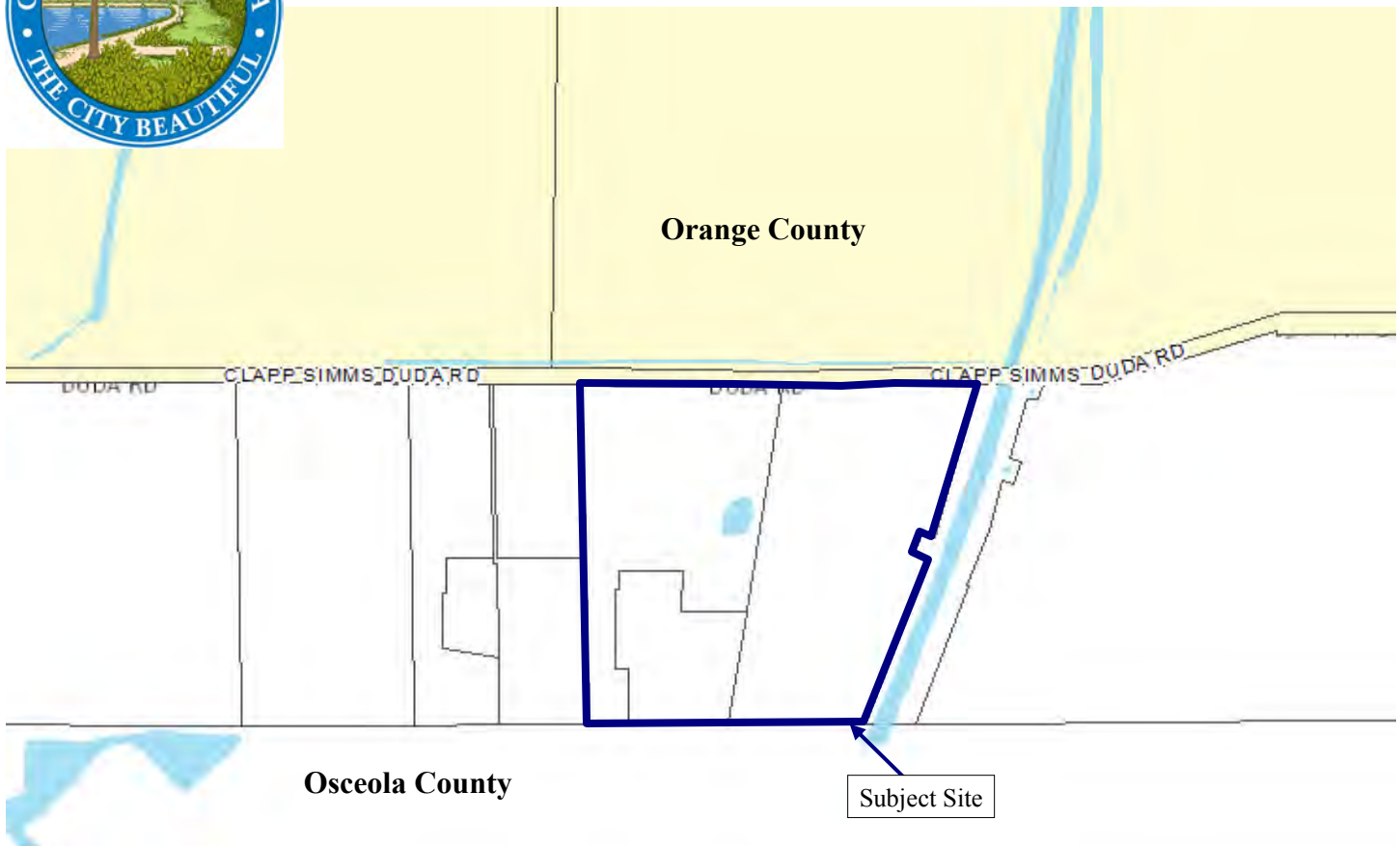




SOUTHEASTERN OAKS PHASE 2



Location Map



Subject Site

SUMMARY

Owner

William & Margaret Crider,
Split Oak Reserve, LLC

Applicant

Thomas Sullivan
Lowndes Law Firm

Project Planner

Colandra Jones

Property Location: The subject property is located east of Narcoossee Road, south of Clapp Simms Duda Road and north of the Osceola County line (±39.28 acres, District 1).

Applicant's Request:

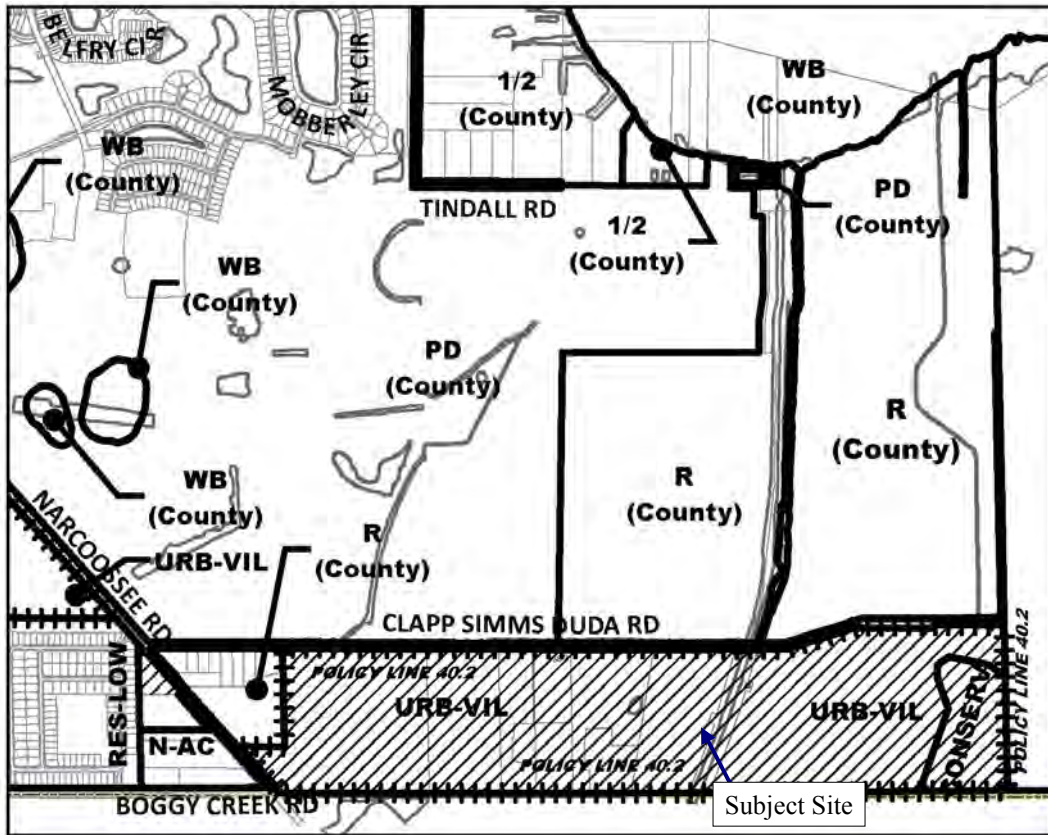
Specific Parcel Master Plan (SPMP) approval for the Southeastern Oaks Phase 2 residential development. The project is comprised of 122 residential units with 2 different lot types.

