



LAUREATE PARK JEWEL BOX

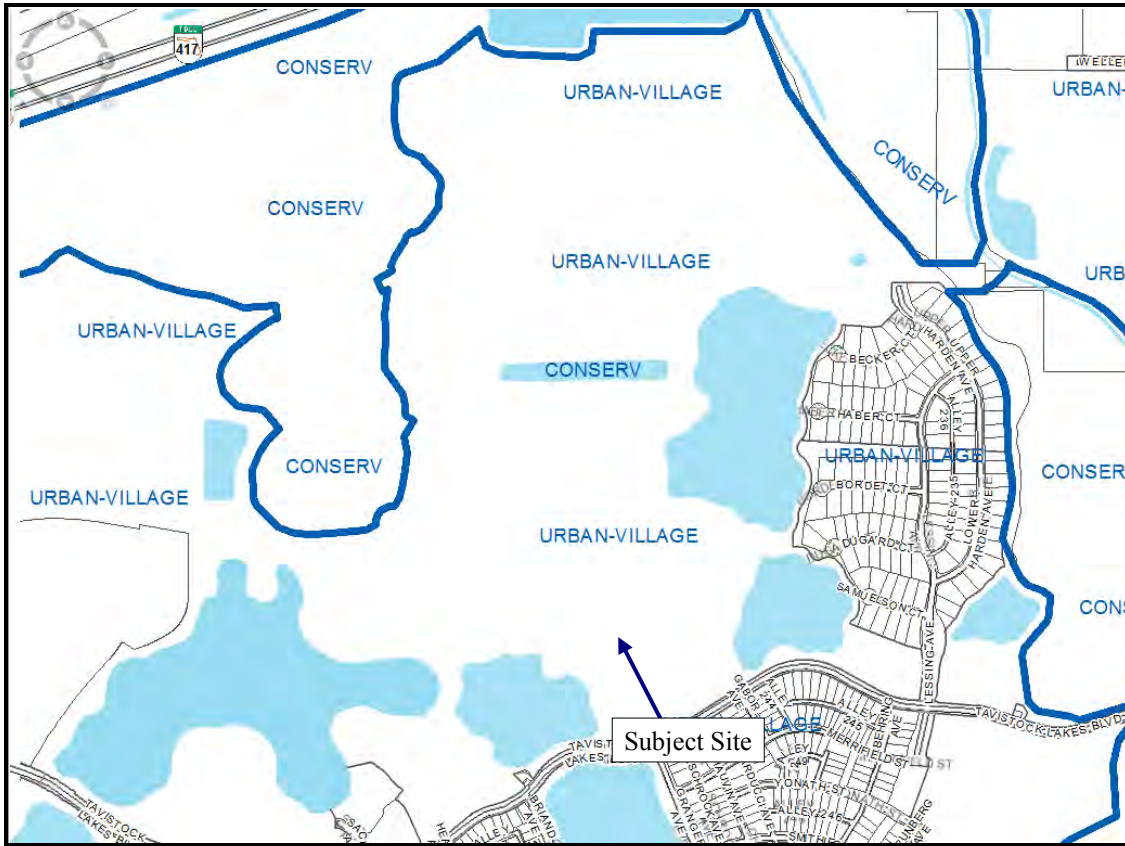


Location Map [Blue Outline] Subject Site

SUMMARY

<p>Owner Robert B. Adams Lake Nona Land Co., LLC</p> <p>Applicant Heather Isaacs Tavistock Development Co., LLC</p> <p>Project Planner Colandra Jones, AICP</p>	<p>Property Location: The subject property is located north of Tavistock Lakes Boulevard, west of Narcoossee Road, and south of Central Florida Greenway (SR 417). (±4.5 acres, District 1).</p> <p>Applicant's Request:</p> <ol style="list-style-type: none"> 1. Specific Parcel Master Plan (SPMP) Amendment for the Laureate Park Phase 6 residential development. The amendment introduces a new lot type, the Jewel Box product. The project is comprised of 40 detached single family units. Also, revise the lot type mix. 2. Major Subdivision Plat to create the preliminary plat for 40 residential lots in Phase 7A of Laureate Park. 	<p>Staff's Recommendation: Approval of the request, subject to the conditions in this report.</p>
<p>Updated: November 24, 2015</p>		

FUTURE LAND USE MAP



ZONING MAP



PROJECT ANALYSIS

Project Description

The subject site is generally located north of Tavistock Lakes Boulevard, west of Narcoossee Road, and south of Central Florida Greenway (SR 417) and is approximately 4.5 acres. The site is currently designated Urban Village on the Official Future Land Use Map and is zoned PD and PD/AN. The site is within the Lake Nona Development of Regional Impact (DRI parcel 27b) and is designated as “Residential Neighborhood” on the DRI Map H.

The applicant is proposing an SPMP amendment to Laureate Park Phase 6 Residential Neighborhood. The original SPMP depicted 12 different lot types, including a mix of front-loaded and rear-loaded lots with 747 detached single family units and 139 townhome units. The amendment to this SPMP proposes a new lot type called the Jewel Box. The Jewel Box includes garages that are served by rear alleys or shared driveways directly off the neighborhood street. The homes will include primary entries on the open space tracts. This proposed site will accommodate 40 lots of this product type. Also, the applicant is proposing to revise the product mix for Phase 6. The new product mix can be found on Page 4 in Table 2.

