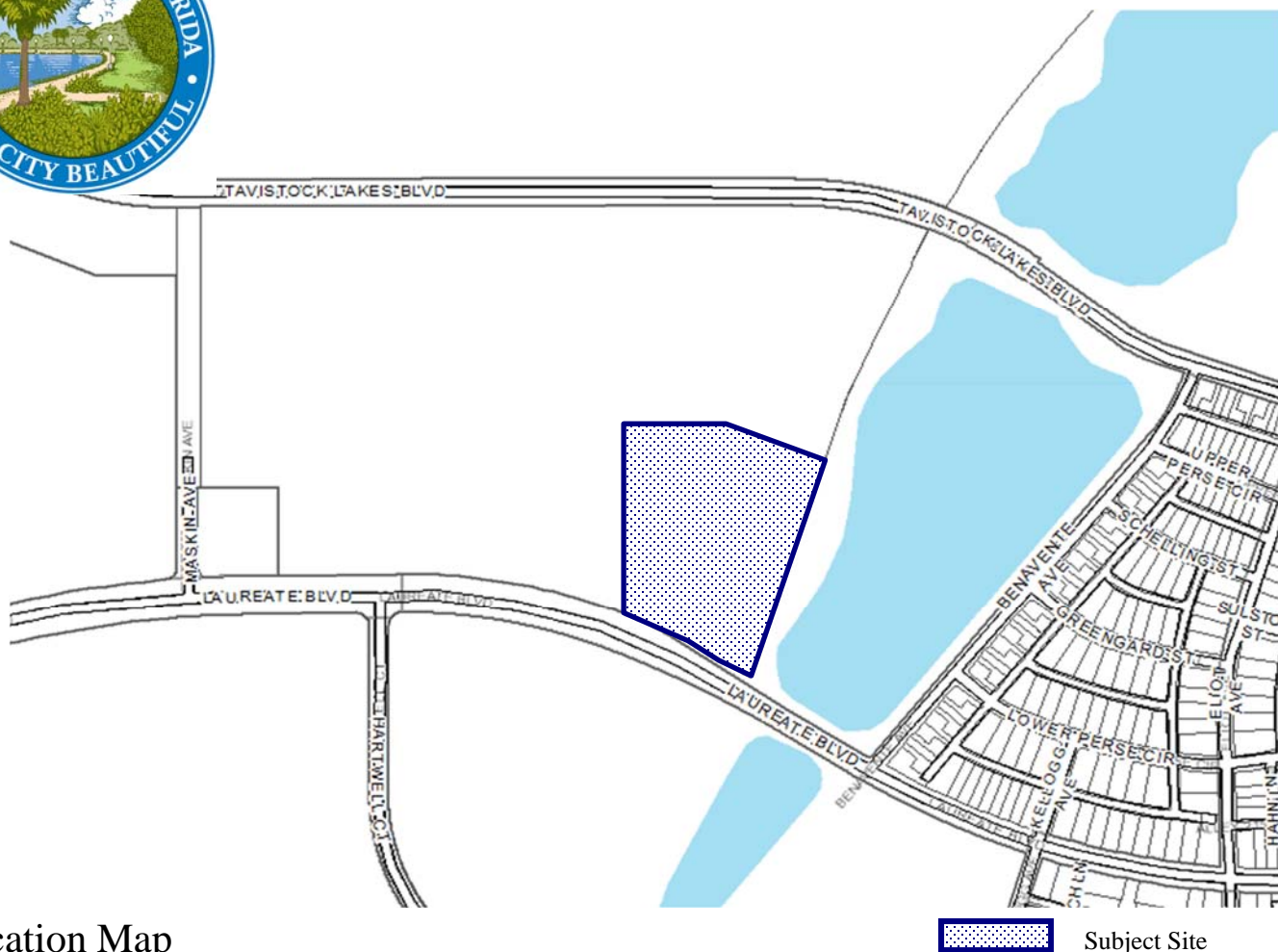




THE GATHERINGS

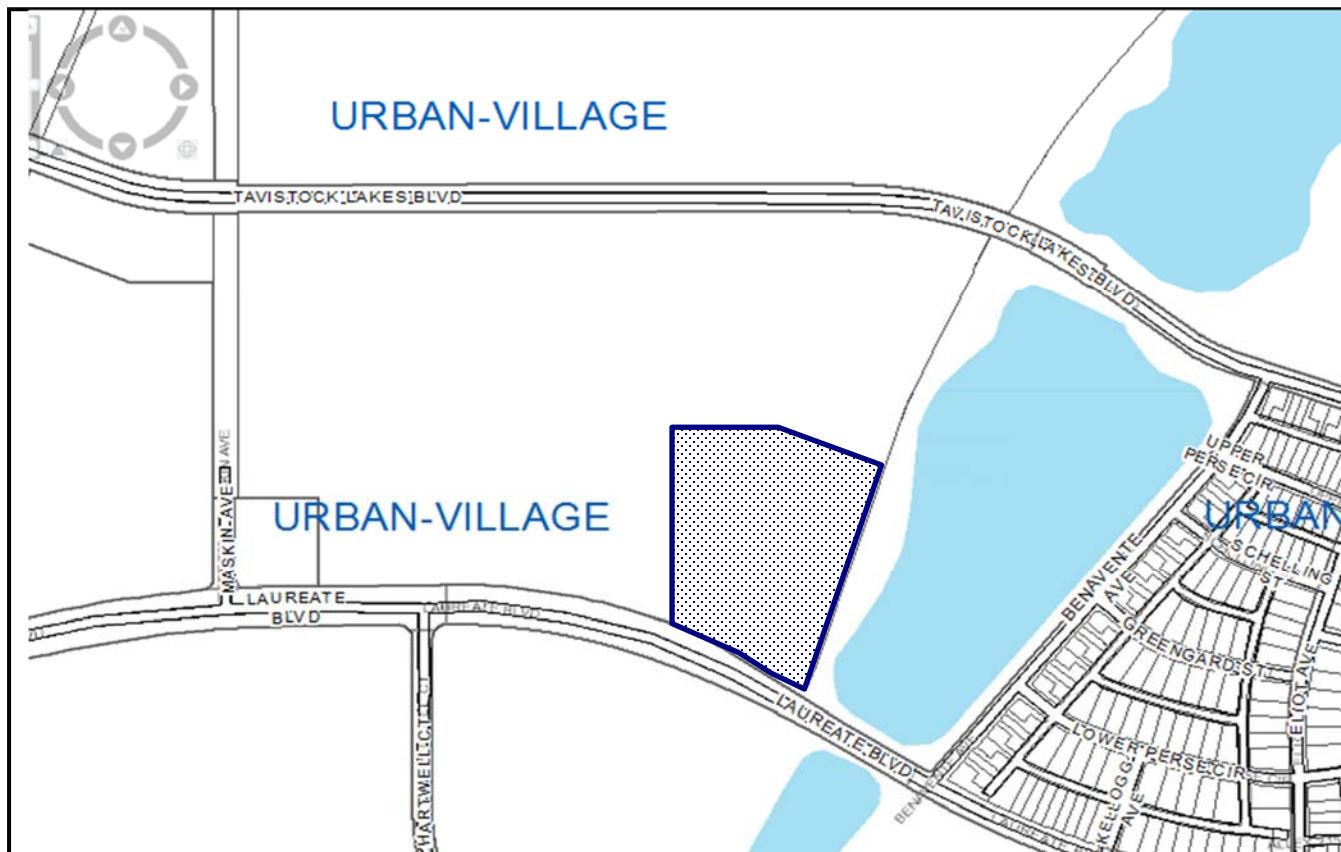


Location Map

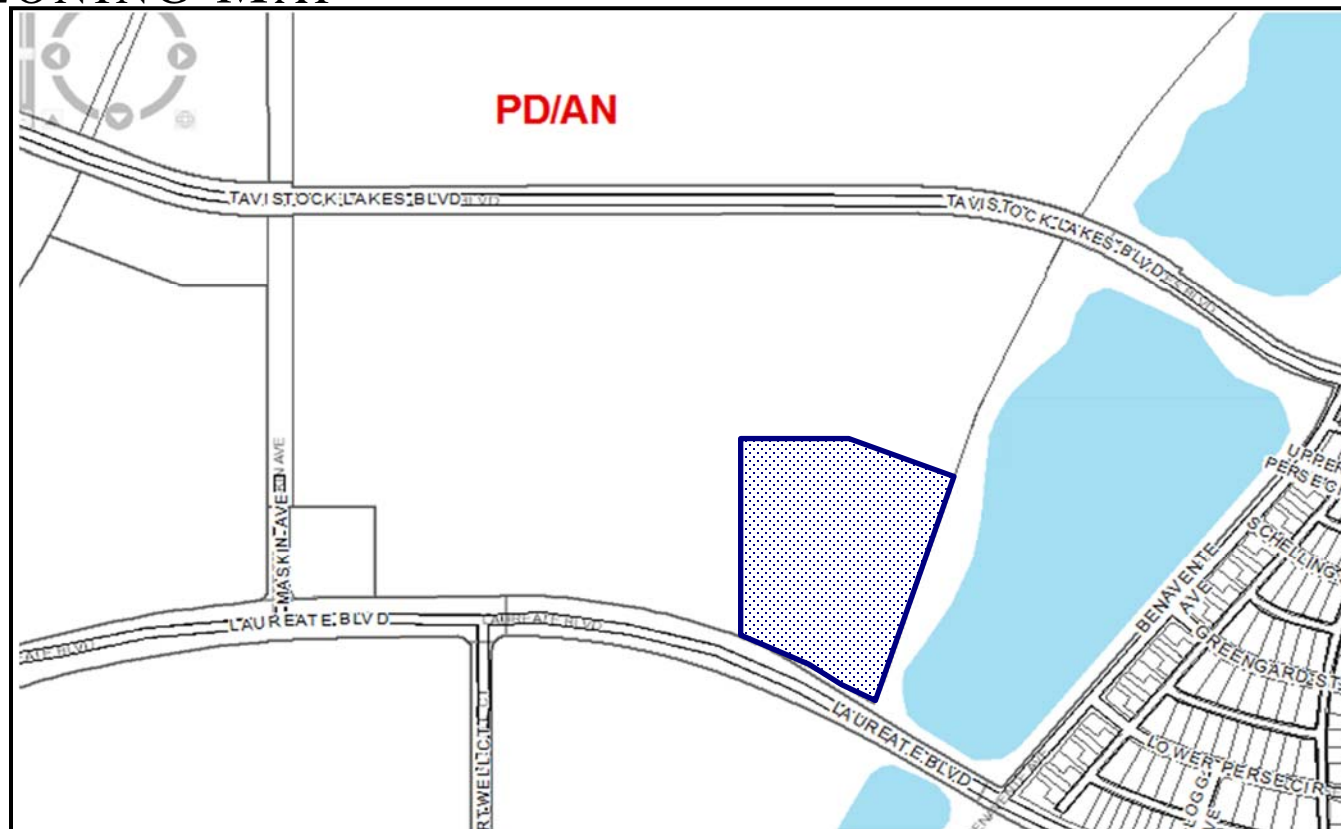
SUMMARY

<p>Owner Ralph Ireland Lake Nona Land Co., LLC</p> <p>Applicant Heather Isaacs Lake Nona Land Co., LLC</p> <p>Project Planner Colandra Jones</p> <p>Updated: April 25, 2016</p>	<p>Property Location: The subject property is located south of Tavistock Lakes Boulevard, north of Laureate Boulevard, east of Maskin Avenue and west of Benavente Avenue (±9 acres, District 1).</p> <p>Applicant's Request: Specific Parcel Master Plan (SPMP) and preliminary plat approval for an active adult multi-family development comprised of 216 dwelling units.</p> <p>Staff's Recommendation: Approval of the request, subject to the conditions in this report.</p>	
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FUTURE LAND USE MAP



ZONING MAP



PROJECT ANALYSIS

Project Description

The subject property is approximately 9 acres in size and is generally located south of Tavistock Lakes Boulevard, north of Laureate Boulevard, east of Maskin Avenue and west of Benavente Avenue. The site is currently designated Urban Village on the Official Future Land Use Map, and the property is zoned PD/AN. The site is within the Lake Nona Development of Regional Impact and is designated as “Village Center/Urban Transit Center” on the DRI Map H (DRI parcel 24a). This proposed SPMP depicts multi-family residential development comprised of 8 buildings with a total of 216 residential units with some garage and surface parking to total 434 parking spaces. The proposal also has amenities which include a clubhouse and a swimming pool.

Previous Actions:

January 2014—The Southeast Town Design Review Committee (SETDRC) approved the SPMP for the conceptual design of the Lake Nona Mixed Use District which provided guiding principles for this district. (Case #MPL2013-00040)

Major Subdivision:

According to Section 65.425 of the Land Development Code, *“The purpose of the Major plat review process is to ensure compliance with the City’s Land Development Code and the City’s Comprehensive Growth Management Plan. This process also provides for a complete review of technical data and preliminary construction and engineering drawings for proposed subdivisions that are not eligible for a waiver of the platting requirements and that require construction of streets or public improvements. The review includes evaluation of potential impacts on both the site and surrounding areas, and resolution of planning, engineering, and other technical issues so that development may proceed.”*

Project Context

The subject property is located within the Lake Nona DRI, a community located in the southeast section of Orlando. The property is currently vacant but is designated as “Village Center/Urban Transit Center” in the DRI. The Urban Village future land use designation surrounds the subject site. Existing uses include vacant land to the north, south, and west, and the Laureate Park residential neighborhood to the east. Further north is the Nemours Children’s Hospital and Watermark Apartments, and further southwest is the VA Hospital. The proposed residential use would be compatible with the surrounding uses.

Table 1—Project Context

	Future Land Use	Zoning	Surrounding Use
North	Urban Village	PD/AN	Vacant Land
East	Urban Village	PD/AN	Laureate Park Residential Neighborhood