Staff's Recommendation:

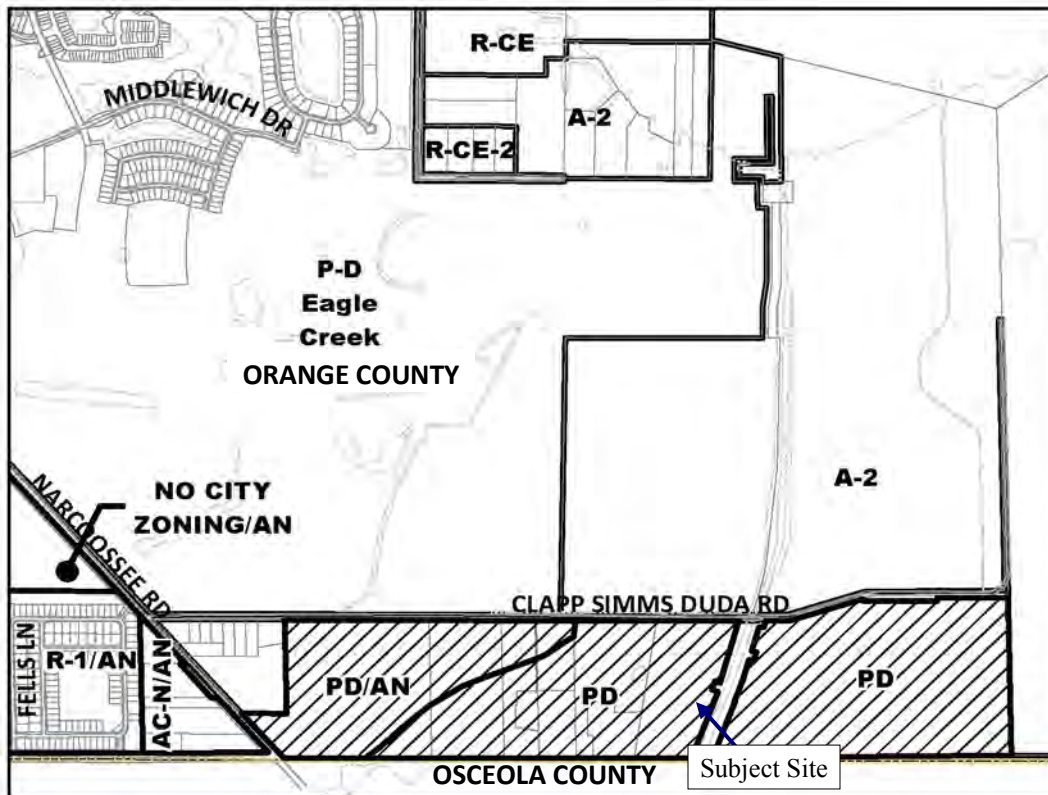
Approval of the request, subject to the conditions in this report.

Updated: April 7, 2014

FUTURE LAND USE MAP



ZONING MAP



PROJECT ANALYSIS

Project Description

The subject site, which was recently annexed into the City of Orlando, is generally located east of Narcoossee Road, south of Clapp Simms Duda Road and north of the Osceola County line and is approximately 39.28 acres in size. The site is designated Urban Village on the Official Future Land Use Map and will have a zoning of PD and PD/AN. The site is within the Southeastern Oaks PD and is designated as “Residential Neighborhood” on the PD Development Plan.

This SPMP and preliminary plat depicts the development of the Southeastern Oaks Phase 2 Residential Neighborhood which is comprised of 122 single family dwelling units. The SPMP depicts 2 different lot types with all front-loaded lots. It proposes 86 50 foot product types lots and 36 60 foot product types. The applicant is also proposing that this community be gated.

Previous Actions:

- August 20, 2013—The Municipal Planning Board (MPB) approved the annexation (ANX2013-00008) of 210 acres, the GMP amendments to assign the Urban Village and Conservation future land use designations (GMP2013-00016) and add Subarea Policy S.40.2 to the property (GMP2013-00017) and initial zoning of PD and PD/AN (ZON2013-00019) for the Southeastern Oaks property.
- November 25, 2013—The annexation was adopted by the City Council.
- March 17, 2014 —The Growth Management Plan Amendments was adopted by the City Council. The GMP amendments will be effective on April 17, 2014.
- March 31, 2014—The first reading of the PD ordinance was approved by the City Council.

Upcoming Actions:

The School Board is scheduled to adopt the Capacity Enhancement Agreement on May 13, 2014, which will allow the second reading of the PD ordinance to go before the City Council on June 2, 2014.

Major Subdivision:

According to Section 65.425 of the Land Development Code, *“The purpose of the Major plat review process is to ensure compliance with the City’s Land Development Code and the City’s Comprehensive Growth Management Plan. This process also provides for a complete review of technical data and preliminary construction and engineering drawings for proposed subdivisions that are not eligible for a waiver of the platting requirements and that require construction of streets or public improvements. The review includes evaluation of potential impacts on both the site and surrounding areas, and resolution of planning, engineering, and other technical issues so that development may proceed.”*

Project Context

The subject property is located within the Southeastern Oaks, a community located in the southeast section of Orlando. The property is currently developed with two single family residential units and is designated as “Residential Neighborhood” in the PD Development Plan. The surrounding future land uses and zonings is depicted in the table below. The proposed residential development would be compatible with the surrounding existing and planned residential uses.

Table 1—Project Context			
	Future Land Use	Zoning	Surrounding Use
North	Planned Development & Rural/Agricultural (Orange County)	PD & A-2 (Orange County)	Vacant Land (Eagle Creek PD)
East	Urban Village & Conservation	PD	Vacant Land (Southeastern Oaks Phase 1)
South	Low Density Residential (Osceola County)	PD (Osceola County)	Lake Ajay Residential Neighborhood
West	Urban Village	PD & PD/AN	Vacant Land (Southeastern Oaks Townhomes)

Conformance with the GMP

The proposed SPMP is consistent with the GMP Policies related to the Southeast Orlando Sector Plan, including Future Land Use Element Policy 2.4.4 (Urban Village policy), Subarea Policy S.40.2, along with Goal 4 and its associated goals, objectives and policies.

Conformance with the LDC—Chapter 68 Southeast Orlando Sector Plan and Southeastern Oaks PD

According to the Southeastern Oaks PD, the Traditional Design standards provided in the LDC Chapter 68 are required if residential development is equal to or greater than 3 du/gross acre. This proposed development (122 du on 39.28 acres = 3.11 du/ac) is greater than 3 du and is subject to the Traditional Design standards.

