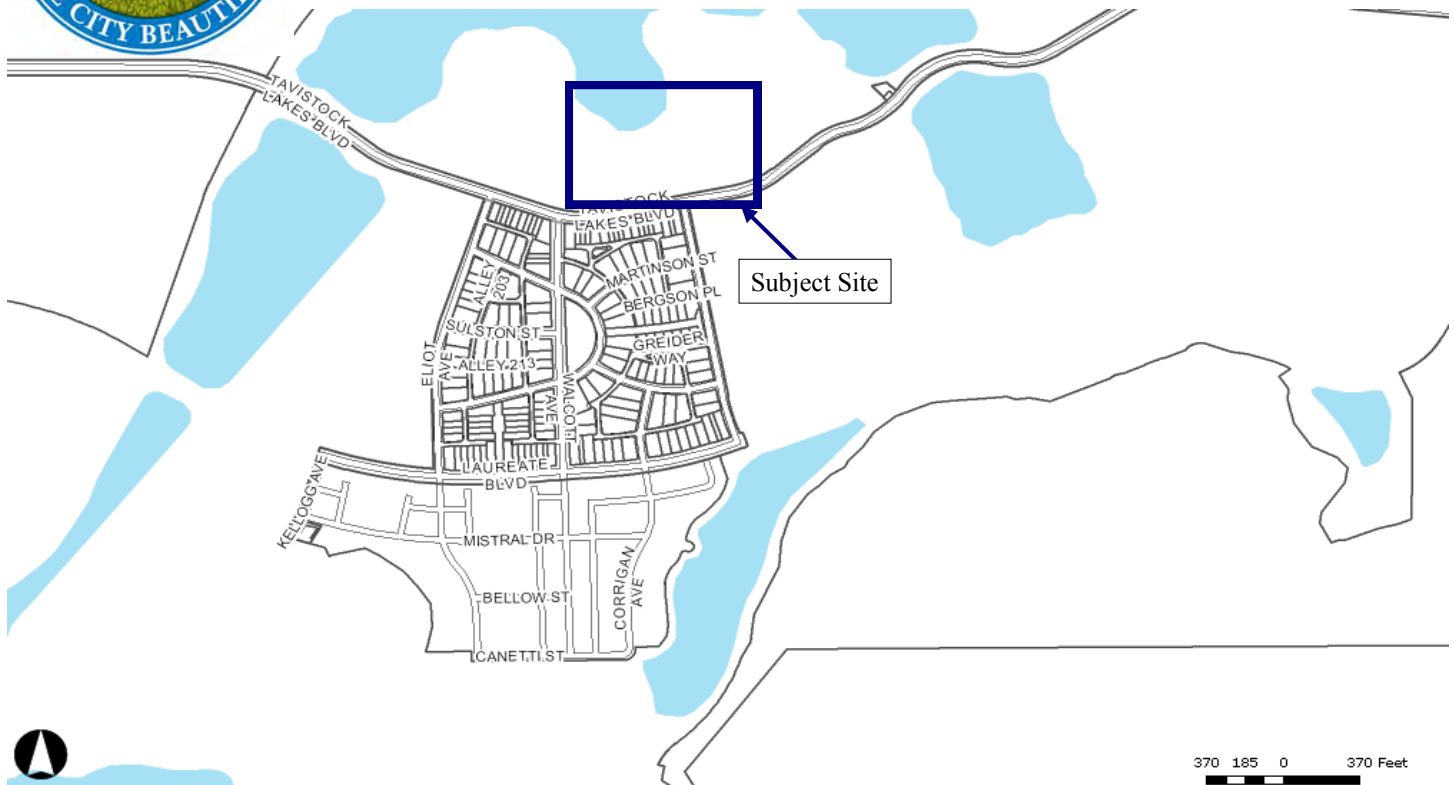




LAUREATE PARK NEIGHBORHOOD CENTER-PHASE I AMENDMENT



Location Map



SUMMARY

Owner

James L. Zboril
Lake Nona Land Co., LLC

Applicant

Heather Isaacs
Lake Nona Land Co., LLC

Project Planner

Colandra Jones

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) (±6.0 acres, District 1).

