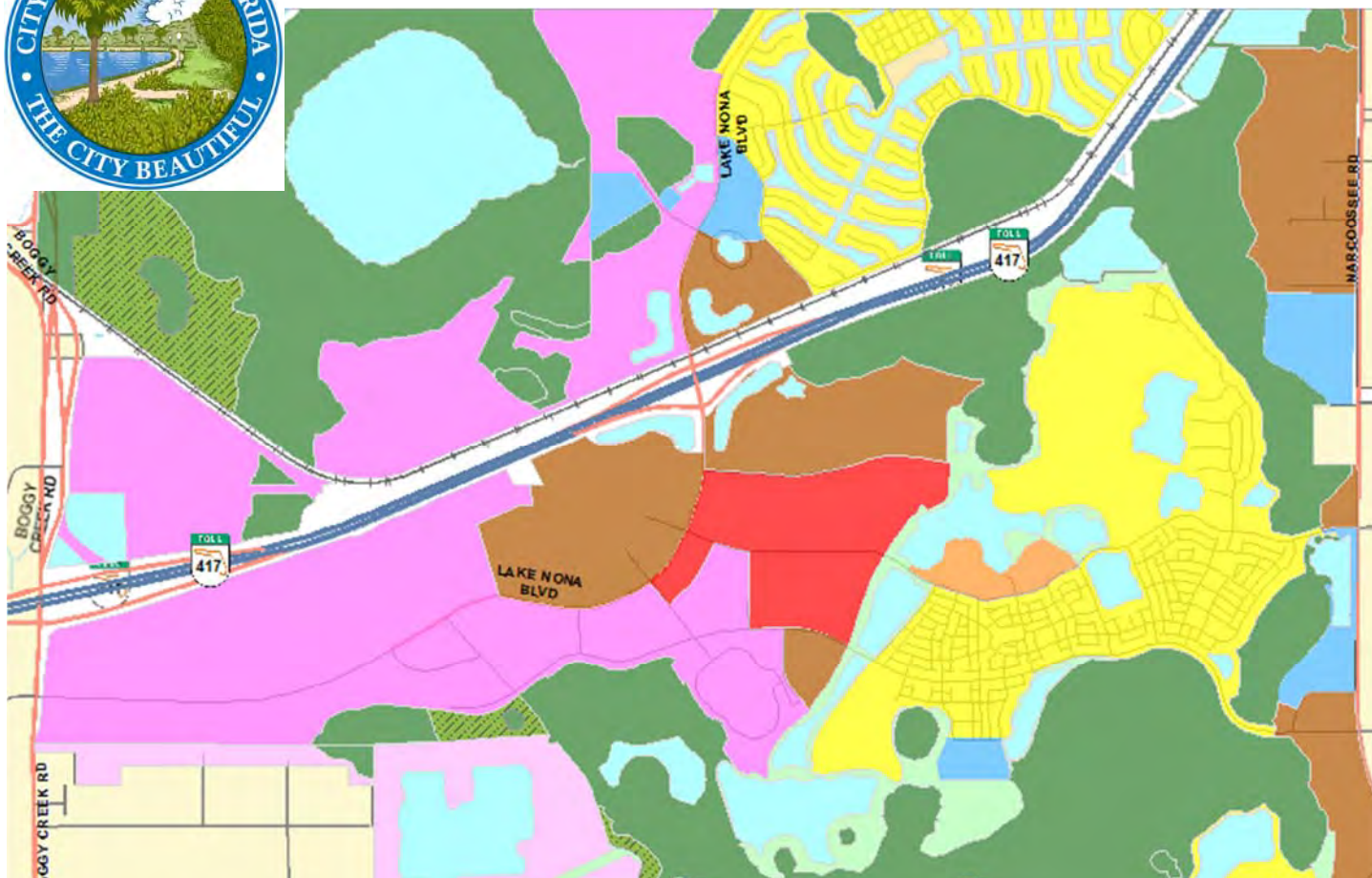




## LAKE NONA SOUTHERN CIRCULATION PLAN



### Location Map

### SUMMARY

<b>Owner</b> Ralph Ireland Lake Nona Land Co., LLC  <b>Applicant</b> Heather Isaacs Lake Nona Land Co., LLC  <b>Project Planner</b> Colandra Jones, AICP	<b>Property Location:</b> The subject property is generally located south of the Central Florida Greenway (SR 417), west of Narcoossee Road, east of Boggy Creek Road and north of the Poitras property (District 1).  <b>Applicant's Request:</b> Request for approval of a Specific Parcel Master Plan (SPMP) amendment to revise the Southern Circulation Plan to consolidate into one document all previous approvals for various phases of Laureate Park, and update the Mixed Use District area to accommodate the proposed Gatherings project.	<b>Staff's Recommendation:</b> Approval of the request, subject to the conditions in this report.
<b>Updated:</b> April 12, 2016		

# PROJECT ANALYSIS

## Project Description

The Lake Nona Southern Circulation Plan affects properties generally located south of the Central Florida Greenway (SR 417), west of Narcoossee Road and east of Boggy Creek Road and north of the Poitras property. The area is currently designated Urban Village on the Official Future Land Use Map, and the property is zoned PD/AN. The site is within the Lake Nona Development of Regional Impact.

## Previous Actions:

- 2000—The Lake Nona Southern Circulation Plan was approved.
- 2006—Amendment to the Lake Nona Southern Circulation Plan to accommodate a master plan which included four large residential sections.
- 2008—Amendment to the Lake Nona Southern Circulation Plan to reflect the new direction of development from a residential community to a mixed use “medical city”.
- 2011—Amendment to the Lake Nona Southern Circulation Plan to update location and cross-sections of Neighborhood Streets and Park Streets. It also introduced the Icon Street and updated the Master Trails Plan.

