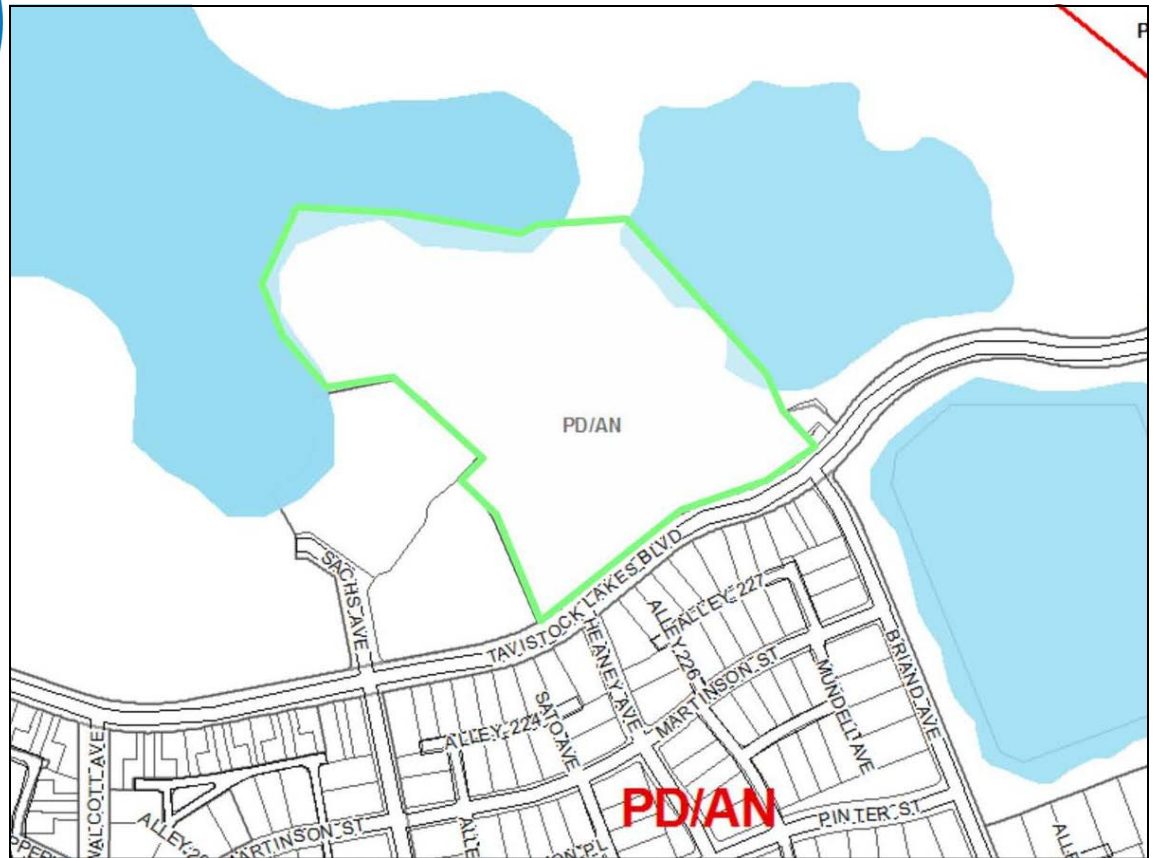


Staff Report to the
Southeast Town Design Review Committee
September 10, 2015

MPL2015-00025
ITEM #1



LAUREATE PARK NEIGHBORHOOD CENTER
AMENDMENT



Location Map



Subject Site

SUMMARY

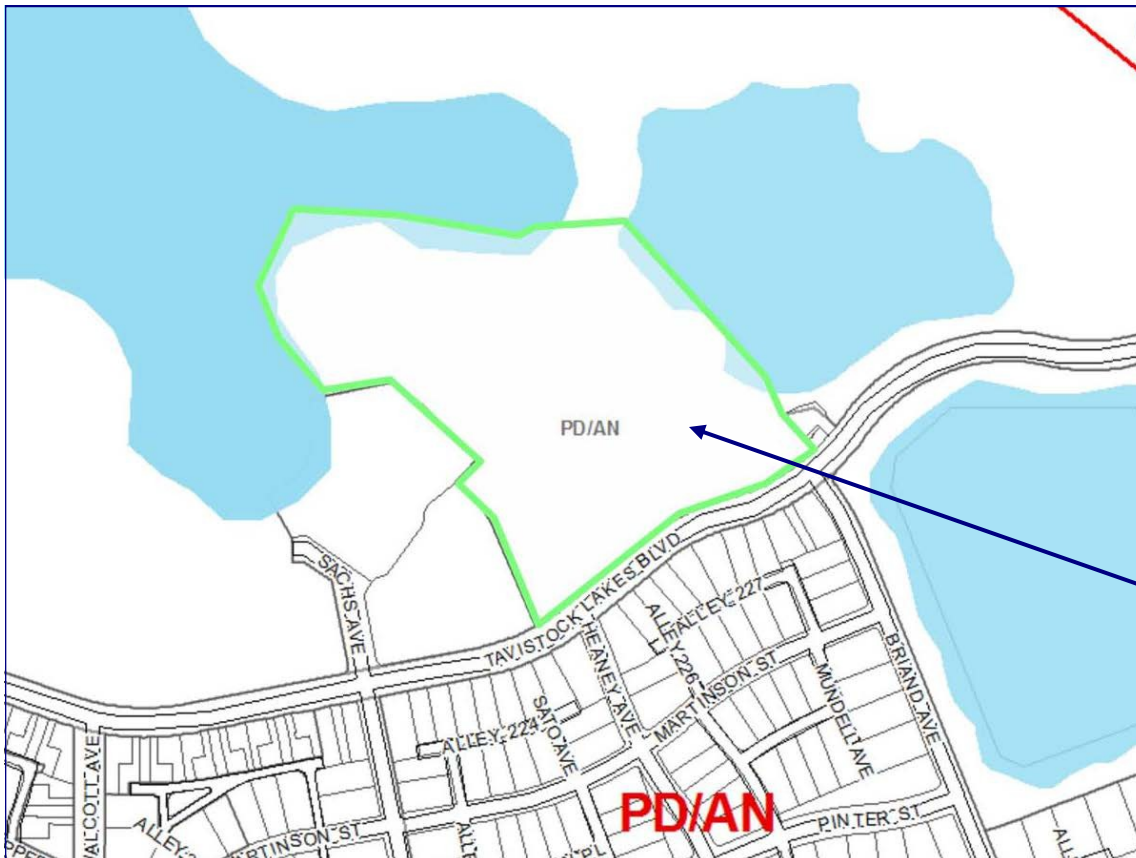
<p>Owner</p> <p>James L. Zboril Lake Nona Land Company, LLC</p> <p>Applicant</p> <p>Heather Isaacs Lake Nona Land Company, LLC</p> <p>Project Planner</p> <p>Michelle Beamon, AICP</p>	<p>Property Location: The subject property is located north of Tavistock Lakes Boulevard, west of Narcoossee Road, and south of the Central Florida Greenway (SR 417) (11.324 acres, District 1).</p> <p>Applicant's Request:</p> <ol style="list-style-type: none"> 1. Specific Parcel Master Plan (SPMP) approval for an amendment to Phase 2 to add live-work units as a permitted use to 39 townhomes. 	<p>Staff's Recommendation:</p> <p>Approval subject to the conditions in the staff report.</p>
<p>Updated: September 11, 2015</p>		

FUTURE LAND USE MAP



Subject Site

ZONING MAP



Subject Site

MASTER PLAN ANALYSIS

Project Description

The subject property is located north of Tavistock Lakes Boulevard, west of Narcoossee Road, and south of the Central Florida Greenway (SR 417). The site is currently designated Urban Village on the Official Future Land Use Map and is zoned PD. This site is within the Lake Nona Development of Regional Impact (DRI Parcel 7) and is designated as a Neighborhood Center on the DRI Map H, a portion of parcel 28D and the entire parcel 28C.