In order to be consistent with the Southeast Orlando Sector Plan, applications must be reviewed for compliance with LDC Chapter 68, which lays out the detailed development guidelines and standards for the Southeast Plan area. The proposed development is categorized as “Residential Neighborhood” in the Southeastern Oaks PD. According to LDC Section 68.200 (b) (1), Residential Neighborhood is described as such: *“The majority of housing in the Southeast Plan area shall be located in Residential Neighborhoods. These medium and low density areas shall be scaled to the needs of pedestrians, with local destinations, such as Centers, schools, and community parks, within walking distance.”*

Development Standards

Section 68.205 outlines the guidelines that applies to Residential Neighborhoods. The various components consist of Residential Neighborhood Structure, Location and Density, Housing Diversity, Housing Design and Orientation, Parks, Schools, Street Configuration, Street Design, Edges, Natural Features, and Phasing. The Land Use Guidelines for the Southeast Plan states that neighborhoods will be scaled to the pedestrian, and that neighborhoods shall have a maximum density of 12 dwelling units per gross acre, contain a mixture of residential housing types, and shall focus on a centrally located neighborhood center and/or school. Figure 68-E of the Southeast Plan summarizes approximate lot sizes and densities for a variety of housing types. The lot summary chart below outlines the lot type and the proposed amount in Phase 2. According to the Southeast Orlando Sector Plan Figure 68-E Housing Types, the proposed lot types meet the residential building standards.

Table 2—Phase 2 Lot Summary		
Lot Type	Number of Lots	Corresponding Housing Type from Figure 68-E
50'	86	Single Family Standard Lot (5,000—7,000 sq. ft.)
60'	36	Single Family Standard Lot (5,000—7,000 sq. ft.)
Total	122	

Part 3 of the Southeast Orlando Sector Plan describes the residential building standards. Section 68.301 requires a mix of housing types within residential neighborhoods. Housing types may vary by lot size and form. These criteria are intended to insure that homes integrate well with each other and share designs which make neighborhood streets safe and enjoyable to walk along. Lot sizes and patterns within a neighborhood shall be varied to avoid monotonous streetscapes and provide a diverse range of housing types. The Southeast Sector Plan requires a developer that has more than 15 acres to provide at least 3 housing types. Housing types are defined in Figure 68-E of the LDC. Even though this particular proposal for Phase 2 only depicts one housing type (Single Family Standard Lot), the overall PD will propose 3 housing types (Single Family Standard Lot, Single Family Large Lot and Townhomes).

Section 2, Part 2 of the Southeastern Oaks PD describes the residential building standards. It provides guidelines for typical development standards for residential uses. The SPMP process is intended to establish the actual dimensions for each lot and product type. Below is the table, as it pertains to the proposed development, that outlines the typical development standards for single family front-loaded lots as stated in the PD.

Table 3—PD Typical Residential Development Standards								
	Product Type	Minimum Lot Width	Minimum Lot Depth	Front Yard Setback	Rear Yard Setback	Side Yard Setback	Street Side Yard Setback	Maximum Building Height
PD Standard	Single Family Detached Front Loaded	50 ft.	100 ft.	16 ft.	15 ft.	5 ft.	15 ft.	2 stories
Proposed Phase 2 SPMP	Single Family Detached Front Loaded	50 ft. & 60 ft.	115 ft.	25 ft.	15 ft.	5 ft.	10 ft.*	2 stories

*Revision Required

Street Side Yard

According to the Southeastern Oaks PD, the corner lots shall be 10 feet wider than the rest of the lots on the block to accommodate the street side yard setback. The SPMP depicts on both housing types the corner lots are 10 feet wider, however, it does not depict the 15 foot street side yard setback. The applicant shall revise the plan to depict the required street side yard setback of 15 feet.

Front Yard Setback

At the time of SPMP submittal, the street cross section shows a 5 foot sidewalk easement in the front yard. The front setback is typically measured assuming the sidewalk is in the right of way. In this case, the effective setback from back of sidewalk will be 20 feet, which is acceptable because it exceeds the PD minimum of 16 feet. After discussion with the applicant, they would prefer to have the sidewalks in the right-of-way instead of within the property. The SPMP and preliminary plat shall be revised to reflect this change.

Side Yard Setback

The side yard setback requirement for these lot types is 5 feet. The applicant is requesting a setback for side of structure to side of structure which does not include the house overhang. According to LDC Section 58.1207, Roof Projections (Eaves) may extend into a required yard a maximum of three (3) feet. Therefore, this request is approved per Section 58.1207.

ISR

The application does not depict the impervious surface ratio, therefore the ISR shall not exceed the maximum allowed of 70%. Sidewalks are shown in easements on the property and therefore count toward ISR.

Gated Subdivision

The applicant is requesting the project to be gated. In general, gated entryways are prohibited in the City. However, Section 68.205 (g) of the LDC provides an exception to this standard. This section states, "In general, gated communities shall not be permitted unless the site is either surrounded by wetlands on only three sides or is a pocket of land within a street system that does not connect through some type of mixed use center." The project is within a street system that does not connect through some type of mixed use center. Therefore the gated entry is permitted.

Landscaping

The applicant submitted a landscape plan with this application. The landscape plan can be found on pages 10-12. The landscape plan shall be developed in accordance with Chapter 60 Part 2 of the LDC. Individual lots will be reviewed at the time of building permit submittal. Street trees adjacent to single family lots may be installed concurrent with the home's landscaping. Street trees adjacent to common areas shall be installed concurrent with the infrastructure.

Community Amenities

The Southeastern Oaks PD requires a total of 2.35 acres of park land and 1.35 acres of open space for the residential units. Phase 2 of the SPMP depicts a total of 3.95 acres of open space which exceeds the amount of open space required for the PD. Also, on the eastern side of the subject property, the applicant is proposing to construct docks behind the lots along the South Florida Water Management District (SFWMD) Canal and a boat ramp. It shall comply with SFWMD criteria and permitting. Also, the plan depicts a 10 foot multi-purpose trail south of Clapp Simms Duda Road.

Transportation Impact Fees

According to Section 68.608, a reduced impact fee may apply if a development incorporate greater interconnectivity, higher pedestrian accessibility and the like. However, in the Southeastern Oaks PD, approval of one or more alternative standards listed in Section 2 Part 2.3 of the PD, will disqualify the units in the SPMP from the Transportation Impact Fee reduction. One alternative standard which is depicted on the plan is that rear yards are located along Clapp Simms Duda Road. Also, the project is gated, meaning it does not meet the connectivity index. Therefore this project will not qualify for the Transportation Impact Fee reduction.

