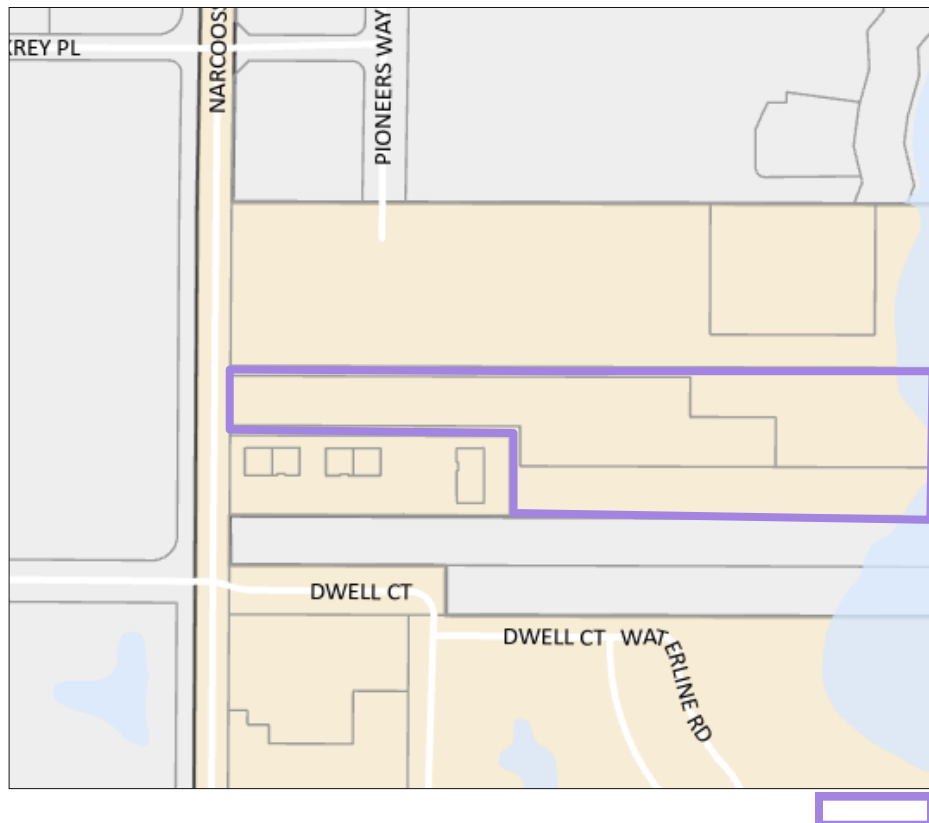


ONE NONA PLAZA MULTIFAMILY



Location

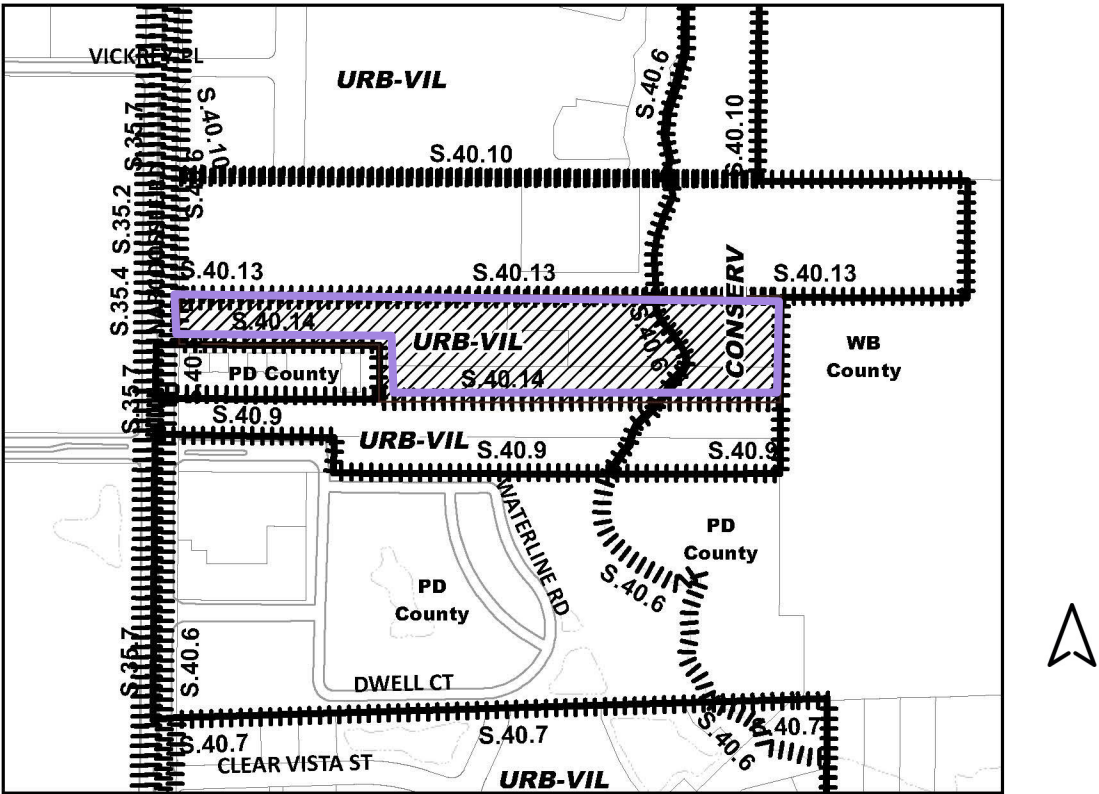


Subject Site

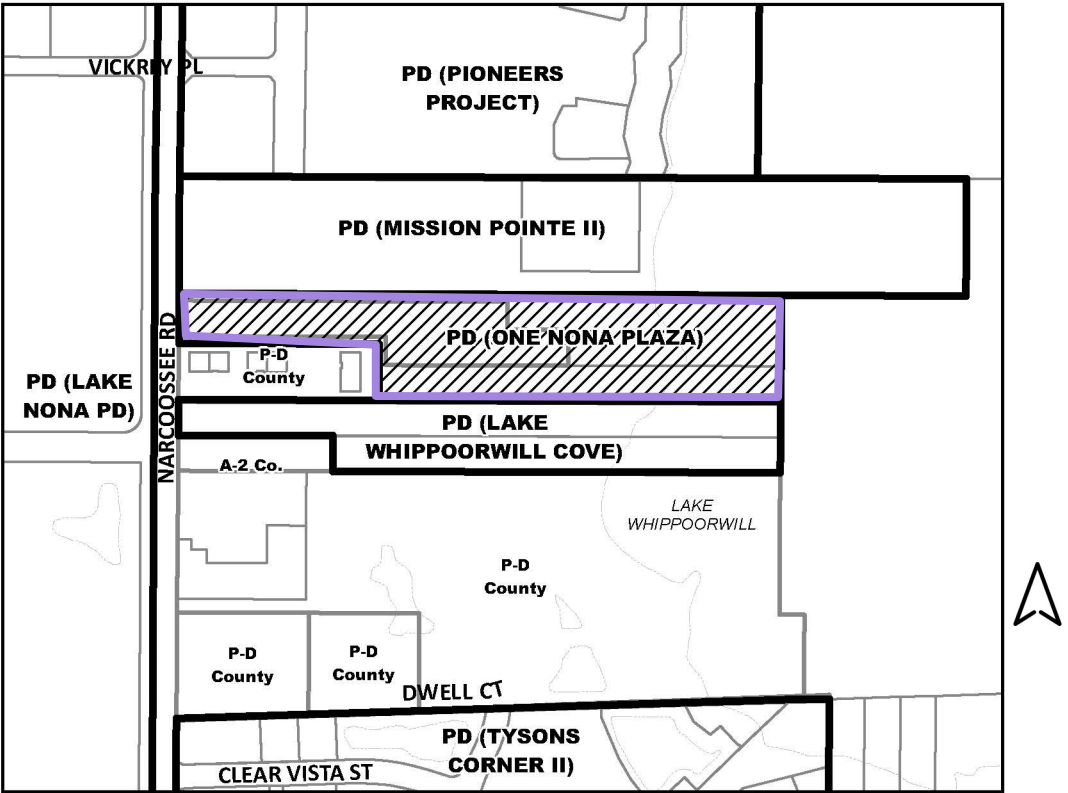
SUMMARY

<p>Owner One Nona Plaza, LLC</p> <p>Applicant Jeffrey Swisher, P.E. Kimley-Horn</p> <p>Project Planner Yolanda Ortiz , Planner II</p> <p>Updated: 3/2/23</p>	<p>Property Location: The subject property is generally located north of Tyson Rd., east of Narcoossee Road, and south of Vickrey Pl. and consisting of ±7.3 acres; addressed as: 12575 and 12591 Narcoossee Rd. (PID: 20-24-31-0000-00-011&012 &016); District 1.</p> <p>Applicant's Request: Master Plan for the development of 282 multifamily dwelling units.</p>	<p>Staff's Recommendation: Approval of the request, subject to the conditions in this staff report.</p>
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Future Land Use Map



Zoning Use Map



PROJECT ANALYSIS

Project Description

The subject property is generally located north of Tyson Rd., east of Narcoossee Road, south of Vickrey Pl. and west of Lake Whippoorwill and consisting of ±7.3 acres, within District 1, represented by Commissioner Jim Gray. The site is currently developed with two single family homes proposed to be demolished for this new development.

This master plan is subject to the adoption of Ordinance 2022-69, scheduled for the March 20, 2023, City Council meeting. The associated cases: (ANX2022-10009; GMP2022-10024 and 10025 and ZON2022-10022) were approved by the Municipal Planning Board on August 16, 2022, see Previous Actions section, for case descriptions. The One Nona Plaza Planned Development (PD) includes a maximum development program of 282 multifamily dwelling units. A total of 10% of the units, will be set aside as affordable housing units.

The subject property is included within the Southeast Orlando Sector Plan Development Area and the proposed development shall follow the principles and guidelines of the Land Development Code, Chapter 68, as well as the Future Land Use (FLU) Goal 4, Policy 2.4.4, the Subarea Policies S.40.6, and S.40.14 and associated Growth Management Plan (GMP) objectives and policies. The property's Future Land Use designation will be Urban Village and Conservation with the zoning of Planned Development (PD). The proposal is consistent with the FLU and Zoning designations.

According to LDC Chapter 65.331, Master Plan review is required whenever a development is designated Urban Village on the official Future Land Use Map. The Specific Parcel Master Plan must be submitted to the City for review and approval by the Development Review Committee (DRC) prior to the issuance of construction permits. The applicant is requesting Specific Parcel Master Plan approval for the development of 282 multifamily units, a 4-story parking garage with 430 parking spaces, and the associated recreational amenities. Staff has determined that the proposed SPMP meets the minimum standards for review by the DRC.

Previous Actions:

July 18, 2022: The petition for annexation was heard by the Orlando City Council.

August 16, 2022: The Municipal Planning Board recommended approval of requests to annex the subject site, to assign Urban Village and Conservation as the future land use designations, to assign Planned Development as the zoning designation and to create new subarea policy 40.14 for the maximum development capacity (ANX2022-10009, GMP2022-10024, ZON2022-10022 and GMP2022-10025, respectively).

