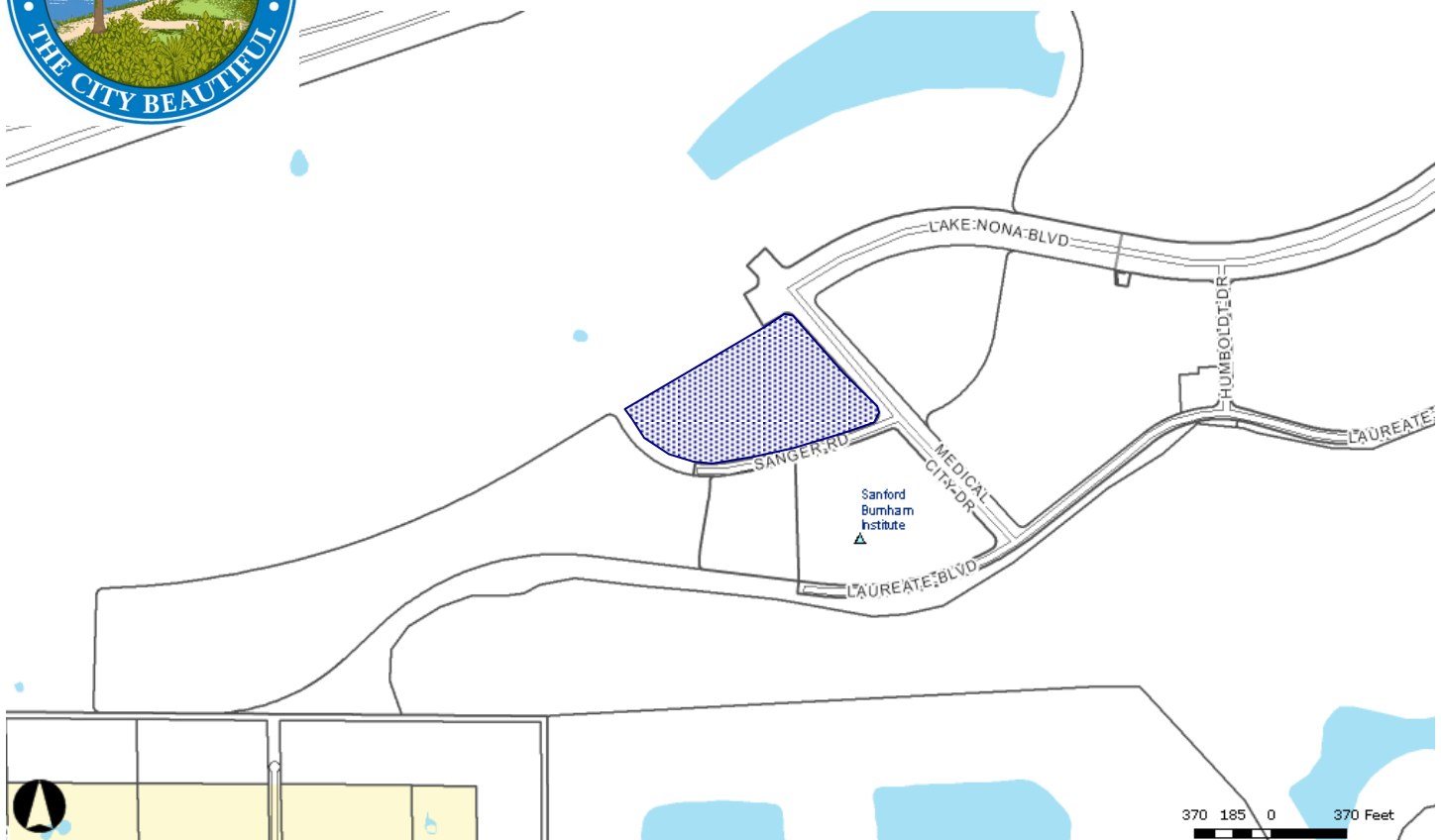




LAKE NONA INNOVATION CENTER PLAT



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 at the northwest corner of Medical City Drive and Sanger Road. (±12.16 acres, District 1).

