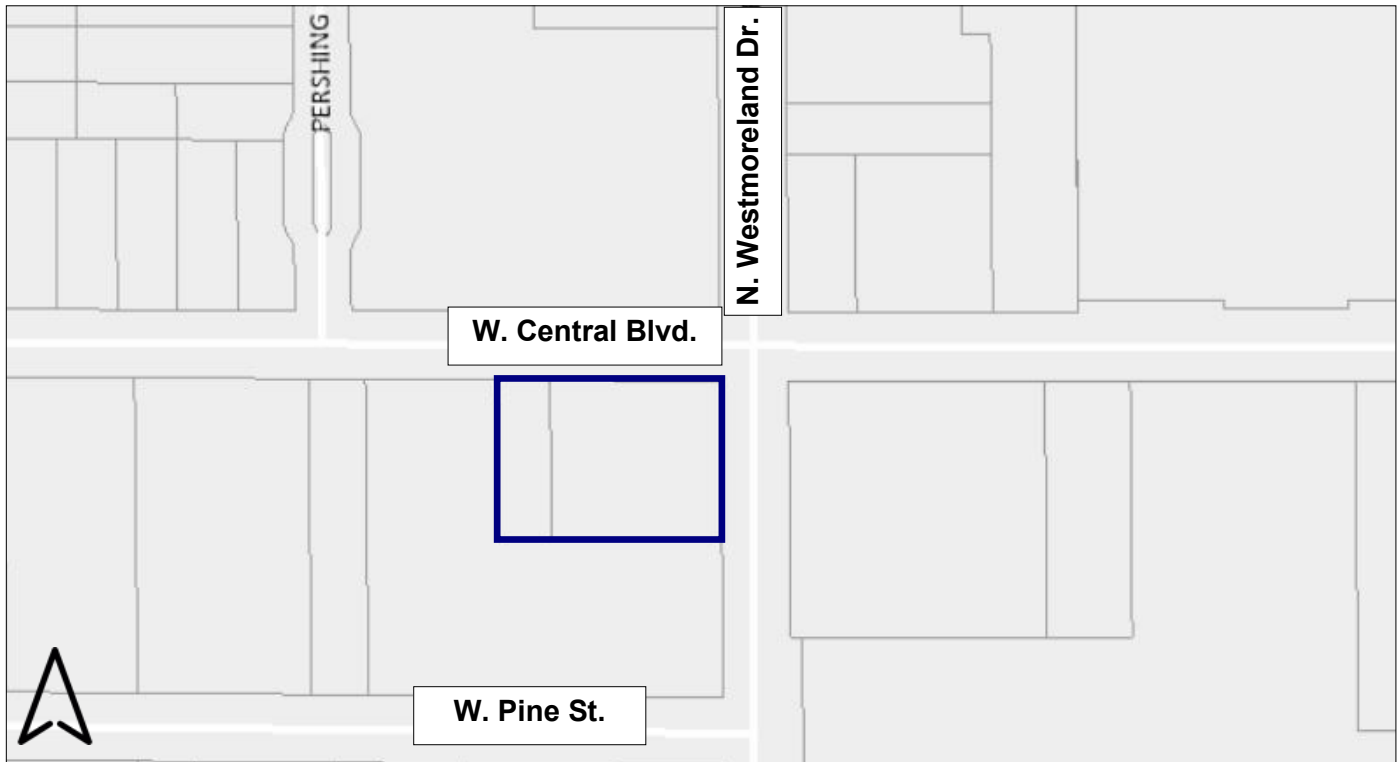




**Staff Report to the
Municipal Planning Board
June 21, 2022**

CUP2022-10003

CUP FOR RESTAURANT/BAR IN I-G/T/PH ZONING



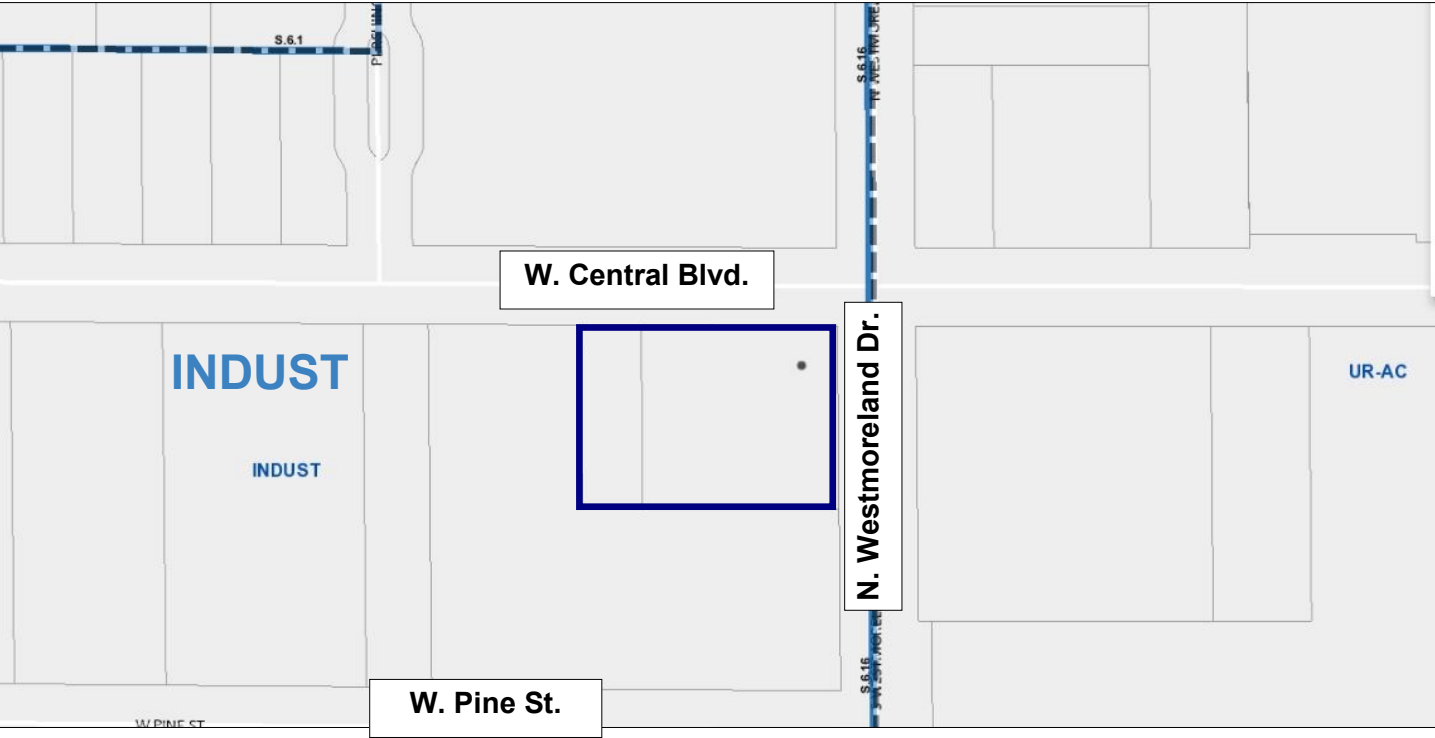
Location Map

 Subject Site

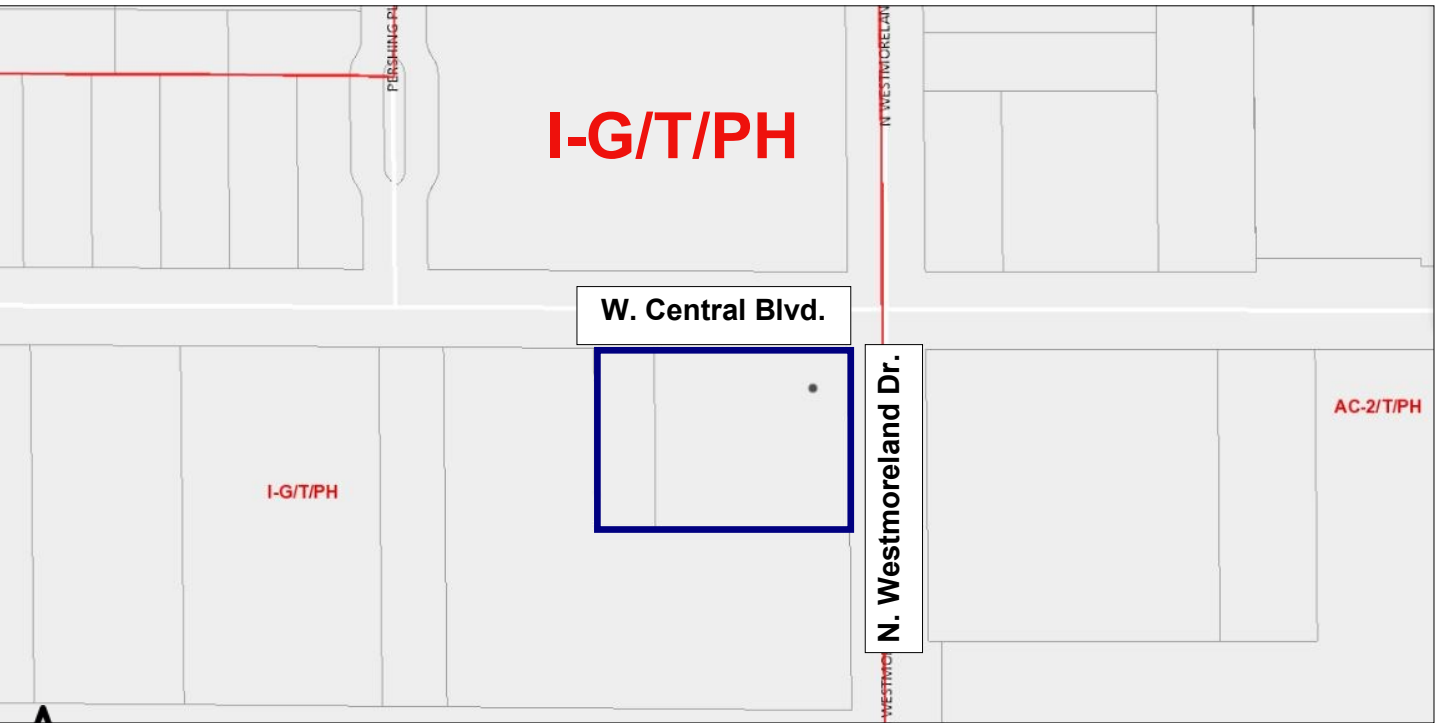
Summary

Applicant Edgar Silva Team Market Group Owner 1000 W Central Blvd LLC Project Planner Rosemary Culhane Planner I Updated: June 13, 2022	Property Location: 1000 W. Central Blvd. (west of N. Westmoreland Dr., south of W. Central Blvd., north of W. Pine St., ±0.63 acres, District 5.) Applicant's Request: Conditional Use Permit to allow a restaurant/bar concept in the I-G/T/PH zoning district.	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 June 6, 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 a Conditional Use Permit (CUP) for a restaurant, eating and Drinking facility, in I-G zoning district as required per Chapter 58 Part 1 Fig. 2B.LDC.

Previous Actions

1915: Property platted as part of Ella & Aubrey Smith's Addition to Orlando, FL.
2021: Subject property acquired by current owner.

Project Context

The surrounding uses of this property are included in Table 1.

Table 1—Project Context			
Direction	Future Land Use	Zoning	Land Use
North	INDUST	I-G/T/PH	Industrial Warehouse
East	UR-AC	AC-2/T/PH	Industrial Warehouse
South	INDUST	I-G/T/PH	Industrial Warehouse
West	INDUST	I-G/T/PH	Industrial Warehouse

Conformance with the GMP and Zoning

The property has INDUST future land use and I-G (General Industrial) zoning. The purpose of the CUP request is to allow a $\pm$ 4,970 gross sq. ft. 1-story eating and drinking use on the property. One existing building will be internally altered to accommodate the eating and drinking facility. The proposed CUP is consistent with the INDUST future land use designation and the City's Growth Management Plan. Eating and Drinking (per Chapter 58 Part 1, Fig-2B.LDC) require a Conditional Use Permit (CUP) when located in the I-G zoning district.

