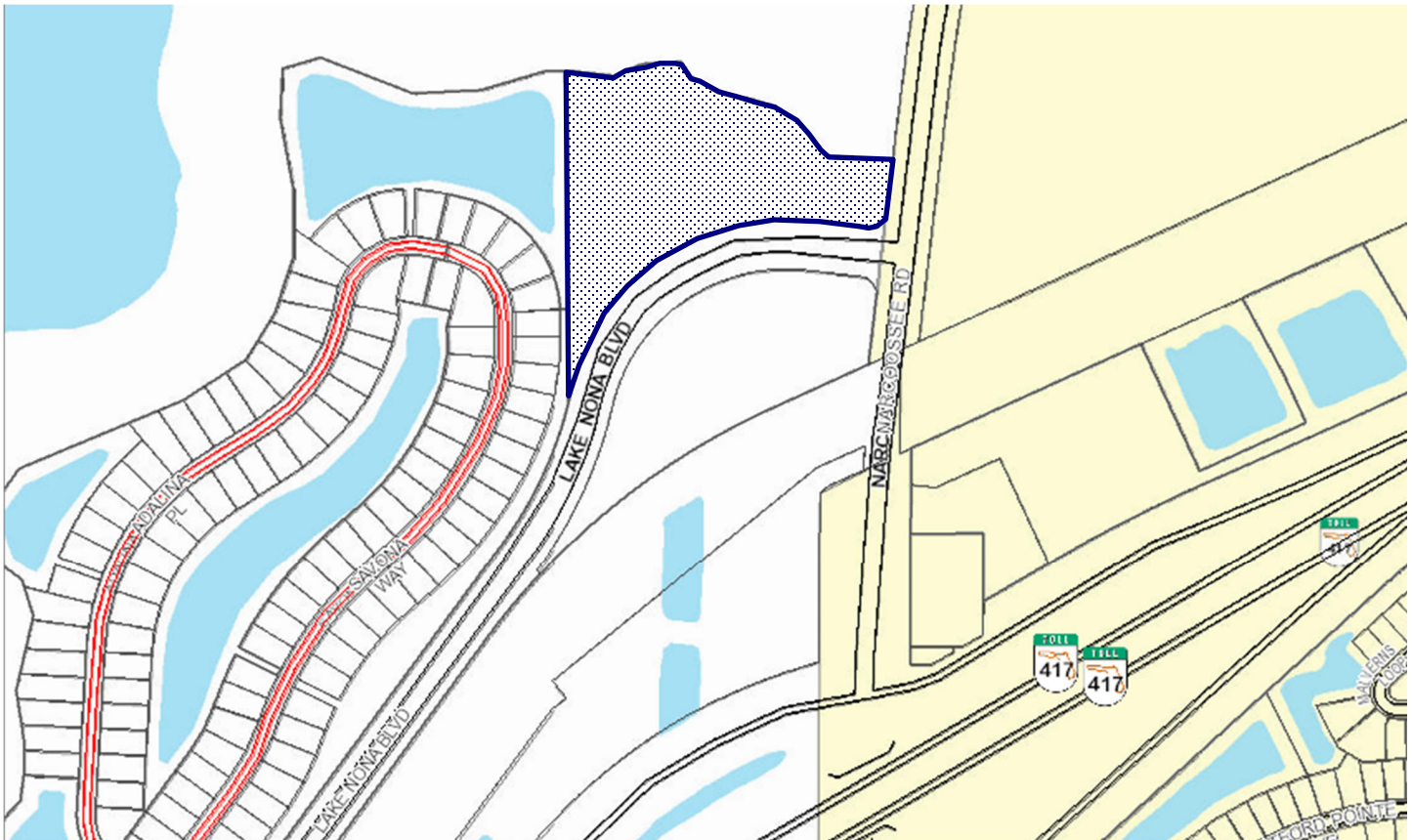


**June 11, 2020
Staff Report to the Southeast Town
Design Review Committee**

CASE #MPL2020-10036

ADVENT HEALTH AT LAKE NONA HEALTH PARK



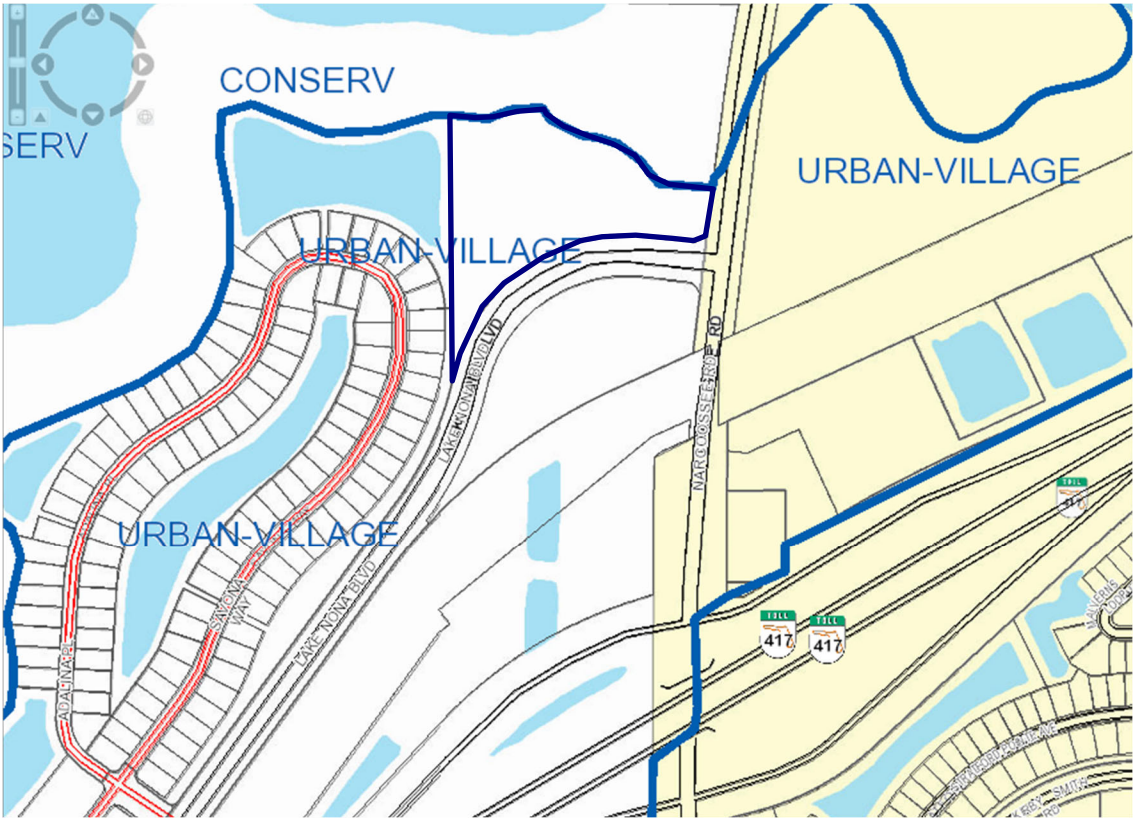
Location Map

 Subject Site

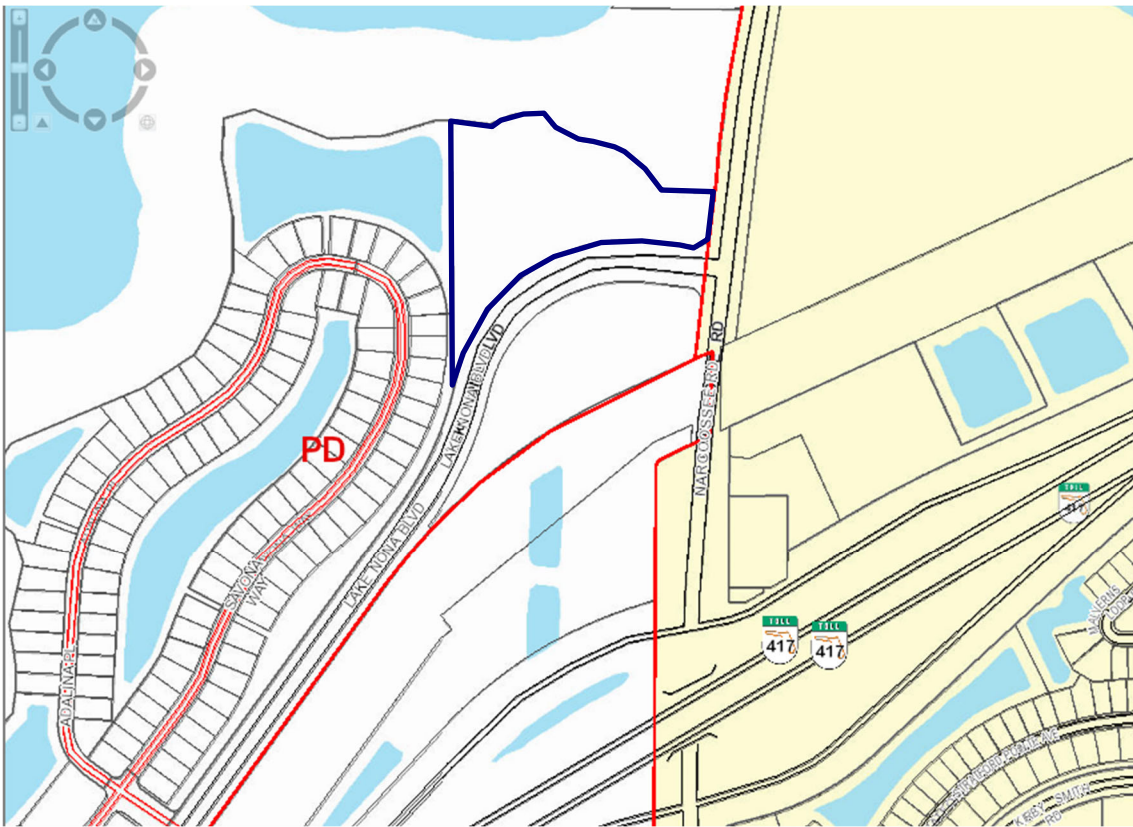
SUMMARY

<p>Owner Adventist Health System/ Sunbelt, Inc.</p> <p>Applicant Selby Weeks Klima Weeks Civil Engineering, Inc.</p> <p>Project Planner Colandra Jones, AICP</p> <p>Updated: June 8, 2020</p>	<p>Property Location: The subject property is located at the northwest corner of Narcoossee Road and Lake Nona Boulevard (±8.42 acres, District 1).</p> <p>Applicant's Request: Specific Parcel Master Plan (SPMP) approval for a 36,418 square foot medical office building in Phase 1 and a 29,000 square foot medical office building in a future phase.</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



Master Plan Analysis

Project Description

The subject site is located at the northwest corner of Narcoossee Road and Lake Nona Boulevard, and is approximately 8.42 acres in size. The site is currently designated Urban Village on the Official Future Land Use Map and is zoned PD. The site is within the Lake Nona Development of Regional Impact (DRI parcel 11a) and is designated as “Village Center” on the Lake Nona DRI Map H 8.6/PD Development Plan. The proposed SPMP depicts a development of a two-story 36,418 square foot medical office building as Phase 1 with associated parking, and a future phase of a two-story 29,000 square foot medical office building.

Project Context

The subject property is located within the Lake Nona PD, a community in the southeast section of Orlando. The property for the SPMP is currently vacant and is designated as “Village Center” in the PD. Surrounding future land use designations include Conservation to the north, Urban Village to the south, and west, and Orange County Planned Development to the east. Existing uses around the subject site include wetlands to the north, vacant land to the south, and east and single family residential to the west. AdventHealth has a planned stand-alone emergency room facility directly to the south. The proposed medical office development complements the approved emergency room and would be compatible with the surrounding uses.