This proposed SPMP amendment to the Lake Nona Southern Circulation Plan is to consolidate into one document all approvals of roadways and cross-sections as it relates to various SPMPs for Laureate Park Phases 1, 2, 3, 5 and 6 and the Mixed Use District. As depicted in the report, segments of Tavistock Lakes Boulevard and Laureate Boulevard were approved in the 2008 amendment of the Lake Nona Southern Circulation Plan. The applicant is also requesting a revision to the Mixed Use District network to eliminate a portion of a Lakeside Parkway between Tavistock Lakes Boulevard and Laureate Boulevard.

The additions to the Lake Nona Southern Circulation Plan from previously approved SPMPs include the following:

- The Park Street and the Icon Street were approved in the Laureate Park Phase 1 SPMP (Case #MPL2010-00014).
- The Lakeside Parkway was approved in the Laureate Park Phase 2 SPMP (Case #MPL2013-00010).
- Lessing Avenue, Yonath Street, Reymont Street, Smithies Street, Neher Street and Maskawa Avenue were approved in the Laureate Park Phase 5 SPMP (Case #MPL2012-00032).
- Lessing Avenue Entry and Lower Harden Avenue were approved in the Laureate Park Phase 3 SPMP (Case #MPL2011-00015).
- Phase 6 Entry & Exit, Nemours Parkway Phase 7, and Granger Avenue were approved in the Laureate Park Phase 6 SPMP (Case #MPL2015-00001)

## Conformance with the GMP

The proposed Mixed Use District 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. Chapter 68, Part 4 of the LDC addresses circulation guidelines and standards. It provides standards for cross-sections, bicycle and transit accommodations, connectivity, traffic calming, and parking. Each SPMP for specific development that utilizes Traditional standards must comply with these standards. The SPMPs that have been previously approved have been reviewed using these standards.

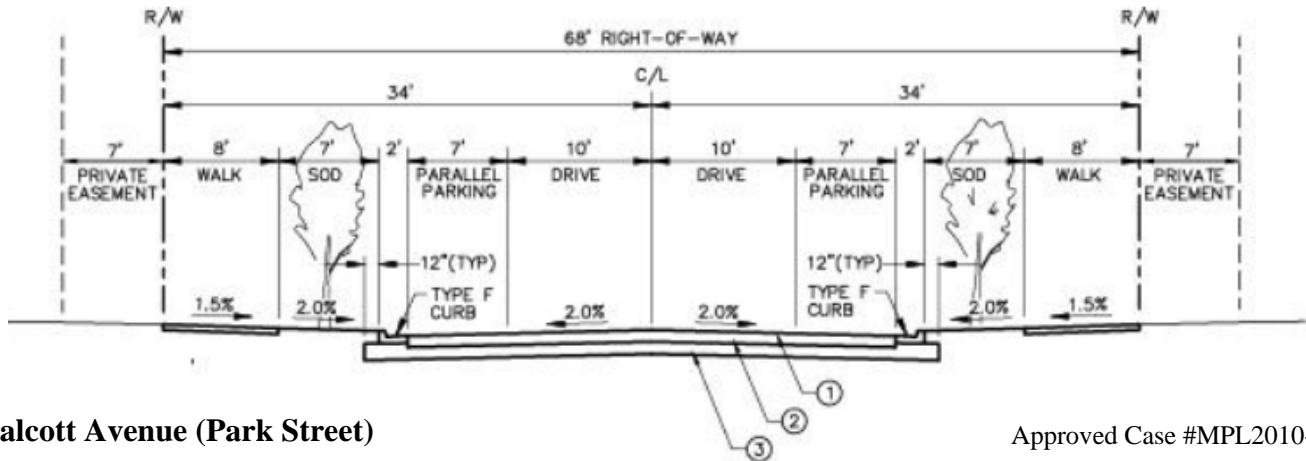
The following pages depict road segments and cross sections that have been previously approved by the SETDRC. On page 7 of this report, it depicts a cross section that was not included in the Laureate Park Phase 3 SPMP (Case #MPL2011-00015). It shows a cul-de-sac with a 100 foot right of way with 5 foot sidewalks on both sides, 4.5 foot landscape strip and 6 inch vertical curb on both sides, two 20 foot drive aisles and one foot ribbon curbs, and 38 a foot median. Five cul-de sacs were shown on the site plan of the Laureate Park Phase 3 SPMP, however, the cross section for this road type was not. This amendment to the Lake Nona Southern Circulation Plan includes this cross section for approval.

