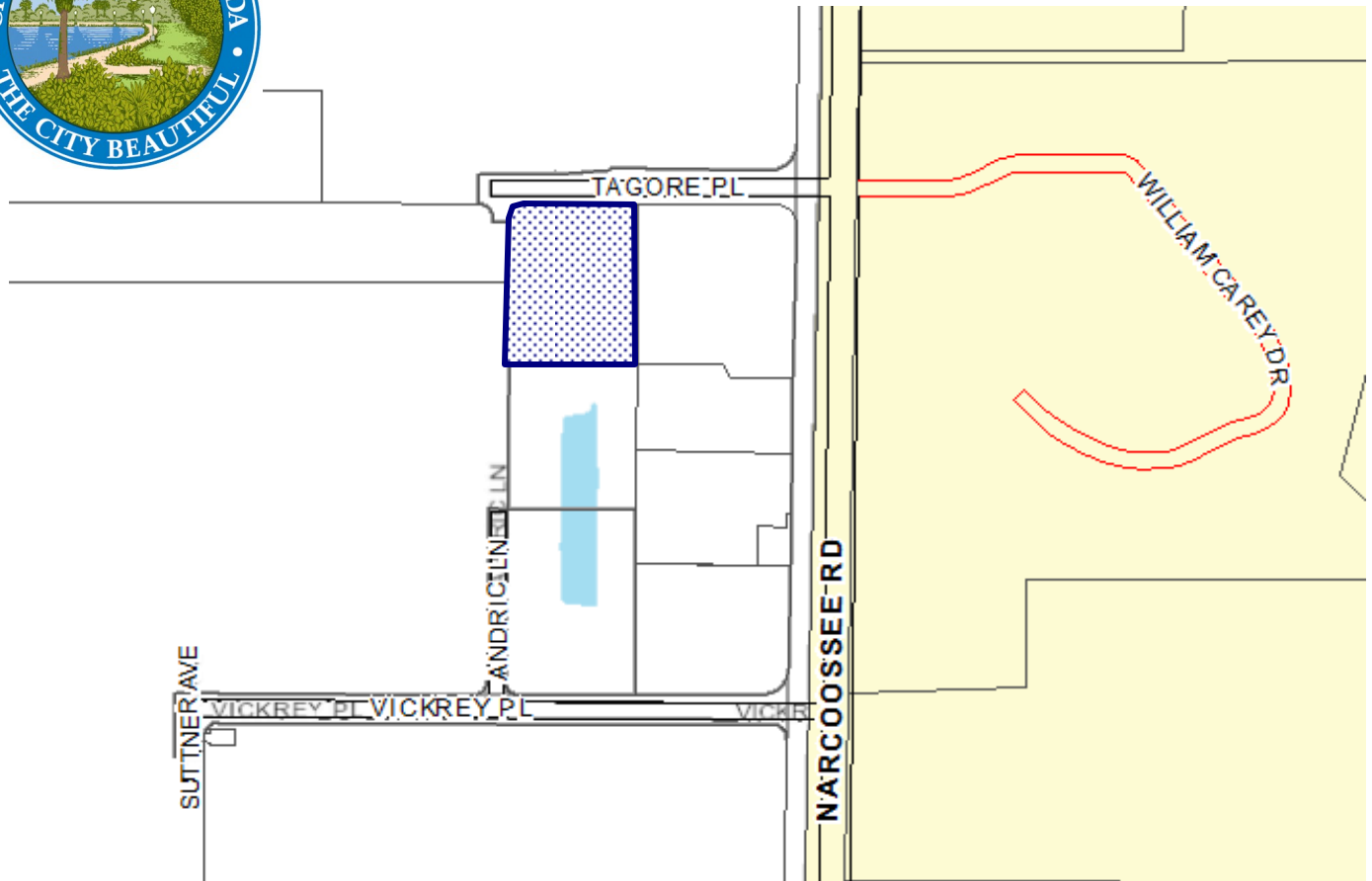




# SIMPLY SELF STORAGE



Location Map



Subject Site

## SUMMARY

### Owner

James L. Zboril  
Narcoossee Land  
Holding Two, LLC

### Applicant

Heather Isaacs  
Tavistock Development Co.

### Project Planner

Colandra Jones

**Property Location:** The subject property is located west of Narcoossee Road, south of Tagore Place, north of Vickrey Place and east of Andric Lane (±1.39 acres, District 1).