Secondary Emergency Entrance

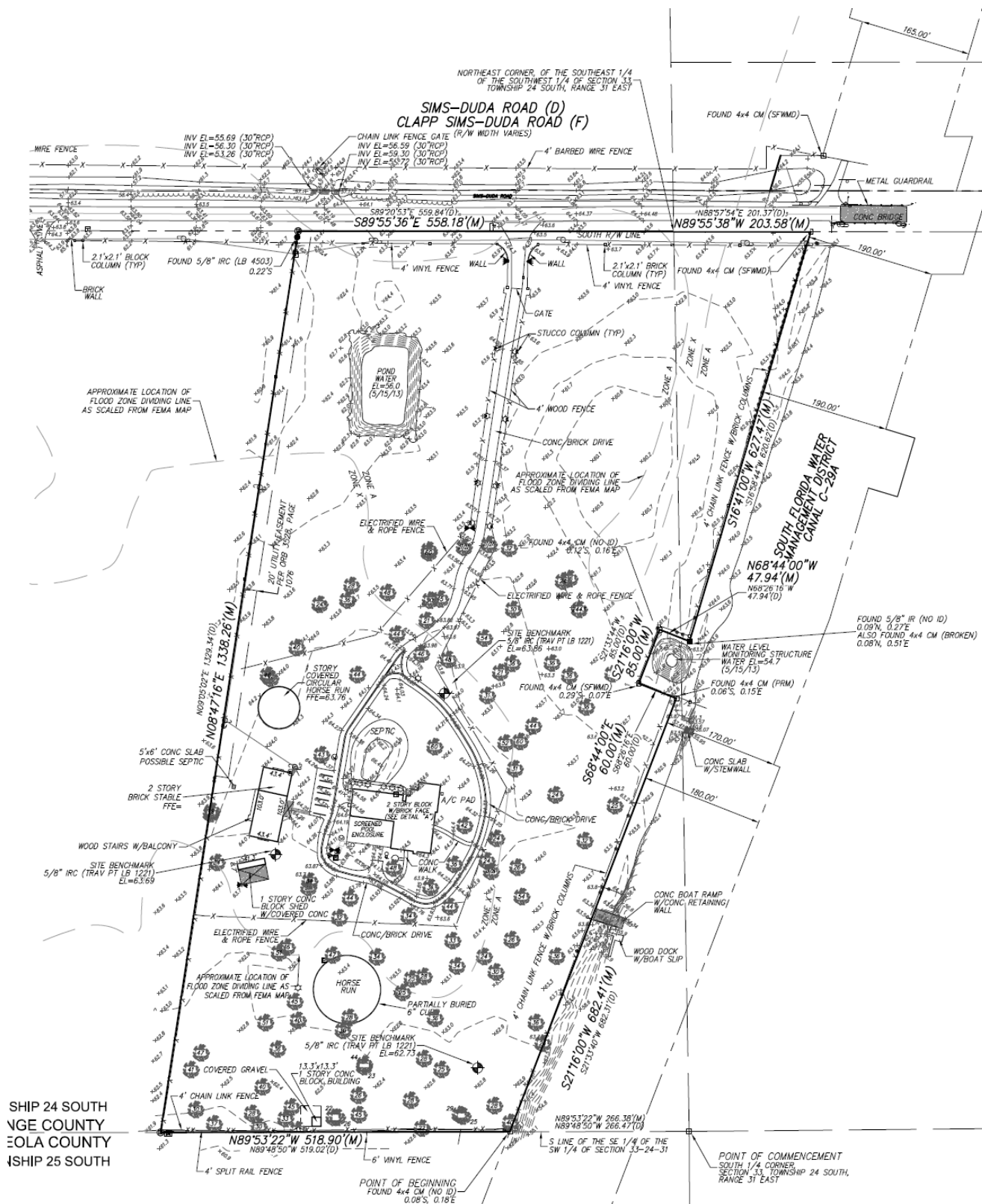
According to Transportation Planning Condition #7, the development shall be constructed such that at least one of the two cul-de-sacs adjacent to Clapp-Simms-Duda Road can be used as access to the development for emergency vehicles in the event of blockage at the main entranceway. The applicant has indicated that they will provide a breakaway gate for at least one of the cul-de-sacs depicted on the plan.

AERIAL PHOTO



BOUNDARY & TOPOGRAPHIC SURVEY (EASTERN PARCEL)



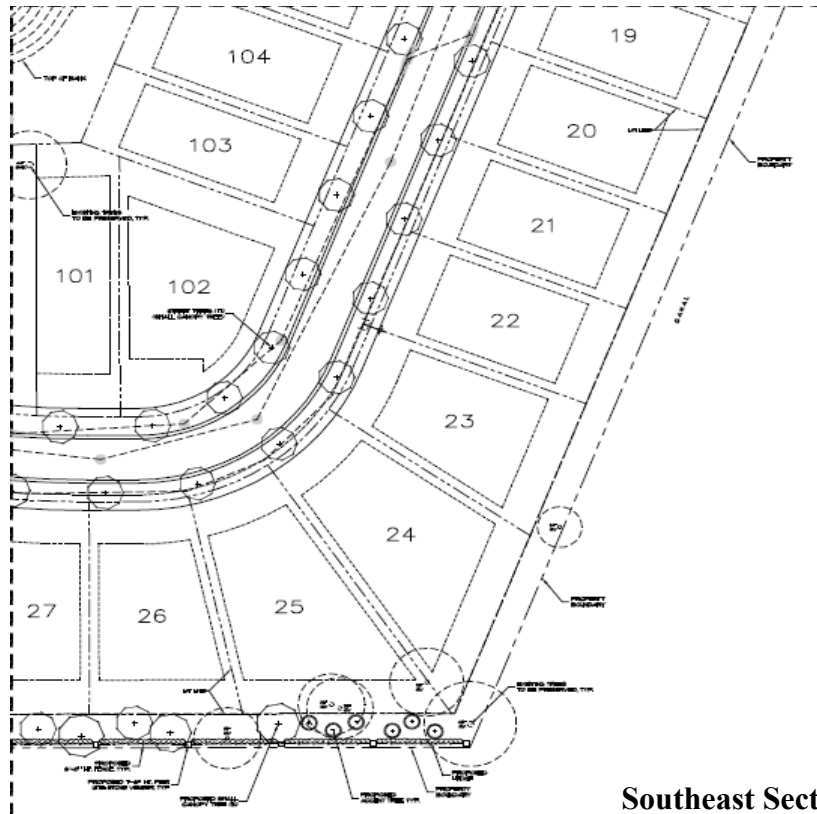
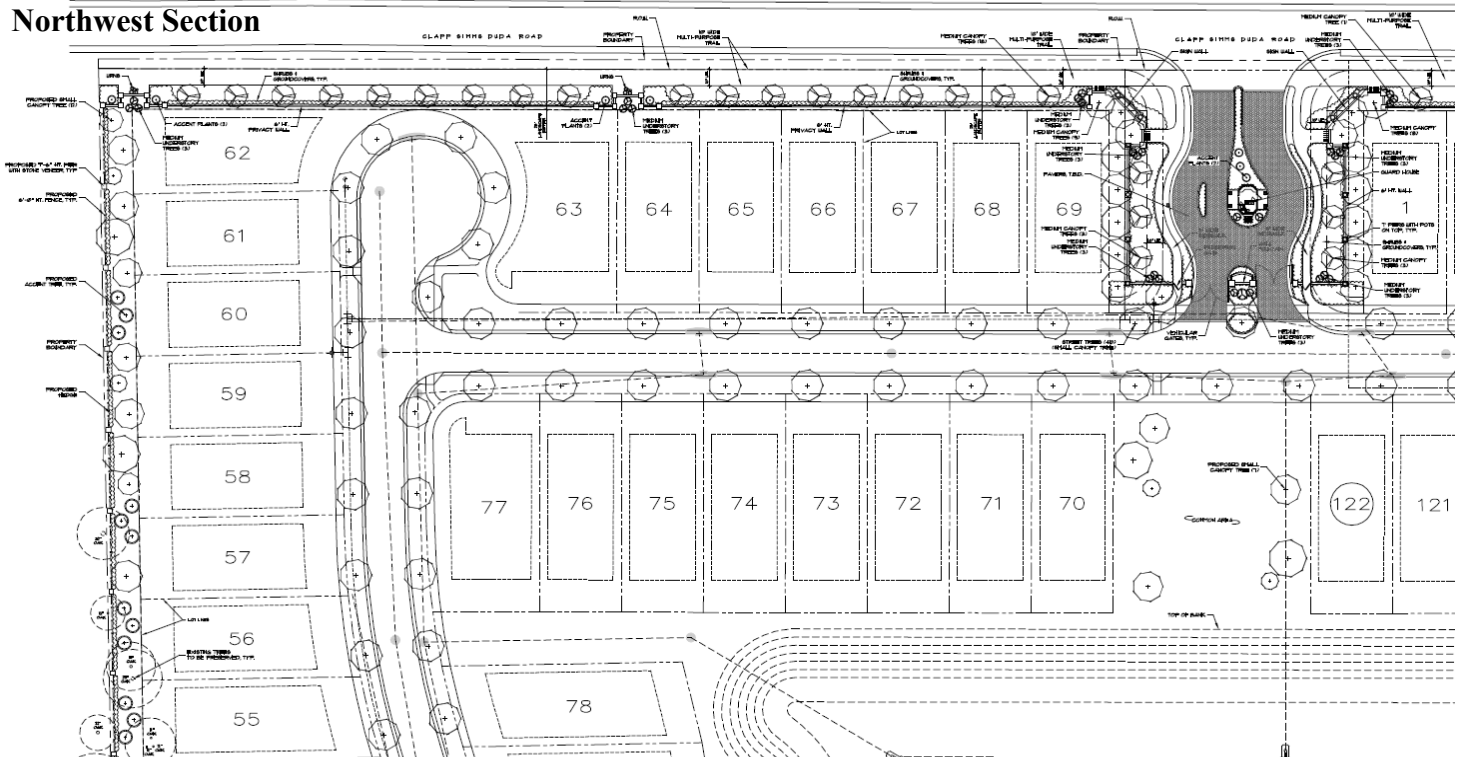