Applicant's Request:

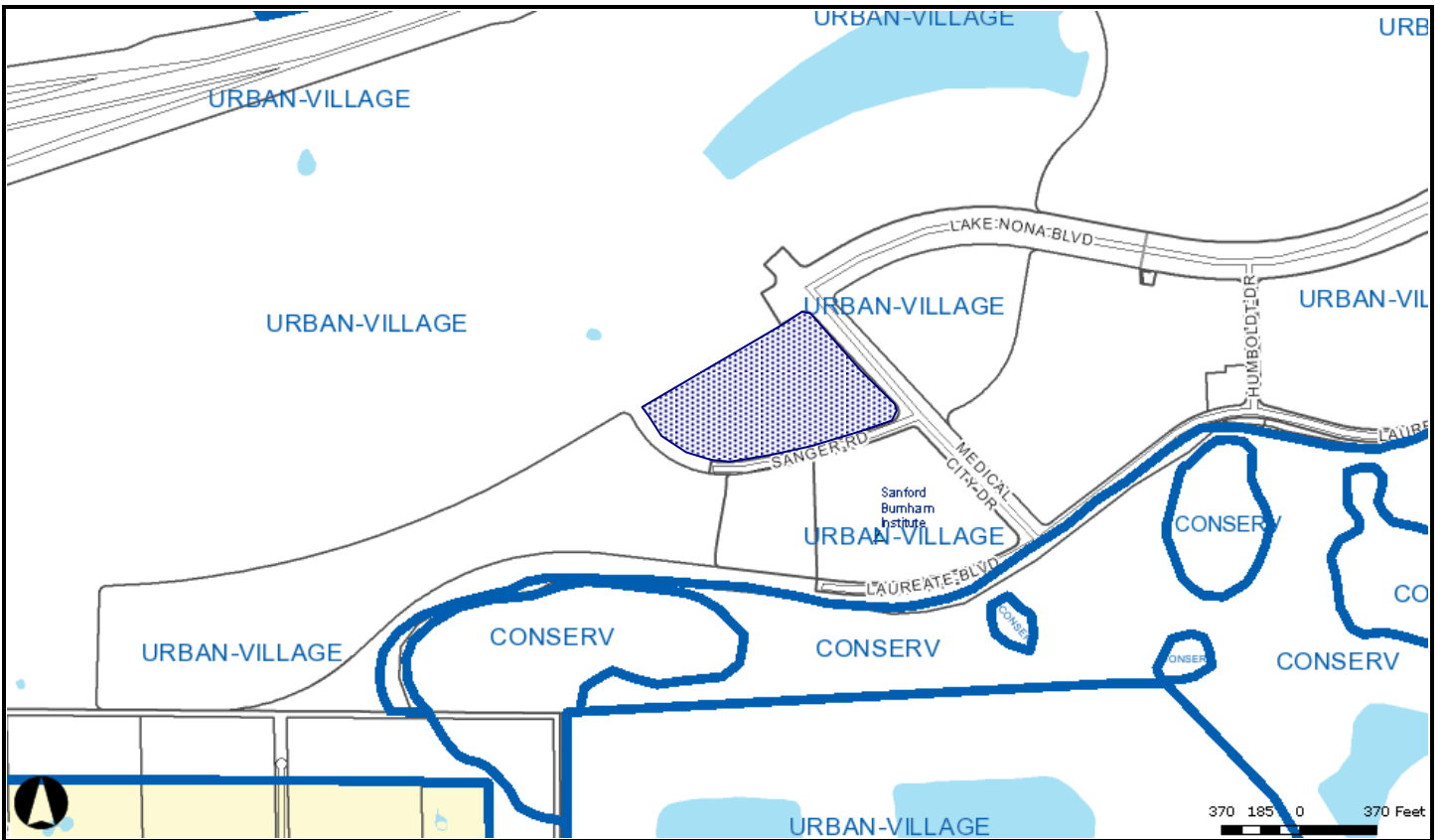
Request for Minor Subdivision Plat to create the preliminary plat for Lake Nona Innovation Center

Staff's Recommendation:

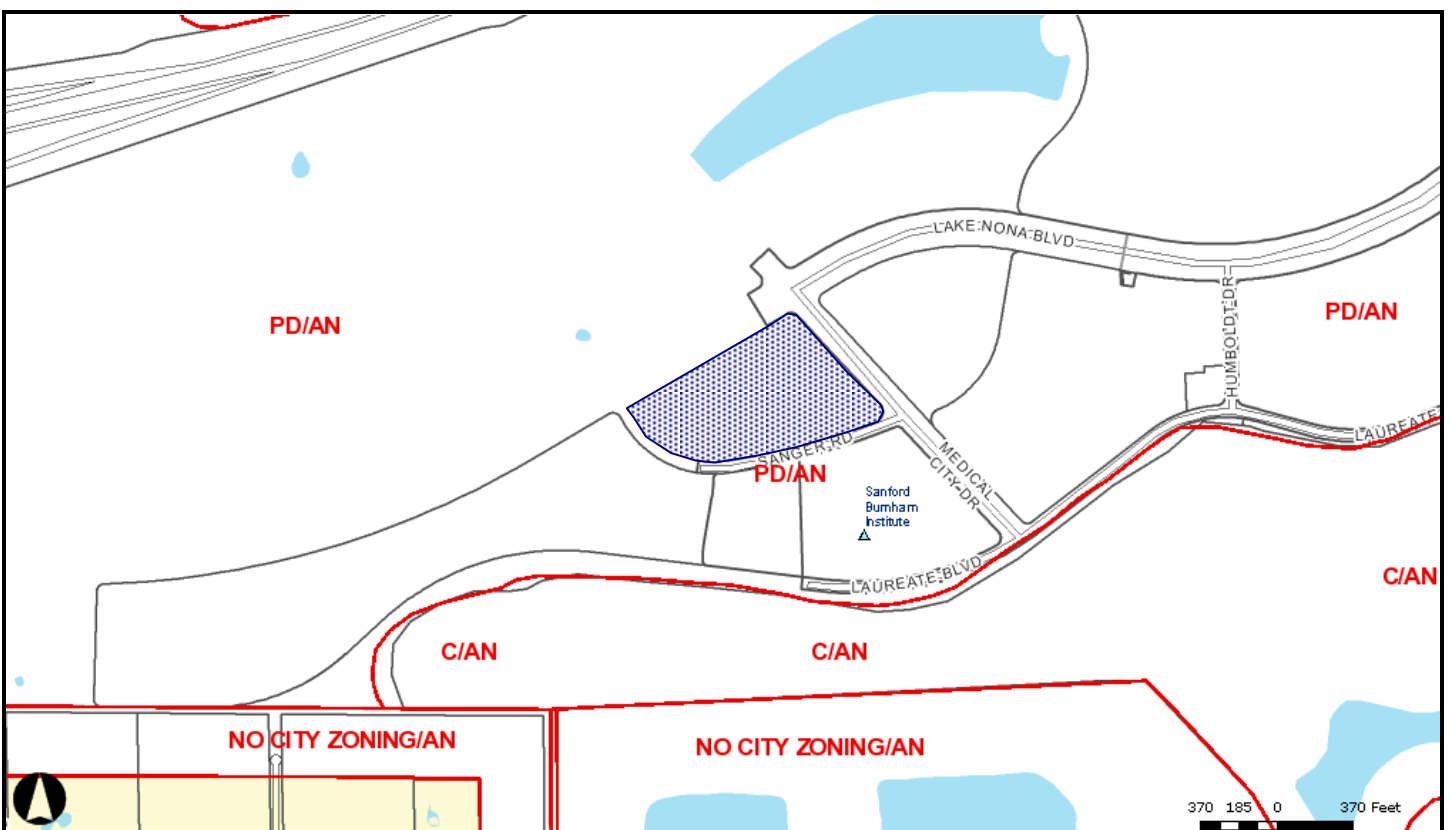
Approval subject to the conditions in the staff report.

Updated: May 28, 2013

FUTURE LAND USE MAP



ZONING MAP



PROJECT ANALYSIS

Project Description

The subject site is generally located at the northwest corner of Medical City Drive and Sanger Road and is approximately 12.16 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 parcel 19) and is designated as “Airport Support District High Intensity” on the DRI Map H.