South	Urban Village	PD/AN	Vacant Land
West	Urban Village	PD/AN	Vacant Land

Conformance with the 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.35.3 and S.35.4, along with Goal 4 and its associated goals, objectives and policies. Future Land Use Policy 4.1.9 requires a mix of uses within Village Center/Urban Transit with 40% to 75% of the center can be comprised of residential blocks. This block is considered part of the larger Village Center area which includes the Mixed Use District area (Parcels 22b, 23a, 23b, 23c, 24a and 24b). These parcels have not been planned, therefore the overall percentage of uses could shift with new development.

The Village Center/Urban Transit Center has a required mix of uses, block size, and street frontage. Coordination of service areas, alleys, and primary pedestrian-oriented streets is needed across parcels. The subject property has Mixed Use Land Use designation and has frontage on the Parkway street type Laureate Boulevard. This proposal will be reviewed for conformance of the Lake Nona Mixed Use District Plan also.

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/Urban Transit Center” in the Lake Nona DRI/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.”* Figure 68-C provides requirements for Residential Blocks. The Lake Nona Mixed Use District Plan provides some additional standards for residential properties.

The maximum block size is seven acres for Mixed Use blocks. According to the Mixed Use District plan (Case #MPL2013-00040), the subject property is depicted as Lot 24A-4 and is 9 acres in size. It is bounded by Laureate Boulevard to the south, Lakeside Parkway on the east, and Mixed Use A streets on the north and west. Even though the acreage exceeds the maximum block size, the alternative standard was approved during the Mixed Use District SPMP for this lot. For the Gatherings SPMP, the applicant is utilizing the approved alternative standard for the acreage size for this lot.

The minimum frontage required by Chapter 68 is 65%. The proposed building frontage for this apartment development is 75% for Laureate Boulevard and 68% on the north/south Mixed Use A street. This exceeds the minimum requirement for building frontage.

Development Standards

According to LDC Figure 68-A, development within the Village Center/Urban Transit Center designation is required to meet Traditional Design standards. This development is required to meet the Residential Building Standards of Section 68.300 to 68.312 and the Lake Nona Mixed Use standard.

Density

According to Future Land Use Policy 4.1.9, the minimum density is for Village Center/Urban Transit designation is 7 du/ac and the maximum density is 30 du/ac. The proposal is approximately 24 du/ac, which meets the density standard for Village Center/Urban Transit.

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. The Village Center designation allows for 1 to 3 stories. However, according to the Lake Nona PD, the maximum height allowed for Parcel 24a is 10 stories. The proposed plan depicts eight buildings which are each four stories in height which is within the PD building height requirement.

Impervious Surface Ratio (ISR)

The maximum ISR permitted is 0.85 according to the Village Center standards. The applicant has indicated that the maximum ISR for this development will be 0.85 which is consistent with the AC-1 zoning standard and the Lake Nona Mixed Use District standard.

