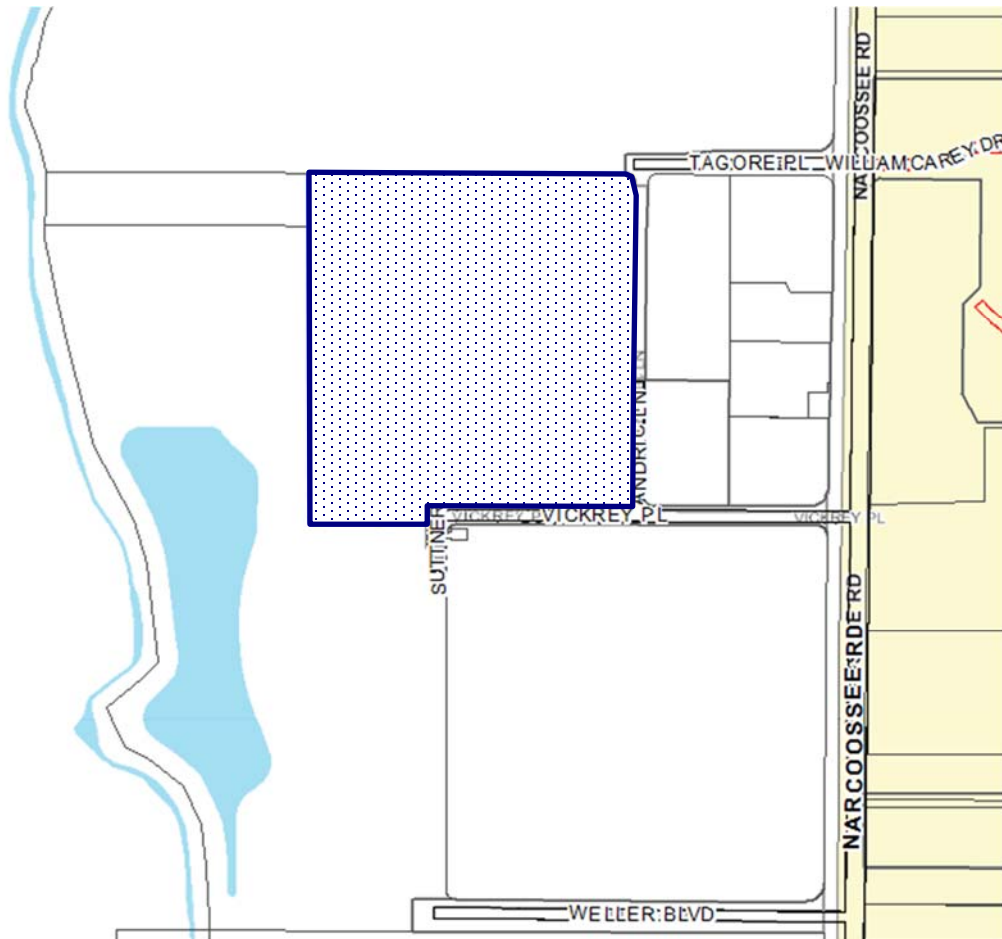




## LAKE NONA LANDING RETAIL



Location Map

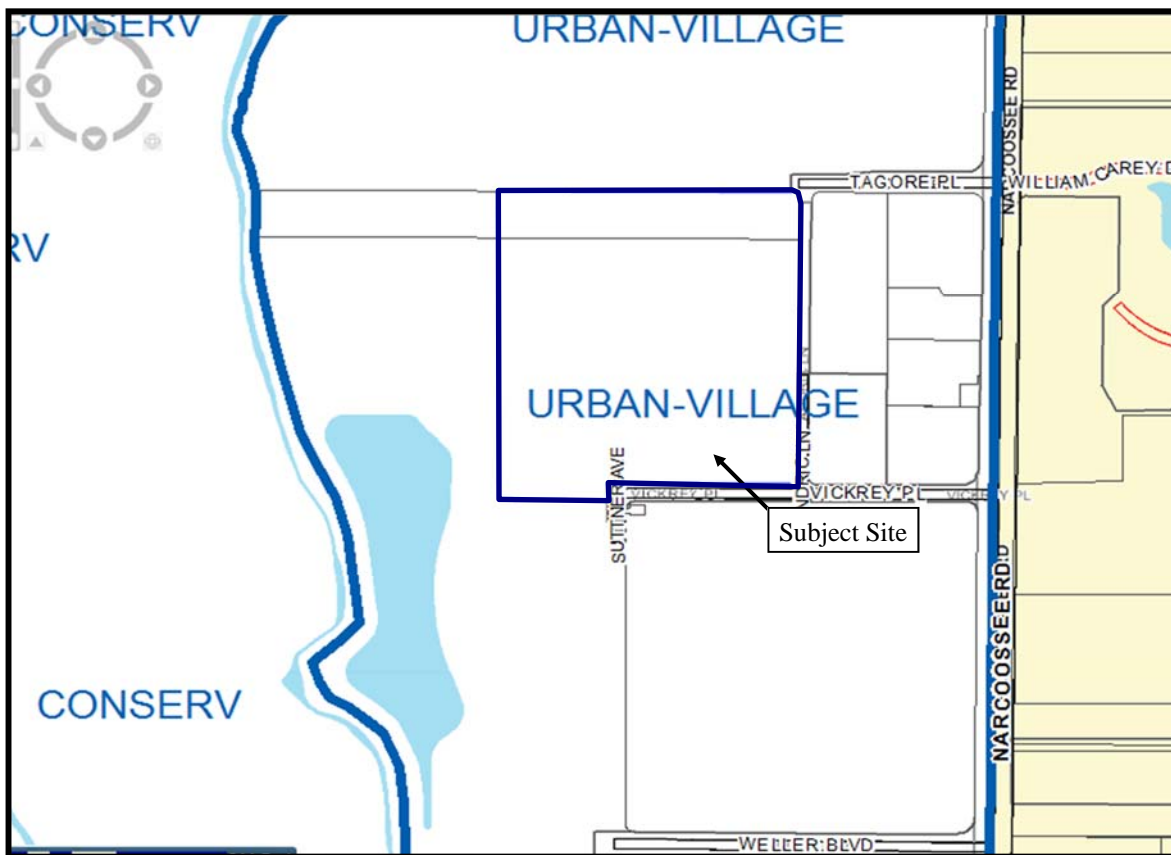


Subject Site

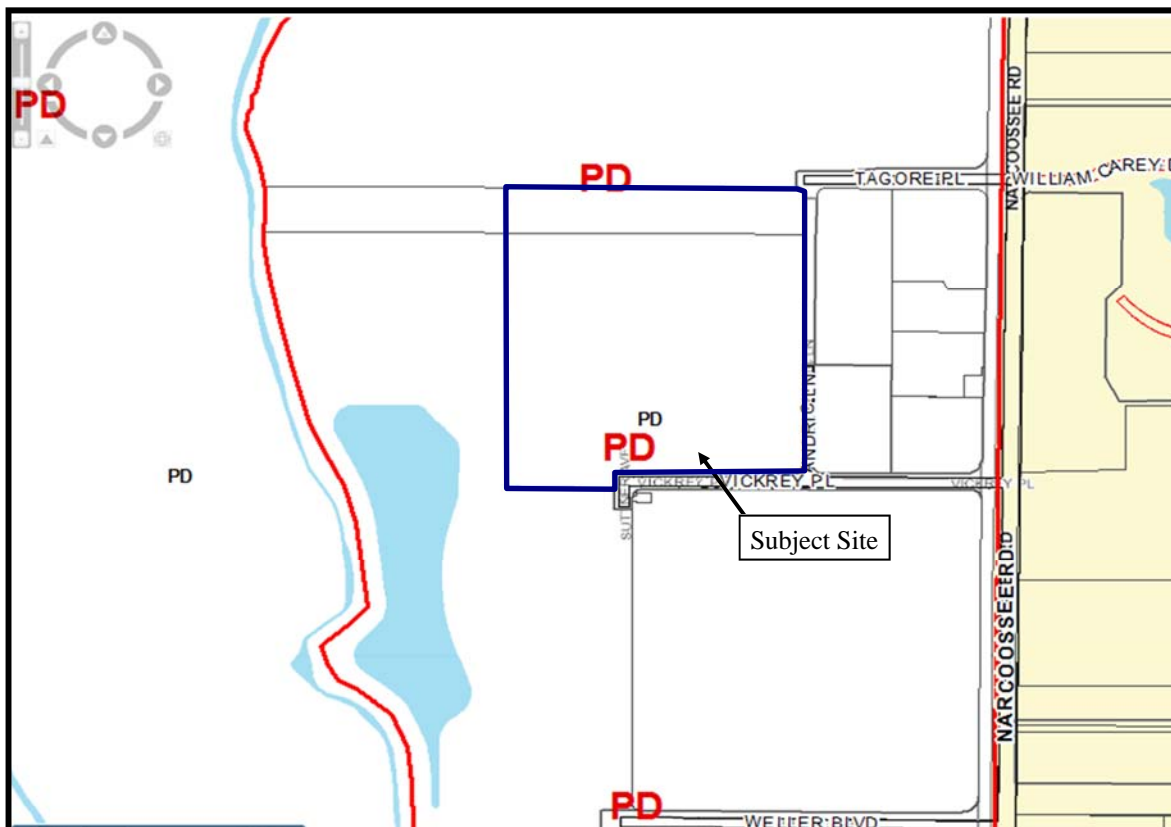
### SUMMARY

<p><b>Owner</b> Scott Peek Narcoossee Land Holding Two, LLC</p> <p><b>Applicant</b> Heather Isaacs Tavistock Development Co.</p> <p><b>Project Planner</b> Colandra Jones, AICP</p>	<p><b>Property Location:</b> The subject property is located west of Andric Lane, south of Tagore Place, and north of Vickrey Place (±18.01 acres, District 1).</p> <p><b>Applicant's Request:</b></p> <ol style="list-style-type: none"> <li>1. Specific Parcel Master Plan (SPMP) approval for 121,100 square foot big box retail with a 37,200 square foot garden center on ±12.76 acres within the Education Village PD.</li> <li>2. Request to redistribute land uses within the Education Village PD.</li> <li>3. Request for Major Subdivision Plat to create the Preliminary Plat for retail development.</li> </ol>	<p><b>Staff's Recommendation:</b> Approval subject to the conditions in the staff report.</p>
<p><b>Updated:</b> March 4, 2016</p>		

# FUTURE LAND USE MAP



# ZONING MAP



# MASTER PLAN ANALYSIS

## Project Description

The subject site is generally located west of Andric Lane, south of Tagore Place, and north of Vickrey Place, and is approximately 18.01 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 Education Village PD Development Plan. According to the PD, the development is proposed on Parcel A. Parcel A is allowed to have 770 residential units. The applicant is requesting to redistribute land uses within the Education Village PD to allow for some retail development in Parcel A. This proposed SPMP depicts a development of a home improvement big box retail store that totals 121,100 square feet with a 37,200 square foot garden center.

## 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.

## 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 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. Surrounding future land uses include Urban Village to the north, south and east, and Urban Village and Conservation to the west. Existing uses are outlined in the table below. The proposed retail development would be compatible with the surrounding planned uses.

Table 1—Project Context			
	Future Land Use	Zoning	Surrounding Use
North	Urban Village	PD	PD Parcel E & F (approved for Retail)
East	Urban Village	PD	Daycare, Gas Station, Retail
South	Urban Village	PD	Valencia College
West	Urban Village & Conservation	PD & C	PD Parcel A (vacant) & Wetlands

