**Property Location:**
The subject property is generally located east of Formosa Ave, south of Indiana Ave and north of Harmon Ave, addressed at 1230 Formosa Ave (±0.649 acres, District 3).

**Applicant’s Request:**
1. Assign future land use designation of Residential Medium Intensity.
2. Initial zoning of PD/T/W for the future development of twelve townhomes.

**Staff’s Recommendation:**
Approval of the assignment of Residential Medium Intensity future land use and initial zoning of PD/T/W subject to the conditions in the staff report.

**Public Comment:**
Courtesy notices will be mailed to property owners within 400 ft. of the subject property during the week of June 6, 2016 approximately 10 days before MPB. As of the published date of this report, staff has not received public comment and the file is available for review.

---

**Location Map**

<table>
<thead>
<tr>
<th><strong>Owners</strong></th>
<th><strong>Property Location:</strong> The subject property is generally located east of Formosa Ave, south of Indiana Ave and north of Harmon Ave, addressed at 1230 Formosa Ave (±0.649 acres, District 3).</th>
</tr>
</thead>
<tbody>
<tr>
<td>Marjorie L. Rayborn, James A. Rayborn, Gary J. Osilka, John M. Osilka, Robert J. Wilson, Allan R. Wilson and Rebecca Jean Dickerson</td>
<td><strong>Applicant’s Request:</strong> 1. Assign future land use designation of Residential Medium Intensity. 2. Initial zoning of PD/T/W for the future development of twelve townhomes.</td>
</tr>
<tr>
<td><strong>Applicant</strong></td>
<td><strong>Staff’s Recommendation:</strong> Approval of the assignment of Residential Medium Intensity future land use and initial zoning of PD/T/W subject to the conditions in the staff report.</td>
</tr>
<tr>
<td>Dean Asher</td>
<td><strong>Public Comment:</strong> Courtesy notices will be mailed to property owners within 400 ft. of the subject property during the week of June 6, 2016 approximately 10 days before MPB. As of the published date of this report, staff has not received public comment and the file is available for review.</td>
</tr>
<tr>
<td>C/o The Consalo Law Firm, P.A.</td>
<td><strong>Project Planner</strong> Michelle Beamon, AICP</td>
</tr>
<tr>
<td><strong>Updated:</strong> June 24, 2016</td>
<td><strong>Updated:</strong></td>
</tr>
</tbody>
</table>
ZONING MAP

Zoning - Existing ZON2016-00005

Zoning - Proposed ZON2016-00005
PROJECT ANALYSIS

Project Description
The subject property is generally located east of Formosa Ave, south of Indiana Ave and north of Harmon Ave, addressed at 1230 Formosa Ave and is approximately ±0.649 acres. The subject property is currently developed with a single family house and the applicant desires to develop twelve townhomes. The annexation application (ANX2016-00002) was approved at the May 17, 2016 MPB meeting. Upon annexation, the property will be within City Council District 3, which is represented by City Commissioner Robert F. Stuart.

The Orange County future land use designation for the subject property is Low Density Residential and R-2 zoning. The applicant has requested future land use designation of Residential Medium Intensity and PD/T/W zoning.

Project Context and Land Use Compatibility
The surrounding future land uses and zoning districts are depicted in the table below. The proposed Residential Medium Intensity future land use designation and initial PD/T/W zoning will be compatible with the surrounding uses.

<table>
<thead>
<tr>
<th>Future Land Use</th>
<th>Zoning</th>
<th>Surrounding Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North Low Density Residential</td>
<td>R-2</td>
<td>Vacant, future use is a stormwater pond for the I-4 Ultimate project</td>
</tr>
<tr>
<td>(within County)</td>
<td>(within County)</td>
<td></td>
</tr>
<tr>
<td>West Residential Low Intensity</td>
<td>R-1/T/W</td>
<td>Single family</td>
</tr>
<tr>
<td>South Low Density Residential</td>
<td>R-2</td>
<td>Single family</td>
</tr>
<tr>
<td>(within County)</td>
<td>(within County)</td>
<td></td>
</tr>
<tr>
<td>East Low Density Residential</td>
<td>R-2</td>
<td>Single family and duplex</td>
</tr>
<tr>
<td>(within County)</td>
<td>(within County)</td>
<td></td>
</tr>
</tbody>
</table>

Table 1—Project Context

Staff recognizes that the proposed use is slightly more dense than surrounding single family. Staff is supportive of the request in this location because of the following factors;
- The project is the entire block face.
- Formosa Avenue is a major thoroughfare street.
- The project is in close proximity to I-4.
- The Planned Development (PD) zoning is to promote superior design.
- The product will be fee simple ownership.