September 12, 2022: The City Council approved the Municipal Planning Board actions.

February 20, 2023: The City Council approved Ordinance 2022-69 on first reading.

March 20, 2023: Tentative City Council adoption of Ordinance 2022-69 for the referred cases.

April 3, 2023: Tentative City Council approval of the Development Review Committee minutes of March 9, 2023.

Project Context

Generally located between Vickrey Place (to the north) and Dwell Court (to the south) and east of Narcoossee Road. North of the site is the Pioneers PD which included multifamily units and commercial uses. To the east is Lake Whippoorwill. Along the southern boundary is the Lake Whippoorwill Cove PD which included commercial and office uses. To the west, across Narcoossee Road, is the Valencia College Lake Nona Campus and retail/commercial uses. The future land use designation, zoning and the surrounding uses are shown in Table 1. The proposed residential project is compatible with surrounding uses.

Table 1—Project Context			
	Future Land Use	Zoning	Surrounding Use
North	Urban Village/Conserv	PD– Pioneers	multifamily and commercial
East	Conservation	N/A	Lake Whippoorwill
South	Urban Village/Conserv	PD– Lake Whippoorwill Cove	Proposed commercial and office uses
West	Urban Village	PD—Lake Nona	Valencia College Lake Nona Campus and retail/commercial uses

Master Plan review standards (LDC-Sec.65.335, Sec.68.603, Sec.68.604)

In review and consideration of a Master Plan, the Development Review Committee and the City Council, must consider the following:

- Growth Management Plan (GMP), in particular pertinent goals, objectives and policies;
- Land Development Code (LDC) Chapter 68- Southeast Orlando Sector Plan– including consistency with the purpose, intent, and requirements of the Sector Plan and associated PD ordinances;
- Relevant performance and design regulations; and
- Public facilities particularly as it concerns both on and off-site services availability.

Conformance with the Growth Management Plan (GMP)

The proposed master plan is consistent with the Southeast Orlando Sector Plan GMP policies, including Future Land Use Element Goal 4, Policy 2.4.4, and associated objectives and policies. The overall purpose of these policies is to create a sustainable development pattern in the southeast sector by requiring development, throughout the planning process, to be in compliance, including related standards. The One Nona Plaza PD, will have the Urban Village and Conservation future land use designations. Per Policy 2.4.4, this designation encompasses traditional neighborhood design (TND) planning practices, which serve to support a mixture of land uses, promote multimodal development options, ensure a jobs-housing balance, enhance environmentally sensitive areas, as well as, provide housing opportunities and adopt traditional building practices. The Conservation designation is established for the purpose of protection and preservation of environmentally sensitive lands. Implements the GMP Land Use Policies 1.1.6 and 2.3.1 as well as, Goal 1 of the Conservation Element.

Subarea Policies S.40.6 and S.40.14 are also part of the subject property. Subarea Policy S.40.6 relates to creating an area of transition from rural to urban uses based on recommended densities/intensities, properties should be zoned Planned Development (PD) and the development should be consistent with the standards included on the policy, the subject property complies with this subarea policy. Subarea S.40.14 stated the maximum development capacity of the area, and the proposed development is in conformance. In general, the proposed development conforms with the Urban Village and the Conservation future land use designations.

Conformance with the Land Development Code (LDC) LDC Chapter 68 establishes the guidelines and principles of development within the Southeast Orlando Sector Plan, which serve to create a balance and sustainable community. The subject property is within a Mixed Use Center Land Use Category, specifically, designated as a “Village Center” and a portion is within the Residential Neighborhood area, a medium to low density residential designation. The LDC, Section 68.200 (a) (2) define it as: *“Village Center/Urban Transit Center (VC/UTC) district shall be developed as important destinations for each Residential Neighborhood, providing a variety of shops, services, restaurants, and civic facilities that serve the needs of the surrounding neighborhoods.”* The One Nona Plaza Planned Development includes a maximum development program of 282 multifamily dwelling units, and 5% of green space. The required mixture of uses for the site was waived as part of the PD analysis, based on the need for housing in the area and the provision of affordable housing units, see associated staff report (case:ZON2022-10022). The multifamily residential development is an allowed use on the Village Center (LDC, Figure 68-C). Within the residential neighborhood designated area, no dwelling units were approved, just the amenities, with the purpose of having a transition from the Lake to the Village Center area. This project is consistent with the requirements of the LDC Chapter 68, and with the approved Planned Development.

Development Standards

The applicant shall comply with all the development standards set in the One Nona Plaza PD. The recommended density for a residential block within the Village Center, according to LDC, Figure 68-C, is 7 to 30 dwelling units per acre. However, Subarea policy S.40.14 created for the site, (case: GMP2022-10025), allowed a maximum density of: 60du/acres and 0.40 FAR. The proposed project density is 58 du/acre, which complies with the subarea policy. The height set in the Village Center and Subarea policy 40.6 is up to 4-stories limit outside the 400 ft. of the Lake mean high water line. Within the 400 ft., the maximum shall not exceed two stories. The current proposal is for two buildings at 4- stories each, and in compliance.

Table 2– Residential Standards in the Village Center

Density		Height		ISR		Recreation/Open Space	
Village Center	Proposed	Plan Development	Proposed	Plan Development	Proposed	LDC **	Proposed
7-30 du/ac.	58 du/ac.*	Max 4-story	4-story	0.85	0.79	2.08 acres	3.11 acres

Multifamily development site=±4.88 acres; two buildings at 4-story each.

▪ *Subarea Policy 40.14 allowed: 60 du/acre for the site-within the Village Center area (case:GMP2022-10025).

▪ ** 3.25 acres of park land per 1,000 population (unit equivalent of .0074 acres per residential unit).

Alternative standard requested for parking on the roof top of the level 4 parking garage structure

The parking garage is also 4-story building, however the applicant is requesting to have parking spaces on the roof top, in order to comply with the parking requirements of Code. The Impervious Surface Rate (ISR) maximum set in the Village Center is 0.85, the proposal is 0.79, and in compliance. See Table 2.

Setbacks/Landscaping buffers

The proposed project complies with the setbacks as stated on the PD, see Table 3 below. Regarding the landscape, Chapter 60, Part 2, *Subdivision and Landscaping*, shall be adhered to. The intent of the requirement is to protect the general welfare of Orlando residents and visitors by establishing minimum standards for the protection and removal of trees and native plant communities, promoting water conservation and enhancing the city's appearance. In conformance with this, a set of conditions has been included in this report, under the Urban Design section. The proposed landscape buffers are in compliance.

Parks/Open Space

The One Nona Plaza PD requires the setting aside of land for open space and parks for the community, in conformance with the GMP Recreation Policy 1.1.1. The City's overall requirement standard is 3.25 acres of park land per 1,000 population (unit equivalent of .0074 acres per residential units), for the 282 units, the required acreage is 2.08 acres. The proposal is for a compliant 3.11 acres, see park/open space map on page 12 for the location of the areas.

Urban Design

LDC, Chapter 68, Part 2, Land Use Guidelines and Standards, Section 68.203 describes and summarized the Village Center Guidelines for the different uses in the center, including the residential component. It states the following:

“(a) Primary Activity Center. Village Centers should be developed as important destinations for each Residential Neighborhood, providing a variety of shops, services, restaurants, and civic facilities that serve the needs of the surrounding neighborhoods.”

“(b) Housing. Medium intensity housing, located within the Village Center, should surround the core commercial area and be integrated with its design. Appropriate housing types include: apartments/condominiums, elderly housing, residential over commercial, townhouses, duplexes, bungalows, small-lot single family and standard lot single family. Owner-occupied homes are specifically encouraged.”

“(c) Urban Design Character. Buildings should be placed to form active street fronts and other connecting pedestrian spaces, with rear or courtyard style parking. The dominance of parking shall be reduced by breaking large lots into small blocks of parking, locating employee parking in less-used areas, and maximizing on-street parking.”

“(d) Mid-Block Connections. Pedestrian and/or auto connections shall be provided at mid-block locations for mixed use and commercial blocks to increase the permeability of the site and encourage walking for some daily trips. Mid-block connections should be provided every 200 to 400 feet.”

“(e) Land Use Transitions. Land use boundaries and density changes in Village Centers should occur at mid-block locations whenever possible, rather than along streets so that buildings facing each other are compatible and transitions between uses are gradual.”

“(f) Relationship of Building to Public Spaces. Buildings should reinforce and revitalize streets and public spaces, by providing an ordered variety of entries, windows, bays, and balconies along public ways. Buildings should have human scale in details and massing. Free-standing or “monument” buildings should be reserved for public uses.”

“(g) Central Feature or Gathering Place. A Village Center shall include a comfortable, centrally located park or plaza with plaza with public amenities such as civic buildings, benches, monuments, kiosks, and public art.”

“(h) Direct Pedestrian Connections. Direct local street access from surrounding neighborhoods shall be provided so visitors do not need to use arterial streets to access the Village Center. When existing developed areas are redeveloped or retrofitted, ensure that pedestrian and/or auto access from surrounding neighborhoods is provided. Providing direct connections from the public pedestrian network to the front door of businesses and residences is essential.”

“(i) Arterial Streets as Edges. Arterials streets should be considered edges Village Centers, unless they are designed as a one-way couplet or substantial pedestrian improvements are made and traffic through the Village Center is slowed. The Primary Conservation Network may also be used as an edge for Village Centers.”

“(j) Integration of the Transit Stop. Village Centers should be considered major stops on the local transit network. Associated transit stop facilities should be integrated into the design of the center, centrally located, and easily accessible for pedestrians walking to and from the surrounding neighborhoods.”

The proposed residential project complies with these guidelines.

Table 3— Setbacks and Buffers

	Front Yard	Rear Setback	Side Yards
Setbacks	On Narcoossee	Lake Whip-poorwill	To Pioneers PD(N) and Laka Whipp Cove PD (S)
Minimum Required	32.5 ft.	100 buffer from NHWL	0 or 3 ft.
Proposed	32.5 ft.	100 ft.	8 ft (N) and 7.5 ft. (S)
Buffers			
Minimum Required	10 ft	100 ft buffer	n/a
Proposed	10 ft	100 ft buffer	7.5 ft. (N and S)

LDC Chapter 68, Part 3, Building Guidelines and Standards, stated the residential building standards for a project, along with this Part, a comprehensive guidebook called, Southeast Orlando Sector Plan-Development Guidelines and Standards, available at the City, illustrates various housing types and design guidelines and standards specific to building types. The design of this residential development should be in compliance with this guidelines and the use of the Guidelines guidebook is strongly encouraged, see link: <https://www.orlando.gov/Our-Government/Records-and-Documents/Plans-Studies/Southeast-Sector-Plan>. Additional Applicable Design Standards are included on Figure 68-H of the LDC, for apartments.

Environmental

The applicant must provide to the City, copies of the Environmental Resource Permit and the mitigation measurements as approved by the corresponding Water Management District, and the Environmental Protection Department, prior to issuance of any engineering permitting by the City, as it pertained to the 0.10 acre proposed to be impacted.

