

**AN ORDINANCE OF THE CITY OF ORLANDO, FLORIDA,
AMENDING THE PLANNED DEVELOPMENT ZONING
DISTRICT REGULATIONS FOR THE LAKE NONA
PLANNED DEVELOPMENT, GENERALLY LOCATED
NORTH OF THE ORANGE-OSCEOLA COUNTY LINE,
SOUTH OF DOWDEN RD., EAST OF BOGGY CREEK RD.,
AND WEST OF NARCOOSSEE RD., AND COMPRISED OF
6,960 ACRES, MORE OR LESS; AMENDING THE
PLANNED DEVELOPMENT DISTRICT'S DEVELOPMENT
STANDARDS, SITE PLANS, AND CONDITIONS OF
DEVELOPMENT; DIRECTING AMENDMENT OF THE
OFFICIAL ZONING MAP SERIES; PROVIDING FOR
SEVERABILITY, CORRECTION OF SCRIVENER'S
ERRORS, AND AN EFFECTIVE DATE.**

WHEREAS, at its regularly scheduled meetings of May 20, 2014 and March 17, 2015, the Municipal Planning Board (the "MPB") of the City of Orlando, Florida (the "City"), considered zoning application case numbers ZON2012-00023 and ZON2015-00003, requesting that the development standards, site plans, and conditions associated with the previously adopted planned development ordinances for approximately 6,960 acres of land generally located north of the Orange-Osceola county line, south of Dowden Rd., east of Boggy Creek Rd., and west of Narcoossee Rd., and more precisely described by the legal description attached to this ordinance as Exhibit "A" (the "Property"), be amended to reflect amendments to the Lake Nona Development of Regional Impact Development Order; and

WHEREAS, based upon the evidence presented to the MPB, including the information and analysis contained in the staff report for application case number ZON2015-00003 (entitled "Lake Nona DRI & PD Amendment" and hereinafter referred to as the "Staff Report"), and subject to certain conditions, the MPB recommended that the City Council of the City of Orlando, Florida (the "Orlando City Council") approve said zoning application and adopt an ordinance in accordance therewith; and

WHEREAS, the MPB has found that approval of the application is consistent with the City's adopted Growth Management Plan (the "GMP"); and

WHEREAS, on October 15, 2001, the Orlando City Council approved an ordinance establishing a Planned Development zoning district on the Property, referenced as Documentary #011015702; and

WHEREAS, said Planned Development zoning district is commonly known as the Lake Nona Planned Development (hereinafter the "PD"); and

WHEREAS, on October 25, 2004, the Orlando City Council approved an ordinance amending and restating the PD, referenced as Documentary #041025916; and

46 **WHEREAS**, on July 25, 2005, the Orlando City Council approved an ordinance
47 amending the PD, referenced as Documentary #050725904; and
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49 **WHEREAS**, on August 20, 2007, the Orlando City Council approved an ordinance
50 amending and restating the PD, referenced as Documentary #0708201010; and
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52 **WHEREAS**, on March 17, 2008, the Orlando City Council approved an ordinance
53 amending the PD, referenced as Documentary #0803171001; and
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55 **WHEREAS**, on June 18, 2012, the Orlando City Council approved an ordinance
56 amending the PD, referenced as Documentary #1206181201; and
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58 **WHEREAS**, on October 21, 2013, the Orlando City Council approved an ordinance
59 amending the PD, referenced as Documentary #1310211201 (Documentary #0708201010,
60 Documentary #0803171001, Documentary #120618201 and Documentary #1310211201
61 collectively hereinafter referred to as the “PD Ordinance”); and
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63 **WHEREAS**, the Property is also subject to the Development Order for the Lake Nona
64 Development of Regional Impact, as amended; and
65

66 **WHEREAS**, the City Council has held a duly noticed public hearing regarding further
67 proposed amendments to the PD and agrees that such changes will benefit the PD and the
68 community-at-large; and
69

70 **WHEREAS**, the Orlando City Council hereby finds that this ordinance is consistent with
71 the intent and purpose of the Planned Development District zoning designation as established by
72 Part 2Q, Chapter 58, Code of the City of Orlando, Florida (the “Orlando City Code”); and
73

74 **WHEREAS**, the Orlando City Council hereby finds that this ordinance is in the best
75 interest of the public health, safety, and welfare, and is consistent with the applicable provisions
76 of the City’s GMP; and
77

78 **NOW, THEREFORE, BE IT ENACTED BY THE CITY COUNCIL OF THE**
79 **CITY OF ORLANDO, FLORIDA, AS FOLLOWS:**
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81 **SECTION 1. ZONING AMENDMENT.** After due notice and public hearing, and
82 pursuant to Chapter 58, Orlando City Code, and other relevant portions of the Orlando City
83 Code, the land development regulations established by the PD Ordinance, are hereby amended,
84 as follows:
85

86 1.1. *Legal Description of Property.* Exhibit “A” of the PD Ordinance is hereby amended to
87 delete, remove, and supersede the legal description of the Property and replace the same
88 with the legal description attached hereto and incorporated herein as Exhibit “A.”
89

90 1.2. *Depiction of Property.* Exhibit “B” of the PD Ordinance is hereby amended to delete,
91 remove, and supersede the depiction of the Property and replace the same with the

depiction attached hereto and incorporated herein as Exhibit “B” All references to the Property in the PD Ordinance are hereby deemed to mean as revised by Exhibit “A” and depicted in Exhibit “B”, both as attached hereto.

