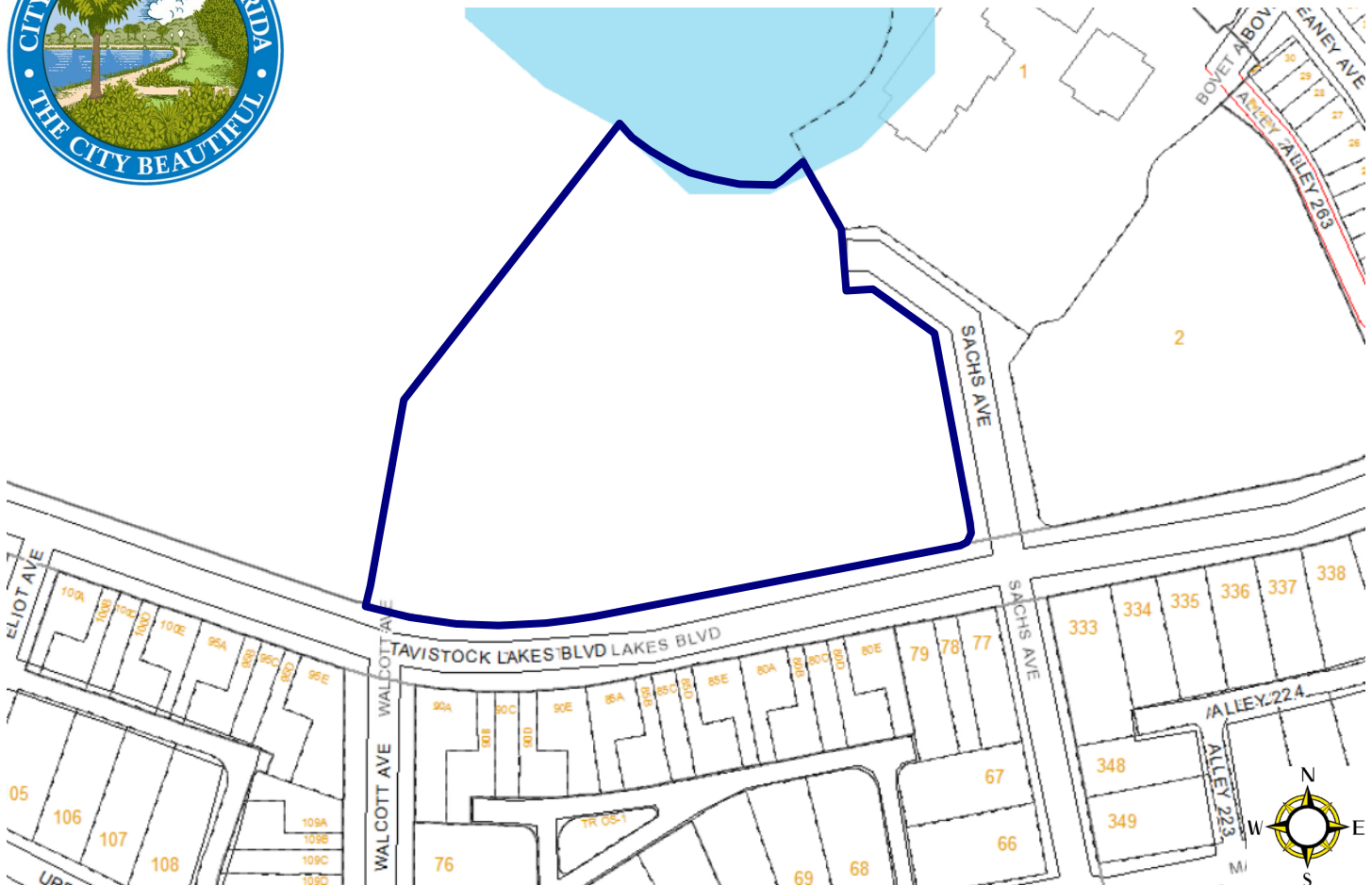




## LAUREATE PARK NEIGHBORHOOD CENTER PHASE 3



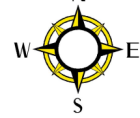
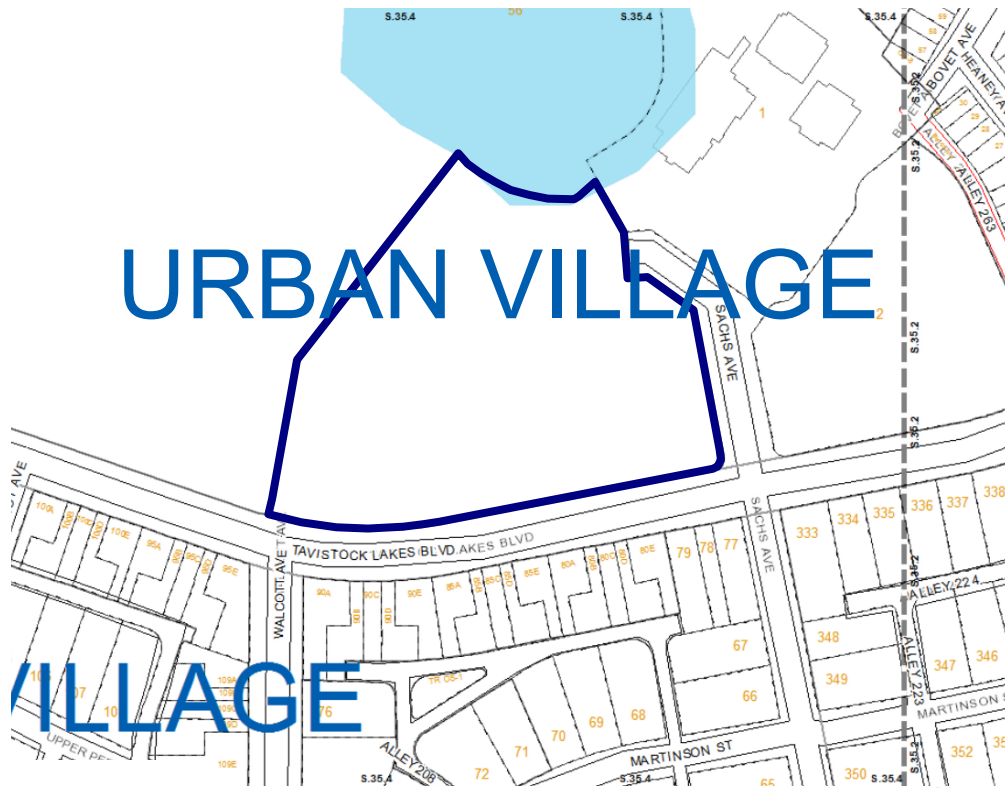
Location Map

