

MUNICIPAL PLANNING BOARD

MAY 20, 2008

Case Number

CUP2008-00012
MPL2008-00016

Applicant

William Dowd, property owner

Property Location

815 Virginia Drive (±0.16 acres, District 3).

Parcel ID Number

13-22-29-0928-03-250

Requested Action

Conditional Use Permit approval to permit a building over 35 ft. in height in the MU-1/T zoning district, and Master Plan approval to allow construction of a mixed-use project consisting of 3,762 sq. ft. of office and retail space and one residential unit. An intensity bonus is also being requested.

Recommendation

Approval of the Conditional Use Permit and the Master Plan subject to the conditions contained in this report.

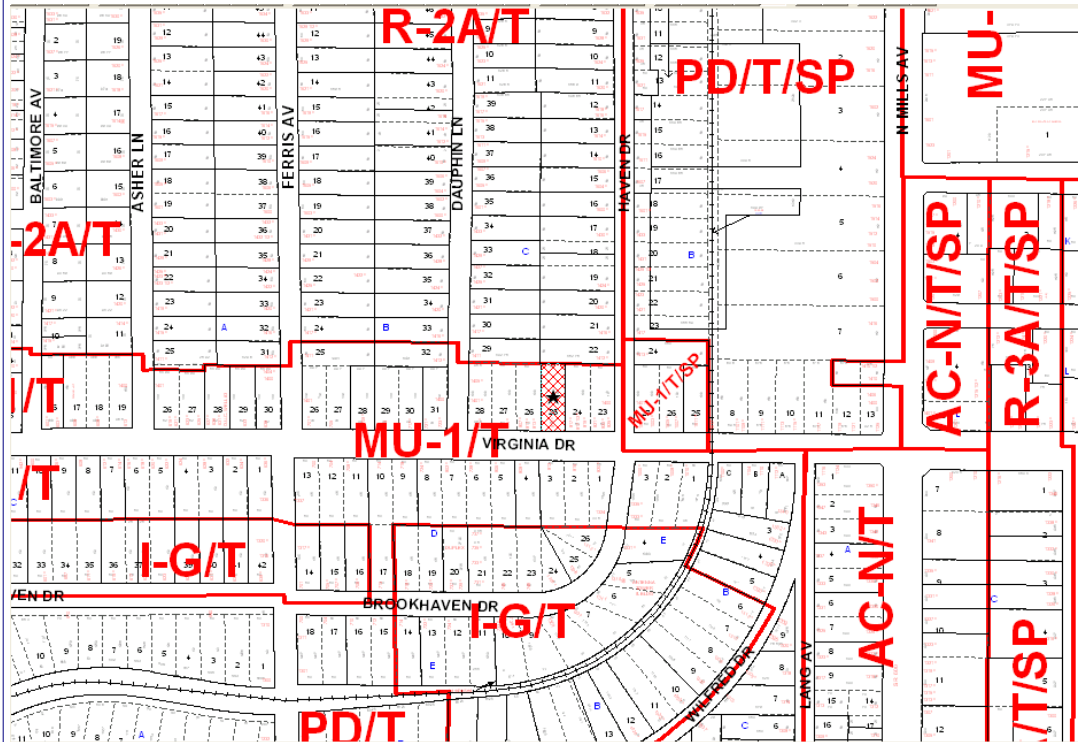
Project Planner

Jennifer Moreau, AICP



Updated: May 9, 2008

AGENDA ITEM 3 ■ DOWD BUILDING



Location Map



Subject Site



SUMMARY

Project Description

The ±0.16 acre subject property is located at 815 Virginia Drive. It is within the Lake Formosa neighborhood and is classified as Mixed Use Corridor Medium Intensity (MUC-MED) on the Future Land Use map and MU-1/T on the Official Zoning Map.

The applicant is proposing to construct a four-story, 7,158 sq. ft. mixed use building 55 ft. in height. A Conditional Use Permit is required to permit a building over 35 ft. in height in the MU-1/T zoning district, and a Master Plan is required to permit an intensity bonus over 0.50 FAR.

Background

- 1922- Property platted as part of the Brookhaven Subdivision.

- 1928- Existing structure built.
- 1997- Current property owner purchased property.

Public Comment

Courtesy notices were mailed to property owners within 300 feet of the subject property. As of May 9, 2008 staff has received one inquiry for more information from the public concerning this request.

PROJECT OVERVIEW

Project Overview

The ±6,970 sq. ft. site is currently occupied by an existing one-story 1,957 sq. ft. single family home, built in 1928 and currently used as an office, and a one-story 324 sq. ft. shed. Both structures are proposed to be demolished to accommodate the redevelopment of the site.

Proposed Improvements

The applicant is proposing to construct a four-story, 7,158 sq. ft. mixed use building 55 ft. in height. The building would contain 1,106 sq. ft. of retail/commercial on the ground floor, 2,656 sq. ft. of office use on the second floor, and a two-story 3,396 sq. ft. residential unit on the third and fourth floor.

Land Use and Zoning

The subject property has a Future Land Use designation of Mixed Use Corridor Medium Intensity on the Future Land Use map and MU-1/T on the Official Zoning Map. The MU-1/T district intends “to provide for areas of mixed residential and office uses extending along and oriented to arterial and four (4) lane collectors, at intensities compatible with adjacent neighborhoods..... A mixture of land uses is specifically encouraged. This district is intended for locations where mass transit service is available or programmed.”

Traditional City Overlay

The Traditional City Overlay District sets forth design standards to ensure that new development and redevelopment of existing buildings within the Traditional City are consistent with the existing development pattern. At the time of development, the applicant will be required to obtain approval of conformance with the Traditional City standards from the Appearance Review Officer.

Floor Area Ratio/Intensity Bonus

The maximum permitted Floor Area Ratio (FAR) permitted in the MU-1/T district is 0.50. The total non residential square footage proposed for this site is approximately 3,762 on a ±6,900 sq. ft. lot, which equates to a Floor Area Ratio of 0.55. As a result, the applicant is requesting an intensity bonus.

Section 58.1101 of the LDC outlines the requirements for intensity and density bonuses and the maximum bonuses permitted based on the specific zoning district. The maximum allowed intensity bonus under the MU-1 zoning district is 0.50 FAR, which would permit a total of 1.0 FAR. The applicant is requesting an intensity bonus of 0.05 FAR, to allow a total of 0.55 FAR on the site.

Bonuses may only be granted via Master Plan approval, and any development requesting an intensity bonus must provide at least two of the following uses: multifamily residential dwelling, office, light retailing/personal service, eating & drinking establishment, hotel/motel, indoor recreation, public benefit use, and child day care centers.