## 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.”*

## Education Village PD

The applicant is requesting to revise the Education Village PD program and redistribute land uses within the PD. According to LDC Section 68.609, changes to PD development standards and design guidelines which are consistent with the Southeast Sector Plan are presumed non-substantial amendments. Presumed non-substantial amendment shall be reviewed by the SETDRC for consistency with the principles of the Southeast Sector Plan. Following the review of the proposed amendment, the SETDRC shall make a determination as whether the amendment is substantial or non-substantial. If it is a non-substantial determination, the change shall be recommended to the City Council for incorporation into the PD. If the SETDRC finds that it is a substantial amendment, the amend-

ment shall be forwarded to the Municipal Planning Board and City Council for review. The tables below depict the current Education Village PD Development Plan and the proposed PD Development Plan.

Current Education Village PD Development Program			
Parcel	Acres	Land Use	Program
A	39.5	<u>Residential</u> Apartments Assisted Living	464 du 306 du
B	23.4	<u>Civic</u> Valencia College	255,500 sq. ft.
C	56.4	<u>Civic</u> Lake Nona High School	High School
D	10.1	<u>Commercial/Retail/Service</u>	88,000 sq. ft.
E	17	<u>Commercial/Retail/Service</u>	148,000 sq. ft.
F	38	<u>Commercial/Retail/Service</u> Big Box Community Level Retail	420,000 sq. ft.
G	18	<u>Commercial/Retail/Service</u> Intensive Retail	70,000 sq. ft.
<b>Total</b>	<b>202.4</b>	<b>Residential</b> <b>Commercial/Retail/Service</b> <b>Civic</b>	<b>770 du</b> <b>726,000 sq. ft.</b> <b>255,500 sq. ft.</b>

Proposed Education Village PD Development Program			
Parcel	Acres	Land Use	Program
A	21.87 17.63	<u>Residential</u> Apartments <u>Commercial</u> Big Box Community Level Retail	464 du 163,527 sq. ft.
B	23.4	<u>Civic</u> Valencia College	255,500 sq. ft.
C	56.4	<u>Civic</u> Lake Nona High School	High School
D	10.1	<u>Commercial/Retail/Service</u>	66,524 sq. ft.
E	17	<u>Commercial/Retail/Service</u>	63,573 sq. ft.
F	38	<u>Commercial/Retail/Service</u> Big Box Community Level Retail	399,234 sq. ft.
G	18	<u>Residential</u> Assisted Living	306 du
<b>Total</b>	<b>202.4</b>	<b>Residential</b> <b>Commercial/Retail/Service</b> <b>Civic</b>	<b>770 du</b> <b>692,858 sq. ft.</b> <b>255,500 sq. ft.</b>

The applicant is proposing a modification of the PD Development Program. The changes include moving 306 assisted living units from Parcel A to Parcel G, adding 163,527 square feet of Commercial use to Parcel A, and reducing the amount of commercial square footage for Parcels D, E, F, and G. The square footage reduction for each parcel are as follows: Parcel D - 21,476 square foot decrease, Parcel E - 84,427 square feet, Parcel F - 20,766, and Parcel G - 70,000 square feet. Of the overall development program, the Residential units and Civic uses square footage remains the same and the Commercial/Retail/Service uses have decreased by 33,142 square feet.