LANDSCAPE PLAN

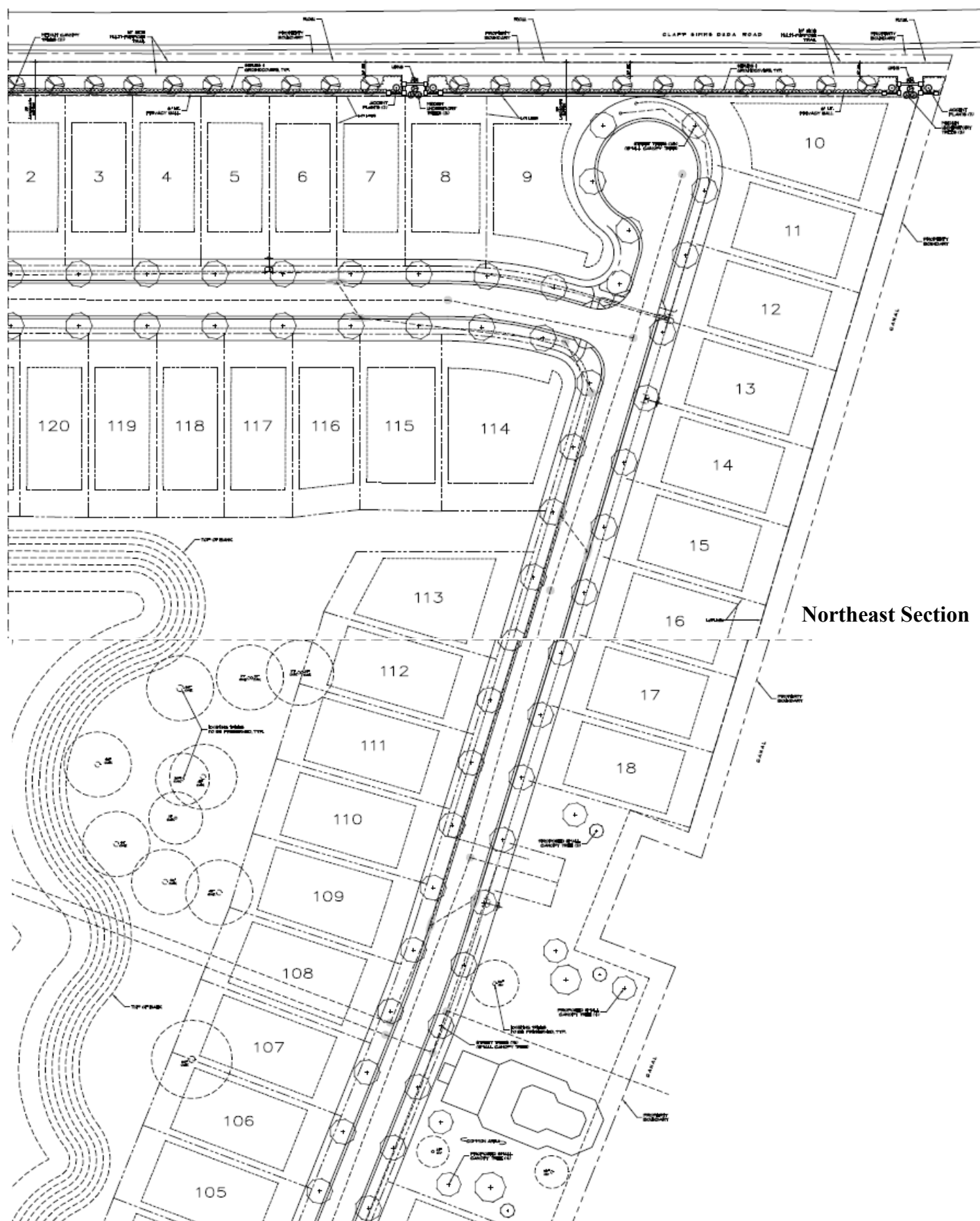


Northwest Section



Southeast Section

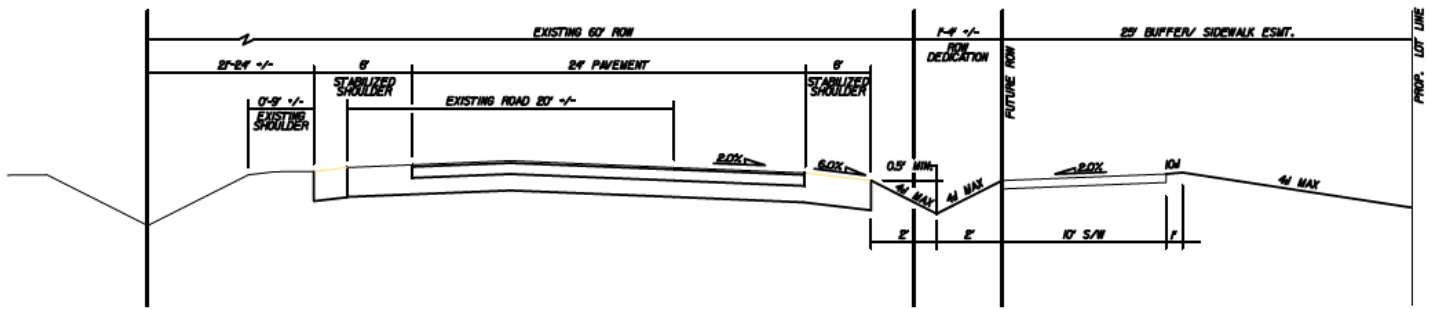
LANDSCAPE PLAN



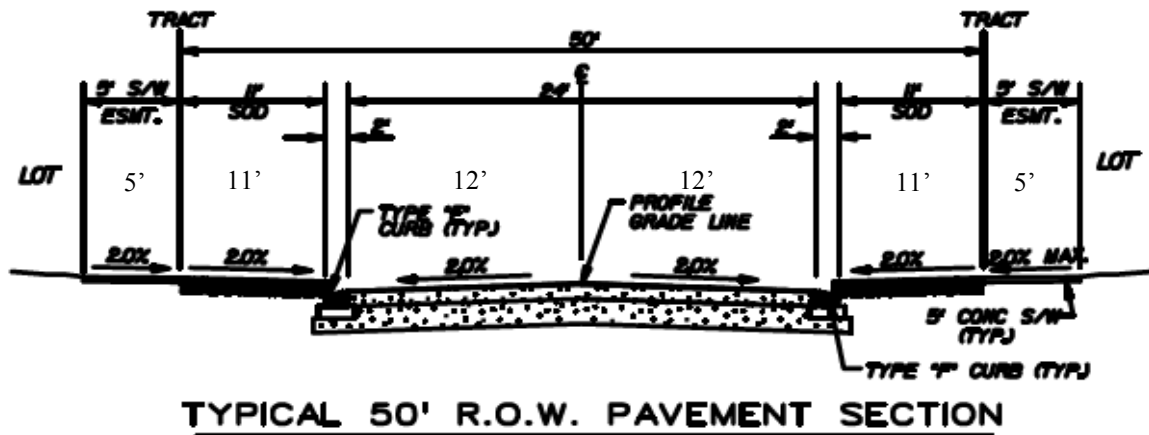
LANDSCAPE PLAN



ROAD CROSS SECTIONS



Clapp Sims Duda Road Section

SECTION A-ATYPICAL 50' R.O.W. PAVEMENT SECTION

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 65.336 and with the requirements for approval for Major Subdivision applications contained in Section 65.432 of the Land Development Code (LDC):

1. The proposal is consistent with the State Comprehensive Plan (Chapter 187, Florida Statutes).
2. The proposal is consistent with the East Central Florida Strategic Policy Plan.
3. The proposal is consistent with the provisions of Chapter 163, Part II, Florida Statutes.
4. The proposal is consistent with the objectives and policies of the City's adopted Growth Management Plan (GMP); particularly, Future Land Use Policy 2.4.4, Figure LU-1, Goal 4 and its associated objectives, policies, and figures.
5. The proposal is consistent with and implements the Southeast Orlando Sector Plan, including Chapter 68 of the Land Development Code.
6. The proposal is consistent with the requirements of the Southeastern Oaks PD, as approved on first reading by City Council on March 31, 2014.
7. The proposal is compatible with the surrounding development and neighborhood pattern.
8. 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 Specific Parcel Master Plan subject to the conditions below:

CONDITIONS OF APPROVAL

City Planning

1. PD EFFECTIVE DATE

No building permit shall be issued prior to the adoption and the effective date of the Southeastern Oaks PD.

2. SUBJECT TO CODES –ZONING

Except as provided herein, the development is subject to all codes and ordinances of the State of Florida, City of Orlando, and all other applicable regulatory agencies.

CONDITIONS OF APPROVAL

City Planning (cont.)

3. *APPEARANCE REVIEW*

Building elevations will be subject to appearance review that is approved via a Planning Official Determination. Prior to submittal of building permits, the applicant shall submit 4 copies of a request for a Planning Official Determination that includes a site plan, elevations for all four sides of each building, transparency calculations, and any other information needed to demonstrate compliance with the conditions of this report and the Southeast Sector Plan. Residential builders may submit multiple house product types with one determination request.