On page 9 of this report, the applicant is requesting to eliminate the Lakeside Parkway between Tavistock Lakes Boulevard and Laureate Boulevard. This Lakeside Parkway segment was approved with the Lake Nona Mixed Use District SPMP (Case #MPL2013-00040). During staff review, many departments have concerns regarding the elimination of this roadway. According to GMP Future Land Use Policy 4.1.15, *“Parks shall be surrounded by streets and/or building fronts, except where they are bound by woodlands, creeks, agricultural uses or other significant open space features. At least 50% of a park’s perimeter should front onto a public street...”*



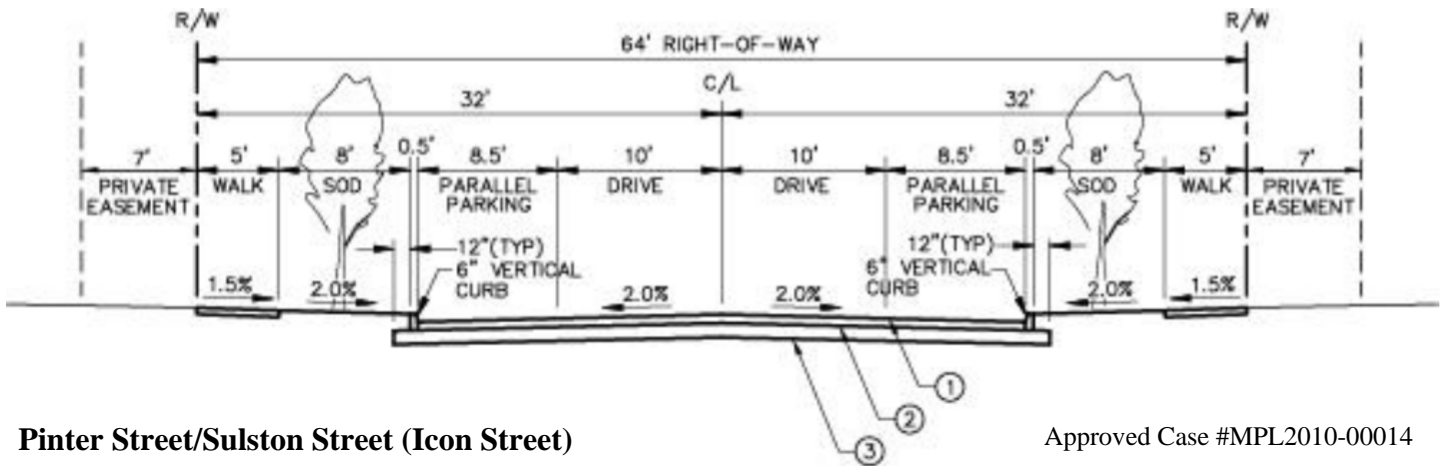


# LAUREATE PARK PHASE 1A, 1B, 1C, 2A EXISTING



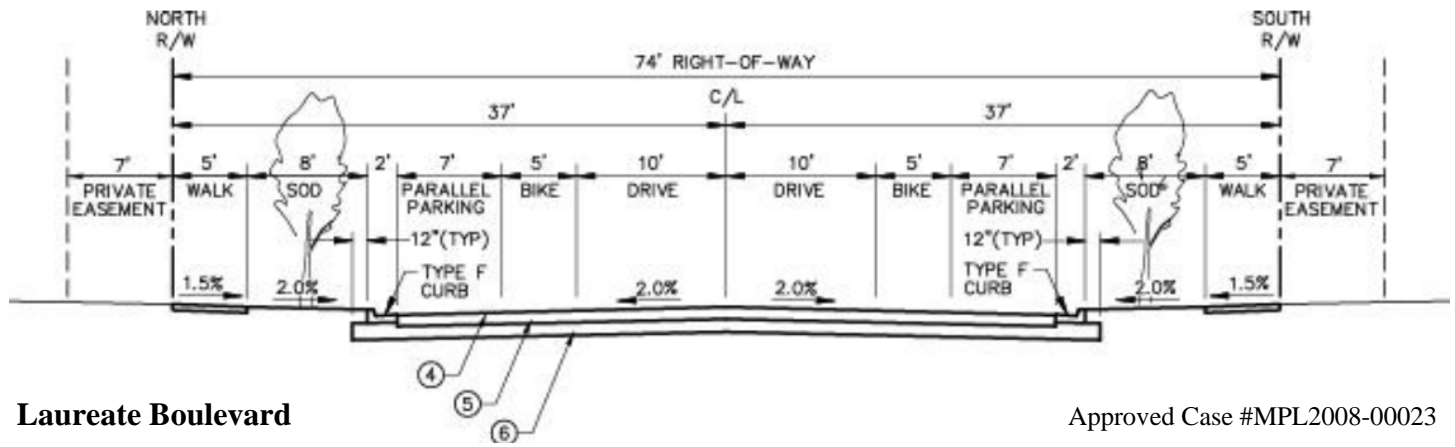
Walcott Avenue (Park Street)

Approved Case #MPL2010-00014



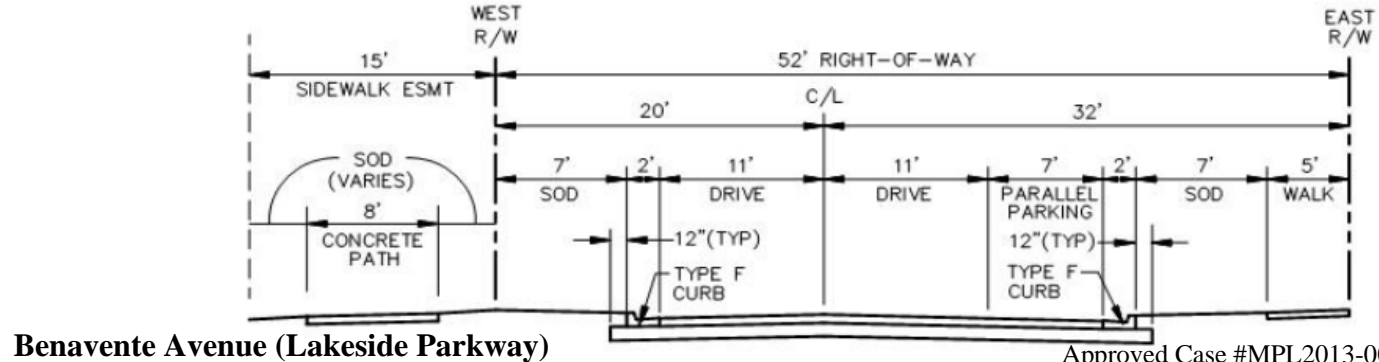
Pinter Street/Sulston Street (Icon Street)