#### Composition of Land Uses

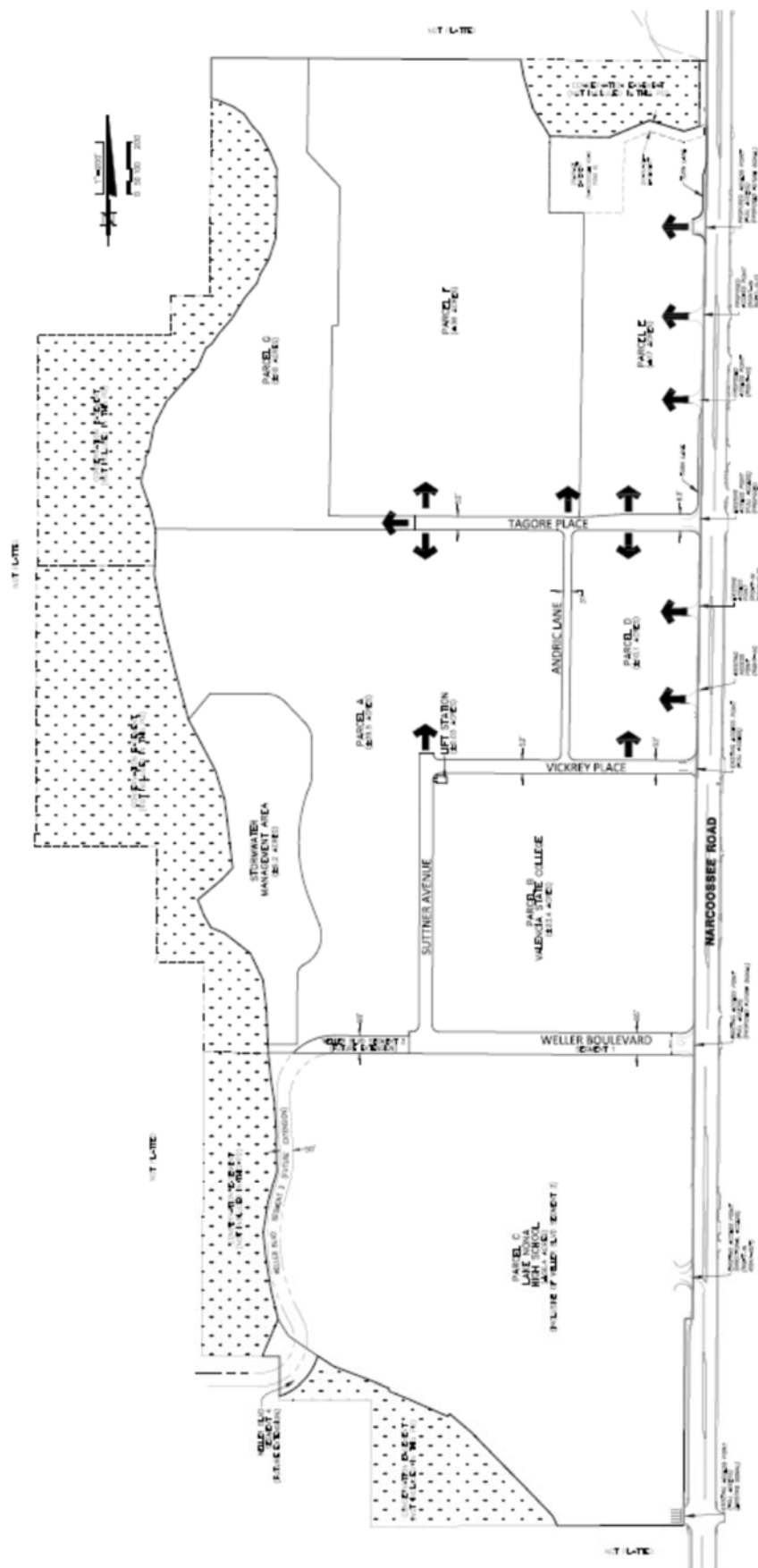
According to Future Land Use Policy 4.1.9, there are detailed guidelines and standards for various Southeast Sector land uses. The chart below outlines the composition of mix requirements for the Village Center land use and compares the current Education Village PD mix of uses with the proposed PD amendment mix of uses. The proposal increases the residential mix only 0.2%, decreases the Commercial/Retail/Service uses and Overall Non-Residential by 0.3% and the Civic use remains the same.

Land Use	Minimum Land Area Required	Maximum Land Area Required	Current Education Village PD	Proposed Education Village PD
Residential	25%	40%	27.1%	27.3%
Commercial/Retail/Service	20%	60%	56.9%	56.6%
Office	10%	25%	See Note 1	See Note 1
Public and Civic	10%	No Maximum	16%	16%
Overall Non-Residential	30%	60%	72.9%	72.6%
Public Parks/Green Space	5%	No Maximum	See Note 2	See Note 2

Note 1—Office uses are planned to be developed in connection with the development of the commercial, retail, and service uses and are not called out specifically in the overall development plan.

Note 2—Considerable area for public gathering and open space is designed into the Valencia College master plan. As development of the PD evolves, other areas set aside for parks/green space will be identified by individual SPMP.

# EDUCATION VILLAGE PD DEVELOPMENT PLAN



The applicant is proposing a SPMP for Education Village PD for a portion of Parcel A. The SPMP depicts two phases. The first phase includes a Lowe's Home Improvement big box store. The following development standards are for the Phase 1 portion of the development site. Phase 2 is depicted as future development. The applicant will be required to submit a SPMP before the SETDRC for Phase 2 prior to development.

This reconfigured land use plan will result in a residential use (on Parcel G) behind the big box stores (on Parcel F). The plan will also create an unusual shape for the development of multifamily to the south of the subject property (on Parcel A). In order to provide adequate access and circulation for residential uses in these locations, staff may require a north/south connection from Weller Boulevard to Tagore Place as part of a future SPMP application. This could be accomplished using Suttner Avenue, but should not rely on Andric Lane, which is too narrow and would require too many turning movements. The purpose of this connection is to allow residents to travel west toward other portions of Lake Nona without navigating through commercial use areas or out to Narcoossee Road.