In order to obtain a bonus, a project must demonstrate “clear and convincing evidence that the proposed design, intensity and mix of uses will result in a superior product that is compatible with the surrounding neighborhood, achieves the minimum criteria and design objectives..., and produces more desirable impacts than the same development without a bonus.” The proposed project meets these objectives and standards, as it combines ground level retail, office and residential uses.

Transportation

Access to the site is provided from Virginia Drive, a two-way two lane street. There is an existing five ft. sidewalk along Virginia Drive running adjacent to the site, providing for pedestrian access. In addition, there



The existing commercial building.



View of streetscape along Virginia Drive looking east. Subject site is the vacant area to the left.



View looking west along Virginia Drive. Subject site to the right.

PROJECT OVERVIEW

is an existing bus route, Route 2, that provides access to this site from Virginia Drive, with a bus stop on north and south side of Virginia Drive, to the east of the subject site.

Setbacks

The required setbacks in the MU-1/T zoning district are a maximum of 15 ft. in the front yard, a minimum of zero ft. or three ft. in the side yard, and a minimum of 20 ft. in the rear yard. There is also a required residential district setback of 20 ft.

The applicant is proposing to construct the building with a six ft. front yard setback, zero ft. side yard setbacks, and a rear yard and residential setback of 60 ft., which is in conformance with the LDC.

Bufferyards/Landscaping

A landscape plan has not been submitted for review with this CUP application. As a condition of approval, a landscape plan will be required to be submitted to the City Planning Division for review and approval prior to permitting.

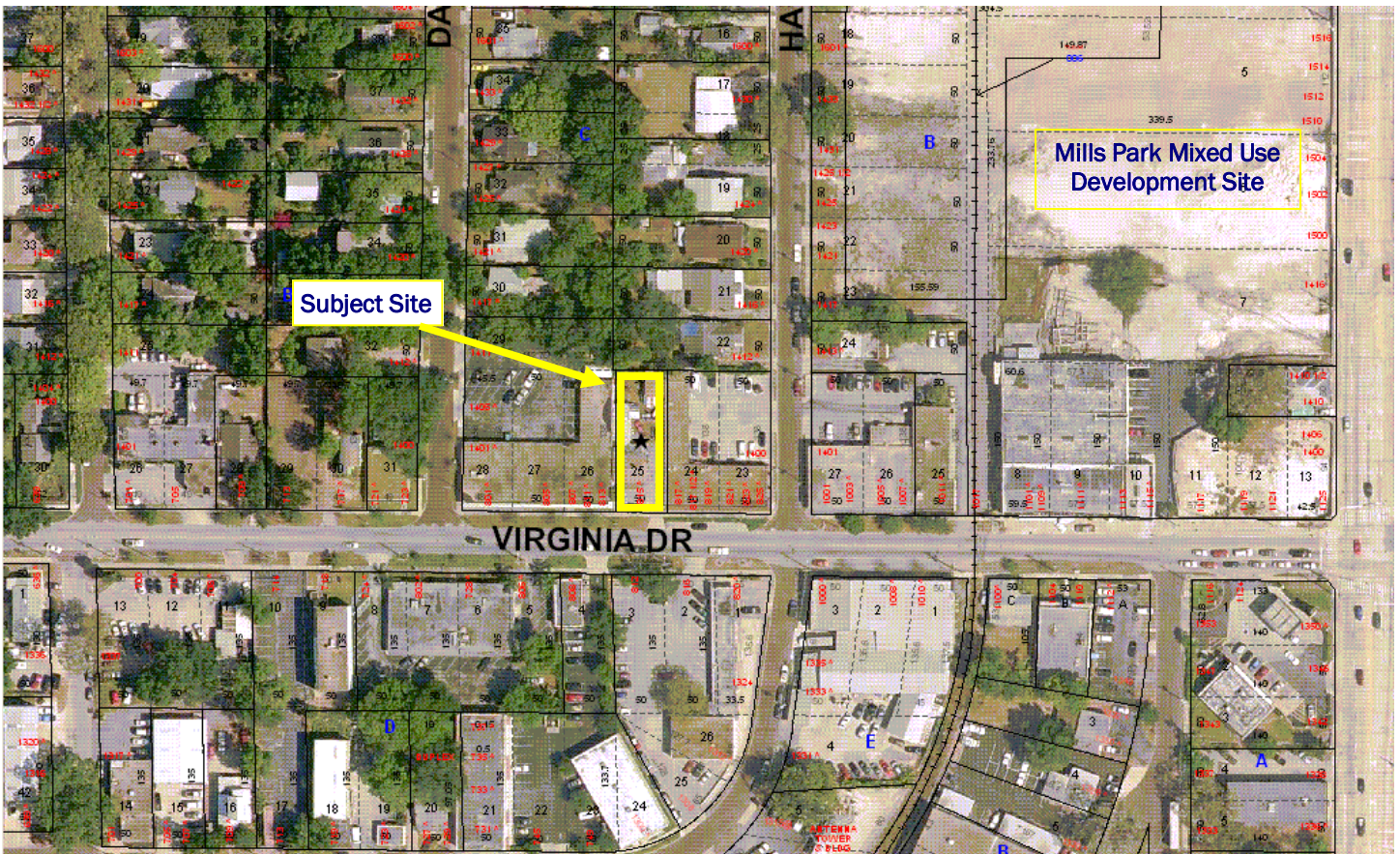
Section 60.253 of the LDC, requires landscaping to be installed adjacent to contiguous properties. The parking area is contiguous to the north, east and west property lines. The applicant has provided a 10 ft. landscaped area to the north and east of the site, adjacent to the parking lot, however the western edge of the parking area does not provide any landscaping. As a condition of this staff report, the parking area (where the building overhang ends) shall be shifted three feet to the east to create a three foot landscaped area along the western property line. This will allow for palm trees and shrubs to be planted in this area, which will meet the intent of the code.

In addition, a minimum Bufferyard B is required along the northern property line, between the mixed use building and the single family residential neighborhood to the north. The applicant has provided for the required bufferyard width, and a six ft. high masonry wall in the proposed plans. The landscape plan must provide for the required plantings within this bufferyard area.

Impervious Surface Ratio

The total acreage of the subject site is 0.16 acres. The maximum ISR permitted by right in the MU-1/T zoning district is 0.85. The Impervi-

AERIAL PHOTO



PROJECT OVERVIEW

ous Surface Ratio (ISR) of the proposed project is 0.85, which meets the requirements of the district.

Height/Massing

The maximum height permitted in the MU-1/T zoning district is 35 ft., or up to 75 ft. with a Conditional Use Permit. The applicant is proposing a building height of 55 ft. Most of the buildings in the area are one to two stories. However, the Mills Park Development to the east of the subject site is permitted at 75 ft. in height along Virginia Drive. Furthermore, given the intent of the MU-1 district to encourage mixed uses, it is expected, and would be encouraged, that the commercial properties along Virginia will develop in the future at a higher intensity and height than what is existing. Based on this analysis, the proposed four story building at a height of 55 ft. is appropriate.