1.3. *Master plan.* Exhibit “C” of the PD Ordinance is hereby amended to delete, remove, and supersede Master Plan 8.3 and replace the same with Master Plan 8.4, attached hereto and incorporated herein as Exhibit “C.” All references to Master Plan 8.3 in the PD Ordinance are hereby deemed to mean Master Plan 8.4.

1.4. *Limits of residential development.* Exhibit “E” of the PD Ordinance is hereby amended to delete, remove, and supersede “Limits of Residential Development – January 17, 2012” and replace the same with “Limits of Residential Development” attached hereto and incorporated herein as Exhibits “E.” All references to “Limits of Residential Development” in the PD Ordinance are hereby deemed to mean as revised to incorporate the base map of Master Plan 8.4.

1.5. *Conceptual transit corridors.* Exhibit “F” of the PD Ordinance is hereby amended to delete, remove, and supersede “Conceptual Transit Corridor – January 17, 2012” and replace the same with “Conceptual Transit Corridor” attached hereto and incorporated herein as Exhibit “F.” All references to “Conceptual Transit Corridor” in the PD Ordinance are hereby deemed to mean as revised to incorporate the base map of Master Plan 8.4.

1.6. *Building heights.* Section Three, Part E, of the PD Ordinance is hereby amended to read as follows:

E. Maximum Building Height Standards.

The SETDRC may approve an alternate height standard for any individual parcel through the SPMP process. Unless an alternative height is approved, the height limitations in the following table shall apply.

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
9	Airport Support District - High Intensity	2
10A	Residential Neighborhood Airport Support District-Medium Intensity	2 10
10B	Residential Neighborhood	2
10C	Airport Support District-Medium Intensity	10
11A	Residential Neighborhood	2
11B	Village Center	4

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Parcel	Land Use Category	Max. Height (Stories)
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	10
22B	Village Center/Urban Transit	10
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	Residential Neighborhood Civic-Open Space	4
25A	Civic – Open Space Residential Neighborhood	2
25B	Civic – School Residential Neighborhood	3 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
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

1.7 Transit Shelters. Section Three, Subpart K.12, of the PD Ordinance is hereby amended to read as follows:

12. Developer will cooperate with the City, LYNX and other partners in evaluating the need and planning for future transit facilities. Further, the Developer agrees to provide, at no cost to the City, bicycle lockers or bicycle racks, transit parking bays and transit passenger shelters to augment and support the operation of off-site transit and bicycle facilities. The determination of need for and location of said facilities will be made at the City's Specific Parcel Master Plan review. Any proposed transit shelter shall require Developer approval of its design and appearance, prior to consideration by the SETDRC.

SECTION 2. PRIOR ORDINANCES. Except as provided in this ordinance, the Property remains subject to all applicable provisions of the PD Ordinance.

SECTION 3. SCRIVENER'S ERROR. The City Attorney may correct scrivener's errors found in this ordinance by filing a corrected copy of this ordinance with the City Clerk.

SECTION 4. AMENDMENT OF OFFICIAL ZONING MAP. The City Zoning Official, or designee, is hereby authorized and directed to amend and correct the City's official zoning map in accordance with the provisions of this ordinance.

SECTION 5. SEVERABILITY. If any provision of this ordinance or its application to any person or circumstance is held invalid, the invalidity does not affect other provisions or applications of this ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are severable.

SECTION 6. PENALTIES. Failure to comply with the requirements of this ordinance constitutes a violation of the Orlando City Code and shall be punishable as provided therein.

SECTION 7. EFFECTIVE DATE. This ordinance takes effect immediately upon its final passage.

DONE, THE FIRST READING, by the City Council of the City of Orlando, Florida, at a regular meeting, this _____ day of _____, 2015.

DONE, THE PUBLIC NOTICE, in a newspaper of general circulation in the City of Orlando, Florida, by the City Clerk of the City of Orlando, Florida, this _____ day of _____, 2015.

DONE, THE SECOND READING AND HEARING, AND ENACTED ON FINAL PASSAGE, by an affirmative vote of a majority of a quorum present of the City Council of the City of Orlando, Florida, at a regular meeting, this _____ day of _____, 2015.

BY THE MAYOR/MAYOR PRO TEMPORE OF
THE CITY OF ORLANDO, FLORIDA:

ORDINANCE NO. 2015-29

Mayor / Mayor Pro Tempore

ATTEST, BY THE CLERK OF THE
CITY COUNCIL OF THE CITY OF
ORLANDO, FLORIDA:

City Clerk

APPROVED AS TO FORM AND LEGALITY
FOR THE USE AND RELIANCE OF THE
CITY OF ORLANDO, FLORIDA:

City Attorney

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