 DEVELOPMENT SITE

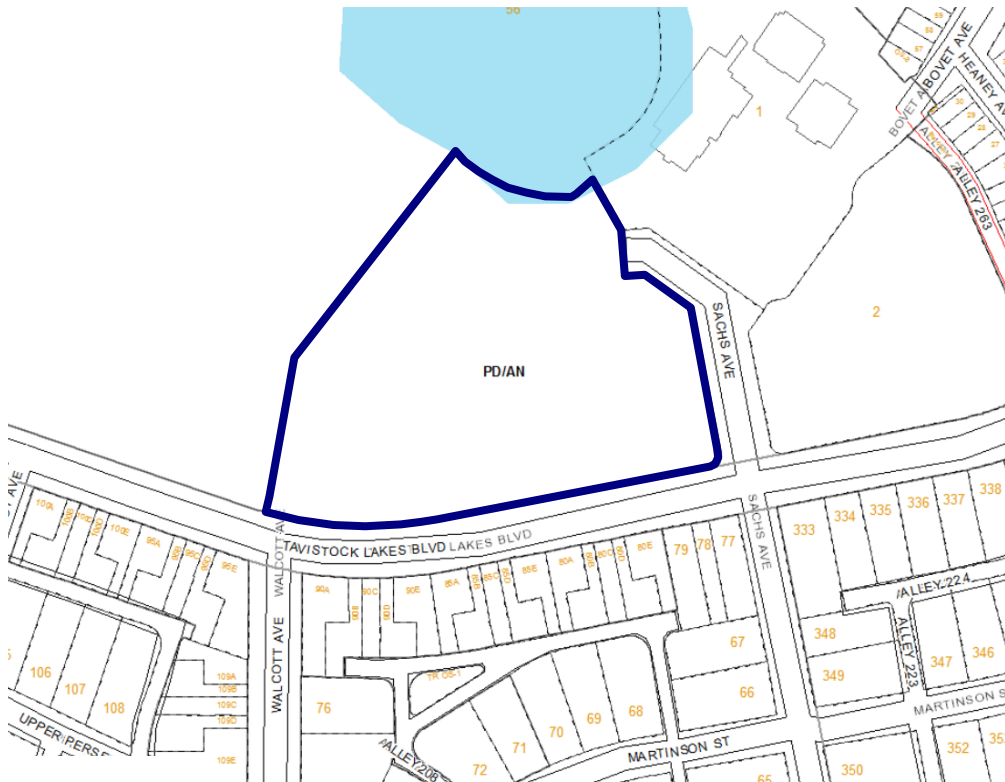
## SUMMARY

<p><b>Owner</b> Rasesh Thakkar Landport Land Holding, LLC</p> <p><b>Applicant</b> Heather Isaacs Tavistock Development Company, LLC</p> <p><b>Project Planner</b> Wes Shaffer</p> <p><b>Updated:</b> October 6, 2016</p>	<p><b>Property Location:</b> Northwest corner of Tavistock Lakes Boulevard and Sachs Avenue, east of Walcott Avenue. (± 3.99 acres, District 1)</p> <p><b>Applicant's Request:</b> Specific Parcel Master Plan (SPMP) and preliminary plat approval for parking and infrastructure development that will serve three future lots of commercial, office, and civic development and one future tract of recreational amenities.</p> <p><b>Staff's Recommendation:</b> Approval subject to the conditions of this report.</p>
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# FUTURE LAND USE MAP



# ZONING MAP



# MASTER PLAN ANALYSIS

## Project Description

The applicant is requesting Specific Parcel Master Plan (SPMP) and preliminary plat approval to develop parking and infrastructure that will serve three future lots of commercial, office, and civic development and a future tract of neighborhood recreational amenity development for property  $\pm 3.99$  acres in area. The proposed site plan includes 156 parking spaces, easements for utilities, drainage, and telecom, and approximately 680 feet of private right-of-way. Approval of this SPMP will allow the applicant to pursue site work permits ahead of future developments, a priority indicated by the applicant. Development of all future lots and tracts will require Southeast Town Design Review Committee (SETDRC) review and approval.