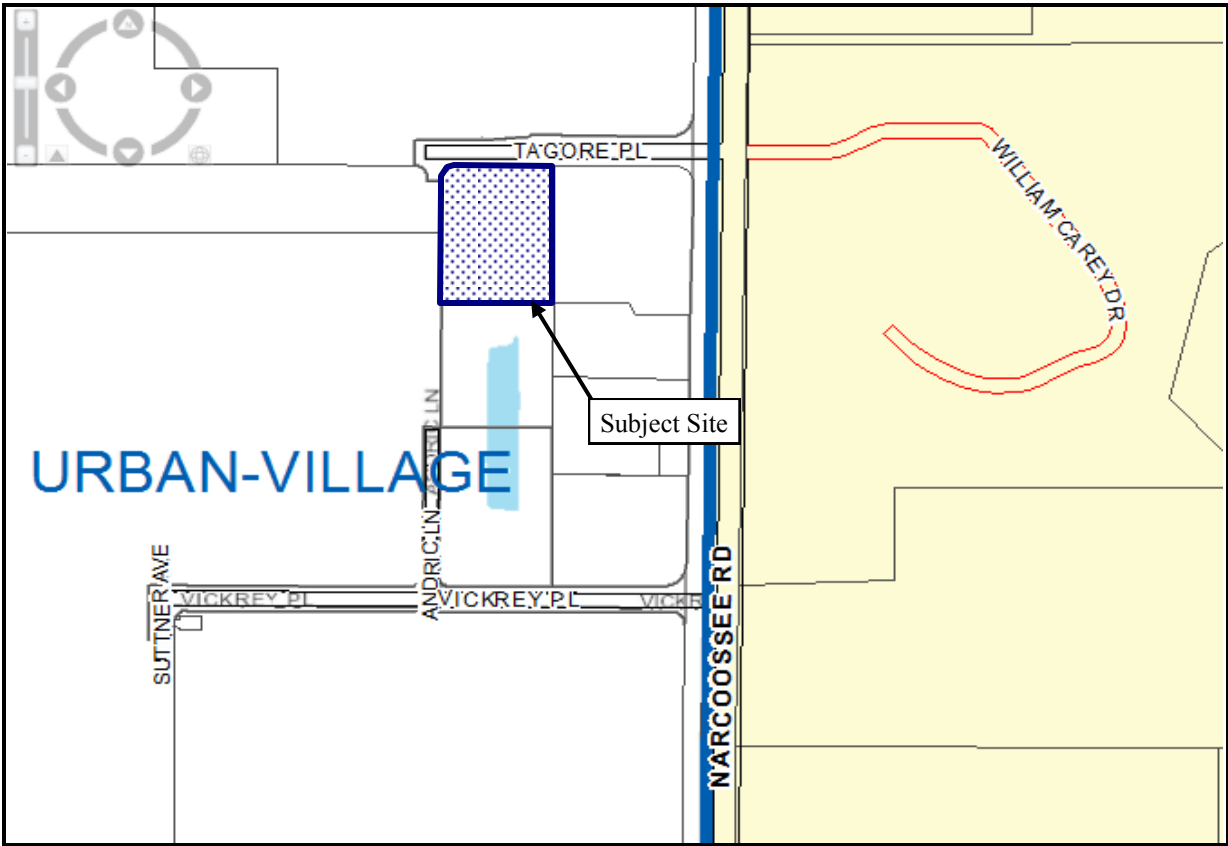
**Applicant's Request:** Specific Parcel Master Plan (SPMP) approval for 83,100 square foot personal storage facility within the Education Village PD.