### Development Standards

According to LDC Figure 68-A, development in the Village Center designation with non-residential development less than 0.4 FAR, the standards of the Conventional LDC are allowed. Standards shall be consistent with the City's AC-1 zoning district, with the exception of the FAR standard.

#### Intensity

According to Future Land Use Policy 4.1.9, there is no minimum intensity and the maximum intensity is 0.4 FAR (or no maximum if traditional design standards were used). The proposal has an FAR of 0.22.

#### 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 one story building. The height for the Big Box Retail exceed the 25 foot floor to floor height, but is consistent with a two story building which is an allowed height limit.

#### Impervious Surface Ratio (ISR)

The maximum ISR permitted is 0.85 according to the Village Center standards. The development proposes an ISR of 0.85 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	12.76	Big Box Retail	121,100 sq. ft. (37,200 sq. ft. garden center)	0 to 0.4 FAR	0.22 FAR	1 to 3 story	1 story	0.85	0.85
2	4.87	Future Development	N/A	N/A	N/A	N/A	N/A		

#### Setbacks

The required setbacks for the Village Center (AC-1 standards) are 0 feet 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.

Table 3—Setback Requirements			
Use or Phase	Yard	Building Setbacks	
		Minimum	Proposed
Big Box Retail	Front— Andric Lane	0 ft.	430 ft.
	Street Side—Tagore	0 or 3 ft.	70 ft.
	Street Side—Vickery Place	0 ft.	103 ft.
	Rear— west property line	20 ft.	50 ft.

#### Landscaping & Streetscape

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. The main vehicular drives and pedestrian areas in front of the large retail store shall be designed to appear as streets, with street trees within minimum 7 foot wide park strips adjacent to the curb, and a minimum 5 foot wide sidewalk.

*Parking*

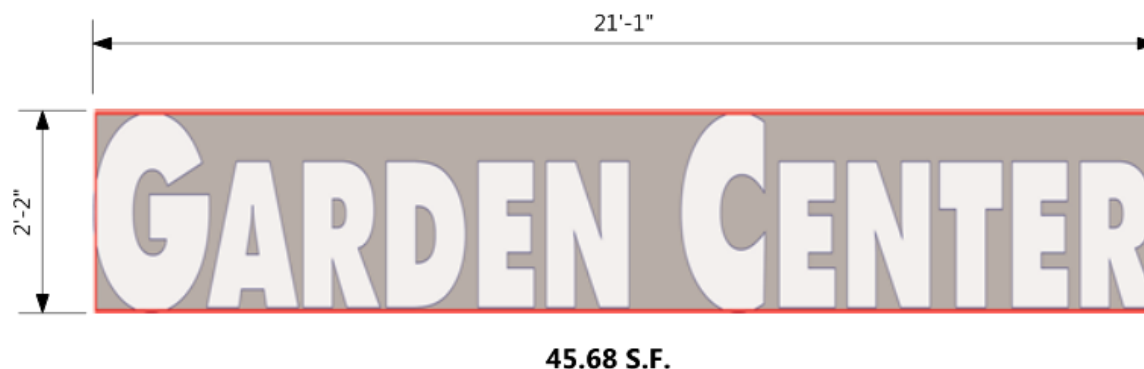
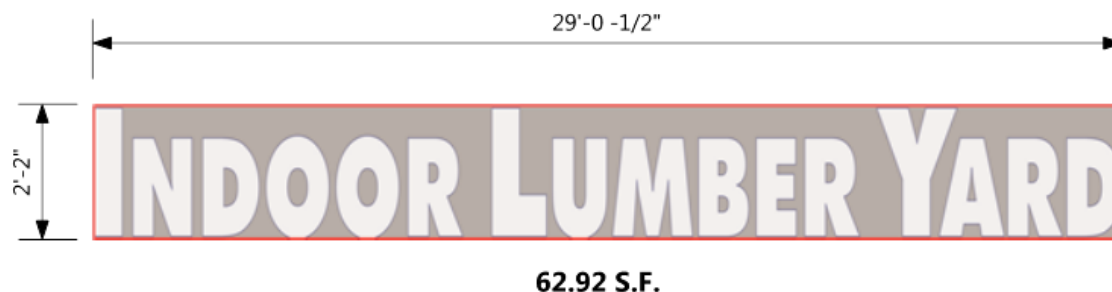
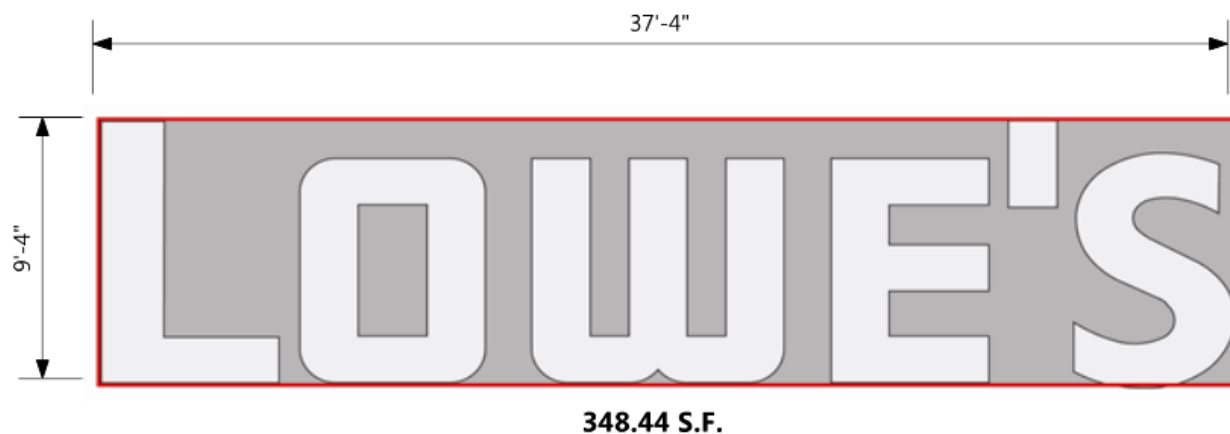
The applicant is proposing 484 parking spaces on site. Table 5 below provides the minimum and maximum parking ratios for this proposed use. The minimum required parking spaces for this development is 302 spaces. The maximum allow is 617 parking spaces. The applicant is proposing 484 parking spaces which is in the range allowed.