Approved Case #MPL2010-00014



Laureate Boulevard

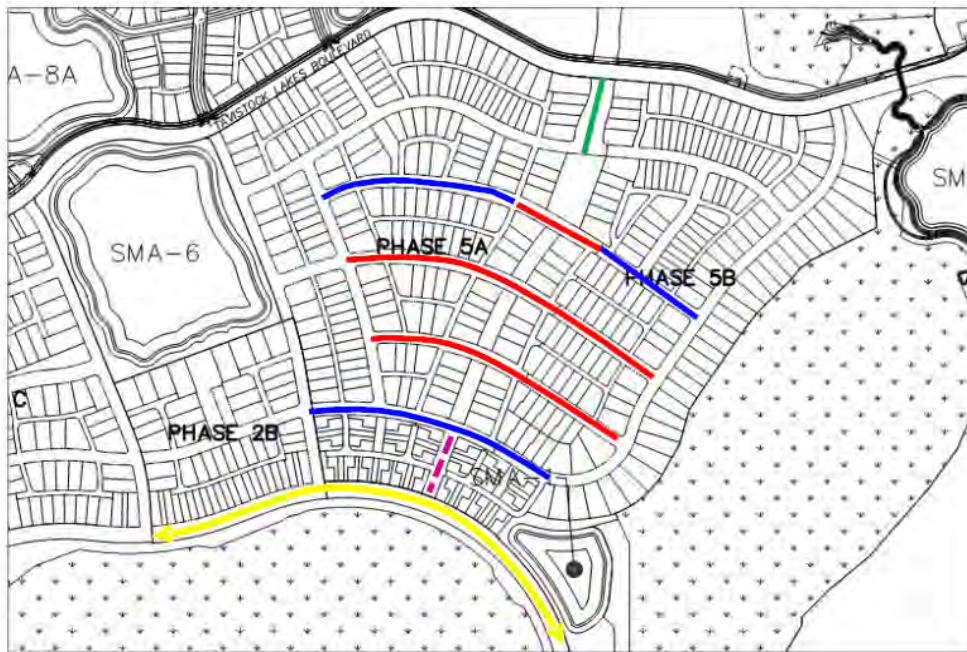
Approved Case #MPL2008-00023



Benavente Avenue (Lakeside Parkway)

Approved Case #MPL2013-00010

## LAUREATE PARK PHASE 2B &amp; 5 EXISTING



Lessing Ave. —

Yonath St./Reymont St. —

Maskawa Ave. —

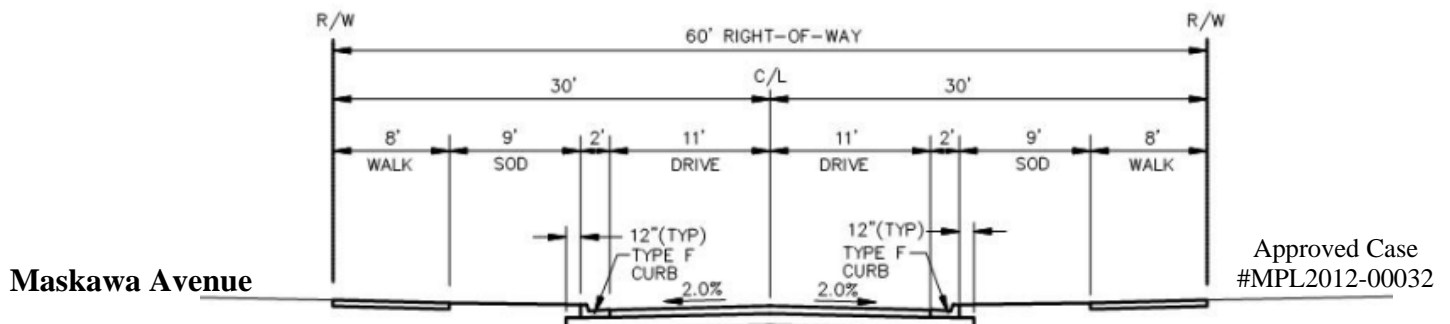
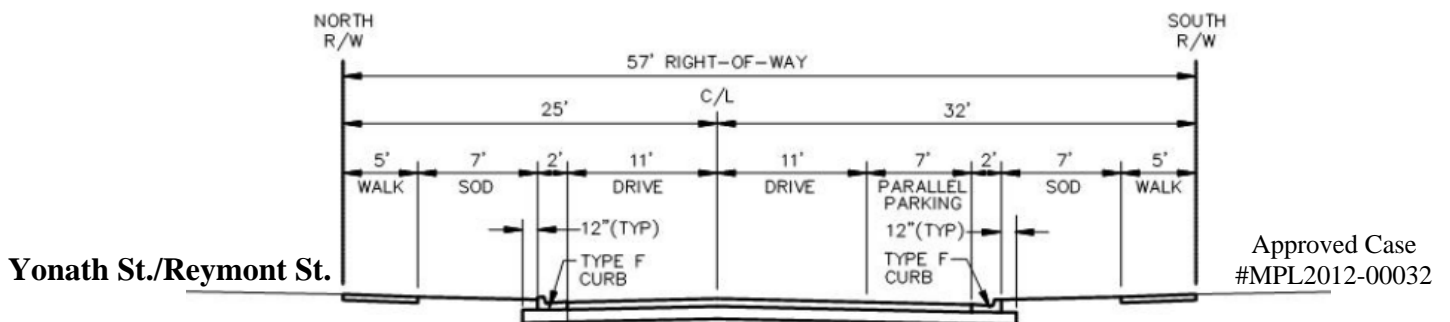
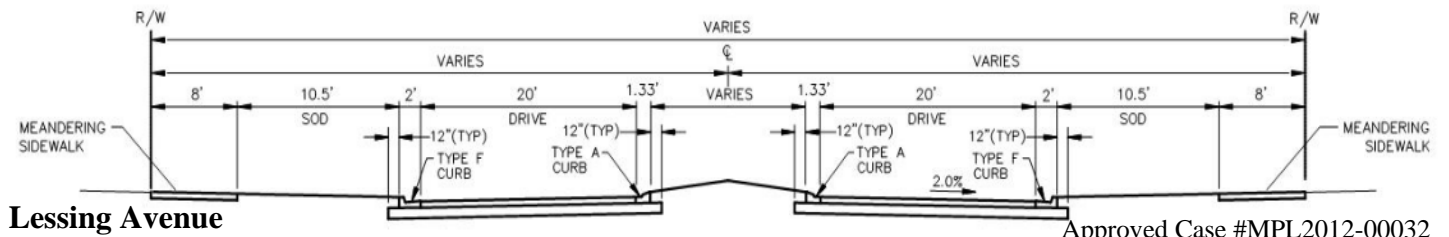
Yonath St./Smithies St./Neher St. —