Applicant's Request:

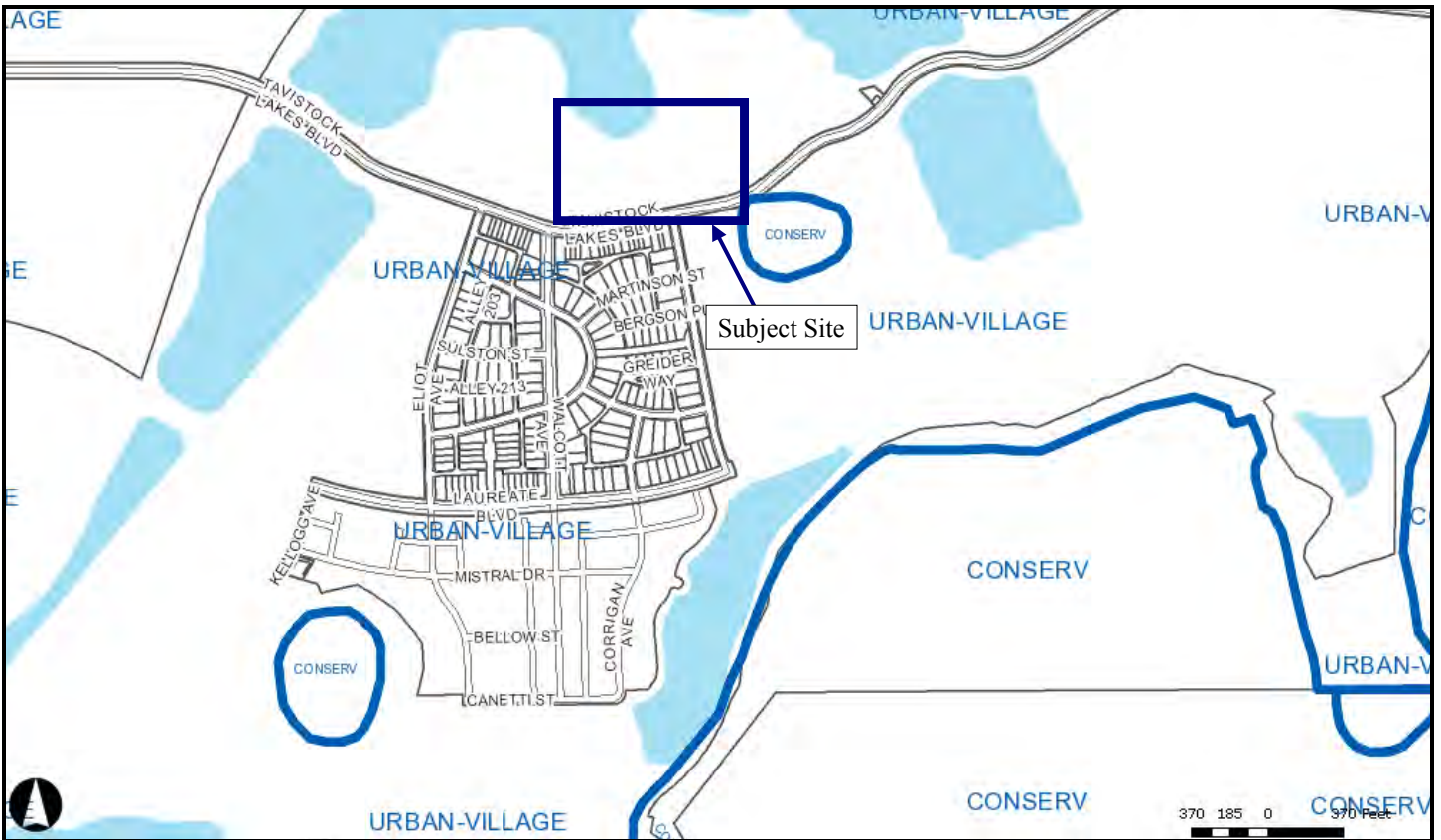
Specific Parcel Master Plan (SPMP) amendment for the Laureate Park Neighborhood Center – Phase 1. The request is to allow for a temporary sales office on the subject site.