Previous Actions:

- March 2015—The Southeast Town Design Review Committee (SETDRC) approved the Laureate Park Phase 6 SPMP to allow for a residential development comprised of 886 dwelling units (Case #MPL2015-00001). The SETDRC also approved the preliminary plat for Laureate Park Phase 6 for the gated portion of the development which is comprised of 151 dwelling units (Case #SUB2015-00004).
- October 2015—The Technical Review Committee (TRC) approved the preliminary plat for 169 residential lots in Phase 7 (which is actually a portion of Phase 6) of Laureate Park. The subject property for the Jewel Box product was depicted in this preliminary plat as a future development tract (Case #SUB2015-00044).

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 Lake Nona DRI, a community located in the southeast section of Orlando. More specifically, the site is located within the planned Laureate Park neighborhood. The property is currently vacant but is designated as “Residential Neighborhood” in the DRI. The surrounding future land use designations include Urban Village to the south, east and west. Existing uses include Phases 1, 2B, and 5 of the Laureate Park residential neighborhood which is currently under construction to the south, Phase 3 of the Laureate Park residential neighborhood to the east, and the proposed Laureate Park Phase 6 to the north. The proposed residential development would be compatible with the surrounding existing and planned residential uses.

	Future Land Use	Zoning	Surrounding Use
North	Urban Village	PD	Laureate Park Phase 6
East	Urban Village	PD	Laureate Park Phase 3
South	Urban Village	PD & PD/AN	Laureate Park Phases 1, 2B, and 5
West	Urban Village & Conservation	PD/AN, C, C/AN	Primary Conservation Network & 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 “Residential Neighborhood” in the Lake Nona DRI/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 (Traditional Design Standards—Applies to Non-Gated Portion of Phase 6)

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 at least three residential housing types, and shall focus on a centrally located neighborhood center and/or school. The plan states that buildings will orient to streets and public parks and will address the local street system with entries, balconies, porches, etc. Also, local streets will provide for both intra and inter-neighborhood connections in order to build community. The applicant’s proposal for the Jewel Box product meets the general land use guidelines specified in the Southeast Plan by having a density of 8.9 du/ac and it adds to the mixture of housing types for the overall Phase 6.

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. This SPMP amendment adds a housing type, the Jewel Box. The overall Phase 6 development that is approximately 70.3 acres and is proposing 9 different residential lot types. 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 revised proposed amount in Phase 6. According to the Southeast Orlando Sector Plan Figure 68-E Housing Types, the proposed lot types meet the residential building standards.

Lot Type	Number of Lots (Approved MPL2015-00001)	Proposed Revised Number of Lots	Net Increase/ Decrease
30’x 120’	105	107	+2
40’x 120’	62	61	-1
45’x 120’	189	208	+19
50’x 120’	137	143	+6
60’x 120’	44	27	-17
65’x 120’	18	—	-18
70’x 120’	25	38	+13
80’x 120’	16	8	-8
Townhome	139	38	-101
Jewel Box	—	40	+40
Total	735	670	-65

Street Front Setback	Porch Encroachment	Front Alley Setback	Park Setback	Interior Side Setback & Side Alley Setback	Two Story Side Setback	Rear Alley Setback
15’	8’	5’	5’	5’	5’	5’

Circulation Guidelines and Standards

The Southeast Plan contains a section on the Local Circulation System as well as a discussion of roadway connectivity. These standards are to ensure that the proposed development has an interconnected system of arterial, collector and local streets; bicycle lanes; multi-use trails; transit; traffic calming; and parking standards. The intent of the Southeast Orlando Sector Plan's Transportation Design Standards are to assist in creating a sustainable community with a more balanced transportation system. The proposed Laureate Park Phase 6 SPMP has been reviewed for conformance with this section of the LDC Chapter 68 as well as the previously approved Lake Nona Southern Circulation SPMP (MPL2008-00023 & MPL2011-00004). The applicant has submitted road cross-sections for its Two-Way Alleys. The typical cross-sections for each can be found on pages 10 of this report.

Another Circulation standard the Southeast Sector Plan requires is the Connectivity Index. Section 68.404 outlines the requirements for the connectivity index for this area. A simple measure of connectivity is the number of street links divided by the number of nodes or link ends. The more links relative to nodes, the more connectivity. A connectivity index of 1.4 to 1.8 represents an acceptable street network. The proposed Jewel Box area achieved a Connectivity Index score of 2, which indicates a good level of street connectivity. This score meets the quantitative standard for a Transportation Impact Fee discount. Because this SPMP is part of a larger PD with a variety of housing types, the applicant has requested that a cumulative links-to-nodes analysis be created for the Laureate Park residential area. This area is located south of the Greenway (SR 417), west of Narcoossee Road, and east of the Lake Nona Village Center/Medical City. To date, the street network has been planned for Phase 1 (MPL2010-00014), Phase 2 (MPL2011-00013) Phase 3 (MPL2011-00015), and Phase 5 (MPL2012-00032) which has a planned total of 1,245 dwelling units. Cumulatively, these four phases include 104 links and 69 nodes. With the addition of Phase 6, with its 200 links and 127 nodes, the cumulative total for all four phases include 338 links and 219 nodes for an overall index value of 1.5, which exceeds the connectivity requirement.