All other streets shown are typical neighborhood streets and have been approved during the individual SPMP for each phase. Alleyways are dedicated to the City and were constructed in accordance with approved plans.

Southern Circulation Specific Parcel  
Master Plan Amendment

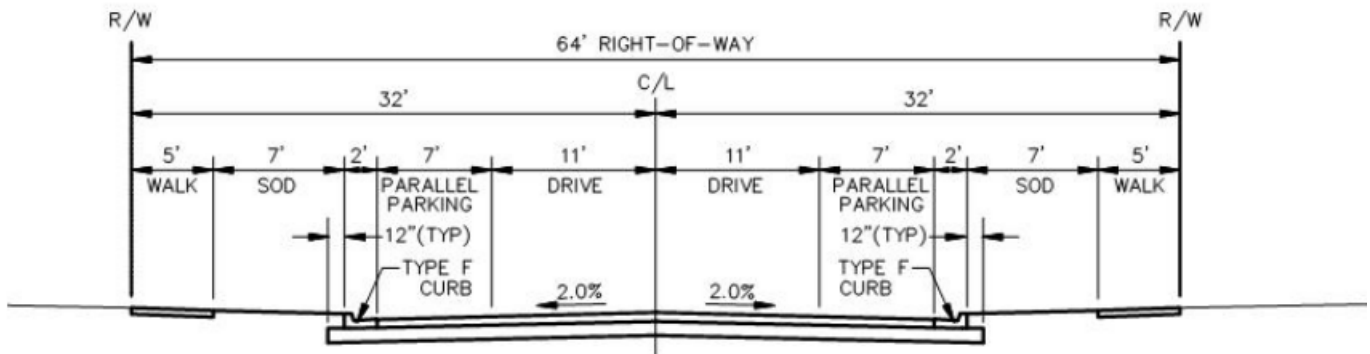
Exhibit 2.7  
Laureate Park Phases 2B, 5A and 5C  
Major Roadway Network

- Notes:
1. Traffic calming devices may be incorporated at a later date, subject to City approval.
  2. Parkway trees will be planted in planter boxes, allowing for larger sidewalks in some areas.
  3. Roadway cross-sections have been approved in individual phase SPMP's and have been constructed in accordance with approved plans.





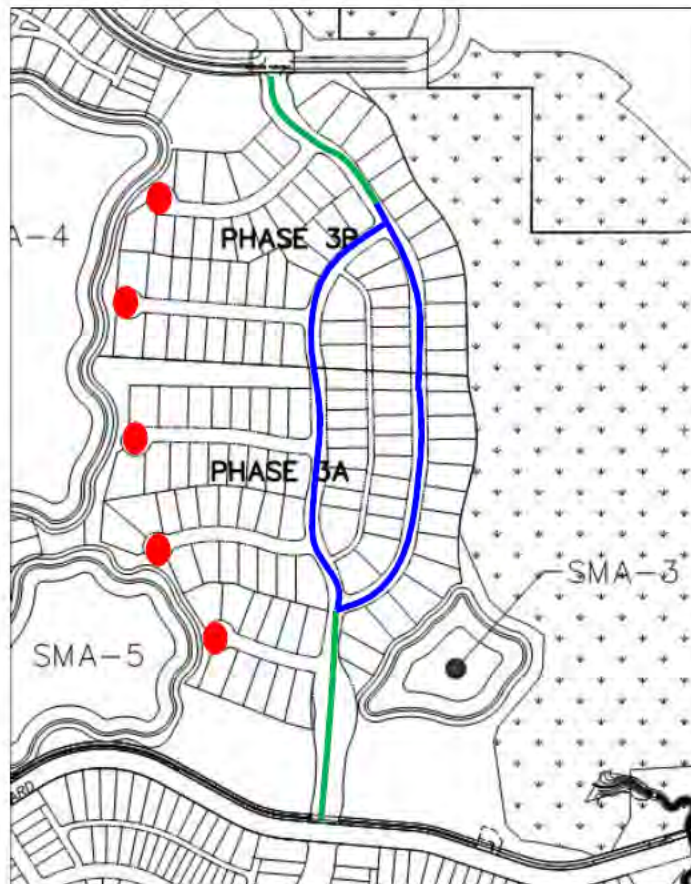
# LAUREATE PARK PHASE 2B & 5 EXISTING



Yonath Street/Smithies Street/Neher Street

Approved Case #MPL2012-00032

# LAUREATE PARK PHASE 3 EXISTING



Lessing Ave. Entry

Lessing Ave./Lower Harden Ave.