**Table 5—Parking Requirements Per Parcel**

Parcel /Use	Sq. Ft./ Dwelling Units	Minimum Ratio	Minimum Spaces Required	Maximum Ratio	Maximum Spaces Permitted	Parking Spaces Proposed
1. Big Box Retail	121,100 sq. ft.	2.5/1000 sq. ft.	302	5.1/1000 sq. ft.	617	484

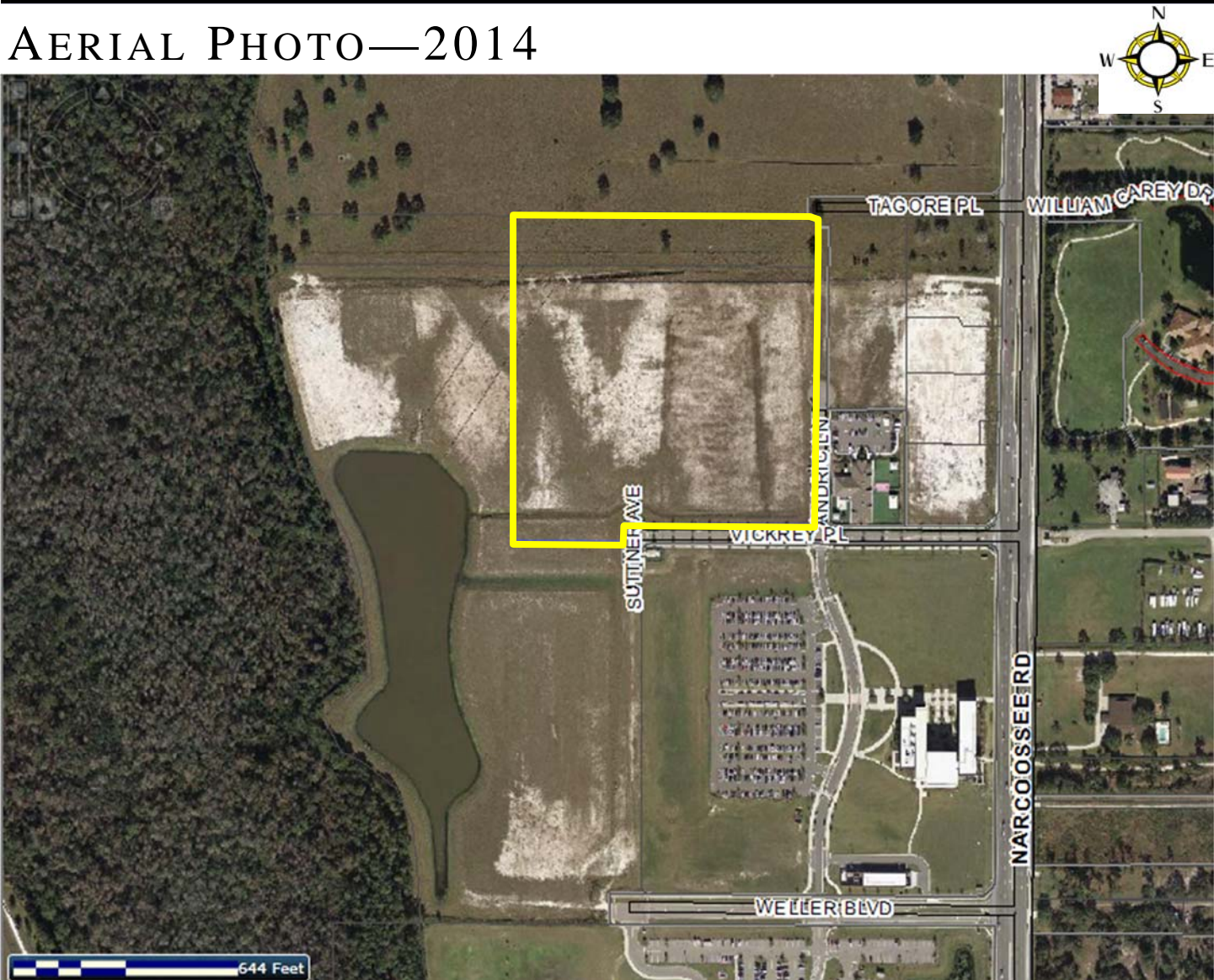
*Signage*

The SPMP proposes a monument sign on the southwest corner of Andric Lane and Tagore Place. This type of signage was approved during the review of the Education Village Master Signage SPMP as a secondary monument sign (Case #MPL2015-00026). This monument sign is 4'-8" in height and has a copy area of 24 square feet. The SPMP also proposes 4 wall signs that totals 502.72 square feet (See graphic below). The signage shall be consistent with Chapter 64 of the LDC.