The subject property is part of the Laureate Park neighborhood center development which is approved for 6,300 sq. ft. mixed use building, 2,300 sq. ft. multi-purpose building, a 3,000 sq ft. fitness center and 141 dwelling units to include townhomes, condominiums, boutique apartment and single family waterfront lots. This amendment is to add live-work as a permitted use with 39 of the townhomes.

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). This SPMP depicted four sub-phases within the development. The Laureate Park Neighborhood Center site was depicted as the fourth sub-phase in the plan. The Laureate Park Phase 1 SPMP required as a condition of approval that a separate SPMP for the Neighborhood Center be submitted for review by the SETDRC prior to development on this portion of the development.
- 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 2012—The SETDRC approved the SPMP for the Laureate Park Neighborhood Center Phase 1 (Case #MPL2011-00035). This SPMP approved a 4,500 sq. ft. mixed use building that will have an information center and retail, a 1,500 sq. ft. multi-purpose building, a 1,700 sq. ft. fitness center and two swimming pools with a pool cabana.
- May 2015—The SETDRC approved an SPMP amendment for the Laureate Park Neighborhood Center. This SPMP approved an additional 1,800 sq. ft. of mixed use building, 800 sq. ft. of multi-purpose building and 1,300 sq. ft of fitness center in Phase 1 as well as a new Phase 2 for 141 dwelling units to include townhomes, condominiums, boutique apartment and single family waterfront lots. (Case #MPL2014-00039 and SUB2015-00021).

Project Context

The subject property is located within the Lake Nona DRI, a community located in the southeast section of Orlando. More specifically, the site is located within the planned Laureate Park neighborhood. Phase 1 of the property is under construction and Phase 2 is vacant, both phases are designated as Neighborhood Center in the DRI. The proposed Neighborhood Center would be compatible with the surrounding planned uses. It will provide various amenities to serve the residents of the Laureate Park neighborhood.

Table 1—Project Context

	Future Land Use	Zoning	Surrounding Use
North	Urban Village	PD/AN	Stormwater Pond
East	Urban Village	PD/AN	Residential Neighborhood (vacant land)
South	Urban Village	PD/AN	Residential Neighborhood (under construction)
West	Urban Village	PD/AN	Neighborhood Center (vacant)

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) along with Goal 4 and its associated goals, objectives and policies.

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 “Neighborhood Center” in the Lake Nona DRI/PD. According to LDC Section 68.200 (a) (3), a Neighborhood Center is described as a place that provides gathering places for people and walkable destinations for neighborhood-focused retail and/or civic activities. Moderate density housing located within the Neighborhood Center category should surround the core commercial area and be integrated with its design. Section 68.204 outlines the guidelines that applies to Neighborhood Centers. The various components

consist of mix of uses, housing, location, pedestrian-oriented design and access, and public spaces.