Upper Harden Ave.

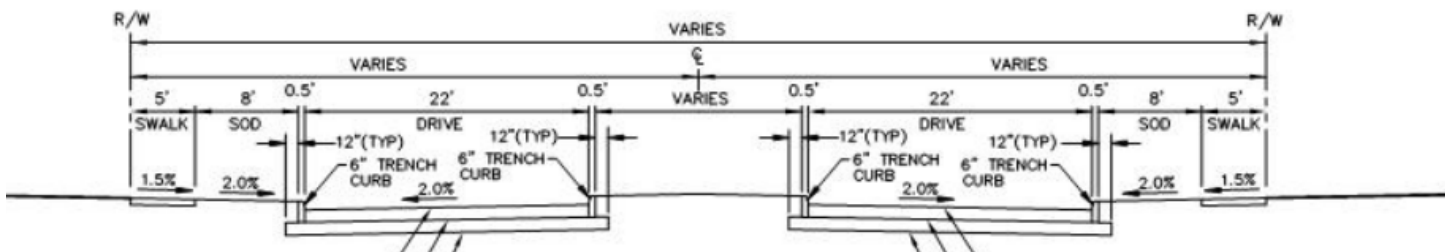
Cul-de-sac

All other streets shown are typical neighborhood streets and have been approved during the individual SPMP for each phase. Alleyways are dedicated to the City and were constructed in accordance with approved plans.

Southern Circulation Specific Parcel  
Master Plan Amendment

Exhibit 2.12  
Laureate Park Phases 3A & 3B  
Major Roadway Network

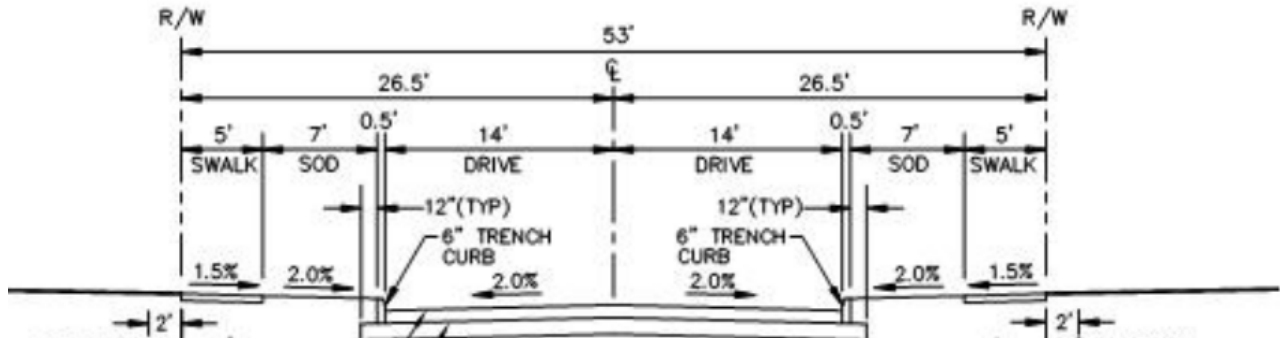
- Notes:
1. Traffic calming devices may be incorporated at a later date, subject to City approval.
  2. Parkway trees will be planted in planter boxes, allowing for larger sidewalks in some areas.
  3. Roadway cross-sections have been approved in individual phase SPMP's and have been constructed in accordance with approved plans.