Table 2—Development Standards

Acreage	Use	Sq. Ft./ Dwelling Units	Density		Building Height		ISR (impervious surface ratio)	
			Minimum /Maximum	Proposed	Minimum / Maximum	Proposed	Maximum	Proposed
9	Multi-family residential	216 du	7 du/ac to 30 du/ac	24 du/ac	1 to 10 stories (per PD)	4 stories	0.85	0.85

Setbacks

According to Section 68.304, the minimum front setback is 10 feet and maximum is 15 feet or 30 feet from arterials. All other setbacks shall be a minimum of 5 feet. The applicant is proposing a setback of 16 feet for Laureate Boulevard, the un-named Mixed Use A street on the west side, and on the north property line. On the Lakeside, the east side of the property, the applicant is proposing a setback of 6 feet.

Table 3—Setback Requirements

Use or Phase	Yard	Building Setbacks		
		Minimum	Maximum	Proposed
Multi-family Residential	Laureate Blvd.	10 ft.	15 ft. / 30 ft. (arterials)	16 ft.
	West side	5 ft.	N/A	16 ft.
	East side	5 ft.	N/A	6 ft.
	North side	5 ft.	N/A	16 ft.

Signage

A rendering of the proposed monument sign was submitted with this application (See Page). The proposed signage shall be consistent with Chapter 64 of the LDC and the Lake Nona Master Sign Plan.

Parking

Single car garage parking for units and surface parking will be provided with the applicant proposing a total of 434 parking spaces on the site. Each building will have garages on the first floor and some detached garages throughout the property. The parking ratio requirements is 1.5 spaces for one bedrooms, 1.75 spaces for two bedrooms and 2 spaces for three bedrooms. The applicant is proposing 168 two bedrooms (294 spaces), and 48 three bedrooms (96 spaces). The proposed development exceeds the minimum required of parking spaces provided in Figure 68-C. There is no maximum parking ratio.

Table 4—Parking Requirements		
Use	Sq. Ft./ Dwelling Units	Minimum Spaces Required
Multi-family Residential	216 du	390 spaces
Total Provided	434 spaces	

Landscaping

The applicant submitted a conceptual landscape plan with this application. It is noted that the landscape plan will be developed in accordance with Chapter 60. The applicant has also indicated that the landscape plan will utilize the plant palette already established throughout Lake Nona.

Mechanical Equipment

The applicant is requesting an alternative standard to allow for some air conditioning compressor units between the building and the street. In Urban Design Condition #2, staff indicates that the applicant relocate those units between the building and rights-of-way. Provide a minimum 4 foot wall and generous hedges (36" at time of planting) to screen mechanical equipment locations.

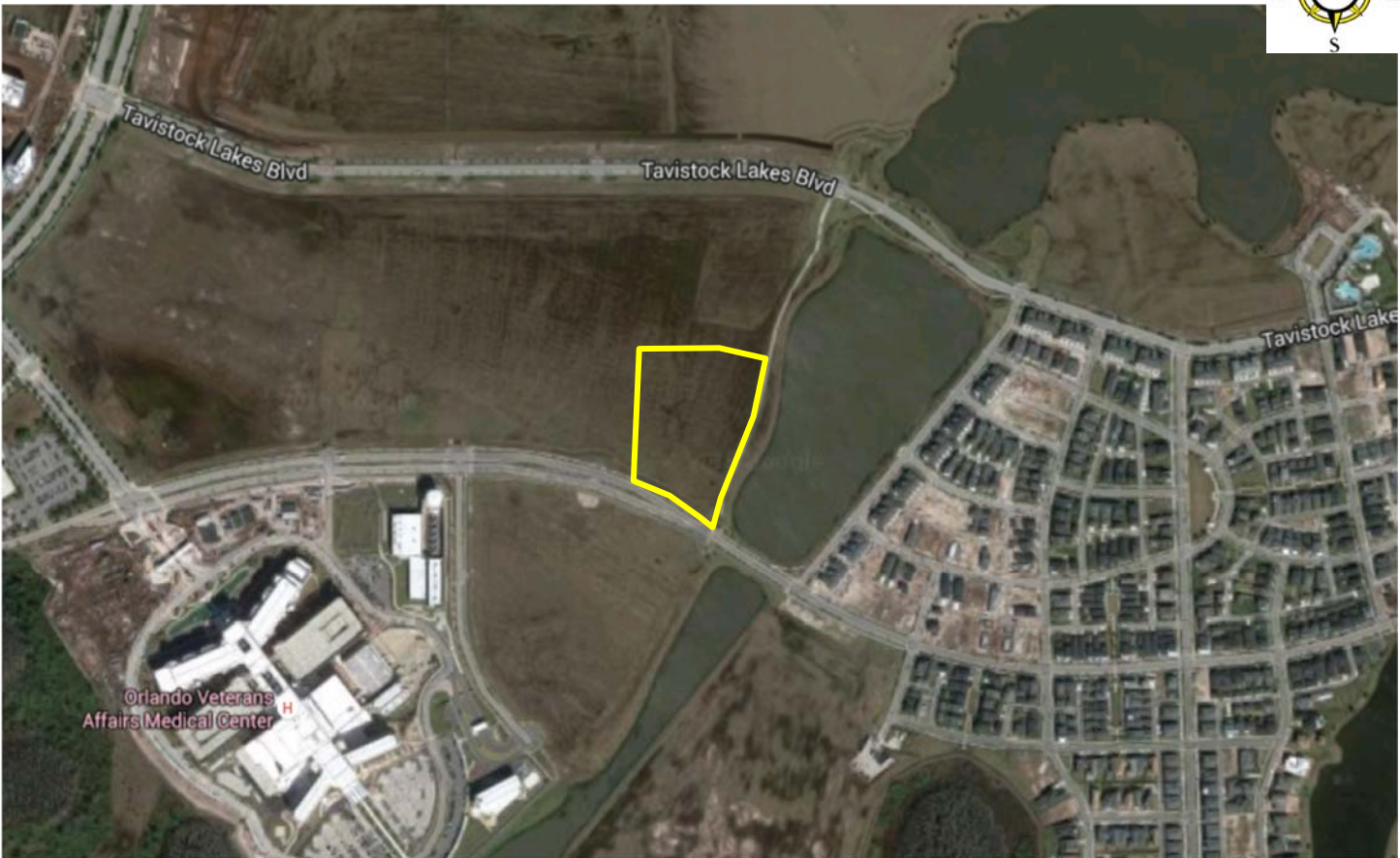
Road Circulation

According to the Mixed Use District Plan, the subject property is surrounded by four roadways, Laureate Boulevard to the south, Lakeside Parkway to the east and Mixed Use A streets to the north and west. With the Gatherings SPMP (and the Lake Nona Southern Circulation Plan SPMP amendment), the applicant is requesting to eliminate the Lakeside Parkway on the east side of the property. During staff review, many departments have concerns regarding the elimination of this roadway. According to GMP Future Land Use Policy 4.1.15, *"Parks shall be surrounded by streets and/or building fronts, except where they are bound by woodlands, creeks, agricultural uses or other significant open space features. At least 50% of a park's perimeter should front onto a public street..."* Transportation Planning and Transportation Engineering believes this removal is an unnecessary degradation of the grid pattern which the City and Lake Nona jointly planned for this urban activity center of the DRI.

The applicant has indicated to staff that the vision for the Mixed Use District is evolving. According to the applicant, in 2013, the SETDRC approved MPL2013-00040, which included changes to the development pattern of the mixed use district originally contemplated when Tavistock Development Company evolved the master plan in 2008. With the continued success of Laureate Park and the market need for alternative types of housing, Tavistock is proposing to further shift the intensity of the development pattern west toward the future Lake Nona Town Center. With the opening of Landon House, Tavistock's 280 unit multifamily project, the developer has a renewed focus on master planning the Town Center into an entertainment, experience-centric component of the Lake Nona DRI. The first portion of development for Tavistock's Phase 2 of the Town Center is contemplated to include 500,000 - 800,000 square feet of retail, restaurants, a cinema, office space, and a boutique hotel. In addition, they are currently in the design development phase for an 11-story urban multifamily project which will include smaller units, further addressing the vast needs of the market. This shift of intensity from the Mixed Use district to the heart of Lake Nona Boulevard and Tavistock Lakes Boulevard has created the need to evaluate certain development standards originally conceived during the creation of the Southeast Sector Plan.