### Staff's Recommendation:

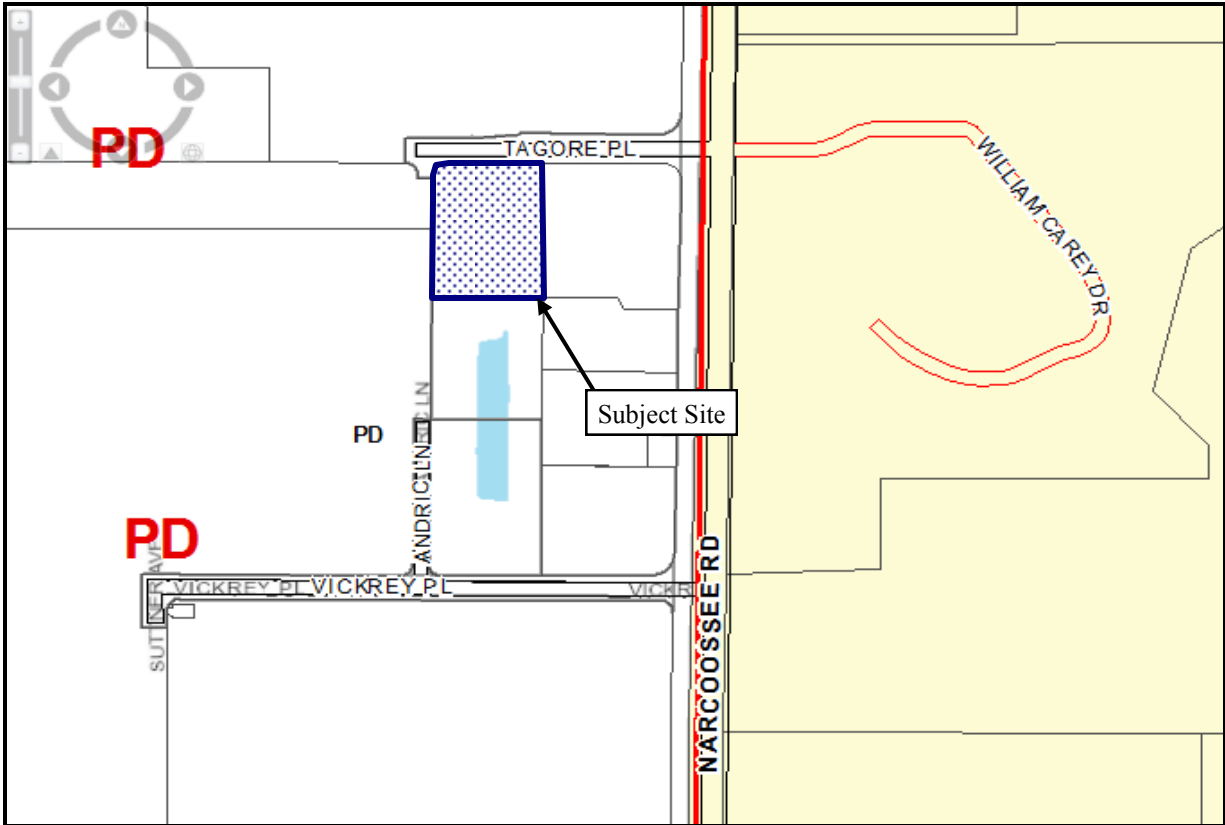
Approval subject to the conditions in the staff report.

Updated: October 31, 2014

# FUTURE LAND USE MAP



# ZONING MAP



# MASTER PLAN ANALYSIS

## Project Description

The subject site is generally located west of Narcoossee Road, south of Tagore Place, north of Vickrey Place and east of Andric Lane, and is approximately 1.39 acres. The site is currently designated Urban Village on the Official Future Land Use Map and is zoned PD and is designated as “Village Center” on the PD Development Plan. This proposed SPMP depicts development of a 83,100 square foot personal storage facility. According to the adopted PD amendment, Personal Storage facilities are allowed if the use is set back at least 250 feet from Narcoossee Road. The use is setback approximately 300 feet from Narcoossee Road to the property line.

## Previous Actions:

- June 2014—The Municipal Planning Board approved the PD amendment to combine the Education Village PD and Education Commerce Center PD into one PD, now called Education Village, and to amend the overall boundary of the consolidated PD to eliminate the Primary Conservation Network (PCN) to west of the subject property. (Case #ZON2014-00012).
- September 2014—The City Council adopted the consolidated Education Village PD.

## Project Context

The subject property is located within the Education Village PD, a community located in the southeast section of Orlando. The property for the SPMP is currently vacant and is designated as “Village Center” in the PD. The Urban Village future land use designation surrounds the subject site. Existing uses are outlined in the table below. The proposed retail would be compatible with the surrounding planned uses.

Table 1—Project Context			
	Future Land Use	Zoning	Surrounding Use
North	Urban Village	PD	Vacant Land
East	Urban Village	PD	Vacant Land (Planned gas station)
South	Urban Village	PD	Daycare
West	Urban Village	PD	Vacant Land

## 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 Policies S.35.3 and S.35.4, along with Goal 4 and its associated goals, objectives and policies.

## Conformance with the LDC—Chapter 68 Southeast Orlando Sector Plan

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 “Village Center” in the Education Village PD. According to LDC Section 68.200 (a) (2), Village Center/Urban Transit Center (VC/UTC District) is described as such: *“Village Center districts shall be developed as important destinations for each Residential Neighborhood, providing a variety of shops, services, restaurants, and civic facilities that serve the needs of the surrounding neighborhoods.”*

## Development Standards

According to LDC Figure 68-A, development in the Village Center designation with non-residential development more than 0.4 FAR, Traditional Design is required.

### Intensity

According to Future Land Use Policy 4.1.9, there is no minimum intensity and no maximum if traditional design standards were used. The proposal has an FAR of 1.37, therefore traditional design standards are applied to this site.