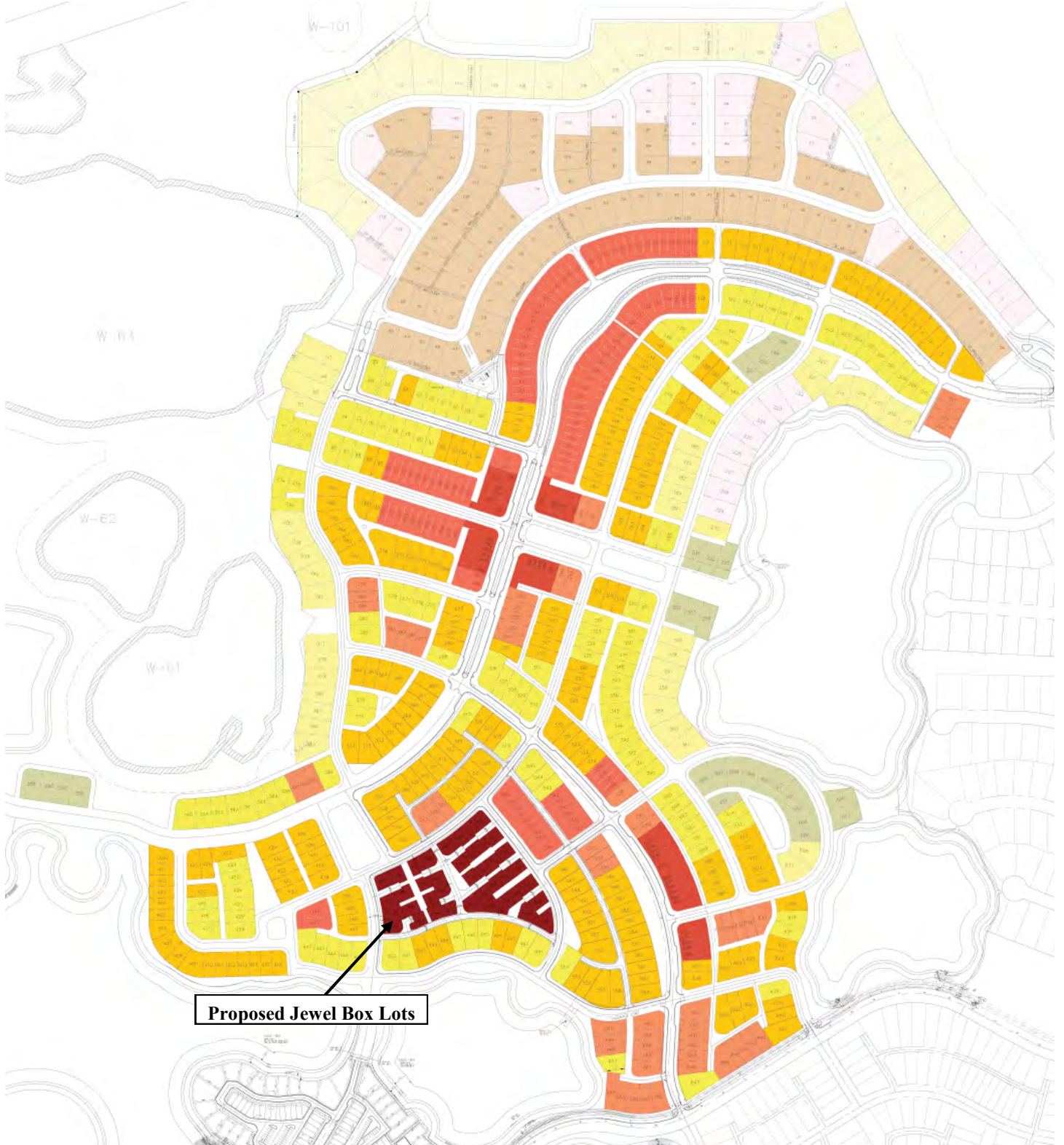
Open Space

According to Section 68.205(e), *small parks should be located within two to three blocks of every home within a neighborhood. Pedestrian and bicycle connections shall be enhanced to allow surrounding residents to easily and safely access public recreational facilities.* The overall Phase 6 SPMP depicts open space tracts within the neighborhood that total approximately 17.2 acres in size. The Jewel Box SPMP depicts approximately 0.5 acres of open space. Also, at the southernmost part of the Phase 6 neighborhood is the Neighborhood Aquatic Center which is approximately a quarter of a mile from this phase of Laureate Park. This amenity center is more specifically located at the northeast corner of Tavistock Lakes Boulevard and Sachs Avenue. It serves the residents of Laureate Park with recreational amenities such as an aquatic center, fitness center, and a multi-purpose facility. To date, for the overall Laureate Park development (all phases) there are approximately 25.9 acres of park and open space. With the addition of Phase 6, it will bring the total to 43.1 of open space. The neighborhood park Level of Service is 3.25 acres per 1,000 population. Including Phase 6, Laureate Park totals 2,066 dwelling units, yielding a demand of 6.7 acres. The proposed open space greatly exceeds the minimum LOS requirement.

Landscaping

The applicant did not submit a landscape plan with this application. It is noted that each lot will include canopy trees to complement the street tree network, as well as ground cover, accent plants, and other landscape features that provide a sense of community identity. The landscape plan shall be developed in accordance with Section 68.503 of the LDC.