Infrastructure

Stormwater-Sewer-Water-Reclaimed

LDC Section 63.270-27 established all stormwater management standards, the City's stormwater level of service standards require that all new developments to provide on-site stormwater retention and/or detention consistent with the requirements of the Water Management District (WMD). Approval from the WMD is required, regarding the proposed retention pond on the eastern side of the site. See the Public Works Department conditions of approval.

Sanitary sewer and reclaim service will be provided by the Orange County Utilities and Potable water service will be provided by the Orlando Utilities Commission. The applicant must provide to the City evidence of approval from the corresponding provider.

Transportation

Primary vehicular access is via a right-in and right-out on Narcoossee Rd. Pedestrian access to and from the leasing center is also provided from Narcoossee Rd. A secondary vehicular access is proposed from Pioneer Way and will dead-end into the subject property via a new private drive with a proposed ingress/egress access easement for public use. This new roadway will then connect to another north-south connection along the eastern side of the parcel to ultimately align with Waterline Rd. along the southeast corner. The north-south road segment will be developed in coordination with the development to the south (pending Lake Whip-poorwill Cove PD). An Agreement is required between both developments and the city of Orlando to ensure proper alignment.

Regarding parking, the proposal is for the provision of 430 parking spaces of which 423 are required. See Table 4 for the details. The applicant is requesting to locate 47 spaces on the roof top deck of the parking garage and 37 spaces will be located on the ramp from level 4 to the top deck. Staff recommends approval of this request as an alternative standard, subject to compliance with all the screening and lighting conditions of approval for the garage, on the Urban Design section of this staff report.

Table 4: Parking requirements and proposed

Type	Required Minimum (Sec. 68.201)		Provided
Standard	1.5 spaces/unit	x 282 units = 423 spaces	430 spaces (Garage: 342 standard, 61 compact, 4 motorcycle, 9 ADA.) (Surface: 13 standard, 1 ADA)
EV Capable: Multi-family (All)	20%	x 423 min. required spaces = 84.6 spaces	Placement of the EV Capable and EVSE Installed required spaces must be identified during the Master Plan approval process (Sec. 61.364).
EV Installed: Certified Affordable Multi-family Housing	n/a	n/a	
EV Installed: Multi-family Housing	2%	x 423 of min. required spaces = 8.5 spaces	
Two-Wheeled Vehicle	2	= 2 spaces	4 motorcycle. Location not provided; required at time of permitting.
Bicycle: Multi-family Dwellings (4 Stories or More)	Long-Term 1:10 units, Short-Term 1:10 units	x 282 units = 28.2 spaces long-term x 282 units = 28.2 spaces short-term	28 long-term and 28 short term. Location not provided; required at time of permitting.

Capital Improvement Project

Public Facilities exist to serve the proposed residential development or will be provided as part of the development.

School Impacts

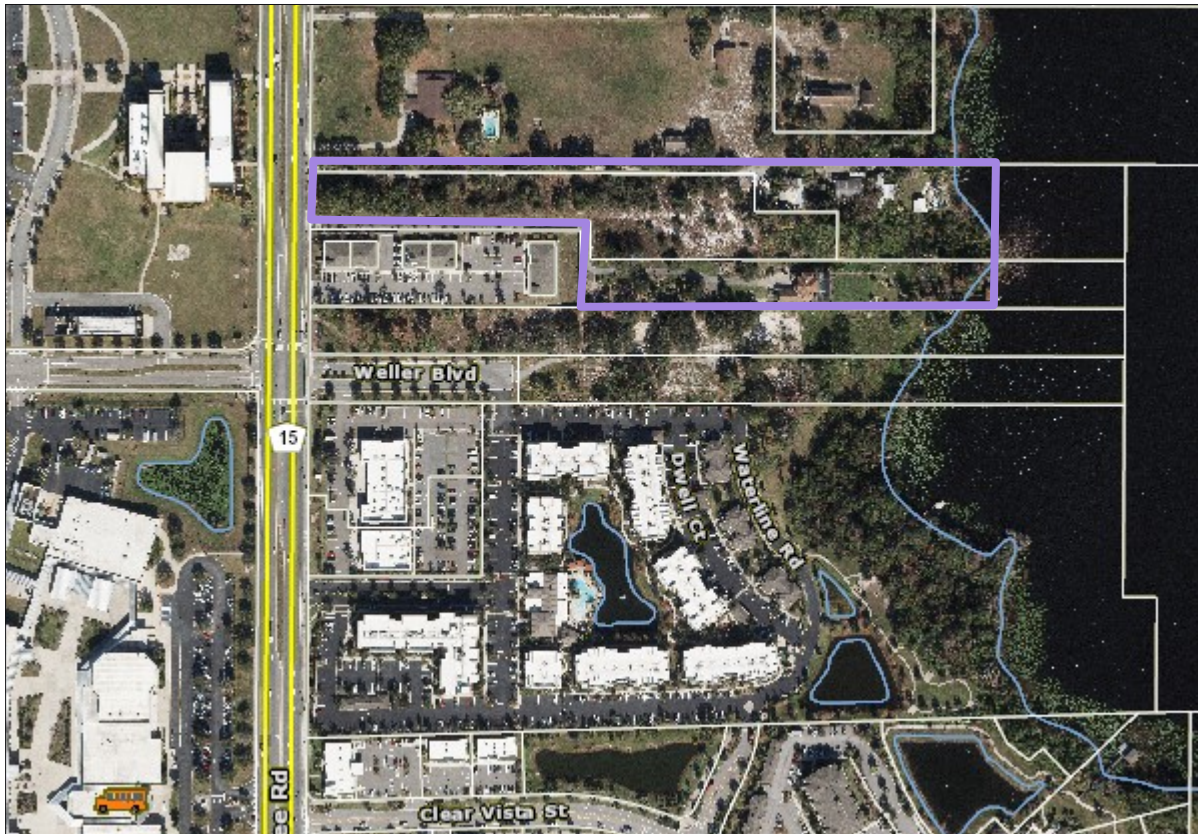
On July 7, 2008, the City adopted a Public School Facilities Element (PSFE) and the Amended Interlocal Agreement for Public School Facility Planning and Implementation of Concurrency which requires all residential developments be subject to school concurrency review. A list of exemptions from this review is provided under Section 18.2 of the Agreement, none is applicable to this case. The requested item is subject to the concurrency process with Orange County Public Schools at the time of site plan review.

Under the terms of the agreement, the City will advise OCPS of comprehensive plan amendments, zoning amendments, and development proposals that may have the effect of increasing existing density. On January 11, 2021, the City amended GMP Policy 1.3.1 which allows school capacity to be taken into account when evaluating land use and OCPS has reviewed this project and found the following capacity: Elementary- capacity is available (Village Park Elementary); for the Middle and High Schools- capacity will be available– schedule relief for 2024 (Lake Nona Middle school and Lake Nona High school).

Signage

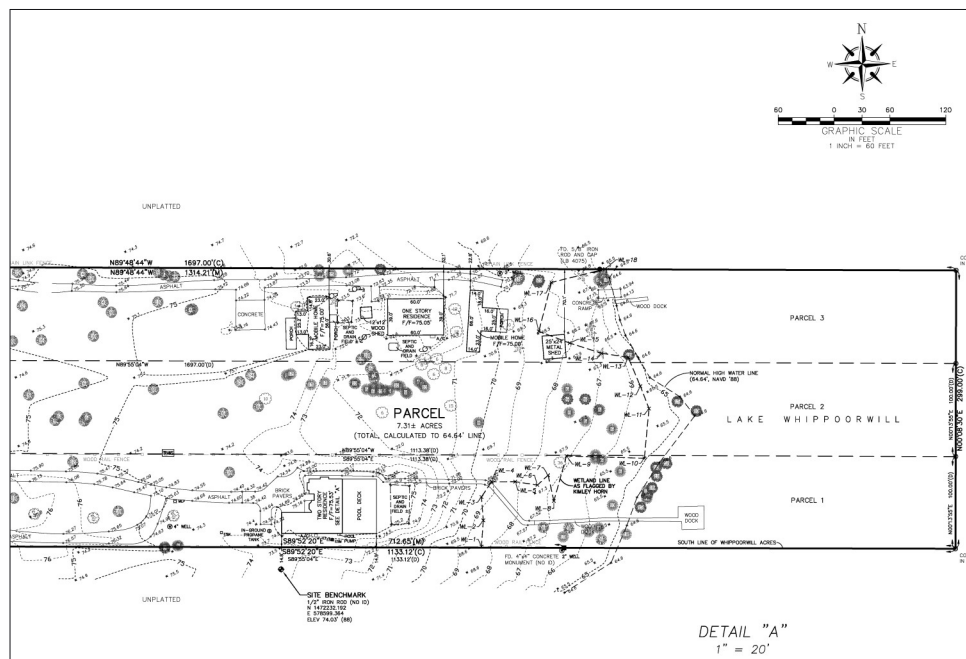
A Planning Official Determination is required for the approval of the signage, the LDC, Section 64.257, Subdivisions and Multi-family Identification Signs, provides the standards and requirements.

AERIAL PHOTO 2022

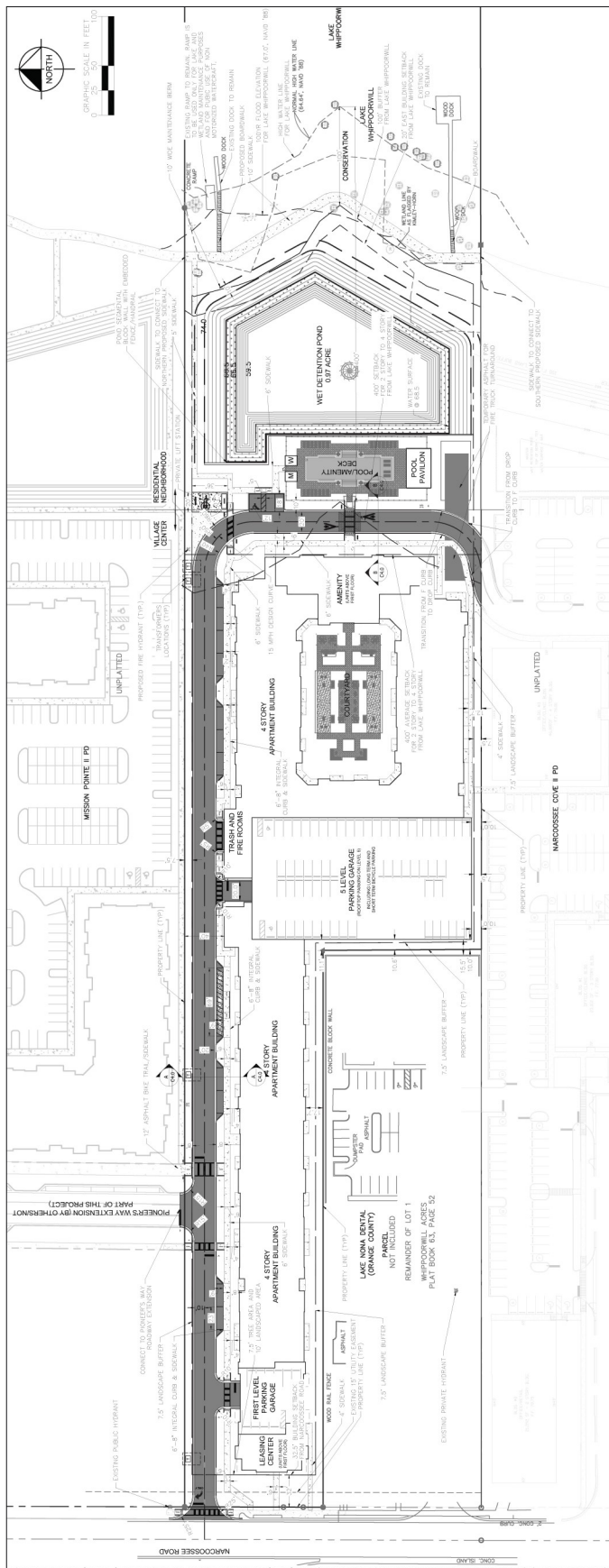


Subject Site



[illegible]