### Building Height

In the Southeast Sector Plan, height is limited by the number of stories, not the overall height to provide variety to the skyline in the mixed use centers. Commercial buildings shall have no more than 25 foot floor to floor heights. The Village Center designation allows for 1 to 3 stories. The proposed plan depicts a three story building.

*Street Frontage*

The Village Center designation requires a minimum of 65% street frontage on each street side. The proposed development is on the southeast corner of Tagore Place and Andric Lane. The street frontage proposed on Andric Lane is 77%, which exceeds the street frontage requirement. The street frontage on Tagore Place is 64%, which is just below the required by 1%.

*Impervious Surface Ratio (ISR)*

The maximum ISR permitted is 0.85 according to the Village Center standards. The development proposes an ISR of 0.84 which meets the ISR standards.

**Table 2—Development Standards**

Phase	Acreage	Use	Sq. Ft./ Dwelling Units	FAR (floor area ratio)		Building Height		ISR (impervious surface ratio)	
				Minimum /Maximum	Proposed	Minimum / Maximum	Proposed	Maximum	Proposed
1	1.39	Personal Storage Facility	83,100 sq. ft.	No Minimum or Maximum (if greater than 0.4 FAR)	1.37 FAR	1 to 3story	3 story	0.85	0.84

*Setbacks*

The required setbacks for the Village Center are 0 feet minimum and 10 feet maximum for the front yard and street side yard, 0 or 3 feet for the side yard, and 20 feet for the rear yard setback. Refer to Table 3—*Setback Requirements* below. The front yard setback that is being proposed is 16 feet which includes a 12 foot sidewalk and utility easement. So from the sidewalk, the front setback is 4 feet which meets this requirement.

**Table 3—Setback Requirements**

Use or Phase	Yard	Building Setbacks	
		Minimum	Proposed
Personal Storage Facility	Front– Tagore Place	0 ft. (10 ft. maximum)	16 ft.
	Side–Andric Lane	0 or 3 ft.	22 ft.
	Side–Alley “A”	0 or 3 ft.	66.6 ft.
	Rear– south property line	20 ft.	46 ft.

*Landscaping*

The applicant did not submit a landscape plan with this application. It is noted that the landscape plan will be developed in accordance with Chapter 60 of the LDC. A final landscape plan, including plant list, will be submitted for Appearance Review prior to building permits.

*Signage*

The Education Village Master Signage SPMP included approval for a secondary monument sign on the corner of Tagore Place and Andric Lane (Case #MPL2012-00006). The building signage proposed in the elevations shall be consistent with Chapter 64 of the LDC.

*Dumpster*

The SPMP site plan does not depict a dumpster on the site. A dumpster shall be located on the property and must comply with Transportation Condition #9 on page 11 of this report.