The CUP requirement for eating and drinking uses ensures that the proposed use complies with City Code. Unless noted elsewhere in this report, the proposed CUP to operate a eating and drinking facility will comply with all aspects of the Land Development Code.

Conditional Use Permit Criteria (LDC Section 65.285)

The Municipal Planning Board and City Council shall consider the following factors in their review of Conditional Use Permit (CUP) applications and amendments:

1. Purpose and Intent. The purpose and intent of the use and all other requirements of LDC.
2. Growth Management Plan (GMP). The consistency of the proposal with all applicable policies of the City's adopted GMP.
3. Compatibility. The proposal must be compatible with surrounding land uses and the general character of the area including factors such as height, bulk, scale, intensity, traffic, noise, drainage, dust, lighting, appearance, etc.
4. Public Facilities and Services. Will necessary public facilities (both on- and off-site), such as transportation, sanitation, water, sewer, drainage, emergency services, education, recreation, etc. be adequate to serve the proposed use.
5. Residential Displacement. Determine the extent to which the proposed use would potentially displace any existing residential uses.
6. Other pertinent matters/criteria as determined by the MPB or City Council.

Transportation

The applicant is proposing to convert a single story 4,970 gross sq. ft. existing building to accommodate an eating and drinking use and to utilize a large outdoor area for same. Vehicular access will remain in the same location; with 11 on-site parking space and 58 parking spaces off site. As proposed with the off site parking, facility will be adequately parked. Please see table below.

Parking Calculations

Use	Eating/Drinking	
Size	13,875 Sq. Ft.	
	Rate	Parking Spaces
Min	5	69
Max	20	277
Proposed	(11 on-site, 58 off-site)	

Signage

Signage needs to comply with Chapter 64 of the LDC

School Impacts

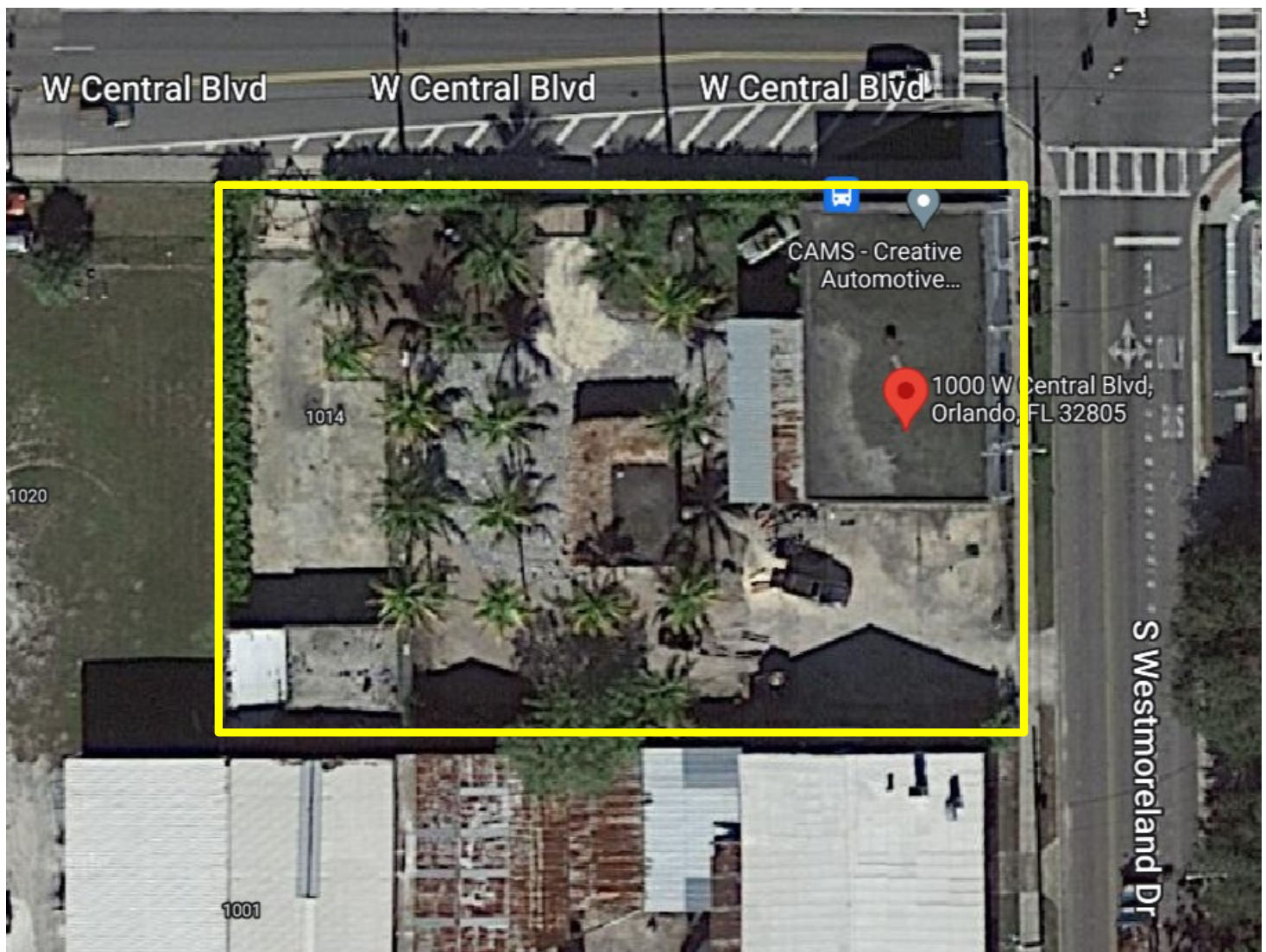
The site is proposed to be developed as a eating and drinking facility, non-residential use, so there will be no school impacts associated with the CUP request.