**PROPOSED BUILDING SIGNAGE**



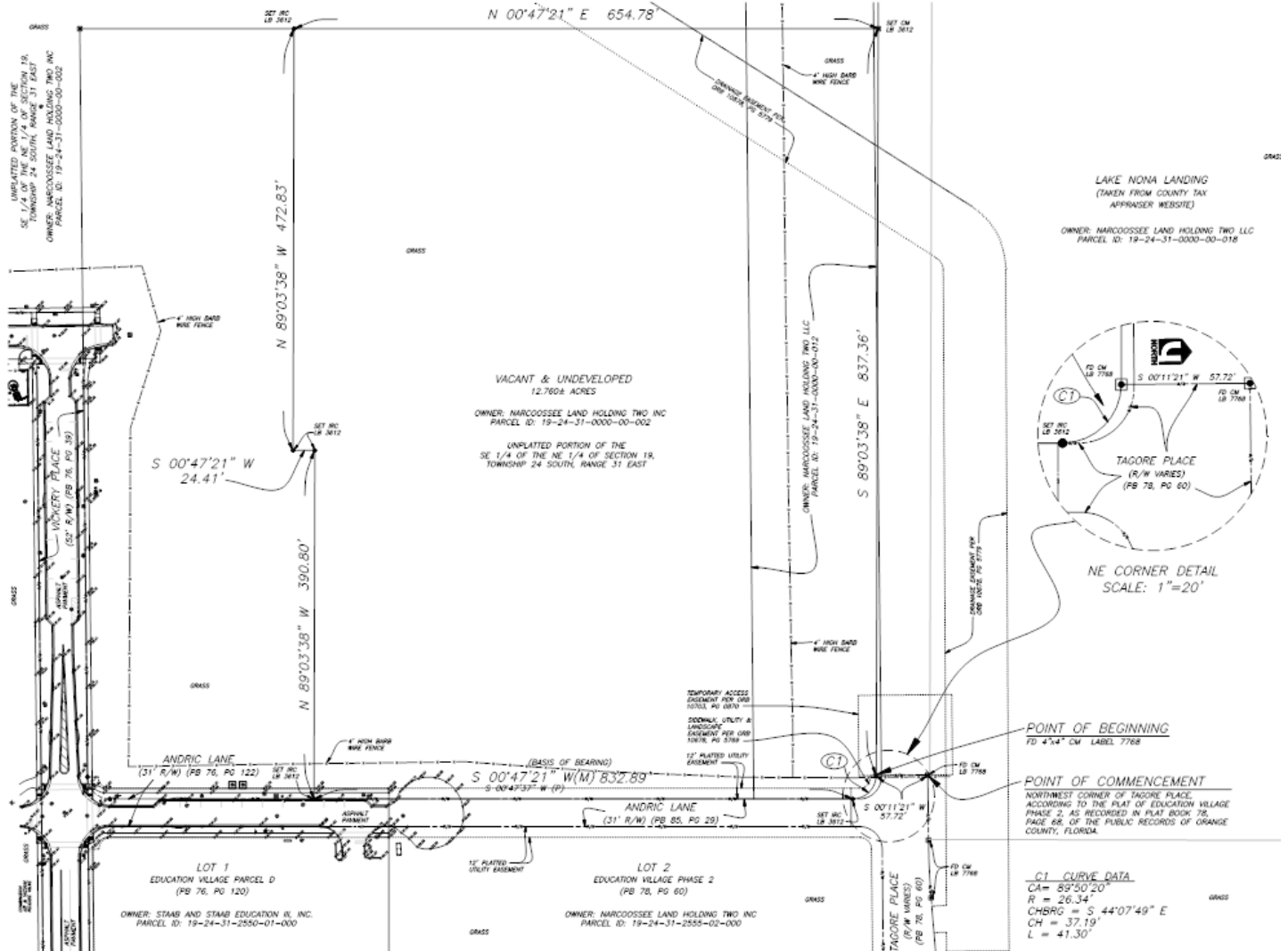
AERIAL PHOTO—2014



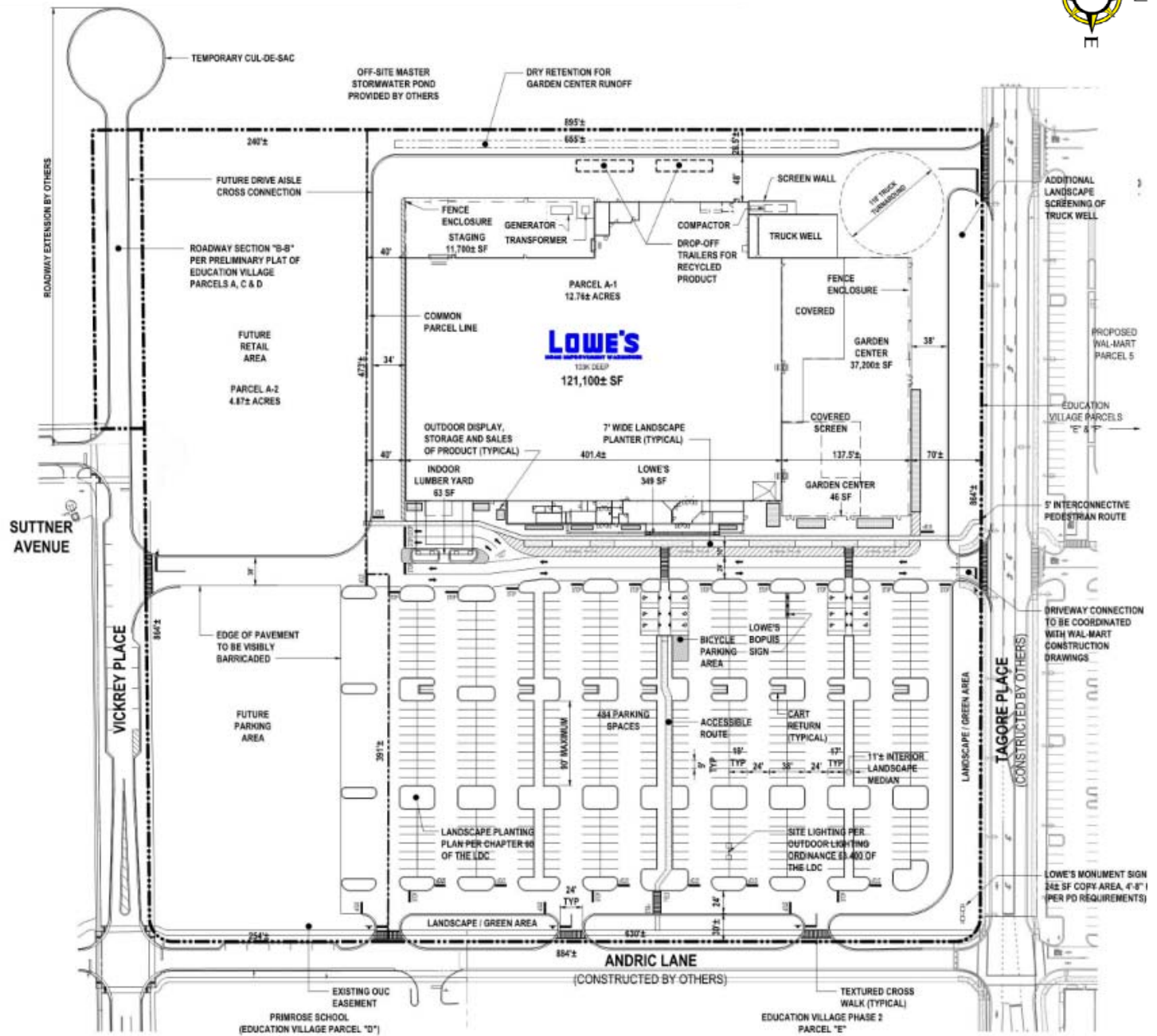


# BOUNDARY & TOPOGRAPHIC SURVEY

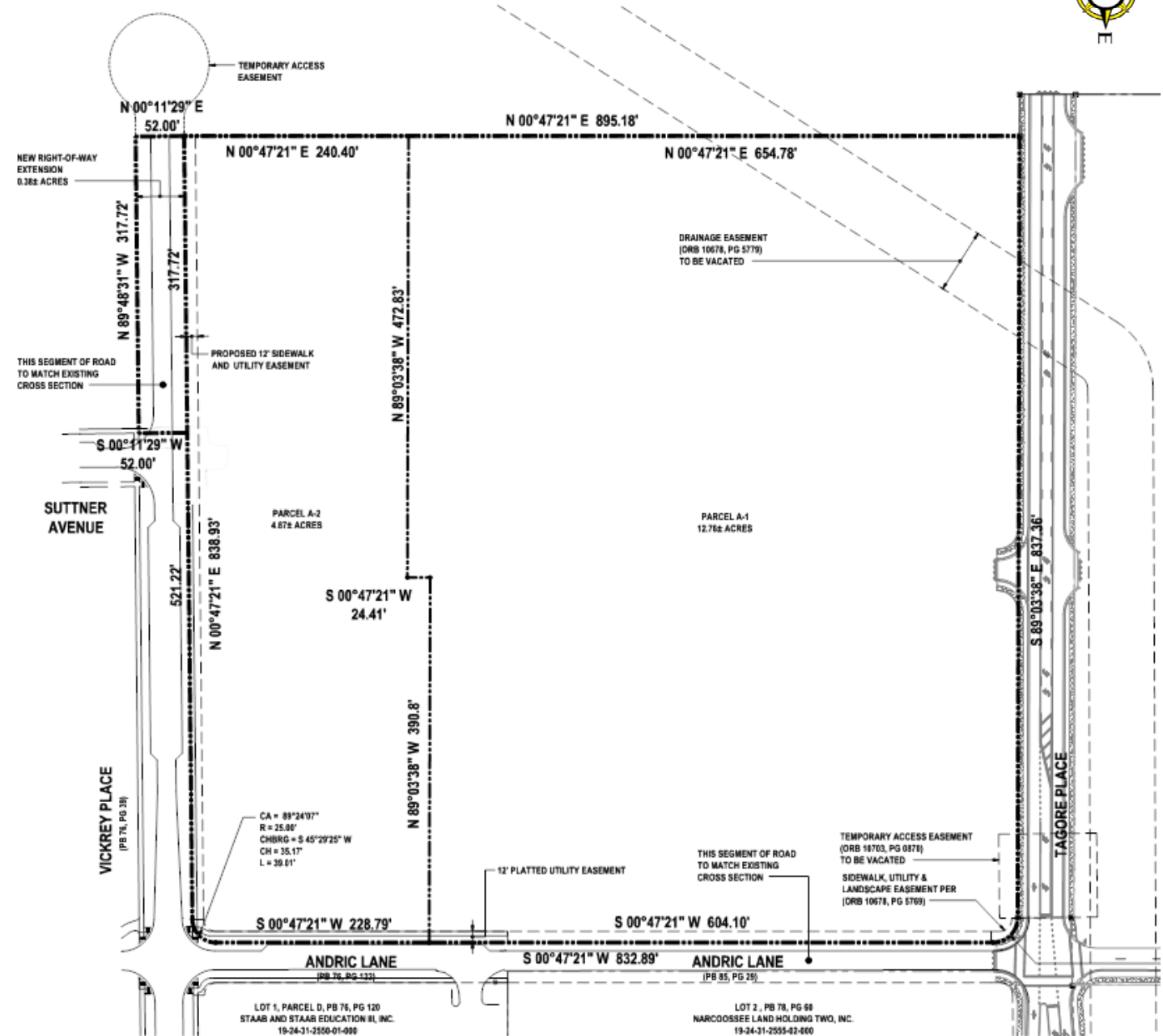
ALTA / ACSM LAND TITLE SURVEY FOR LOWE'S HOME CENTERS, INC.  
SECTION 19, TOWNSHIP 24 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA



# PROPOSED SITE PLAN



PRELIMINARY PLAT



# ARCHITECTURAL ELEVATIONS



LAKE NONA, FLORIDA



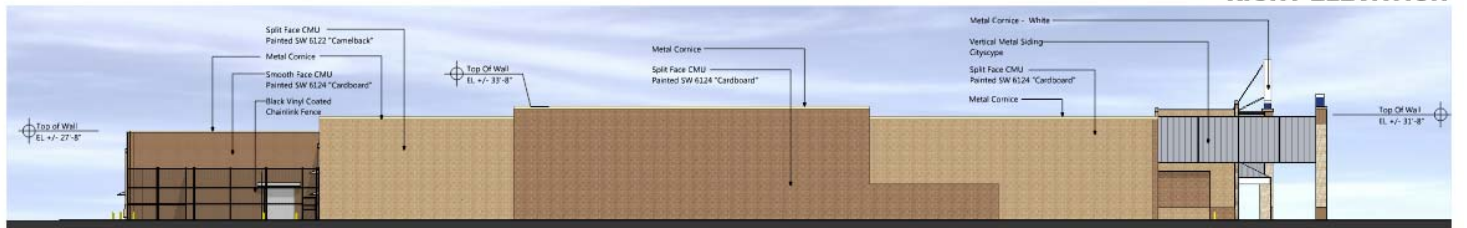
FRONT ELEVATION



REAR ELEVATION



RIGHT ELEVATION



LEFT ELEVATION



## 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 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 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 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. A tree survey and tree removal permit is required.

#### 5. *STREETSCAPE*

The main vehicular drives and pedestrian areas in front of the large retail store shall be designed to appear as streets, with street trees within minimum 7 foot wide park strips adjacent to the curb, and a minimum 5 foot wide sidewalk.

#### 6. *DUMPSTERS*

All dumpsters and trash compactors shall be screened with solid walls to match the principal structure. Decorative gates shall be installed to coordinate with principal structure. No dumpsters or mechanical equipment shall face Andric Lane or Tagore Place.

#### 7. *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.

#### 8. *BOLLARDS*

Curb cuts along building frontages shall be designed to minimize the need for vertical bollards and "No Parking Signs". Bollards shall be compatible with the materials and colors of the principal structure.

#### 9. *MECHANICAL EQUIPMENT*

Rooftop mechanical equipment shall be screened from view and/or treated architecturally.

# CONDITIONS OF APPROVAL

## City Planning (cont.)

### 10. CART CORRAL SCREENING

Cart corrals within parking lots shall be screened with solid masonry walls, fences or landscaping material to match or complement other onsite landscaping themes, meet the goal of durability and be consistent with the aesthetic design of the rest of the site. Screening shall be subject to review and approval by the Appearance Review Officer. Walls shall be no taller than the top of the cart or not to exceed 4 feet in height from grade.

## Urban Design

1. A landscape plan was not provided with this application. Landscape will be reviewed during the building permit process.