Lessing Avenue Entry

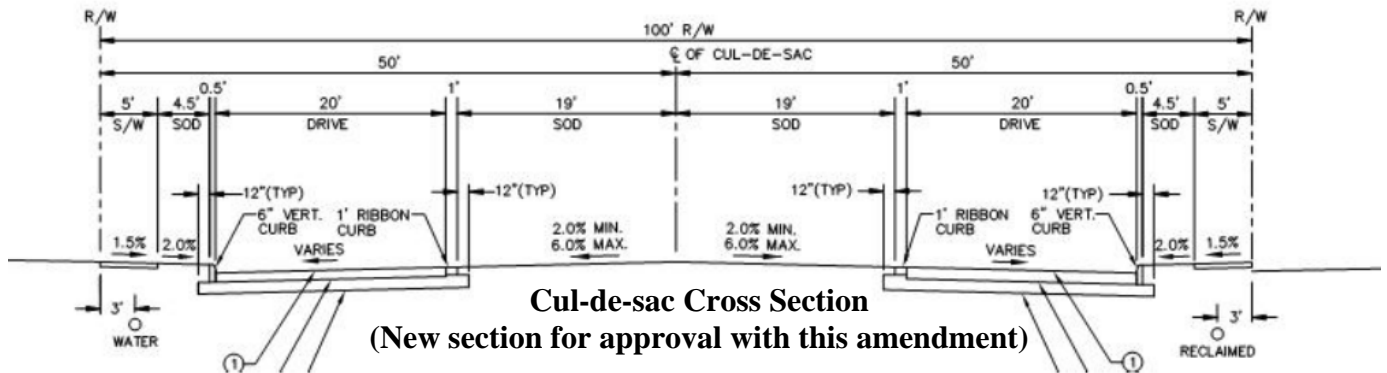
Approved Case #MPL2011-00015

# LAUREATE PARK PHASE 3 EXISTING



Lessing Avenue/Lower Harden Avenue

Approved Case #MPL2011-00015



# LAUREATE PARK PHASE 6 UNDER CONSTRUCTION



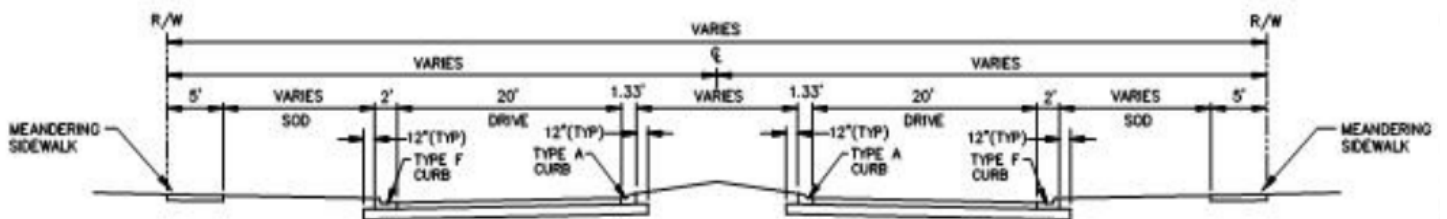
Phase 6 Entry/Exit

All other streets shown are typical neighborhood streets and have been approved during the individual SPMP for each phase. Alleyways are dedicated to the City and were constructed in accordance with approved plans.

Southern Circulation Specific Parcel Master Plan Amendment

Exhibit 2.16  
Laureate Park Phase 6  
The Preserve at Laureate Park  
Major Roadway Network

- Notes:
1. Traffic calming devices may be incorporated at a later date, subject to City approval.
  2. Parkway trees will be planted in planter boxes, allowing for larger sidewalks in some areas.
  3. Roadway cross-sections have been approved in individual phase SPMP's and have been constructed in accordance with approved plans.

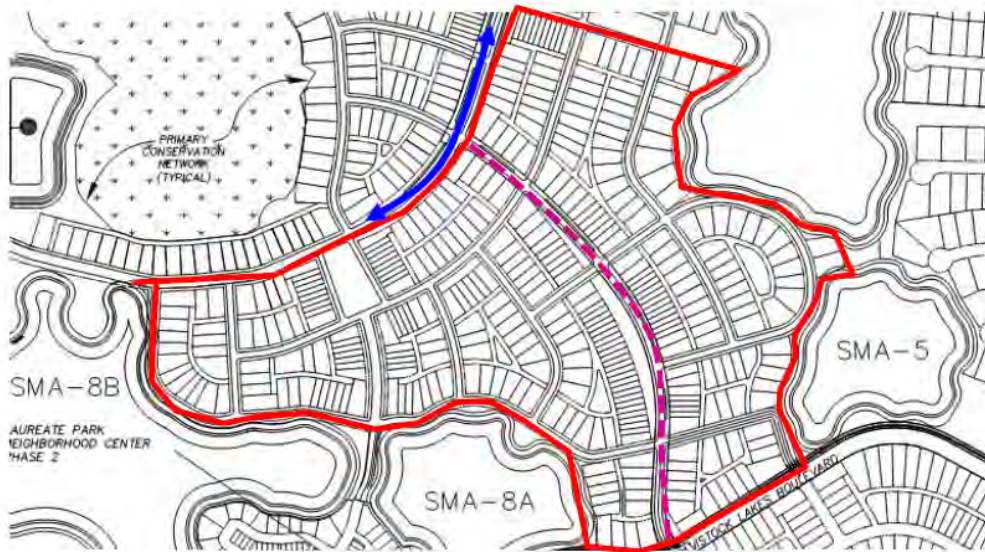


Phase 6 Entry & Exit

Approved Case #MPL2015-00001



# LAUREATE PARK PHASE 6 UNDER CONSTRUCTION



Nemours Parkway

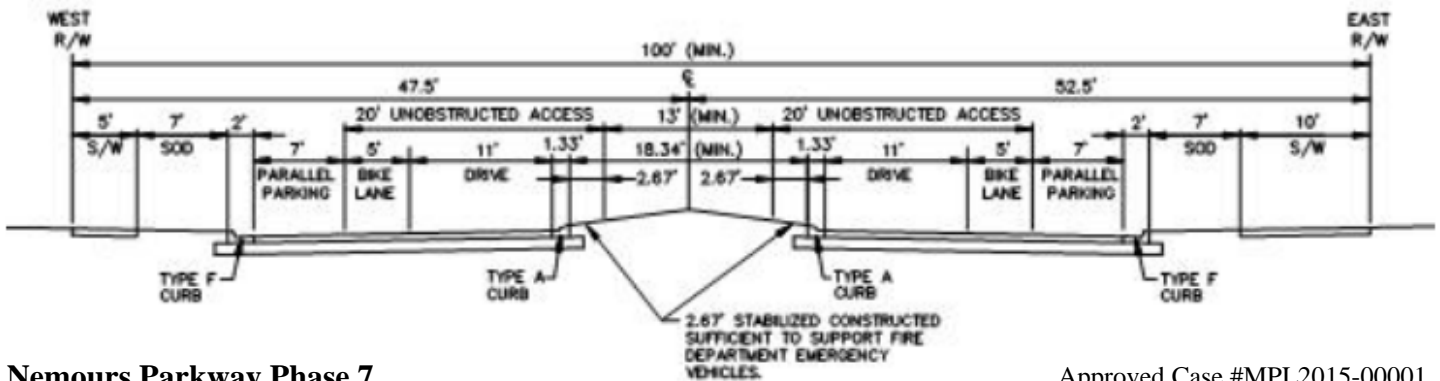
Granger Ave.