GOOGLE STREETVIEW PHOTO

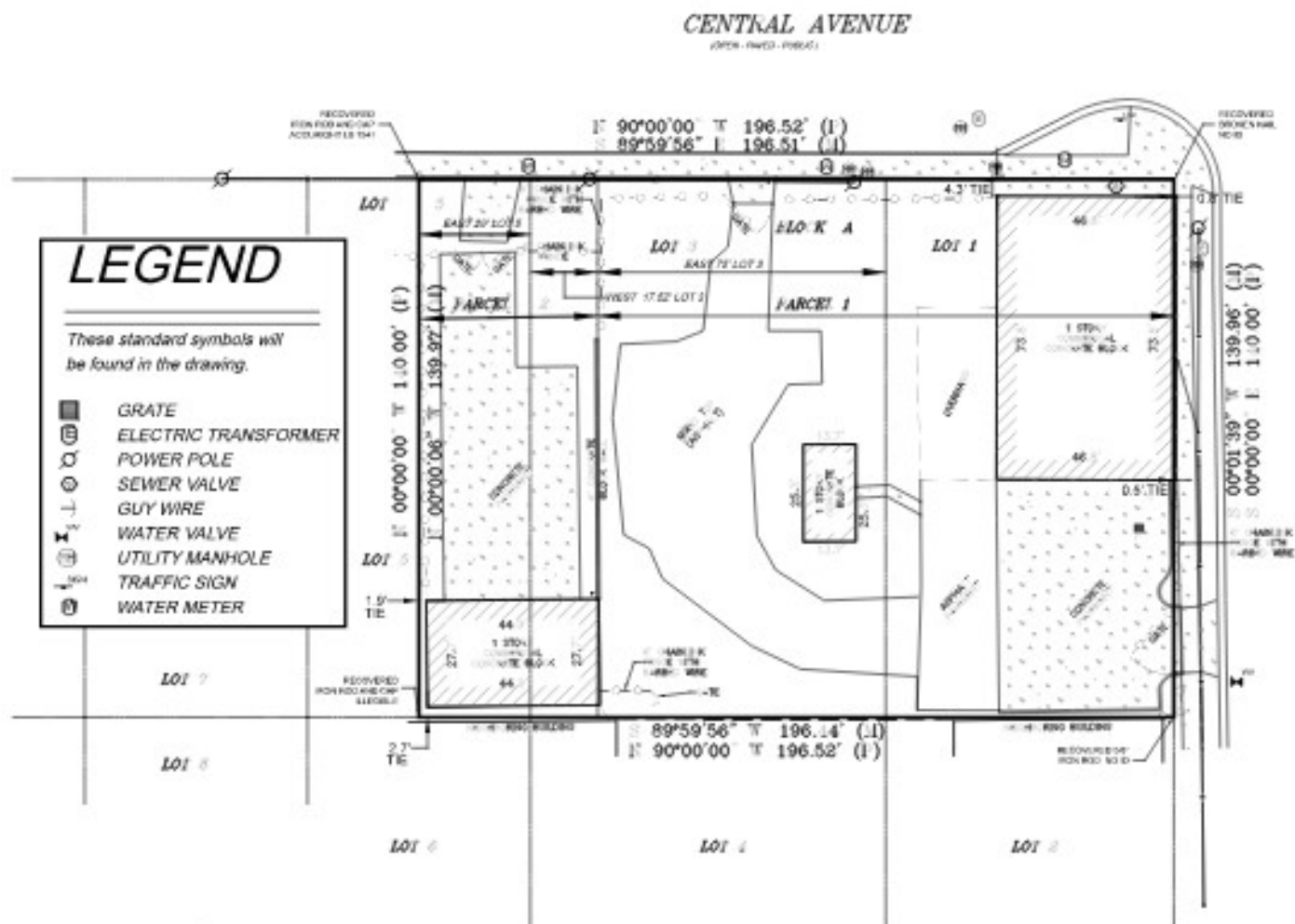


Looking South

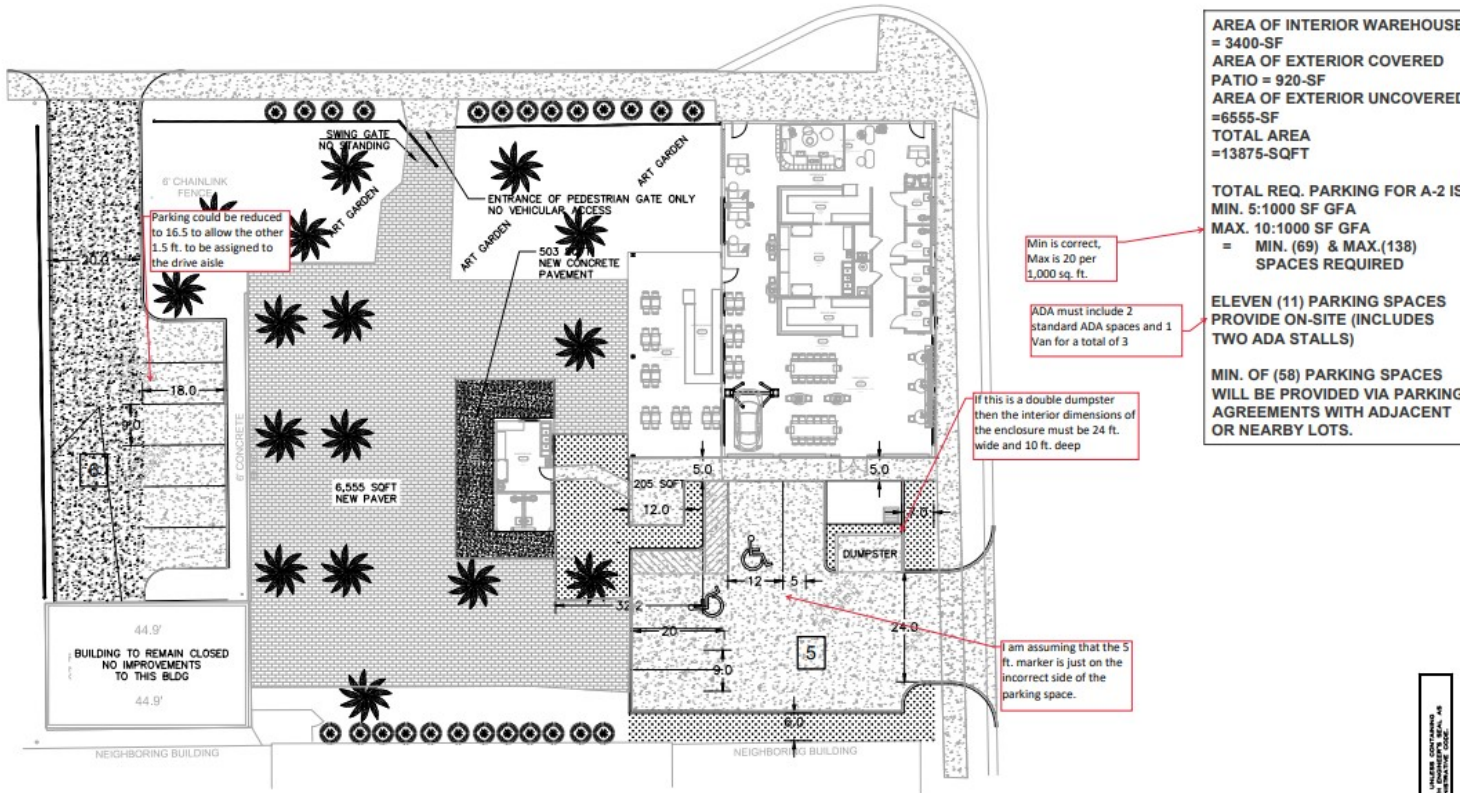
AERIAL PHOTO



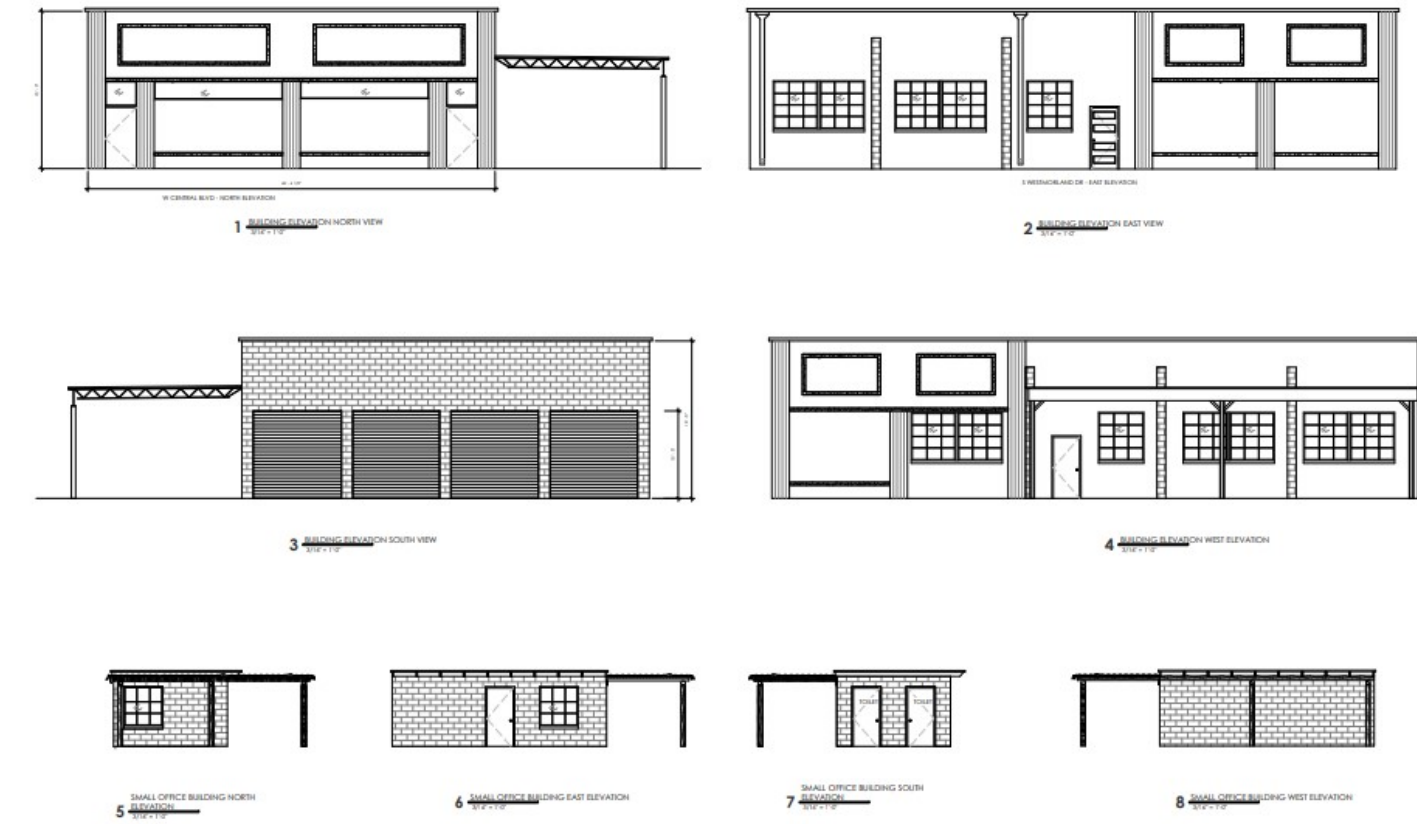
Survey



Site Plan and Parking Layout



Elevations



FINDINGS

Staff finds that the proposed Conditional Use Permit (CUP) to allow a eating and drinking facility is consistent with the requirements for approval of CUP applications as contained in Section 65.285 of the Land Development Code (LDC):

1. The proposed CUP is consistent with the City's Growth Management Plan
2. The proposed CUP is consistent with the City's Land Development Code.
3. The proposed development will meet standards for development in the I-G/T/PH 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 1000 W. Central Blvd. Eating and Drinking Conditional Use Permit, subject to the conditions in this staff report.

