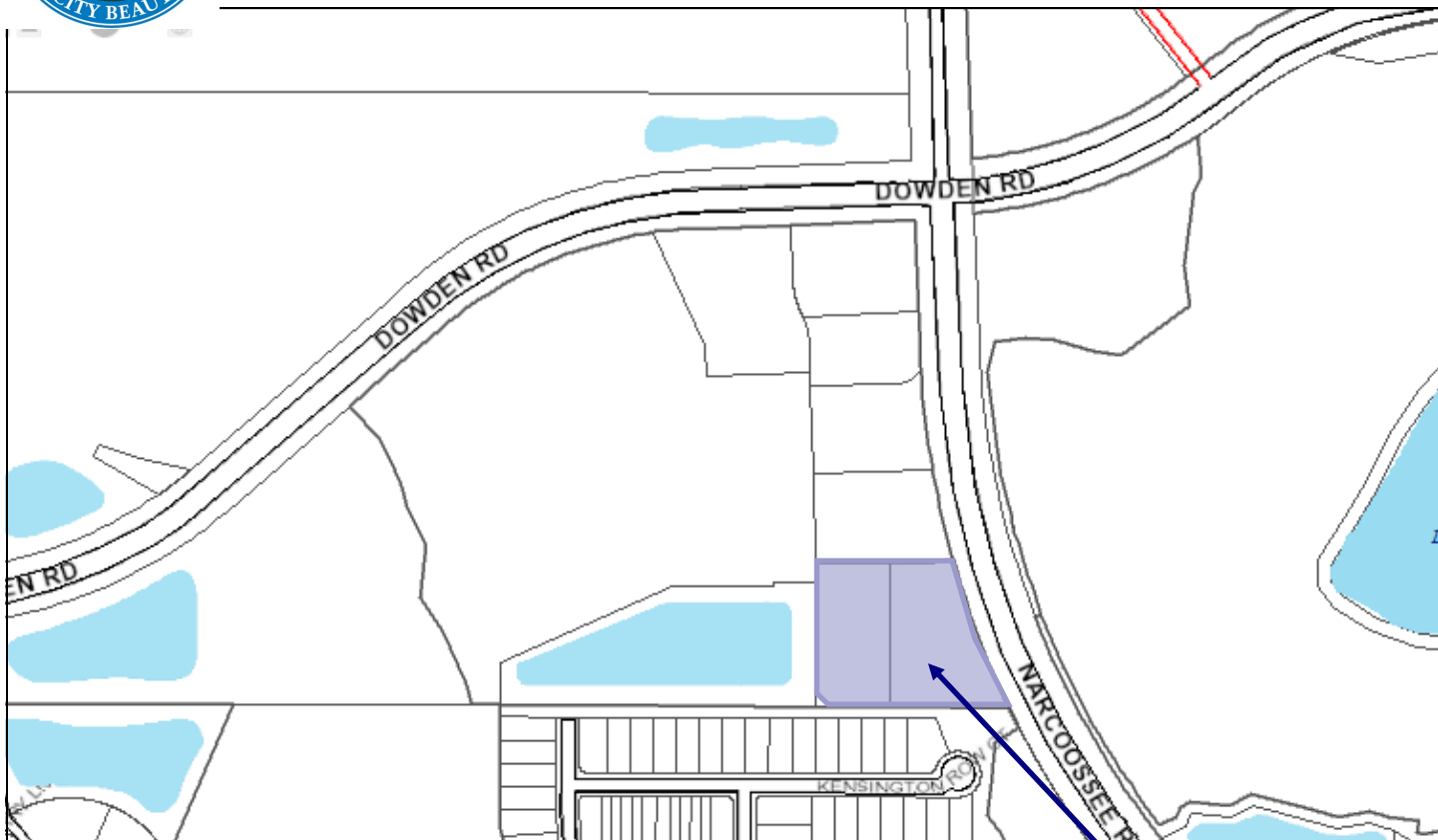




# NONA PARK LOTS 5 & 6 SPMP



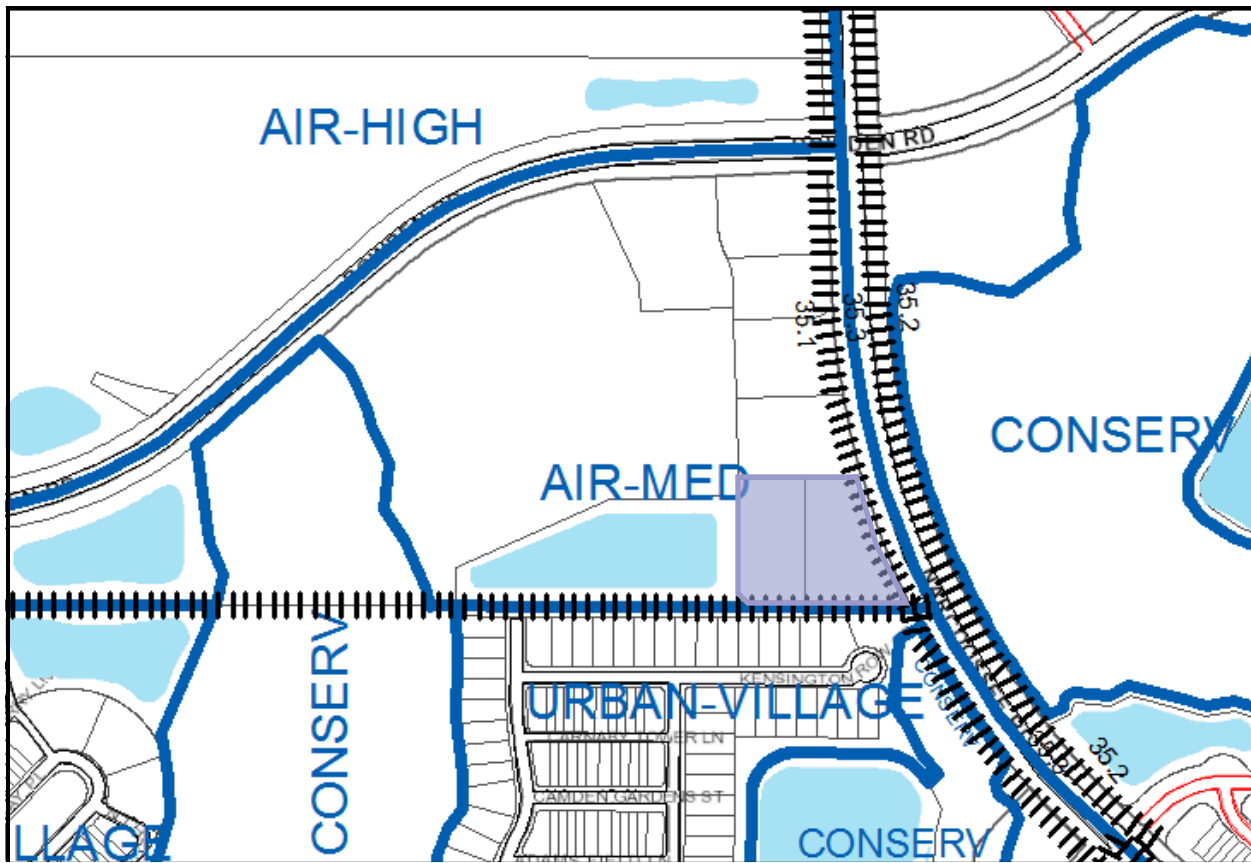
Location Map

Subject Site

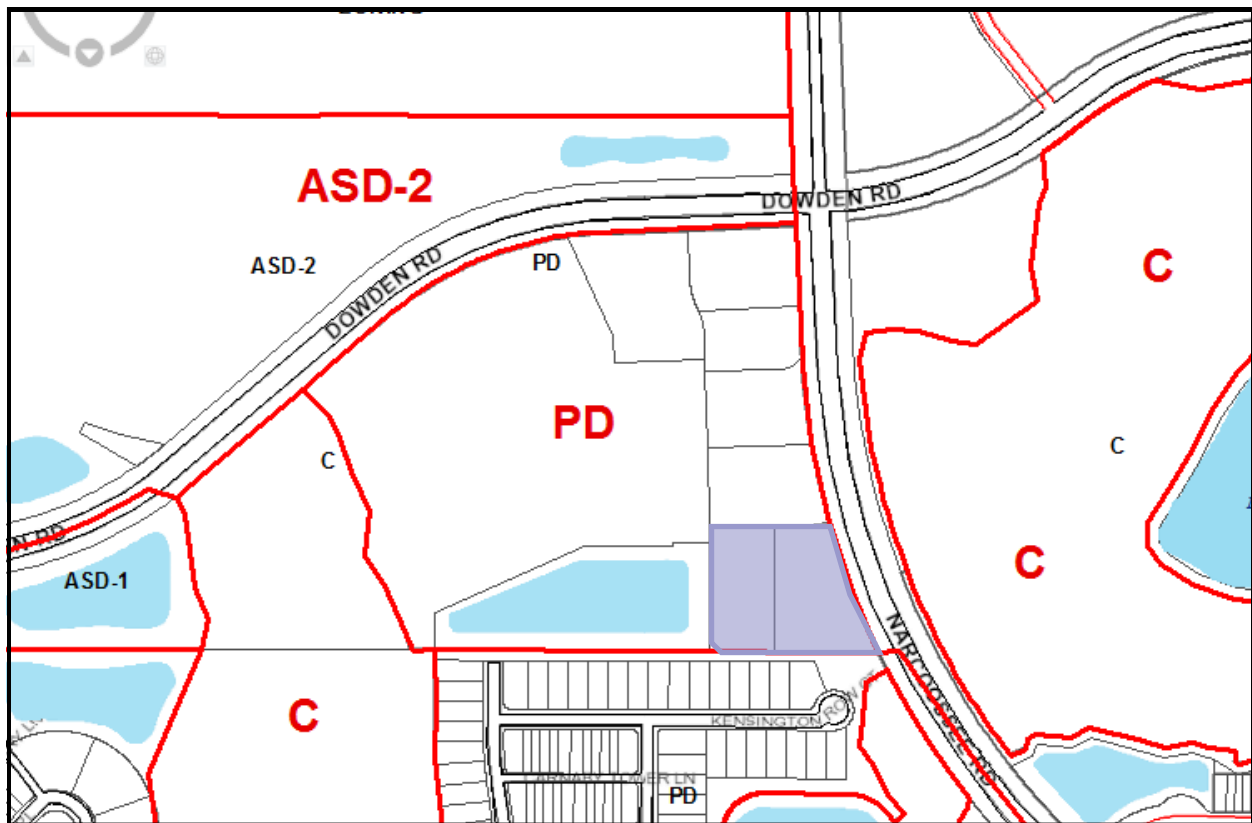
## SUMMARY

<p><b>Owner/Applicant</b>                  Ryan Stahl,                  Lake Nona Investors, LLC</p>          <p><b>Project Planner</b>                  Michaëlle Petion, AICP</p>	<p><b>Property Location:</b> 9402, 9434 Narcossee Rd. (North of Kensington Row Ct., south of Dowden Rd., and west of Narcossee Rd. ) (Parcel ID #06-24-31-5127-06-000, 06-24-31-5127-05-000) (±2.53 acres, District 1)</p>          <p><b>Applicant's Request:</b>                  The applicant is requesting Specific Parcel Master Plan (SPMP) approval for Nona Park outparcels 5 &amp; 6 comprised of 9,720 sq. ft. of office, 5,678 sq. ft. of eating and drinking and 3,238 sq. ft. of retail uses.</p>
<p><b>Updated:</b> November 24, 2015</p>	

# EXISTING FUTURE LAND USE MAP



# EXISTING ZONING MAP



# PROJECT ANALYSIS

## Project Description

The ±2.53 acre subject site is located north of Kensington Row Ct., south of Dowden Rd., and west of Narcoossee Rd. The site has a Future Land Use (FLU) designation of Airport Support District– Medium Intensity and a zoning designation of PD (Nona Park Planned Development). The subject site is comprised of lots 5&6 of an eight lot development consisting of commercial, office and multi-family uses. Specifically proposed is 9,720 sq. ft. of office, 5,678 sq. ft. of eating and drinking and 3,238 sq. ft. of retail uses. It should be noted that the owner recently submitted a Waiver to Plat application to reconfigure the two subject parcels into 3 lots. This application is under review.