SITE PLAN



SITE DATA:

ON-SITE AREA:	± 318,339 SF / 7.31 ACRES
TOTAL AREA:	± 318,339 SF / 7.31 ACRES
EXISTING ZONING:	ORANGE COUNTY PD/A-2
PROPOSED ZONING:	RESIDENTIAL NEIGHBORHOOD
EXISTING USE:	SINGLE FAMILY RESIDENTIAL
PROPOSED LAND USE:	MULTI-FAMILY RESIDENTIAL
FUTURE LAND USE:	URBAN UPLAND

PROPOSED ISR:

IMPERVIOUS AREA (VILLAGE CENTER):	166,933 SF / 3.83 AC
PERVIOUS AREA (VILLAGE CENTER):	151,406 SF / 3.48 AC
ISR ALLOWED (CONSERV.):	45,521 SF / 1.03 AC
ISR PROVIDED (VILLAGE CENTER):	0.79
IMPERVIOUS AREA (RES NBH):	11,756 SF / 0.27 AC
PERVIOUS AREA* (RES NBH):	64,146 SF / 1.47 AC
ISR ALLOWED (CONSERV.):	0.19
ISR PROVIDED (RES NBH):	0.19
IMPERVIOUS AREA (CONSERV.):	4,011 SF / 0.09 AC
PERVIOUS AREA (CONSERV.):	25,970 SF / 0.60 AC
ISR ALLOWED (CONSERV.):	N/A
ISR PROVIDED (CONSERV.):	0.13
IMPERVIOUS AREA (TOTAL):	182,700 SF / 4.19 AC
PERVIOUS AREA* (TOTAL):	136,637 SF / 3.11 AC
ISR ALLOWED (TOTAL):	0.57
ISR PROVIDED (TOTAL):	0.57

*PERVIOUS AREA INCLUDES WATER SURFACE FOR ISR CALCULATIONS

PROPOSED BUILDING SETBACKS:

VACANT PROPERTY (SOUTH):	7.5 FT
LAKE WHIPPOORWILL (EAST):	120 FT
LAKE WHIPPOORWILL (2 TO 4 STORES) (EAST):	400 FT
NARCOOSSEE ROAD (WEST):	32.5 FT
NARCOOSSEE ROAD (EAST):	7.5 FT
LAKE WHIPPOORWILL (NORTH):	100 FT
*INCLUDES 180' BUFFER AND A 20' SETBACK	
AREA AND 10' LANDSCAPE AREA	
AREA AND 10' LANDSCAPE AREA	
EAST OF THE 15 FT UTILITY EASEMENT	

LANDSCAPE BUFFERS:

LAKE WHIPPOORWILL (SOUTH):	7.5 FT
LAKE WHIPPOORWILL (EAST):	100 FT
NARCOOSSEE ROAD (WEST):	17.5 FT
VACANT PROPERTY (NORTH):	7.5 FT
LAKE WHIPPOORWILL (NORTH):	10 FT

*EAST OF THE 15 FT UTILITY EASEMENT

RESIDENTIAL DENSITY CALCULATIONS:

UNITS:	17
STUDIO:	115
1 BEDROOM:	115
2 BEDROOMS:	115
3 BEDROOMS:	16
TOTAL DWELLING UNITS:	382 UNITS
TOTAL AFFORDABLE DWELLING UNITS (10%):	25 UNITS
MAXIMUM INTENSITY (VILLAGE CENTER):	60 DU/AC*
VILLAGE CENTER DISTRICT AREA	4.88 AC
PROPOSED INTENSITY:	58 DU/AC

*60 DU/AC ALLOWED PER SUBAREA POLICY § 4.01.3

MINIMUM REQUIRED CYCLE PARKING:

FOR MULTI-FAMILY BUILDINGS 3 STORES OR LESS, THERE SHALL BE 1 LONG-TERM SPACE FOR EVERY 10 UNITS AND 1 SHORT-TERM SPACE FOR EVERY 10 UNITS. FOR MULTI-FAMILY BUILDINGS 4 STORES OR MORE, THERE SHALL BE 1 LONG TERM AND SHORT TERM SPACE PER 10 UNITS.

NUMBER OF STORES:	SHORT TERM	LONG TERM
4	28	28

PHASING:

THIS PROJECT WILL BE CONSTRUCTED IN ONE (1) PHASE. ALL STORMWATER RUNOFF ON-SITE WILL BE TREATED IN THE STORMWATER MANAGEMENT SYSTEM AND ATTENUATION PRIOR TO DISCHARGING TO LAKE WHIPPOORWILL.

STORMWATER MANAGEMENT:

ALL STORMWATER RUNOFF ON-SITE WILL BE TREATED IN THE STORMWATER MANAGEMENT SYSTEM AND ATTENUATION PRIOR TO DISCHARGING TO LAKE WHIPPOORWILL.

PARKING REQUIREMENTS:

1 BEDROOM:	1.5 SPACES PER UNIT
2 BEDROOMS:	1.5 SPACES PER UNIT
3 BEDROOMS:	1.5 SPACES PER UNIT
UNIT MIX:	
1 BEDROOM:	1.5 x 17 UNITS = 26 SPACES
2 BEDROOMS:	1.5 x 113 UNITS = 204 SPACES
3 BEDROOMS:	1.5 x 18 UNITS = 27 SPACES
TOTAL REQUIRED:	257 SPACES

MINIMUM NUMBER OF ADA PARKING SPACES

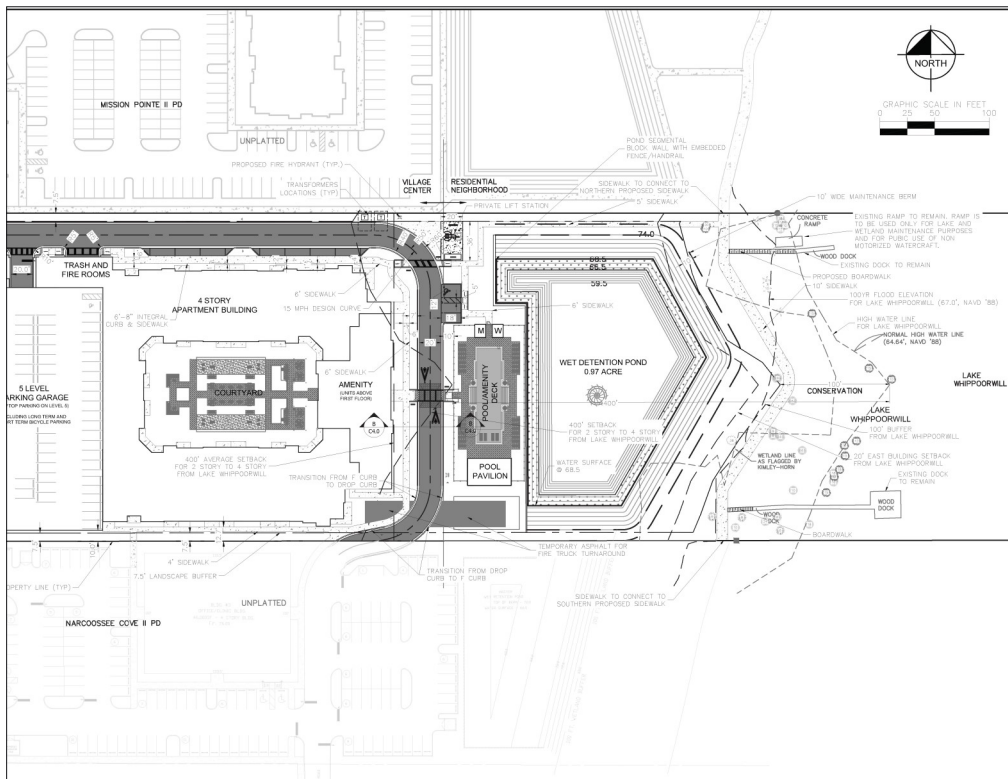
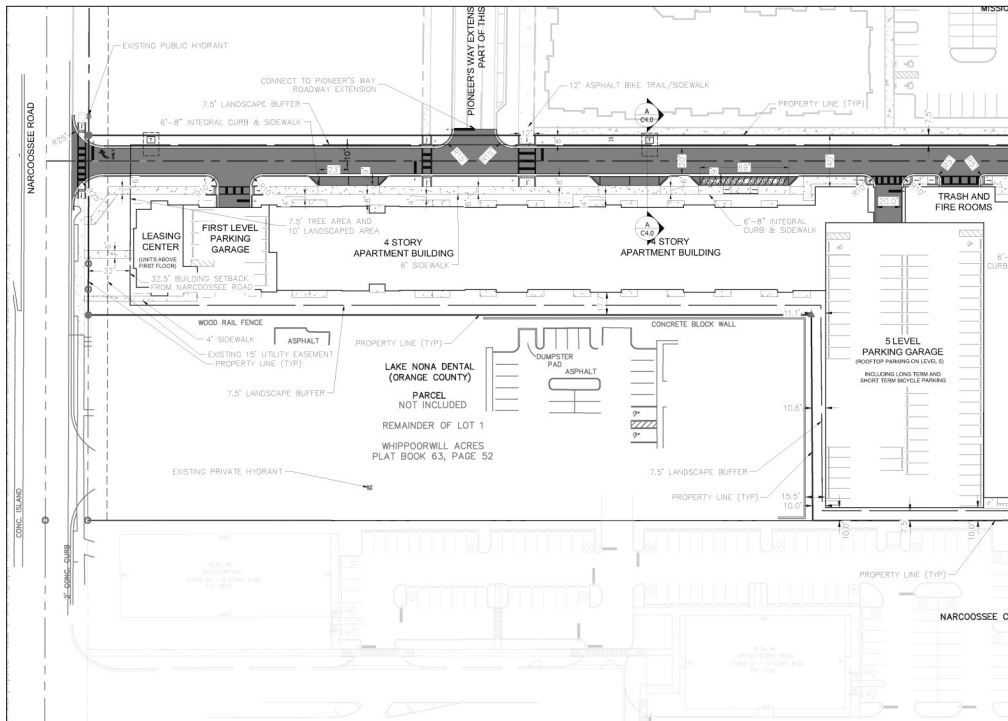
REOD IN THE GARAGE:	9 SPACES
STANDARD GARAGE SPACES (8'x18'):	342
COMPACT GARAGE SPACES (8'x18'):	61
4 WHEELCHAIR SPACES (8'x18'):	6
ACCESSIBLE GARAGE SPACES (12'x18'):	416
TOTAL GARAGE SPACES PROVIDED:	825