CONDITIONS OF APPROVAL - REQUIRED

Land Development Studio

1. Land Use and Zoning - Except as provided herein, development of the property shall be consistent with the development standards of the I-G/T/PH district.
2. Floor Area Ratio (FAR) - Non-residential intensity of the parcel cannot exceed 0.70 or 70% per zoning district.
3. Impervious Surface Ratio (ISR) - Total ISR is limited to 90% under I-G zoning.
4. Phasing - Proposed project will be completed in a single phase.
5. Signs - 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.
6. Landscaping Buffers - Minimum landscaped buffers consistent with LDC Section 61.312 and commercial landscaping requirements are required along lot lines.
7. Hours of Operation - Business hours are limited to 12 am, 7 days a week.
8. Outdoor Amplified Music - Outdoor amplified music must cease at 10 pm, 7 days a week.
9. Final Site Plan and Appearance Review - A final Site Plan and Appearance Review will be required prior to permitting.
10. Off - Site Parking - Executed parking leases will be required during Final Site Plan and Appearance Review to ensure adequate parking is provided.
11. Subject To Codes - Except as provided herein, the development is subject to all codes and ordinances of the State of Florida, City of Orlando, and all other applicable regulatory agencies.
12. Development Requirements - Except as modified herein, the project shall be developed in accordance with the requirements of the Growth Management Plan, and any other pertinent provisions of the Conventional LDC.
13. CUP Expiration - Approval of the Conditional Use Permit by City Council shall grant the applicant authority to submit an application for tenant buildout review for a building permit. The permit application must be submitted and a permit issued within two (2) years of approval of City Council or the Conditional Use Permit shall expire. However, upon written application filed 30 days prior to the expiration date, the Planning Official may renew the Conditional Use Permit for a one period of up to 12 months providing good cause is shown.
14. Development Permits - As provided by subsection 166.033(6), Florida Statutes, issuance of a development permit or development order by a municipality does not create any right on the part of an applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the municipality for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. A municipality shall attach such a disclaimer to the issuance of development permits and shall include a permit condition that all other applicable state or federal permits be obtained before commencement of the development.
15. Consistency - Unless amended by any conditions found herein or any modifications recommended by the MPB and approved by City Council, this project shall operate and be developed only as described and conditioned within this report and in accordance with the attached site plan and any other plans or commitments provided in the application package. Any changes in the use of the site, the operation of the project, or the site plan as provided herein may require an amendment to the project and review by the MPB and City Council (see "Minor Modifications" condition below.) This approval is not transferable to another property.
16. Compliance - Plans must be modified to show compliance with the conditions in this report/letter when submitting for building permits.

Building

Construction drawing will be required for this space as a change of occupancy or use. Building code compliance will require a State of Florida licensed design professional and State licensed contractors.

CONDITIONS OF APPROVAL - [CONT'D]

Urban Design

1. A Final Site Plan and Appearance Review (via Planning Official Determination) is required prior to submitting building permits, showing compliance with all conditions of approval. Detailed plans, including perspective views from all four corners of the building and a color site plan are required. Additionally, utility plans, landscape and hardscape plans, and color elevations of all 4 sides of the buildings with material and color specifications are also required.
2. Staff encourages the applicant to reopen the storefront windows along W. Central, to provide enough transparency and natural light into the building.
3. All restaurant venting and exhausts must be directed to the roof of the building, must not be visible from the public right-of-way, and is not permitted on any façade of the building. They must be flush mounted and painted to match the surrounding facade color. Exterior vents and venting should not be directed over primary pedestrian or outdoor seating areas.
4. Primary pedestrian entries shall be clearly expressed and highlighted.
5. Durable materials such as stone, brick, tiles or cladding must be utilized at the base of the building. Stucco is not an acceptable material.

Site:

1. Fencing adjacent to public rights-of-way, must be CPTED-style open fencing such as aluminum, wrought-iron style pickets or wire mesh. Chain link fences are not permitted. Details on the fence must be provided at the time of the Appearance Review Determination.

Landscape:

1. Landscape plan seems deficient. 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. Proposed bufferyards must meet the standards in Chapter 60, including the tree coverage percentage established in Figure 9.
3. A variety of a vertical hedge/landscape and ground plantings must be provided between the sidewalk and the proposed fence along W. Central.

Utilities:

1. It is unclear as to the proposed location of the A/C mechanical equipment. All a/c units must be located in such a way to minimize the appearance towards the ROW and must not be located between any principal buildings and the ROW, where possible. They all must be screened thorough the use of walls, fences or hedging along three sides. An interior screen wall or parapet for rooftop mechanical equipment is required. The interior screen wall or parapet must be the same height, or higher as the installed mechanical equipment height. The utility plan at the time of permit must clearly show the location of the equipment. Per section 58.983, Mechanical equipment shall be subject to the setback requirement for principal structures within the zoning districts; and Mechanical equipment shall not be located between any portion of the principal structure and any street.
2. Transformer areas outside the building envelope shall be screened on three sides with landscaping and/or a decorative, opaque wall and gates up to 6-feet in height. Landscaping shall include a hedge that is a minimum 36-inches tall at the time of planting.
3. 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. Landscape screen including low hedge and groundcover is required to soften the view from the public ROW.

Lighting:

1. Lightning fixtures and site photometrics plans must be submitted for review at time of permitting; site lightning must have fully shielded fixtures consistent with the City's lightning ordinance (LDC Chapter 63 Part 2M). Lights mounted underneath awnings and canopies must also comply. Illumination levels may not exceed 1.0 footcandles at the property line.

Transportation

1. 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.
2. Support of this submittal by the Transportation Dept. does not constitute final engineering approval of this concept for development. Materials and designs for transportation related elements of the project must meet or exceed standards in the versions of the City Code and Engineering Standards Manual in effect at the time of submittal to Permitting Services.