The proposal is consistent with the Zoning and Future Land Use designations.

### Previous Actions:

- April 1998– MPB recommended approval of the Southeast Sector Plan (98-065)
- Sept. 2000– City Council approved the rezoning of the site, along with several nearby properties, from I-P (Industrial Park) to ASD-2 (Airport Support District). (Doc#: 332030)
- Oct. 2007– City council approved the Nona Park PD. (Doc#: 0710151004)
- August 2013– The Zoning Official issued a Letter of Determination for the Master Sign Plan for the Nona Park Development (LDC2013-00082)
- July 2012 – MPB recommended approval of a GMP amendment to change the FLU designation from Airport Support High Intensity to Airport Support Medium intensity, as well as a PD amendment to allow construction of 302 multifamily dwelling units. (GMP2012-0010, ZON2012-00010). A petition in opposition was subsequently filed prompting a quasi-judicial hearing.
- Oct. 2012 – A quasi-judicial hearing was held in which the petitioner’s grievances were heard in front of a Hearing Officer, who subsequently, decided to uphold the findings of the MPB in their entirety. (QJ2012-004)
- April 2013– City Council adoption of the amended and restated Nona Park PD amendment. (Doc#: 1304221203)
- October 2013– The subject property was platted as Lots 5 & 6 of the Nona Park Development (SUB2013-00022)
- April 2015– City council adoption of a PD amendment to change the development plan for lots 2-7 and allow for the option of personal storage use on lot 7 of a multi-lot commercial and residential development. (Doc#: #1504201202)
- September 2015– The property owner submitted for an administrative lot split to reconfigure Lots 5 & 6 into Lots 5/6A, 5/6B and 5/6C (SUB2015-00052). Submission is under review and not yet approved.

## Project Context

The subject site has frontage on Narcoossee Rd. and is currently undeveloped. Surrounding uses, zoning, and future land uses are shown in Table 1 below. The lots to the north and west are all within the Nona Park PD. East of the subject property is the Narcoossee Rd. ROW with wetlands east of it. The residences to the south are in the Northlake Park development within the Lake Nona PD.

**Table 1—Project Context**

	<b>Future Land Use</b>	<b>Zoning</b>	<b>Surrounding Use</b>
North	Airport Support District– Medium Intensity	Planned Development (PD)	Commercial multi-tenant building
South	Urban Village	Planned Development (PD)	Single family residences
East	Conservation	Conservation (C)	Narcoossee Rd and wetlands
West	Airport Support District– Medium Intensity	Planned Development (PD)	Multi-family

## Conformance with the GMP

The subject property is designated Airport Support District - Medium Intensity on the Official Future Land Use Map. The proposed commercial/office development is compatible with the surrounding uses. As indicated in Policy 4.1.9 of the Future Land Use Element, the proposed uses are allowed under the Airport Support - Medium Intensity future land use designation.

GMP future land use subarea policy S.35.1 encompasses the subject property. The policy pertains to land acquired by GOAA and as a result is not applicable. The proposal is consistent with the adopted future land use designation.

# PROJECT ANALYSIS

## Conformance with the LDC

The subject property is zoned Planned Development and is governed by the ASD-1 (Airport Support Medium district) zoning district. Allowable uses in the ASD-1 zoning district include Manufacturing-Light, Medical/Dental Labs, Office, PBU, Personal Storage, Retailing-Big Box, Retailing-Intensive. The PD allows a maximum combined FAR of 0.7 for Lots 2-7 of the development. With a combined FAR of 0.14, the proposed development is compliant. The proposed Impervious Surface Ratio has not been provided but a maximum of 0.90 permitted.

Part 3B of chapter 61 of the City Land Development Code (LDC) requires a minimum of 3 ft. perimeter landscaping between the building and the parking lot. Typically the landscaping is adjacent to the building. The applicant proposes approximately 5 ft. of landscaping and has the landscaping located adjacent to the parking stall (for Buildings A and B). As proposed, the design will allow for outdoor seating and landscaping will screen the vehicle and their lights.