The Southeast Town Design Review Committee (SETDRC) approved a Specific Parcel Master Plans (SPMP) for the Lake Nona Wetlabs on January 22, 2013 (Case #MPL2012-00029). This SPMP depicted a biomedical wetlab facility development with three 90,000 square foot buildings and associated parking. With Medical City emerging as a place where medical education and research, and clinical medicine operate together, there is a need for laboratory space to accommodate this industry. The proposed wetlab research facility is intended to fulfill this need in Medical City.

Previous Actions:

- May 2008—The Technical Review Committee (TRC) approved the Lake Nona Boulevard 4th Edition preliminary plat for 18 tracts and 5 roads within Lake Nona South (Case #SUB2008-00018). This preliminary plat included the subject property as a future development tract, and it also included the Lake Nona Boulevard and Sanger Road extensions.

Minor Subdivision:

According to Section 65.420 of the Land Development Code, *“The review process set forth in this Part is intended for subdivisions that are not eligible for a waiver of the platting requirements and do not require construction of streets or public improvements. In so doing, this Part ensures that development in the City of Orlando takes place in an orderly and efficient manner.”*

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 at the northwest corner of Medical City Drive and Sanger Road. The property for the SPMP is currently vacant and is designated as “Airport Support District High Intensity” in the DRI. The Urban Village future land use designation surrounds the subject site. Existing uses include the Sanford Burnham Institute and the University of Florida Research Center to the south, vacant land and the University of Central Florida Medical School to the east, and vacant land to the north and west. The proposed biomedical wetlab facility would be compatible with the surrounding uses.

Table 1—Project Context

	Future Land Use	Zoning	Surrounding Use
North	Urban Village	PD	Vacant Land
East	Urban Village	PD	UCF Medical School
South	Urban Village	PD	Sanford Burnham Institute & UF Research Center
West	Urban Village	PD	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 designated as “Airport Support District-High Intensity” in the Lake Nona DRI/PD. According to LDC Section 68.200 (c) (1), Airport Support District is described as such: *“Airport Support Districts shall be the primary employment locations within the Southeast Plan area. The Airport Support Districts have been divided into two distinct types or levels of intensity (high and medium). It is the goal of the Southeast Plan to create a community structure that will encourage people to both live and work in the community. Traditional Design standards shall not be applied in High Intensity Airport Support Districts unless desired by the property owner/developer.”*