4. *DEVELOPMENT REQUIREMENTS*

Except as modified herein, the project shall be developed in accordance with the requirements of the Growth Management Plan, Chapter 68 of the Land Development Code, the Southeastern Oaks PD, and any other pertinent provisions of the Conventional LDC. In particular, the traditional design standards of LDC Chapter 68 apply to this SPMP, except as modified by these conditions of approval and the PD.

5. *APPROVAL*

Approval of the Specific Parcel Master Plan 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 thirty-six (36) months of approval of the Specific Parcel Master Plan (by the City Council) or the Master Plan shall expire. However, upon written application filed 30 days prior to the expiration date, the Planning Official may renew the Master Plan for one period of up to 12 months providing good cause is shown.

6. *SETBACKS*

Southeastern Oaks PD Approved Setbacks & Building Height					
Product Type	Front Yard	Rear Yard	Side Yard	Street Side	Maximum Building Height
Single Family Detached Front Loaded	16 ft.	15 ft.	5 ft.	15 ft.	2 stories

- The applicant shall revise the plan to depict the required street side yard setback of 15 feet.
- The garage shall be setback at least 30 feet from the property line.
- Corner lots shall be 10 feet wider than the rest of the lots on the block to accommodate the street side yard setback.
- Flag lots are prohibited.
- The garage of front-loaded units shall have a minimum setback of 30 feet from the right of way. 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 6 feet.
- Story is defined as that portion of building included between the surface of any finished floor and the surface of the next finished floor above it, or if there is no floor above it, then the space between such floor and ceiling next above it, unless such space is less than 5.5 in height. Wherever the height between two finished floors (or finished floor and ceiling) exceeds 25 feet, each height of 15 feet or portion greater than 5.5 feet therefore shall be construed to be one story.

7. *IMPERVIOUS SURFACE RATIO (ISR)*

The ISR shall not exceed the maximum allowed of 70%.

8. *GATED SUBDIVISION*

Per LDC Section 68.205(g), gated streets are permitted due to the provision that the site is within a street system that does not connect through some type of mixed use center.

