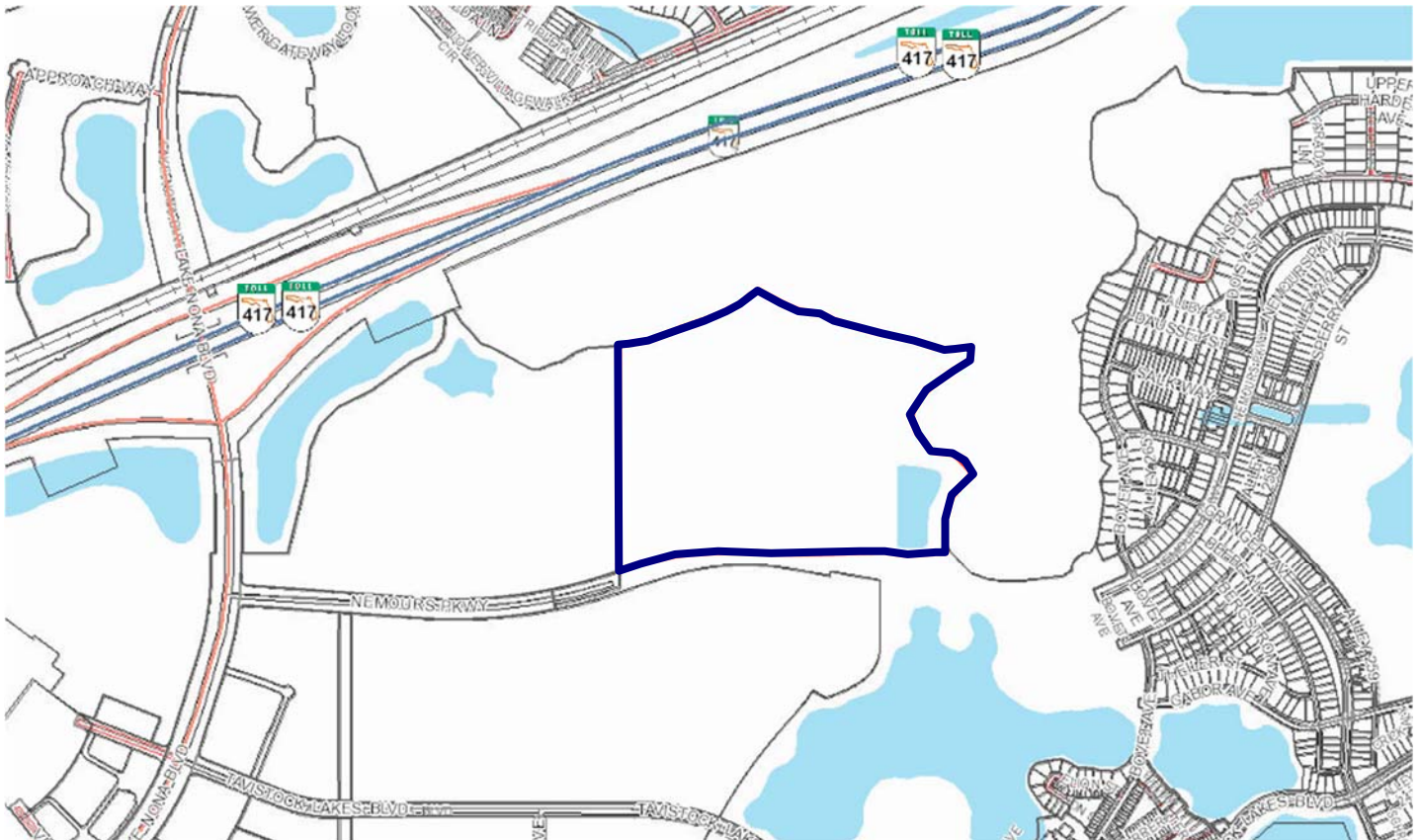


**April 12, 2018**  
**Staff Report to the Southeast Town**  
**Design Review Committee**

**CASE #MPL2018-10013**  
**SUB2018-10008**  
**Item # 5**

## LAUREATE PARK PHASE 10



**Location Map**

 Subject Site

### SUMMARY

**Owner**

Ralph Ireland  
 Lake Nona Land Co., LLC

**Applicant**

Heather Isaacs  
 Tavistock  
 Development Co., LLC

**Project Planner**

Colandra Jones, AICP

**Property Location:** The subject property is located north of Nemours Parkway, south of Central Florida Greenway (SR 417), east of Lake Nona Boulevard (±60.5 acres, District 1).

**Applicant's Requests:**

1. Specific Parcel Master Plan (SPMP) approval for the Laureate Park Phase 10 residential development. The project is comprised of 250 residential units with 8 different lot types, including 208 detached single family units and 42 town-home units. In addition to the residential uses, the project also contains areas of open space and a bicycle/trail network.

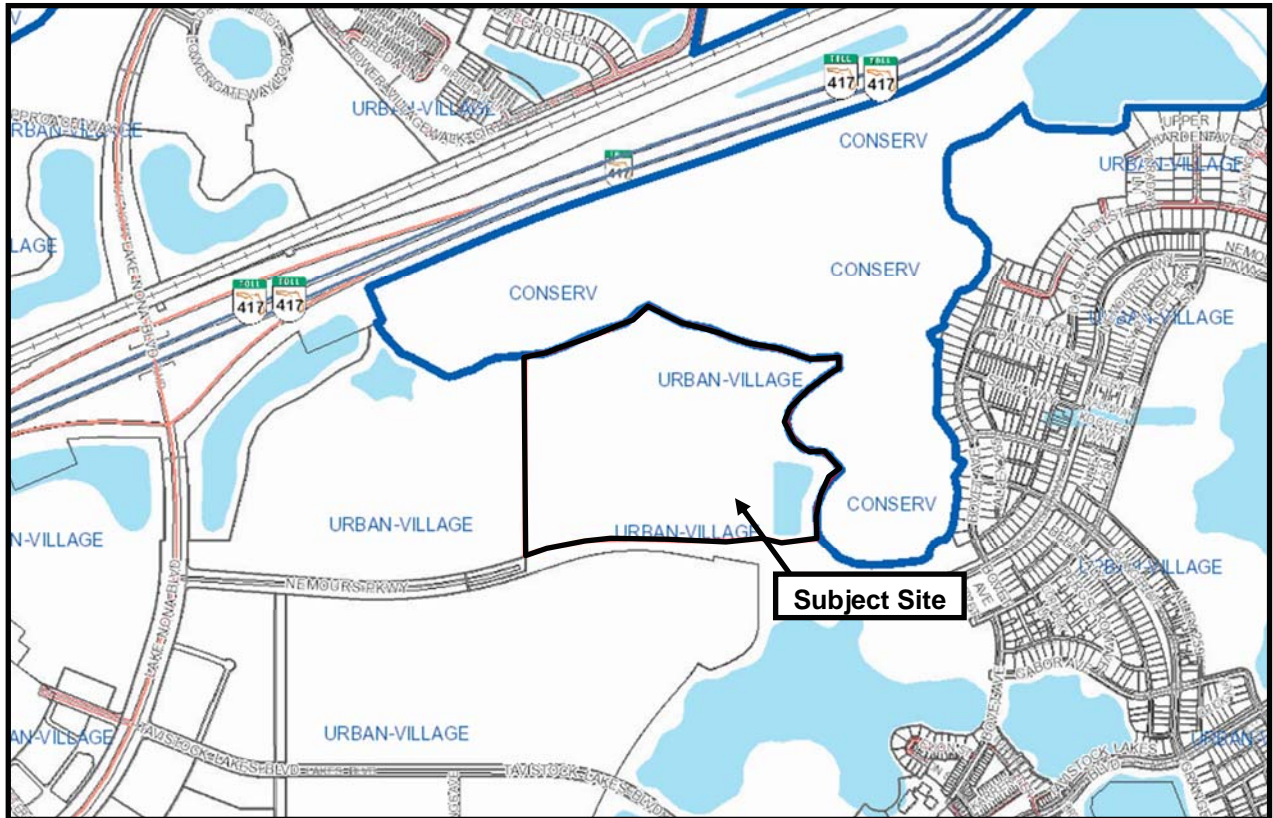
2. Major Preliminary Plat for the Laureate Park Phase 10 residential development.