Section 68.208 of the LDC provides specific guidelines and standards for the ASD-1 district. Specifically, it requires a Mixed-Use Precinct so that the “ASD-1 areas shall be developed with a hierarchy of uses that create nodes of activity (mixed use precincts). More intensive uses - offices, hotel, restaurant and retail, and civic uses (i.e., daycare) - shall be clustered around public spaces in the mixed use precincts. Street networks shall provide pedestrian, transit, and bicycle access from surrounding areas of lower intensity office and industrial development”. The PD denotes this overlay on Lots 1 and 4-7 and specifically states that not less than 10% of the total land area within this overlay district shall be developed as office use. Lot 4 was approved with medical office use with proposed building C comprised entirely of office use as well. This requirement is satisfied.

As it relates to drive-throughs, the zoning standards default to the AC-2 zoning district, consistent with ASD-1 requirements. Proposed are three drive-through uses, which are permitted by-right in the AC-2 district. Development standards include a required bypass lane or minimum drive-through lane width of 16 ft. Also, restaurant uses require minimum on-site staking of 6 cars with a minimum of 5 cars for the possible dry cleaner use. The proposal is compliant.

## Transportation

Site access is provided along the northern property line off of the internal cross access road. Proposed are 87 parking spaces, which is in compliance with the required minimum and maximums (See Table 2 for details).

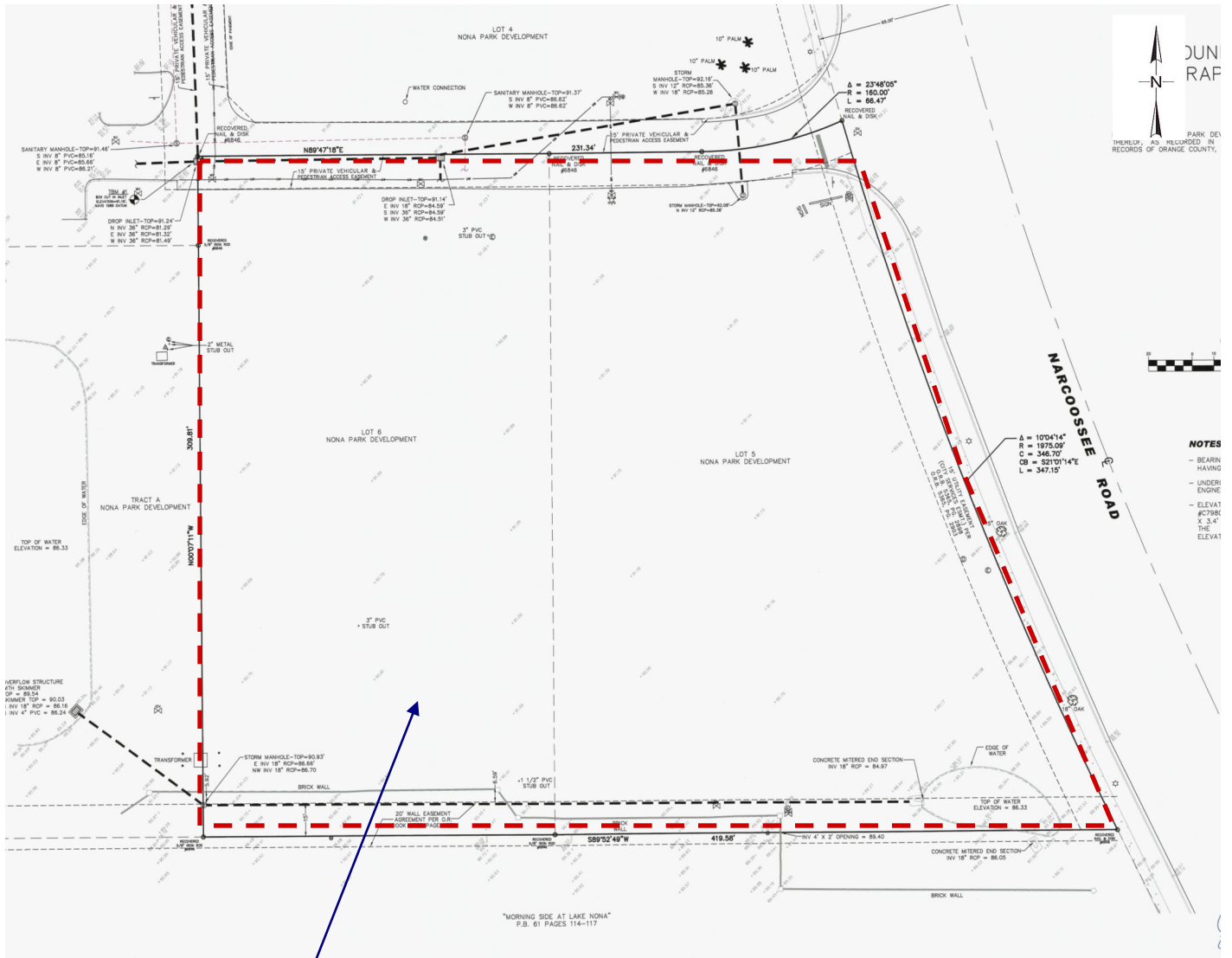
LOT	Lot Acreage	Building Sq. Ft.	FAR
2	0.83	8,700	
3	1.09	10,064	
4	1.27	12,630	
5/6A*	0.89	5,860	
5/6B*	0.97	3,056	
5/6C*	0.67	4,860	
7	1.83	—	
<b>Total</b>	7.56	45,170	<b>0.14</b>
*Subject to approval of SUB2015-00052			