Parking.

All parking is provided in a surface parking lot to the rear of the proposed building. A portion of the building cantilevers over the drive aisle and two of the parking spaces.

Parking requirements for office use range from a minimum of 2.5 parking spaces per 1,000 sq. ft. up to a maximum of 4 per 1,000 sq. ft. Retail use (under 4,000 sq. ft.) requires a minimum of 2.5 parking spaces per 1,000 sq. ft. and permits a maximum of 7 per 1,000 sq. ft. A total of 3,762 sq. ft. of retail use and office use is proposed, which requires a minimum of 9 parking spaces. In addition, there is one residential unit proposed, which requires a minimum of 1 parking space, for a total minimum required parking count of 10 spaces.

The applicant is proposing 8 parking spaces, which does not meet the minimum 10 spaces, as required by code. However, Section 65.302 of the LDC permits modifications of development standards for parking “up to 10% of the number of required parking spaces or 2 spaces, whichever is greater.” Given the mixed-use nature of the site, it is reasonable to assume that peak parking demands will vary for each use, and the location of this site adjacent to other commercial and retail uses, along a bus line, and within walking distance from the adjacent residential neighborhood would encourage other forms of transportation to the site. Therefore, as a condition of approval of this CUP and Master Plan, 8 parking spaces shall be permitted.

Signage

Proposed signage has not been submitted with this application, although it is foreseeable that signage will be requested for the proposed office and retail uses. Therefore, as a condition of approval a Master Sign package is required to be submitted and approved prior to obtaining a sign permit. Signage is required to meet the requirements of the LDC, Chapter 64.

Surrounding Area

Virginia Drive is primarily developed with one-story office, retail and service uses in the MU-1/T zoning district. There is a single family residential neighborhood to the north of the subject site, zoned R-2A/T. To the south, south of properties fronting Virginia Drive, is an industrial area, zoned I-G/T. Several blocks to the east of the subject site is Mills Avenue, a main north-south commercial corridor. The recently approved and currently under construction Mills Park mixed use planned development site is one block to the east, on the corner of Mills Avenue and Virginia Drive.



Mills Park Development site located to the northeast of the subject site.



Exiting one story commercial building to the south of the subject site along Virginia Drive.



Exiting two commercial building to the southwest of the subject site along Virginia Drive.

PROJECT OVERVIEW

Conditional Use Permit

Under Sec. 65.286, Considerations for the Review of Conditional Use Permit Applications, the Municipal Planning Board and City Council shall consider the following factors in their review of Conditional Use Permit applications:

1. *Purpose and Intent.* The purpose and intent and all other requirements of this Chapter. The proposal is consistent with the purpose and intent of Chapter 65.
2. *Growth Management Plan.* Whether the proposal is consistent with all applicable policies of the City's adopted Growth Management Plan. The proposal is consistent with all applicable policies of the City's adopted Growth Management Plan.
3. *Compatibility.* The compatibility of the proposal with surrounding land uses and the general character of the area including such factors as height, bulk, scale, intensity, traffic, noise, drainage, dust, lighting, appearance, etc. Mixed use development is encouraged in this area, and a four story building is an appropriate scale along Virginia Drive. The proposed massing and height will provide a transition from the scale, massing and height along Mills Avenue (specifically Mills Park).
4. *Public Facilities and Services.* Whether necessary public facilities (both on-site and off-site), such as transportation, sanitation, water, sewer, drainage, emergency services, education, recreation, etc. will be adequate to serve the proposed use. The necessary public facilities will be adequate.
5. *Residential Displacement.* For Public Benefit Uses, the Municipal Planning Board and City Council shall consider the extent to which the proposed use, location and building site design would displace existing residential uses on the site or would encourage displacement of residential uses adjacent to the site; and they shall consider alternative uses, locations and/or site designs which could minimize residential displacement. This is not considered a Public Benefit Use and no residential uses will be displaced.
6. *Other Matters.* Any other matter which the Board may deem appropriate and relevant to the specific proposal.

Findings

Subject to the conditions contained herein, the proposal is consistent with the requirements for approval of Master Plan applications contained in Section 65.336 of the Land Development Code (LDC):

1. The proposed development is consistent with the City's Growth Management Plan.
2. The proposed development is consistent with the purpose and intent of the MU-1/T zoning district.
3. The proposed development meets the standards for development in the MU-1/T zoning district, including all applicable performance and design requirements of the Land Development Code.
4. The proposed development will be constructed in accordance with Chapter 59 of the LDC, the Concurrency Management Ordinance, which ensures that adequate public facilities are available to serve the development.

Review/Approval Process—Next Steps

1. Minutes of MPB are scheduled for review and approval by City Council on June 23, 2008.
2. Submit for Building Permits

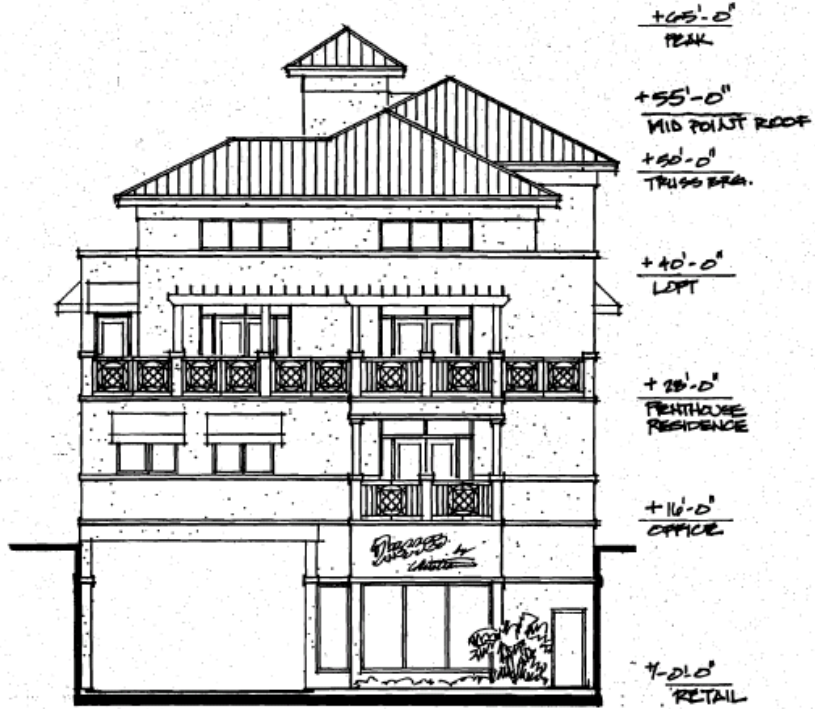


Exiting single family home to the north of the subject site, along Haven Drive. The subject site abuts the eastern boundary of this property.