Consistency with 163, Florida Statutes
The proposed GMP amendment is being processed as a small scale amendment to the Official Future Land Use Map in accordance with the requirements of Chapter 163.3184(3), Florida Statutes. As provided in Chapter 163, small scale amendments require one public hearing before City Council (the adoption hearing) and are not subject to review by the Florida Department of Economic Opportunity—Division of Community Planning unless challenged by an affected party within 30 days of the adoption hearing. If not challenged, the amendment is effective 31 days after the adoption.

Conformance with the GMP—Residential Medium Intensity Future Land Use Designation
Figure LU-1 of the Future Land Use Element provides standards relating to the Residential Medium Intensity future land use designation.

The Residential Medium Intensity portion of Figure LU-1 states:

“Maximum Intensity (before bonuses) 30/units/ac. and/or 0.30 FAR
Minimum Intensity 12/units/ac. and no minimum
Allowable Uses Residential and Public, Recreational & Institutional”

The applicant is requesting Residential Medium Intensity future land use designation. The adjacent property within the City has a future land use designation of Residential Low Intensity and the property within Orange County is Low Density Residential. The higher intensity of future land use designation is compatible with the surrounding area because the site is a full block face oriented toward a collector street on the City’s Major Throughfare Plan. Driveways are discouraged on Formosa Avenue, therefore a townhome development is better suited for the site than a single family development. The future land use designation is compatible with the City’s recommended zoning designation and the proposed uses on the property.
Environmental
The Growth Management Plan Conservation Element Policy 1.4.1 states that all projects requiring Municipal Planning Board and City Council review shall provide an Environmental Assessment; however, the City shall determine if the submittal is appropriate on a case by case basis. Developments exempt from this requirement includes those located within the “Urbanized Disturbed Lands” are shown in Figure C-1 of the Conservation Element. A Level A environmental report was submitted for this property. The property is currently developed with a single family house.

Public Facilities Analysis
State law requires the City to perform a public facilities evaluation for GMP amendments that would increase the allowable density or intensity of a property. The proposed GMP amendment to change the future land use designation to Residential Medium Intensity on 0.649 acres would permit intensities on the subject property more than that permitted under the existing Orange County Low Density Residential. This evaluation assumes that the property is developed at the maximum intensity and density allowed by each future land use category. Typically, sites are developed at a lesser intensity, so these impacts represent an upper limit, rather than a true projection of demand.

Each year, the City prepares the Capacity Availability Report (CAR) to identify any surpluses or deficiencies in the ability to provide public services. The CAR also accounts for future population and employment growth consistent with the City’s adopted future land use categories. Because the growth associated with this GMP amendment was not included in the growth projections, this analysis is performed to ensure capacity is available to serve the development.

Projected Demand
Evaluation 1 — This evaluation considered the impact of developing the site at the maximum density permitted by the existing Orange County Low Density Residential future land use designation (0.649 acres @ 4 du/ 1 acre = 2 du).

Evaluation 2 — This evaluation considered the impact of developing the site at the maximum density/intensity permitted by the proposed future land use designation of Residential Medium Intensity (0.649 acres @ 30 du/acre = 19 du and 0.649 acres @ 0.3 FAR = 8,481 sq. ft.)

Net Decrease/Increase — There is a net increase of 17 residential units and an increase of non residential development of 8,481 sq. ft.

<table>
<thead>
<tr>
<th>Table 4—Project Demand</th>
</tr>
</thead>
<tbody>
<tr>
<td>Evaluation #1</td>
</tr>
<tr>
<td>Evaluation #2</td>
</tr>
<tr>
<td>Net Increase (Decrease)</td>
</tr>
</tbody>
</table>

The amount of development included in the evaluations in Table 4 translates to a total project demand for public facilities shown in the table below. Details about how the impacts were calculated are available in the City’s Capacity Availability Report.