OVERALL PHASE 6 DEVELOPMENT PLAN

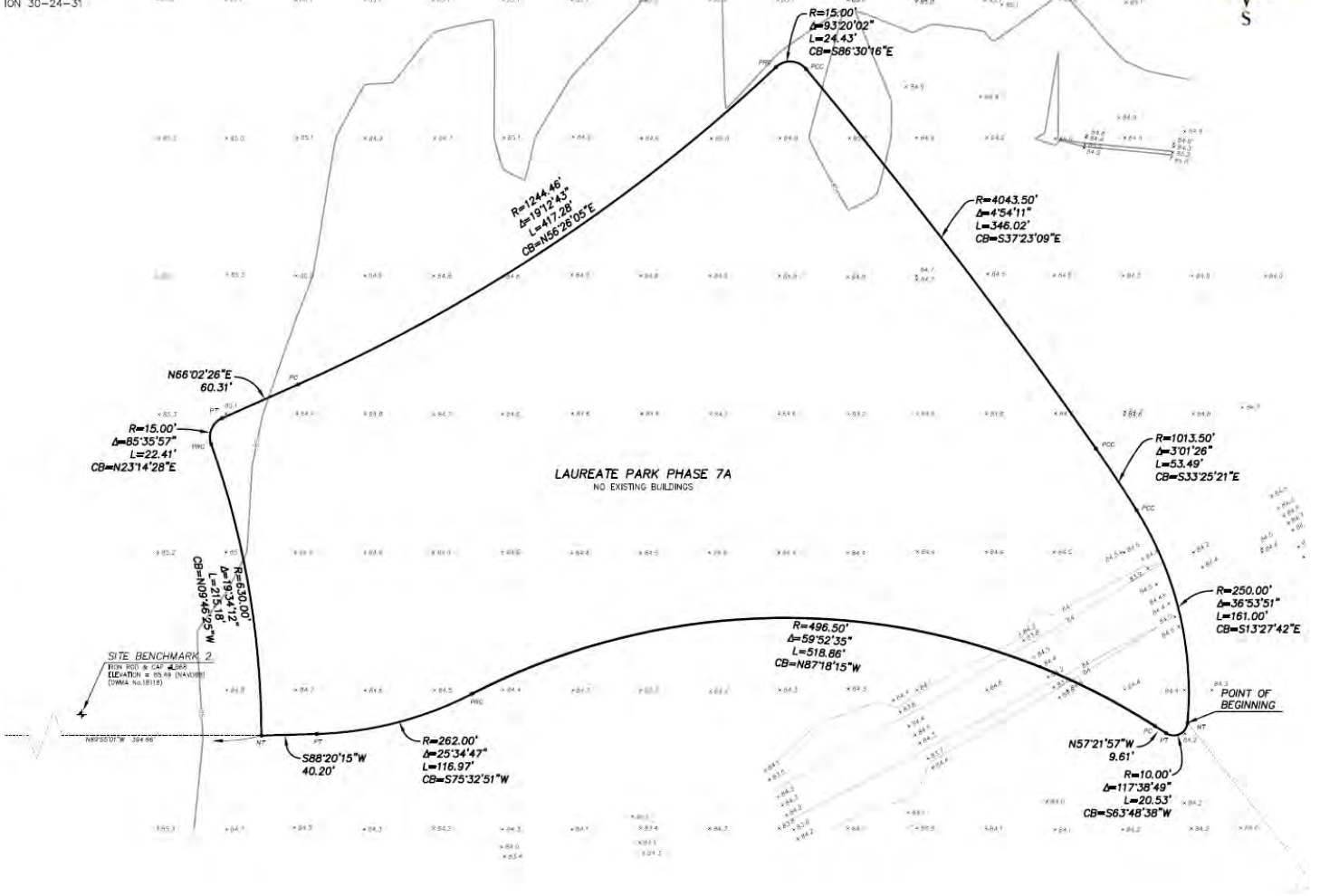


AERIAL PHOTO OF JEWEL BOX PRODUCT

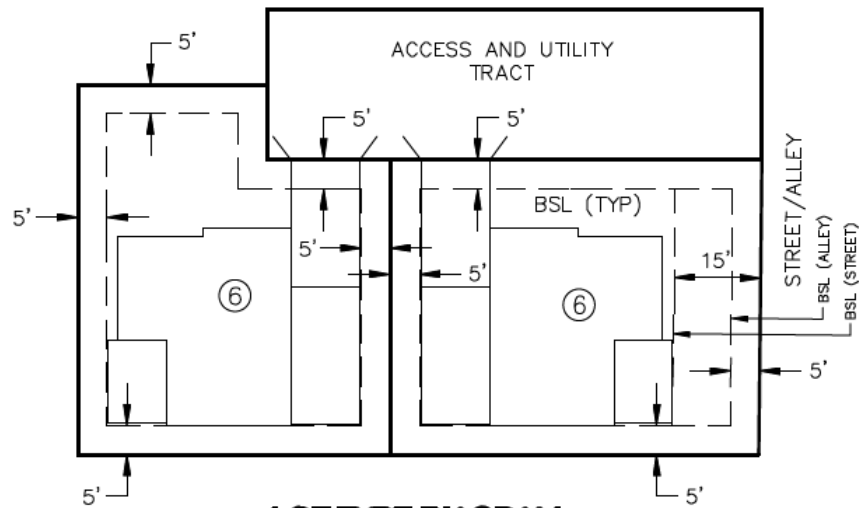


BOUNDARY & TOPOGRAPHIC SURVEY

ION 19-24-31
ION 30-24-31



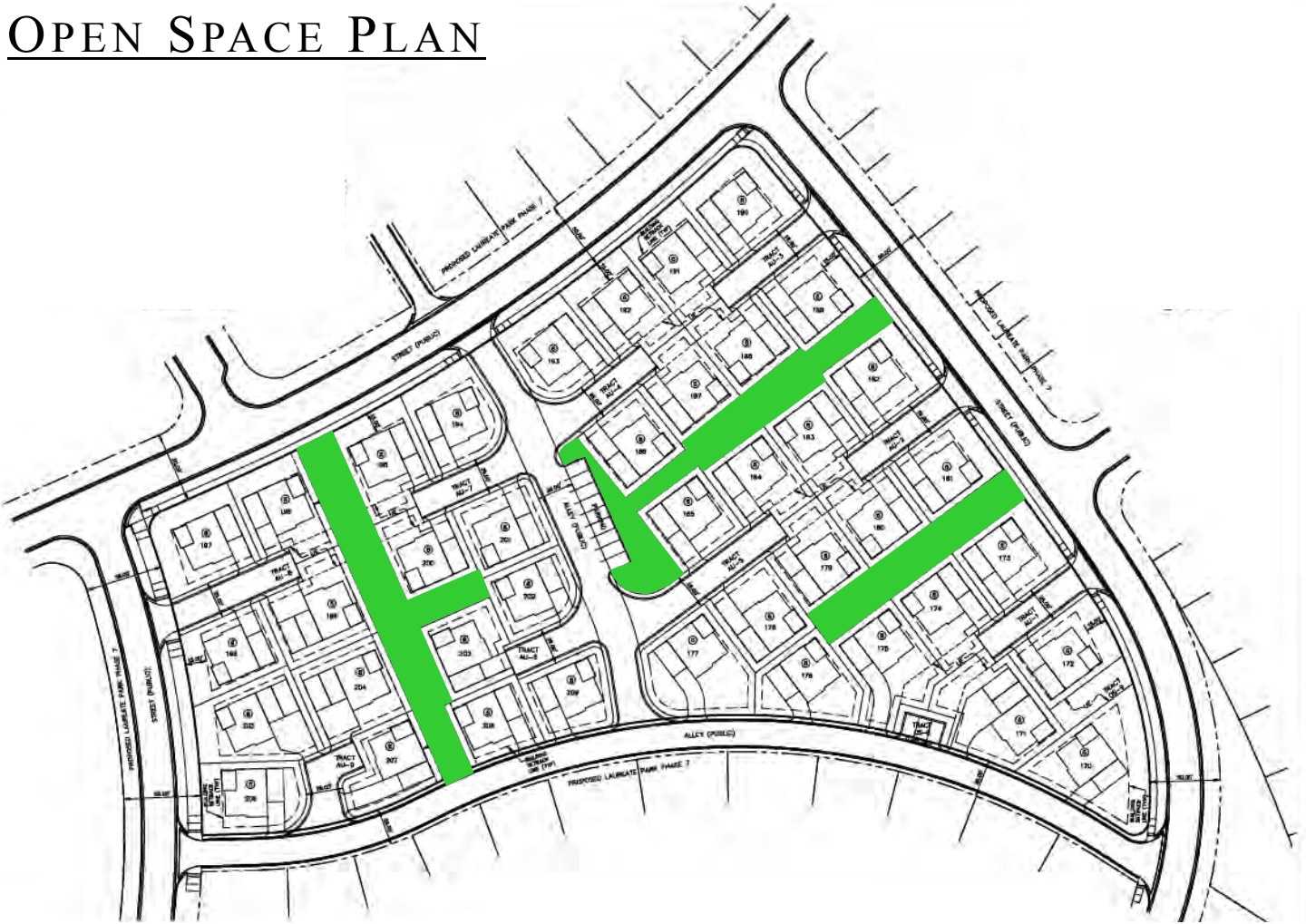
DEVELOPMENT PLAN/PRELIMINARY PLAT



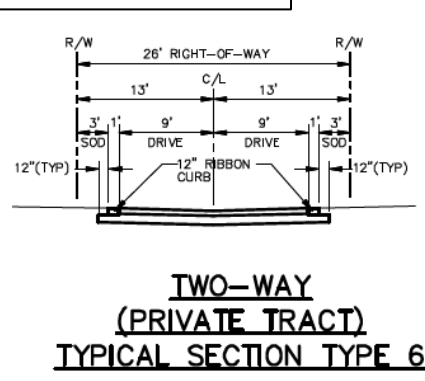
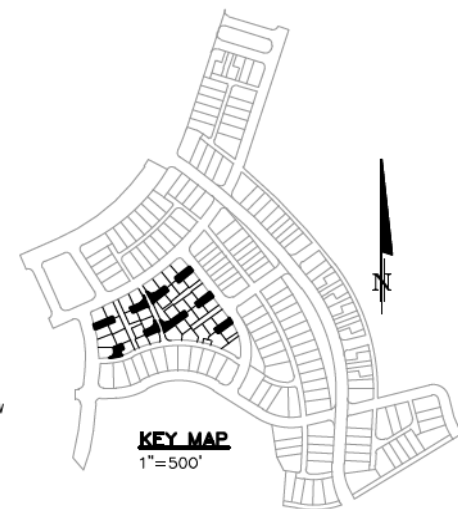
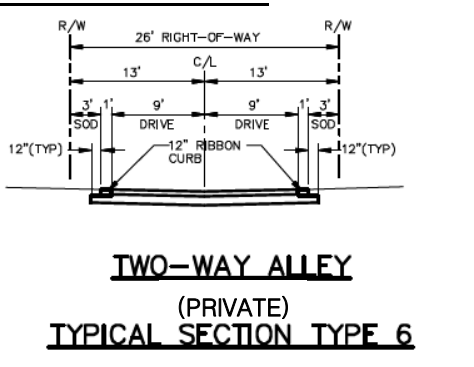
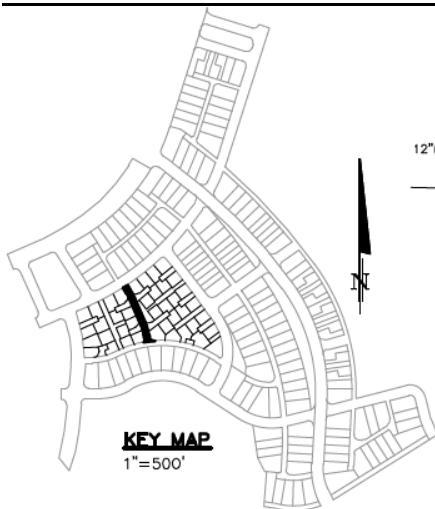
LOT TYPE DIAGRAM

LOT DIMENSIONS VARY

OPEN SPACE PLAN



ROAD CROSS SECTIONS



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 Plat applications contained in Section 65.425 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 Lake Nona DRI/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 and Preliminary Subdivision 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 Lake Nona DRI/PD, and any other pertinent provisions of the Conventional LDC, the Lake Nona DRI/PD, the Southeast Orlando Development Plan Agreement, the 1994 Lake Nona Developer's Agreement, 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. *TRANSPORTATION IMPACT FEE DISCOUNT—RECOMMENDED*