## Previous Actions:

- **2012 January 12**—SETDRC approved the SPMP for Laureate Park Neighborhood Center Phase 1 (case #MPL2011-00035) comprising of a 4,500 sqft mixed use building, 1,500 sqft multi-purpose building, 1,700 sqft fitness center, and two swimming pools.
- **2015 May 14**—SETDRC approved the SPMP for Laureate Park Neighborhood Center Phase 2 (case #MPL2014-00039) comprising of an additional 3,900 sqft of mixed-use development for Phase 1 and 141 dwelling units.

## Project Context

The subject site is located northwest corner of Tavistock Lakes Boulevard and Sachs Avenue, east of Walcott Avenue and is currently vacant, designated as Urban Village on the Official Future Land Use Map and zoned PD/AN on the Official Future Zoning Map. The property is contained in Parcel 28d on the Lake Nona Development of Regional Impact (DRI) Map H, shown as “Neighborhood Center”. Table 1 summarizes the future land uses, zoning districts, and existing uses surrounding the subject site. The eventual commercial, office, and civic development is compatible with surrounding uses.

**Table 1—Project Context**

	Future Land Use	Zoning	Surrounding Use
North	Urban Village	PD/AN	Stormwater Retention
East			Laureate Park Village Center Phase 2
South			Town Homes
West			Vacant

## AERIAL PHOTO (JANUARY 2016)

 DEVELOPMENT SITE



**Conformance with the Growth Management Plan (GMP)**

The proposed development 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.35.2 and S.35.4, along with Goal 4 and its associated objectives and policies. Neighborhood Centers require a minimum density of 7 du/gross acre and permit a maximum density of 25 du/gross acre for residential uses and a maximum intensity of 0.3 FAR for non-residential uses. Allowable uses include neighborhood retail up to 100,000 square feet per Neighborhood Center, grocery up to 50,000 square feet per Neighborhood Center, restaurants, services, offices, hotel, single family and multifamily residential, civic including elementary schools and day care, park/plaza, and/or other uses consistent with the City's AC-N district. Future Land Use Policy 4.1.9 requires a mix of uses within Neighborhood Center with 12 to 25% of the center comprised of mixed use blocks, 0 to 13% office blocks, 52 to 78% residential blocks and 10% civic blocks.

**Table 2—Neighborhood Center Development Program and Mix**

Phase	Acreage	Proposed Land Use	Development Program	Total Land Area
1	2.38	Mixed Use	6,300 sqft mixed use building	12%
			2,300 sqft multi purpose building	
	0.20	Civic	Neighborhood green	12%
	2.10	Civic	3,000 sqft fitness center Two swimming pools	
2a (formerly 2)	10.11	Residential	106 dwelling units; townhomes, condominiums, boutique apartments and single family waterfront lots.	52%
2b (formerly 3)	1.21	Residential	35 dwelling units, future development	
3	3.99	Mixed Use	12,200 sqft of office/retail, 6,000 sqft of community event space and 15,000 sqft of childcare.	24%
Total	16.49			100%

**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 “Neighborhood Center” in the Lake Nona DRI/PD. According to LDC Section 68.200 (a) (3), Neighborhood Centers are described as such:

*“Each neighborhood shall have a “neighborhood center” that provides gathering places for people and walkable destinations for neighborhood-focused retail and/or civic activities. Moderate density housing, located within the Neighborhood Center category, should surround the core commercial area and be integrated with its design.”*

Section 68.204 outlines the guidelines that apply to Neighborhood Centers. The various components consist of mix of uses, housing, location, pedestrian-oriented design and access, and public spaces.

- **Mix of Uses.** According to Section 68.204, “Neighborhoods should be designed to foster access to everyday services (public, semi-public, and private commercial), promote a sense of community and encourage the use of alternative modes of transportation.” Laureate Park Neighborhood Center Phases 1 and 2 include an 11,600 square foot mix of retail and recreational amenities for the residents of Laureate Park and 141 dwelling residential units comprised of townhomes, condominiums, boutique apartment and single family waterfront lots. Phase 3 will add 33,200 square feet of retail/office and future recreational amenities, contributing to a more compact neighborhood that promotes a sense of a complete community.
- **Housing.** According to Section 68.204, “Medium intensity housing located within Neighborhood Centers should surround the core commercial area and be integrated with its design.” The proposed Phase 3 will not include any residential development however it is in close proximity to residential dwellings to the south and east.
- **Location.** According to Section 68.204, “In general, Neighborhood Centers should be located so that the majority of residents are within a comfortable walking distance (one-quarter mile) and the mix of uses should ensure that most patrons are from the

adjacent neighborhood.” The Laureate Park Neighborhood Center is located immediately adjacent to the Laureate Park residential neighborhood which is south of the proposed neighborhood center. Residents living in Phase 1A of the residential development would be within the one-quarter mile walking distance of the neighborhood center (Walcott Avenue from Tavistock Lakes Boulevard to Laureate Boulevard is approximately a quarter of a mile). Residents living in Phase 1B would be less than a half of a mile from the neighborhood center.