**Staff's Recommendation:**

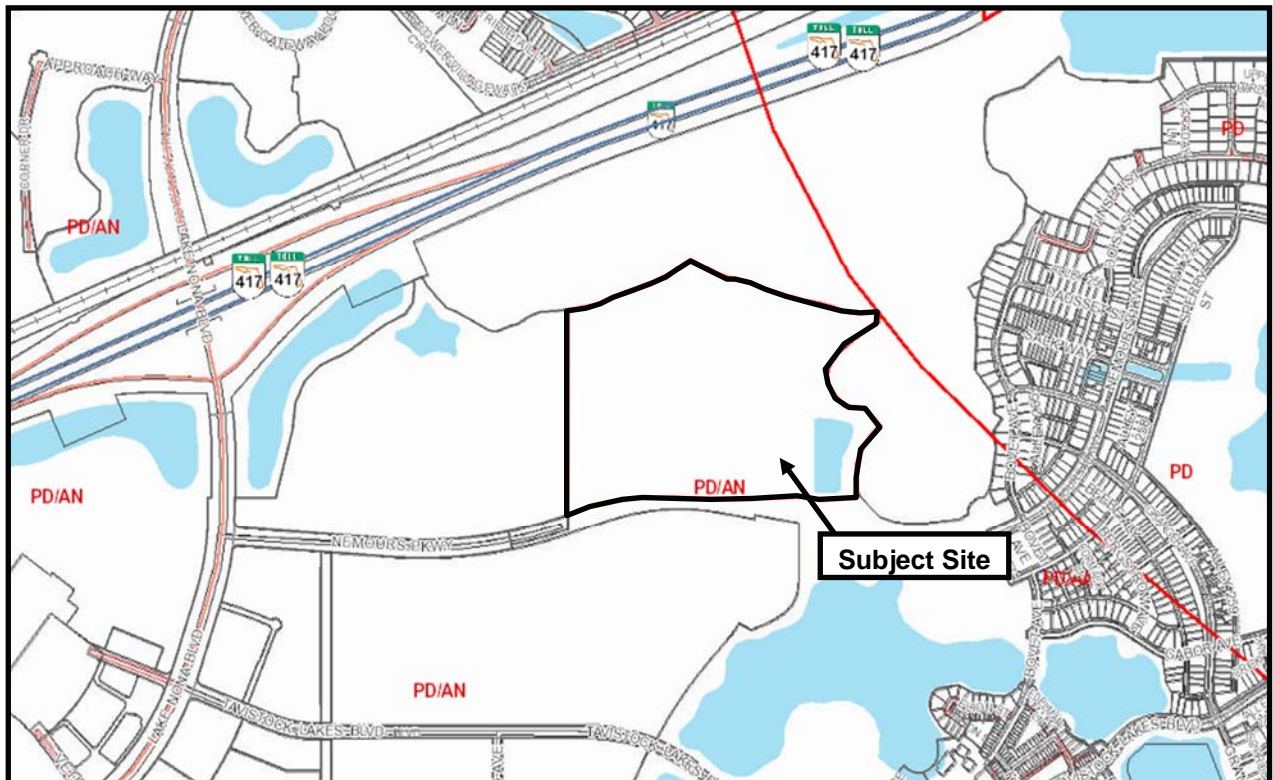
Approval of the request, subject to the conditions in this report.

**Updated:** April 20, 2018

## Future Land Use Map



## Zoning Map



# Master Plan Analysis

## Project Description

The subject site is located north of Nemours Parkway, south of Central Florida Greenway (SR 417), east of Lake Nona Boulevard, and is approximately 60.5 acres in size. Of this 60.5 acres, 6.4 acres is stormwater management areas and 3.2 acres are open space tracts. The site is currently designated Urban Village on the Official Future Land Use Map and is zoned PD/AN. The site is within the Lake Nona Development of Regional Impact (DRI parcel 23c) and is designated as “Village Center” on the Lake Nona DRI Map H/PD Development Plan.

The applicant is proposing the development of Laureate Park Phase 10 Residential Neighborhood which is comprised of 250 dwelling units. The SPMP depicts 8 different lot types, including 208 detached single family units and 42 townhome units.

## Previous Actions:

- September 2010—The Southeast Town Design Review Committee (SETDRC) approved the Laureate Park Phase 1 SPMP to allow for a residential development comprised of 504 dwelling units (Case #MPL2010-00014).
- August 2011—The SETDRC approved the Laureate Park Phase 2 SPMP to allow for a residential development comprised of 159 dwelling units (Case #MPL2011-00013).
- August 2011—The SETDRC approved the Laureate Park Phase 3 SPMP to allow for a residential development comprised of 130 single family dwelling units (Case #MPL2011-00015).
- January 2013—The SETDRC approved the Laureate Park Phase 5 SPMP to allow for a residential development comprised of 431 dwelling units (Case #MPL2012-00032).
- March 2015—The SETDRC approved the Laureate Park Phase 6 SPMP to allow for a residential development comprised of 886 dwelling units (Case #MPL2015-00001).
- March 2015—The MPB approved the Lake Nona DRI/PD amendment to change DRI land use for Parcel 25 from “Elementary School/Community Park to “Residential Neighborhood” (Case #DRI2015-00001 & ZON2015-00003).
- January 2018—The SETDRC approved the Laureate Park Phase 10 SPMP to allow for a residential development comprised of 193 dwelling units (Case #MPL2017-10037).

## 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 drawing 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/PD, a community in the southeast section of Orlando. More specifically, the site is located within the planned Laureate Park neighborhood. The property is currently vacant, and is designated as “Village Center” in the DRI/PD. Surrounding future land use designations include Urban Village to the south and west, and Conservation to the north and east. Existing uses around the subject site include Nemours Children’s Hospital and Ronald McDonald House to the west. Wetlands to the north and east, and Laureate Park Phase 6 Residential Neighborhood further to the east. Vacant land which is planned to be the Lake Nona Mixed Use District to the south to the south. The proposed residential development would be compatible with the surrounding uses.

**Table 1—Project Context**

	Future Land Use	Zoning	Surrounding Use
North	Conservation	PD/AN	Primary Conservation Network (PCN)
East	Conservation	PD/AN	Primary Conservation Network (PCN)
South	Urban Village	PD/AN	Vacant Land (Planned Lake Nona Mixed Use District)
West	Urban Village	PD/AN	Nemours Children’s Hospital & Ronald McDonald House

## 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.35.2 and S.35.4, along with Goal 4 and its associated goals, objectives and policies.



# Master Plan Analysis

## 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 currently categorized as “Village Center” in the Lake Nona PD. However, the applicant has requested a PD amendment (Case #ZON2018-10003) to change the designation for Parcel 23c from “Village Center” to “Residential Neighborhood”. Therefore, this proposal will be reviewed under the “Residential Neighborhood” standards for the Southeast Plan area. According the LDC Section 68.200(b)(1), Residential Neighborhood is described as such: *“The majority of housing in the Southeast Plan area shall be located in Residential Neighborhoods. These medium and low density areas shall be scaled to the needs of pedestrians, with local destinations, such as Centers, schools, and community parks, within walking distance.”*

## Development Standards

Section 68.205 outlines the guidelines that applies to Residential Neighborhoods. The various components consist of Residential Neighborhood Structure, Location and Density, Housing Diversity, Housing Design and Orientation, Parks, Schools, Street Configuration, Street Design, Edges, Natural Features, and Phasing. The Land Use Guidelines for the Southeast Plan states that neighborhoods will be scaled to the pedestrian, and that neighborhoods shall have a maximum density of 12 dwelling units per gross acre, contain a mixture of at least three residential housing types, and shall focus on a centrally located neighborhood center and/or school. The plan states that buildings will orient to streets and public parks and will address the local street system with entries, balconies, porches, etc. Also, local streets will provide for both intra and inter-neighborhood connections in order to build community. With the exclusion of the stormwater and conservation areas, the applicant’s proposal meets the general land use guidelines specified in the Southeast Plan by having a density of 4.1 du/ac, a mixture of housing types, appropriate orientation of buildings to streets, and a focus on open space.

Part 3 of the Southeast Orlando Sector Plan describes the residential building standards. Section 68.301 requires a mix of housing types within residential neighborhoods. Housing types may vary by lot size and form. These criteria are intended to insure that homes integrate well with each other and share designs which make neighborhood streets safe and enjoyable to walk along. Lot sizes and patterns within a neighborhood shall be varied to avoid monotonous streetscapes and provide a diverse range of housing types. The Southeast Sector Plan requires a developer that has more than 15 acres to provide at least 3 housing types. The applicant has a development that is approximately 60.5 acres and is proposing 8 different residential lot types. Figure 68-E of the Southeast Plan summarizes approximate lot sizes and densities for a variety of housing types. The lot summary chart below outlines the lot type and the proposed amount in Phase 10. According to the Southeast Orlando Sector Plan Figure 68-E Housing Types, the proposed lot types meet the residential building standards.

