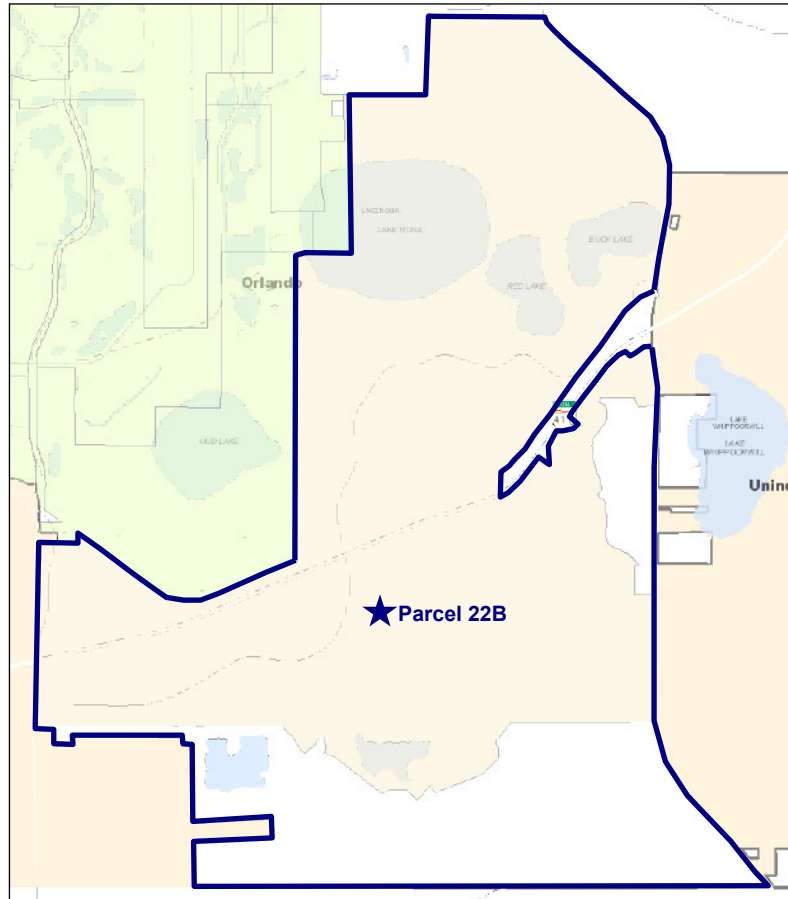


LAKE NONA PARCEL 22B



Location Map

 Subject Site

SUMMARY

<p>Owner Ralph Ireland Lake Nona Land Co., LLC</p> <p>Applicant Julie Salvo Tavistock Development Co.</p> <p>Project Planner Colandra Jones, AICP</p> <p>Updated: December 15, 2021</p>	<p>Property Location: The subject property is located south of Dowden Road, west of Narcoossee Road, east of Orlando International Airport and north of Boggy Creek Road (±9,044 acres, District 1)</p> <p>Applicant's Request: Amend the Lake Nona Planned Development maximum height limit for Parcel 22B from 10-stories to 20-stories.</p>	<p>Staff's Recommendation: Approval of the request, subject to the conditions in this report.</p> <p>Public Comment The applicant conducted a virtual community meeting on November 17, 2021.</p> <p>Courtesy notices were mailed to property owners within 400 ft. of the subject property week of December 6, 2021. As of the published date of this report, staff has not received any comments from the public concerning this request.</p>
---	--	---

Project Analysis

Project Background

For approximately 30 years, Lake Nona has developed as a large-scale, mixed-use community. Responding to changing development trends and changing market conditions, Lake Nona has evolved from a large golf course community to the cornerstone of quality development within the Southeast Orlando Sector Plan area. The current amended and restated PD ordinance, referenced Document #0708201010, was approved on August 20, 2007. Amendments to the this PD ordinance were also approved by the City Council on March 17, 2008 (Document #0803171001), June 18, 2012 (Document #1206181201), October 21, 2013 (Document #131021901), July 13, 2015 (Document #1507131205), September 26, 2016 (Document #1609261205), October 23, 2017 (Document #1710231202), January 8, 2018 (Document #1801081206), April 16, 2018 (Document #1804161201), October 22, 2018 (Document #1810221201), December 9, 2019 (Document #1912091204) and September 8, 2020 (Document #2009081204).

On July 19, 2021, the City Council approved the Order Rescission of the Lake Nona Development of Regional Impact (DRI) Development Order. During that same meeting, the City Council adopted a PD amendment which was an Amended and Restated Planned Development. This PD incorporated some conditions of the Lake Nona DRI, retained the Lake Nona PD conditions as of May 2021 and combined the Education Village PD and the Poitras PD to form one Lake Nona PD. This new PD is comprised of ±9,044 acres which made up the Lake Nona PD (±6,968 acres), the Education Village PD (±220 acres), the Poitras PD (±1,809 acres) and ±47.2 acres located south of Lake Nona and west of Poitras that did not have City Zoning at the time. This PD amendment request will be the first amendment to the Amended and Restated Lake Nona PD.