- *Pedestrian-Oriented Design.* According to Section 68.204, “Neighborhood Centers shall be mixed use, pedestrian-oriented gathering places that establish the identity and character of the neighborhood.” The three Neighborhood Center phases offer a various mix of retail, recreational amenities and gathering places for the residents of Laureate Park. Pedestrian Access and Circulation is indicated on Page 8 of this staff report.
- *Public Spaces.* According to Section 68.204, “A small neighborhood park, green space, or plaza should be associated with every Neighborhood Center to provide opportunities for small gatherings, neighborhood events, and some active recreational.” Phase 1 includes a “neighborhood green” which is approximately 0.2 acres in size and two swimming pools as recreational amenities. The applicant has indicated that Phase 3 will include a community event space on Lot 3 and a recreational amenity on Tract B.

### Development Standards

According to LDC Figure 68-A, all development within the Neighborhood Center designation is required to meet Traditional Design standards.

#### *Intensity (Floor Area Ratio, FAR)*

According to Future Land Use Policy 4.1.9, there is no minimum intensity for Neighborhood Center designations and the maximum intensity is 0.30 FAR. LDC Sec. 68.201 specifies that density and FAR is based on the net block size (excluding surrounding streets and wetlands setbacks) and measured per block. The net block size for the subject site is  $\pm 3.47$  acres (excluding Tract R). With a proposed development program totaling 33,200 sqft of commercial/office, the resulting intensity is 0.22 FAR.

#### *Height—LDC Section 68.317*

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 Neighborhood Center designation allows for 1 to 3 stories. Future SPMP approvals shall adhere to the height limitations of the Neighborhood Center designation.

**Table 3—Development Standards for Phase 3**

Lot/ Tract	Use	Acres	Development Program	Neighborhood Center Intensity		Building Height		ISR (impervious surface ratio)	
				Max	Proposed	Max	Proposed	Max	Proposed
1	Office/ Retail	0.32	6,200 sqft	0.30 FAR	0.22 FAR	3 stories	Unknown	0.85	Deter- mined at SPMP
2	Event Space Office/Retail	0.52	6,000 sqft 6,000 sqft						
3	Childcare	0.57	15,000 sqft						
A	Parking	1.55	135 parking spaces						
B	Future Recreation	0.21	Determined at SPMP						
C	Multiuse Trail	0.30	N/A						
R	Private R/W	0.52	16 parking spaces						

*Impervious Surface Ratio (ISR)*

The maximum ISR permitted is 0.75 according to the Neighborhood Center standards (AC-N default zoning). The approval of MPL2014-00039 granted an alternative standard to allow an ISR of 0.85. The increase in ISR is to achieve the unique urban environment, this will be mitigated by the adjacent stormwater ponds, ample pedestrian connections and the code required landscaping.

*Relationship of Buildings to Streets and Parking—LDC Section 68.314*

- The primary façade must contain the primary entry and face a public street, except in limited circumstances where parking lots may be placed at street edge. In these cases, the primary façade shall front onto a publicly accessible walkway that leads from the front door to the street without crossing a vehicular use area.
- The primary entry shall be visible and accessible directly from a public street. Primary facades that front onto a street should be built parallel to the street.
- Street facing façades shall be lined with windows. Blank walls and/or garage doors shall not occupy over 50% of a principal frontage. A section of blank wall shall not exceed 20 linear feet.
- Building frontages shall occupy no less than 65% of a block's street-facing frontage, except for all Neighborhood Center stores and buildings.

*Setbacks—LDC Section 68.315*

The required setbacks for the Neighborhood Center are 0 feet minimum and 10 feet maximum for street-facing setbacks. No side or rear yard setbacks are specified. Buildings are not associated with this SPMP submittal and will be reviewed with each future SPMP.

*Parking—LDC Section 61.322*

The proposed site plan shows 135 parking spaces (including 6 ADA spaces) in Tract A, 16 parallel parking spaces along Tract R (Private R/W), and 5 new parallel spaces proposed on Tavistock Lakes Boulevard, totaling 156 spaces on the block. Minimum required and maximum permitted number of parking spaces for intensive shopping centers is 2.5 per 1,000 sqft and 5 per 1,000 sqft respectively. At 33,200 sqft of proposed development, the minimum required and maximum permitted parking spaces is 84 and 166 respectively. The childcare facility proposed for Lot 2 will not require pick-up/drop-off line and times should not conflict with surrounding business activity.

*Landscaping and Street Furnishings—LDC Section 68.324*

The applicant has not submitted a conceptual landscape plan with this request. A final landscaping plan is required prior to the issuance of building permits and shall be developed in accordance with Chapter 60 .

*Signage—LDC Chapter 64*

A specific signage plan for this development was not submitted with this application. The proposed signage shall be consistent with Chapter 64 of the LDC and the Lake Nona Master Sign Plan.

*Aircraft Noise*

This site is in Aircraft Noise Zone D. Development must meet the standards of this noise zone.