Table 1—Project Context

	Future Land Use	Zoning	Surrounding Use
North	Conservation	PD	Wetlands
East	Planned Development (Orange County)	PD (Orange County)	Vacant Land
South	Urban Village	PD	Planned AdventHealth ER
West	Urban Village	PD	Single Family Residential

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. Future Land Use Policy 4.1.9 requires a mix of uses within a Village Center. Public & Civic has a minimum land area requirement of 10% and no maximum. This project is proposing a 100% medical office use. This site can be considered part of the larger Village Center area along Narcoossee Road which include Education Village, Narcoossee Cove I & II, Pioneers, Tyson Corner and Tyson Corner II, and Lake Nona Parcel 31. Together these parcels have 6% office, 59% retail, 17% residential and 14% civic which provides a good mix of uses.

Conformance with the LDC—Chapter 68 Southeast Orlando Sector Plan

In order to be consistent with the Southeast Orlando Sector Plan, applications must be reviewed for compliance with LDC Chapter 68, which lays out the detailed development guidelines and standards for the Southeast Plan area. The proposed development is categorized as “Village Center” in the Lake Nona PD. According to the 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.”*

Development Standards

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

Intensity

According to Future Land Use Policy 4.1.9, there is no minimum intensity and the maximum intensity is 0.4 FAR (or no maximum if traditional design standards were used). The proposal has a FAR of 0.1 for Phase 1 and a FAR of 0.08 for Phase 2, with a total for the overall site FAR of 0.18. This is well under the maximum FAR allowed for this site.

Building Height

In the Southeast Sector Plan, height is limited by the number of stories, not the overall height to provide variety to the skyline in the mixed use centers. Commercial buildings shall have no more than 25 foot floor to floor heights. The Village Center designation allows for 1 to 3 stories. The Lake Nona PD allows Parcel 11a to have a height limit of 4 stories. The proposed plan depicts two-story buildings, which is in the allowable building height limit.

Master Plan Analysis

Impervious Surface Ratio (ISR)

The maximum ISR permitted is 0.85 according to the Village Center standards. The medical office development proposes an ISR of 0.47 for Phase 1 and with the addition of Phase 2, the total ISR will be 0.65. This proposal meets the ISR requirement.

Table 2—Development Standards

Phase	Acreage	Use	Sq. Ft./ Dwelling Unit	FAR/Density		Building Height		ISR	
				Minimum / Maximum	Proposed	Minimum / Maximum	Proposed	Maximum	Proposed
1	8.42	Medical Office	36,418 sq. ft.	0 to 0.4 FAR	0.10 FAR	1 to 4 story	2 stories	0.85	0.47
2			29,000 sq. ft.		0.08 FAR		2 stories		0.18
Total			65,418 sq. ft.		0.18 FAR				0.65

Setbacks

The required setbacks for the Village Center (AC-1 standards) are 0 feet for the front yard and street side yard, 0 or 3 feet for the side yard, and 20 feet for the rear yard setback. The Lake Nona PD Section Three Part B, states that a minimum 25 foot buffer is required along the Lake Nona DRI/PD perimeter. Narcoossee Road is the easternmost boundary of the Lake Nona DRI/PD. Refer to Table 3—Setback Requirements below.

Table 3—Setback Requirements

Use or Phase	Yard	Building Setbacks		
		Minimum	Proposed Phase 1	Proposed Phase 2
Medical Office	Front— Narcoossee Road	25 ft.	288 ft.	619 ft.
	Side—Lake Nona Boulevard	0 ft. or 3 ft.	92 ft.	90 ft.
	Side—North Side	0 ft. or 3 ft.	85 ft.	314 ft.
	Rear— West Side	20 ft.	388 ft.	80 ft.

Parking

The applicant is proposing a total of 315 parking spaces on the site for both phases. Table 4 below provides the minimum and maximum parking ratios for the proposed medical office uses. The minimum required parking spaces for the Phase 1 development is 102 parking spaces and a maximum of 193. The applicant is proposing 175 parking spaces for Phase 1, which is in the range allowed. The minimum required parking spaces for the Phase 2 development is 81 parking spaces and a maximum of 154. The applicant is proposing 140 parking spaces for Phase 2, which is in the range allowed. Phase 2 parking will be built at the time that the Phase 2 building is developed.

Table 4—Parking Requirements

Phase	Use	Sq. Ft./Dwelling Units	Minimum Ratio	Minimum Spaces Required	Maximum Ratio	Maximum Spaces Permitted	Parking Spaces Proposed
1	Medical Office	36,418 sq. ft.	2.8/1000	102	5.3/1000	193	175
2		29,000 sq. ft.		81		154	140
Total		65,418 sq. ft.		183		347	315

Landscaping

The applicant submitted a landscape plan with this application which can be found on page 8 of this report. A final landscape plan, including plant list and landscape worksheet, must be developed in accordance with Chapter 60 of the LDC and submitted at the time of building permits.

Master Plan Analysis

Signage

The applicant did not submit a complete signage package, however, the elevations indicate possible high-rise signs (above 30 feet) on the building on two (2) sides. According LDC Section 64.246, "Up to two high rise building identification signs are allowed per building. If two such signs are installed, they must be placed on two separate sides of the building and both must be identical in size, color, shape, design, material, and copy..."