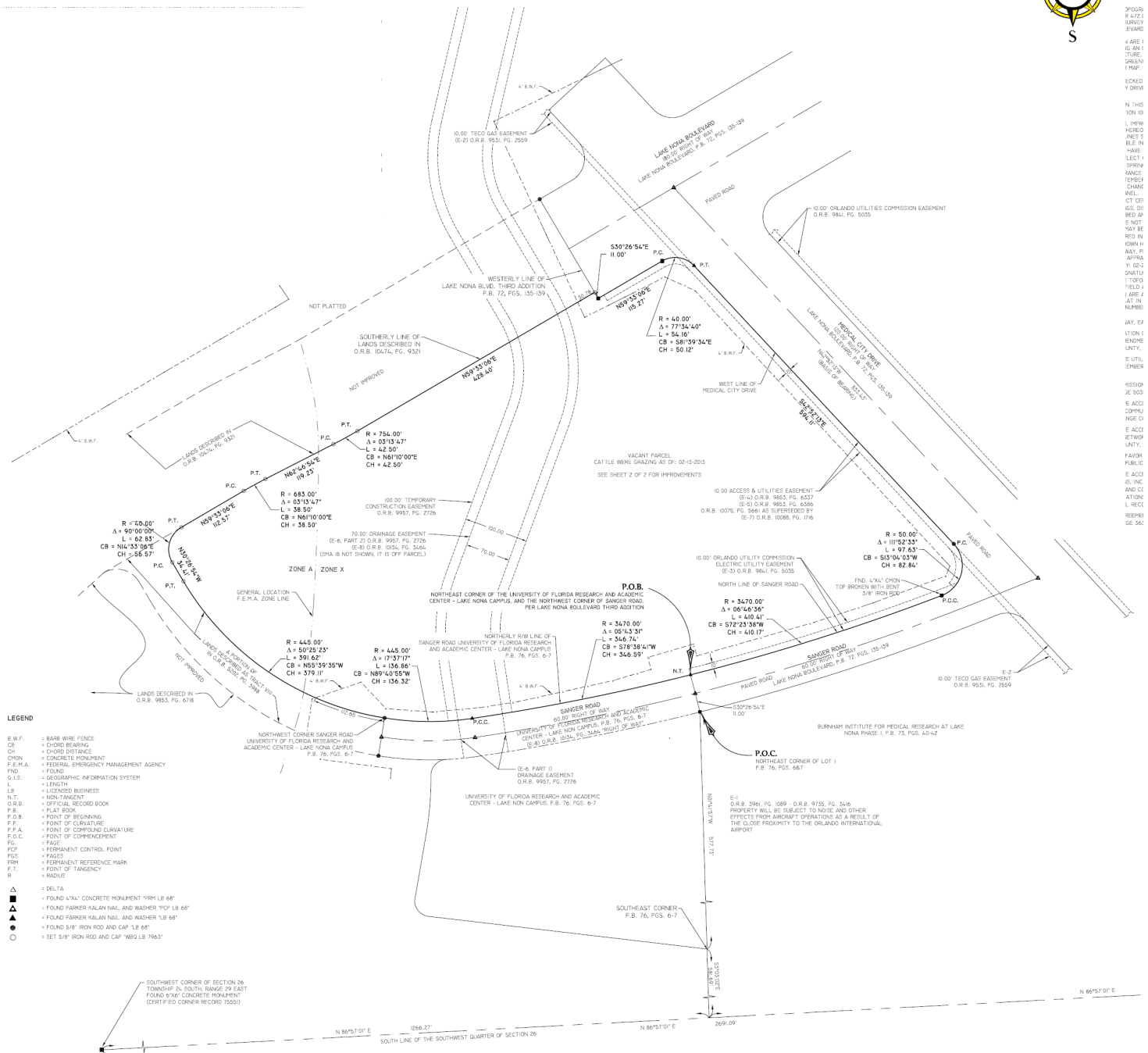
According to LDC Figure 68-D, development in the Airport Support District is required to implement Conventional LDC Standards. The I-P zoning district standards shall apply to this development. Medical Labs are an allowable use in the Airport Support District-High Intensity designation.

Drainage Easement

The Boundary & Topographic Survey depicts a drainage easement the runs through the property. This drainage easement was temporary in order to facilitate construction in the area. The property owner plans to eliminate this easement on the property, therefore it does not need to be shown on the plat.

AERIAL PHOTO—2011





PRELIMINARY SUBDIVISION

LAKE NONA INNOVATION CENTER

LOCATED WITHIN SECTION 26,
TOWNSHIP 24 SOUTH, RANGE 30 EAST
CITY OF ORLANDO, ORANGE COUNTY, FLORIDA

SHEET 2 OF 2

PLAT BOOK:

PAGE:



SCALE 1" = 80'