<table>
<thead>
<tr>
<th>Table 5—Available Capacity</th>
</tr>
</thead>
<tbody>
<tr>
<td>Potable Water (MGPD)</td>
</tr>
<tr>
<td>Capacity</td>
</tr>
<tr>
<td>Reported Demand—2015</td>
</tr>
<tr>
<td>Projected increase in Demand 2016-2020</td>
</tr>
<tr>
<td>Projected increase in Supply 2016-2020</td>
</tr>
<tr>
<td>Demand from GMP2015-00036</td>
</tr>
<tr>
<td>Net Available Capacity</td>
</tr>
</tbody>
</table>

Potable Water, Wastewater and Parks
Table 5 summarizes available capacity, existing demand, projected increases in demand from city-wide growth, projected increases
in supply (such as from construction of a new facility) and the maximum demand expected from this GMP amendment. The proposed amendment will not adversely impact the level of service for potable water and wastewater and there is sufficient capacity available within the Community Park category and the Neighborhood Park category. The property lies outside the OUC water area, inside of the OUC electric area and within the City wastewater area.

Stormwater and Solid Waste
The City’s adopted stormwater level of service standards require new development to provide on-site stormwater retention and/or detention consistent with the requirements of the St. John’s Water Management District. Therefore, each increment of new development, if properly permitted, will meet the stormwater level of service standard. Solid waste collection is funded by user fees, therefore any new customers generate revenues sufficient to fund any capital costs. Therefore, a solid waste capacity analysis was not performed.

Conformance with the LDC
The subject property currently has an Orange County zoning classification of R-2. The applicant is requesting an initial zoning of PD/T/W in order to develop twelve townhomes, which is consistent with the proposed future land use designations of Residential Medium Intensity. Section 65.366 of the LDC requires that all rezonings and/or initialimonials be in conformance with any applicable substantive requirements for chapters 58 through 66 of the LDC. The subsequent plans must adhere the same sections of the LDC as well as the proposed PD.

PD—Planned Development District
Section 58.361 of the LDC identifies the purpose of the PD district as follows: “The PD District is intended to provide a process for the evaluation of unique, individually planned developments which are not otherwise permitted in the zoning districts established by Chapter 58. The PD District is to be a voluntary process commenced by an applicant for such zoning designation. The standards and procedures of this district are intended to promote flexibility of design and permit planned diversification and integration of uses and structures, while at the same time retaining in the City Council the absolute authority to establish such limitations and regulations as it deems necessary to protect the public health, safety and general welfare.”

The subject property is located within the Wekiva Overlay District. Section 58.499.9 of the Land Development Code describes that the Wekiva (W) Overlay is intended to promote a pattern of development that preserves open space and protects the most effective recharge areas, karst features and sensitive natural habitats within the Wekiva Study Area, while recognizing property rights and accommodating both rural and urban land uses patterns. The subject site is less than five acres, therefore, the required district standards do not apply to this site.

Development Standards
The development standards for the project are outlined in detail in the conditions section of this staff report, which will be included in the Planned Development ordinance. For items not addressed in the PD ordinance, the default zoning district is R-3B/T. The applicant PD Plan is shown on page 8 of this staff report.

<table>
<thead>
<tr>
<th>Use</th>
<th>Maximum units</th>
<th>Front Setback (ft)</th>
<th>Street Side Setback (ft)</th>
<th>Rear Setback (ft)</th>
<th>Maximum Impervious Surface Ratio (ISR)</th>
<th>Building Height (ft)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Townhomes</td>
<td>12</td>
<td>20'</td>
<td>15'</td>
<td>20'</td>
<td>0.70</td>
<td>30'/2.5 stories</td>
</tr>
</tbody>
</table>

• Open-air front porches may encroach up to 6 feet into the front yard setback, provided that the porch has a useable floor depth of at least six (6) feet. Encroaching front porches must have roofs distinct from the roof of the rest of the house (i.e., not an extension of the primary roof). Encroaching front porches may be one story porches only, and no enclosed living space above the porch may encroach into the setback.

Site Access and Parking
Formosa Ave is on the major throughfare plan, the City will not allow for driveways to access Formosa Drive. On street parking must be provided on Formosa Ave, consistent with the PD Plan located on page 8 of the staff report. Each unit shall provide at least a two car garage, regardless of the unit size.
Uses
The applicant has proposed a 12 unit townhome project with the R-3B/T underlying zoning. Since the R-3B/T allows for more intense uses than is compatible with the neighborhood, the following uses are prohibited: accessory apartments, accessory cottage dwellings, assisted living facility, emergency home/child, family day care, group housing (low intensity and high intensity), mobile home, multifamily, child day care/adolescent day care (6-31+ persons) and school (elementary, middle and high).