PD Analysis

Requested Amendment to the Lake Nona PD

1. Amend the Height Limitation Table in Section Three, Part E of the PD

The applicant is proposing an increase in height limit for Parcel 22B from 10-stories to 20-stories in order to accommodate a multi-family residential development. The highest height limit within the PD is currently at 17 stories for Parcel 22A for the development of the Lake Nona Town Center Wave Hotel. The proposed 20 stories for Parcel 22B would be the highest height limit in the PD, if approved.

Even though the request is for 20-stories, the development would have to meet the Airport Height Zoning Ordinance. According to LDC Chapter 58—Figure 10—Airport Height Zoning Map, the Above Mean Sea Level elevation for this parcel is 290 Flat AMSL. The ground elevation is approximately 81 feet. GOAA recommends a maximum building height of 205 feet AGL (Above Ground Level). Therefore, if a proposed building height of 205 feet is added to the ground elevation of 81 feet, it would be just below the 290 Flat AMSL. No development plan is proposed at this time for Parcel 22B. However, the applicant is advised that the provisions of LDC Chapter 58—Part 9—Airport Zoning Regulations (Sections 58.1210 through 58.1227) apply to all properties in the City and may impact allowable building heights irrespective of any building heights specified in a PD ordinance.

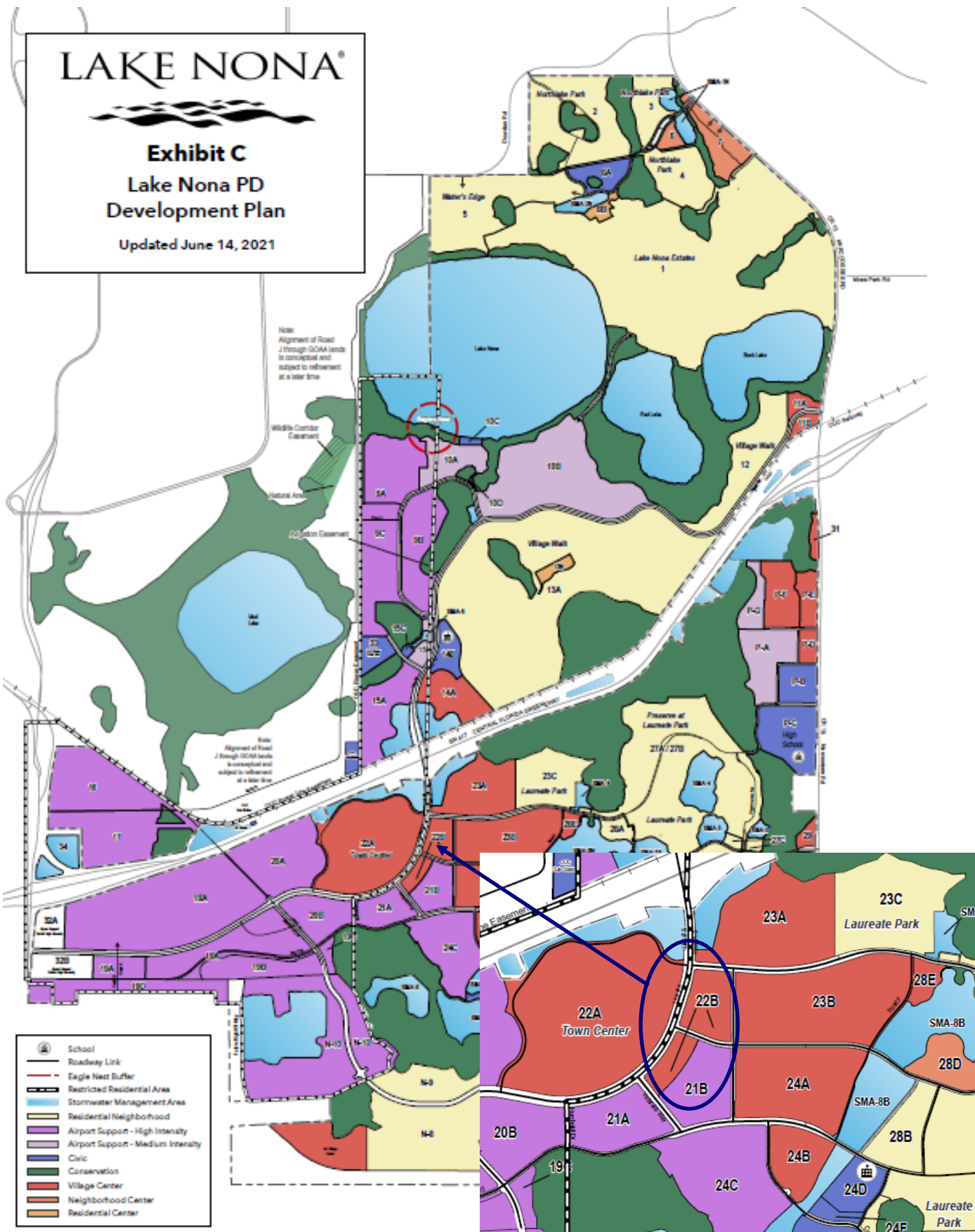
Lake Nona Parcel 22B

LAKE NONA®

Exhibit C

Lake Nona PD Development Plan

Updated June 14, 2021



Proposed PD Text Amendments

PD Section Three Part E.
Maximum Building Height
Standards:

Parcel	Land Use Category	Max. Height (Stories)
1	Residential Neighborhood – LNGCC	3
2 – 5	Residential Neighborhood	2
6 – 7	Neighborhood Center	3
8	Civic, Residential Center	3
9A, 9B	Airport Support District – High Intensity	2
10A	Airport Support District – Medium Intensity	10
10B	Airport Support District – Medium Intensity	10
10C	Civic	1
10D	Civic	1
11A	Village Center	4
11B	Village Center	4
12	Residential Neighborhood	2
13A	Residential Neighborhood	2
13B	Residential Center	3
14A	Village Center	4
14B	Civic - School	3
15A, B	Airport Support District - High Intensity	5
15C	Civic	2
16 -19	Airport Support District - High Intensity	5
20A, B	Airport Support District - High Intensity	10
21A, B	Airport Support District - High Intensity	10
22A	Village Center	17
22B	Village Center/Urban Transit	10 20
23A	Village Center	10
23B	Village Center/Urban Transit	10
23C	Village Center	10
24A	Village Center/Urban Transit	10
24B	Village Center	10
24C	Airport Support District – High Intensity	10
24D	Civic – Open Space	4
24E	Neighborhood Center	4
24F	Civic	4
25A	Residential Neighborhood	2
25B	Residential Neighborhood	2
26	Residential Neighborhood	2
27A, B	Residential Neighborhood	2
27C	Residential Neighborhood	2
28A, B	Residential Neighborhood	3
28C, D	Neighborhood Center	4
28E	Village Center	10
28F	Neighborhood Center	3
29	Village Center	3
30A	Civic – School	4
30B	Village Center	3
31	Village Center	3
32A, B	Airport Support District - High Intensity	2
33	Civic	2
34	SMA	0

Findings

Subject to the conditions contained herein, the proposal is consistent with the requirements for approval of the zoning applications contained in Chapter 65 of the Land Development Code (LDC):

1. The proposed amendments are consistent with the East Central Florida Strategic Regional Policy Plan.
2. The proposed amendments are consistent with the City's Growth Management Plan including Future Land Use Goal 4 and associated objectives and policies relating to the Southeast Orlando Sector Plan.
3. The proposed PD amendment is consistent with the purpose and intent of the requirements of the Land Development Code.
4. The proposed PD amendment is compatible with the surrounding development pattern.
5. 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 PD Amendment subject to the following conditions:

Conditions of Approval

City Planning

1. *Amended PD Ordinance*

The amended Planned Development Ordinance shall address the findings and conditions detailed in this staff report, and shall be subject to contextual and legal review by the City Attorney's Office.

2. *Specific Parcel Master Plans (SPMP)*

Development within the Lake Nona PD, SPMPs are required prior to building permits. The multi-family residential for Parcel 22B will have to be reviewed by the Southeast Town Design Review Committee for approval.

3. *Airspace/Tall Structure Review*

The applicant is proposing to amend the Lake Nona PD ordinance to allow for a building height of approximately 205 feet above ground level (AGL; approximately 20-stories) on Parcel 22B, of which is in close proximity to the airspace surfaces for Orlando International Airport. The applicant is advised that all properties within the City of Orlando are required to comply with the airspace standards specified in the Land Development Code (see Ordinance No. 2017-48, adopted August 8, 2017). Therefore, the provisions of LDC Sections 58.1213 through 58.1227 are applicable and review by the Federal Aviation Administration (FAA), Florida Department of Transportation – Aviation Office, and are required prior to receiving any building permits. Following FAA's final airspace review determination, the applicant must submit an application for a City of Orlando Airport Height Zoning Permit. The applicant is advised that the review of the City of Orlando Airport Height Zoning Permit may result in additional conditions of approval including reduced allowable building height, the incorporation of hazard marking and lighting, and/or other conditions as deemed necessary by the City's Airport Zoning Director. The City's Airport Height Zoning Permit, issued via Determination, may be appealed to the Municipal Planning Board acting as the Airport Board of Adjustment per LDC Section 58.1227.

Contact Information

City Planning

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

Review/Approval Process—Next Steps

1. City Council approves the MPB minutes.
2. Staff forwards PD zoning ordinance requests to City Attorney's Office.
3. The First and Second Reading of PD zoning ordinance.
4. Specific Parcel Master Plan to the Southeast Town Design Review Committee (SETDRC).
5. Application for a City of Orlando Airport Height Zoning Permit.