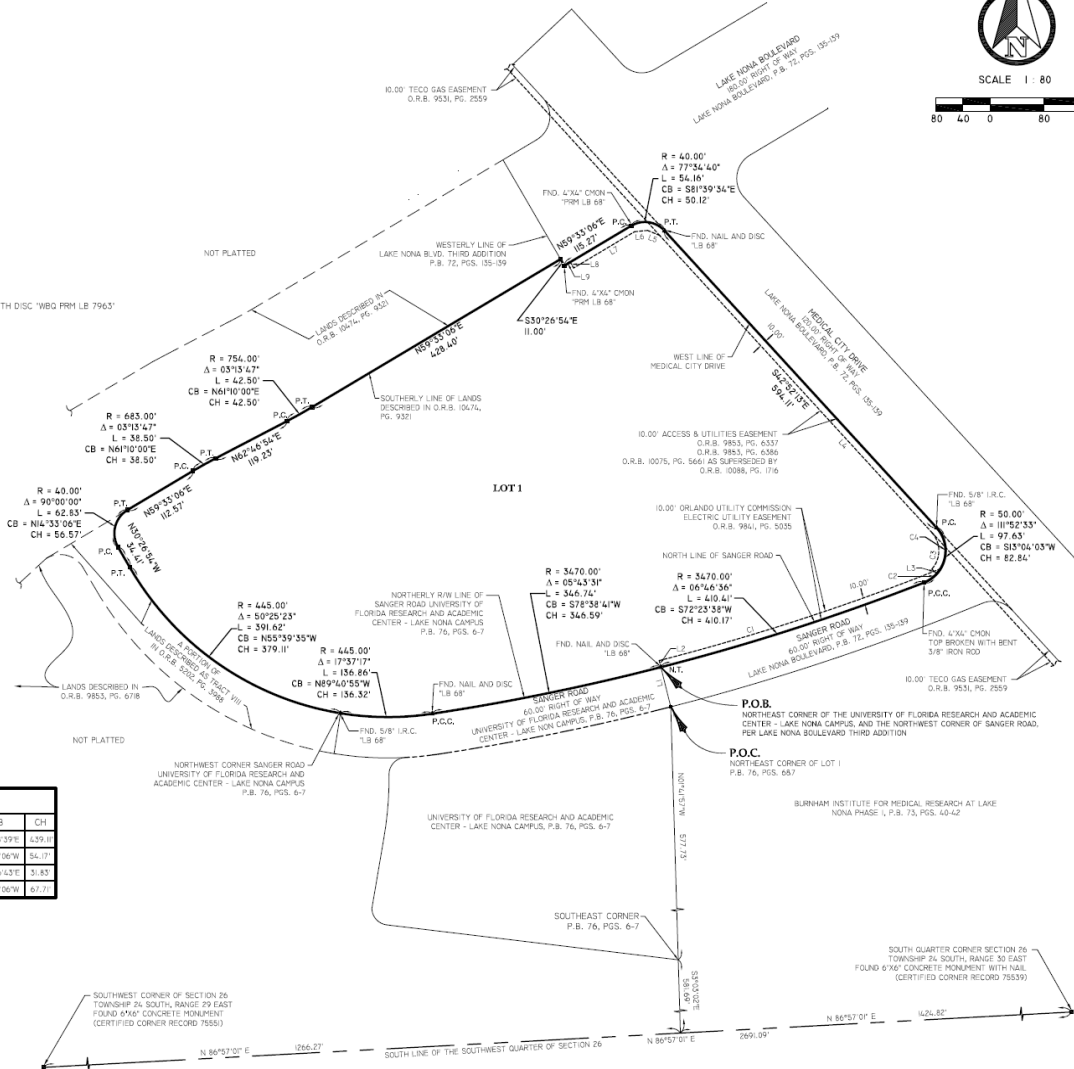
LEGEND

- CB = CHORD BEARING
CH = CHORD DISTANCE
FND. = FOUND
G.I.S. = GEOGRAPHIC INFORMATION SYSTEM
I.R.C. = IRON ROD AND CAP
L = LENGTH
LB = LICENSED BUSINESS
N.T. = NON-TANGENT
O.R.B. = OFFICIAL RECORDS BOOK
P.B. = PLAT BOOK
P.C. = POINT OF CURVATURE
P.C.C. = POINT OF COMPOUND CURVATURE
P.C.P. = PERMANENT CONTROL POINT
P.G. = PAGE
P.G.P. = PERMANENT CONTROL POINT
P.G.S. = PAGES
P.O.A. = POINT OF BEGINNING
P.O.B. = POINT OF COMMENCEMENT
P.R.M. = PERMANENT REFERENCE MARK
P.T. = POINT OF TANGENCY
R = RADIUS

- Δ = DELTA
■ = SET 4"x4" CONCRETE MONUMENT WITH DISC "WBO PRM LB 7963"