# PROPOSED SITE PLAN



**LAUREATE PARK VILLAGE CENTER PHASE 3**

- 5' SIDEWALK
- 6' SIDEWALK
- 12' MULTIUSE PATH

TRACT B  
FUTURE DEVELOPMENT

TRACT A  
PARKING AND ACCESS

TRACT C

TRACT R  
PRIVATE R/W

LOT 1  
FUTURE DEVELOPMENT TRACT

LOT 2  
FUTURE DEVELOPMENT TRACT

NOAH'S BUILDING

COMMERCIAL BUILDING

TAINSTOCK LAKES BLVD  
(PUBLIC R/W)

SACHS AVENUE

DRAINAGE EASEMENT AGREEMENT (ORB 10530, PG 5952)

20' UTILITY ESMT

10' STREET-AND TELECOM ESMT

8' TELECOM ESMT

APPROXIMATE LIMITS COMMERCIAL BUILDING

REMOVE EXISTING DRIVE ADD ADDITIONAL PARKING

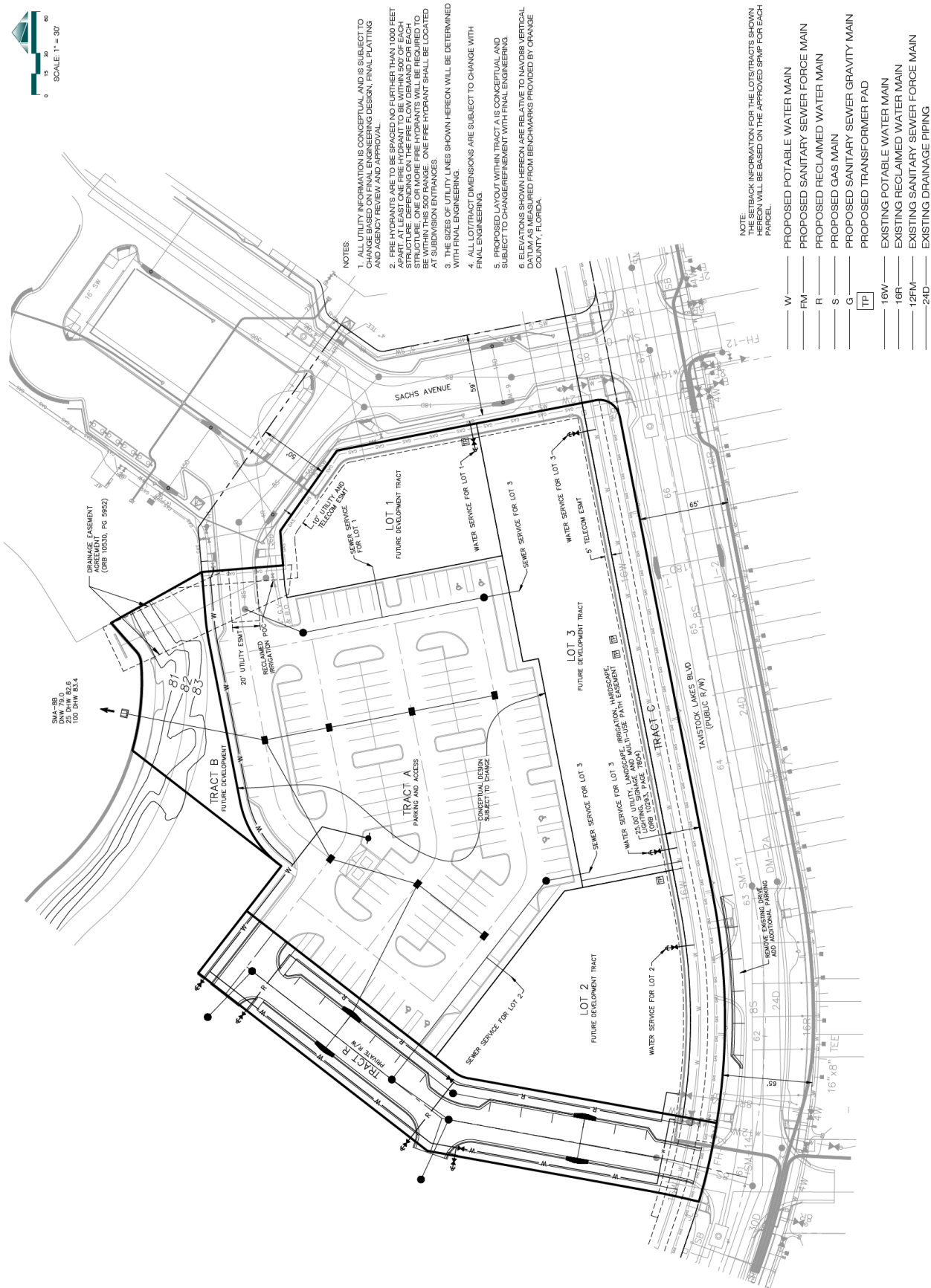
SM-11 DM-2A

16"x8" TEE

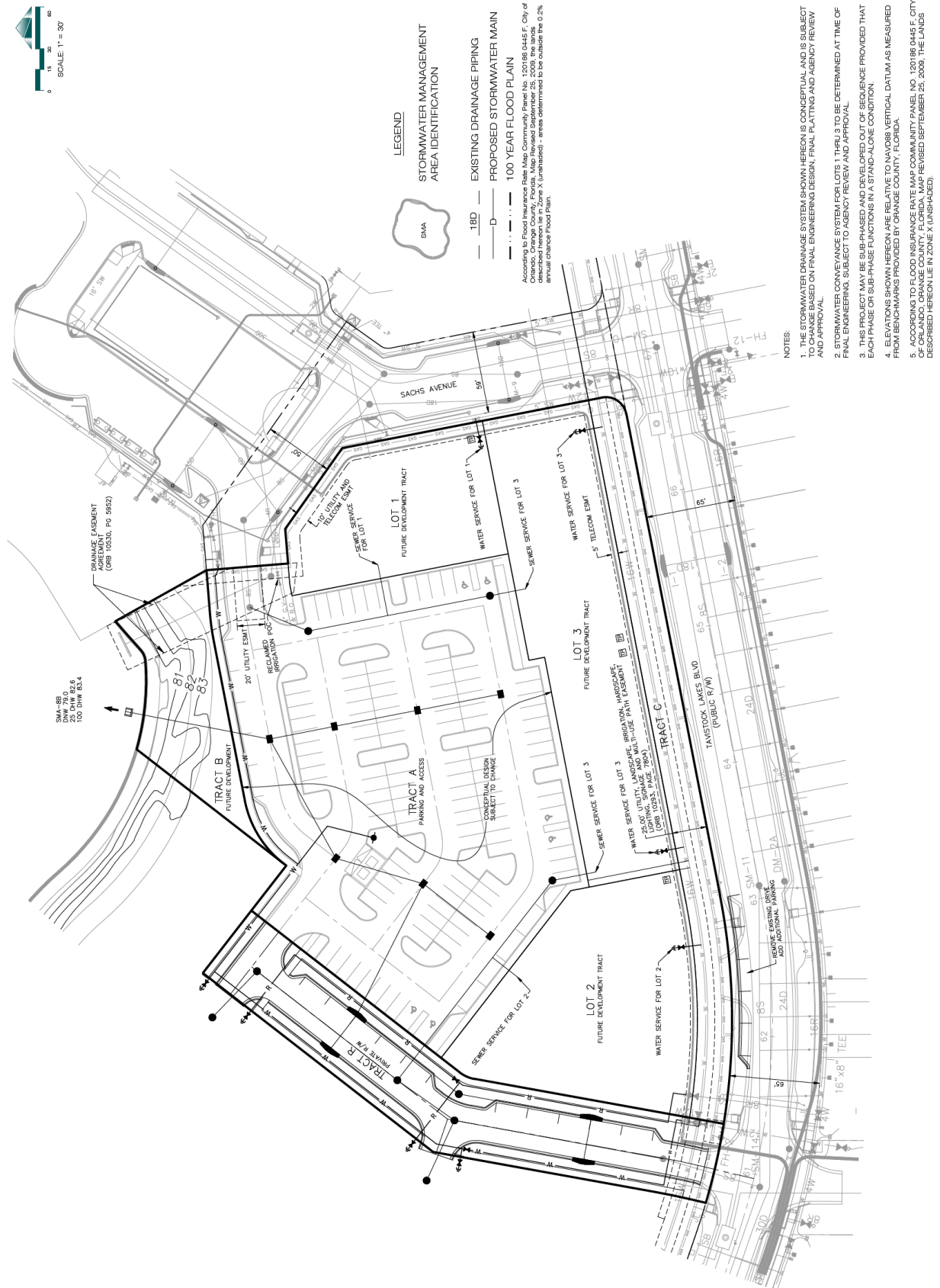
1"=30'



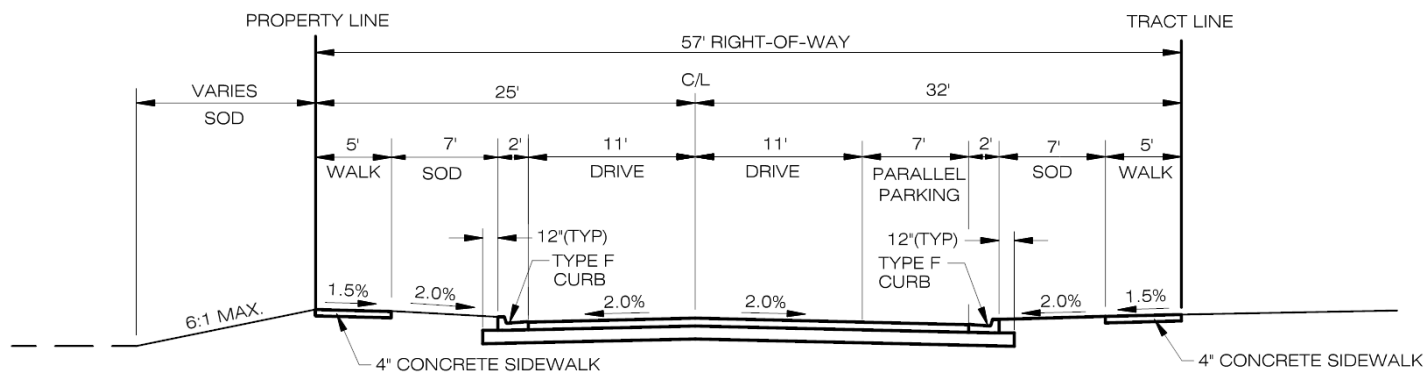
# WATER, SEWER, AND RECLAIM (PLAT)



## STORMWATER (PLAT)



# TRACT R CROSS SECTION



(PRIVATE R/W)  
SECTION 1  
1"=10'

## FINDINGS

Subject to the conditions contained herein, the proposal is consistent with the requirements for approval of the proposed Specific Parcel Master Plan amendment applications contained in Section 65.336 of the Land Development Code (LDC) :

1. The proposal is consistent with the State Comprehensive Plan (Chapter 187, Florida Statutes).
2. The proposal is consistent with the East Central Florida Strategic Policy Plan.
3. The proposal is consistent with the provisions of Chapter 163, Part II, Florida Statutes.
4. The proposal is consistent with the objectives and policies of the City's adopted Growth Management Plan (GMP); particularly, Future Land Use Policy 2.4.4, Figure LU-1, Goal 4 and its associated objectives, policies, and figures.
5. The proposal is consistent with and implements the Southeast Orlando Sector Plan, Chapter 68 of the Land Development Code.
6. The proposal is consistent with the requirements of the 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 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 Pioneers PD, and any other pertinent provisions of the Conventional LDC, the Southeast Orlando Development Plan Agreement, and all previous agreements between the City and property owner.