Base on staff analysis, the proposed Jewel Box development plan achieved a Connectivity Index score of 2, and an overall Phase 6 score of 1.5 which indicates a good level of street connectivity. These scores meet the quantitative standard for a Transportation Impact Fee discount. While the SPMP does not provide residential building elevations, based on the applicant's proposed typical lot characteristics, it appears that the project will meet the qualitative standards necessary to receive a Transportation Impact Fee discount. Consistent with LDC Section 68.608, and contingent upon approval by the SETDRC and City Council, staff recommends that the Planning Official issue a letter authorizing a Transportation Impact Fee Discount, to be applied to permit applications for the proposed residential development. The percentage discount shall be determined by the Transportation Planning Division.

5. *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.

6. *MECHANICAL EQUIPMENT*

For the Jewel Box lot type on corner lots, unless approved during Appearance Review, all mechanical equipment may be located in the rear yard or the street side yard between the building wall and the street, provided the following standard is applied: 1) the equipment shall be screened with a vegetative buffer or opaque fence/wall at least 4 feet in height in order to hide views of the equipment from the street.

7. *IMPERVIOUS SURFACE RATIO (ISR)*

The maximum ISR for the Jewel Box area shall be 0.85.

CONDITIONS OF APPROVAL

City Planning (cont.)

8. LOT FRONTAGE

Each lot shall have a minimum 10 foot frontage on a street or open space tract. Lots 176-178, 201, and 202 shall be re-configured to address this requirement.

9. LANDSCAPE PLAN

The landscape plan shall be developed in accordance with Section 68.503 of the LDC.

10. MAXIMUM BUILDING HEIGHT

The maximum building height for the Jewel Box product shall be limited to two stories.

11. ACCESSORY STRUCTURES

There shall be no accessory structures allowed for the Jewel Box product type..

12. DRIVEWAY WIDTH

There shall be a 16 foot maximum driveway width at the property line.

13. ADDITIONS

Additions of more than 800 square feet are not allowed.

14. GROUND FLOOR ELEVATION

For this unique project only, a reduced ground floor building elevation is allowed from 18" above grade level to 8" above grade level and an architectural design with a watermark base is required at 8" or above.