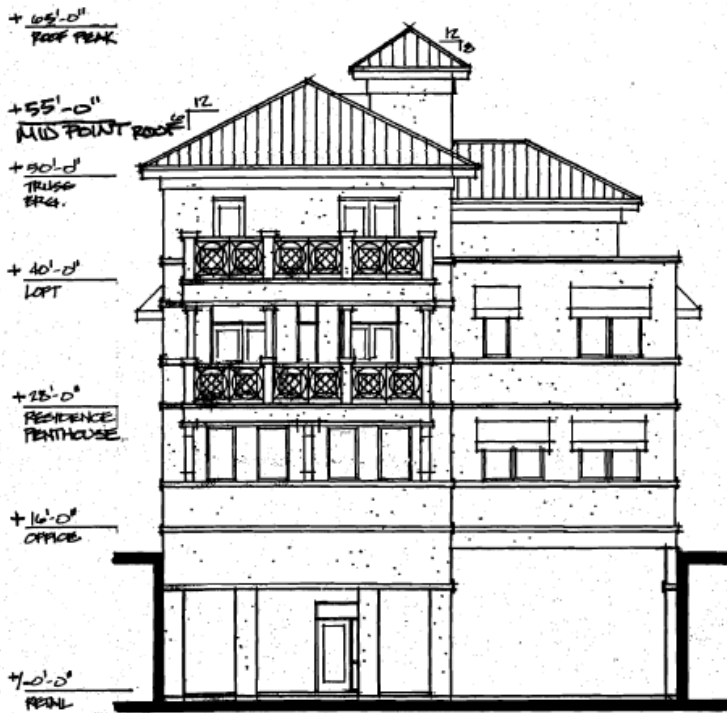
Exiting single family home to the north of the subject site, along Dauphin Lane.

ELEVATIONS



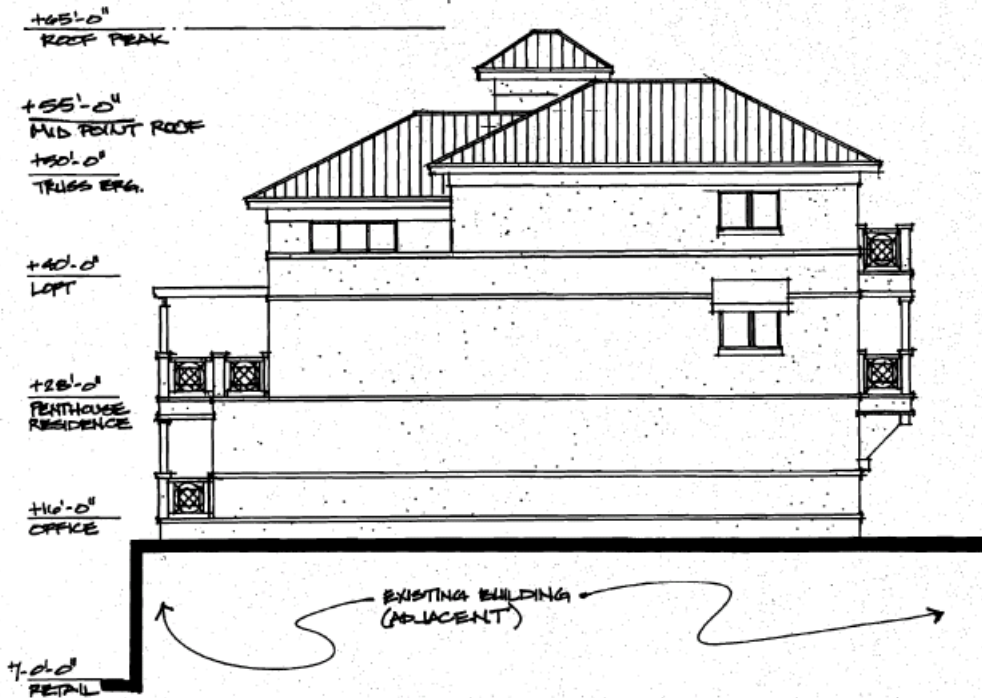
SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

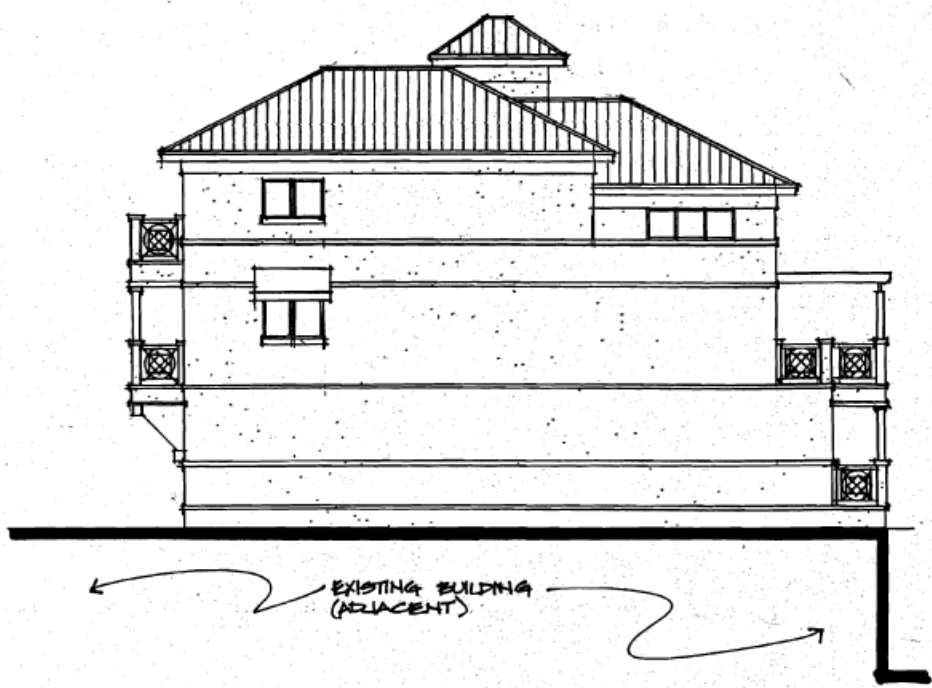


NORTH ELEVATION

ELEVATIONS



EAST ELEVATION
SCALE: 1/8" = 1'-0"