#### 3. *ISSUANCE OF DEVELOPMENT PERMITS*

As provided by subsection 166.033(5), Florida Statutes, issuance of a development permit by a municipality does not in any way create any right on the part of an applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the municipality for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. In accordance with subsection 166.033(5), Florida Statutes, it is hereby made a condition of this permit that all other applicable state or federal permits be obtained before commencement of the development.

#### 4. *APPROVAL*

Approval of this Specific Parcel Master Plan by the Southeast Town Design Review Committee (SETDRC) shall grant the applicant authority to submit an application site plan/master plan review for engineering permits prior to building permits. Parking and infrastructure may be constructed in one phase due to the mixed use nature of the proposed project, which requires shared parking. Building permits for the first building must be submitted prior to issuance of a certificate of completion for the parking and infrastructure. Application for building permits must be submitted within thirty-six (36) months of approval of the Specific Parcel Master Plan 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.

#### 5. *SPMP REQUIRED*

An SPMP is required for each development tract prior to submitted for building permit. This is required to establish the development standards for the development program. The development program for Laureate Park Neighborhood Center Phase 3 is as follows;

Lot 1 – approximately 6,200 square feet of office/retail

Lot 2 – approximately 15,000 square feet of childcare

Lot 3 – approximately 6,000 square feet of community event space and 6,000 square feet of office/retail

#### 6. *APPEARANCE REVIEW*

Building elevations will be subject to appearance review that is approved via a Planning Official Determination, or submitted and approved with an SPMP application. Prior to submittal of building permits, the applicant shall submit an electronic request for a Planning Official Determination that includes a site plan, landscaping plan, elevations for all four sides of each building, transparency calculations, location of dumpsters and mechanical equipment, materials used for the building, and any other infor-

## CONDITIONS OF APPROVAL

mation needed to demonstrate compliance with the conditions of this report and the Southeast Sector Plan.

7. *IMPERVIOUS SURFACE RATIO*

The narrative states the ISR will not exceed 0.85 for the entire neighborhood center. Therefore each building permit application shall provide a table displaying the current ISR and show how the neighborhood center is meeting the overall ISR.

8. *STREET TREES*

Structural soil or tree wells shall be provided along any street where space for street trees is less than 5 feet wide.

9. *ON-STREET LIGHTING*

On-street lighting (pedestrian scale light poles and fixtures) shall be installed. Locations shall be coordinated with street trees. Private streets and parking lots are NOT exempt from the City of Orlando Lighting Ordinance, Chapter 63.400.

10. *PARKING LOT*

- a. The parking lot contains 135 parking spaces, six of which are handicap spaces (21 parallel spaces outside of the parking lot).
- b. Lighting within the parking lot areas shall be pedestrian scaled and meet the requirements of the City of Orlando Lighting Ordinance, Chapter 63.400.
- c. Landscaping within the parking lot areas shall meet the requirements of the Chapter 61.310- 361.315 of the Land Development Code
- d. Parking shall be phased to provide the number of spaces associated with each building.

11. *UTILITIES*

All utilities, including but not limited to irrigation, electrical panels, a/c units, etc. shall not be visible from the street or located on a street side elevation. Screening requirements of LDC58.982 apply.

12. *CROSSWALKS*

All crosswalks at streets, alleys, and drives shall be constructed with pavers and/or textured colored concrete or similar. Elastomeric paint alone does not meet the requirement.

13. *LANDSCAPING*

All Landscape requirements per LDC Chapter 60 must be met. A Landscape plan for the site was not provided with the application.

14. *SIDWALKS BETWEEN LOTS*

Sidewalks between lots shall have a minimum 2 feet setback on both sides from buildings and fences or be widened by 2 feet in order to provide adequate space for pedestrians.

### **Transportation Engineering**

1. *ON STREET PARKING*

The proposed additional on street parking on Tavistock Lakes Blvd may not meet FDOT sight distance requirements for on street parking due to the geometry of the roadway. These spaces will be out of the sight distance requirements on construction plans submitted for permitting.

2. *REMOVE EXISTING PEDESTRIAN CROSSING*

Remove the existing pedestrian crossing east of the Tavistock Lakes Blvd driveway, with the additional vehicles due to the activation of this site; the mid-block crossing is not safe.

3. *CROSSWALKS IN RIGHT OF WAY*

Crosswalks in the ROW shall be marked ladder style high emphasis.

4. *ADA MARKED CROSSINGS*

Provide a marked crossing and ADA ramps for east/west travel across Tract R, the extension of Walcott Ave.

5. *ADA PARKING*

Location of handicapped parking spaces must be in a logical location close to building entrances, these locations will be in appropriate locations on construction plans submitted for permitting.



## CONDITIONS OF APPROVAL

### 6. *INTERIOR PEDESTRIAN CONNECTIONS*

Interior pedestrian connections will be required at time of permitting. On-site sidewalks shall be a minimum of 5' wide when adjacent to drive aisles and 6' wide when adjacent to parking stalls unless wheel stops are used.