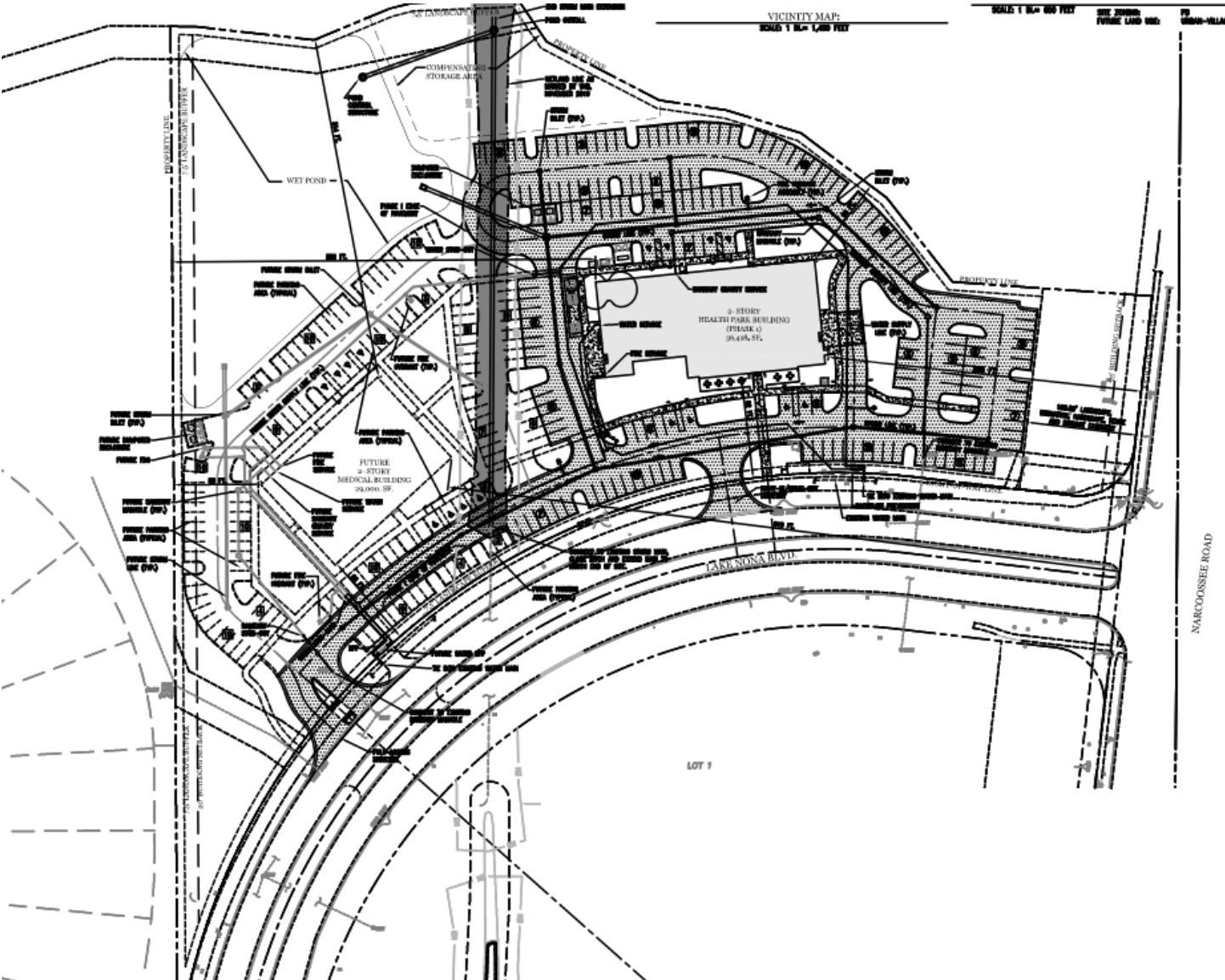
Also, according to LDC Section 64.246, "high rise building identification signs are prohibited within 1,000 of R-1 or R-2 zoning district unless approved by conditional use permit." The Enclave at Villagewalk is immediately adjacent on the west site of the subject site. With this requirement, the applicant must submit for a Conditional Use Permit to the Municipal Planning Board for any high-rise sign on the medical office building. The high-rise signs depicted are not approved as part of this SPMP submittal.

The applicant has not provided signage details such as height of monument signs or copy area of each sign including the high-rise signs. A master signage plan for this development is required prior to building permits. All signage shall be consistent with Chapter 64 of the LDC and Lake Nona Master Sign Plan.