3. 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. AutoTurn: An AutoTurn analysis for emergency vehicles and solid waste collection must be attached to plans at time of permitting to prevent delays in processing.
5. 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. As proposed, it appears that castered dumpsters are proposed to be used. Should the Solid Waste Division require larger dumpsters the enclosure may need to be relocated to the western portion of the property to accommodate the required backing movement. Should the dumpster enclosure move it is recommended that the current site of the dumpster enclosure be modified to include additional parking.
6. 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.
7. Gates: a. All pedestrian gates must swing inward, into the site, or be set back from the public sidewalk enough so that when they swing open they do not swing into the sidewalk. b. All vehicular gates must be set back far enough to accommodate a standard vehicle length, 18.5 ft., to allow for the vehicle to be completely outside of the ROW when opening and closing the gate. Pedestrian Access/Sidewalks
8. 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.
9. 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.
10. 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. Parking
11. Parking Spaces: The applicant is proposing 5 on-site vehicle parking spaces where a minimum of 69 spaces are required. The applicant is proposing to meet the parking space requirements through a combination of on-site and off-site parking spaces. a. Two-wheeled Parking: A minimum of 2 two-wheeled motor vehicle parking spaces must be provided in accordance with LDC Sec. 31.322 (d). b. Off-site parking: All off-site parking spaces must meet the requirements of LDC Sec. 61.303 (b).
12. Electric Vehicle Parking: a. EV Capable parking spaces: A minimum of 6 spaces (10% 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." b. EVSE Installed parking spaces: While not required, staff recommends that a minimum of 1-2 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 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.
13. Bicycle Parking: 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. A total of 6 short-term and 1 long-term bicycle parking spaces are required. The applicant is encouraged to provide additional bicycle and micro-mobility parking on the site. a. 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. b. 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.

Fire

TRC fire code site review of conceptual designs is preliminary in nature as such, the comments posted are not official determinations. The intent of comments provided is to alert designers to conditions and/or other considerations that require a deeper consideration of the FFPC, Florida Fire Code, NFPA 1. 18, State administrative requirements and City

Fire Municipal Code (Chapter 24) when finalizing the design for formal plan review. The architectural design of the building, floor plans, life safety egress system, fire protection systems, and fire department access will be reviewed in detail for State, Fire Code, FFPC and City Fire Code compliance at the time of permit application for formal plan review of 100% drawings.

1. CUP - CONDITION USE PLAN: The change of use is granted conditional to compliance with the NFPA requirements for life safety and Fire Department Access. For use of an existing space or building an inspection from the Office of Fire Life Safety Command is required before use can be granted. Call 407-246-3144 to schedule an inspection.
2. 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. Existing apartment buildings are not required to comply until January 1, 2025. However, existing apartment buildings are required to apply for the appropriate permit for the required communications installation by January 1, 2024.
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 turnaround shall be the minimum 20ft. width of the fire department access road and sized for the dimensions of the largest OFD apparatus. Use of areas subject to obstruction by vehicles such as loading docks and parking garages are prohibited. Acceptable turnarounds can include T-turn, Y-turn or cul-de-sac (designs and dimensions are subject to the approval of Orlando Fire Department). See Exhibits in NFPA Fire Code handbook. NFPA 1.18.2.3.5.4
6. Fire Department Access Road: All fire department access roadways shall have an all-weather driving surface, capable of supporting the load of fire apparatus, an unobstructed width of not less than 20 ft. and a minimum vertical clearance of at least 13 ft. 6 in. NFPA 1.18.2.3.5; NFPA 1.18.2.3.5.1.1 and NFPA 1.18.2.3.5.1.2. The minimum required widths and clearances shall be maintained at all times. 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.
7. Turning Radius: City of Orlando apparatus requires a turning radius dimension of 30 inside and 50 exterior and shall maintain the minimum 20ft. width. An auto-turn analysis is required for the radius turns indicated on the site plan. NFPA 1.18.2.3.5.3.1 and NFPA 1.18.2.3.5.3.2
8. Multiple Access Roads: All site designs shall indicate fire department roads that access two sides of a structure. NFPA 1.18.2.3.3
9. Water Supply: All site plans shall indicate the location of fire hydrants. All portions of an unsprinklered building must be within 300 ft. distance of a fire hydrant. All portions of a sprinklered building must be within 500 ft. distance of a fire hydrant. Residential properties are required to indicate a hydrant within 500 ft. of the residence and street width for the fire department access. City Code Chapter 24.30; NFPA 1.18.3
10. 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. Request for cursory discussion with the Fire Department. The design chapter of FFPC, Fire Code, NFPA 1.18 has specific mandatory criteria to be included when designing Fire Department Access and calculating water supply. The OFD, Fire Marshal adopts the entire chapter as applicable to the City of Orlando territory by which it serves. The consideration of Fire Department Access is an essential element and mandatory requirement in site design. Should existing conditions, topography and/or grading require an official determination from the Fire Department please Call 407-246-2310 to schedule a cursory discussion with the Fire Marshal and/or representative of the Fire Life Safety Command. Should a meeting be scheduled, the insight provided during cursory discussions and do not serve as official determinations of projects independent of the formal plan review process wherein all details are provided.

Development Review

The City Council Adopted the Engineering Standards Manual (ESM), Fifth Edition on April 18, 2016. All plans must conform to the ESM and all construction must be accomplished in accordance to the ESM.

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

All new construction, change in use, additions, or redevelopments are required to submit a Concurrency Management application as a part of the building plan review process.

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

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

See Chapter 64 Orlando Land Development Code for sign requirements and regulations. Separate building permit applications are required for signs.

In accordance with City Code Section 28.6 (f) 1-3, the Office of Permitting Services is authorized to make a determination of approval/disapproval of refuse container sites.

In accordance with City Code Section 28.15, as approved by City Council on March 11, 2019, all new

Multi-Family and Commercial developments are required to participate in the Recycling Program.