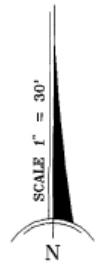
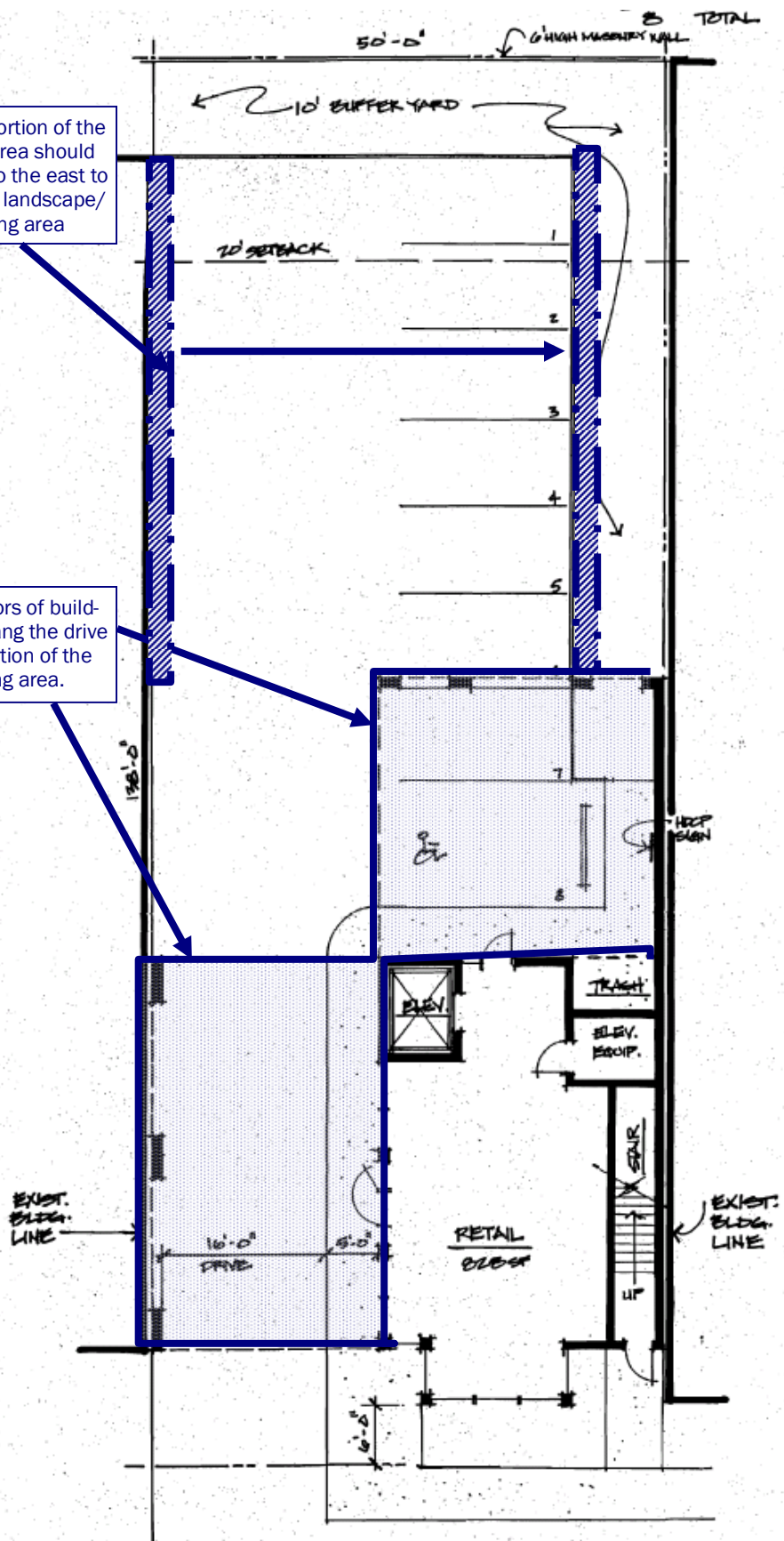


WEST ELEVATION
SCALE: 1/8" = 1'-0"

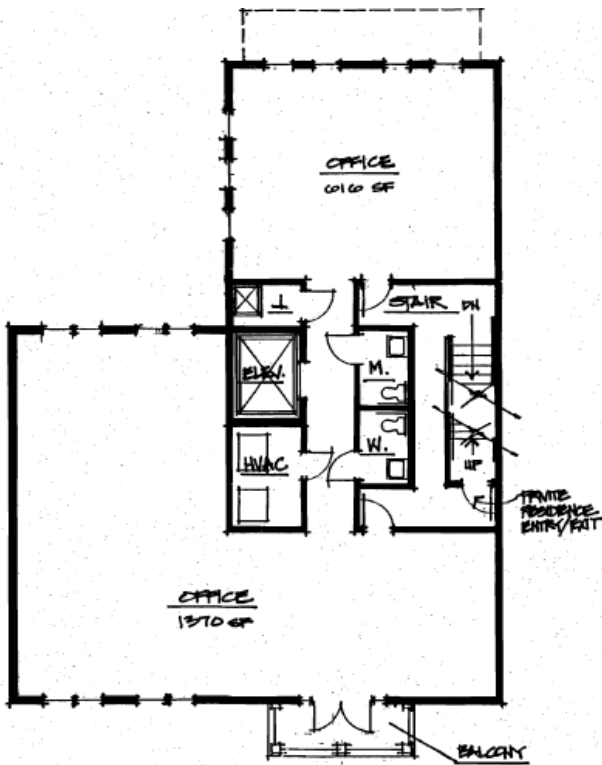
GROUND FLOOR PLAN

Western portion of the parking area should shift 3 ft. to the east to allow for a landscape/planting area

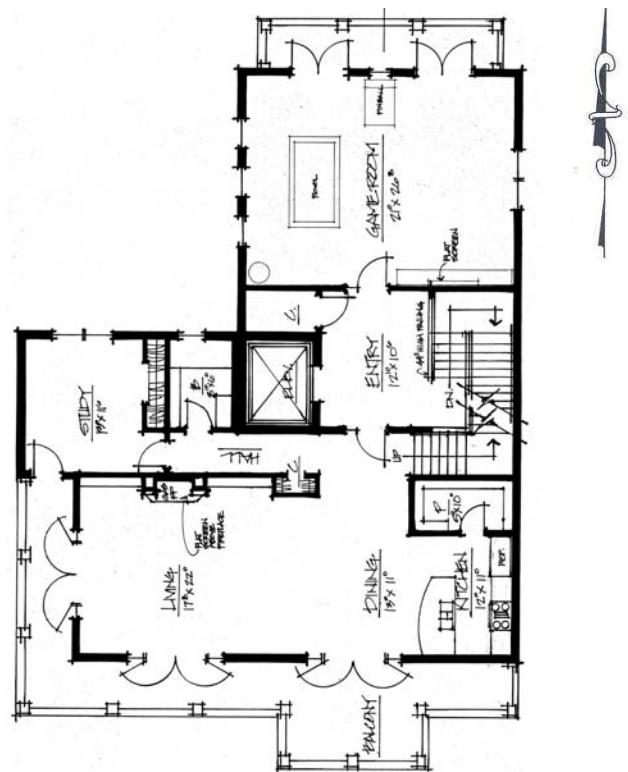
Upper floors of building overhang the drive aisle/portion of the parking area.