Use	Sq. Ft./ Dwelling Units	Minimum Ratio	Minimum Spaces Required	Maximum Ratio	Maximum Spaces Permitted
Commercial					
Retail	3,238 sq. ft.	2.5:1000	8	4:1000	13
Restaurant	5,678 sq. ft.	5:1000	28	20:1000	114
Office	9,720 sq. ft.	2.5:1000	23	5:1000	49
Total Required			59		176
<b>Total Provided</b>			<b>87</b>		

## Urban Design

Design is subject to appearance review and shall conform to the Nona Park Architectural Design Standards, which includes a requirement that no less than 25% of exterior walls include stacked stone on each and every elevation. Also, the Nona Park development has an approved master sign plan which requires a decorative column element as well as a 5 ft. setback from the property line to allow for landscaping. The two proposed monument signs are consistent.

# SURVEY



- NOTES**
- BEARING HAVING
  - UNDER ENGINE
  - ELEVATION #C798C X 3.4' THE ELEVATION

Subject property





# ELEVATIONS (BLDG B)



**1 EAST ELEVATION (ALONG NARCOOSSEE RD.)**  
SCALE: 1/8" = 1'-0"



**2 SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"









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



**4 NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"

## EXTERIOR FINISH SCHEDULE

	LEDGESTONE CORONADO (DAHO DRY STACK STONE COLOR: CHABLIS
	PAINT SW7100 - "ARCADE WHITE" BY SHERWIN WILLIAMS
	PAINT SW7516 - "KESTREL WHITE" BY SHERWIN WILLIAMS
	PAINT SW8387 - "COMPATIBLE CREAM" BY SHERWIN WILLIAMS
	PAINT SW7724 - "CANGE" BY SHERWIN WILLIAMS
	PAINT SW6990 - "CAVAR" BY SHERWIN WILLIAMS

**PRELIMINARY DRAWINGS  
NOT FOR CONSTRUCTION**

# SITE PHOTOS



Lots 5& 6 as viewed from Narcossee Rd.



Lots 5& 6 looking south.





# AERIAL PHOTO



## FINDINGS

Subject to the conditions contained herein, the proposal is consistent with the requirements for approval of Specific Parcel Master Plan applications contained in Section 65.335 of the Land Development Code (LDC):

1. The proposed use is consistent with the City's Growth Management Plan.
2. The proposed use is consistent with the purpose and intent of Southeast Orlando Sector Plan.
3. The proposed use will be compatible with surrounding land uses and the general character of the area.
4. The necessary public facilities will be adequate to serve the proposed use, or will be provided by the applicant as a condition of this approval.