Staff believes if this Lakeside Parkway is eliminated, the applicant would be required to submit a PD amendment to the Lake Nona PD to make changes to the Mixed Use District standards.

AERIAL PHOTO

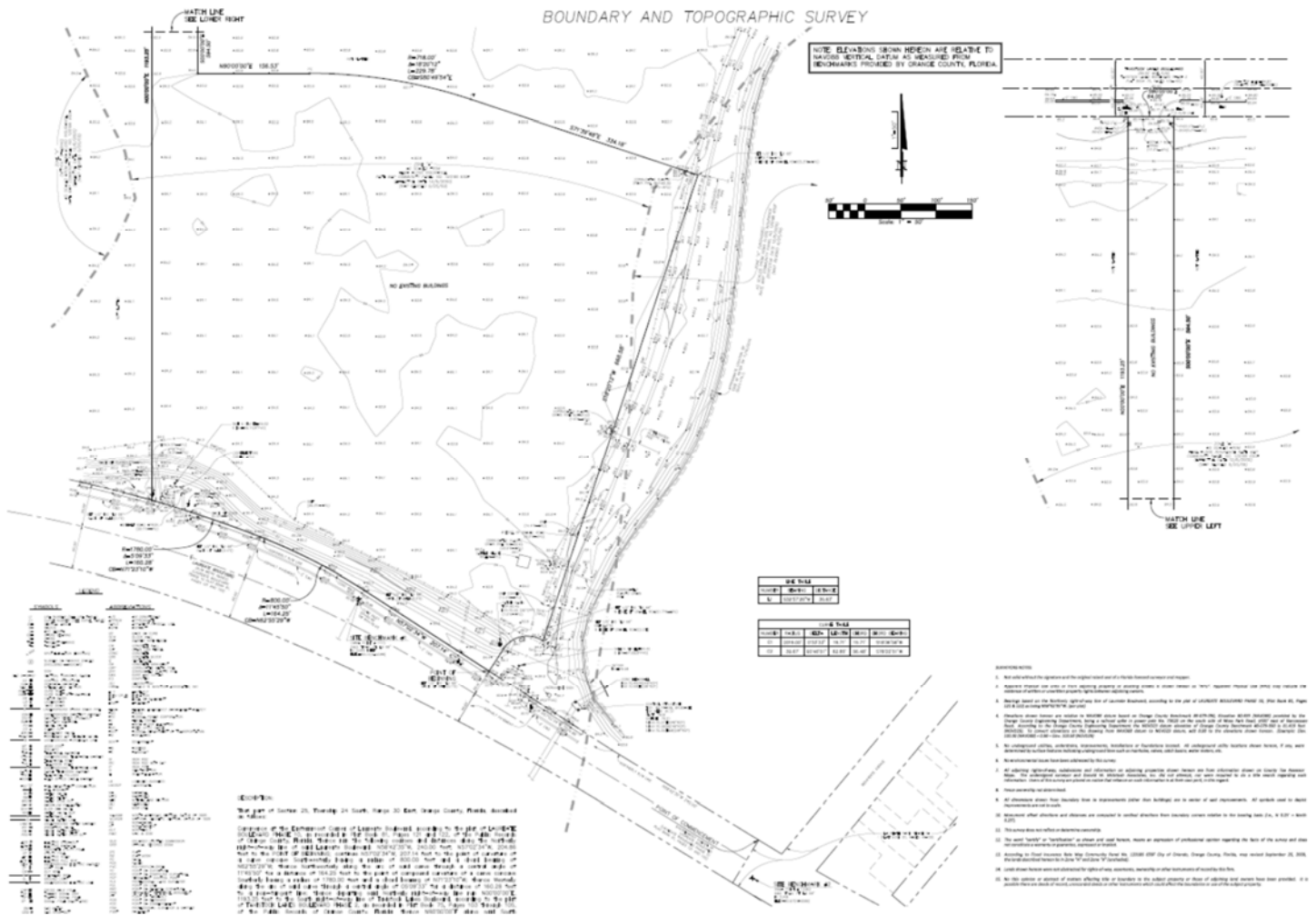


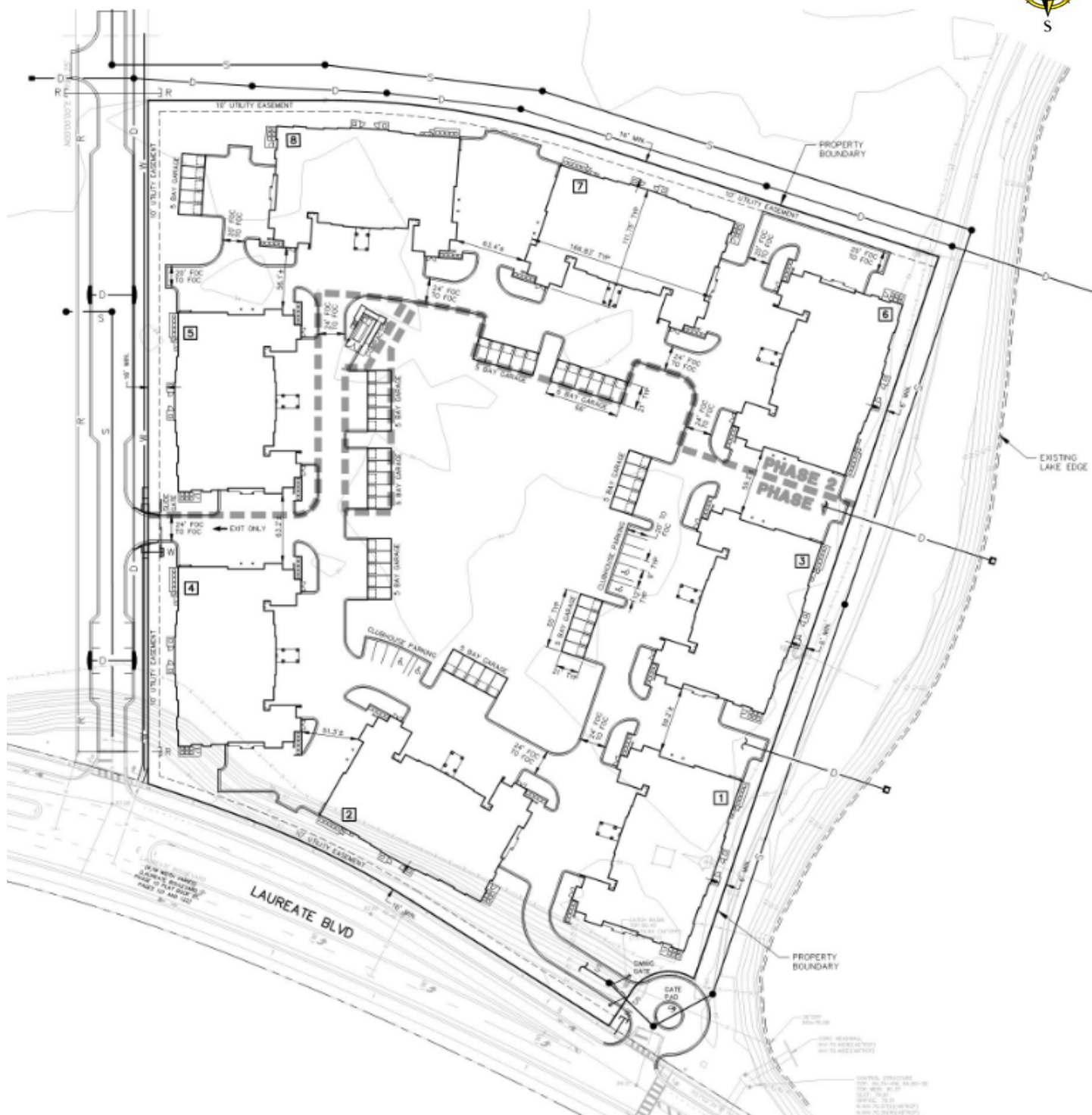
Proposed Signage



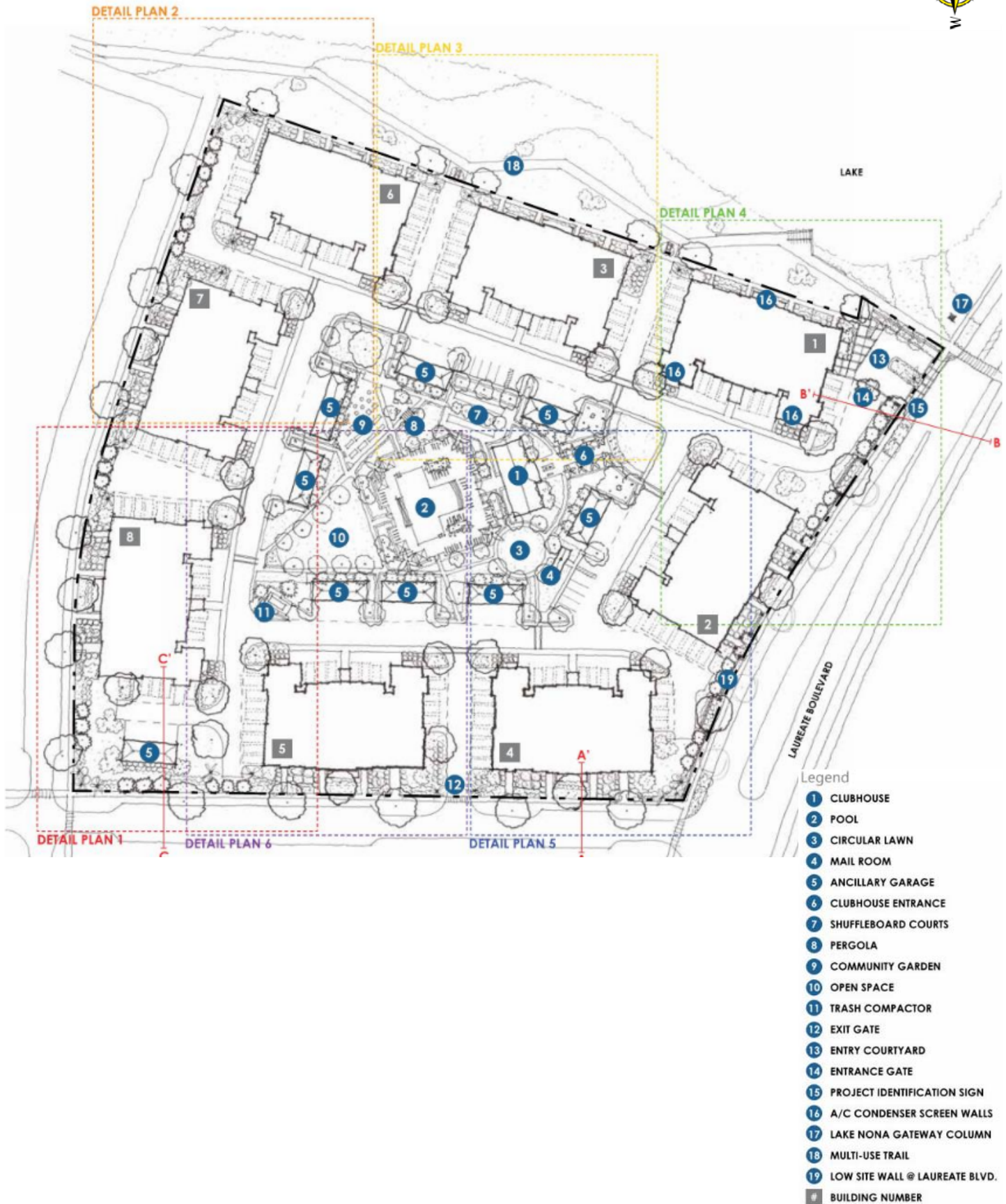
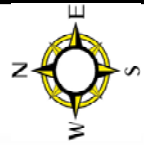
- WOOD
- STEEL
- CONCRETE
- FACE ILLUMINATED LETTERS
- GLOWING LUCITE VOLUME