Table 2—Phase 10 Lot Summary		
Lot Type	Number of Lots	Corresponding Housing Type from Figure 68-E
30'x 120'	21	Single Family Bungalow (2,000—4,000 sq. ft.)
40'x 120'	40	Single Family Small Lot (4,000—5,000 sq. ft.)
45'x 120'	61	Single Family Standard Lot (5,000—7,000 sq. ft.)
50'x 120'	45	Single Family Standard Lot (5,000—7,000 sq. ft.)
55'x 130'	14	Single Family Large Lot (7,000—43,560 sq. ft.)
65'x 130'	12	Single Family Large Lot (7,000—43,560 sq. ft.)
70'x 80'	15	Single Family Standard Lot (5,000—7,000 sq. ft.)
Townhome	42	Townhouse/Rowhouse (per unit) (1,500—3,000 sq. ft.)
<b>Total</b>	<b>250</b>	

# Master Plan Analysis

**Table 3—Phase 10 Typical Lot Setback**

Lot Type	Front Setback	Alley/Rear Setback	Side Setback	Street Side Setback	Porch Encroachment
30'x 120'	15'	5'	3'	15'	8'
40'x 120'	15'	5'	5'	15'	8'
45'x 120'	15'	5'	5'	15'	8'
50'x 120'	15'	5'	5'	15'	8'
55'x 130'	15'	20'	5'	15'	8'
65'x 130'	15'	20'	5'	15'	8'
70'x 80'	15'	20'	5'	15'	8'
Townhome	15'	5'	5'	15'	5'

## *Casitas*

Casitas are currently found in Phase 5 of Laureate Park on the 30' lot type and are planned in other phases within Laureate Park. The applicant is requesting that casitas be allowed in Phase 10 on 30' lot types. This product shall be allowed in Phase 10 for 30' lot types and shall adhere to conditions found in Cases #MPL2016-00030 and DET2017-10109.

## *Motor Court Homes*

Motor Court Homes are found in other phases of Laureate Park residential neighborhood. The applicant has indicated that this type of product could be proposed in Phase 10. To be consistent with other phases of Laureate Park, Motor Court homes can be allowed on lot types greater than 65'. Therefore, in this phase, the motor court home product can be allowed on 10 lots: Lots 129-131, 133-136, and 138-140. Motor Court homes will not allowed on Lots 132 and 137.

## *Circulation Guidelines and Standards*

The Southeast Plan contains a section on the Local Circulation System as well as a discussion of roadway connectivity. These standards are to ensure that the proposed development has an interconnected system of arterial, collector and local streets; bicycle lanes; multi-use trails; transit; traffic calming; and parking standards. The intent of the Southeast Orlando Sector Plan's Transportation Design Standards are to assist in creating a sustainable community with a more balanced transportation system. The proposed Laureate Park Phase 10 SPMP has been reviewed for conformance with this section of the LDC Chapter 68 as well as the previously approved Lake Nona Southern Circulation SPMP (Cases MPL2008-00023, MPL2011-00004, and MPL2016-00010). The applicant has submitted road cross-sections for its Neighborhood Streets and Alleys. The typical cross-sections for each can be found on pages 13 and 14 of this report.

Another circulation standard the Southeast Sector Plan requires is the connectivity index. Section 68.404 outlines the requirements for the connectivity index for this area. A simple measure of connectivity is the number of street links divided by the number of nodes or link ends. The more links relative to nodes, the more connectivity. A connectivity index of 1.4 to 1.8 represents an acceptable street network. The proposed Phase 10 achieved a Connectivity Index score of 1.7, which indicates a good level of street connectivity. This score meet the quantitative standard for a Transportation Impact Fee discount. Because this SPMP is part of a larger PD with a variety of housing types, the applicant has requested that a cumulative links-to-nodes analysis be created for the Laureate Park residential area. To date, the street network has been planned for Phase 1 (MPL2010-00014), Phase 2 (MPL2011-00013), Phase 3 (MPL2011-00015), Phase 5 (MPL2012-00032), Phase 6 (MPL2015-00001), Phase 4 (MPL2017-10037) which has a planned total of approximately 2,324 dwelling units. Cumulatively, these six phases include 399 links and 256 nodes. With the addition of Phase 10, with its 76 links and 45 nodes, the cumulative total for all seven phases include 475 links and 301 nodes for an overall index value of 1.6, which exceeds the connectivity requirement.

### Open Space

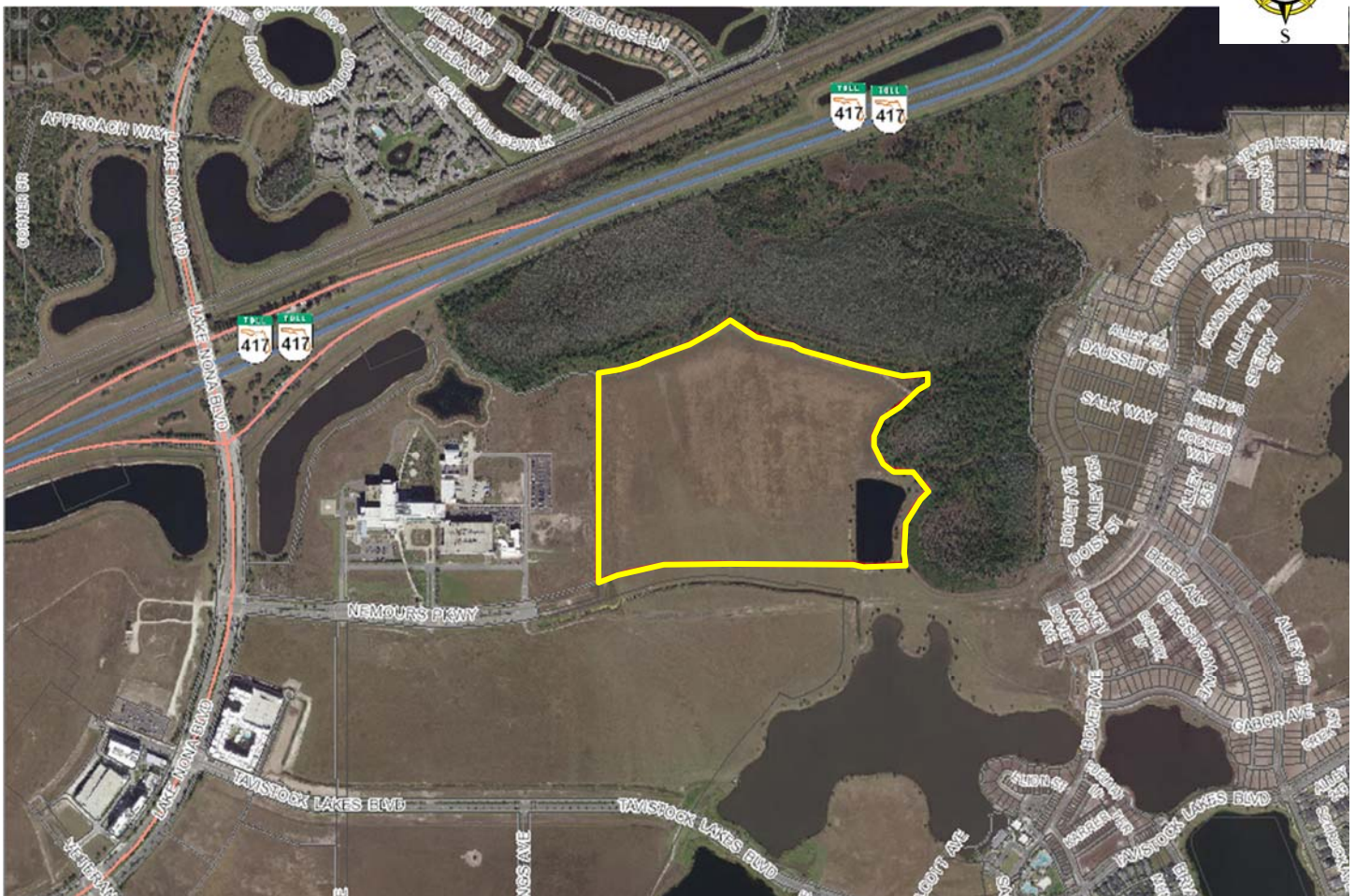
According to Section 68.205(e), *small parks should be located within two to three blocks of every home within a neighborhood. Pedestrian and bicycle connections shall be enhanced to allow surrounding residents to easily and safely access public recreational facilities.* This SPMP depicts open space tracts within the neighborhood that total approximately 3.2 acres in size. The site plan also depicts a multi-use trail on the east side of the development. The Laureate Park neighborhood offers recreational amenities within the Neighborhood Center with an aquatic center and fitness center which is approximately a half mile from the proposed Laureate Park Phase 10 development. Also, the proposed Laureate Park Community Park, with space dedicated to an active and passive parks is less than a mile from the Laureate Park Phase 10 site. The active portion of this community park will have four soccer fields, restroom facilities, a concession area, water amenity and a multi-use trail. To date, for the overall Laureate Park development (all residential phases) there are approximately 49.48 acres of park and open space. With the addition of Phase 10, it will bring the total to 52.68 acres of open space. The neighborhood park Level of Service is 3.25 acres per 1,000 population. Including Phase 10, Laureate Park totals 2,573 dwelling units, yielding a demand of 8.4 acres. The proposed open space greatly exceeds the minimum LOS requirement.

### Gravity Sewer

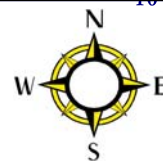
On the plat sheet for the Water, Sewer & Reclaimed Master plan, Note 7: the Applicant request that the gravity sewer design be permitted to allow 0.32 percent minimum design slopes for the proposed 8" gravity sewer pipes in lieu of the 0.40 percent minimum design slopes as stated in the ESM. The basis for this request is that the project is a continuation of the overall Lake Nona South gravity sewer collection system that has been partially constructed consistent with the approved master sewer plan.

According to the Water Reclamation Division, this can be addressed in the construction plans and documents submitted for review prior to building permit issuance.