Transportation
The City has adopted a Transportation Concurrency Exception Area (TCEA) citywide. Site access will be provided on the adjacent streets, Harmon Ave, Formosa Ave and Indiana Ave.

Capital Improvement Program
The City has no Capital Improvement Program (CIP) projects in the vicinity of the subject site.

School Capacity
Orange County Public Schools (OCPS) has two school review processes. The Capacity Enhancement Process (CEP) applies to land use approvals, including GMP amendments, that increase residential density. The concurrency process applies to all residential development that is not de minimus or previously vested through a DRI Development Order or another agreement. The requested zoning of PD/T/W would generate twelve residential units, two units are vested. The increase of ten units is subject to Capacity Enhancement and concurrency. The Capacity Enhancement Agreement (CEA) is required prior to the adoption of the zoning ordinance.
PLANNED DEVELOPMENT PLAN
CONCEPTUAL ELEVATION

1230 FORMOSA NORTH DEVELOPMENT
On Formosa Ave facing south, the subject property is on the left side of the photograph.

On Formosa Ave facing north, the subject property is on the right side of the photograph.

On Harmon Ave facing west, the subject property is on the right side of the photograph.
FINDINGS
Subject to the conditions contained herein, the proposal is consistent with the requirements for approval of the annexation, future land use contained in Chapter 65 of the Land Development Code (LDC):
1. The proposed Future Land Use Map amendment is consistent with State Comprehensive Plan (Chapter 187, Florida Statutes).
2. The proposed Future Land Use Map amendment is consistent with the East Central Florida Strategic Policy Plan.
3. The proposed Future Land Use Map amendment is consistent with the provisions of Chapter 163, Part II, Florida Statutes.
4. The proposed Future Land Use Map amendment is consistent with the objectives and policies of the City’s adopted Growth Management Plan (GMP); particularly Figure LU-1 and Policy 2.3.1.
5. The proposed Future Land Use Map amendment and initial zoning are consistent with the purpose and intent of the requirements of the Land Development Code.
6. The proposed Future Land Use Map amendment and initial zoning are compatible with the surrounding development pattern.
7. The proposal will not result in demands on public facilities and services that exceed the capacity of such facilities and services since it is subject to Chapter 59 of the City Code, the Concurrency Management Ordinance.

Staff recommends approval of the GMP Future Land Use amendment and PD/T/W zoning, subject to the conditions below:

CONDITIONS OF APPROVAL

City Planning
1. DENSITY OF DEVELOPMENT
   Development of the subject property at densities/intensities higher than what is permitted by the Orange County zoning designation shall not be permitted prior to the effective date of this GMP amendment.

2. GENERAL CODE COMPLIANCE
   Development of the proposed project shall be consistent with the conditions in this report and all codes and ordinances of the City of Orlando, the State of Florida, and all other applicable regulatory agencies. All other applicable state or federal permits must be obtained before commencing development.

3. MINOR MODIFICATIONS
   Minor modifications and design changes including but not limited to signs, landscaping, driveway locations, and other minor changes, that are required beyond those previously reviewed by the Municipal Planning Board, may be approved by the Planning Official without further review by the Municipal Planning Board. Major changes shall require additional review by the Municipal Planning Board.

4. CONFORMANCE OF WITH PD REQUIRED
   Construction and development shall conform to approved site plans, elevations, and landscaping plans on file with the City Planning Division and all conditions contained in this report, or as modified by the Municipal Planning Board and City Council. The following conditions shall be contained in the PD Ordinance; City Planning #6-18, Community Planning and Urban Design #1-12, Transportation Engineering #1-9, Waste Water #1 and Transportation Planning # (waiting on updated conditions).

5. REVIEW BY CITY ATTORNEY’S OFFICE
   Municipal Planning Board recommendation of the conditions contained herein is subject to review by the City Attorney’s Office for legal sufficiency and drafting of implementing documents.

6. ZONING
   For any requirements not specifically addressed in the PD Ordinance, Chapter 68 of the Land Development Code (the Southeast Sector Plan) shall apply. For any requirements not specifically addressed in the PD Ordinance, the R-3B/T zoning district shall apply.