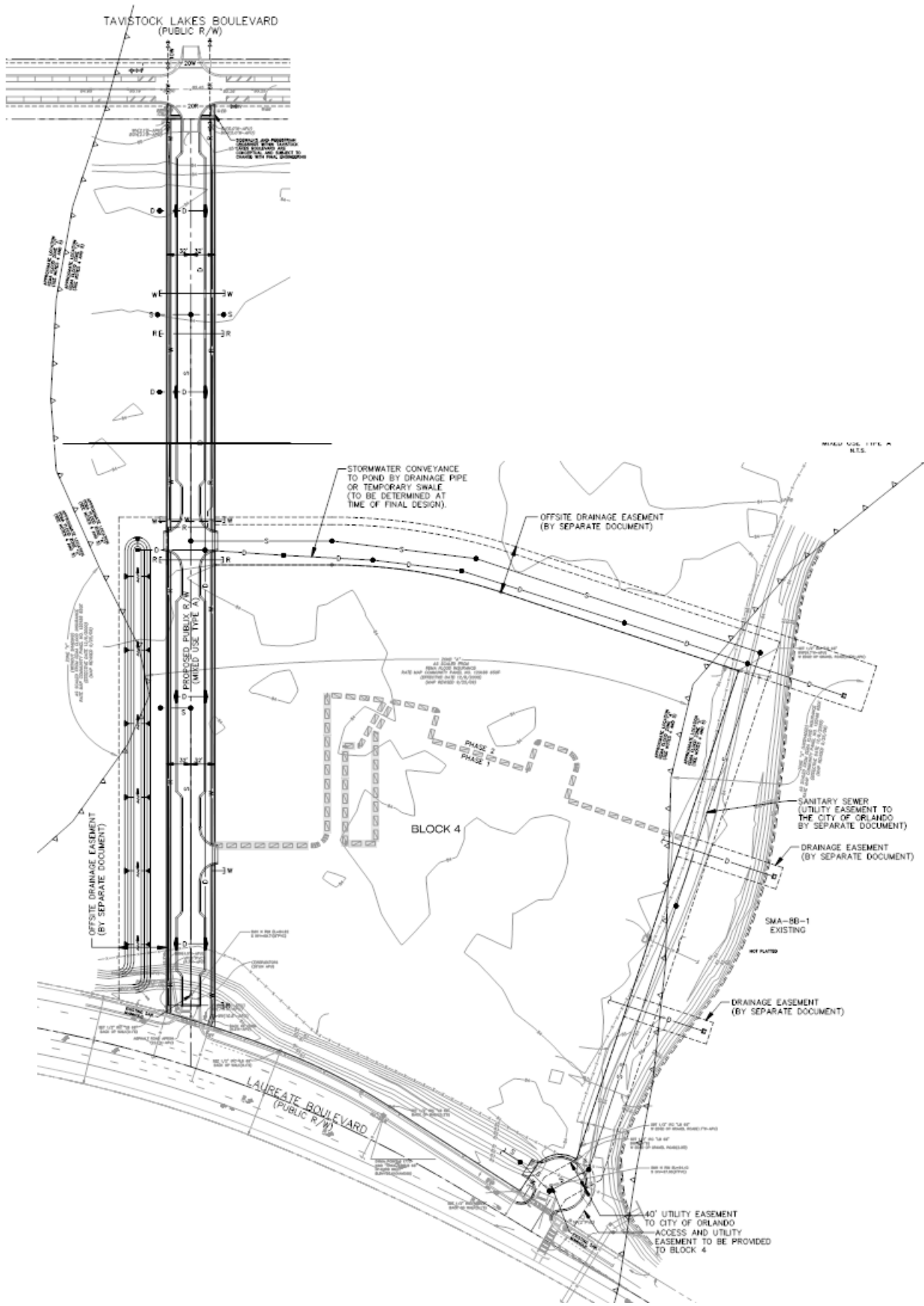




CONCEPTUAL LANDSCAPE PLAN



PRELIMINARY PLAT



ARCHITECTURAL ELEVATIONS



Interior Facing Facade



Street/Park Facing Facade

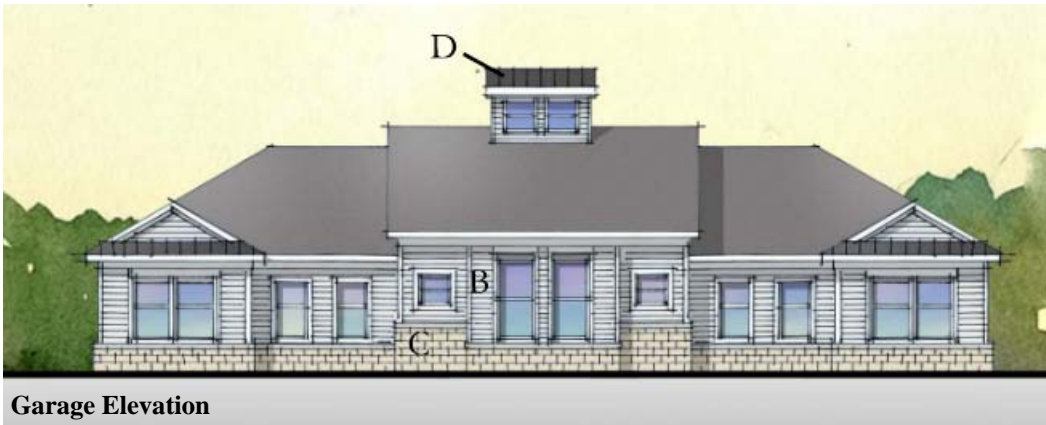


Left Side Elevation

ARCHITECTURAL ELEVATIONS

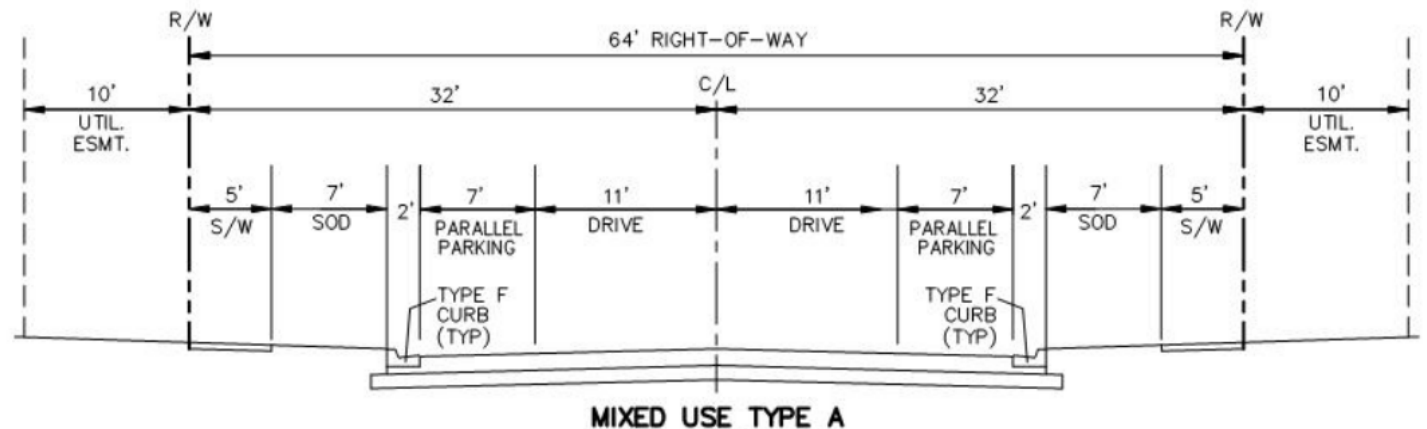


Right Side Elevation



Garage Elevation

ROAD CROSS SECTION



FINDINGS

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

1. The proposal is consistent with the State Comprehensive Plan (Chapter 187, Florida Statutes).
2. The proposal is consistent with the East Central Florida Strategic Policy Plan.
3. The proposal is consistent with the provisions of Chapter 163, Part II, Florida Statutes.
4. The proposal is consistent with the objectives and policies of the City's adopted Growth Management Plan (GMP); particularly, Future Land Use Policy 2.4.4, Figure LU-1, Goal 4 and its associated objectives, policies, and figures.
5. The proposal is consistent with and implements the Southeast Orlando Sector Plan, Chapter 68 of the Land Development Code.
6. The proposal is consistent with the requirements of the 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 Lake Nona DRI/PD, and any other pertinent provisions of the Conventional LDC, the Southeast Orlando Development Plan Agreement, the 1994 Lake Nona Developer's Agreement, and all previous agreements between the City and property owner.

3. *APPROVAL*

Approval of the Specific Parcel Master Plan by City Council shall grant the applicant authority to submit an application for site plan/master plan review for a building permit. The application must be submitted within thirty-six (36) months of approval of the Specific Parcel Master Plan (by the City Council) or the Master Plan shall expire. However, upon written application filed 30 days prior to the expiration date, the Planning Official may renew the Master Plan for one period of up to 12 months providing good cause is shown.

4. *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. The landscape plan shall include the trail and park to the east, and the cul-de-sac to the north.

5. *IMPERVIOUS SURFACE RATIO (ISR)*

The development plan shall not exceed the maximum ISR of 0.85.

6. *MAXIMUM BLOCK SIZE*

Figure 68-C allows a maximum block size of 3 acres for residential blocks and 7 acres for mixed use blocks. As part of MPL2013-00040, City Planning staff agreed to the alternative standard of a larger block size of 9 acres for this parcel knowing that there would be sufficient circulation in this area with the Lakeside Parkway. This SPMP approves an alternate standard of 43 acres because pedestrian and bike access is being maintained, and provided the applicant meets the transportation conditions.

7. *SIGNAGE*

The proposed signage shall be consistent with Chapter 64 of the LDC and the Lake Nona Master Sign Plan.

8. *RECORDING OF 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.

9. *VEHICULAR USE AREAS*

Garages facing streets are prohibited per Figure 68-H for tuck under apartments. This SPMP allows for street facing garages for buildings 1, 4, and 6, provided the urban design conditions are met.

CONDITIONS OF APPROVAL

City Planning (cont.)

10. TRANSPARENCY

There shall be 15% transparency on all street facing facades.

11. PEDESTRIAN ACCESS

Show pedestrian access from each building to the public sidewalk and to the common amenity area.

12. MECHANICAL EQUIPMENT

Section 58.983(b) prohibits mechanical equipment located between the building and the street. This SPMP approves an alternate standard and allows for A/C units between the building and the street, provided the urban design conditions are met.