## Aerial Photo—2017

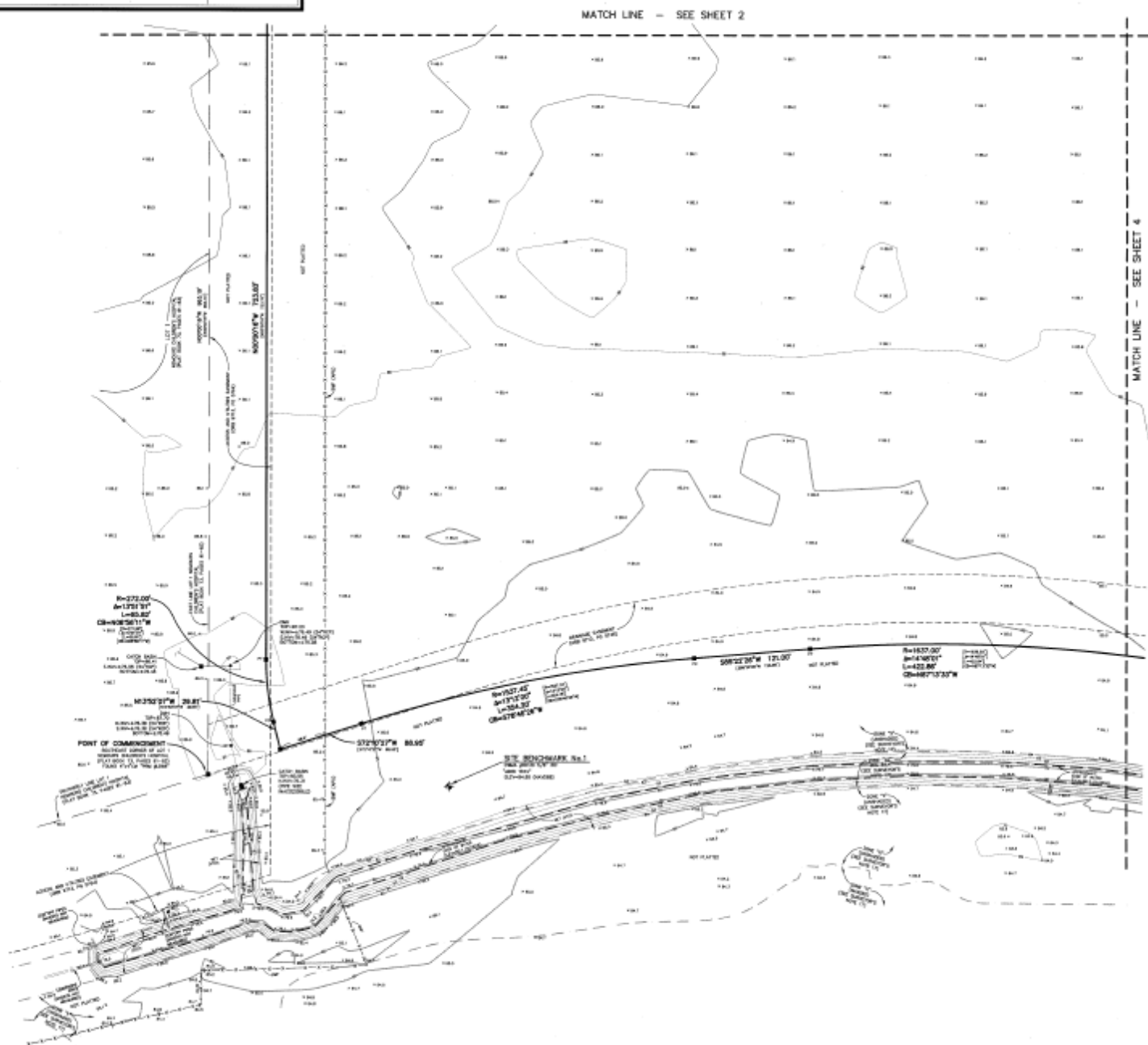


# BOUNDARY SURVEY



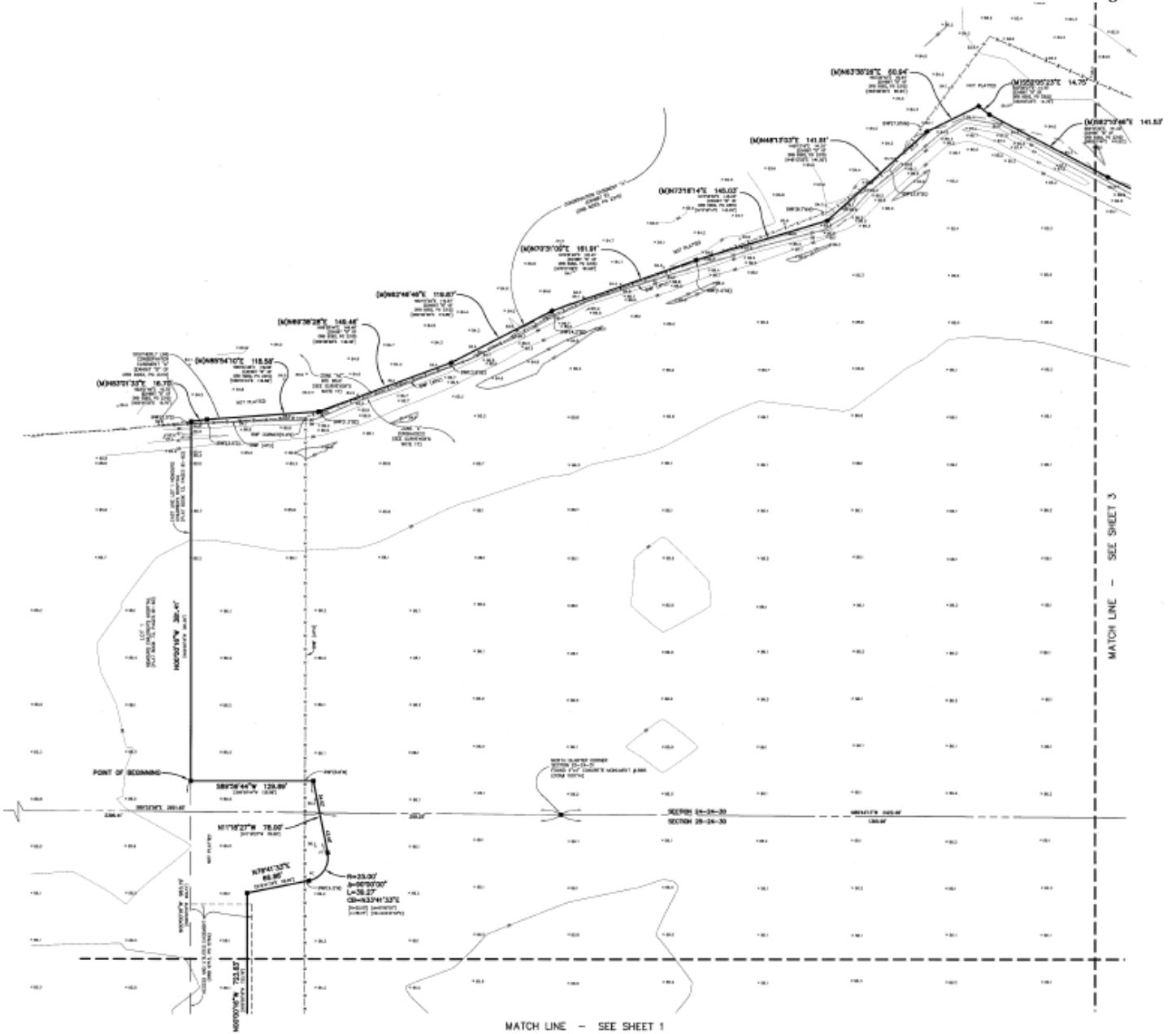
NOTE: ELEVATIONS SHOWN HEREON ARE RELATIVE TO  
NAVD 88 VERTICAL DATUM AS MEASURED FROM  
BENCHMARKS PROVIDED BY ORANGE COUNTY, FLORIDA

The features and datasets shown here are relative to National Geographic Survey control grid "larco". EPO 402440, Northing 1477081.20, Easting 575759.64 Florida State Plane Coordinate System, Florida East zone, 1983 North American Datum, 2011  
 @Larconet1 coverage combined factor: 2.00994482202  
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 All directions are Ground directions  
 (unless shown with [surface]) indicating Grid dimensions based on solid Florida State Plane Coordinate System, Florida East zone 1983 North American Datum, 2011 or noted otherwise.