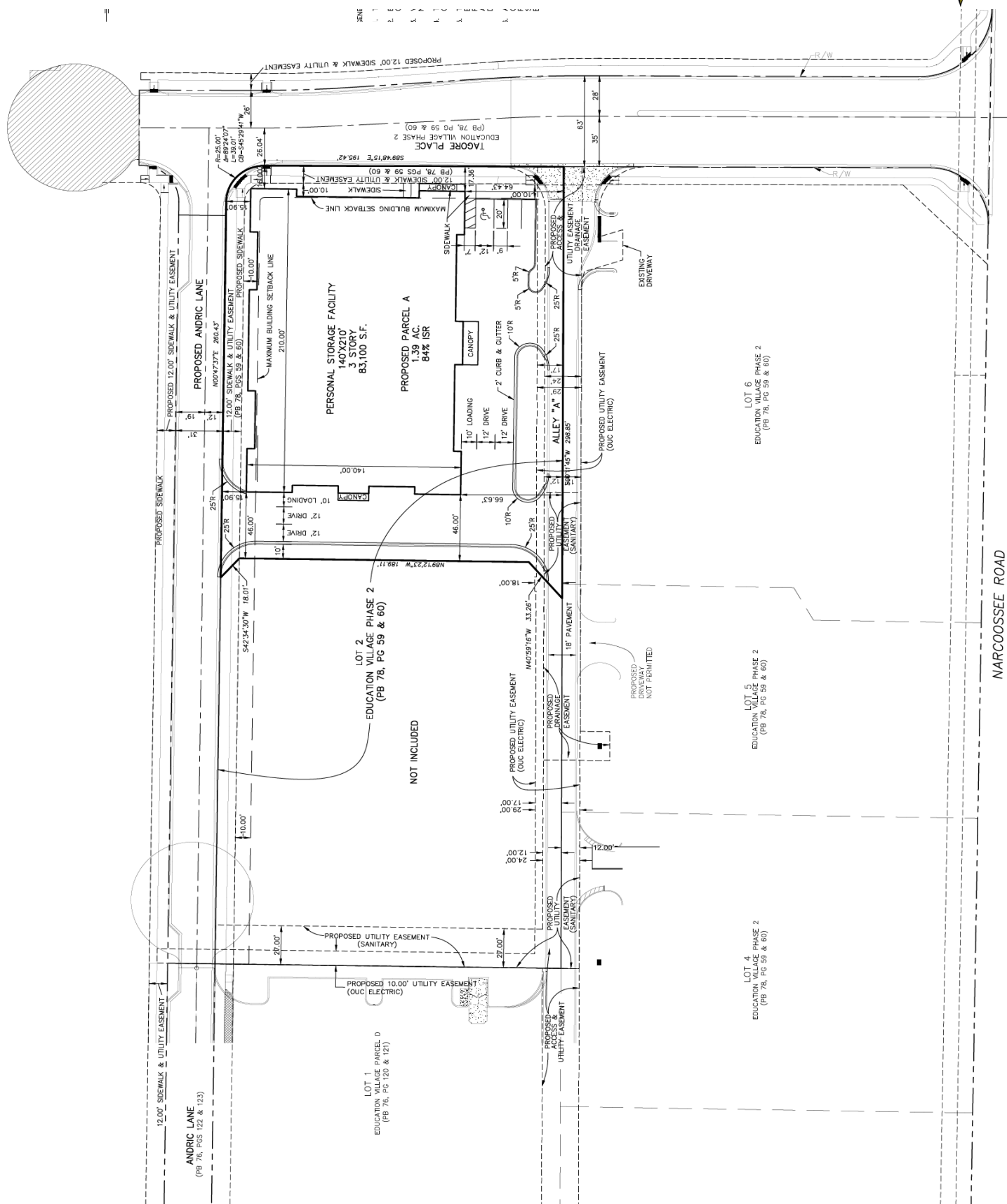
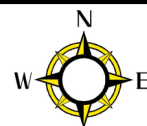
*Parking*

The Village Center designation requires 3 parking space per 1,000 square feet. However, the use of a personal storage does not require that many parking spaces. According to Section 58.773 of the LDC, personal storage that proposes two-way travel aisles shall provide for one 10 foot parking/loading lane and two 12 foot travel lanes. The site plan meets this requirement. Also, Section 61.332 of the LDC requires a minimum of 3 spaces at the manager’s office. The applicant is proposing 4 parking spaces on the site (3 regular parking spaces and one handicap parking space) which meets the requirement of LDC Chapter 61.

AERIAL PHOTO—2013



# PROPOSED SITE PLAN





# ARCHITECTURAL ELEVATIONS



N

## NORTH ELEVATION

 $1/16" = 1'-0"$ 

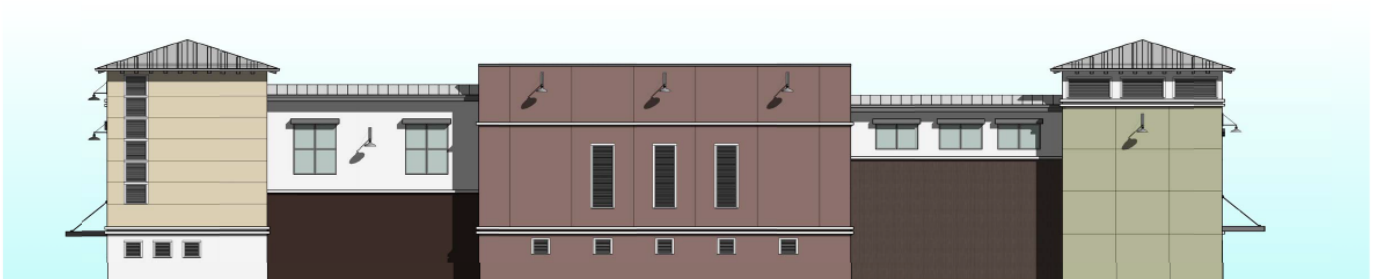
S

## SOUTH ELEVATION

 $1/16" = 1'-0"$ 

E

## EAST ELEVATION

 $1/16" = 1'-0"$ 

W

## WEST ELEVATION

 $1/16" = 1'-0"$

# ARCHITECTURAL ELEVATIONS





## 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 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, Chapter 68 of the Land Development Code.
6. The proposal is consistent with the requirements of the Education Village PD.
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. *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.

#### 2. *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 Education Village PD, and any other pertinent provisions of the Conventional LDC, and all previous agreements between the City and property owner.

#### 3. *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.

#### 4. *LANDSCAPING PLAN*

The landscaping plan shall be developed in accordance with LDC Chapter 60. A final landscape plan, including plant list, shall be submitted for Appearance Review prior to building permits.