Urban Design

1. Elevations were not provided with the application. An appearance review shall be conducted through determination to review transparency, architectural treatments, etc. HOA Letter of Approval is required prior to any permit being issued for the site plan and elevations.
2. A minimum 15% transparency shall be required per each floor below the roof line on all facades facing a street, alley, open space tract or pedestrian walkway. Garage linear length shall not be included in calculation on ground floor facing an alley, however garage shall incorporate transparency on the façade facing an open space tract, or pedestrian walkway.
3. All garage doors shall meet the garage door treatment requirements of Section 68.307.
4. Each unit shall have a sidewalk connection from a front entrance to an overall pedestrian network that leads to a sidewalk or trail along the surrounding streets. The open space tracts shall incorporate pedestrian connections to provide access to the surrounding streets.
5. A pedestrian connection shall be installed across the alley, linking Tract OS-11 to the parking area and pass between lots 201 and 202 to connect OS-12 together. The parking shall be split into two areas with the walkway between. A sidewalk shall also be installed in front of the parking area, allowing access to the network.
6. All fences shall be limited to 4 feet or less in height at all property lines. Fence style is recommended to be open picket style fences.
7. A/C units shall be screened from neighboring properties and be located so that they are not visible from a tract or ROW. Solid walls, solid fences or vegetative buffer no taller than 4 feet or 6 inches above the unit heights, whichever is less are acceptable. A/C units shall not be located within designated open space or interrupting a pedestrian connection. LDC 58.982 shall apply.
8. All utilities, such as back flow valves, electrical panels, etc. shall be coordinated with the elevations and site plans so to not be an eyesore.
9. Street trees shall be installed along all streets. Locations shall be coordinated to not interfere with view triangles at the curb cuts.
10. A community mailbox kiosk, designed to be compatible with the development, is encouraged.
11. Address signage or wayfinding signage, if proposed, should be designed to be discrete and pedestrian oriented.

Transportation Planning

The Transportation Planning Division supports the applicant's request without further condition.

Transportation Engineering

1. PRIVATE ROAD ROW

All alleys shall be privately maintained but built to City Standards.

CONDITIONS OF APPROVAL

Transportation Engineering (cont.)

2. *STREET NAME REQUIREMENTS*

Due to the orientation of the parcels, special consideration will be required to street naming conventions to help aid the City Fire Department and the Orlando Police Department. City addressing staff shall be consulted at the time of permitting or before to approve of the street name configuration.

3. *PEDESTRIAN ACCESS: SPECIFIC*

Provide a clear pedestrian path from the proposed streets to each lot.

4. *MANEUVERABILITY*

At driveways that dead end, provide 10 feet of additional alleyway after the last curb cut to provide for better maneuverability.

5. *FENCES: LOCATION*

Fence walls adjacent to alleys shall be at least 5 feet from the property line or building setback; whichever is greater. All other fences shall remain clear of sight lines.

6. *HC 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. These ramps will be a type approved by the FDOT.

7. *ON STREET PARKING*

On street parking shall be provided due to the increase in density of this project.

8. *TRANSPORTATION: MISC*

High emphasis crosswalks shall be used within the ROW and shall comply with standards found in the most recent FDOT Standard Index 17346.

Wastewater

1. *SEWER-MISC.*

- Provide an up to date Master Sanitary Sewer Plan for reference.
- Sanitary sewer mains within alleys and open space (OS) tracts shall be privately owned and maintained.
- Laterals to serve lots or units fronting on streets where sewer mains are to be installed under early phases of construction shall be consistent with the lot layout of future construction phases and meet the criteria of chapter 9 of the ESM.
- Sanitary sewer mains shall not be deeper than 15 feet, unless otherwise approved by the Wastewater Division Manager.

INFORMATIONAL COMMENTS

Engineering/Zoning

1. *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.

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).

INFORMATIONAL COMMENTS

Engineering/Zoning (cont.)

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. SEWER-BENEFIT FEE

The owner/developer is required to pay the Sewer Benefit Fee in accordance with the Sewer Service Policy and Chapter 30 of the Land Development Code.

5. CONCURRENCY-COMMITTED

Lake Nona DRI development has a Concurrency capacity committed to it. The capacity will be deducted from the Lake Nona account at the time of permitting. An Assignment of Committed Trips form is required from Lake Nona as a condition of building permit issuance.

6. 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.

7. STORM- LAKE NONA

Stormwater management system design shall conform to the criteria outlined in the Lake Nona Developer's Agreement dated May 4, 1994.

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. ROADWAY-MASTER PLAN

The proposed roadway cross section needs to be consistent with the approved Master Plan.

10. PLAT-MAJOR

Final Plat: At the time of final plat submittal, the following is required:

1. Upon the first submittal paper copies signed and sealed by surveyor, upon second review mylar plat (executed by the owner and signed and sealed by the surveyor).
2. Certificate of Title or Title Opinion (A title insurance policy is not acceptable.) Refer to Florida Statutes 177.041 for additional information.
3. 4% inspection fee (based on estimated cost of the improvements. An itemized cost estimate is to be submitted to this office for approval.
4. Six sets of approvable construction plans.
5. Performance Bond - 110 percent of the cost of the improvements. The form is available in Engineering.
6. Joinder and Consent to Plat - If there is a mortgage on the property, a joinder and consent to plat document is required from each mortgage holder. The document is recorded with the plat. Refer to Florida Statute 177.081 for additional information.
7. Fixed Asset Report - The form is available in Engineering.
8. The plat must be reviewed by Orange County prior to recording. Begin this process by taking a copy of the executed plat to Room 1700 (Orange County Property Appraiser's Office, Attn. Rocco Campanale), 200 S. Orange Avenue, Sun Trust Bank Center. A copy of the completed Statement of Lien from Orange County is required by this office. The original Statement of Lien must be delivered to this office prior to recording the plat.

11. 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 responsible for the installation of street trees prior to final of the building permit. The Street Tree specifications are 12'-14' height of canopy tree.