ACCESSIBLE SITE PARKING SPACES (12'x18'):

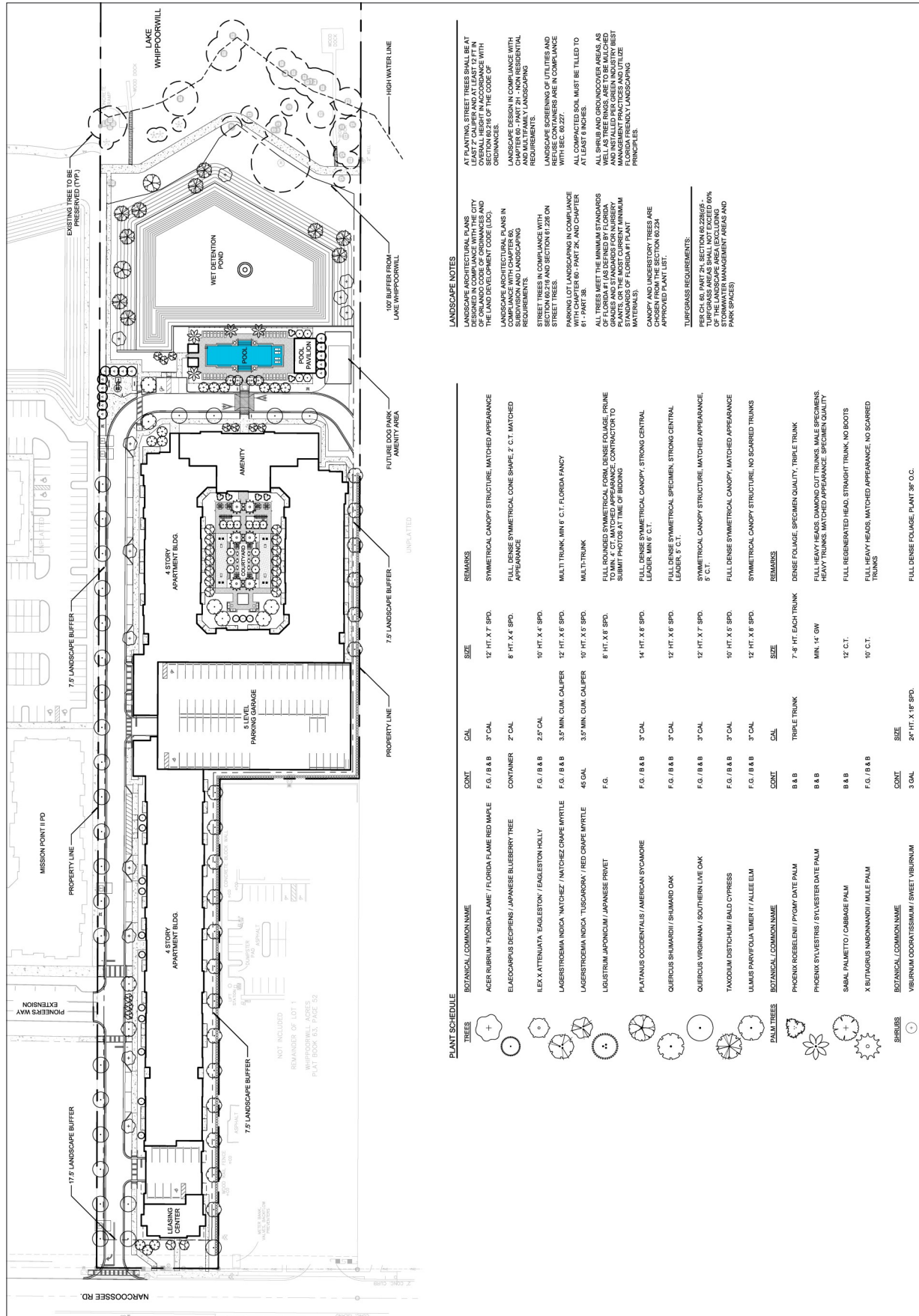
STANDARD SITE PARKING SPACES (8'x18'):	11
ON-STREET PARKING SPACES (8'x23'):	2

TOTAL NUMBER OF SPACES: THE SITE: 430

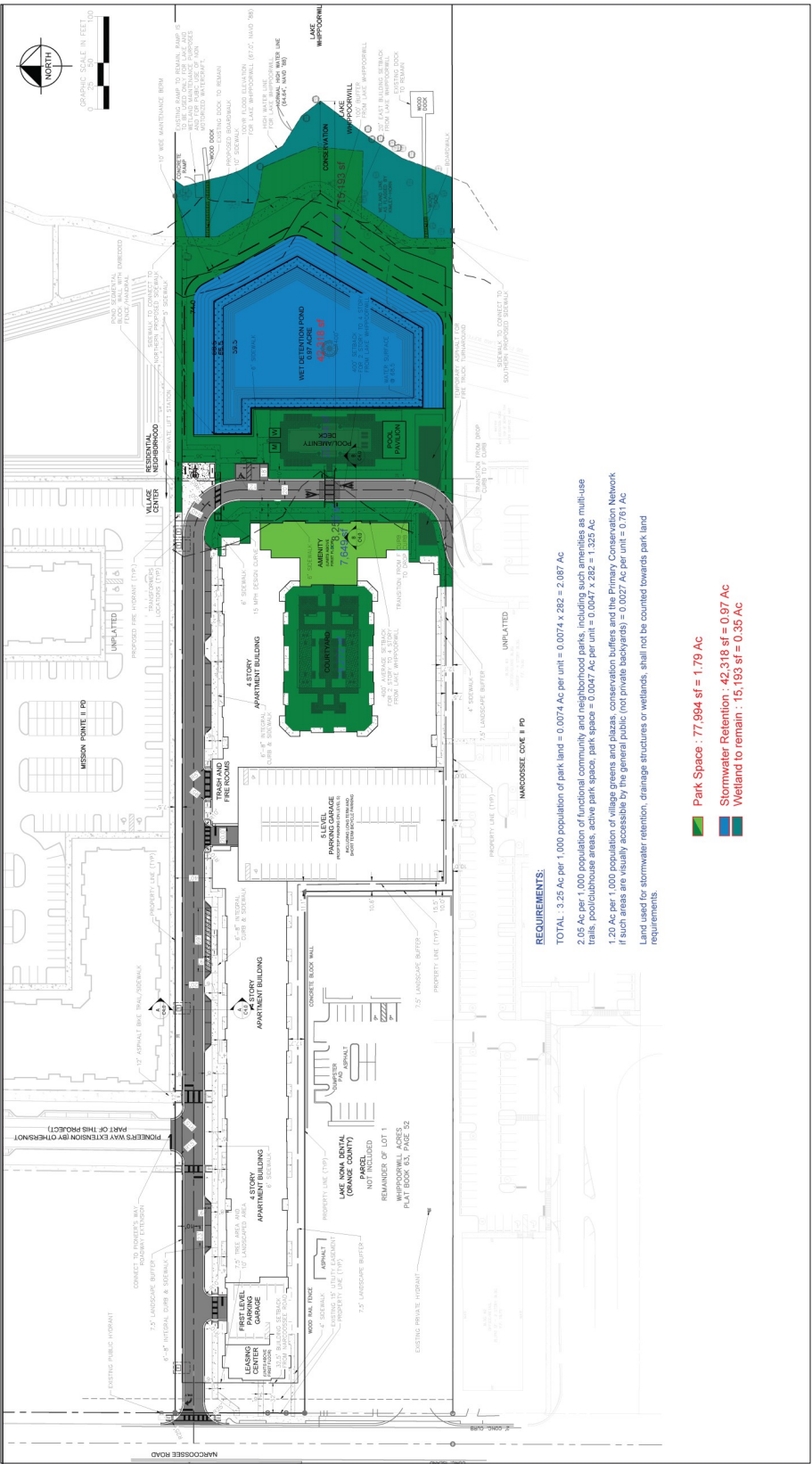
SITE PLAN (DETAIL)



LANDSCAPE PLAN



PARK SPACE



ELEVATIONS

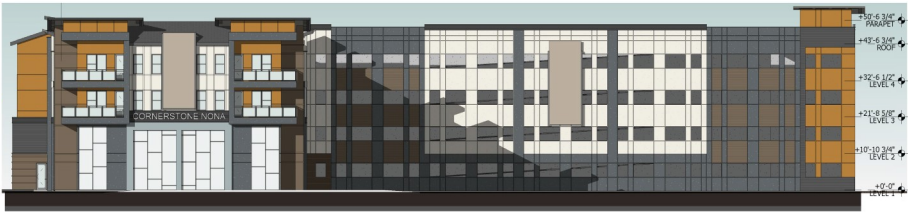


ELEVATIONS (CONT.)

EAST FACADE



WEST FACADE



RENDERINGS

"Simple design that embraces a modern concept concept"



West Facade



North Facade

CORNERSTONE NONA - APARTMENTS

DESIGN PRESENTATION
JANUARY 18, 2023

SCOTT + CORMIA Architecture and Interiors, LLC

SCOTT +
CORMIA

ARCHITECTURE • INTERIORS

Modern

"Simple design that embraces a modern concept concept"

North Facade



North Facade

CORNERSTONE NONA - APARTMENTS

DESIGN PRESENTATION
JANUARY 18, 2023

SCOTT + CORMIA Architecture and Interiors, LLC

429 South Keller Road, Suite 200, Orlando, Florida 32810 • 407.660.2766 • www.scottcormia.com FL# AA2602990

SCOTT +
CORMIA

ARCHITECTURE • INTERIORS

Modern

THE COLORS SHOWN IN THIS RENDERING ARE CLOSE APPROXIMATIONS. DUE TO INK VARIATIONS AND DIFFERENCES IN PRINTERS, AN EXACT COLOR MATCH CANNOT BE ACHIEVED. THE VIEWER IS ADVISED TO USE THIS RENDERING AS A GUIDELINE FOR THE ARRANGEMENT OF COLORS, AND THEN REFER TO THE ACTUAL COLOR OR MATERIAL SAMPLES PROVIDED.

RENDERINGS (CONT.)

