

1 **AN ORDINANCE OF THE CITY OF ORLANDO, FLORIDA,**
2 **AMENDING THE PLANNED DEVELOPMENT ZONING**
3 **DISTRICT REGULATIONS FOR THE LAKE NONA**
4 **PLANNED DEVELOPMENT, GENERALLY LOCATED**
5 **NORTH OF THE ORANGE-OSCEOLA COUNTY LINE,**
6 **SOUTH OF DOWDEN RD., EAST OF BOGGY CREEK RD.,**
7 **AND WEST OF NARCOOSSEE RD., AND COMPRISED OF**
8 **6,960 ACRES, MORE OR LESS; AMENDING THE**
9 **PLANNED DEVELOPMENT DISTRICT'S DEVELOPMENT**
10 **STANDARDS, SITE PLANS, AND CONDITIONS OF**
11 **DEVELOPMENT; DIRECTING AMENDMENT OF THE**
12 **OFFICIAL ZONING MAP SERIES; PROVIDING FOR**
13 **SEVERABILITY, CORRECTION OF SCRIVENER'S**
14 **ERRORS, AND AN EFFECTIVE DATE.**

15
16 **WHEREAS**, at its regularly scheduled meeting of May 20, 2014, the Municipal Planning
17 Board (the "MPB") of the City of Orlando, Florida (the "City"), considered zoning application
18 case number ZON2012-00023, requesting that the development standards, site plans, and
19 conditions associated with the previously adopted planned development ordinances for
20 approximately 6,960 acres of land generally located north of the Orange-Osceola county line,
21 south of Dowden Rd., east of Boggy Creek Rd., and west of Narcoossee Rd., and more precisely
22 described by the legal description attached to this ordinance as Exhibit "A" (the "Property"), be
23 amended to reflect amendments to the Lake Nona Development of Regional Impact
24 Development Order; and

25
26 **WHEREAS**, based upon the evidence presented to the MPB, including the information
27 and analysis contained in the staff report for application case number ZON2012-00023 (entitled
28 "Lake Nona DRI & PD Amendment" and hereinafter referred to as the "Staff Report"), and
29 subject to certain conditions, the MPB recommended that the City Council of the City of
30 Orlando, Florida (the "Orlando City Council") approve said zoning application and adopt an
31 ordinance in accordance therewith; and

32
33 **WHEREAS**, the MPB has found that approval of the application is consistent with the
34 City's adopted Growth Management Plan (the "GMP"); and

35
36 **WHEREAS**, on October 15, 2001, the Orlando City Council approved an ordinance
37 establishing a Planned Development zoning district on the Property, referenced as Documentary
38 #011015702; and

39
40 **WHEREAS**, said Planned Development zoning district is commonly known as the Lake
41 Nona Planned Development (hereinafter the "PD"); and

42
43 **WHEREAS**, on October 25, 2004, the Orlando City Council approved an ordinance
44 amending and restating the PD, referenced as Documentary #041025916; and
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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
51

52 **WHEREAS**, on March 17, 2008, the Orlando City Council approved an ordinance
53 amending the PD, referenced as Documentary #0803171001; and
54

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
62

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:**
80

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. Master plan.** Exhibit “C” of the PD Ordinance is hereby amended to delete, remove, and
91 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.

1.3. *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.

1.4. *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.

1.5. *Transportation.* 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 upon the effective date of City of Orlando Ordinance #2014-38.

DONE, THE FIRST READING, by the City Council of the City of Orlando, Florida, at a regular meeting, this _____ day of _____, 2014.

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 _____, 2014.

DONE, THE SECOND READING AND THE PUBLIC 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 _____, 2014.

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

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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