Aerial Photo—2018

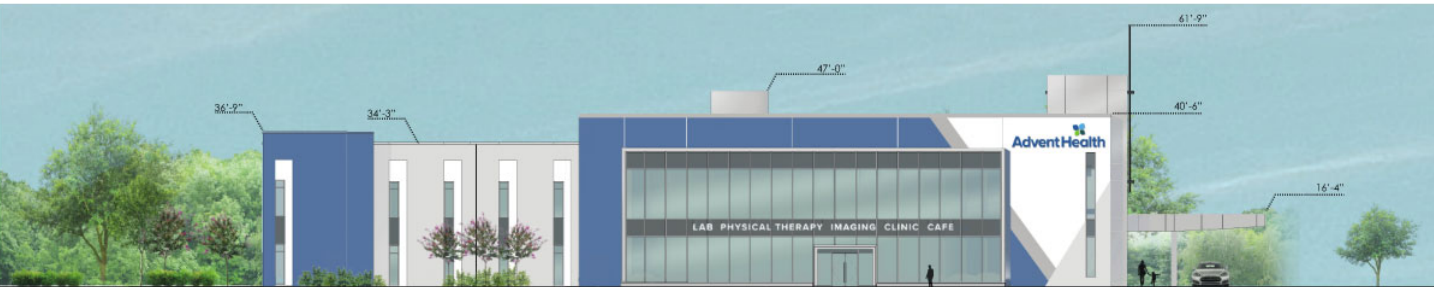


PROPOSED SITE PLAN

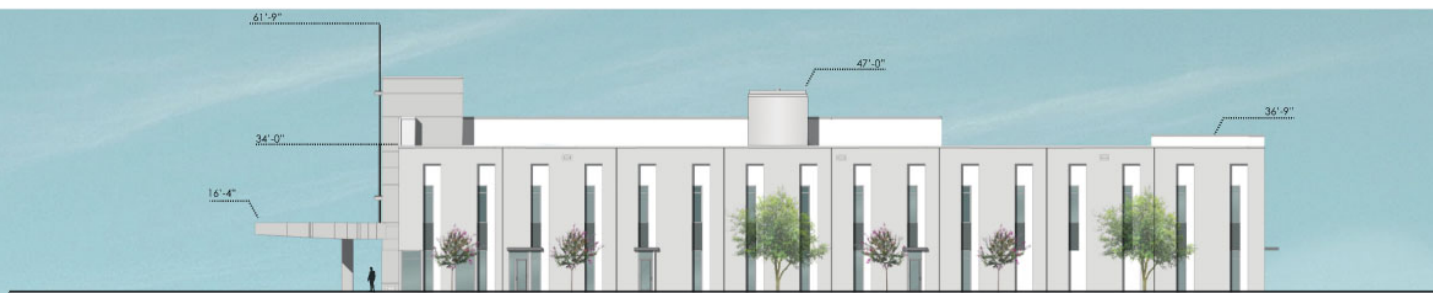


ARCHITECTURAL ELEVATIONS

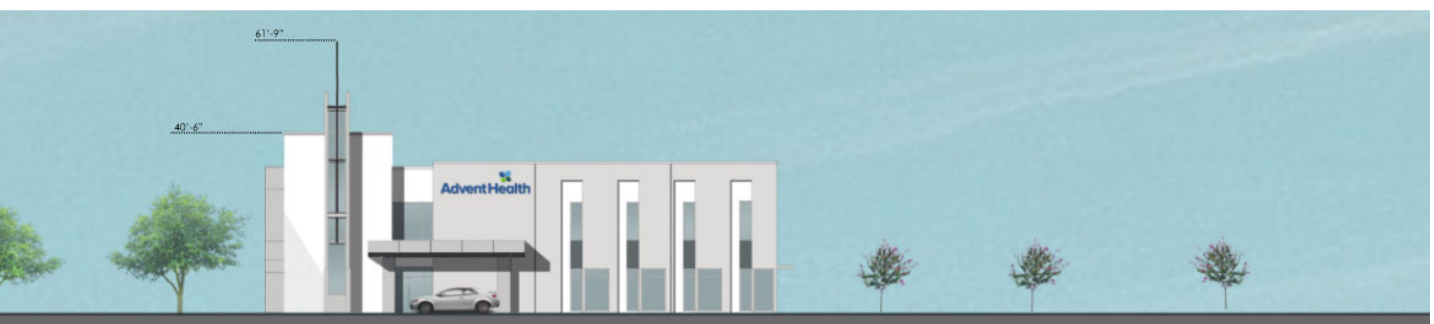
South Elevation



North Elevation



East Elevation



West Elevation



An architectural rendering of a modern, multi-story medical building. The building features a prominent white facade with blue geometric accents and large glass windows. The "AdventHealth" logo is visible on the upper part of the building. A covered entrance area is on the right side. The scene includes a parking lot with a white car, a landscaped area with greenery, and a clear blue sky with scattered clouds.

2-STORY HEALTH PARK BUILDING

PLANT SCHEDULE

PLANT SPECIES	QTY	PLANT SPECIES	QTY	PLANT SPECIES	QTY	PLANT SPECIES	QTY
11	1	11	1	11	1	11	1
12	1	12	1	12	1	12	1
13	1	13	1	13	1	13	1
14	1	14	1	14	1	14	1
15	1	15	1	15	1	15	1
16	1	16	1	16	1	16	1
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64	1	64	1	64	1	64	1
65	1	65	1	65	1	65	1
66	1	66	1	66	1	66	1
67	1	67	1	67	1	67	1
68	1	68	1	68	1	68	1
69							

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 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 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 as follows:

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. *MECHANICAL EQUIPMENT*

All ground mounted and rooftop mechanical equipment must be screened from view. An interior screen wall or parapet for rooftop mechanical equipment is required. The interior screen wall or parapet must be the same height as the installed mechanical equipment height.

6. *DUMPSTER ENCLOSURE*

All dumpsters and trash compactors shall be located internal to the buildings or screened with solid walls to match the principal structure. Decorative gates shall be installed to coordinate with principal structure and shall be painted to match the color of the enclosure walls. Landscape screen including low hedge and groundcover shall be provided to soften the view from the ROW, driveway and adjacent properties.

7. *SIGNAGE*

A master signage plan for the overall development is required prior to building permits. All signage shall be consistent with Chapter 64 of the LDC and Lake Nona Master Sign Plan.

Conditions of Approval

City Planning (cont.)

8. *CONDITIONAL USE PERMIT FOR HIGH RISE SIGNS*

The applicant must submit for a Conditional Use Permit to the Municipal Planning Board for any high-rise sign on the medical office building due to being within the 1,000 feet from a residential zoning district. High-rise signs are limited to two (2) sides of the building only. They must be placed on two separate sides of the building and both must be identical in size, color, shape, design, material, and copy.

9. *FUTURE PHASE 2 MEDICAL OFFICE*

The future Phase 2, two-story 29,000 square foot medical office building will require review for site plan, elevations and landscape via a Planning Official Determination prior to submitting for building permits.

Urban Design

1. *LANDSCAPE*

- Street trees must be provided along Narcoossee if trees do not exist.
- All existing trees along the Lake Nona Boulevard right of way can remain and may NOT be counted in the landscape worksheet
- A landscape worksheet is required to be submitted at time of permitting. All landscape plans must achieve the Minimum Required Landscape Score (MRLS) required for the proposed type and intensity of development and meet the requirements of Chapters 60 and 61, Orlando City Code. A spreadsheet showing compliance with the Minimum Required Landscape Score must be included with the plans. A digital spreadsheet form is available at <http://www.cityoforlando.net/city-planning/landscape-code/>
- Tree clearing (excluding the clearing of invasive exotic species) shall not commence until full site and building development plans have been approved.
- All row end parking lot landscape islands must have canopy trees installed. Replace palm trees and understory trees with canopy trees.
- Dry or wet retention/detention ponds must act as a site amenity. Pond must include:
 - native vegetation plantings (a minimum of 15% of shoreline surface area) must be planted around the perimeter of the ponds, consistent with Chapters 60 and 61
- Required bufferyard plantings must occur
- Perimeter landscape must consists of an evergreen hedge, canopy trees and understory trees.