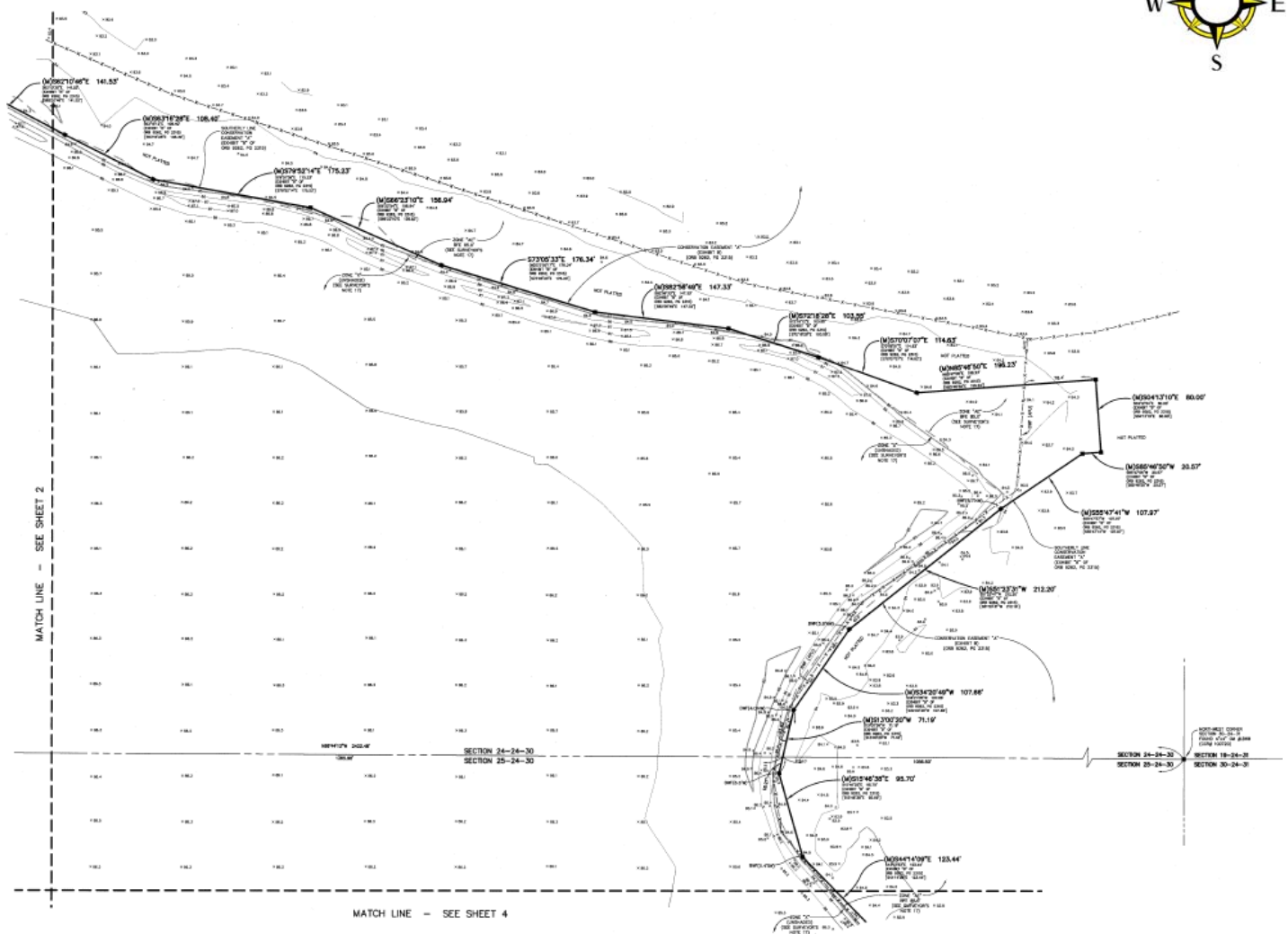




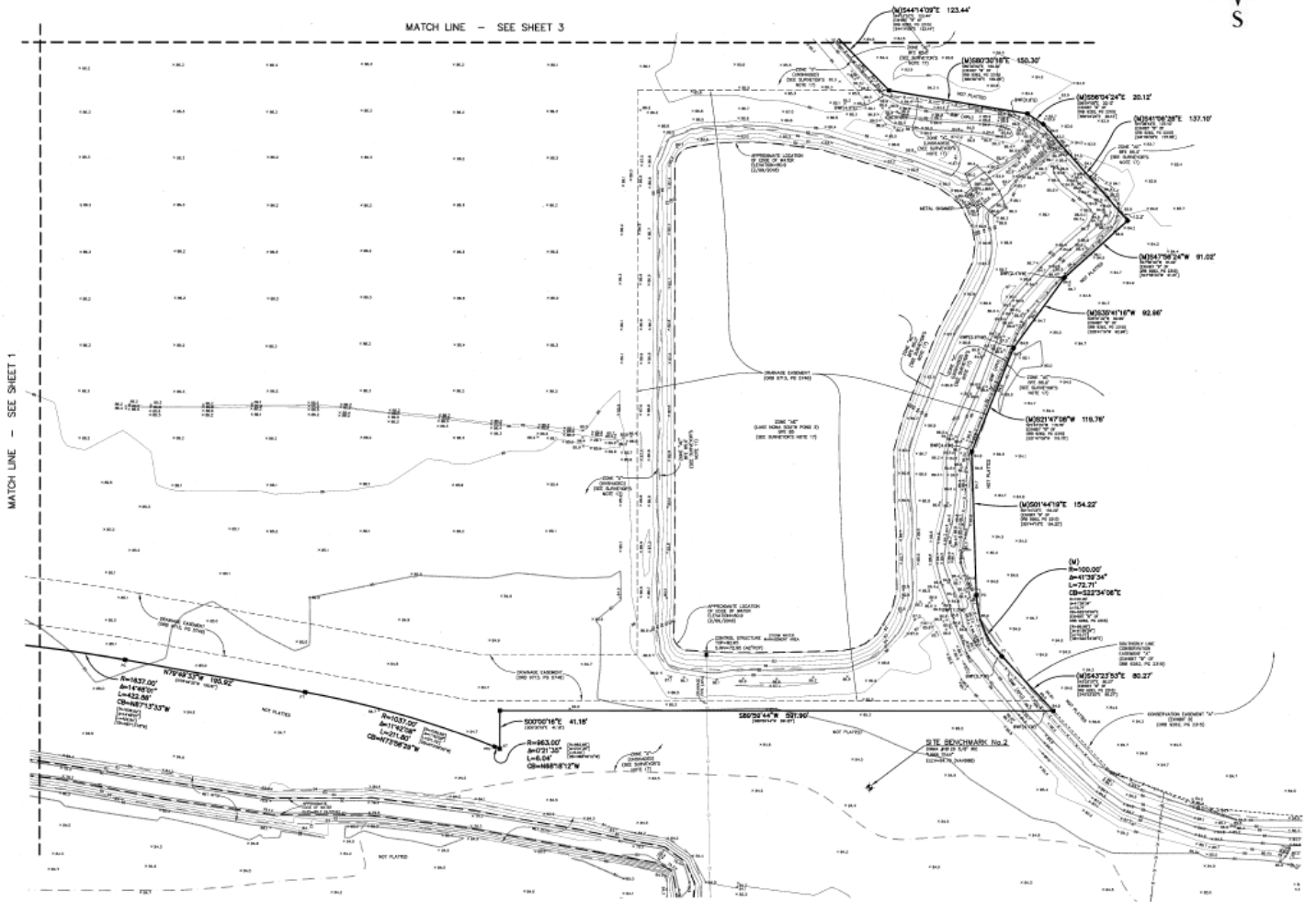
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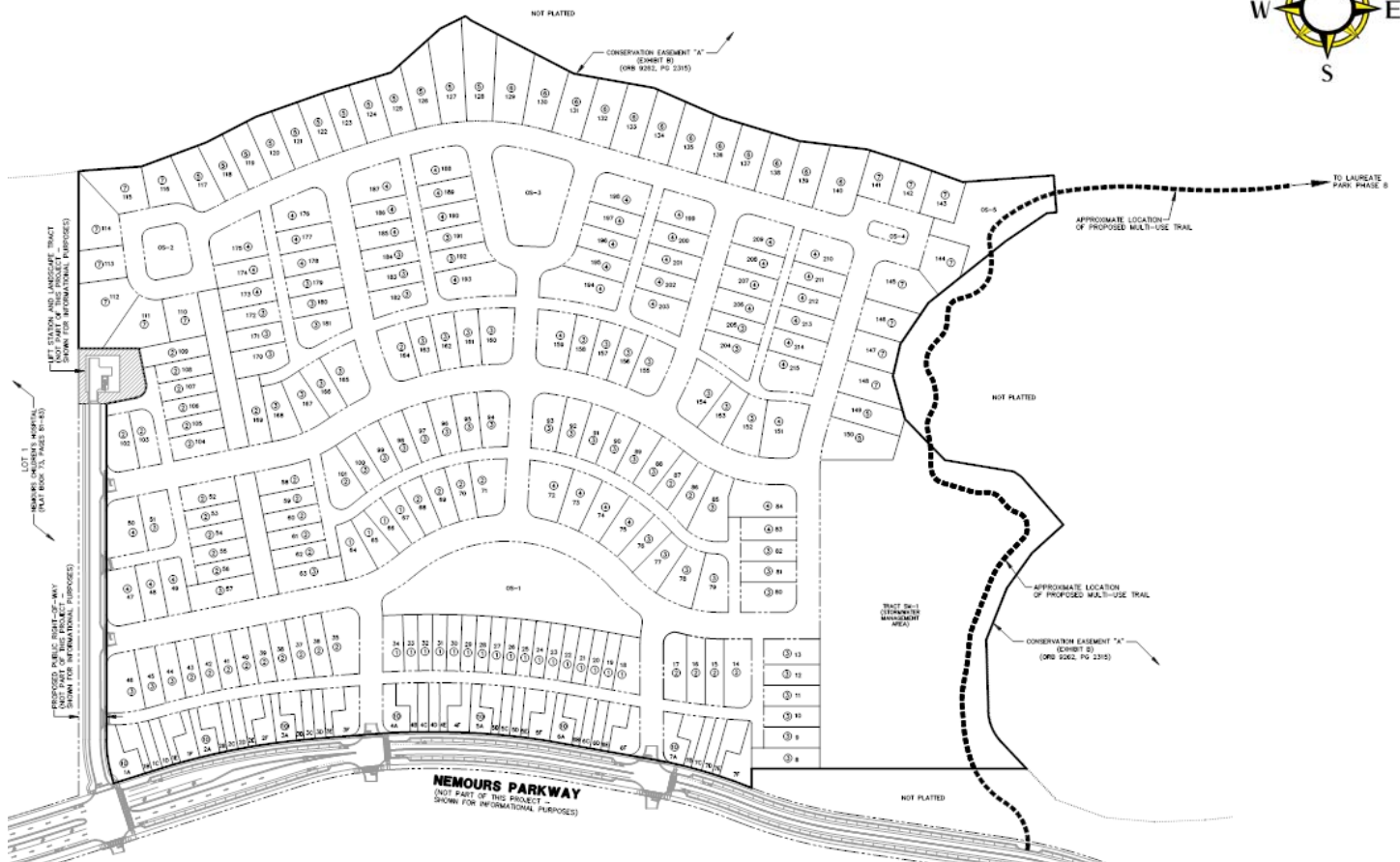