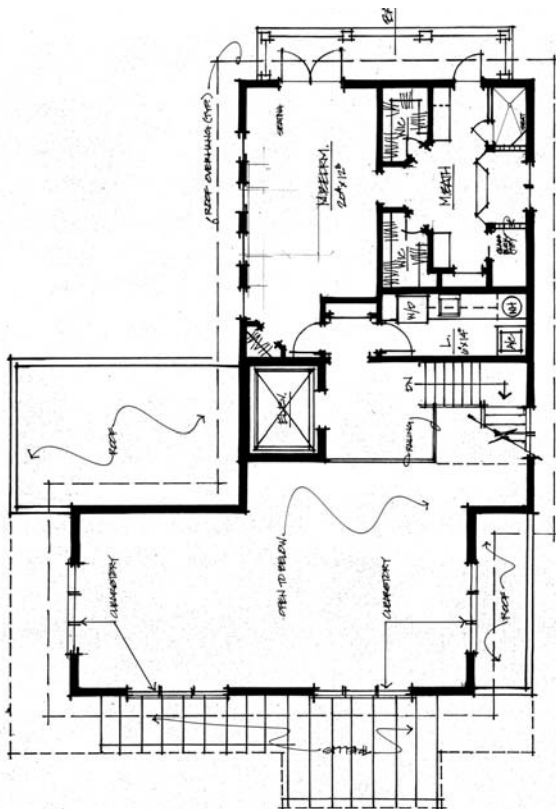
FLOOR PLANS



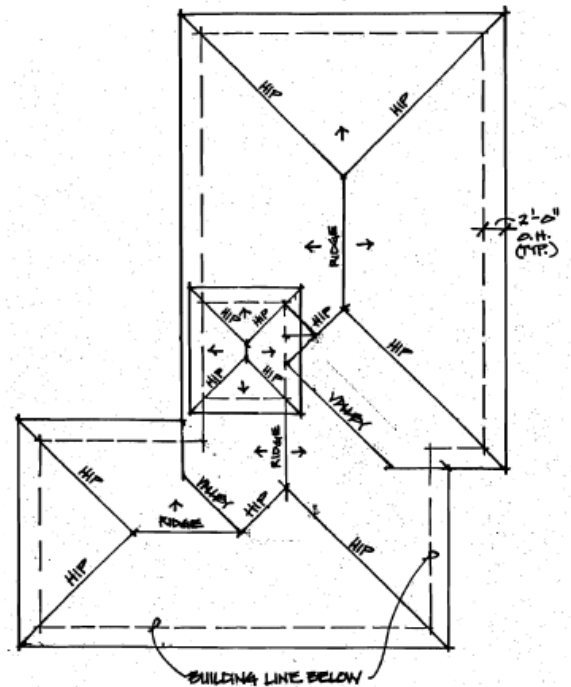
Second Floor Office Plan



Third Floor Residential



Fourth Floor Residential



Roof Plan

RECOMMENDATION

Staff recommends approval of the Conditional Use Permit and Master Plan subject to the conditions below:

CONDITIONS OF APPROVAL

Land Development

For questions regarding Land Development review, please contact Jennifer Moreau at (407) 246-3311 or jennifer.moreau@cityoforlando.net.

1. **Expiration.** Approval of the Conditional Use by City Council shall grant the applicant authority to submit an application for site plan/master plan review for a building permit. The application must be submitted within twelve months 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 six months providing good cause is shown.
2. **Land Use and Zoning.** Except as provided herein, development of the property shall be consistent with the allowed uses and development standards of the Mixed Use Corridor Medium Intensity Future Land Use designation and the MU-1/T zoning designation.
3. **Permits - Compliance with.** All plans submitted with the applicant's building permit application(s) must comply with the conditions of approval provided in the Municipal Planning Board staff report and any amendments to those conditions approved by the Municipal Planning Board or City Council. No building permit will be issued for this project until all conditions of approval are complied with and reflected in the plans submitted with your building permit application.
4. **Reconsideration of Conditional Use.** Per LDC Section 65.285, the Planning Official has the authority to reconsider this Conditional Use, and may add or modify conditions of approval or revoke the permit.
5. **Outdoor Lighting.** To keep light rays and glare from encroaching upon adjacent properties, illumination shall be installed with houseside (full cut-off) shields and reflectors to confine the light rays to the premises. Light spillover to adjacent uses is prohibited.
6. **Impervious Surface Ratio (ISR).** Impervious Surface Ratio is limited to 0.85 on the subject property.
7. **Intensity.** FAR shall not exceed 0.55. This is based on a maximum intensity bonus of 0.05.
8. **Pedestrian Crosswalks.** All pedestrian pathways that cross driving aisles on the site shall be constructed with pavers and/or textured/colored concrete.
9. **Parking.** The uses proposed require a minimum of 10 parking spaces on site, according to the Land Development Code's provisions for minimum parking ratios in Figures 18 and 19 of Chapter 61. However, as a Modification of Development Standards, granted with this Conditional Use Permit, 8 parking spaces shall be permitted based on the development program approved under this CUP. Eating and Drinking Establishments shall not be permitted on site unless additional parking can be provided to meet the required parking.
10. **Planning Approval Required.** Prior to the issuance of the Building Permits required to implement this approval, Jennifer Moreau (the Project Planner) or the Zoning Official must approve the Final Site Plan. Please contact the Project Planner or the Zoning Official as soon as the Plans are submitted for Permitting.
11. **Signage - Master Sign Plan.** A Master Sign package shall be submitted for review and approval by the project planner and appearance review officer prior to obtaining a building permit. The Master Sign package shall contain the location, dimensions and types of signage proposed.
12. **Regulations-subject to code.** Except as provided herein, the proposed project is subject to the conditions of this report and all codes and ordinances of the State of Florida, City of Orlando and all other applicable regulatory agencies.
13. **Appearance Review.** The proposed site plan and any exterior changes to the elevations shall be reviewed and approved by the Appearance Review Officer prior to permitting.
14. **Revised site plan.** The applicant shall provide two copies of a revised site plan pursuant to the conditions outlined in this report and as recommended by the Municipal Planning Board (MPB) and approved by the City Council. The revised site plans shall be submitted with a signature and date line to be signed by the Zoning Official or designee as the approved "Conditional Use and Master Site Plan." These plans will be maintained within the MPB case file no. CUP2008-00012 and MPL2008-00016 within the Land Development Division.
15. **Approved Plan.** The Conditional Use is valid only for the site plan shown on page 6 of this staff report and any changes necessary as a condition of this staff report.
16. **Bufferyard B.** A Bufferyard B is required along the northern property line. A Bufferyard B requires a minimum of 4 canopy and understory tree points and 25 shrubs for every 100 ft. with a minimum of 10 ft. in width, and a 5 ft. masonry wall or durable landscape screen at least 4 ft. in height when planted to grow 5 ft. within 1 year, per Chapter 60, part 2F of the LDC. The first four feet of the bufferyard area adjacent to the parking lot driving aisle shall remain clear so as to provide backup/overhang space for vehicle maneuvering, although low level plantings may be permitted.
17. **Landscape Plan.** Prior to permit approval, a landscape plan shall be submitted to the City Planning Division for review and approval by the project planner and the City's Appearance Review Officer.
18. **Parking Lot Landscaping.** The western edge of the parking lot, where the building overhang ends, shall be shifted 3 ft. to the east to create a landscape area. A minimum of 6 palm trees shall be planted in this landscape strip, plus living screening materials or shrubs (Florida Anise or Walters Viburnum are recommended). Canopy trees shall be planted along the eastern edge, or where necessary required tree points for the eastern edge may be permitted to be planted in the northern landscape area. The final plan shall be submitted for review and approval by the City's Appearance Review Officer.
19. **Pedestrian Scale Detailing.** Building elevations for the project shall include transparency at the sidewalk level and incorporate a durable stone or cast stone facing of up to 3' high along the base of the project.