12. ROADWAY-MISC.

The visitors' parking spaces located along the public alleys must be design in accordance with City Code Section 61.309, having a minimum width of 9 feet and a depth of 18.5 feet located outside of the alley right-of-way.

INFORMATIONAL COMMENTS

Engineering/Zoning (cont.)

13. STREET NAME

The proposed name of the new street shall be submitted to the Engineering Bureau for review for duplication of established street names, same sounding name, type of spelling, etc., in accordance with the City Land Development Code, Section 61.221.

14. FENCES

Within Phase 7A Development the location of fences shall be in accordance with the Engineering Standards Manual and the Florida Green Book for site distance and height. It is recommended that the height of the fences along all public or private alleys be limited to four feet in height, with a style of picket or aluminum being installed.

15. ENGINEERING/ZONING-MISC.

- All propose mechanical equipment must be properly screened from view in accordance with Chapter 58, PART 5B (18). Mechanical Equipment; Section 58.982 of the Land Development Code.
- All future elevation shown on a boundary/topographic survey shall use the North American Vertical Datum of 1988 (NAVD 88).
- In accordance with Chapter 7, Stormwater Management, Section 7.01(4). Roof drainage must be collected and conveyed to gutters on lots for which the side yard setback is less than ten feet. Site plan must show where the roof downspouts are located. These downspouts should direct the water away from the building and adjacent lots. Connection of roof drains directly to the storm sewer may be required.

Police

1. CPTED REVIEW

The Orlando Police Department has reviewed the plans for Laureate Park Phase 6 (Jewel Box residential development) located at 13544 Narcoossee 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 SURVEILLANCE

Design the sites 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 streets; 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 the most important security feature. Illumination, uniformity, and glare should all be taken into consideration.
- Good lighting provides visual guidance and orientation to employees and visitors and improves the perception of their safety, especially in areas not easily observed from main walkways.
- Appropriate lighting should be included in any areas anticipated to be utilized after dark. This includes parking areas, alleys, entrances, and green spaces.
- Lighting should not be screened out by landscaping or building structures such as overhangs or awnings.
- Uniformity of light is crucial to avoid 'dark' spots, especially in parking areas.
- 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 and green 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.
- Lighting fixtures should be shielded or full-cutoff, reliable, easy to maintain, withstand the elements, and be vandal-resistant.
- Landscaping: Low-growing shrubs are an excellent means for defining an area that requires visual surveillance.
 - All shrubs should be kept trimmed to no higher than 2 ½ feet and should not block windows.
 - Tree branches should be kept trimmed to a minimum of 6 feet from the ground; branches should be kept away from roof; trees should not prevent building occupants from viewing entrances or sidewalks; tree canopies should not interfere with lighting or mechanical surveillance.
 - A maintenance plan is essential in landscaping.
- Exterior doors on all residential units should contain 180° viewers/peep holes.
- Ensure that any awnings or overhangs do not interfere with lighting if these locations are to be used during nighttime hours.
- Porches should contain an open rail and banister design to aid visibility through the rails and not create hiding places or ambush points.

INFORMATIONAL COMMENTS

Police (cont.)

3. *NATURAL ACCESS CONTROL*

Design the sites to decrease crime opportunity by denying access to crime targets and creating in offenders, a perception of risk. This can be accomplished by designing streets, sidewalks, 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 the property 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.
- Ensure awnings or overhangs do not block lighting of the doors.
- Traffic calming measures as well as surface and gateway treatments can encourage 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*

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 features that define property lines and distinguish private spaces from public spaces using landscape plantings, pavement designs, gateway treatments and CPTED open design (see-through) fences.

- The property should be designed to encourage interaction between users.
- Each residence should have addresses that are clearly visible from the alley or street with numbers a minimum of five-inches high made of non-reflective material.
- Fencing can add security, delineate property lines, allow transparency for surveillance, be unobtrusive, and create a sense of community. CPTED style, wrought iron fencing is a good option to consider. Another option is landscape buffers that 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.
- Air conditioner units should be caged and the cages should be locked at all times.

5. *TARGET HARDENING*

This is accomplished by incorporating features that prohibit entry or access such as window locks, single-cylinder 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.
- 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 or secondary lock.
- If alarm or security systems are installed, each residence should have a separate system that can be regularly maintained by the occupants.
- Large glass doors and windows should be made of impact resistant glass or a security film (such as Lexan™) to reduce the opportunity for burglaries. If installing security film, 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 silent alarms and retail theft 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.

Building

Building Plan Review is not applicable to this case at this time.

Legal

A title opinion or certificate pursuant to FS 177.041 must be provided for a comprehensive review.

CONTACT INFORMATION

City Planning / Urban Design

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

Transportation Planning

For questions regarding Transportation Planning plan review, please contact John Rhoades at 407-246-2293 or john.rhoades@cityoforlando.net

Transportation Engineering

For questions regarding Transportation Engineering plan review, please contact Lauren Torres at 407-246-3220 or lauren.torres@cityoforlando.net

Engineering/Zoning

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

Police

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

Wastewater

For questions regarding Wastewater plan review, please contact David Breitrick at 407.246.3525 or david.breitrick@cityoforlando.net

Building

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

Legal

For questions regarding Legal Review of subdivision application, contact Cynthia Sanford at (407) 246-3489 or cynthia.sanford@cityoforlando.net.

REVIEW/APPROVAL PROCESS—NEXT STEPS

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