2. *UTILITIES AND SITE*

- Transformer areas outside the building envelope shall be screened on three sides with landscaping and/or a decorative, opaque wall and gates up to 6-feet in height. Landscaping shall include a hedge that is a minimum 36-inches tall at the time of planting and maintained at a minimum 48 inches.
- All ground mounted and rooftop mechanical equipment shall be screened from view and meet the screening conditions of the Land Development Code. An interior screen wall or parapet for rooftop mechanical equipment is required. The interior screen wall or parapet shall be the same height as the installed mechanical equipment height.
- Backflow preventer[s] shall be located so as to not be directly visible from the right-of-way or should be screened from view where necessary.
- All dumpsters and trash compactors must be screened with solid walls to match the principal structure. Decorative gates must be installed to coordinate with principal structure. Landscape screen including low hedge and groundcover is required to soften the view.
- Outdoor lighting must comply with Chapter 63, Part 2M, City Code. Pedestrian and Plaza Areas - Lighting fixtures must be decorative in appearance, style and finish and must not exceed 15' in height.
- At all crosswalks, A pavement treatment that contrasts with the vehicle lanes must be used in order to clearly define the pedestrian zone at all crosswalks. Reflective paint alone is not acceptable, but may be used in conjunction with stamped concrete or asphalt or other surfaces to outline the pedestrian path for night time safety.

3. *SIGNAGE*

Proposed signage must be consistent with the Lake Nona Master Sign Plan. A master signage plan for the overall medical office development is required prior to building permits.

Conditions of Approval

Urban Design (cont.)

4. ARCHITECTURE

- No one particular style is dictated over another; however, architecture should be authentic to the style employed.
- Deviation from submitted elevations will require an Appearance Review Determination prior to permitting.
- Primary pedestrian entries shall be clearly expressed and highlighted. All entrances shall be visible from the internal drives.

Transportation

1. COMPLIANCE

- a. Except as where noted in this staff report, all aspects of the site plan are required to conform to all applicable minimum standards set forth in the Lake Nona PD Ordinance as well as the editions of the City Code and the City Engineering Standards Manual that are in force at the time of any construction of this project.
- b. Support of this submittal by the Transportation Dept. does not constitute final engineering approval of this concept for development. Materials and designs for transportation related elements of the project must meet or exceed standards in the versions of the City Code and Engineering Standards Manual in effect at the time of submittal to Permitting Services.
- c. Proper sightlines must be maintained at all driveways and parking areas. Site plans and landscaping plans submitted to Permitting Services should include sightline triangles. AutoTurn analysis for emergency vehicles and solid waste collection should be attached to plans to prevent delays in processing.

2. CROSSWALKS

Crosswalks must be constructed at the grade of the adjacent sidewalks unless conditions make this prohibitive. Colored and stamped concrete or asphalt may be used but pavers are not permitted. Pavement markings shall comply with MUTCD ladder style design guidelines or parallel line style guidelines if so required.

3. PARKING

- a. Parking lot and parking space dimensions shall comply with Orlando LDC and ESM.
- b. This project is providing above the minimum/under the maximum required parking spaces. 175 parking spaces are provided for Phase 1 and 140 parking spaces are provided for Phase 2.
- c. There must be 2 two wheeled motor vehicle spaces in the parking lot to accommodate this development, in accordance with LDC Section 61.322.
- d. As shown on the site plan, the number of parking spaces in each bay or row of parking should be included on plans submitted to Permitting Services.

4. BICYCLE PARKING

- a. Bicycle parking shall be provided in accordance with the standards of Chapter 61, Part 3D of the Orlando Land Development Code, and shall be made available prior to the issuance of any Certificate of Occupancy for the use being served. The project must provide 1 long term space per 5 employees and 1 short term space per 5 employees. The estimated amount of employees and locations of bicycle parking must be shown on plans submitted to Permitting Services.
- b. The long-term spaces must be located inside the building, in a “bike shed” or otherwise be protected from the weather. Outdoor bike racks meeting the requirement for short term parking must be installed on an impervious surface, within 50 ft of the primary entrance, and situated to avoid conflicts with pedestrians or other vehicles.

Parks

Tree survey may be required for this project. Tree removal permit also required and mitigation for trees may also be warranted.

Engineering/Zoning

1. All new construction, change in use, additions, or redevelopments are required to submit a Concurrency Management application as a part of the building plan review process.
2. 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.
3. At the time of development, the owner/developer is required to pay an on-site inspection fee that is a percentage of the cost of the on-site improvements, excluding the building, in accordance with City Land Development Code, Section 65.604.

Conditions of Approval

Engineering/Zoning (cont.)

4. 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.
5. The landscape plan needs to be designed in accordance with Chapter 60, Section 60.241 of the Land Development Code.
6. The owner/developer is required to pay the Sewer Benefit Fee in accordance with the Sewer Service Policy and Chapter 30 of the Land Development Code.
7. In accordance with Federal Emergency Management Act (FEMA) requirements; a letter of map revision maybe required by the owner or engineer as part of this application review. This site is located within a floodplain.
8. The finished floor elevation must be one (1) foot above the 100' flood elevation.
9. The City Council Adopted the Engineering Standards Manual (ESM), Fifth Edition on April 18, 2016. All plans must conform to the ESM and all construction must be accomplished in accordance to the ESM.
10. All future elevation shown on a boundary/topographic survey shall use the North American Vertical Datum of 1988 (NAVD 88).
11. 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
12. 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 responsible for the installation of street trees prior to final of the building permit. The Street Tree specifications are 12'-14' height of canopy tree.
13. Contact the Bureau of Parks (407) 246-2283 for a tree removal permit before removing any 6" caliper or larger trees. Contact the Bureau of Parks (407) 246-2283 for a tree encroachment permit prior to encroaching within the canopy of any 6" caliper or larger trees
14. As per Section 61.225 of the Land Development Code, a minimum 5 foot wide concrete sidewalk is required along all rights-of-way. Any existing sidewalk damaged or broken is to be repaired.
15. The City Council Adopted the Engineering Standards Manual (ESM), Fifth Edition on April 18, 2016. All plans must conform to the ESM and all construction must be accomplished in accordance to the ESM.
16. All future elevation shown on a boundary/topographic survey shall use the North American Vertical Datum of 1988 (NAVD 88).
17. See Chapter 64 Orlando Land Development Code for sign requirements and regulations. Separate permit applications are required for signs. In accordance with Chapter 64, Section 64.246 high rise building identification signs are prohibited within 1,000 feet of any R-1 or R-2 zoning district unless approved by conditional use permit.