CONDITIONS OF APPROVAL

Solid Waste

For questions regarding Solid Waste, please contact Richard Hatcher at 407.246.2314 or Richard.Hatcher@cityoforlando.net .

1. The site must provide a minimum of one cart per unit, 3 units equal 3 carts.

Urban Design

An Appearance Review shall be required prior to building permits being issued. All Urban Design conditions of approval shall be addressed in revised drawings prior to submitting to the Permitting department. For questions regarding Urban Design plan review, contact Holly Stenger at 407.246.2861 or Holly.Stenger@cityoforlando.net.

All requirements of Traditional City Design Standards in MU-1/T Mixed Use Corridor Districts (LCD62.608-618) shall apply, with the additional conditions below:

1. All Traditional City Design Standards shall apply unless otherwise addressed in the Staff report.
2. The retail portion of the ground floor shall have an entrance addressing Virginia St.
3. The portico to the parking shall be in-line with the adjacent building to the west, and be recessed from the principal façade of the retail and residential entrance (as proposed). The Retail and residential portion shall be in line with the building to the east. The design is proposing hipped rooflines. The eaves of the hipped roof shall not encroach into the neighboring property.
4. **Side elevations:** Due to Florida Building Code, no windows are permitted on the side walls when walls are built adjacent to the property line. Decorative score-lines or other architectural elements may be used to enhance the walls, per Appearance Review. Blank walls shall be prohibited.
5. **Landscaping:** at a minimum, one street tree shall be installed within the park strip in front of the building. All other LDC landscape requirements for buffer yards and parking lot landscaping shall be met.
6. **Signage:** Monument and pole signs shall be prohibited. Only pedestrian oriented wall mounted, marquee, window (retail windows only), projecting and awning signs shall be permitted.
7. **Fences:** Chain Link shall be prohibited.

Engineering- Zoning

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

1. **Sidewalk.** As per Section 61.225 of the Land Development Code, a 5 foot wide concrete sidewalk is required along all dedicated rights-of-way. Any existing sidewalk damaged or broken is to be repaired.
2. **Engineering Standards Manual.** The City Council Adopted the Engineering Standards Manual (ESM) on December 4, 1989. All plans must conform to the ESM and all construction must be accomplished in accordance to the ESM.
3. **Sewer-Applications.** The owner/developer should contact this office relative to filing an application for the proposed development. The owner/developer is required to pay the Sewer Benefit Fees in accordance with the Sewer Service Policy. Construction is to be in accordance with the Engineering Standard Manual Second Edition.
4. **Sewer-Laterals.** All sanitary sewer construction is to be in accordance with the Engineering Standards Manual a minimal 6" lateral is required. Section 9.03.02 (J) of the ESM provides that a double wye is not acceptable.
5. **Concurrency-Chapter 59.** Please be advised that the development of this project/property is subject to the terms and provisions of Concurrency Management Chapter 59 of the City Code and the Committed Trip Allocation Policy.
6. **Erosion-Building Site.** All building site plans submitted for review should include a detailed erosion and sedimentation control plan.
7. **Recommendation.** The Office of Permitting Services recommends approval of the proposed Conditional Use, subject to the above listed conditions and requirements.

Transportation Department

For questions regarding this Transportation Department's TRC application review, please contact Charles Brown at (407) 246-3325 or charles.brown@cityoforlando.net

The Transportation Planning Department has no objection to the applicant's request provided that the Owner/Applicant complies with the following:

1. **SOLID WASTE.** The owner/developer is to provide a dumpster location, or provide a letter from Solid Waste authorizing curb pick up or other arrangements.
2. **BICYCLE RACKS.** The owner/developer shall install a minimum of four (4) bicycle spaces.
3. **PARKING LOT TRAFFIC CONTROL.** The owner/developer shall show parking lot traffic control per MUTCD standards (24" Stop Signs, 12" Stop Bars, and Pavement Arrows) at internal driving aisles intersections. The owner/developer shall Show 36" Stop Signs and 24" Stop Bars at property exits. Stop Signs and Stop Bars shall be in-line and located 4' behind sidewalks/crosswalks.
4. **SIGHT TRIANGLE.** The Driver's and Pedestrian's Clear Sight Distance shall not be blocked by signs, buildings, building columns, landscaping, etc. at street intersections and driveways. No structure, fence, wall, etc. shall obstruct vision between three feet and eight feet

CONDITIONS OF APPROVAL

in height above street level. The street corner and driveway visibility area shall be shown and noted on construction plans and any future site plans.

5. **LIGHTING.** As per the LDC, all parking lots, loading areas and vehicular use areas shall be illuminated in accordance with the requirements of Chapter 9 of the Code of the City of Orlando.
6. **DRIVEWAY ACCESS.** All driveway approaches constructed in the city shall contain a sidewalk section of the width and grade and minimum construction standards established by the Public Works Director for sidewalks in such areas except where the distance between the street and the right-of-way line is ten feet or less, in which case the driveway will be sloped from the right-of-way line to the street. For further information you may Reference the City of Orlando's Land Development Code section 61.240.