- *Mix of Uses.* According to Section 68.204, “*Neighborhoods should be designed to foster access to everyday services (public, semi-public, and private commercial), promote a sense of community and encourage the use of alternative modes of transportation.*” The neighborhood center is providing a mix of uses. The approved Phase 1 includes a mix of retail and recreational amenities for the residents of Laureate Park. The guidelines require that the retail uses do not exceed 100,000 square feet within the overall Neighborhood Center. Phase 1 of the Laureate Park Neighborhood Center proposes a total of 11,600 square feet of non-residential uses. The proposed Phase 2 includes 141 dwelling units to include townhomes, condominiums, boutique apartment and single family waterfront lots. This will create a more compact neighborhood to promote the sense of community.
- *Housing.* According to Section 68.204, “*Medium intensity housing located within Neighborhood Centers should surround the core commercial area and be integrated with its design.*” The proposed Phase 2 includes 141 dwelling units at a density of 12 dwelling units per acre which will include townhomes, condominiums, boutique apartment and single family waterfront lots.
- *Location.* According to Section 68.204, “*In general, Neighborhood Centers should be located so that the majority of residents are within a comfortable walking distance (one-quarter mile) and the mix of uses should ensure that most patrons are from the adjacent neighborhood.*” The Laureate Park Neighborhood Center is located immediately adjacent to the Laureate Park residential neighborhood which is south of the proposed neighborhood center. Residents living in Phase 1A of the residential development would be within the one-quarter mile walking distance of the neighborhood center (Walcott Avenue from Tavistock Lakes Boulevard to Laureate Boulevard is approximately a quarter of a mile). Residents living in Phase 1B would be less than a half of a mile from the neighborhood center.
- *Pedestrian-Oriented Design.* According to Section 68.204, “*Neighborhood Centers shall be mixed use, pedestrian-oriented gathering places that establish the identity and character of the neighborhood.*” The proposed Neighborhood Center offers a various mix of retail, recreational amenities and gathering places for the residents of Laureate Park. The proposed Pedestrian Access and Circulation Plan located on page 12 of this staff report highlights the streets planned within Phase 2 that are pedestrian and bicycle friendly.
- *Public Spaces.* According to Section 68.204, “*A small neighborhood park, green space, or plaza should be associated with every Neighborhood Center to provide opportunities for small gatherings, neighborhood events, and some active recreational.*” The approved Phase 1 site plan meets this guideline by depicting a “neighborhood green” which is approximately 0.2 acres in size and two swimming pools as recreational amenities.

The minimum density within the Neighborhood Center future land use designation is 7 du per acre, with no minimum FAR for non-residential uses. The maximum density is 25 du/gross acres, or 0.3 FAR for non-residential uses. The residential acreage is 11.3, yielding a density of 12 units per acre.

Figure 68-C requires the following composition of mix within the Neighborhood Center:

- Mixed use blocks to be between 12% to 25% of the Center (30% to 80% retail, cinema or hotel required, 20% to 70% other);
- Commercial blocks between 0% to 13% of Center;
- Residential blocks between 52% to 78% of Center.
- Civic blocks is 10% of Center.

Table 2 on the following page displays the mix of uses for this neighborhood center.