2. The building elevations are approved as submitted.
3. Proposed signage is approved as submitted, but shall require a separate building permit.
4. All exterior ingress and egress doors shall include a minimum 4"x6" view window.
5. Urban Design reserves the right to review and provide additional conditions during the building permit review process.

## Transportation Planning

### 1. BIKE PARKING: NUMBER OF SPACES

Per City Code Sec 61.333, bike racks shall be installed to provide space for 4 bikes to be secured. The racks shall conform to City standards and be located on an impervious surface so as not to interfere with pedestrian or other vehicular movements. The location shown on the submitted plans is acceptable.

Code also requires installation of 5 long-term spaces for use by employees. These may be placed indoors or under cover in an outdoor area, or in bike lockers located outside. Placement should again avoid conflicts with other vehicular and pedestrian traffic. Selected location shall be shown on the plans submitted for permitting.

## Transportation Engineering

1. The southernmost driveway on Andric Lane is to be removed or relocated to line up with existing driveway to the east. Shift the middle driveway to the north to line up with drive aisle.
2. At all project entrances, clear sight distances for drivers and pedestrians shall not be blocked by signs, buildings, building columns, landscaping, or other visual impediments. No structure, fence, wall, or other visual impediment shall obstruct vision between 2 feet and 8 feet in height above street level. The street corner / driveway visibility area shall be shown and noted on construction plans and any future site plan submittals. The applicant shall design the site plan as necessary to comply with the Florida Greenbook and the FDOT Design Standards Index. Sight lines shall be provided on both site plans and landscape plans.
3. Southern driveway shall be aligned with Suttner Avenue. Suttner Avenue will eventually extend south to Weller Boulevard and will be the main access point for local traffic to the west that want to avoid Narcoossee Road. The current proposed location would create significant left turn conflicts.
4. When the southern portion of this site is redeveloped, Parcel A-2, depending on the use, improvements on Vickery Place which could include a left turn lane onto Andric Lane will be required.