The enclosure (minimum 26" wide) must have a minimum opening of 12' wide for each side with a clear depth of 10' forward of any bollards within the enclosure. A straight 50" backup forward of the dumpster opening is required. Approval/disapproval of the use of commercial hand pick-up of refuse from any non-residential entity shall be determined solely by the Refuse Collection Bureau Staff.

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

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

As per Section 61.225 of the Land Development Code, a 5 foot wide concrete sidewalk is required along all rights-of-way. Any existing sidewalk damaged or broken is to be repaired.

As part of the building renovation and approval, the owner/developer will need to provide a copy of the remote parking arrangement with the offsite venue prior to issuance.

Public Works

Please note the following will need to be addressed and met during the Engineering permit review process.

1. Per Section 7.01 of the City's ESM, any proposed project to be built in the City of Orlando which alters the existing topographic characteristics will be required to provide stormwater treatment. When applying for an Engineering Permit, please submit a drainage report to demonstrate the capacity of the proposed storm system for this expansion. Please be advised that a WMD permit will be required prior to commencement of work.
2. Provide a certification signed by the Engineer, licensed in the State of Florida, responsible for the stormwater design which reads as follows: "I hereby certify that to the best of my knowledge and belief, the design of the Stormwater Management System for the project known as: (Project Name) meets all of the requirements and has been designed substantially in accordance with the City of Orlando Stormwater Management Criteria."
3. Construction activities including clearing, grading and excavating activities shall obtain an EPA NPDES permit, except for operations that result in the disturbance of less than one acre total land area which are not part of a larger common plan of development or sale. The NPDES permit must be received in the Office of Permitting Services (via ProjectDox upload) prior to the issuance of City of Orlando permits. If the disturbed area is less than one acre, please provide a note on the plans indicating the City of Orlando's Guidelines for Erosion Sediment Control (aka the Blue Sheet) will serve as a guide for the implementation of erosion sediment control measures. Blue Sheet can be found under the City of Orlando website. Please attach this sheet in your permit submittal.
4. Please provide a signed and sealed existing topographic survey with datum and official benchmark in the NAVD88 vertical datum. Per the City's ESM Section 7.01.A.1, survey data shall be gathered to least 25 feet beyond the prop-

erty line or as far offsite as required to assure offsite drainage patterns are maintained. Please submit a hard copy of survey (with sign and seal) to City Hall 8th floor addressed to Richard Allen.

5. Please submit a signed and dated private/public improvements cost sheet. Cost sheet forms and instructions are available at our website at www.cityoforlando.net/permits. For questions regarding Engineering Site issues contact Jacqueline (Jackie) St Juste at jacqueline.stjuste@cityoforlando.net or 407-246-3978.

Waste Water

The following shall be incorporated into the Planner' Staff report to be addressed by Applicant and into construction plans for review by the Division prior to building permit issuance:

1. The proposed development is a restaurant/bar with indoor and outdoor seats. Wastewater from the restaurant shall be pre-treated in an oil/grease interceptor prior to discharge to the public wastewater system.
2. As required by Chapter 30 of the City Code all grease interceptors/traps shall be registered with the Compliance and Public Awareness (CPA) section of the Water Reclamation (Wastewater) Division. Please contact Mr. Chancey Springstead at (407) 246-3086 or chancey.springstead@cityoforlando.net to enroll the grease interceptor serving the new restaurant in the City's oil and grease management program.
3. A Utility Plan that clearly lays out the proposed sewer collection system and point of connection to the public sewer main shall be incorporated into the Construction Plans for submittal to the WRD for review and approval prior to construction permit issuance.
4. Existing sanitary sewer laterals in poor conditions or less than 6" diameter shall be filled with grout and abandoned in place or removed. New sanitary sewer laterals shall be a minimum 6" diameter.
5. Sanitary sewer design and construction shall be in compliance with Chapter 9 of the Engineering Standards Manual (ESM) and applicable City Standard Details available on the City's website.
6. Please contact Julio Morais (407) 246-3724 or julio.morais@cityoforlando.net or Dave Breitrick, P.E. (407) 246-3525 or david.breitrick@cityoforlando.net with any questions regarding Water Reclamation review.

Solid Waste

The refuse area should be a minimum of 12' wide by 10' deep for a single enclosure and 24' wide by 10' deep for a double enclosure. All new developments are required to have double enclosures that accommodate both garbage and recycling. The current depth of 8' should be changed to 10'. If castered dumpsters are to be used (as indicated on the plans), 14' will be sufficient for two 4-yard dumpsters to be placed sideways inside the enclosure. Please see Ch 58 of the municipality and the details section of the City's Engineering Standards Manual for more specifics.

Police

It is required that this property must incorporate CPTED strategies into this project. remove all existing palms along Westmoreland Dr. and Central Blvd. In its place install an evergreen hedge to be maintained at a max height of 2ft.

Relocate the dumpster for access onto W Central Blvd. angle the dumpster for pickup access just north of the first parking stall.

Proposed fencing must meet CPTED requirements. Its strongly encouraged a no climb fence product is used along the perimeter of the property.

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 (Chip) Howard at 407.246.2676 or at charles.howard@orlando.gov.

Growth Management

For questions, contact Megan Barrow at 407.246.3363 or at megan.barrow@orlando.gov.

Land Development

For questions, contact Rosemary Culhane at 407.246.3422 or at rosemary.culhane@orlando.gov.

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, contact Jacqueline Dabney at 407.246.3978 or at jacqueline.dabney@orlando.gov

Real Estate

For questions, contact Laura Carroll at 407.246.2680 or at laura.carroll@orlando.gov

Solid Waste

For questions, contact Evan Novell at 407.246.4125 or at evan.novell@orlando.gov

Transportation

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

Waste Water

For questions, contact Julio Morais at 407.246.2213 x3724 or julio.morais@orlando.gov.

Parks

Contact Denise Riccio in the City Parks Division at denise.riccio@orlando.gov, to inquire about tree encroachment or removal permits.

NEXT STEPS

1. MPB minutes from the June 21, 2022 meeting are scheduled for review and approval by City Council on July 18, 2022.
2. Apply for Final Site Plan and Appearance Review.
3. Apply for Building Permits.