13. MIXED USE DISTRICT

Given the number of alternative standards requested for this project, the applicant is required to submit a PD amendment to amend the Mixed Use District standards prior to approval of an SPMP for another phase in this district.

14. NORTH ROAD

No Certificate of Occupancy for Phase 2 for the buildings will be issued until the road on the north side of the property is completed.

Urban Design

1. The project is in need of a second point of ingress. It is suggested that a second connection could be added to the future street along the northern boundary of the site, provided Building 8 moves further west and the garage at the corner are reconfigured. Or, delete the gating system and provide more even distribution of access.
2. Provide a minimum 4-ft wall and generous landscaping (minimum 36" hedge at time of planting) to screen mechanical equipment locations.
3. There are concerns there is not enough visitor parking provided in this plan. On-Street and unassigned visitor parking should consist of approximately 10% of the parking requirement - please clarify locations of visitor parking and consider additional parking.
4. We are concerned that the garage parking provided cannot be utilized as storage to allow this parking scheme to function properly. No garage shall be allowed to be utilized as storage, preventing the use of the garage as the parking needed to properly park this project. Add glazing to the garage vehicular doors so that this provision may be enforced by the management.
5. All building entrances, covered entryway and nearby walkways leading into the entrances shall be buffered by a minimum 3-ft of landscaping on each side, per landscaping code requirements. For the walkways that traverse the parking areas and drive aisles, provide a 6" flush ribbon curb and a minimum 5-ft wide stamped/colored concrete treatment differentiated from the asphalt (with a slight tabling of the elevation) in order to provide a realistic pedestrian pathway.
6. The wall locations adjacent to Laureate Blvd shall be maximum 5-ft CPTED style fence with masonry treated columns to match the style of the buildings.
7. A connection is needed between the lake "trail" and the continuation of the sidewalk of the northern street's sidewalk to the trail system around the lake.
8. For the northeast and southeast corners of the site, add pergolas or other design treatments, subject to appearance review at time of permitting to soften the appearance of garages facing the right-of-way.
9. An appearance review is required for the park area to the east along the lake. Staff suggests routing the walkway such that it follows the shoreline or is more direct (straight).

Transportation Planning

1. PARK TRANSPORTATION REQUIREMENTS

The park that will replace the deleted north-south street along the west side of the lake shall include a 12 ft wide (minimum) multi-use trail. The trail should mimic the shape of the shoreline where possible. Parking for the park and visitors to the area shall be created at the eastern terminus of the east-west street running along the north boundary of the Gathering. This parking area shall include space to allow vehicles to exit the parking area without backing onto the street. Bicycle parking racks shall be provided at appropriate locations along the park. Racks shall meet City standards, be located on impervious surfaces, and located to avoid conflicts with pedestrians or other vehicles.