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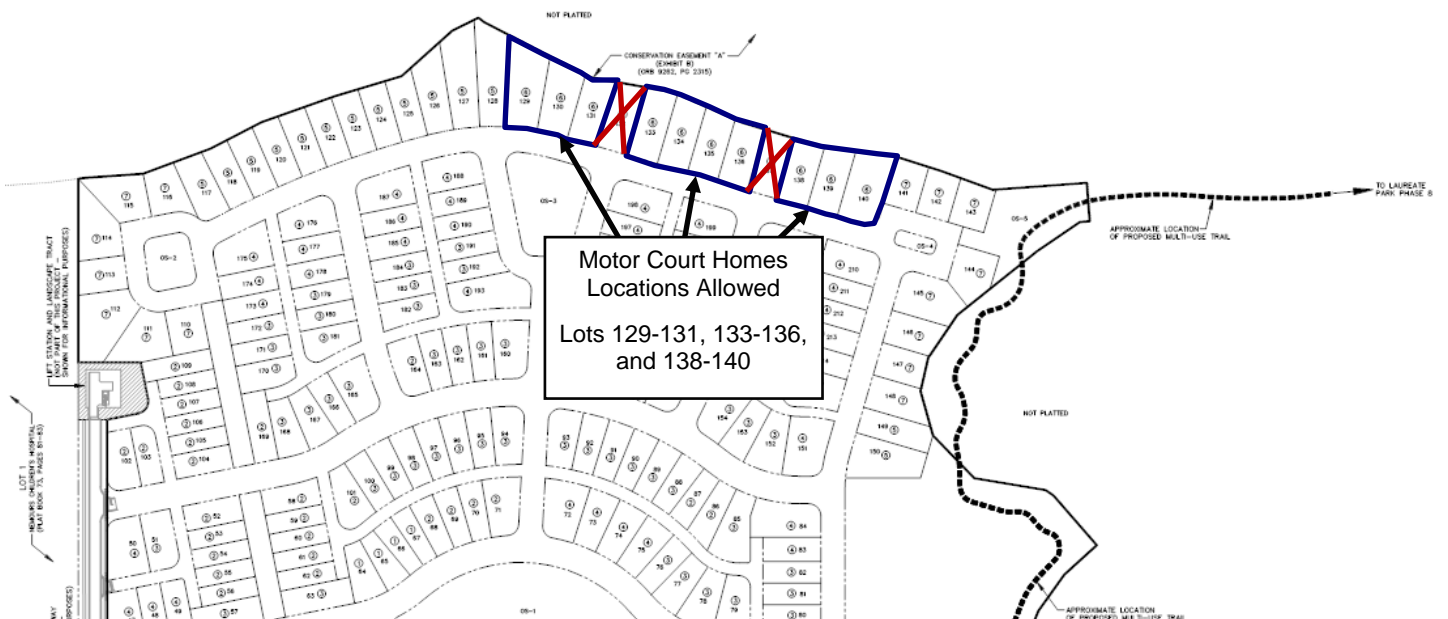




# OPEN SPACE AREAS

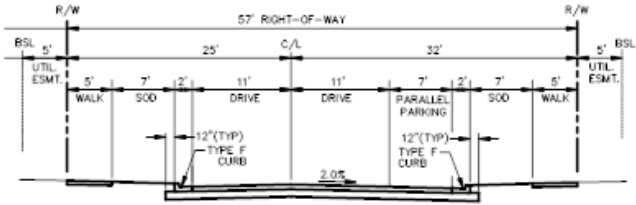
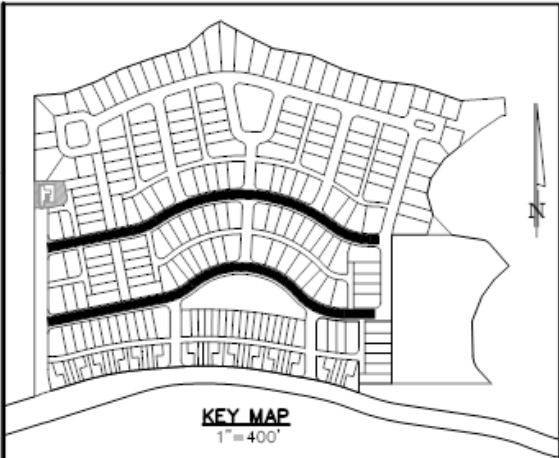


# POTENTIAL MOTOR COURT HOMES LOTS



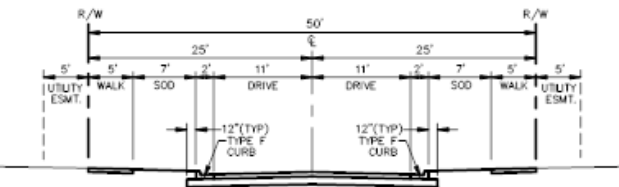
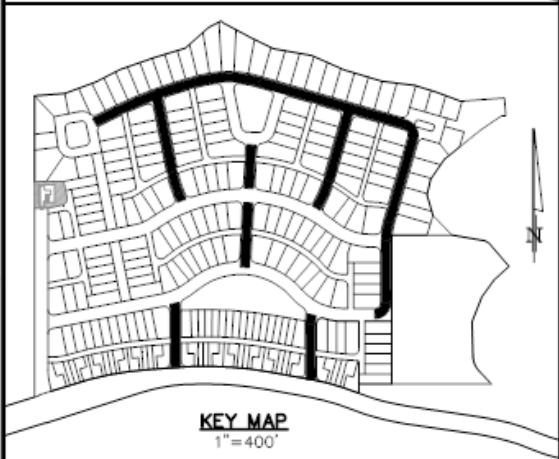


# ROAD CROSS SECTIONS



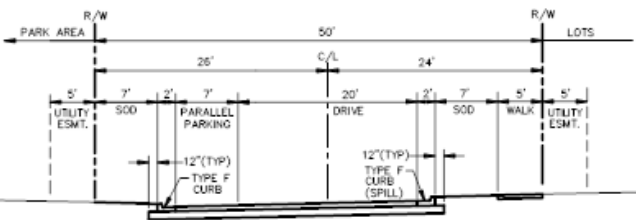
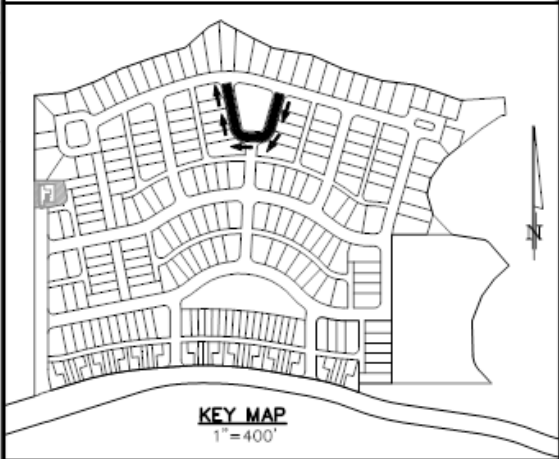
**TYPICAL SECTION TYPE 3 (PUBLIC STREET)**

1"=10'