LINE #	LENGTH	DIRECTION
L1	60.00'	N4°13'04"W
L2	10.00'	N4°13'04"W
L3	10.00'	N4°13'59"W
L4	594.11'	N4°13'59"W
L5	9.35'	N4°13'59"W
L6	9.35'	S84°13'52"W
L7	105.00'	S59°13'56"W
L8	10.00'	N50°13'56"W
L9	10.21'	N59°13'56"E

CURVE #	RADIUS	DELTA	LENGTH	CB	CH
C1	346.00'	07°46'35"	4.59.47'	N72°09'39"E	4.39.11'
C2	10.00'	89°14'14"	59.51'	N00°15'06"W	54.17'
C3	10.00'	37°07'14"	32.39'	N00°15'06"W	31.83'
C4	10.00'	89°14'14"	74.38'	N00°15'06"W	67.07'



FINDINGS

Subject to the conditions contained herein, the proposal is consistent with the requirements for approval of Minor Subdivision Plat applications contained in Section 65.420 of the Land Development Code (LDC):

1. The proposed plat is consistent with the purpose and intent of the City's Growth Management Plan.
2. The proposed use is consistent with the purpose and intent of the requirements of the Land Development Code.
3. The subdivision will not result in incompatible land uses.
4. The proposed development will be constructed in accordance with Chapter 59 of the Land Development Code, the Concurrency Management Ordinance, which ensures that adequate public facilities are available to serve the development.
5. The proposed plat is generally consistent with the Lake Nona Wetlabs SPMP (Case #MPL2012-00029).

Staff recommends approval of the major subdivision request subject to the conditions below:

CONDITIONS OF APPROVAL

City Planning

1. GENERAL CODE COMPLIANCE

The proposed project shall be developed consistent with the conditions in this report, and all codes and ordinances of the City of Orlando, the State of Florida, and all other applicable regulatory agencies.

2. MASTER PLAN COMPLIANCE

The proposed development shall be developed consistent with the conditions of the Lake Nona Wetlabs Specific Parcel Master Plan (Case #MPL2012-00029).

3. RECORDING OF THE FINAL PLAT

The final major plat shall be reviewed by City Planning to determine if all conditions are met prior to the recording of the plat.

Transportation Planning

1. DRIVEWAYS:SIGHT DISTANCE

At all project entrances, clear sight distances for drivers and pedestrians shall not be blocked by signs, buildings, building columns, landscaping, or other visual impediments. The applicant shall design the site plan as necessary to comply with the street corner visibility requirements (Chapter 60, Sections 60.141 through Sections 60.143) and the driveways and curb cuts requirements (Chapter 61, Sections 61.101 through Sections 61.107) of the Orlando Land Development Code (LDC).

2. PUBLIC SIDEWALK REQUIREMENTS

The Orlando Land Development Code (LDC), Section 61.225, requires that sidewalks be provided on both sides of all streets. The currently constructed sidewalks are within the Medical City Drive right-of-way and along the Sanger Road platted right-of-way segment; the Lake Nona Boulevard west extension and the Sanger Road extension to Lake Nona Boulevard have not been platted and no sidewalk easements are shown in this plat along those unplatted road segments. A sidewalk easement shall be shown in this plat or recorded as part of the Lake Nona Boulevard west extension and Sanger Road plats.

3. ON-SITE SIDEWALK SYSTEM

A paved pedestrian/handicap connection and/or sidewalk shall be provided from the public sidewalk(s) to the main building entrance(s). The main pedestrian crossing areas between the buildings and the parking areas shall be shown in the site master plan and shall be clearly marked with pavement markings and maintained at all times in accordance with Manual of Uniform Traffic Control Devices (MUTCD) standards.

4. HC RAMPS AT STREET INTERSECTIONS

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

5. TRAFFIC CONTROL DEVICES

MUTCD compliant traffic control and warning devices shall be installed at the proposed driveways to alert drivers and pedestrians.

INFORMATIONAL COMMENTS

Engineering/Zoning

1. SIDEWALK

As per Section 61.225 of the Land Development Code, a minimum 5 foot wide concrete sidewalk is required along all dedicated rights-of-way. Any existing sidewalk damaged or broken is to be repaired.