Table 2—Neighborhood Center Development Program

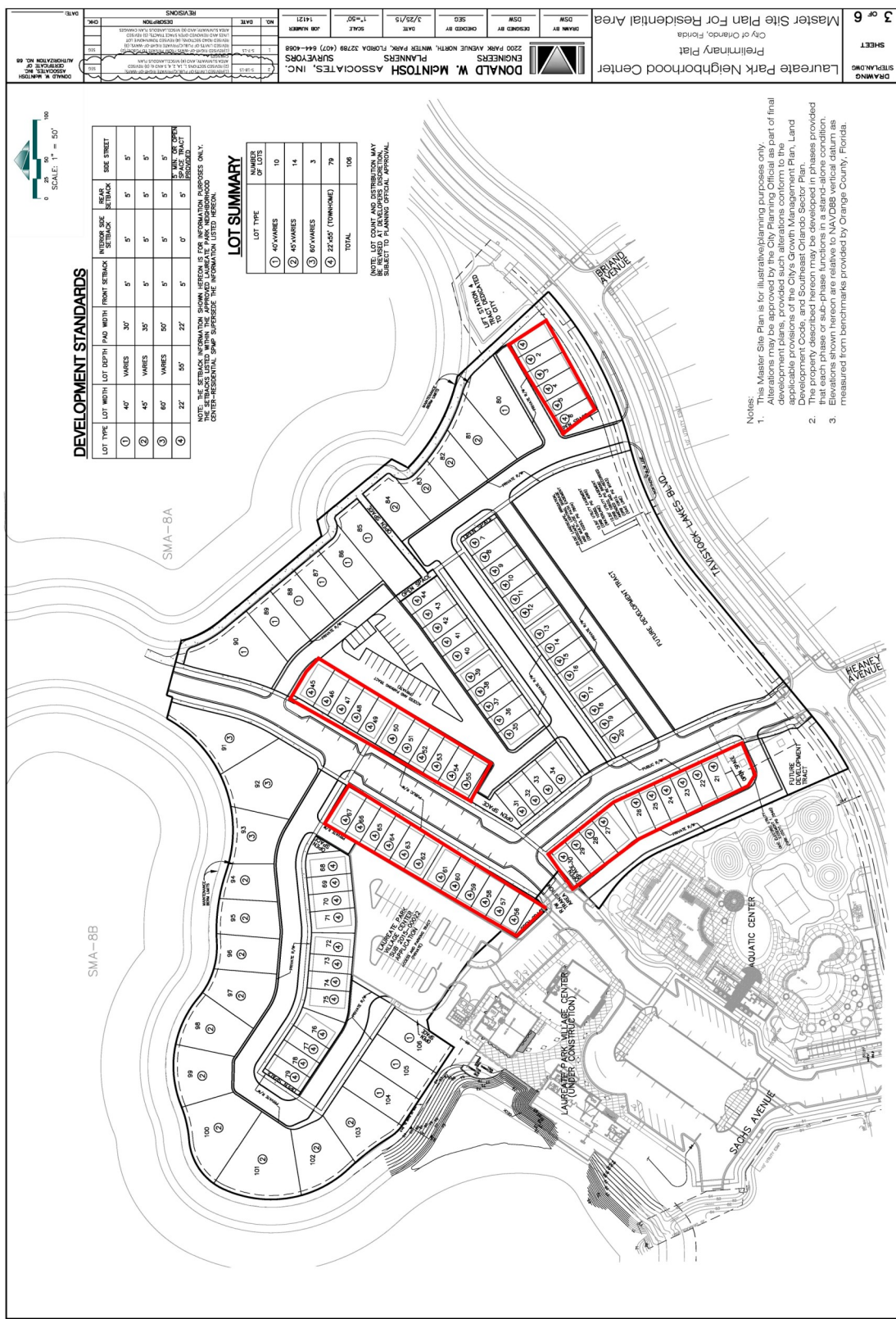
Phase	Acreage	Proposed Land Use	Development Program	Total Land Area
1	2.383	Mixed Use	6,300 sq. ft. mixed use building	14.4%
			2,300 sq. ft. multi purpose building	
	0.200	Civic	Neighborhood green	13.9%
	2.101	Civic	3,000 sq. ft. fitness center	
			Two swimming pools	
2	10.112	Residential	106 dwelling units; townhomes, condominiums, boutique apartments and single family waterfront lots.	68.6%
3	1.212	Residential	35 dwelling units, future development	
Total	16.493	n/a	6,300 sq. ft. mixed use building, 2,300 sq. ft. multi-purpose building, neighborhood green, 3,000 sq. ft. fitness center, two swimming pools and 141 dwelling units.	100%

Development Standards

The Laureate Park Neighborhood Center has been reviewed for conformance with the Neighborhood Center requirements shown in Future Land Use Policy 4.19 and LDC Sections 68.314—68.325. According to LDC Figure 68-A, development in the Neighborhood Center designation must adhere to Traditional Design. Standards for mixed use and commercial shall be consistent with the City's AC-N zoning district for those standards not covered in Chapter 68. Development within Phase 1 and Phase 2 shall adhere to the conditions contained in MPL2011-00035, MPL2014-00039 and SUB2015-00021, this amendment only adds live-work units as a permitted use to 39 townhomes located within Phase 2.

The permitted uses within the live-work units is limited to general office (not medical office), business services, photographic studios, tailoring and any other use already allowed as a home occupation. The locations of the units permitted for live-work units is within lots 21-30 and 45-67, as shown on the following page. Live-work units must have a minimum of two off street parking spaces per unit. No additional parking for the non-residential portion of the building is required. These use approvals apply to zoning requirements only. Applicable building code requirements shall be determined at the time of building permit review.