Staff's Recommendation:

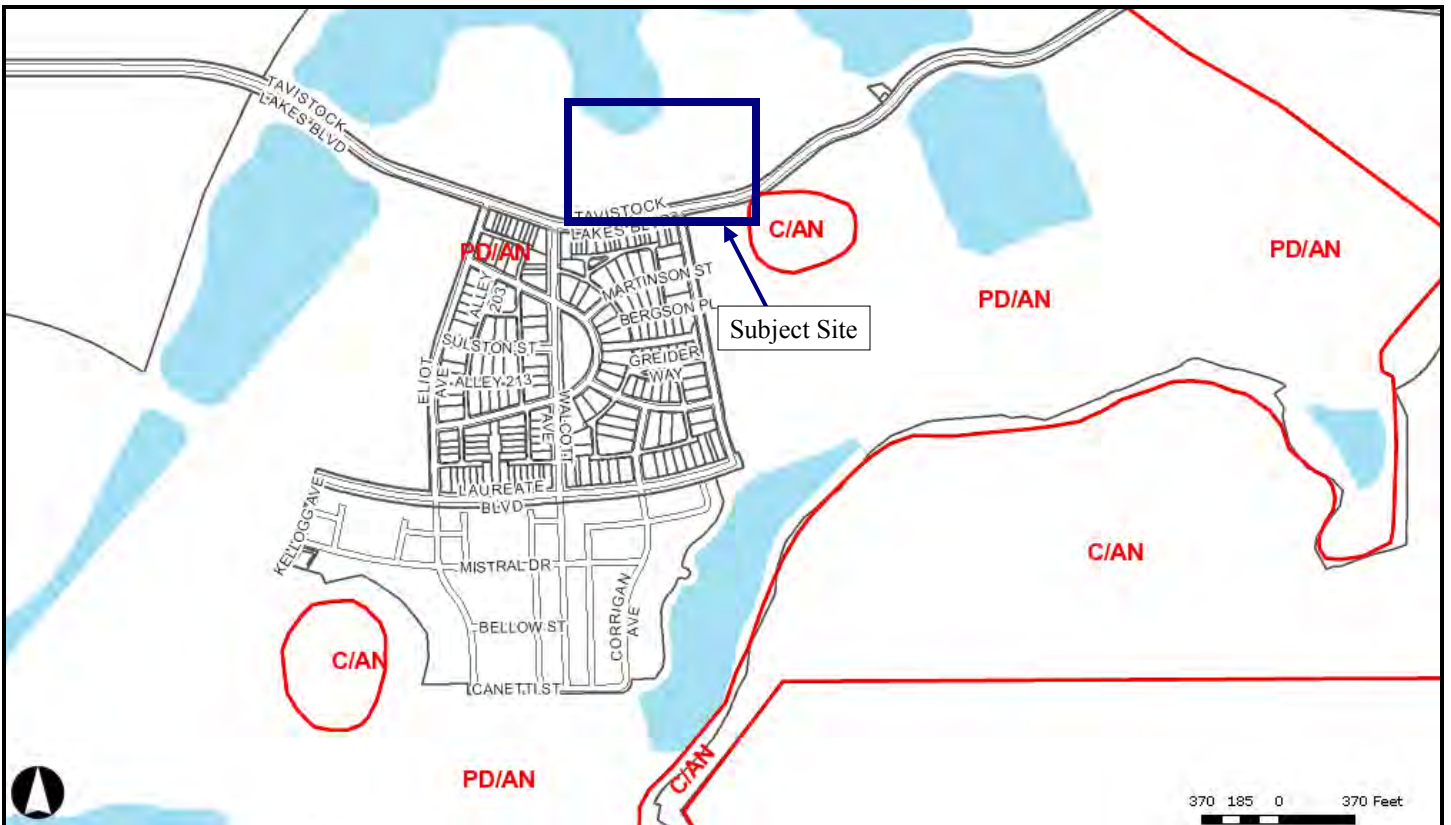
Approval of the request, subject to the conditions in this report.

Updated: October 3, 2014

FUTURE LAND USE MAP



ZONING MAP



PROJECT ANALYSIS

Project Description

The overall subject site is generally located north of Tavistock Lakes Boulevard, west of Narcoossee Road, and south of the Central Florida Greenway (SR 417) and is approximately 6.0 acres. The site is currently designated Urban Village on the Official Future Land Use Map and is zoned PD/AN. The site is within the Lake Nona Development of Regional Impact (DRI parcels 28a and 28c).

The applicant is proposing an amendment to the Neighborhood Center SPMP to allow for a temporary sales trailer on a section of the subject site located at the northwest corner of Tavistock Lakes Boulevard and Sachs Avenue. The applicant has indicated that the temporary trailer is a renovated Airstream vehicle that is outfitted as a Mobile Information Center which will be used for events around the community and provide support for everyday visitors in the community. There will be no real estate sales at this temporary trailer.