Police

The Orlando Police Department has reviewed the plans for Lake Nona Health Park medical offices located on the north-west corner of Lake Nona Blvd. and Narcoossee Rd., 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.

Conditions of Approval

Police (cont.)

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.

- 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 will meet or exceed the guidelines in Orlando City Code.
 - In order to create a sense of safety, pedestrian-scale lighting should be used in all high-pedestrian traffic areas to include building entrances, parking facility entrances, common areas, walkways and service areas.
 - Appropriate lighting should be included in all areas anticipated to be used after-dark and should not be screened out by landscaping or building structures such as overhangs or awnings.
 - Uniformity of light in parking areas is crucial to avoid 'dark' spots, hiding places and ambush points.
 - Any illumination will 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 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/cover windows.
- Outdoor furniture placed in common areas is a good way to supplement other surveillance measures and encourage positive community interaction. If used, consider furniture designs that encourage stopping and resting but reduce opportunities for potential offenders (i.e. a ribbed design rather than solid and center rails or arm rests to discourage sleeping).
- Bicycle parking (if installed) should be observable from building entrances, securely fastened, not located in remote or low-traffic areas and not hidden behind landscaping.
- Vehicle and pedestrian entrances should be well lit and defined by landscaping, signage and/or architectural design.
- Exterior (non-public) doors should contain a minimum 180° viewers or small windows with security glass.
- All sides of a structure should have windows that look out onto parking, walkways, and low-traffic areas.
- Since there is typically no natural surveillance around dumpsters or service areas, be sure these areas are well-lit, and that lighting is well maintained.
- Offices and lobby areas should have exterior windows and furniture oriented to improve surveillance of entrances and public areas.
- Advertisements and product displays should not be in windows. If advertisements must be used, they should be small and located in an area that will not interfere with visibility through the windows.
- Public restrooms should be visible from main common areas and away from outside exits.
- For interior 90° corners in hallways and stairwells, consider using convex mirrors or reflective materials to augment surveillance around corners.

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 building entrances should create clear way-finding, be well lit and not block entrances or create ambush points.
- There should be no easy access to the roof of any structure.
- Way-finding should provide clear guidance for authorized users while discouraging potential offenders. Signs should clearly indicate - using words, international symbols, maps, colors, etc. - the location of different facilities, entrances, and public or private use routes.
- 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 through and around the property.

Informational Comments

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 facility should have an address that is clearly visible from the street and parking areas with numbers a minimum of five-inches high made of non-reflective material in a contrasting color from the surface it is affixed to.
- Landscape buffers, which include hostile vegetation, can help delineate public from private spaces and further define and control restricted areas.
- The use of anti-graffiti coating or liquid repellent paint on sheer walls or those not easily observed from main traffic areas is a good option to discourage potential offenders from vandalizing these areas.
- Bollards are a good feature for discouraging access or controlling movement. Spacing between bollards is important to meet ADA requirements yet deter intrusion from vehicles and unauthorized persons. Use bollard styles that are appropriate for the application; that is, bollards designed to stop vehicle traffic are a different density and strength than those used to direct pedestrian flow. Bollards can also serve a dual purpose when incorporated with lighting and/or way-finding.
- To discourage vandalism and unwanted behavior, consider some of the following options for outdoor furniture elements, low walls, curbs, water features or planter boxes: skate deterrents, arm rests, seat dividers, breaks, bumps, or height variations.
- 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.

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.

- Door locks should be located a minimum of 40 inches from adjacent windows.
- Exterior doors should be made of solid core materials and contain a minimum 180° viewers or small windows made of security glass, interior or security hinges, single cylinder deadbolt locks with a minimum one-inch throw, metal frames and 3" screws in the strike plates.
- Large glass doors and windows should be made of impact resistant glass or a security film to reduce the opportunity for burglaries. If installing security film, ensure that the light transmittance of the security film is greater than or equal to the light transmittance of the window's glass.
- Any windows that open should have locks.
- Ground-level air conditioner units should be caged, and the cages should be securely locked.
- A mechanical access control system should be considered 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. The uniform access control system should be included in all restricted areas, any place where pharmaceuticals or medications are stored, and all secondary access points from common or public areas within the facility.
- If an alarm or security system is installed, each unique space should be clearly identified with a monitoring center and should be regularly tested and maintained by the occupants. During working hours, commercial alarm systems should be programmed so that a short beep is sounded if an exterior door opens or is propped 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 should be considered. Cameras should be mounted at an optimal height to capture offender identification. Cameras should be placed in several locations in the parking areas and anyplace with limited or no natural surveillance such as sheer walls and around dumpster enclosures.
- Back or service doors not open to the public should be kept locked from the outside at all times. Internal business policy should prohibit the "propping open" of exterior doors.

Additional precautions, such as security alarms, personal safety and active aggressor training, and neighborhood or business watch programs, should be discussed with OPD's Crime Prevention Unit Officer Edgar Malave at Edgar.Malave@Orlando.gov.

Informational Comments

Police (cont.)