7. MAXIMUM INTENSITY
   The maximum development intensity shall not exceed twelve townhome units.

8. MAXIMUM IMPERVIOUS SURFACE RATIO (ISR)
   The maximum ISR is 0.70.
9. **LIGHTING**
   a. All utilities, including street light poles, shall be kept out of the pedestrian path.
   b. Site lighting must comply with the City outdoor lighting code, section 63.400 of the Land Development Code.
   c. Light-emitting diode (LED) lamps are encouraged.

10. **SETBACKS**
    The required setbacks are as follows;
    a. Front (Formosa Avenue) is 20 ft.
    b. Rear is 20 ft
    c. Street sides are 15 ft.
    d. Open-air front porches may encroach up to 6 feet into the front yard setback, provided that the porch has a useable floor depth of at least six (6) feet. Encroaching front porches must have roofs distinct from the roof of the rest of the house (i.e., not an extension of the primary roof). Encroaching front porches may be one story porches only, and no enclosed living space above the porch may encroach into the setback.

11. **BUILDING HEIGHT**
    The maximum building height shall be 30’ with an appearance of 2.5 stories.

12. **PROHIBITED USES**
    Accessory apartments, accessory cottage dwellings, assisted living facility, emergency home/child, family day care, group housing (low intensity and high intensity), mobile home, multifamily, child day care/adult day care (6-31+ persons) and school (elementary, middle and high).

13. **PEDESTRIAN CONNECTIONS**
    Minimum 5’ wide pedestrian connections shall be provided from the public street to the principal building.

14. **ON-STREET PARKING**
    On street parking must be provided on Formosa Ave. Formosa Ave is on the major throughfare plan, the City will not allow for driveways to access Formosa Drive.

15. **GARAGES**
    Each unit shall provide at least a two car rear-loaded garage, regardless of the unit size.

16. **PD PLAN**
    The PD plan shall be attached to the PD ordinance.
    a. The site must be developed in accordance with the PD plan, including the building separation and stormwater area provided through exfiltration; a stormwater retention area located in front of the units is prohibited.
    b. The PD plan must be amended to reflect the alley at a minimum of 22’ wide and the sidewalk within an easement.
    c. The existing edge of pavement for Formosa Avenue is not shown on the site plan so it is difficult to confirm that the TE conditions have been met.

17. **ADMINISTRATIVE MASTER PLAN**
    An administrative master plan is required prior to building permit submittal.

18. **STORMWATER**
    The stormwater must be exfiltration and/or low impact design techniques. Pedestrian connections shall be blended into the design to prevent bridges over a deep swale.

**Orange County Public Schools**
1. **CAPACITY ENHANCEMENT AGREEMENT (CEA)**
   A CEA is required prior to the adoption of the zoning ordinance. School concurrency shall be addressed as part of the plat application.

**Community Planning and Urban Design**
1. **APPEARANCE REVIEW**
   Prior to submittal for building permits, final architectural elevations shall be modified to be consistent with PD Conditions of Approval. Elevations shall be submitted for appearance review by the Planning Official to ensure consistency with the Conditions of Approval.
2. **SCREENING OF EQUIPMENT**
   All air conditioners, compressors, electrical equipment and other equipment shall be screened from the street and public pathways by low walls, hedges, or other decorative fences and may not exceed 4-feet above grade. LDC section 58.982 shall also be met.

3. **UTILITIES AND MECHANICAL EQUIPMENT**
   All ground-level, wall and roof-mounted mechanical equipment (i.e. water meters, valves, pipes and pressure systems, transformer pads, backflow preventers etc.) shall be screened from view of the public right-of-way. Current proposal doesn’t show a/c locations; ground level utilities and mechanical equipment, including all a/c units, shall be screened by a wall to match the materials of the building and/or shrub hedging, a minimum of 36” at time of planting. Special attention and treatment shall be given to corner units. All rooftop mechanical equipment shall be integrated into the overall mass of the building by screening the equipment behind parapets or by recessing equipment into the roof system. All screening shall be maintained at a minimum one (1) foot distance from said mechanical equipment.

4. **DURABLE MATERIALS**
   All buildings shall be finished with durable, high quality materials that are authentic to the style of architecture for which the building is proposed. Facades shall be finished with the same materials and architectural details. Side and rear building façades that are visible from a public street shall contain architectural detail comparable in appearance and complexity to the front of the building. Durable materials such as stone, brick, precast, or limestone shall be utilized at the base of each building.

5. **ARTICULATION**
   The buildings must be designed with a clearly articulated base, middle, and top, with finishing elements and materials wrapped around all façades of the building.