#### 5. *SIGNAGE*

The proposed signage shall be consistent with Chapter 64 of the LDC and the Education Village Master Sign Plan (Case #MPL2012-00006).

#### 6. *STREETSCAPE*

Tagore Place and Andric Lane is required to have a 7 foot parkway with street trees.

### Urban Design

#### 1. *APPEARANCE REVIEW*

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.

#### 2. *BUILDING ELEVATIONS*

This site is subject to Chapter 68, Sections 68.313-68.324. The following conditions are related to each section in the LDC.

- a. **Orientation:** Primary entry and facades. The entrance of the building shall be visible and accessible directly from a public street. The Office space is oriented toward Tagore Place, which is a Primary Façade of the building.
- b. **Street Facing Facades:** Street facing facades shall be lined with windows. Blank walls shall not occupy over 50% of a principal frontage, and a section of blank wall shall not exceed 20 linear feet without being interrupted by a window or entry pilaster, lattice, change in plane, or similar element. The street-facing portion of industrial/warehouse buildings should have administrative areas, offices, break rooms, and other uses that require windows and entries in order to maximize articulation and human activity at the front of these buildings.

# CONDITIONS OF APPROVAL

## Urban Design (cont.)

- c. Articulation: All exterior walls of the building shall be articulated with a consistent style and materials. Architectural details and materials shall continue on all four (4) facades.
  - d. All facades shall express a recognizable base, middle, and top. These elements may consist of: thicker walls; richly textured materials; special materials such as ceramic tile, granite or marble; contrasting colored materials or panels; cornice treatments, roof overhangs; and stepped parapets. Materials shall be properly applied and correctly detailed, especially at the base, along cornices, eaves, parapets and around entries and windows.
    - The proposed elevations appear to have met this condition, however, the scale of the base, windows, and other details are out of proportion. This building is designed as a three-story building; however, the facades are designed with proportions that exaggerate the elevations of a one or two story building. This affects the massing of the building as well, and makes a large building appear even larger, due to the incorrect proportions. Each façade, or portion of façade shall express the 3 levels of the façade. Revisions to the elevations showing appropriately scaled windows and other façade details shall be submitted.
    - Building bays should be a maximum of 30 feet in width. Bays should be defined by vertical architectural features such as columns, piers, and fenestration. The projections and recesses of the facades, along with the roof parapet changes are appropriate to help break down the massing of the building. These elements shall be coordinated with the revised elevations responding to the proportions.
  - e. Transparency: Because this is for a personal storage facility that is not typically occupied by people, transparency is not required except in the office area where a minimum 30 percent transparency is required. In lieu of providing transparency, the north and west façades shall include architectural features that make the building look like a 3-story building. The south and east façades shall include similar finishes to create consistency throughout the building. For CPTED purposes, staff recommends including a vision panel in exit doors.
  - f. *Simulated Materials.* Materials that are visibly simulated or prefabricated are discouraged. Material changes should not occur at external corners, but may occur at "reverse" or interior corners or as a "return" at least two feet from external corners. Scored plywood (such as "T1-11") shall not be permitted.
  - g. *Proper Application and Detailing.* Materials shall be properly applied and correctly detailed, especially at the base of buildings, along cornices, eaves, parapets or ridge tops, and around entries and windows.
  - h. *Climate and Pest Considerations.* Sustainability of built structures is extremely important. Materials shall be chosen which take into account the regions' high humidity and the very real dangers associated with termites. Wood structures should be avoided where possible and hardie board, masonry and/or stucco are preferred for exterior surfaces.
  - i. Education Village Architectural Design Standards. These standards are in addition to the design standards of the Southeast Sector Plan.
  - j. Awnings and canopies are encouraged at a pedestrian scale and shall be no wider than a storefront bay. Awnings should be considered on primary facades over roll-up door details and exit doors.
  - k. Roof form: Mechanical equipment shall be screened from view by parapets or by other screening methods as reviewed by Appearance Review Officer.
3. **PARKING**  
Surface parking areas shall meet the landscape screening and tree requirements of LDC Chapter 61.
  4. **PEDESTRIAN CONNECTIONS**
    - a. Direct pedestrian connections shall be installed from the building entries and exits to connect to the pedestrian sidewalks at the property lines.
    - b. Crosswalks shall be constructed with contrasting pavers and/or textured colored concrete, and be consistent with the rest of the master plan.
    - c. Pedestrian circulation shall tie-in to existing and proposed pedestrian network on site and be installed at least to the property lines.
  5. **LANDSCAPING**
    - a. Where parking lots occur along streets, a landscaped area in accordance with LDC Chapter 60 standards shall be provided to minimize views of parked cars from the street and shall be permanently maintained.
    - b. Any service area, dumpster enclosure, loading or storage area, or mechanical equipment shall be screened with shrubs or trees.
  6. **SIGNAGE**  
Signs on the building shall conform to the AC requirements specified in Chapter 64, Section 64.228, Signs inside the Traditional

# CONDITIONS OF APPROVAL

## Urban Design (cont.)

### 7. UTILITIES

Dumpster enclosures and other utilities shall be installed to the rear of the building or site and shall be screened from the public ROW.