LOCATION OF LIVE-WORK UNITS



SITE PHOTOGRAPHS



Subject property,
on Tavistock
Lakes Blvd facing
north.



Subject property,
on Tavistock
Lakes Blvd facing
north. Phase 1
construction is
shown on the left
side of the photo-
graph



Tavistock Lakes
Blvd facing west,
the subject prop-
erty is one the
right of the photo-
graph.

FINDINGS

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

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

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

CONDITIONS OF APPROVAL

City Planning

1. *SUBJECT TO CODES –ZONING*

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

2. *APPEARANCE REVIEW*

Building elevations will be subject to appearance review that is approved via a Planning Official Determination. Prior to submittal of building permits, the applicant shall submit 4 copies of a request for a Planning Official Determination that includes a site plan, landscaping plan, elevations for all four sides of each building, transparency calculations, location of dumpsters and mechanical equipment, materials used for the building, and any other information needed to demonstrate compliance with the conditions of this report and the Southeast Sector Plan.

3. *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.

4. *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.

5. *LIVE-WORK UNITS*

Live-work units are permitted on lots 21-30 and 45-67. The permitted uses within the live-work units is limited to general office (not medical), business services, photographic studios, tailoring and home occupations.

6. *PARKING SPACES*

Live-work units must have a minimum of two off street parking spaces per unit. No additional parking for the non-residential portion of the building is required.

7. *NUMBER OF EMPLOYEES*

The Declaration of Covenants shall address the maximum number of employees, including the owner.

8. *LIVE-WORK SIGNAGE*

Tenant signs shall be a maximum of 18" by 18" and have a maximum projection of 24".

9. *WORK PORTION OF UNIT*

The work portion of the live-work unit shall only occur on the first floor of the townhome.

Traffic Engineering**1. GENERAL**

- a. On street parking dimensions shall be 8 feet wide (only 1 foot of the gutter pan can be counted in width) and 23 feet long.
- b. Corner lot building envelopes shall not block intersection sight distance.
- c. All other Transportation requirements of MPL2014-00039 shall be met.

2. PUBLIC SIDEWALK

The public sidewalk width previously approved in MPL2014-00039 shall not be encroached upon with proposed development.

3. HANDICAP RAMPS

Handicap (HC) ramps shall be constructed at the street intersection(s) and driveway connection(s) to comply with the Americans with Disability Act (ADA). Pedestrian ramps at street corners shall be designed to provide a separate ramp in each direction.

INFORMATIONAL COMMENTS

Police Department

The Orlando Police Department has no objections to amendment request to project MPL2014-00039 to allow for live-work units within the Laureate Park Neighborhood Center.

We encourage developers to incorporate CPTED strategies in these projects with special attention to lighting, landscaping and public art. A brochure entitled Crime Prevention Through Environmental Design, Your Guide to Creating a Safe Environment, which includes crime prevention techniques for various land uses, is available by email.

Transportation Planning

The Transportation Planning Division supports the applicant's request without further conditions or comments.

CONTACT INFORMATION

City Planning

For questions regarding City Planning review, please contact Michelle Beamon at 407.246.3145 or michelle.beamon@cityoforlando.net.

Transportation Planning

For questions regarding Transportation Planning plan review, please contact John Rhoades at 407.246.2293 or john.rhoades@cityoforlando.net.

Transportation Engineering

For questions regarding Transportation Engineering plan review, please contact Lauren Torres at 407.246.3220 or lauren.torres@cityoforlando.net.

Police

For questions regarding Orlando Police Department plan review, please contact Audra Nordaby at 407.246.2454 or Audra.Nordaby@cityoforlando.net.

REVIEW/APPROVAL PROCESS—NEXT STEPS

1. SETDRC minutes scheduled for review and approval by City Council.
2. Appearance Review by the Urban Design staff.
3. Building permits.