6. **FAÇADE ARTICULATION/TREATMENTS**
   a. All architecture elements, details, features, and finishes on the exterior of the townhome units must be both consistent and compatible with the architectural style employed.
   b. Distinguishable architectural features such as color treatment can repeat every other lot (applicable to each floor below the roofline). Key elements for architectural articulation include porch railing design, roofing material, siding material, shutters, column/column base design, or windows details.
   c. The following facade treatments shall be integrated into the elevations of every unit, and at least two integrated into Street-side elevation:
      i. Minimum two color changes between the principal building and the architectural accents (i.e., columns, wainscot, reliefs, etc.).
      ii. Minimum one texture and/or material changes between the principal building and the architectural accents (i.e., columns, wainscot, reliefs, etc.).
      iii. Architectural banding to create shadow lines.
   d. Windows on all units shall be recessed from the façade approximately 3-4 inches to provide additional design texture.
   e. To create a traditional neighborhood and to provide natural surveillance and visual prominence along the streets, the proposed townhomes shall be elevated a minimum of 18 inches from the ground level.

7. **CORNER UNITS**
   Special attention to corner units. Corner units should incorporate additional height, massing, distinctive architectural treatments, or entrances with distinguishing features to emphasize their prominent location.

8. **GARAGE DOOR**
   Proposed garage door and its materials shall be authentic to the style of architecture and character of the home. Transparency in the garage door is not required but encouraged.

9. **FENCING**
   Fencing height is not to exceed 6-feet in height measured from grade, and shall be an approved CPTED fence of wrought-iron or wrought-iron type fence when adjacent to the front setback of the neighboring residential properties to the east. The remainder of the fencing at the rear of the property, adjacent to the alley, shall be a 6’ high masonry wall, as displayed on the site plan.

10. **ROOF ARTICULATION/TREATMENT**
    Buildings of four or more units shall reflect roof articulation at front. Corner units and central units are typically the best suited to provide some relief/treatment by incorporating additional height, gables, or any variation that provides a change in the roof line.
11. LANDSCAPING
   a. Trees placed underneath overhead electric lines shall be of a type that will not naturally exceed 20 feet in height at maturity. Canopy trees shall not be planted closer than 15’ from overhead electric lines.
   b. Landscaping beds must be mulched to a depth of at least 2.5”. All mulch must be organic and cypress mulch is prohibited. Approved mulch varieties include pine bark nuggets, pine straw, shredded oak pallets, melaleuca, and eucalyptus.
   c. Plants listed by the Florida Exotic Pest Plant Council as a Category I or II invasive exotic may not be installed on the Property.
   d. Hedges should be a minimum of 30-inches in height at installation and be maintained to a minimum height of 36-inches after the first year. Individual shrubs in hedge should be installed at a minimum spacing of 30-inches between plants along the entire length of the fence line.
   e. Irrigation systems must be designed and maintained with industry standard water efficiency measures or equipment, such as:
      i. A weather-based evapotranspiration controller,
      ii. Zoned soil-moisture sensors, or
      iii. A low volume system using drip emitters for shrubs and groundcover and flood bubblers for trees. Impact sprinklers are prohibited.
   f. At least half of all installed shrub and groundcover and at least 70% of all installed trees must be drought tolerant species native to Central Florida.
   g. All landscaping and fencing must be consistent with generally accepted Crime Prevention Through Environmental De-sign (CPTED) principles. Walls may not be made of painted concrete block, but may be decoratively finished with stucco or split-face concrete.
   h. Street trees - Canopy trees installed in the public right-of-way within a planting area less than ten feet wide (or on private property within five feet of a public sidewalk) must be installed with appropriate techniques to protect sidewalks, curbs, and other Infrastructure.

12. SIGNAGE
   No signage plans have been submitted as part of this submittal. All signage shall meet the requirements of Chapter 64. All signs on the Property must conform to a unified design aesthetic.