### 8. LIGHTING

All lighting on the building and on the site shall meet the City Lighting Standards, per LDC 63.408. Final review of the lighting shall be done at the time of permitting.

## Transportation Planning

### 1. COMMERCIAL PLANS SUBMITTAL

The submitted construction plans shall include a site plan (to engineering scale) and show the following: property lines, legal description, curbs, street pavement edges, public sidewalks, loading/unloading areas, parking spaces, solid waste location, etc. (Please see the Commercial Plans Submittal Checklist: <http://www.cityoforlando.net/permits>). Reference Orlando Land Development Code (LDC), Chapters 60 and 65, and Engineering Standards Manual (ESM), Article Section 1.

### 2. WORK WITHIN THE ROAD RIGHT-OF-WAY

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)

### 3. DRIVEWAY TRAFFIC CONTROL

One 30-inch stop sign, one 24-inch wide white stop bar/line, pavement arrows, and lane lines shall be installed. The stop sign and stop bar/line shall be in-line and located 4 feet behind the sidewalks/crosswalks.

### 4. PUBLIC SIDEWALK REQUIREMENTS

A 5-foot sidewalk/utility easement and a 7 foot parkway is required on both sides of Andric Lane and Tagore Place.

### 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. BIKE PARKING: NUMBER OF SPACES

2 short-term bicycle parking spaces shall be provided for the mini-warehouse/self-storage use.

### 7. PARKING LOT DESIGN

The proposed parking lot must comply with Orlando Land Development Code (LDC) and Engineering Standards Manual (ESM) requirements. Refer to LDC, Chapter 61, Part 3, for parking and loading standards. A self-storage facility requires that 3 vehicle parking spaces are provided at the management office.

### 8. PARKING STALL DESIGN

Parking stalls shall have a minimum width of 9 feet, and 18.5 feet in depth. As shown, the 20' length would meet this requirement.

### 9. DUMPSTER/COMPACTOR

The final site plan shall show the location and size of the on-site solid waste compactor(s) / dumpster(s) with concrete pads, and enclosures with doors. The solid waste container(s) shall not be located adjacent to any single family houses or directly adjacent to the public street. Dumpsters shall be located to provide a minimum 50 feet of clear backup space and constructed per Orlando Engineering Standards Manual (ESM) requirements, OR documentation shall be provided from the City's Solid Waste Division indicating curb pick-up or other approved arrangement.

# CONDITIONS OF APPROVAL

## Police

### 1. CPTED REVIEW

The Orlando Police Department has reviewed the plans for Simply Self Storage located at 9854 Tagore Pl., 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 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 or exceed the guidelines in Orlando City Code, Title II, Chapter 63, Part 2M.
  - In order to give employees and patrons a sense of safety, pedestrian-scale lighting should be used in all high-pedestrian traffic areas especially along public entrances and all walkways throughout the property.
  - Lighting is universally considered to be the most important security feature in a parking area. 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.
  - Appropriate lighting should be included in any common areas throughout the project if it is anticipated that these areas will be utilized after-dark.
- This is especially true in and around the parking areas, stairwells, elevators, building entrances, public corridors and loading zones.
- 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.
- Ensure that any canopies do not interfere with lighting, especially pedestrian scale, if these locations are to be used during nighttime hours.
- Exterior doors should contain 180° viewers/peep holes or small windows.
- Any interior 90° corners in the hallways and common areas should utilize mirrors or reflective material to enhance surveillance around corners.
- The office area should have exterior windows and furniture oriented to improve surveillance of public areas.
- All sides of the building should have windows to observe the walkways, parking areas and driving lanes.
- Advertisements and product displays should not be located on windows. If advertisements must be used, they should be small in size and located in an area where observation will not be blocked to the inside or outside.
- Decals which display height measures should be posted inside any public entrance.
- Public restrooms (if any) should be visible from the main customer areas and away from outside exits.
- Stairwells should be constructed of an open design (not behind solid walls) and the staircase design should allow for visibility.
- Elevator lobbies and interiors should be well lit and reflective surface materials may be used to increase visibility in and around this area.