"Simple design that embraces a modern concept concept"



South Facade



West Facade

7	Stucco - Stardew - SW 9138	1	Stucco - Greek Villa - SW 7551
8	Flat Panel - Greek Villa - SW 7551	2	Stucco - Web Gray - SW 7075
		3	Stucco - Monarch Gold - SW 2920
		4	Fibercement Flat Panel Superior Bronze - SW 6152
		5	Siding - Cyberspace - SW 7076
		6	Siding - Superior Bronze - SW 6152

CORNERSTONE NONA - APARTMENTS

DESIGN PRESENTATION
JANUARY 18, 2023

SCOTT + CORMIA
ARCHITECTURE + INTERIORS

SCOTT + CORMIA Architecture and Interiors, LLC
429 South Keller Road, Suite 200, Orlando, Florida 32810 407.660.2766 www.scottcormia.com FL#: AA26002980

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Modern

SITE PHOTOS



Narcoossee Road looking north—site on the right



On Narcoossee Road— Front of property

FINDINGS

Subject to the conditions contained herein, the proposal is consistent with the requirements for approval of the proposed Specific Parcel Master Plan applications contained in Section 65.335, 68.603 and 68.604 of the Land Development Code (LDC):

- 1) The proposed use is consistent with the City's Growth Management Plan, specifically with the Future Land Use Policy 2.4.4 and Goal 4 of the GMP, and the new Subarea Policy 40.14.
- 2) The proposed use is consistent with the Land Development Code, Chapter 68 and the Southeast Orlando Sector Plan.
- 3) The proposed use is consistent with the surroundings, and the One Nona Plaza Planned Development.
- 4) The public facilities are adequate to serve the proposed use, or will be provided by the applicant as a condition of approval of this staff report.

Staff recommends approval of the MPL2023-10001 subject to the conditions below:

CONDITIONS OF APPROVAL

CITY PLANNING

Recommend Approval with conditions

- 1) **GENERAL CODE COMPLIANCE AND CONSISTENCY-** The proposed project shall be consistent with the conditions in this report, the requirements of the Land Development Code, the Growth Management Plan of the City of Orlando, the One Nona Plaza Planned Development, the State of Florida, and all other applicable regulatory agencies.
- 2) **ORDINANCES-** This Master Plan is subject to the adoption and effectiveness of the Ordinance 2022-69, for the associated cases: ANX2022-10009; GMP2022-10024 and 10025 and ZON2022-10022.
- 3) **ENVIRONMENTAL-** A final determination of the extent of the wetlands by the South Florida Water Management District is required. Applicant shall submit copies of all environmental permits by the corresponding regulatory agencies, prior to issuance of engineering permitting by the City.
- 4) **CONDITIONS OF APPROVAL-** The conditions of approvals of this Staff Report must be included on the plans submitted for building permit.
- 5) **MINOR MODIFICATIONS-** Minor modifications including but not limited to signs, landscaping, driveway locations, and other, that are required beyond those previously reviewed by the Development Review Committee, may be approved by the Planning Official without further review by the Development Review Committee. The Planning Official shall be authorized to permit minor modifications on a site by site basis as described in Figure 68N of Chapter 68, of the Land Development Code. Substantial or Presumed Non-Substantial (Figure 68-N) modifications shall require additional review by the Development Review Committee.
- 6) **EXPIRATION OF MASTER PLAN-** The permit for the proposed use shall be issued within two years of this Master Plan amendment approval by the City Council, otherwise the Master Plan will expire. Upon written request, 30 days before the expiration date, the Planning Official may extend it for up to 1 year via a Letter of Determination. The applicant must file an application for this matter in the City, for the planning official evaluation.
- 7) **DEVELOPMENT PERMIT-** As provided by subsection 166.033(5), Florida Statutes, issuance of a development permit by a municipality does not in any way create any right on the part of an applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the municipality for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. In accordance with subsection 166.033(5), Florida Statutes, it is hereby made a condition of this permit that all other applicable state or federal permits be obtained before commencement of the development.
- 8) **FINAL PLAT-** A final subdivision plat is required according to the LDC, Section 65.401, prior to the issuance of any permits. The plat must identify clearly the easements, tracts and/or alleys as necessary to provide locations for shared utilities, driveways, open space and Trails (must be accessible to the public).
- 9) **SCHOOL CONCURRENCY-** The applicant must comply with Orange County Public Schools and its Concurrency process.
- 10) **IMPERVIOUS SURFACE RATE-** The maximum ISR is 0.85 in the Village Center, the applicant must comply.

DEPARTMENT OF TRANSPORTATION

Recommend for approval with conditions.

1. Compliance: 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. 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 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.
4. Maintenance of Traffic: 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)
 - d) Improvements located within the Narcoossee Road right-of-way require Florida Department of Transportation (FDOT) / Orange County permits and approvals. The Owner/Applicant shall provide a copy of the permits and approval (or letter of intent of approval) from the approving agency to the City of Orlando prior to final permit/construction plans approval.
5. East West Road Cross section of East-West Road (drive aisle) must be constructed as shown in this Master Plan, in compliance with the One Nona Plaza PD ordinance. Any modification requests after SPMP approval may be assessed in accordance with Sec. 68.603.
As specified in the properties' respective PD ordinances, the northern sidewalk will be constructed by the northern neighboring property owner (Mission Pointe II Multifamily). The developer that constructs the landscape islands or planting strip must install street trees.
6. North South Road
Cross section of North-South Road (drive aisle) must be constructed as shown in this Master Plan, in compliance with the One Nona Plaza PD ordinance and the tri-party agreement. Any modification requests after SPMP approval may be assessed in accordance with Sec. 68.603 and might necessitate a modification to the tri-party agreement.
7. Parking Requirements
 - a) Overall: A minimum of 423 parking spaces must be provided on-site (of which 85 must be EV-capable and 8 must be EV-installed); there is no maximum number of spaces.
 - b) Two-Wheeled Vehicles: A minimum of 2 two-wheeled motor vehicle parking spaces shall be provided convenient to the main entrance of the building or garage in accordance with Orlando Land Development Code Sec. 61.322 (d).
 - c) Bicycle parking must be provided in accordance with the standards of Orlando Land Development Code Ch. 61, Part 3D, and shall be made available prior to the issuance of any Certificate of Occupancy for the use being served.
 - d) Electric Vehicle (EV) parking must be provided in accordance with Orlando Land Development Code Ch. 61, Part 3G.
8. Crosswalks.
 - a) In accordance with the PD, pedestrian crossings between residential portion of the site and the amenity area along the eastern portion of the site must be constructed as raised crosswalks.
 - b) Crosswalks at driveways should be constructed at the grade of the adjacent sidewalks unless conditions make this prohibitive. Colored and stamped concrete or asphalt may be used but pavers are not permitted. Pavement markings shall comply with MUTCD ladder style design guidelines or parallel line style guidelines if so required by FDOT.
9. Dumpster enclosures must be 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

COMMUNITY PLANNING AND URBAN DESIGN

Recommend for Approval with Conditions

Landscape:

1. All landscape plans must achieve the Minimum Required Landscape Score (MRLS) required for multifamily and nonresidential uses and must comply with the Land Development Code (LDC) Chapters 60 and 61. A spreadsheet showing compliance with the MRLS must be included with the plans submitted for permits.
2. All existing, non-invasive mature trees shall be preserved to the best extent possible. The buffer along the lake shall remain undisturbed to remain in compliance with all applicable interlocal agreements. All trees removed from the property shall secure a tree removal permit prior to applying for permits. Approval letter must be provided.
3. Row-end and intermediate landscape islands must be a minimum of 10 ft. in width.
4. Canopy trees are required in all parking lot row-end and intermediate landscape islands. Required trees shall have a minimum caliper of 3 in., and a minimum overall height of 12 ft.
5. Canopy trees must also be planted every 50 lineal feet or fraction thereof around the perimeter of the parking lot (s). Required trees do not have to be uniformly spaced as long as the required number is provided.
6. The east/west connection road shall feel like a bonafide street. Street trees are also required on both sides of the aisle. Street trees must be canopy trees, palms are not an acceptable street tree. Trees must be a minimum of 12 ft. in height with a 2 in. caliper.
7. Perimeter landscape areas required for vehicular use areas adjacent to property lines and public rights-of-way, and other building sites shall contain a continuous row of evergreen groundcovers and plants not to exceed 4 ft. in height. Required plants shall be a minimum height of 18 in. at time of planting. At least 60% of the required plants shall have a natural mature height of 3 feet.
8. The landscape plan submitted for permitting must clearly note all plant species and locations. If artificial turf is used it must be labelled and shown on the site plan and/or hardscape plan as artificial turf is considered an impervious surface. Permits must be secured for any artificial turf installed on site.

Site/Utilities:

1. Pedestrian connections shall be required to both street frontages and trail segments. There shall be an unrestricted clear path open to the public from the east and west trail segments.
2. All crosswalks at driveways and curb cuts must be designed with textured or colored concrete or similar material to clearly define the pedestrian zone, as required by LDC Section 61.314(e). Thermoplastic paint may be incorporated but cannot meet this condition alone.
3. Backflow preventer[s] shall be located so as to not be directly visible from the right-of-way or should be screened from view where necessary, thorough the use of walls, fences or hedging around all four sides. The utility plan at the time of permit must clearly show the location of all backflow preventers.
4. 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 a minimum 4-ft tall at the time of planting and maintained at a height to screen the equipment.
5. EV and EV ready spaces shall be clearly marked on the plans submitted for permitting. Mechanical equipment associated with EV spaces cannot conflict with any code required parking lot landscaping.

Architecture:

1. Architectural finishes and details must be carried through on all sides of the building. The bases of buildings should be designed with durable materials to provide a quality pedestrian experience. Stucco/EIFS is not an acceptable base material.
2. Canopies or sheltering elements must be used along active street fronts to provide pedestrian protection from the elements as well as interior primary pedestrian entrances into the building. Entrances must be clearly defined and articulated. It's currently, unclear where the primary entrances are.
3. 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 screenwall or parapet must be the same height as the installed mechanical equipment.
4. All projecting parapet walls must wrap a minimum depth of 5 ft. or more whichever is proportionate to the parapet wall, in efforts for the projecting parapet walls to appear 3D.
5. A separate Letter of Determination for murals/art panels is required. Application and mural requirements can be found here: <https://www.orlando.gov/Building-Development/Planning-Zoning-Approvals/Apply-for-a-Mural-Permit-for-Your-Business>. If a final site plan / appearance review is required, the art panels may be reviewed for compliance during this process if artwork has been finalized.
6. Lighting at the top of the parking garage shall be shielded so as not negatively impact surrounding properties. Interior fixtures must be shielded to prevent light spilling from the garage. Light fixtures on the top deck of a parking garage may not exceed 25-feet in height and must be shielded to prevent light spilling from the boundary of the garage deck.

COMMUNITY PLANNING AND URBAN DESIGN (CONT.)**Architecture:**

7. The corners of the building along Narcoossee Rd. and the corners that frame the garage shall act as design elements. Additional height and articulation must be added to increase the skyline variations and to better define the mass and extent of the building.
8. A flat roofline is prohibited. Additional height and articulation is needed roughly every 60 ft. to break up the roofline.
9. All dumpsters and trash compactors must be screened with solid walls to match the principal structure. Decorative gates must be installed to coordinate with the principal structure. A Landscape screen including low hedge and groundcover is required to soften the view.
10. If an onsite lift station is proposed, the same level of screening is required for the lift station as is being provided for the dumpster.

Appearance Review:

1. To ensure the comments are addressed, an appearance review, though a Letter of Determination, prior to applying for permits must be approved.

Waste Water

No review required

The proposed development is within the Orange County Utilities' sanitary sewer area and reclaimed water service territory. Sanitary sewer and reclaimed water design will need to be coordinated with, reviewed, and approved by Orange County Utilities. Verification of acceptance by Orange County Utilities of sanitary sewer connection and permission to put into use will be required prior to issuing certificates of occupancy.