Transportation Engineering
Recommended for approval.
1. As per Orlando LDC Sect. 61.221, a local road row minimum width shall be 60 feet. There is currently only 50 feet on Formosa Ave. An additional 5 feet of either ROW or easement is required along the Formosa Ave. frontage. The sidewalk shall be located within this ROW or easement.
2. 5’ wide sidewalk shall be constructed adjacent to the property line along Indiana Ave and Harmon Ave.
3. Sidewalk along Formosa is in poor condition; the developer will be required to repair and bring sidewalk to current standards.
4. All existing driveway aprons and curb cuts shall be removed and the curb, parkway, and sidewalk restored.
5. For the purpose of maneuverability, the distance between the face of the garage structure and the far side of the access driveway shall be no less than 24’ or 22’ plus a minimum 2’ landscaped buffer beyond for vehicle overhang.
6. A minimum 8’ wide parking lane shall be constructed along the Formosa Ave frontage to provide public parking in proximity to the residential units. The parking lane shall be designed to preserve two 11’ travel lanes on Formosa Ave. The parking shall be offset from adjacent intersection according to FDOT Design Index 17346.
7. At all project entrances, clear sight distances for drivers and pedestrians shall not be blocked by signs, buildings, building columns, landscaping, or other visual impediments. No structure, fence, wall, or other visual impediment shall obstruct vision between 2 feet and 8 feet in height above street level. The street corner / driveway visibility area shall be shown and noted on construction plans and any future site plan submittals. The applicant shall 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.
8. 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 shall 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)
9. Solid waste collection shall not be permitted off of Formosa St. Solid waste collection shall be coordinated with the Solid Waste Division prior to permit issuance.
Transportation Planning

Recommended for approval, no conditions related to the annexation and growth management action.

1. **HOA DOCUMENTS**
   Homeowners association (HOA) documents shall include requirement that the garage is the primary parking for units.

2. **HANDICAP RAMPS**
   Handicap (HC) ramps shall be constructed at the street intersection(s) and driveway connection(s) to comply with the Americans with Disability Act (ADA). Pedestrian ramps at street corners shall be designed to provide a separate ramp in each direction.

**Waste Water**

Recommend approval with conditions. Each fee simple unit shall have its own lateral connection to the gravity main on Formosa Avenue. Double wye connections or other means of combined laterals are not allowed. Sanitary sewer laterals shall not cross under stormwater retention area.

**INFORMATIONAL COMMENTS**

**Parks**

Recommended for approval. Tree-Removal, contact Justin Garber, Parks Department at 407.246.4047 or justin.garber@cityoforlando.net, for tree removal permit before removing any 4” caliper or larger trees. Tree-Encroachment, contact Justin Garber, Parks Department at 407.246.4047 or justin.garber@cityoforlando.net, for a Tree Encroachment permit prior to encroaching within 6’ of any existing 4” caliper or larger tree as part of Orlando Land Development Code, Section 60.211.

**Building**

Building review is not applicable to this case at this time. The building design will be reviewed for code compliance during the design development and construction documents phase.

**Fire**

There are no objections to this request. Be advised that any new construction must adhere to the requirements of the Florida Fire Prevention Code, 2012 Edition, and The City of Orlando Fire Prevention Code. 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.

**OUC**


**Police**

The Orlando Police Department has no objections to the zoning request for Formosa North townhomes located at 1230 Formosa Ave. The Orlando Police Department has reviewed the plans for Formosa North (townhomes) located at 1230 Formosa Ave., utilizing CPTED (Crime Prevention Through Environmental Design) principles. CPTED emphasizes the property 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: Natural Surveillance, Natural Access Control, Territorial Reinforcement and Target Hardening.

We encourage developers and property owners to incorporate CPTED strategies in their projects. A brochure entitled Crime Prevention Through Environmental Design, Your Guide to Creating a Safe Environment, which includes crime prevention techniques for various land uses, is available by email.

1. **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 shall meet or exceed the guidelines in Orlando City Code, Title II, Chapter 63, Part 2M.
     - Lighting is universally considered to be one of the most important security features. Illumination, uniformity, and glare should all be taken into consideration. Lighting fixtures should be reliable, easy to maintain, withstand the ele-
ments, and be vandal-resistant.

- In order to create a sense of safety, pedestrian-scale lighting should be used in all high-pedestrian traffic areas to include building and parking entrances, parking common areas, courtyards and walkways.
- Appropriate lighting should be included in all areas anticipated to be used after-dark.
- 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 throughout parking areas and pedestrian travel areas.
- Any illumination shall 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, alleys 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.
- The use of full cut-off or shielded light fixtures can direct light where it is intended while reducing light trespass, glare, and waste.