**TYPICAL SECTION 4 (PUBLIC STREET)**

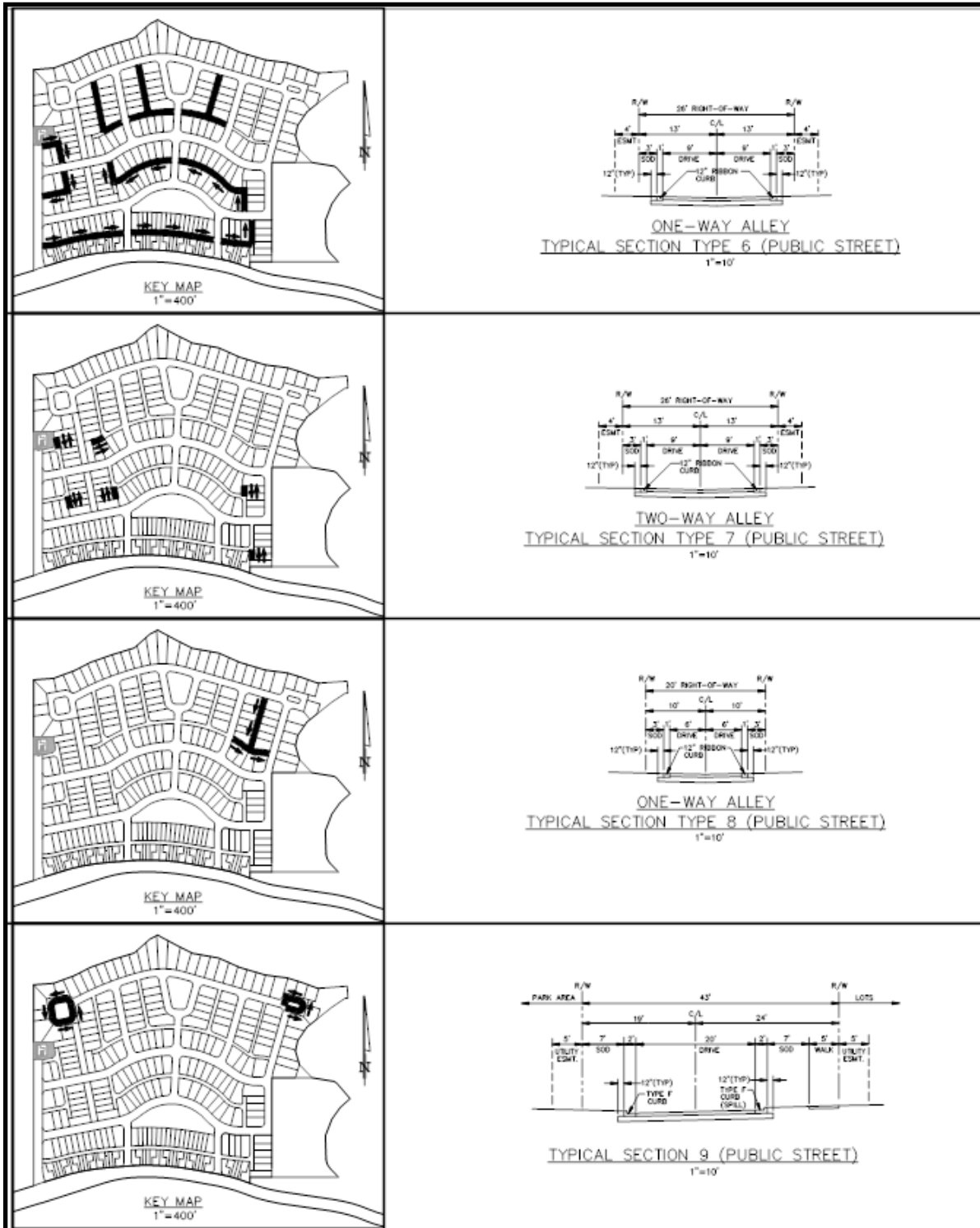
1"=10'



**TYPICAL SECTION 5 (PUBLIC STREET)**

1"=10'

# ROAD CROSS SECTIONS



# Findings

Subject to the conditions contained herein, the proposal is consistent with the requirements for approval of the proposed Specific Parcel Master Plan applications contained in Section 65.336 and with the requirements for approval for Major Subdivision Plat applications contained in Section 65.425 of the Land Development Code (LDC):

1. The proposal is consistent with the State Comprehensive Plan (Chapter 187, Florida Statutes).
2. The proposal is consistent with the East Central Florida Strategic Policy Plan.
3. The proposal is consistent with the provisions of Chapter 163, Part II, Florida Statutes.
4. The proposal is consistent with the objectives and policies of the City's adopted Growth Management Plan (GMP); particularly, Future Land Use Policy 2.4.4, Figure LU-1, Goal 4 and its associated objectives, policies, and figures.
5. The proposal is consistent with and implements the Southeast Orlando Sector Plan, Chapter 68 of the Land Development Code.
6. The proposal is consistent with the requirements of the Lake Nona DRI/PD.
7. The proposal is compatible with the surrounding development and neighborhood pattern.
8. The proposal will not result in demands on public facilities and services that exceed the capacity of such facilities and services since it is subject to Chapter 59 of the City Code, the Concurrency Management Ordinance.

Staff recommends approval of the Specific Parcel Master Plan and Preliminary Subdivision subject to the conditions below:

# Conditions of Approval

## City Planning

### 1. *SUBJECT TO CODES –ZONING*

Except as provided herein, the development is subject to all codes and ordinances of the State of Florida, City of Orlando, and all other applicable regulatory agencies.

### 2. *DEVELOPMENT REQUIREMENTS*

Except as modified herein, the project shall be developed in accordance with the requirements of the Growth Management Plan, Chapter 68 of the Land Development Code, the Lake Nona 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. *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.

### 5. *LAKE NONA PD AMENDMENT*

Due to the proposed development of primarily a residential neighborhood of Laureate Park Phase 10, a PD amendment to change the current land use designation from "Village Center" to "Residential Neighborhood" for PD Parcel 23c is appropriate. The request is part of Case #ZON2018-10003.

### 6. *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.

### 7. *FRONT YARD ISR*

Front yard ISR shall be consistent with Planning Official Determination Case #LDC2014-00107, which states that the following limitation on paved areas in the front setback shall apply: Pedestrian walkways shall not exceed 6 feet in width in order to clearly define this area for pedestrians rather than vehicles.

# Conditions of Approval

## City Planning (cont.)

### 8. WETLAND SETBACK

For lots adjacent to retained wetlands, specifically Lots 115 –149, the minimum principal building setback shall be 50 feet from the wetland boundary.

### 9. MECHANICAL EQUIPMENT

All mechanical equipment guidelines shall be consistent with Planning Official Determination Case #LDC2011-00218 which are as follows:

- Pool pumps and heater units, air conditioner compressor units and natural gas standards are applied: 1) the equipment shall only be located on one side of the dwelling unit or in the rear of the unit; 2) the equipment shall be screened with a vegetative buffer of sufficient height and density to hide views of the equipment from the street; 3) the equipment shall be located a minimum of 10 feet behind the plane of the principal façade of the principal structure and 4) The placement of natural gas tanks shall be subject to the City's applicable Fire and Life Safety Codes. Air conditioner compressor units that utilize an energy efficiency rating standard which is comparable to a minimum of 15 SEER or 12.5 EER may be located in the required internal side yard setback under the following additional condition: 1) The units shall be no closer than 2 feet from the property line with no two units located side by side on adjacent lots.
- For the 30'x120' lot type and for townhomes and duplexes on corner lots, all mechanical equipment may be located in the rear yard or the street side yard between the building wall and the street, provided the following standard is applied: 1) the equipment shall be screened with a vegetative buffer or opaque fence/wall at least 4 feet in height in order to hide views of the equipment from the street.

### 10. TRANSPORTATION IMPACT FEE DISCOUNT—RECOMMENDED

Base on staff analysis, the proposed Phase 10 development plan achieved a Connectivity Index score of 1.7 which indicates a good level of street connectivity. These scores meet the quantitative standard for a Transportation Impact Fee discount. While the SPMP does not provide residential building elevations, based on the applicant's proposed typical lot characteristics, it appears that the project will meet the qualitative standards necessary to receive a Transportation Impact Fee discount. Consistent with LDC Section 68.608, and contingent upon approval by the SETDRC and City Council, staff recommends that the Planning Official issue a letter authorizing a Transportation Impact Fee Discount, to be applied to permit applications for the proposed residential development. The percentage discount shall be determined by the Transportation Planning Division.

### 11. ACCESSORY STRUCTURES

- The property must meet Chapter 58 minimum lot size in order to have an accessory apartment.
- No accessory structure shall occupy more than 35% of the area between the rear property line and the principal structure provided that swimming pools, hot tubs and hydros spas shall not be subject to this restriction.
- Accessory structures on front loaded lots must meet the requirements of LDC Section 58.901, with the following exceptions:
  - Accessory structures that are less than 580 square feet may be connected to the principal building by a breezeway with out meeting the principal building setbacks. They are subject to the accessory structure setbacks.
  - Accessory structures that are greater than or equal to 580 square feet must meet the principal building setbacks if connected to the principal building by a breezeway.