9. *RECORDING OF THE FINAL PLAT*

The final major plat shall be reviewed by City Planning to determine if all conditions are met prior to the recording of the plat.

10. *CONSTRUCTION PLANS*

The applicant may choose to submit final plat and construction plans to the Permitting Services Division immediately following approval of this SPMP by the SETDRC. However, the applicant should be aware that if the case is appealed or the PD is not approved by the City Council, the property owner risks not being able to move ahead with the project. After the PD ordinance is effective, the plat can be recorded and construction permits can be issued.

CONDITIONS OF APPROVAL

City Planning (cont.)

11. LANDSCAPING

The landscape plan shall be developed in accordance with Chapter 60 Part 2 of the LDC. Individual lots will be reviewed at the time of building permit submittal. Street trees adjacent to single family lots may be installed concurrent with the home's landscaping. Street trees adjacent to common areas shall be installed concurrent with the infrastructure.

12. ACCESSORY UNITS

An accessory cottage dwelling or accessory unit is permitted on a single family lot.

13. ROOF PROJECTIONS

According to LDC Section 58.1207, Roof Projections (Eaves) may extend into a required yard a maximum of three (3) feet.

Urban Design

1. The lots adjacent to open space tracts or pedestrian connections (Such as lots 18, 19, 50, 51, 70, 82, 83, and 122 as notated in the application) shall have a minimum 15% transparency on the side facades facing the open space tracts or pedestrian connections.
2. Lots 77, 90, 102, 114 (as noted on the application) are "reverse corner lots" and shall meet a 15' street side yard setback.
3. Lots 70, 90, 102, and 114 (as noted on the application) shall have the primary entrance orient toward the front property line (narrowest lot dimension adjacent to a street). The front façade shall be parallel to the front property line to the fullest extent possible.

Transportation Planning

1. DRIVEWAYS—DESIGN REQUIREMENTS

All proposed driveways shall meet the Orlando Land Development Code (LDC), Chapter 61 (Sections 61.240 – 61.242), and Engineering Standards Manual (ESM), Section 8.11..

2. DRIVEWAYS—SIGHT DISTANCE REQUIREMENTS

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 3 feet and 8 feet in height above street level. The street corner/driveway visibility area shall be shown and noted on construction plans. The applicant shall design the site plan as necessary to comply with the street corner visibility requirements (Chapter 60, Sections 60.141 through Sections 60.143) and the driveways and curb cuts requirements (Chapter 61, Sections 61.101 through Sections 61.107) of the Orlando Land Development Code (LDC).

3. CROSS-ACCESS CORRIDOR REQUIREMENTS

The subject development shall provide a cross-access easement for pedestrian movement to the property on the western boundary.

4. SIDEWALKS REQUIREMENTS

The Orlando Land Development Code (LDC), Section 61.225, requires that sidewalks be provided along all public or private roads. The owner/applicant shall be responsible for the design, permitting, and construction of standard 5 ft. wide sidewalks on all roads. Pedestrian crossing areas at intersections shall also be clearly marked with pavement markings, in accordance with Manual of Uniform Traffic Control Devices (MUTCD) standards.

5. HANDICAP RAMPS AT STREET INTERSECTIONS

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.

6. ENTRANCE AREA AND GATES

Gates at the entranceway shall be offset at least 20 ft from the southern edge of the multiuse trail to allow for stacking. Gates shall be equipped with equipment to allow access from authorized emergency services vehicles. The entryway shall provide for adequate room for vehicles denied entry to safely exit without needing to back onto Clapp-Simms-Duda Road. As submitted, the current plans meet or exceed these requirements. Because the streets are gated, all streets shall be privately owned and maintained, and built to City standards.

CONDITIONS OF APPROVAL

Transportation Planning (cont.)

7. *SECONDARY EMERGENCY ENTRANCE*

The development shall be constructed such that at least one of the two cul-de-sacs adjacent to Clapp-Simms-Duda Road can be used as access to the development for emergency vehicles in the event of blockage at the main entranceway.

8. *MOBILITY MANAGEMENT*

The proposed development project is located within Mobility Area C and is expected to generate more than 40 daily trips. The Owner/Applicant shall comply with the Mobility Management Requirements of Orlando City Code, Chapter 59, Part 2, Section 59.209. The Owner/Applicant shall submit a completed Request for Mobility Management Determination at the time of building permit application.

INFORMATIONAL COMMENTS

Engineering/Zoning (MPL2014-00007)

1. *CONCURRENCY*

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.

2. *ENGINEERING STANDARDS MANUAL*

The City Council Adopted the Engineering Standards Manual (ESM), Fourth Edition on March 9, 2009. All plans must conform to the ESM and all construction must be accomplished in accordance to the ESM.

3. *SEWER-FDEP*

This project requires a Florida Department of Environmental Protection (FDEP) permit for the sanitary sewer system. The Office of Permitting Services processes the permit for projects with reserved sewer capacity. At the time of FDEP permit submittal to the Office of Permitting Services, the following is required:

1. Permit Application - signed/sealed by the owner. This Office will complete page 10 of 11 when the construction plans are approved.
2. Construction Plans - six sets, signed/sealed by the engineer. The plans are to include the on-site and off-site sewer design together with the City's details. If a lift station is part of the sewer design, the engineer is to submit the shop drawings for the lift station (private or public).

The construction plans are reviewed by the City of Orlando's Waste Water Bureau and returned to the Office of Permitting Services when approved. This Office will contact the engineer to pick up the application and two sets of the approved plans or the transport to FDEP. The remaining sets will be retained by the Office for distribution.

Reminder: PLEASE ALLOW 3-4 WEEKS FOR THIS PROCESS

4. *STORM-NPDES*

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.

5. *STORM-FEMA*

In accordance with Federal Emergency Management Act (FEMA) requirements, a letter of map revision is required by the owner or engineer.

6. *STORM-WATER MANAGEMENT DISTRICT*

The owner/developer is required to design and construct an on-site storm water system in accordance with the Orlando Urban Storm Water Management Manual and the approved Master Drainage Plan. Approval from South Florida Water Management District is required. The system is to be privately owned and maintained.

7. *ON-SITE FEES*

At the time of development, the owner/developer is required to apply 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.

INFORMATIONAL COMMENTS

Engineering/Zoning (MPL2014-00007)

8. *PLAT*

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.

9. *STREET TREE FUND*

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 required to contribute funds to the Trust Fund prior to issuance of the building permit. The City is responsible for installation of the trees. The cost is \$350 for each 12'-14' height of canopy tree. The developer may install the street trees in lieu of contribution to the Trust Fund in accordance with Section 61.226.

Engineering/Zoning (SUB2014-00017)

1. *UTILITY CONSTRUCTION*

Section 1.04 of the Engineering Standards Manual provides that all utility lines shall be installed beneath the surface of the ground. Subdivision construction plans must include all proposed utilities.

2. *EROSION & SEDIMENTATION CONTROL*

Storm water control measures to minimize the impact of the erosion/sedimentation shall be incorporated in the plan of the development for all projects in the City of Orlando and a detailed description of these measures are to be included with the final engineering submittal.