- 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/cover windows. Open green spaces should be observable from nearby structures.
- Entry doors on all residential units should contain 180° viewers/peep holes.
- Windows and balconies should look out onto streets, courtyards and low-traffic areas.
- Since there is typically no natural surveillance between a buildings and service areas, be sure these areas are well-lit and that lighting is well maintained.
- All sides of a building should have windows to observe the walkways, parking areas and driving lanes.

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. 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.

- Public entrances should be clearly defined by walkways, signs, and landscaping. Landscaping used around building entrances and driving lanes 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 should provide clear guidance for legitimate users while discouraging potential offenders. Signs should clearly indicate - using words, international symbols, and maps - the location of entrances, public or private use routes, and community identifiers.
- Walkways should be a minimum 6’ in width to enhance pedestrian flow.

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. 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 property should be designed to encourage interaction between users.
- Each separate dwelling space should have an address that is clearly visible with numbers a minimum of five-inches high made of non-reflective material.
  - Note: If parking spaces are reserved for residents, the numbers should not coincide with the dwelling unit addresses for the safety of the residents.
- Fences 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 is a good option to consider. 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.
- Maintenance is an important aspect of territorial reinforcement. A well-maintained area sends the message that people notice and care about what happens in an area. This in turn discourages vandalism and other crimes.

4. 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.

- Exterior doors should contain 180° viewers/peep holes, interior hinges, single cylinder deadbolt locks with a minimum two-inch throw, metal frames with 3” screws in the strike plates, and be made of solid core material. This includes facility and storage room doors.
- Door locks should be located a minimum of 40 inches from adjacent windows.
- All windows that open should have locks.
- Sliding glass doors should have one permanent door on the outside and the inside moving door should have a docking device and a pin.
- Air conditioner units should be caged and the cages should be securely locked.
- If alarm or security systems are installed, each dwelling unit 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. Cameras should be mounted at an optimal height to capture offender identification. “Aiming” down from steep angles often presents challenges to identification.
- The use of tempered, impact resistant, or security glass or security film is a good option for large glass doors and windows. If security film is utilized, ensure that the light transmittance of the security film is greater than or equal to the light transmittance of the window's glass.
- Additional precautions such as crime reduction and neighborhood watch programs should be discussed with OPD’s Crime Prevention Unit Corporal Kevlon Kirkpatrick at 407.246.2196.

5. Additional Recommendations:

- Construction Site Crime Prevention: Due to the continued trend of theft of building materials and equipment from construction sites, Orlando Police Department’s Crime Prevention Unit 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 and that the developer will prosecute.
  2) To improve visibility of potential offenders by OPD patrol officers, 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 and should be secured with chain and fire department padlocks for emergency vehicle access; post in a clear area, an emergency contact person and 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 construction work has ceased.
  4) Valuable construction materials and tools should be protected in a secondary fenced, locked cage.
- Post in a clean, open area, the name and numbers of an emergency contact person for OPD in case of a night-time emergency.
- If you have any questions, please call the Crime Prevention Unit Corporal Kevlon Kirkpatrick at 407.246.2196.
CONTACT INFORMATION

City Planning
For questions regarding City Planning review, please contact Michelle Beamon at 407.246.3145 or michelle.beamon@cityoforlando.net.

Transportation Planning
For questions regarding Transportation Planning plan review, please contact John Rhoades at 407.246.2293 or john.rhoades@cityoforlando.net.

Traffic Engineering
For questions regarding Traffic Engineering review, please contact Jeremy Crowe at 407.246.3262 or Jeremy.crowe@cityoforlando.net.

Urban Design
For questions regarding Urban Design plan review, please contact Terrence Miller at 407.246.3292 or terrence.miller@cityoforlando.net.

Police
For questions regarding Orlando Police Department plan review, please contact Audra Nordaby at 407.246.2454 or audra.nordaby@cityoforlando.net.

Parks
For questions regarding Parks and Recreation plan review, please contact Denise Riccio at 407.246.4249 or denise.riccio@cityoforlando.net.

Building
For questions regarding Building review, please contact Don Fields at 407.246.2654 or denise.riccio@cityoforlando.net.

REVIEW/APPROVAL PROCESS—NEXT STEPS

1. Staff forwards annexation, GMP, initial zoning ordinance requests to City Attorney’s Office.
2. City Council approves the MPB minutes.
3. First reading and Second reading of the annexation, GMP and zoning ordinance.
4. Transmittal package of GMP sent to Florida Department of Economic Opportunity (DEO) for review.
5. The ordinance becomes effective after 31 days.