Previous Actions:

- January 2012—The Southeast Town Design Review Committee (SETDRC) approved the Laureate Park Neighborhood Center - Phase 1 SPMP to allow for an amenity area for the Laureate Park residential neighborhood (Case #MPL2011-00035). This SPMP depicted a 4,500 square foot mixed-use building with an information center and retail uses, a 1,500 square foot multi-purpose building, a 1,700 square foot fitness center, two swimming pools, and a 1,100 square foot pool cabana with restroom facilities.
- February 2012—The Technical Review Committee (TRC) approved the preliminary plat for Laureate Park Neighborhood Center—Phase 1 (Case #SUB2011-00040).

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. A portion of the property is currently developed with the aquatic center and pool with associated parking. The Urban Village future land use designation surrounds the subject site. Existing uses include the Phase 1 of the Laureate Park residential neighborhood which is currently under construction to the south, vacant residential to the east which a portion is planned for Laureate Park Phase 2B and Phase 3, a stormwater pond to the north and vacant land to the west.

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 (Currently Under Construction)
West	Urban Village	PD/AN	Residential Neighborhood (Vacant Land)

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.35.3 and S.35.4, 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), Neighborhood Center (NC District) is described as such: *“Each neighborhood shall have a neighborhood center 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.”*

Conformance with the LDC—Section 58.832 Sales Offices in Subdivisions

Sanitary Facilities

According to Section 58.832, sanitation facilities shall be available at a location within 300 feet of the temporary office. The site plan depicted on page 5, the aquatic center restrooms are approximately 285 feet from the temporary trailer.

Duration of Sales Office

According to Section 58.832, any permit granted for the temporary office in a temporary structure shall provide that the structure shall be removed from the premises when the lots in the subdivision in which such structure is located are eighty-five (85%) built upon. The Laureate Park neighborhood with five phases (Phase 1, 2, 3, 5 and Neighborhood Center), which is approved for approximately 1,223 dwelling units, is actively under construction. The 85% mark is 1,039 dwelling units.