3. *EROSION-BUILDING SITE*

All building site plans submitted for review should include a detailed erosion and sedimentation control plan.

4. *SIDEWALK*

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

5. *CONCURRENCY MANAGEMENT/PLAT*

The final recorded plat shall contain the following note: "Development on the property depicted on this plat is subject to the requirements of Chapter 59, the Concurrency Management Ordinance of the City of Orlando, which governs the City's ability to issue building permits on this property. Approval of this application shall not be deemed to provide any vested rights, except as to those matters depicted hereon, that are consistent with the requirements of Chapter 177, Florida Statutes, or were required by the City of Orlando as a condition of platting."

6. *SEWER-ORANGE COUNTY*

Per the Orlando-Orange County Wastewater Territorial Agreement the subject property is located within Orange County's territorial service area. The site is presently being serviced by Orange County.

7. *PLAT-MAJOR*

Upon approval of the project by the Southeast Town Design Review Committee ten (10) folded and collated sets of the following items are required to be submitted to Permitting.

- Copy of plat
- Title opinion, no more than 90 days old with 1 set of supporting documents (can be a digital file). (1 original)
- Joinder and Consent (1 original), if applicable.
- Boundary Survey
- Topographic Survey.
- Signed and Sealed Appendix C and lot closure report.
- Page 1 of the subdivision application making reference to the SUB case number that has been assigned.
- Any other documents required in the TRC staff report.

INFORMATIONAL COMMENTS

Police

1. *CPTED REVIEW*

The Orlando Police Department has reviewed the plans for the Southeastern Oaks Phase 2 single-family residential neighborhood located at the 11200 block of Clapp Simms Duda Rd., 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: Natural Surveillance, Natural Access Control, Territorial Reinforcement and Target Hardening.

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 public entrances should create clear way-finding, be well lit and not create ambush points.
- We encourage the use of traffic calming techniques as well as surface and gateway treatments to promote safe vehicle speeds, reduce collision frequency and increase the safety and the perception of safety for non-motorized users.
- Walkways (especially the dual purpose paths) should be a minimum 6' in width to enhance pedestrian flow.
- Front porches help to delineate public from private spaces for residents.
- Balcony railings (if installed) should never be made of a solid opaque material or more than 42 inches high.
- Walkways and landscaping should be designed to direct visitors to the home's proper entrance and away from private areas.

3. *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 lighting 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 the guidelines in Orange County Ordinance No. 2003-08 and Orlando Land Development Code.
 - In order to give residents a sense of safety, pedestrian-scale lighting should be considered in all high-pedestrian traffic areas such as the multipurpose trail.
 - Appropriate lighting should be included in any common areas throughout the project if it is anticipated that these areas will be utilized after-dark.
 - Illumination, uniformity, and glare should all be taken into consideration. Lighting 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/cover windows. Open green spaces should be observable from nearby structures.
- Benches (or outdoor furniture) placed in common areas are a good way to increase surveillance and encourage community interaction. If used, 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).
- Ensure that any canopies do not interfere with lighting, especially pedestrian scale, if these locations are to be used during nighttime hours.

4. *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 community interaction.
- Each separate residence should have an address that is clearly visible from the street, with numbers a minimum of five-inches high made of non-reflective material.
- Fencing may be considered to add security, delineate property lines, allow transparency for surveillance, be unobtrusive, and create a sense of community. CPTED style fencing, at least 6-feet in height, 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 reinforce delineation.

INFORMATIONAL COMMENTS

Police (cont.)

- 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.

5. *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.

- Door locks should be located a minimum of 40 inches from adjacent windows.
- The use of jalousie, casement or awning-style windows is discouraged.
- Air conditioner units should be caged and the cages should be securely locked.
- If alarm or security systems are installed, they should be regularly tested and maintained. Security cameras should be mounted at an optimal height to capture offender identification ("aiming" down from the ceiling often results in images of the offender's hat).
- OPD's Crime Prevention Unit recommends that large glass doors and windows be made of impact resistant glass or a security film (such as Lexan™) to reduce the opportunity for burglaries. 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.
- 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 garage and storage room doors.
- 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.

Additional precautions, such as silent alarms and other crime reduction strategies should be discussed with OPD's Crime Prevention Unit Officer Edgar Malave, 407.246.2513. Neighborhood Watch training and other residential crime prevention strategies are available from OPD; please contact our Neighborhood Watch Specialists at 407.246.3628 or 3773.

6. *CONSTRUCTION SITE PROTECTION*

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 Officer Edgar Malave, 407.246.2513.

Fire

1. *GATED PROPERTIES*

All gated properties without 24-hour staffed guardhouses and with automatic opening devices shall be provided with an automatic optical detector emergency access device approved by the Fire Marshall. [City Fire Code, Section 24.24(g)]

2. *FLORIDA FIRE PREVENTION CODE*

Be advised that any new construction must adhere to the requirements of the Florida Fire Prevention Code, 2010 Edition, and The City of Orlando Fire Prevention Code.

Fire (cont.)**3. 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.

4. 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)]

5. 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 construction work. [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: 10.2]

6. REQUIRED FIRE FLOW

All structures must be protected by fire hydrants in accordance with City Fire Code 24.30(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.

7. DEPARTMENT ACCESS

Every building constructed shall be accessible to fire department apparatus by way of access roadways with all-weather surface of not less than 20 feet of unobstructed width, adequate roadway turning radius, capable of supporting the imposed loads of fire apparatus, and having a minimum vertical clearance of 13 ft. 6 in. [NFPA 1: 18.2.3]

8. ACCESS TO BUILDINGS

A fire department access road shall extend within 50 ft of a single exterior door providing access to the interior of the building. Fire department access roads shall be provided such that any portion of the facility or any portion of an exterior wall of the first story of the building is located not more than 150 ft (450 ft for sprinkler protected structures) from fire department access roads. [NFPA 1: 18.2.3.2]

9. SOUTHEAST SECTOR FIRE SPRINKLERS

All new structures with greater than 100 square feet of habitable area must be protected by an approved automatic fire sprinkler system. [City Code Sections 68.310 and 68.321(f)]

CONTACT INFORMATION

City Planning

For questions regarding City Planning review, please contact Colandra Jones at 407.246.3415 or colandra.jones@cityoforlando.net.

Urban Design

For questions regarding Urban Design review, please contact Holly Stenger at 407.246.2861 or holly.stenger@cityoforlando.net

Transportation

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

Engineering/Zoning (MPL2014-00007)

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

Engineering/Zoning (SUB2014-00017)

For questions regarding Engineering or Zoning contact Shirley Green at 407.246.2134 or Shirley.Green@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.

Police

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

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.

REVIEW/APPROVAL PROCESS—NEXT STEPS

1. City Council adopts PD ordinance.
2. SETDRC minutes scheduled for review and approval by City Council.
3. Major Plat Review and approval by City Council.
3. Planning Official Determination for building elevations
4. Building permits.