# INFORMATIONAL COMMENTS

## Engineering/Zoning

### 1. CONCURRENCY

All new construction, change in use, additions, or redevelopments are required to submit a Concurrency Management application as a part of the building plan review process.

### 2. SIGNS-LDC

See Chapter 64 Orlando Land Development Code for sign requirements and regulations. Separate permit applications are required for signs.

### 3. 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.



# INFORMATIONAL COMMENTS

## Engineering/Zoning

### 4. *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.

### 5. *SEWER-ORANGE COUNTY*

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

### 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-WATER MANAGEMENT DISTRICT*

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

### 8. *ON-SITE FEES*

At the time of development, the owner/developer is required to pay an on-site inspection fee that is a percentage of the cost of the on-site improvements, excluding the building, in accordance with City Land Development Code, Section 65.604.

### 9. *ROADWAY-MISC.*

1. 4% inspection fee (based on estimated cost of the improvements. An itemized cost estimate is to be submitted to this office for approval.
2. Six sets of approvable construction plans.
3. Performance Bond - 110 percent of the cost of the improvements. The form is available on our website at [www.cityoforlando.net/permits](http://www.cityoforlando.net/permits)
4. Fixed Asset Report - The form is available in Engineering.

### 10. *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.

### 11. *REFUSE CONTAINERS*

In accordance with City Code Section 28.6 (f) 1-3, the Office of Permitting Services is authorized to make a determination of approval/disapproval of refuse container sites. The dumpster must have a minimum opening of 12' wide and a clear depth of 10' forward of any bollards within the enclosure. Approval/disapproval of the use of commercial hand pick-up of refuse from any non-residential entity shall be determined solely by the Refuse Collection Bureau Staff.

## City Attorney

A title opinion or certificate of title pursuant to FS 177.041(2) must be submitted. More comments will follow upon review of the proper title work.

## Police

### 1. *CPTED REVIEW*

The Orlando Police Department has reviewed the plans for the Lake Nona Landing Lowe's located at 9851 Vickrey 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.

# INFORMATIONAL COMMENTS

## Police (cont.)

- 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 in a parking facility. 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.
  - In order to create a sense of safety, pedestrian-scale lighting should be used in any high-pedestrian traffic areas to include building entrances, parking facility entrances, and common areas.
  - Appropriate lighting should be included in all areas anticipated to be used after-dark.
  - Lighting should not be screened out by landscaping or building structures such as overhangs or awnings.
  - Uniformity of light is crucial to avoid 'dark' spots, especially 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, 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.
  - The use of full cut-off or shielded light fixtures can direct light where it is intended while reducing light trespass, glare, and waste.
  - Since there is typically no natural surveillance around service areas and sheer walls, be sure these areas are well-lit and that lighting is well maintained.
- 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 spaces should be observable from nearby structures.
- Benches or outdoor furniture placed in common areas are a good way to increase surveillance and encourage positive interaction. 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 entrances, securely fastened and not hidden behind landscaping or sheer walls.
- Ensure that any canopies or awnings do not interfere with pedestrian scale lighting, especially in all locations used during nighttime hours.
- Vehicle and pedestrian entrances should be well lit and defined by landscaping, signage and/or architectural design.
- Exterior or non-public doors should contain 180° viewers/peep holes.
- Since there is typically no natural surveillance along sheer walls, be sure these areas are well-lit and that lighting is well maintained.
- Where possible, offices, receiving areas, lobbies, or customer service areas should have exterior windows or furniture oriented to improve surveillance of public areas.
- All sides of a building 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 where observation in or out of the building will not be obstructed.
- Decals which display height measures should be posted inside any public entrance.
- Public restrooms should be visible from the main customer 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, architecture and landscaping. Landscaping used around building and parking facility 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.
- 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.
- 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 should be a minimum 6' in width to enhance pedestrian flow.

# INFORMATIONAL COMMENTS

## Police (cont.)

- Bollards are a good means for discouraging or controlling access. Use bollard styles that are appropriate for the application; that is, bollards designed to stop vehicle traffic are a different density and strength than those used to direct pedestrian flow. Bollards can also serve a dual purpose when incorporated with lighting and/or way-finding. They can be used in key locations around the property to protect pedestrians, life-safety elements, critical utilities and control or direct traffic.

## 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 address should be clearly visible from the roadway and parking areas 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 open design is a good option to consider. These fences may contain vehicle and/or pedestrian access points that utilize mechanical access control for the property. 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.
- Air conditioner units should be caged and the cages should be securely locked.
- An access control system should be considered so only authorized personnel have access to restricted or non-public areas.
- If an alarm or security system is installed, it should be regularly tested and maintained. During working hours, commercial alarm systems should be programmed so that a short beep sounds if an exterior door opens.
- A video surveillance system capable of recording and retrieving an image to assist in offender identification and apprehension should be used throughout this project. Cameras should be mounted at an optimal height to capture offender identification ("aiming" down from steep angles often results in images of the offender's hat). Cameras should also be placed in several locations throughout the parking facility, property access points and common areas; especially areas with limited or no natural surveillance.
- Back or service doors (non-public) should be kept locked from the outside at all times and should contain 180° viewers/peepholes or small windows with security glass. Internal business policy should prohibit the "propping open" of exterior doors.
- Large glass doors and windows should be made of impact resistant glass or a security film 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.
- Any windows that open should have locks.

Additional precautions, such as silent alarms, hold-up alarms, retail training and Business Watch, 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:

- 1) Post signs at the site that theft from the site or trespassing on a construction site is a felony under Florida Law and that the developer will prosecute.
- 2) To improve visibility of potential offenders by OPD patrol officers, perimeter lighting should be installed at a minimum of 150 foot intervals and at a height not less than fifteen (15') from the ground. The light source used should have a minimum light output of 2,000 lumens, shall be protected by a vandal resistant cover, and shall be lighted during the hours of darkness.

## INFORMATIONAL COMMENTS

### Police (cont.)

- 3) In addition to lighting, one of the following physical security measures should be installed:
  - a. Fencing, not less than six (6') feet in height, which is designed to preclude human intrusion, should be installed along the perimeter boundaries of the site and should be secured with chain and fire department padlocks for emergency vehicle access; post in a clear area, an emergency contact person and phone numbers for after hours, in case of an emergency; or
  - b. A uniformed security guard should be hired to continually patrol the construction site during the hours when construction work has ceased.
- 4) Valuable construction materials and tools should be protected in a secondary fenced, locked cage.  
Post in a clean, open area, the name and numbers of an emergency contact person for OPD in case of a night-time emergency.

If you have any questions, please call the Crime Prevention Unit Officer Edgar Malave, 407.246.2513.

## CONTACT INFORMATION

### City Planning

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

### Urban Design

For questions regarding Urban Design review, please contact Doug Metzger at 407-246-3414 or douglas.metzger@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 issues, please contact please contact Lauren Torres at 407-246-3322 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 Orlando Police Department plan review, please contact Audra Nordaby at 407.246.2454 or 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. Final Plat Review.
4. Building permits.