Staff recommends approval of the MPL2015-00029 subject to the conditions below:

# CONDITIONS OF APPROVAL

## Land Development

1. Land Use and Zoning. Except as provided herein, development of the property shall be consistent with the development standards of the Nona Park PD. The underlying zoning shall default to the standards of ASD-1.
2. Conformance with Specific Parcel Master Plan Required. Construction and development shall conform to approved site plans, elevations, and landscaping plans on file with the City Planning Division and all conditions contained in this report, or as modified by the Southeast Town Design Review Committee and City Council. When submitting plans to the Permitting Division for permitting, the applicant shall attach to each submittal a copy of this staff report, and the excerpts of the SETDRC meeting minutes. Conformance with all applicable conditions of the previous Master Plan approval shall be required.
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. Maximum Impervious Surface Ratio (ISR). The maximum ISR for the site shall not exceed an ISR of 0.90.
5. Intensity. Lots 2-7 shall not exceed an FAR of 0.70

## Urban Design

1. Appearance Review via a Letter of Determination shall be required prior to building permits being issued. All previous conditions of Appearance Review determinations, LDC2012-00169 and LDC2013-00312, shall be applicable.

## Transportation Engineering

1. The bypass lane shall be at least 16 feet wide.
2. Pedestrian connections in the form of sidewalks shall be provided on the north side of lots 5/6 A and 5/6 C from Narcoossee Road. Provide pedestrian access to connect each lot internally. Currently there is no connection from BLDG A to BLDG B or BLDG C. All pedestrian connections and sidewalks shall be ADA compliant including but not limited to handicapped accessible ramps and 12 inch wide thermoplastic lines that are parallel to crosswalks.
3. Sidewalks perpendicular to parking spaces shall be a minimum of 6 feet wide unless speed humps are utilized.
4. 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 and any future site plan and landscape plan submittals. The applicant shall design the site plan as necessary to comply with the Florida Greenbook and the FDOT Design Standards Index most current editions.

## Stormwater

1. Construction plans shall depict the sanitary sewer collection system to serve the proposed new restaurant (Bldg B). Sanitary sewer laterals to serve lots 5/6A and 5/6C shall be depicted on the construction plans. The sanitary sewer shall be privately owned and maintained.

## Police

1. CPTED Review. The Orlando Police Department has reviewed the plans for Nona Park Lots 5 & 6 office, retail and restaurant development located at 9434 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, Terri-

## CONDITIONS OF APPROVAL(CONT.)

torial 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 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.
- Lighting is universally considered to be the most important security feature. Illumination, uniformity, and glare should all be taken into consideration. Lighting fixtures should be shielded or full-cutoff, reliable, easy to maintain, withstand the elements, and be vandal-resistant.
- 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 all areas anticipated to be used after dark. This includes parking areas, entrances, trash and recycle enclosures.
- 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.
- 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, back lanes and access routes open to public spaces should be lit so that a person with normal vision is able to identify a face from a distance of 30 feet during nighttime hours.
- 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.
- Outdoor furniture placed in common areas is a good way to increase surveillance and encourage 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).
- Bicycle parking should be observable from building entrances, securely fastened and not hidden behind landscaping.
- Ensure that any canopies or overhangs do not interfere with lighting, especially pedestrian scale, if these locations are to be used during nighttime hours.
- Where possible, reception areas, lobbies, or host stands should have exterior windows and furniture oriented to improve surveillance of entrances and public areas.
- All sides of the buildings should have windows to observe the walkways, parking areas and driving lanes.
- Advertisements and product displays should not be located in windows. If advertisements must be used, they should be small in size and located in an area that will not interfere with visibility through the windows.
- Decals which display height measures should be posted inside any public entrance.
- Public restrooms should be visible from the main public areas and away from outside exits.