CONDITIONS OF APPROVAL

Transportation Planning (cont.)

2. *GATHERING ACCESS*

The proposed entrance on the southeast corner of the Gathering shall be designed to minimize conflicts and queues created by vehicles entering or exiting Laureate Boulevard. Access points shall be constructed to the streets on the west and north sides of the project.

3. *ON-STREET PARKING*

On-Street parking on streets abutting the project on the west and north sides of the Gathering shall be maximized to the extent possible and may include diagonal, as well as, parallel parking spaces.

4. *ACCESS POINTS*

Full vehicular access points shall be provided on the north, south, and west sides of the property.

Transportation Engineering

1. Entrance gate requires two 20 foot wide lanes.
2. The gate is to be set back enough to allow sufficient room for an errant vehicle to maneuver out without affecting the ROW.
3. The entrance shall be relocated to the north/south road on the west perimeter of the site.
4. Minimum drive aisle width shall be 24 feet.
5. Sidewalks adjacent to drive aisles shall be a minimum 6 feet wide and shall be separated by the drive aisle with a curb.
6. On site crosswalks shall connect to ADA compliant ramps on either end.
7. Temporary road termination at development phase boundaries shall consist of a temporary cul-de-sac compliant with the LDC. When more than one vehicle lane is approaching a road termination, temporary markings and signage shall merge traffic into the rightmost lane prior to the termination. For divided roadways, a median opening may be used as a substitute for the temporary cul-de-sac but shall require the same approaching lane merge, a similar or greater available turning radius as an equivalent cul-de-sac, and road closure signage beyond the median opening.
8. 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.
9. The overall site plan and cross sections do not provide sufficient information for review, more dimensions and a clearer layout will be required.
10. Shift the entrance off of Laureate Blvd due to the conflicts at the drop lane. Staff suggests Providing an entrance and exit, possibly separate, from the west side of the property.
11. On site pedestrian circulation and pedestrian connections to all surrounding public ROW's are required.

Engineering/Zoning (MPL2016-00009)

1. The owner/developer should contact the Wastewater for Division as it relates to the design of the collection system associated with this proposed development.
2. 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).

INFORMATIONAL COMMENTS

Engineering/Zoning (MPL2016-00009 cont.)

3. The construction plans are reviewed by the City of Orlando's Waste Water Bureau and returned to the Office of Permitting Services when approved. This Office will contact the engineer to pick up the application and two sets of the approved plans or the transport to FDEP. The remaining sets will be retained by the Office for distribution. Reminder: PLEASE ALLOW 3-4 WEEKS FOR THIS PROCESS
4. 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.
5. At the time of development, the owner/developer is required to apply 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.
6. 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.
7. All future elevation shown on a boundary/topographic survey shall use the North American Vertical Datum of 1988 (NAVD 88).
8. 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.
9. 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.

Engineering/Zoning (SUB2016-00013)

1. As per Section 61.225 of the Land Development Code, a minimum 5 foot wide concrete sidewalk is required along all dedicated rights-of-way. Any existing sidewalk damaged or broken is to be repaired.
2. The City Council Adopted the Engineering Standards Manual (ESM), Fourth Edition, on March 9, 2009. All plans must conform to the ESM and all construction must be accomplished in accordance to the ESM.
3. The Office of Permitting Services has reviewed final plans for this project. The owner/developer is required to pay the Sewer Benefit Fee in accordance with the Sewer Service Policy.
4. 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.
5. Two copies of the soils report are required for this site in accordance with Section 65.418 (f) of the City Land Development Code
6. Stormwater management system design shall conform to the criteria outlined in the Lake Nona Developer's Agreement dated May 4, 1994.
7. Final Plat: At the time of final plat submittal, the following is required:
 1. Mylar plat (executed by the owner and signed and sealed by the surveyor).
 2. Certificate of Title or Title Opinion (A title insurance policy is not acceptable.) Refer to Florida Statutes 177.041 for additional information.
 3. Joinder and Consent to Plat - If there is a mortgage on the property, a joinder and consent to plat document is required from each mortgage holder. The document is recorded with the plat. Refer to Florida Statute 177.081 for additional information.
 4. The plat must be reviewed by Orange County prior to recording. Begin this process by taking a copy of the executed plat to Room 1700 (Orange County Property Appraiser's Office, Attn. Rocco Campanale), 200 S. Orange Avenue, Sun Trust Bank Center. The original completed Statement of Lien from Orange County is required by this office. The Statement of Lien must be received in this office prior to recording the plat.

INFORMATIONAL COMMENTS

Engineering/Zoning (SUB2016-00013)

8. The Orlando City Council approved a Resolution at the January 27, 1997 City Council Meeting. Section 61.226 of the City's Land Development Code provides for a Street Tree Trust Fund. The developer is required to contribute funds to the Trust Fund prior to issuance of the building permit. The City is responsible for installation of the trees. The cost is \$350 for each 12'-14' height of canopy tree. The developer may install the street trees in lieu of contribution to the Trust Fund in accordance with Section 61.226.
9. Storm water control measures to minimize the impact of the erosion/sedimentation shall be incorporated in the plan of the development for all projects in the City of Orlando and a detailed description of these measures is to be included with the final engineering submittal. This is in accordance with Section 6 of the Orlando Urban Storm Water Management Manual.
10. Section 1.04 of the Engineering Standards Manual provides that all utility lines shall be installed beneath the surface of the ground. Subdivision construction plans must include all proposed utilities.
11. Underdrain construction is required in accordance with Section 17.01 of the Engineering Standards Manual.
12. Storm water control measures to minimize the impact of the erosion/sedimentation shall be incorporated in the plan of the development for all projects in the City of Orlando and detailed descriptions of these measures are to be included with the final engineering submittal. This is in accordance with Section 6 of the Orlando Urban Storm Water Management Manual.
13. Section 1.04 of the Engineering Standards Manual provides that all utility lines shall be installed beneath the surface of the ground. Subdivision construction plans must include all proposed utilities.

Police

1. CPTED REVIEW

The Orlando Police Department has reviewed the plans for The Gatherings, active adult community located at 7254 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.

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.

- Lighting plays a very important role in CPTED. It is crucial that lighting sends the right messages to the public about the safe and appropriate use of space at different times of the day and night.
 - All lighting for this project shall meet or exceed the guidelines in Orlando City Code, Title II, Chapter 63, Part 2M.
 - In order to create a sense of safety, pedestrian-scale lighting should be used in all high-pedestrian traffic areas throughout the development to include building entrances, parking facility entrances, common areas, parks spaces/courtyards, walkways and service 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 and pedestrian promenades.
 - 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, service 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 is encouraged to direct light where it is intended while reducing light trespass, glare, and waste.
- 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.
- Benches (or outdoor furniture) placed in common areas are a good way to increase surveillance and encourage community 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).

INFORMATIONAL COMMENTS

Police (cont.)

- Bicycle parking (if installed) should be observable from entrances, securely fastened and not hidden behind landscaping or sheer walls.
- Vehicle and pedestrian entrances into the parking facility should be well lit and defined by landscaping, signage and/or architectural design.
- Entry doors on all residential units should contain 180° viewers/peep holes.
- Any interior 90° corners in hallways, stairwells and common areas can utilize convex mirrors or reflective material to enhance surveillance around corners.
- Windows and balconies should look out onto streets, courtyards and low-traffic areas.

3. NATURAL ACCESS CONTROL

Design the site to decrease crime opportunity by denying access to crime targets and creating in offenders, a perception of risk. This can be accomplished by designing street, walkway, building and parking lot entrances to clearly indicate public routes and discourage access to private areas with structural and landscape elements.

- Public entrances should be clearly defined by walkways, signs, and landscaping. Landscaping used around building and parking 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.
- Signs located throughout the parking facilities should remind users to lock their vehicles and keep valuables out of sight.
- Way-finding located throughout the property should provide clear guidance for legitimate users while discouraging potential offenders. Signs should clearly indicate - using words, international symbols, and maps - the location of entrances, amenities, open green spaces and gardens, public or private use routes, and community activities.
- 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.

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.
- Each separate building and dwelling unit should have an address that is clearly visible with numbers a minimum of five-inches high made of non-reflective material.
 - Note: If the parking facility has spaces and garages that are reserved for residents, the numbers should not coincide with the dwelling unit addresses for the safety of the residents.
- Fences can add security, delineate property lines, allow transparency for surveillance, be unobtrusive, and create a sense of community. CPTED style fencing made of commercial grade steel is a good option to consider. These fences may contain 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.
- Landscape which includes hostile vegetation is a good option in conjunction with the low site wall along Laureate Blvd. to reduce the opportunity for unauthorized use in this area.
- 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.
- To discourage vandalism and unwanted behavior, consider some of the following options for outdoor furniture elements, including low walls, curbs, water features or planter boxes: skate deterrents, arm rests, seat dividers, breaks, bumps, or height variations.