### 3. 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 and parking entrances should create clear way-finding, be well lit and not block entrances or create ambush points.
- There should be no easy access to the roof of any building.
- Signs located in the parking area should remind users to lock their vehicles and keep valuables out of sight.
- Way-finding located throughout the property should help guide users to authorized areas while discouraging potential offenders.
- Signage with hours of operation should be clearly visible at any public entrance.

# INFORMATIONAL COMMENTS

## Police (cont.)

- We encourage the use of traffic calming techniques as well as surface and gateway treatments throughout the project to promote safe vehicle speeds, reduce collision frequency and increase the safety and the perception of safety for non-motorized users.
- Walkways should be a minimum 6' in width to enhance pedestrian flow.

## 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 interaction between users.
- The building should have an address that is clearly visible from the street with numbers a minimum of five-inches high made of non-reflective material.
- CPTED style fencing, at least 6-foot in height, made of commercial grade steel may be considered to add security, delineate property lines, allow transparency for surveillance, be unobtrusive, and create a sense of community. 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 reinforce delineation.
- 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.
- 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 construction.
- The roll down doors should have locks and be part of a building wide access control system.
- 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 an alarm or security systems are installed, each storage unit should be clearly identified with the alarm and monitoring company and the system should be regularly tested and maintained. During working hours, commercial alarm systems should be programmed so that a short beep is sounded if an exterior door opens.
- A security camera system (CCTV) capable of recording and retrieving an image to assist in offender identification and apprehension should be installed. CCTVs 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). CCTVs should also be placed in several locations on the outside of the building, especially areas with limited or no natural surveillance and any place a shear wall may exist.
- Back or side doors (non-public) should be kept locked from the outside at all times. Internal business policy should prohibit the "propping open" of exterior doors.
- 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.
- Each retail or restaurant space should contain a drop safe or cash management device.

Additional precautions, such as silent alarms, hold-up alarms and retail training (what to do during a robbery), should be discussed with OPD's Crime Prevention Unit Officer Edgar Malave, 407.246.2513.

## 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:

- 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.
- 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.

## INFORMATIONAL COMMENTS

### Police (cont.)

- In addition to lighting, one of the following physical security measures should be installed:
  - 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 phone numbers for after hours, in case of an emergency; or
  - A uniformed security guard should be hired to continually patrol the construction site during the hours when construction work has ceased.
- 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.

### 7. Mutualink© - Real-time interoperable communications multimedia sharing:

Mutualink© is an IP-based multimedia overlay network, designed to leverage the sharing of your existing radio, video, telephone, and IP-sensory equipment including disparate systems, as well as next-generation communication technology.

Security and Public Safety agencies using Mutualink© have the dual benefit of maintaining full control of their radio, video, telephone, and IP-sensory related resources, while making them available for interoperable connection with other agencies' systems with the click of a mouse. Interconnection with the Mutualink© network is achieved without impacting the operation of existing console and remote control equipment.

The developer is encouraged to contact OPD in an effort to coordinate security and surveillance system technology. OPD has the ability to monitor specified camera systems from private facilities at the will of the developer or building owner. OPD monitoring will be in addition to self-monitoring and will not replace building camera monitoring. OPD will not have the ability to interfere with or manipulate building camera systems, only view. The additional monitoring is beneficial to both the developer/owner and OPD as a crime prevention and overall public safety solution.

Mutualink© questions should be directed to the Orlando Police Department, Sergeant Andy Brennan, at [Andrew.Brennan@cityoforlando.net](mailto:Andrew.Brennan@cityoforlando.net).

## CONTACT INFORMATION

### City Planning

For questions regarding City Planning review, please contact Colandra Jones at 407.246.3415 or [colandra.jones@cityoforlando.net](mailto:colandra.jones@cityoforlando.net).

### Urban Design

For questions regarding Urban Design plan review, please contact Holly B. Stenger at 407.246.2861 or [holly.stenger@cityoforlando.net](mailto:holly.stenger@cityoforlando.net).

### Transportation Planning

For questions regarding Transportation Planning plan review, please contact Matt Wiesenfeld at 407.246.2290 or [matthew.wiesenfeld@cityoforlando.net](mailto:matthew.wiesenfeld@cityoforlando.net)

### Police

For questions regarding Orlando Police Department plan review, please contact Audra Nordaby at 407.246.2454 or [Audra.Nordaby@cityoforlando.net](mailto:Audra.Nordaby@cityoforlando.net).

## REVIEW/APPROVAL PROCESS—NEXT STEPS

1. SETDRC minutes scheduled for review and approval by City Council.
2. Appearance Review by the Urban Design staff.
3. Building permits.