2. ENGINEERING STANDARDS MANUAL

The City Council Adopted the Engineering Standards Manual (ESM), Fourth Edition, on March 9, 2009. All plans must conform to the ESM and all construction must be accomplished in accordance to the ESM.

3. SEWER-MISC.

Development of this parcel shall be consistent with the approved master plan for Lake Nona South. All sanitary sewer components and reclaimed water main extension and connection shall be in conformance with the applicable chapters and sections of the City of Orlando Engineering Standards Manual (ESM).

4. CONCURRENCY MANAGEMENT/PLAT

The final recorded plat shall contain the following note: "Development on the property depicted on this plat is subject to the requirements of Chapter 59, the Concurrency Management Ordinance of the City of Orlando, which governs the City's ability to issue building permits on this property. Approval of this application shall not be deemed to provide any vested rights, except as to those matters depicted hereon, that are consistent with the requirements of Chapter 177, Florida Statutes, or were required by the City of Orlando as a condition of platting."

5. STORM-NPDES

Construction activities including clearing, grading and excavating activities shall obtain an Environmental Protection Agency (EPA) National Pollution Discharge Elimination System (NPDES) permit, except: Operations that result in the disturbance of one acre total land area which are not part of a larger common plan of development or sale.

6. STORM-WATER MANAGEMENT DISTRICT

The owner/developer is required to design and construct an on-site storm water system in accordance with the approved Master Drainage Plan. Approval from South Florida Water Management District is required. The system is to be privately owned and maintained.

7. ON-SITE FEES

At the time of development, the owner/developer is required to pay an on-site inspection fee that is a percentage of the cost of the on-site improvements, excluding the building, in accordance with City Land Development Code Section 65.604.

8. PLAT-MINOR

Plat Face Changes - There are a number of changes required to the face of the plat. In addition to the changes required on the plat, the following is a list of additional requirements.

- 1) Changes to the face of the plat. (A copy has already been returned to the surveyor).
- 2) Recording Fees (Checks should be made payable Orange County Comptroller.)
- 3) The plat must be reviewed by Orange County prior to recording. Begin this process by taking a copy of the executed plat to Room 1700 (Orange County Property Appraiser's Office, Attn. Rocco Campanale), 200 S. Orange Avenue, Sun Trust Bank Center. The original completed Statement of Lien from Orange County is required by this office. The Statement of Lien must be received by this office prior to recording the plat.

9. EROSION-BUILDING SITE

All building site plans submitted for review should include a detailed erosion and sedimentation control plan.

10. EROSION & SEDIMENTATION CONTROL

Storm water control measures to minimize the impact of the erosion/sedimentation shall be incorporated in the plan of the development for all projects in the City of Orlando and a detailed description of these measures are to be included with the final engineering submittal.

11. UTILITY CONSTRUCTION

Section 1.04 of the Engineering Standards Manual provides that all utility lines shall be installed beneath the surface of the ground.

INFORMATIONAL COMMENTS

Police

1. *CPTED REVIEW*

CPTED review and recommendations are not applicable to this case at this time.

We encourage the developer to incorporate CPTED strategies into this project. A brochure entitled Crime Prevention Through Environmental Design, Your Guide to Creating a Safe Environment is available on-line at: http://www.cityoforlando.net/planning/cityplanning/Policy%20Document/cpted_2008.pdf and includes crime prevention techniques for various land uses.

CONTACT INFORMATION

City Planning

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

Transportation Planning

For questions regarding Transportation Planning plan review, please contact Gus Castro at 407.246.3385 or gustavo.castro@cityoforlando.net

Engineering/Zoning

For questions regarding Engineering or Zoning contact Shirley Weekley at 407.246.2134 or Shirley.Weekley@cityoforlando.net. To obtain plan review status, schedule/cancel an inspection and obtain inspection results, please call PROMPT, our Interactive Voice Response System at 407.246.4444.

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. The applicant revises the plat to satisfy the conditions in this report.
2. The plat is scheduled for City Council approval.
3. The applicant submits a final plat and is reviewed and approved in accordance with LDC Section 65.442.
4. The plat is recorded with the Orange County Comptroller.