Police

For questions regarding Police plan review, please contact Maryann Bonk at 407- 246-2454 or maryann.bonk@cityoforlando.net

1. **CPTED Review.** The Orlando Police Department has reviewed the plans for the Dowd Building located at 815 Virginia Drive utilizing CPTED (Crime Prevention Through Environmental Design) principles. CPTED emphasizes the proper design and effective use of a created environment to reduce crime and enhance the quality of life.

There are four overlapping strategies in CPTED that apply to any development:

1. **Natural Surveillance:** Design the site to keep intruders easily observable. 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; and adequate nighttime lighting.
 - a) Lighting standards contained in Orange County Ordinance No 2003-08 must be implemented.
 - b) Landscaping: Low-growing scrubs are an excellent means for defining an area that requires visual surveillance; all shrubs should be kept trimmed to no higher than 2 ½ feet and should not cover windows.
 - c) Tree branches should be kept trimmed to no lower than 6 feet from the ground; branches should be kept away from roofs; trees should not prevent building occupants from viewing the front entrance or sidewalk. A maintenance plan is essential in landscaping
 - d) As shown on the plans, the location of the elevator, stairwells and the restrooms offer no natural surveillance for the office occupants. OPD suggests that the developer consider the addition of security mirrors in the hallway.
 - e) As shown on the plans, the outside entry elevator offers no Natural Surveillance for legitimate users. Windows should be added to the stairwells to improve Natural Surveillance.
 2. **Natural Access Control:** Design the site to decrease crime opportunity by denying access to crime targets and creating in offenders, a perception of risk. Gained by designing street, sidewalks, building entrances and neighborhood gateways to clearly indicate public routes and discouraging access to private areas with structural elements.
 - a) Public entrances to the first floor retail & the second floor office should be clearly defined by walkways and signs.
 3. **Territorial Reinforcement:** Design can create or extend a sphere of influence, where users develop a sense of territorial control, while potential offenders are discouraged. Promoted by features that define property lines and distinguish private spaces from public spaces using landscape plantings, pavement designs, gateway treatments and CPTED post and pillar fences.
 - a) Masonry walls should be painted with graffiti resistant paint.
 4. **Target Hardening:** Accomplished by features that prohibit entry or access such as window locks, dead bolts for doors and interior door hinges.
 - a) An Access Control system should be utilized to keep the residential unit private since it appears that the elevator & stairwells are shared between the office & residence.
 - b) An Access Control system should be considered to keep illegitimate users out of the stairwells.
2. **Construction Site Crime Prevention:** Due to the continued trend of theft of building materials & equipment from construction sites, Orlando Police Department's Community Involvement Section strongly recommends that the developer institute the following crime prevention/security measures at this project site:
 - 1) Post signs at the site that theft from the site or trespassing on a construction site is a felony under Florida Law & that the developer will prosecute.
 - 2) So that OPD patrol officers can see possible offenders, perimeter lighting should be installed at a minimum of 150 foot intervals and at a height not less than fifteen (15') from the ground. The light source used should have a minimum light output of 2,000 lumens, shall be protected by a vandal resistant cover, and shall be lighted during the hours of darkness.
 - 3) In addition to lighting, one of the following physical security measures should be installed:
 - a. Fencing, not less than six (6') feet in height, which is designed to preclude human intrusion, should be installed along the perimeter boundaries of the site & should be secured with chain & fire department padlocks for emergency vehicle access; post in a clear area, an emergency contact person & phones numbers for after hours, in case of an emergency; or
 - b. A uniformed security guard should be hired to continually patrol the construction site during the hours when

CONDITIONS OF APPROVAL

construction work has ceased.

4) Valuable construction materials & tools should be protected in a secondary fenced, locked cage.

5) Post in a clean, open area, the name & numbers of an emergency contact person for OPD in case of a night-time emergency.

6) If you have any questions, please call the Community Involvement Section Officer, Kevlon Kirkpatrick, at 407-246-2196. Officer Kirkpatrick can conduct a security survey of the construction site and make additional recommendations to reduce risks.

Building Plan Review

For questions regarding Building Plan Review issues contact Don Fields at (407) 246-2654 or don.fields@cityoforlando.net.

1. Miscellaneous. This case is not applicable to Building Plan Review at this time.
2. Miscellaneous. The building design will be reviewed for code compliance at the time of plans submittal to the Office of Permitting Services.

Fire

For any questions regarding fire issues, please contact Jack Richardson at 407.246.3150 or at jack.richardson@cityoforlando.net. 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.

1. **TRC-Florida Fire Prevention Code.** Be advised that any new construction must adhere to the requirements of the Florida Fire Prevention Code, 2004 Edition, and The City of Orlando Fire Prevention Code.
2. **TRC-Fire Code Review.**TRC fire code review is preliminary in nature, and is intended to expose or prevent evident design deficiencies with State and City Fire Codes. The design will be reviewed in detail for State and City Fire Code compliance at the time of permit application.
3. **UG-Fire Permits Required.** Underground main contractor must apply for a Fire permit for the installation or modification of any underground mains serving fire hydrants and/or fire protection systems prior to any installation. If the water distribution system and fire hydrants are located in a right-of-way or recorded easement and owned/installed/maintained by the water purveyor, we will only require installation to the water purveyor's standards for underground components and connections. However, hydrants must be in compliance with hydrant spacing, location, distribution, color coding, and needed fire flow minimums as specified in City Fire Code. Underground main and fire hydrant installations on private property will require an FIR permit and full compliance with NFPA 24. [City Fire Code, Section 24.13(t)(13)]
4. **TRC-Construction Phase.** Please inform contractor that where underground mains and hydrants are to be provided, they shall be installed, completed, and in service prior to storage of combustibles on site. [NFPA 1: 16.4.3.1] Fire department access shall be provided at the start of the project and shall be maintained throughout construction. [NFPA 1: 18.2.2.1] In all buildings more than one story in height, at least one stairway shall be provided that is in usable condition at all times and that meets the requirements of 7.2.2 of the Life Safety Code, NFPA 101. [NFPA 1: 16.3.7.5]
5. **TRC-Required Fire Flow.** All structures must be protected by fire hydrants in accordance with City Fire Code 24.27(f). A determination will be made at the time plans are submitted for permitting. We will need a Required Fire Flow calculation in accordance with the ISO method demonstrating the water distribution system and new/existing fire hydrant(s) can deliver the demand.
6. **TRC-Sprinkler Ord 5000 and Res.**All new buildings exceeding 5,000 square feet in area and new residential occupancies, except detached one- and two-family dwellings must be protected by an approved automatic sprinkler system. [City Fire Code, Chapter 24, Section 24.27(c)]