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 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 throughout the parking areas should remind users to lock their vehicles and keep valuables out of sight.
- Way-finding should help guide users to authorized areas while discouraging potential offenders.
- Signage with hours of operation should be clearly visible at any public entrance.
- The use of traffic calming measures as well as surface and gateway treatments can promote safe vehicle speeds, reduce collision frequency and increase the safety and the perception of safety for non-motorized users.
- Walkways throughout the project should be a minimum 6' in width to enhance pedestrian flow.
- Bollards are a good option to consider in key locations to protect pedestrians, life-safety elements, critical utilities and control or direct traffic.

## CONDITIONS OF APPROVAL(CONT.)

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 authorized users while discouraging potential offenders.
- Each separate building or business should have an address that is clearly visible from the street and parking areas with numbers a minimum of five-inches high made of non-reflective material.
- Fencing could be used in select areas to add security, delineate property lines, allow transparency for surveillance, be unobtrusive, and create a sense of community. CPTED open style fencing is a good option to consider. Another option is landscape buffers, which include hostile vegetation, to delineate public from private spaces. The fencing and landscape buffer may be used together to further define and control spaces.
- Maintenance is an important aspect of territorial reinforcement. A well-maintained area sends the message that people notice and care about what happens in an area. This in turn discourages vandalism and other crimes.

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 non-public and service doors should contain 180° viewers/peep holes or small windows made of security glass, interior and/or security 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.
- Back or service doors not open to the public should be kept locked from the outside at all times. Internal business policy should prohibit the "propping open" of exterior doors.
- Air conditioner units should be caged and the cages should be securely locked.
- If alarm or security systems are installed, each business should have a separate system that can be regularly tested and maintained by the occupants. During working hours, commercial alarm systems (to include any common areas) should be programmed so that a short beep is sounded if an exterior door opens.
- A security camera system capable of recording and retrieving an image to assist in offender identification and apprehension should be considered. Security cameras should be mounted at an optimal height to capture offender identification. "Aiming" down from steep angles often presents challenges to identification such as images of an offender's hat but not a clear, descriptive image of the offender.
- 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.
- Each retail or restaurant space should contain a drop safe or cash management device.

Additional precautions, such as alarms and other crime reduction strategies can be discussed with OPD's Crime Prevention Unit Officer Edgar Malave, 407.246.2513.

6. Construction Site Crime Prevention. Due to the continued trend of theft of building materials and equipment from construction sites, Orlando Police Department's Crime Prevention Unit strongly recommends that the developer institute the following crime prevention/security measures at this project site:

- 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.
- In addition to lighting, one of the following physical security measures should be installed:
  - o 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
  - o A uniformed security guard should be hired to continually patrol the construction site during the hours when construction work has ceased.



## CONDITIONS OF APPROVAL(CONT.)

- 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. Innovative Response to Improve Safety (I.R.I.S.) Camera System. OPD recommends that the developer contact OPD in an effort to coordinate camera system technology. OPD has the ability to monitor specified external 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.

IRIS questions should be directed to the Orlando Police Department, Sgt. Andy Brennan, at [andrew.brennan@cityoforlando.net](mailto:andrew.brennan@cityoforlando.net).

## CONTACT INFORMATION

### **Land Development**

For questions regarding Land Development review, please contact Michaëlle Petion at (407) 246-3837 or [michaëlle.petion@cityoforlando.net](mailto:michaëlle.petion@cityoforlando.net).

### **Urban Design**

For questions regarding Urban Design plan review, please contact Jason Burton, at 407.246.9792 or [Jason.burton@cityoforlando.net](mailto:Jason.burton@cityoforlando.net)

### **Transportation**

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

For questions regarding Transportation Engineering issues, please contact please contact Lauren Torres at 407-246-3220 or [lauren.torres@cityoforlando.net](mailto:lauren.torres@cityoforlando.net). Information regarding plan review, permit issuance, and inspections can be obtained by using our interactive voice response system PROMPT at 407-246-4444.

### **Engineering/Zoning**

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

### **Wasterwater**

For questions regarding Wastewater review, please contact David Breitrick at 407-246-3525 or [david.breitrick@cityoforlando.net](mailto:david.breitrick@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. Applicant submits for building and all other applicable permits
3. Appearance Review and other sufficiency review