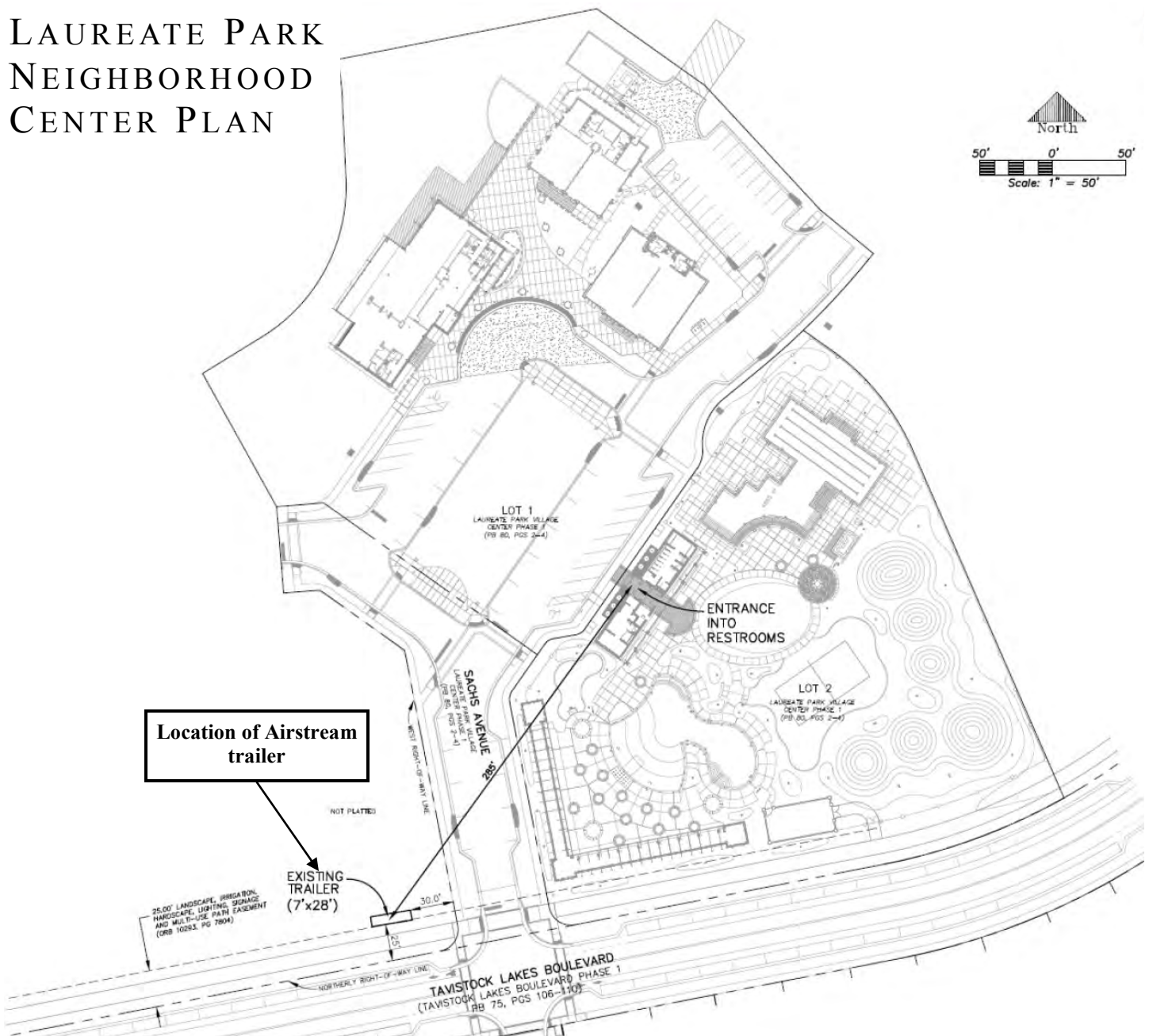
Parking

No additional parking is proposed for the site to accommodate the temporary trailer. Adequate parking is available in areas surrounding the temporary use. On the north side of Tavistock Lakes Boulevard at the northwest corner there are 15 on-street parking spaces, 7 on-street parking spaces on both sides of Sachs Avenue and the aquatic center parking lot with 27 parking spaces.

Signage

According to Section 64.250 of the LDC, for mobile office signs a maximum of 2 square feet of sign area shall be permitted for each linear foot of the modular unit. This section also allows for signs to be painted on the modular unit. The proposed trailer is 28 feet long and is therefore permitted for 56 square feet. The Lake Nona logo is painted on both sides of the of the trailer and two smaller logo signs on the front and back windows. The applicant did not submit the amount of signage that is currently on the trailer but it does not appear to exceed the maximum permitted of 56 square feet.

LAUREATE PARK NEIGHBORHOOD CENTER PLAN



AERIAL PHOTO—2014



SITE PHOTOS



SITE PHOTOS



View of Laureate Park Aquatic Center



View of Tavistock Lakes Boulevard & Laureate Park Phase 1 Residential

SITE PHOTOS



View of Electric Connection



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, including Chapter 68 of the Land Development Code.
6. The proposal is consistent with the requirements of the Section 58.832 of the LDC.
7. 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. *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 DRI/PD, and any other pertinent provisions of the Conventional LDC, the Lake Nona DRI/PD, the Southeast Orlando Development Plan Agreement, the 1994 Lake Nona Developer's Agreement, 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.

4. *DURATION OF TEMPORARY SALES OFFICE*

The temporary sales trailer shall be removed when Certificates of Occupancy have been issued for 85% of the Laureate Park Neighborhood (Phases 1-3 and 5 of the residential development), or when the next phase of the Laureate Park Neighborhood Center west of Sachs Avenue is approved by the SETDRC, whichever one comes first.

5. *HOURS OF OPERATION*

The temporary trailer shall not be used or occupied for business or office purposes at any time except between the hours of 7 AM and 8 PM. An extension of operating hours after 8 PM may be granted if the applicant obtains a special events permit from the City.

6. *BUILDING PERMITS REQUIRED*

This report does not address building code requirement. Because the trailer is already in place, permits shall be submitted within 30 days of SPMP approval by City Council. If the permitting process is not complete within 90 days of SPMP approval by City Council, this trailer may be subject to code enforcement action.

Transportation Planning

The Transportation Planning Division supports the applicant's request without further condition.

Police

The Orlando Police Department has no objections to the requested amendment to the Laureate Park Neighborhood Center SPMP to allow for a temporary sales office located in the 8500 block of Tavistock Lakes Blvd. A CPTED plan review is not applicable to this project at this time. We encourage developers and property owners to incorporate CPTED strategies in their projects. 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.

CONTACT INFORMATION

City Planning

For questions regarding City Planning review, please contact Colandra Jones at 407.246.3415 or colandra.jones@cityoforlando.net.

Transportation

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

Police

For questions regarding Orlando Police Department plan review or to obtain a copy of the brochure, 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. Building permits.