5. TARGET HARDENING

This can be accomplished by features that prohibit entry or access such as window locks, dead bolts for doors and interior door hinges.

- Door locks should be located a minimum of 40 inches from adjacent windows.
- Exterior doors should contain 180° viewers/peep holes, interior hinges, single cylinder deadbolt locks with a minimum two-inch throw, metal frames with 3' screws in the strike plates, and be made of solid core material. This includes facility and storage room doors.
- All windows that open should have locks.
- Sliding glass doors should have one permanent door on the outside and the inside moving door should have a docking device and a pin.

INFORMATIONAL COMMENTS

Police (cont.)

- Air conditioner units should be caged and the cages should be securely locked.
- An access control system should be considered through the project so only authorized personnel have access to restricted or non-public areas. Common area doors or gates should have locks that automatically lock when the doors close.
- If alarm or security systems are installed, each separate amenity area or dwelling unit 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 or is left open for a predetermined amount of time.
- A video surveillance system capable of recording and retrieving an image to assist in offender identification and apprehension is a good option at access points and amenity areas: especially areas with limited or no natural surveillance. 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.
- Back or side doors (non-public) should be kept locked from the outside at all times. Internal business policy should prohibit the "propping open" of exterior doors.
- The use of tempered, impact resistant, or security glass or security film is encouraged for all large glass doors and windows. If security film is utilized, ensure that the light transmittance of the security film is greater than or equal to the light transmittance of the window's glass.
- Common areas should have signs that clearly identify operating hours and state that facilities are only for use by residents.

6. MAINTENANCE AND MANAGEMENT

Proper maintenance of landscaping, lighting and other features is necessary to ensure that CPTED elements serve their intended purpose. Failure to maintain the property and manage to stop harmful use of property by its legal occupants can rapidly undermine the impact of the best CPTED design elements. While CPTED principles supplement effective maintenance and management practices, they cannot make up for the negative impacts of ineffective management. Damaged fencing, unkempt landscaping, graffiti left to weather and age, litter and debris, broken windows, as well as such factors as inattentive, lax, or overly-permissive management practices can advertise an environment of permissiveness to potential offenders and, equally, undermine the desire of responsible users to remain in an area. In effect, this is the direct application of what has come to be known as the Broken Window Theory - ensuring that indicators of disorder are corrected promptly in order to prevent the greater disorder they may attract.

- People naturally protect a territory that they feel is their own, and have a certain respect for the territory of others. Clear boundaries between public and private areas achieved by using physical elements such as fences, pavement treatment, art, signs, good maintenance and landscaping are ways to express ownership. Identifying intruders is much easier in well-defined spaces.
- This is related to the neighborhood's sense of 'pride of place' and territorial reinforcement. The more dilapidated an area, the more likely it is to attract unwanted activities. The maintenance and the 'image' of an area can have a major impact on whether it will become targeted.
- Social cohesion and a general sense of security can be reinforced through the development of the identity and image of a community. This approach can improve not only the image of the population has of itself, and its domain, but also the projection of that image to others.
- Offensive graffiti should be promptly removed. Response to litter pickup and repairs should be prompt. A well maintained space gives an impression of 'ownership' and 'care'.
- Any signs used in the community should be maintained on a regular basis to ensure that they are visible. This may involve trimming any landscaping growth, cleaning or lighting the signs. Things to consider with signs and information include:
 - Are signs visible and legible?
 - Are signs conveying messages clearly?
 - Is information adequate?
 - Are signs strategically located to allow for maximum visibility?
 - Are signs well maintained?
 - Are signs displaying hours of operation (where appropriate)?
- Walkways should be cleared of undesirable litter, grass and weeds should be trimmed back from walkways, and walkway pavement should be promptly repaired or maintained.
- Inappropriate outdoor storage should be discouraged.
- Activity generators can produce both positive and negative results. The selection of what activities a site supports will reflect the use of space and define the user's perception. Considerations should be made for seating, shade, community events or recreational amenities that might encourage positive community interaction and should be properly maintained and managed.

INFORMATIONAL COMMENTS

Police (cont.)

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

7. 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.
- 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 phones 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 at 407.246.2513.

8. CRIME FREE MULTI-HOUSING (CFMH)

Crime Free Multi-Housing (CFMH) is an internationally recognized and certified crime fighting program designed to help tenants, owners and managers of rental property keep drugs and other illegal activity off their property. CFMH is designed to be easy, yet very effective in reducing the incident of crime in rental property. Orlando Police Department is one of a small handful of law enforcement agencies in Florida that have established this program. The program includes a Crime Free Lease Addendum which has shown to be the backbone of the Crime Free Multi-Housing Program. The addendum to the lease agreement lists specific criminal acts that, if committed on the property, will result in the immediate termination of the resident's lease.

CFMH utilizes a unique three-part approach, which ensures the crime prevention goal, while maintaining a very tenant-friendly approach.

- Phase One involves an eight-hour seminar presented by the police and fire departments. As soon as the management team is identified, please contact Officer Derwin Bradley to register the management team for the next scheduled seminar.
- Phase Two certifies that the rental property has met the security requirements (based on CPTED strategies) for the tenant's safety. These requirements include:
 - Dead-bolt locks on all unit entry doors with a minimum 2-inch throw;
 - eye views (peep holes) with 180 degree view;
 - strike plates with 3-inch screws and
 - anti-slide devices on sliding doors and windows.

Implementation of the recommended CPTED strategies will prepare this community for inclusion in CFMH.

- Phase Three concludes the program with a tenant crime prevention meeting. The sooner these meetings begin the better for this new community and the new residents. Contact Officer Bradley when the first group of tenants moves into their apartments. Officer Bradley will work with management to conduct the tenant programs.

OPD strongly encourages all multi-family communities to become registered participants in the CFMH program. For a complete list of additional program requirements and benefits, please contact the OPD CFMH Coordinator, Officer Christopher Realin at 407.246.3927 or christopher.realin@cityoforlando.net or the Crime Prevention Unit Officer Edgar Malave at 407.246.2513.

Fire

There are no objections to this request. Be advised that any new construction must adhere to the requirements of the Florida Fire Prevention Code, 2010 Edition, and The City of Orlando Fire Prevention Code. 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 will be reviewed in detail for State and City Fire Code compliance at the time of permit application.

INFORMATIONAL COMMENTS

Wastewater

1. Trees shall not be placed over or within 5' of sewer mains or reclaimed water mains.
2. The Construction plans shall depict the layout of the sanitary sewer collection serving the proposed development and clarify that the on-site collection system will be privately owned and maintained.
3. The sanitary sewer mains depicted around the perimeter of the property are shown outside of the property limits. The construction plans shall clarify that these sewer mains will be privately owned and maintained. The construction plans shall also clarify that the sewer mains and manholes will be accessible for maintenance and repair, since they lie outside of roadways in unpaved areas.
4. Parcel 24a lies within Lake Nona Lift Station #5 also known as City Lift Station 172 (LS 172) basin area. This project proposes to develop a portion of parcel 24a. The sewer calculations prepared for LS 172 at the time of its installation in 2011 reported wastewater generation from parcel 24a at 211,522 gpd (ADF). Please address potential increase in wastewater generation proposed under the current master plan for parcel 24a and its impact on LS 172 and the gravity collection system to LS 172.

Legal

A title opinion or certificate pursuant to FS 177.041(2) must be submitted as well as a copy of the plat for review.

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 (MPL2016-00009)

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

Engineering/Zoning (SUB2016-00013)

For questions regarding Engineering or Zoning contact John Groenendaal at 407-246-3437 or john.groenendaal@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.

Police

For questions regarding Orlando Police Department plan review, please contact Audra Nordaby at 407-246-2454 or audra.nordaby@cityoforlando.net.

Fire

For questions regarding Fire plan review, please contact Charles Howard at 407-246-2143 or charles.howard@cityoforlando.net.

Wastewater

Please contact Dave Breitrick, P.E. at 407-246-3525 or david.breitrick@cityoforlando.net with questions regarding Wastewater Division review comments.

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.