### 7. *CLEAR SIGHT LINES*

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

### 8. *ON-SITE WASTE COMPACTORS*

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

### 9. *ROADWAY CONNECTION ON TAVISTOCK LAKES*

Roadway connection design on Tavistock Lakes Blvd may require some slight changes to ensure that the intersection is not skewed. This can be done at the permitting stage.

### 10. *PARKING LOT*

Parking lot and parking space dimensions shall comply with Orlando LDC and ESM.

### 11. *EXISTING DRIVEWAYS*

All existing driveways that are to be abandoned shall be removed and the curb, parkway, and sidewalk shall be restored.

## Development Review

### 1. *AVOID ENCROACHMENT*

The future buildings on Lots 1, 2 & 3 should be designed to be clear of the 5' & 10' Utility and Telecom Easement, and avoid any encroachment in the Drainage Easement to the north.

### 2. *ON-SITE INSPECTION 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.

### 3. *EPA AND NPDES REQUIREMENTS*

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.

### 4. *FDEP REQUIREMENTS*

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 Bureau 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).

### 6. *WASTE WATER BUREAU*

The construction plans are reviewed by the City of Orlando's Waste Water Bureau and returned to the Office of Permitting Ser-

## CONDITIONS OF APPROVAL

vices 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

7. *ESM*

The City Council Adopted the Engineering Standards Manual (ESM), Fifth Edition on April 18, 2016. All plans must conform to the ESM and all construction must be accomplished in accordance to the ESM.

8. *CONCURRENCY*

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.

9. *NAVD 88*

All future elevation shown on a boundary/topographic survey shall use the North American Vertical Datum of 1988 (NAVD 88).

10. *PLAT REQUIREMENTS*

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. *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.

12. *REQUIRED SIDEWALKS*

As per Section 61.225 of the Land Development Code and the Downtown Development Board, a 13 foot wide concrete sidewalk is required along all dedicated rights-of-way, unless other site specific specifications are given. Any existing sidewalk damaged or broken is to be repaired.

13. *EMERGENCY VEHICLE ACCESS*

Need to provide a civil sheet that shows auto turn on the proposed development to ensure emergency vehicle access is accomplish throughout the site.

14. *MASTER PLAN APPROVAL*

The Office of Permitting Services recommends approval of the proposed Master Plan, subject to the above listed conditions and requirements.

### **OUC Water**

1. *OUC SUBMITTAL*

Submit detailed water utility plans to Orlando Utilities Commission to Development Services when they have been developed. See our Website for submittal information <http://www.ouc.com/business/water-services>.

### **Waste Water**

1. *HYDRAULIC CALCULATIONS*

Hydraulic calculations related to the gravity sewer collection system and the lift station(s) affected shall be revisited to confirm capacity is available per ESM standards and consistent with the latest Lake Nona Sanitary Master Plan.

### **Urban Design**

No comment received to date.

# INFORMATIONAL COMMENTS

## City Planning

### 1. *TRANSPORTATION IMPACT FEE DISCOUNT*

Based on staff analysis, the proposed Phase 3 of the Laureate Park Neighborhood Center a Connectivity Index score of 1, this score does not meet the quantitative standard for a Transportation Impact Fee discount.

## Transportation Planning

TPL has no conditions or comments for this submittal. Conditions may be attached to subsequent submittals for individual parcel development.

## Building

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

## Fire

1. There are no objections to this request.
2. TRC fire code review is preliminary in nature, and is intended to expose or prevent evident design deficiencies with State and City Fire Codes. The design, hydrant location and fire department access will be reviewed in detail for State and City Fire Code compliance at the time of permit application.
3. Be advised that any new construction must adhere to the requirements of the Florida Fire Prevention Code, 2012 Edition, and The City of Orlando Fire Prevention Code.

## Police

The Orlando Police Department has reviewed the plans for Laureate Park Village Center Phase 3 located at 9301 Tavistock Lakes Blvd., 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.

CPTED conditions will be emailed to the client by the Project Manager with the City. For questions regarding the Orlando Police Department plan review, please contact Audra Nordaby at 407.246.2454 or [Audra.Nordaby@cityoforlando.net](mailto:Audra.Nordaby@cityoforlando.net).

## CONTACT INFORMATION

### **City Planning**

For questions regarding City Planning review, please contact Wes Shaffer at 407.246.3792 or [thomas.shaffer@cityoforlando.net](mailto:thomas.shaffer@cityoforlando.net).

### **Urban Design**

For questions regarding Urban Design plan review, contact Jason Burton at 407.246.3389 or [jason.burtonr@cityoforlando.net](mailto:jason.burtonr@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)

### **Transportation Engineering**

For questions regarding Transportation Planning plan review, please contact Lauren Torres at 407.246.3220 or [lauren.torres@cityoforlando.net](mailto:lauren.torres@cityoforlando.net)

### **Development Review and Engineering/Zoning**

For questions regarding Development Review and Engineering or Zoning contact Keith Grayson at 407.246.3234 or [keith.grayson@cityoforlando.net](mailto:keith.grayson@cityoforlando.net).

### **Building**

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

### **Fire**

For questions regarding Fire plan review, please contact Charles Howard at 407.246.2454 or [charles.howard@cityoforlando.net](mailto:charles.howard@cityoforlando.net).

## REVIEW/APPROVAL PROCESS—NEXT STEPS

1. SETDRC minutes scheduled for review and approval by City Council.
2. Final Site Plan Approval by the Planning Official.
3. Building permits.