PARKS

Recommend approval with conditions

Project will impact a wooded parcel. A mass grading permit approval is not a permit to remove trees located within this parcel. An approved tree removal permit must be obtained from a Parks department official prior to any trees being removed. Tree removal will require mitigation by the replanting of all tallied inches of caliper removed. A payment can be made into the tree fund for any remaining balance unable to replant due to the design of the project. A landscape plan can be submitted to reduce any fees associated with tree removal.

BUILDING

Recommend approval.

SOLID WASTE

Recommend approval with conditions

Plans must include refuse and recycling enclosures or locations. Indicate where recycling dumpsters will be located and accessed. All enclosure specifications must be in accordance with Ch 28 of the municipal code and the City's engineering standards manual.

DEVELOPMENT REVIEW

Recommend approval with conditions

1. The Orlando City Council approved a Resolution at the January 27, 1997 City Council Meeting. Section 61.226 of the City's Land Development Code provides for a Street Tree Trust Fund. The developer is responsible for the installation of street trees prior to final of the building permit. The Street Tree specifications are 12'-14' height of canopy tree.
2. Contact the Bureau of Parks (407) 246-2283 for a tree removal permit before removing any 10" caliper or larger trees.
3. Contact the Bureau of Parks (407) 246-2283 for a tree encroachment permit prior to encroaching within the canopy of any 10" caliper or larger trees
4. 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.
5. At the time of development, the owner/developer is required to pay an on-site inspection fee that is a percentage of the cost of the on-site improvements, excluding the building, in accordance with City Land Development Code, Section 65.604. Construction activities including clearing, grading and excavating activities shall obtain an Environmental Protection Agency (EPA) National Pollution Discharge Elimination System (NPDES) permit, except: Operations that result in the disturbance of one acre total land area which are not part of a larger common plan of development or sale.
6. 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.
7. All future elevation shown on a boundary/topographic survey shall use the North American Vertical Datum of 1988 (NAVD 88).
8. 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.
9. 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.
10. Fees Parks MF A Parks Impact Fee in the amount of \$825.00/unit shall be due at the time of building permit issuance.
11. Per the Orlando-Orange County Wastewater Territorial Agreement the subject property is located within Orange County's territorial service area for sanitary sewer. The site will be serviced by Orange County Public Utilities, prior to issuance of a permit a copy of an invoice or payment receipt is required from OCU (Orange County Utilities).
12. 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.
13. All new Multi-Family construction, Townhomes, Single Family Subdivision, change in use to residential and/or redevelopments of residential properties are required to submit a Concurrency Encumbrance letter (CEL) from Orange County Public Schools as a part of the building plan review process.
14. This project requires a Florida Department of Environmental Protection (FDEP) permit for the sanitary sewer system.
15. Future submittal of development plans will need to locate and label the "property lines" on the elevation plans, foundation plans, and the "building section's plans" (showing the foundation footer(s)). No encroachment shall occur over the property lines or into requested city services sidewalk easements.
16. 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 dumpster must have a minimum opening of 12' wide and a clear depth of 10' forward of any bollards within the enclosure. A straight 50ft. 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.
17. Separate demo permits is required for each structure on the site.

INFORMATIONAL COMMENTS

ORLANDO POLICE DEPARTMENT

Recommend Approval with Conditions.

CPL Edgar Malave is the Crime Prevention liaison for this district. The OPD Crime Prevention officer can discuss with you alarms(residential or business), personal safety, crime prevention strategies and neighborhood or community watch programs. Please contact him at Edgar.Malavel@orlando.gov or 407-246-2513

It is strongly encouraged to register your security cameras with Orlando Connect today to help identify area cameras in case of an incident. An investigator from the Orlando Police Department will contact you via email if they need your assistance solving a crime near you

Natural Surveillance

Design the site to keep intruders easily observable. This is promoted by features that maximize visibility of people, parking areas and building entrances; doors and windows that look out onto streets and parking areas; pedestrian-friendly sidewalks and street; porches or patios and adequate nighttime lighting.

A photometric plan was not available at the time of this review. Lighting plays a very important role in CPTED. It is crucial that lighting sends the right messages to the public about the safe and appropriate use of space at different times of the day and night. All lighting for this project will meet or exceed the guidelines in Orlando City Code. In order to create a sense of safety, pedestrian-scale lighting should be used in any high-pedestrian traffic areas to include entrances, common areas, green spaces/courtyards and walkways. Appropriate lighting should be included in all areas anticipated to be used after-dark including alleys. Lighting should not be screened out by landscaping or building structures such as overhangs or awnings. Uniformity of light is crucial to avoid 'dark' spots, especially in parking areas and along pedestrian promenades and walkways. Any illumination will not cause a glare or excessive brightness that adversely affects the vision of pedestrians or motor vehicle operators on public or private property. Pedestrian walkways, back lanes and access routes open to public spaces should be lit so that a person with normal vision is able to identify a face from a distance of 30 feet during nighttime hours. Shielded or full cut-off light fixtures can direct light where it is intended while reducing light trespass, glare, and waste. Fixtures should be reliable, easy to maintain, withstand the elements, and be vandal-resistant. Landscaping is another crucial aspect of CPTED. Trees branches should be kept trimmed to no lower than 6 feet from the ground and shrubs should be kept trimmed to no higher than 30 inches. Avoid conflicts between landscaping and lighting, especially lighting adjacent to canopy trees. Landscaping should not create blind spots or hiding places and should not block or cover windows. Outdoor furniture placed in common areas is a good way to increase surveillance and encourage positive community interaction while creating more "eyes on the street". Consider furniture designs that encourage stopping and resting but reduce opportunities for potential offenders (i.e. a ribbed design rather than solid and center rails or arm rests to discourage sleeping). All sides of a building should have windows to observe the walkways, parking areas and driving lanes. Entry doors should contain 180° viewers/peep holes or small windows with security glass. Windows, balconies and porches should look out onto streets, courtyards, walkways and low-traffic areas.

Natural Access Control

Design the site to decrease crime opportunity by denying access to crime targets and creating in offenders, a perception of risk. This can be accomplished by designing street, walkway, building and parking lot entrances to clearly indicate public routes and discourage access to private areas with structural and landscape elements. Landscaping used around dwelling entrances should create clear way-finding, be well lit and not block entrances or create ambush points. There should be no easy access to the roof of any building. Way-finding (if used) should provide clear guidance for legitimate users. Signs should clearly indicate - using words, international symbols, characters, colors, maps, etc. - the location of entrances, resident and visitor parking, neighborhood amenities, and public or private use routes. Walkways should be a minimum 6' in width to support walkability through and around the community.

Territorial Reinforcement

Design can create or extend a sphere of influence, where users develop a sense of territorial control, while potential offenders are discouraged. This is promoted by incorporating features that define property lines and distinguish private spaces from public spaces such as; landscape plantings, pavement designs, gateway treatments and CPTED open design (see-through) fences. The community should be designed to encourage interaction between legitimate users. Each separate dwelling unit should have an address that is clearly visible, made of non-reflective material in a contrasting color from the surface it is affixed to. Fencing can add security, delineate property lines, allow transparency for surveillance, be unobtrusive, and create a sense of community. CPTED style fencing made of commercial grade steel or iron is a good option to consider. These fences may contain pedestrian access points that utilize mechanical access control for the property. Another option is landscape buffers, which include hostile vegetation, to delineate public from private spaces. The fencing and landscape buffer may be used together to further define and control spaces.

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 should contain a minimum 180° viewers or small windows with security glass, interior 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 should be located a minimum of 40 inches from adjacent windows. Air conditioner units should be caged and the cages should be securely locked. If alarm or security systems are installed, each dwelling unit should be clearly identified with the monitoring center and each should have a separate system that can be regularly tested and maintained by the occupants. A video surveillance system capable of recording and retrieving an image to assist in offender identification and apprehension is a good option at access points and around parking areas: especially areas with limited or no natural surveillance. Cameras should be mounted at an optimal height to capture offender identification. The use of tempered, impact resistant, 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.

Maintenance and Management

Proper maintenance of landscaping, lighting and other features is necessary to ensure that CPTED elements serve their intended purpose. Failure to maintain the property and manage to stop harmful use of property by its legal occupants can rapidly undermine the impact of the best CPTED design elements. While CPTED principles supplement effective maintenance and management practices, they cannot make up for the negative impacts of ineffective management. Damaged fencing, unkempt landscaping, graffiti left to weather and age, litter and debris, broken windows, as well as such factors as inattentive, lax, or overly-permissive management practices can advertise an environment of permissiveness to potential offenders and, equally, undermine the desire of responsible users to remain in an area. In effect, this is the direct application of what has come to be known as the Broken Window Theory — ensuring that indicators of disorder are corrected promptly in order to prevent the greater disorder they may attract. People naturally protect a territory that they feel is their own, and have a certain respect for the territory of others. Clear boundaries between public and private areas achieved by using physical elements such as fences, pavement treatment, art, signs, good maintenance and landscaping are ways to express ownership. Identifying intruders is much easier in well-defined spaces.

This is related to the community's sense of 'pride of place' and territorial reinforcement. The more dilapidated an area, the more likely it is to attract unwanted activities. The maintenance and the 'image' of an area can have a major impact on whether it will become targeted. Social cohesion and a general sense of security can be reinforced through the development of the identity and image of a community. This approach can improve not only the image of the population has of itself, and its domain, but also the projection of that image to others. Offensive graffiti should be promptly removed. Response to litter pickup and repairs should be prompt. A well maintained space gives an impression of 'ownership' and 'care'. Any signs used in the community should be maintained on a regular basis to ensure that they are visible. This may involve trimming any landscaping growth, cleaning or lighting the signs. Things to consider with signs and information include: Are signs visible and legible? Are signs conveying messages clearly? Is information adequate? Are signs strategically located to allow for maximum visibility? Are signs well maintained? Are signs displaying hours of operation (where appropriate)? Walkways should be cleared of undesirable litter, grass and weeds should be trimmed back from walkways, and walkway pavement should be promptly repaired or maintained. Inappropriate outdoor storage should be discouraged. Activity generators can produce both positive and negative results. The selection of what activities a site supports will reflect the use of space and define the users' perception. Considerations should be made for seating, shade, community events or recreational amenities that might encourage positive community interaction and should be properly maintained and managed.