5. CONSTRUCTION SITE CRIME PREVENTION

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

- Post signs at the site that theft from the site or trespassing on a construction site is a felony under Florida Law and that the developer will prosecute.
- To improve visibility of potential offenders by OPD patrol officers, perimeter lighting should be installed at a minimum of 150-foot intervals and at a height not less than fifteen (15') from the ground. The light source used should have a minimum light output of 2,000 lumens, will be protected by a vandal resistant cover, and will be lighted during the hours of darkness.
- In addition to lighting, one of the following physical security measures should be installed:
 - 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
 - A uniformed security guard should be hired to continually patrol the construction site during the hours when construction work has ceased.
 - 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 Edgar.Malave@Orlando.gov.

Fire

TRC fire code site review is preliminary in nature and is not an official approval of the project as a whole. It is intended to expose or prevent evident design deficiencies with State and City Fire Codes. The architectural design of the building, life safety features, floor plans, egress system, fire protection systems, fire department access and MEP will be reviewed in detail for State, Fire Code, FFPC and City Fire Code compliance at the time of permit application.

1. Interior Access: Conditional to this review the design of all buildings must account for fire department access. The access road itself must extend 50ft. from an exterior doorway that allow access to the building's interior via a common hall or common lobby area, or the largest tenant area if the building does not have a common interior area. NFPA 1.18.2.3.2.1
2. Manual Suppression: any portion of the building or exterior wall of the first story shall be located not more than 150 ft from the fire department access road as measured by an approved route around the exterior of the building or facility. The distance can be increased to 450ft. if the building is protected by an automatic sprinkler system. [NFPA 1.18.2.3.2.2 and NFPA 1.18.2.3.2.2.1]
3. Approved Turnaround: an approved turnaround shall be provided for fire apparatus where an access road is a dead end in access of 150 ft. When a dead end road will not accommodate an approved t-turn or turn-a-bout a minimum width of 25 ft. will be required. The turnabout shall be the minimum 20ft. width of the fire department access road and sized for the dimensions of the largest OFD apparatus. Use of areas subject to obstruction by vehicles such as loading docks and parking garages are prohibited. Acceptable turnarounds can include T-turn, Y-turn or cul-de-sac (designs and dimensions are subject to the approval of Orlando Fire Department). See Exhibits in NFPA Fire Code handbook. NFPA 1.18.2.3.4.4
4. Fire Department Access Road: All fire department access roadways shall have an all-weather driving surface, capable of supporting the load of fire apparatus, a minimum 20 ft. in width and a minimum vertical clearance of at least 13 ft. 6 in. [NFPA 1 18.2.2.5.4 and NFPA 1 18.2.3.4.1.1] City of Orlando apparatus requires a turning radius dimension of 30 inside and 50 exterior and shall maintain the minimum 20ft. width. An auto-turn analysis is required for the radius turns indicated on the site plan. NFPA 1.18.3.4.3.1 and NFPA 1.18.3.4.3.2

Informational Comments

Fire (cont.)

5. Water Supply: The plan indicates fire hydrants will be required. Because building information is not provided, fire hydrant location and spacing will be reviewed at the time of building permitting. All portions of an unsprinklered building must be within 300 ft hose lay distance of a fire hydrant. All portions of a sprinklered building must be within 500 ft hose lay distance of a fire hydrant. City Code ch 24.27(f) Request a meeting with the Fire Department. The design chapter of FFPC, Fire Code, NFPA 1.18 has specific mandatory criteria to be included when designing Fire Department Access and calculating water supply. The OFD, Fire Marshal adopts the entire chapter as applicable to the City of Orlando territory by which it serves. The consideration of Fire Department Access is an essential element and mandatory requirement in site design. Should existing conditions, topography and/or grading require an official determination from the Fire Department please Call 407-246-3473 or 407-246-3012 to schedule a cursory discussion with the Fire Marshal.

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. The Applicant's Engineer shall confirm the wastewater flow generated as a result of this Master Plan is consistent with the Projected Wastewater Flows in the September 2017 Proposed Map H – Master Plan 8.5 prepared for Lake Nona PD. Wastewater generation calculations shall be prepared for review by the Water Reclamation Division prior to permit issuance.
2. Since the proposed development includes a medical building and a medical office building, there may be a need to provide a sampling point in order to comply with the Water Reclamation Division's Industrial Wastewater Pretreatment Program (IWPP). The sewer collection system may need to consider a sampling point at a manhole dedicated to sample collection. The Applicant needs to coordinate with the Division's Industrial Pretreatment Section for further discussion and clarification about sampling requirements. Contact Steve Howe, Environmental Supervisor at 407-246-4041 or steven.howe@cityoforlando.net.
3. Sanitary sewer and reclaim systems design and construction shall comply with the current edition of the City's Engineering Standards Manual (ESM). 4. For any question about Water Reclamation Division review, please contact Julio Morais at (407) 246-3724 or julio.morais@cityoforlando.net, or Dave Breitrick, PE, Engineering and Mapping Manager (407) 246-3525 or david.breitrick@cityoforlando.net.

Contact Information

City Planning

For questions regarding City Planning plan review, please contact Colandra Jones at 407.246.3415 or colandra.jones@orlando.gov.

Urban Design

For questions regarding Urban Design Review, please contact Terrence Miller at 407.246.3292 or terrence.miller@orlando.gov.

Transportation

For questions regarding Transportation plan review, please contact Michelle Robinson at 407.246.3145 or michelle.robinson@orlando.gov.

Parks

For questions regarding Parks review, please contact Condredge Mallory at 407.246.3857 or condredge.mallory@orlando.gov.

Engineering/Zoning

For questions regarding Engineering or Zoning, contact Keith Grayson at 407.246.3234 or keith.grayson@orlando.gov.

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@orlando.gov.

Building/Fire

For questions regarding Building or Fire plans review, please contact Charles Howard at 407.246.2143 or charles.howard@orlando.gov.

Water Reclamation

For questions regarding Water Reclamation plans review, please contact David Breitrick at 407.246.3525 or david.breitrick@orlando.gov.

Review/Approval Process—Next Steps

- 1.SETDRC minutes scheduled for review and approval by City Council.
- 2.Building permits.