### 12. CASITAS

Casitas are currently found in Phase 5 and are planned in other Phases of Laureate Park on the 30' lot type. If casitas are proposed for Phase 10, the development shall be consistent with standards in Case #DET2017-10109 and as follows:

- No street block shall have more than two consecutive casita homes next to each other, regardless of varying casita model types.
- Future remodeling to add a kitchenette or greater or otherwise create an accessory apartment is not allowed.
- All mechanical equipment shall be required in the courtyard or rear yard.
- Arcades shall remain open.
- There shall be a minimum separation of 20 feet between the main residence and the casita.



# Conditions of Approval

## City Planning (cont.)

### 13. MOTOR COURT HOMES

Motor Court Homes are found in other phases of Laureate Park residential neighborhood. Motor Court homes are allowed on lot types greater than 65'. The motor court home product can be allowed on 10 lots: Lots 129-131, 133-136, and 138-140. Motor Court homes will not be allowed on Lots 132 and 137. Motor Courts shall adhere to the following requirements:

- **FRONT YARD SETBACKS**—Motor court homes are permitted to have a minimum front yard setback of 20 feet.
- **GARAGES & DRIVEWAYS**—Garage doors shall be individual decorative doors, no wider than 9 feet and minimum 12" separation or the garage door may be a double garage door provided the top ¼ panel is transparent or the double door includes some level of detail to be approved by the Appearance Review Officer at the time of building permit review. The driveway shall be scored or treated concrete rather than asphalt.
- **PEDESTRIAN CONNECTION**—A pedestrian connection to the street shall be provided from the entrance of the house. A gate or opening in the fence, wall or shrub portion of the motor court enclosure may be provided.
- **TRANSPARENCY**—Fifteen percent (15%) transparency required in the garage on street-facing walls and a minimum of one (1) egress sized window within the first 10 feet of the building façade on the side-yard facing elevation.
- **IMPERVIOUS SURFACE RATIO**—ISR variances shall not be allowed for this lot type.

### 14. FENCES

Fences shall be consistent with Zoning Official Determination Case #LDC2016-00398, which provides standards for fence height and location requirements for front yard, side yard, street side yard, reverse corner lots street side yard, and rear yard.

Front Yard	Side Yard	Street Side Yard	Reverse Corner lots street side yard	Rear Yard
Metal/wood open picket parallel fences & knee walls up to 36" tall	Max. 6 ft. height of any style, must be setback 5 ft. from the front façade of principal building	Same height & style as front yard fences if setback from street side property line less than 3 ft.	Within 15 ft. of street side lot line—Same height & style as front yard fences	Not adjacent to alley—6 ft. height of any style
No required setback		Setback 3 ft. or greater—May be up to 6 ft. if open metal picket. Same height & style as front yard fences if not open metal picket	Setback further than 15 ft. from street—6 ft. height of any style	Adjacent to alley: Fence with no setback from alley— Same height & style as front yard fences
3.5 feet max. height		Setback same as principal building—Solid wall/fence max. 6 ft. height		Adjacent to alley: Same setback (or greater) as accessory structure—6 ft. height of any style

## Urban Design

### 1. Pedestrian Connections

- At all major intersections and intersections at the paseos, crosswalks shall be constructed with pavers and/or textured colored concrete or similar.
- Intersections internal to neighborhood streets, alleys, and drives shall be Elastomeric or equal.

### 2. Street trees are required within established rights-of-way along public and private streets. Canopy trees shall be planted in the parkways on both sides of the street, in accordance with Chapter 61. All Landscape requirements per LDC Chapter 60 must be met.

### 3. Detention ponds/Wet stormwater ponds must serve as a visual and physical amenity.

# Conditions of Approval

## Transportation

### 1. Compliance

The master plan shall comply with City Code, Engineering Standards Manual, and the latest Southern Circulation Plan for Lake Nona.

## Police

The Orlando Police Department has reviewed the plans for the Laureate Park Phase 10 residential development located along the north side of Nemours Pkwy., applying **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.

### 1. Natural Surveillance

Design the site to keep intruders easily observable. This is promoted by features that maximize visibility of people, parking areas and building entrances; doors and windows that look out onto streets and parking areas; pedestrian-friendly sidewalks and street; porches or patios and adequate nighttime lighting.

- *A photometric plan was not available at the time of this review.* Lighting plays a very important role in CPTED. It is crucial that lighting sends the right messages to the public about the safe and appropriate use of space at different times of the day and night.
  - All lighting for this project shall meet or exceed the guidelines in Orlando City Code.
  - In order to create a sense of safety, pedestrian-scale lighting should be used in any high-pedestrian traffic areas to include entrances, common areas, green spaces/courtyards and walkways.
  - 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 along pedestrian promenades and walkways.
  - 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.
  - Shielded or full cut-off light fixtures can direct light where it is intended while reducing light trespass, glare, and waste. Fixtures should be reliable, easy to maintain, withstand the elements, and be vandal-resistant.
- 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 or cover windows.
- Outdoor furniture placed in common areas is a good way to increase surveillance and encourage positive community interaction while creating more "eyes on the street". 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).
- All sides of a building should have windows to observe the walkways, parking areas and driving lanes.

### 2. 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 dwelling 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 community should provide clear guidance for legitimate users. Signs should clearly indicate - using words, international symbols, characters, colors, maps, etc. - the location of entrances, neighborhood amenities, and public or private use routes.
- The use of traffic calming measures along with surface and gateway treatments throughout the neighborhood 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.

# Conditions of Approval

## Police (cont.)

### 3. *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 community should be designed to encourage interaction between authorized users.
- Each separate dwelling unit should have an address that is clearly visible, made of non-reflective material in a contrasting color from the surface it is affixed to.
- Fencing in select areas 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 or iron 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.

### 4. *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.

- Entry doors should contain a minimum 180° viewers/peep holes, interior hinges, single cylinder deadbolt locks with a minimum one-inch throw, metal frames with 3' screws in the strike plates, and be made of solid core material.
- 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.
- If alarm or security systems are installed, each dwelling unit should be clearly identified with the monitoring center and each should have a separate system that can be regularly tested and maintained by the occupants.
- 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 around parking areas: especially areas with limited or no natural surveillance. Cameras should be mounted at an optimal height to capture offender identification.
- The use of tempered, impact resistant, 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.

### 5. *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'.

# Conditions of Approval

## Police (cont.)

- 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.

**Additional precautions**, such as alarms neighborhood or community watch programs, should be discussed with OPD's Crime Prevention Unit Officer Edgar Malave at 407.246.2513.

## 6. *Construction Site Crime Prevention*

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

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.



# Conditions of Approval

## Water Reclamation

The following shall be incorporated into the preparation of construction plans for review by the Water Reclamation Division prior to permit issuance:

1. Sanitary sewer mains that lie within Open Space (OS) tracts, such as the mains that serve lots 18-34 shall be private. City sewer mains are not allowed with open space tracts.
2. Sanitary sewer mains that lie within alley ways, such as sewer mains that serve lots 8-13, shall be private. City sewer mains are not allowed with alley ways.
3. The construction plans shall depict the force main network downstream of the new lift station to serve the proposed residential development.
4. Trees shall not be located within 10' of existing and proposed sanitary sewers (gravity and force mains) and reclaimed water mains.
5. The applicant shall verify that the new lift station and force main network to serve the proposed residential subdivision have sufficient capacity to support the proposed development density and wastewater flow generated as a result of this Master Plan. Calculations shall be prepared to support the design of the proposed new lift station to be installed in conjunction with Master Plan MPL2017-10050 and ENG2018-10209 for review by the Water Reclamation Division.
6. The request for gravity sewer design on plat sheet for the Water, Sewer & Reclaimed Master Plan—Note 7, can be addressed in the construction plans and documents submitted for review prior to building permit issuance.

# Contact Information

## City Planning

For questions regarding City Planning plan review, please contact Colandra Jones at 407.246.3415 or [colandra.jones@cityoforlando.net](mailto:colandra.jones@cityoforlando.net).

## Urban Design

For questions regarding Urban Design Review, please contact Terrence Miller at 407.246.3292 or [terrence.miller@cityoforlando.net](mailto:terrence.miller@cityoforlando.net)

## Parks

For questions regarding Parks plan review, please contact Justin Garber at 407.246.4047 or [justin.garber@cityoforlando.net](mailto:justin.garber@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)

## Police

For questions regarding Orlando Police Department plan reviews or to obtain a copy of the brochure, contact Audra Rigby at 407.246.2454 or [audra.rigby@cityoforlando.net](mailto:audra.rigby@cityoforlando.net).

## Water Reclamation

For questions regarding Water Reclamation plans review, please contact David Breitrick at 407.246.3525 or [david.breitrick@cityoforlando.net](mailto:david.breitrick@cityoforlando.net).

# Review/Approval Process—Next Steps

1. SETDRC minutes scheduled for review and approval by City Council.
2. Final Plat Review
3. Building permits.