PUBLIC WORKS

Recommend Approval with Conditions

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

- 1) Per Section 7.01 of the City's ESM, any proposed project to be built in the City of Orlando which alters the existing topographic characteristics will be required to provide stormwater treatment. Alterations of surface drainage (with the exception of resurfacing and landscaping elements only) is defined as: changing the flow patterns within the redevelopment area; changing the mode of transport from overland flow or open channel to a closed conduit, etc.; changing an impervious surface's character (from building to parking, wet bottom pond or a new building or vice versa); changing the character of a parking surface (from shell base to asphalt, etc.); or remodeling of an existing building which changes its footprint or number of floors. When applying for an Engineering Permit, please submit the Drainage Report, Geotech Report, Stormwater Tabulations, and all necessary docs needed in order to verify the City's and Water Management District standards are met.
- 2) Water quality recovery shall be recovered per the requirement of the Water Management District. Please provide model demonstrating the recovery analysis. A Water Management District water treatment permit may be required.
- 3) 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."
- 4) All proposed and existing sidewalk that is touched during construction will need to be updated to the newest ADA requirement.
- 5) Sidewalk construction shall be required at the time of this substantial improvement per Sec. 61.225 and 66.200 of the City of Orlando's Muni Code. Proposed sidewalks must be constructed along the entire length of the property and shall be located against the public right-of-way.
- 6) A City Service Agreement is required by the Owner if portion of sidewalk is 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.
- 7) Please clarify whether the sidewalk will be paver. Please note that if pavers are to be constructed beyond the property line and out into the City's Right of Way the owner is required submit a signed and recorded a Right-of-Way Pavers Agreement. Sidewalk portion of 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.
- 8) Construction activities including clearing, grading and excavating activities shall obtain an EPA NPDES permit, except: Operations that result in the disturbance of less than one acre total land area which are not part of a larger common plan of development or sale. The NPDES permit must be received in the Office of Permitting Services prior to the issuance of City of Orlando permits. If the disturbed area is less than one acre, please provide a note on the plans indicating the City of Orlando's Guidelines for Erosion Sediment Control (aka the Blue Sheet) will serve as a guide for the implementation of erosion sediment control measures. Blue Sheet can be found under the City of Orlando website. Please attach this sheet in your permit submittal.
- 9) Please submit a detailed, scalable, fully dimensioned site plan of the location. The site plan should include but not be limited to the site legal description, the building, streets, sidewalks and property lines, and the location of the proposed work. Site plans should clarify what is existing and what proposed.
- 10) Please provide a signed and sealed existing topographic survey with datum and official benchmark in the NAVD88 vertical datum. Per the City's ESM Section 7.01.A.1, survey data shall be gathered to least 25 feet beyond the property line or as far offsite as required to assure offsite drainage patterns are maintained. Please submit a hard copy of survey (with sign and seal) to City Hall 8th floor addressed to Richard Allen.
- 11) Please submit a signed and dated private improvements cost sheet. Cost sheet forms and instructions are available at our website at www.cityoforlando.net/permits.
- 12) Please be advised that a portion of the site is located within the floodplain. Grading shall be flushed to match with the existing grade of the site, and existing grade will be maintained without any fill in the 100-year floodplain. However, if alteration of grading or structures is proposed and displaced existing 100 year flood plain, a compensating storage must be provided for any displaced flood water.
- 13) Other comments may arise depending on the contents submitted to permitting.
- 14) Since portion of the site is located with a flood zone A, please provide the flood zone boundary on the requested survey to demonstrate that no grading/filling is proposed within flood zone A.
- 15) New developments within 100-year floodplains with no established base flood elevations must perform a study to establish them. In accordance with FEMA requirements, a letter of map revision (LOMR) is required by the owner/engineer. Compensation storage must be provided for all floodwater displaced by development within 100-year flood plain.
- 16) Artificial turf must be treated as impervious area and must be included in the impervious area for stormwater management.
- 17) All roadways must meet the ESM standards. The Season High Water Table must be a minimum of 2 ft from the bottom of the base. New private and public roadways will require a pavement design similar to the method shown in the FDOT Flexible Pavement Design Manual. Limerock base is not permitted in certain areas where the Season High Water Table has historically been close to the ground surface.

FIRE DEPARTMENT

Recommend Approval with Conditions

The site review of the conceptual designs presented is preliminary and cursory in nature, as such, the comments provided are not official determinations. The intent of comments from OFD is to alert designers to site conditions and/or other considerations that require a deeper consideration of the FFPC, Florida Fire Code, NFPA 1.18 before finalizing the design for formal plan review.

1. **FORMAL REVIEW OF ARCHITECTURAL DESIGNS.** The architectural design of a 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 of Orlando, Fire Prevention Code compliance at the time of permit application for formal plan review of 100% drawings.
2. **PRESUBMITTAL MEETING WITH PERMITTING SERVICES.** A TRC review is not applicable for review of conceptual architectural drawings. A pre-submittal meeting is required in order to receive cursory insight into Florida Building Code (FBC) and Florida Fire Prevention Code (FFPC, NFPA) requirements impacting the design. Please note, official determinations are not provided at these discussions. Architects of Record and or Consultants are asked to prepare an agenda with questions pertaining to your project. This will afford staff to do research in advance before meeting. To schedule an appointment, see the following link. www.orlando.gov/Building-Development/Schedule-an-Appointment/Schedule-a-Permitting-Appointment
3. **FEDERAL DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP).** An FDEP clearance is required to release water supply to a construction site. Vertical construction of a building without water supply on the site of construction is prohibited. NFPA 1.16.4.3. It is therefore, critical, that the process to receive a FDEP permit and clearance for the use of treated water to construction sites and projects begin early in the conceptual stage. To begin the process, see the following link [Apply | DEP Business Portal \(fldeportal.com\)](http://Apply|DEPBusinessPortal(fldeportal.com))
4. **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 Safety Management is required before use can be granted. Call 407-246-3144 to schedule an inspection.
5. **ZERO LOT LINE BUILDING DESIGN.** The conceptual design should indicate the location of stairs in relation to the access road, hydrants – existing and proposed, sprinkler riser room, fire pump room, and access roads – existing or proposed. The following conditions are to be considered in zero lot line designs.
6. **REQUIRED ACCESS.** The Orlando Fire Department requires access to two sides of a building or structure.
7. **HAZARD DETERMINATION.** The location of a hazard natural or manmade cannot be predetermined. As such designs incorporating predetermined locations for staging by OFD apparatus are not applicable for review of fire department access.
8. **FIRE PROTECTION FEATURES.** When zero lot line site conditions result in a design that does not meet the mandatory requirement for fire department access to the rear or sides of a structure (NFPA 1.18.2.3). The AHJ is authorized to require additional fire protection features to offset the access constraints, increased hazard, and or delays created by an access road design.
9. **FIRE DEPARTMENT ACCESS, A MANDATORY REQUIREMENT.** Approved fire department access roads shall be provided for every facility, building, or portion of a building constructed or relocated. NFPA 1.18.2.3. Fire department access roads shall consist of roadways, fire lanes, parking lot lanes, or a combination thereof.
10. **SURFACE AND DIMENSIONS:** All fire department access roadways shall meet the roadway design specifications of Policy on Geometric design of highways and Streets, American Association of State Highway and Transportation Officials and ESM Chap.6 for (Pavement, asphalt, concrete, brick and surfaces). The access road 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. 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.
11. **URNS.** Turns in fire lanes shall be constructed to provide sufficient width to accommodate the largest piece of fire apparatus available to be operated on the fire access road.
12. **ACCESS TO BUILDINGS.** The access road itself must extend 50ft. from an exterior doorway that allows 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.
13. **MANUAL SURPRESSION.** Use of not more than 150 ft. pre-connected hose from a fire department apparatus parked on an access road as measured by an approved route around the first story of the exterior of the building or facility. The distance can be increased to 450ft. if the building is protected by an automatic sprinkler system. See NFPA 1.18.2.3.
14. **STAGING UNDER STRUCTURES.** The Orlando Fire Department does not conduct manual staging operations under a structure or support designs indicating primary access through a parking garage.
15. **ACCESS TO FIRE COMMAND CENTER AND FIRE PUMP ROOMS.** The location of a Fire Command Center and Fire Pump Room shall be approved by the Orlando Fire Department. NFPA 1.11.9; NFPA 20.4.13.1.1.4, 2016 edition. As such, these important building services be directly accessible from a fire department access road located adjacent to the building of service.

FIRE DEPARTMENT (CONT.)

16. AREAS SUBJECT TO OBSTRUCTION. 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.

17. APPROVED TURNAROUND: An approved turnaround shall be provided for fire apparatus where an access road is a dead end in excess of 150 ft. The turnabout shall be the minimum 20ft. width of the fire department access road and sized for the dimensions and maneuvering space of the largest OFD apparatus (60 ft. length / 20 ft. width).

18. APPARATUS DIMENSIONS. The dimensions for calculation of auto-turn analysis shall include the following for the Orlando Fire Department apparatus. Width 10' Feet, Truck body length 52' feet 22" Inches, Weight 75,000 pounds, Maneuvering radius shall be 50 ft. exterior and not less than 25ft. interior. The interior radius dimension shall be increased when the roadway design submitted is not adequate to accommodate fire apparatus.

19. 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. 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.

20. POINT LOAD CALCULATION. The ground contact area for each stabilizer shall be such that a unit pressure of not greater than 75 psi (500 kPa) will be exerted over the ground contact area when the apparatus is loaded to its maximum in-service weight and the aerial device is carrying its rated capacity in every position permitted by the manufacturer. NFPA 1901.19.21.4.2

21. Water Supply: All site plans shall indicate the location of fire hydrants. All portions of an unsprinklered building must be within 300 ft. distance of a fire hydrant. All portions of a sprinklered building must be within 500 ft. distance of a fire hydrant. Residential properties are required to indicate a hydrant within 500 ft. of the residence and street width for the fire department access. City Code Chapter 24.30; NFPA 1.18.3 Needed Fire Flow: The required fire flow for commercial structures shall be determined as specified in the standard: Determination of Required Fire Flow as published by the Insurance Services Office (ISO). The fire flow for a building when sprinkler protected in accordance with NFPA 13 will be calculated at 50% of a non-sprinkler protected building, but shall not be less than 1000 gpm. Calculations and a water supply analysis shall be provided to demonstrate delivering of fire flow.

CONTACT INFORMATION

Growth Management

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

Urban Design

For questions regarding Urban Design plan review, please contact Planner Christopher DeLoatche at 407-246-3624 or Christopher.deloatche@orlando.gov.

Transportation

For questions regarding Transportation Planning plan review, please contact Planner Megan Barrow at 407-246-3325 or megan.barrow@orlando.gov.

Development Review

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

Water Reclamation

For questions regarding Water Reclamation plan review, please contact Julio Morais at (407) 246-3724 or julio.morais@orlando.gov, or Dave Breitrick, P.E. at (407) 246-3525 or david.breitrick@orlando.gov.

Public Works

For questions regarding Public Works plan review, please contact Owen Blakely at owen.blakely@cityoforlando.net or 407-246-3758.

Police

For questions regarding Police plan review, please contact Terrence Miller at 407.246.2454 or Terrence.miller@orlando.gov.

Fire

For any questions regarding Fire review, please contact Charles Howard at charles.howard@orlando.gov. To obtain plan review status, schedule/cancel an inspection and obtain inspection results, please call PROMPT, our Interactive Voice Response System at 407.246.4444.

Building

For questions regarding Building plan review issues contact Brandon Albright at (407) 246-3443 or Brandon.albright@orlando.gov.

Parks

For questions regarding Parks plan review issues contact Denise Riccio at 407.246.4249 or denise.riccio@orlando.gov or Condredge Mallory at condredge.mallory@orlando.gov.

REVIEW/APPROVAL PROCESS—NEXT STEPS

1. Development Review Committee
2. DRC minutes scheduled for review and approval by City Council
3. Planning Official Determination for signage, final site plan and appearance review.
4. Building permits process.