All other streets shown are typical neighborhood streets and have been approved during the individual SPMP for each phase. Alleyways are dedicated to the City and were constructed in accordance with approved plans.

Southern Circulation Specific Parcel Master Plan Amendment

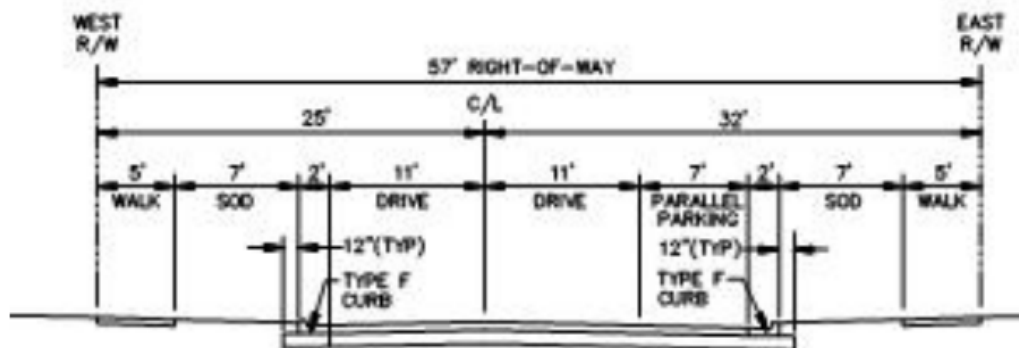
Exhibit 2.18  
Laureate Park Phase 6  
The Preserve at Laureate Park  
Major Roadway Network

- Notes:
1. Traffic calming devices may be incorporated at a later date, subject to City approval.
  2. Parkway trees will be planted in planter boxes, allowing for larger sidewalks in some areas.
  3. Roadway cross-sections have been approved in individual phase SPMP's and have been constructed in accordance with approved plans.



Nemours Parkway Phase 7

Approved Case #MPL2015-00001

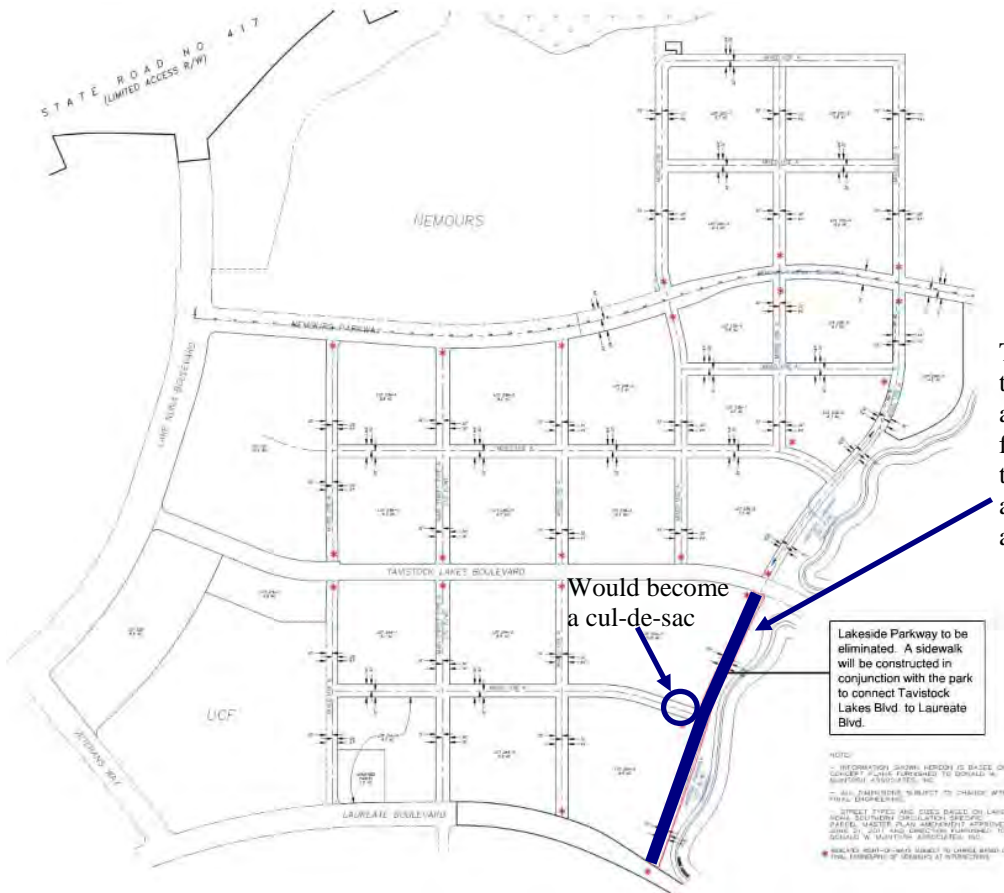


Granger Avenue

Approved Case #MPL2015-00001



# MIXED USE DISTRICT (PORTIONS BUILT)

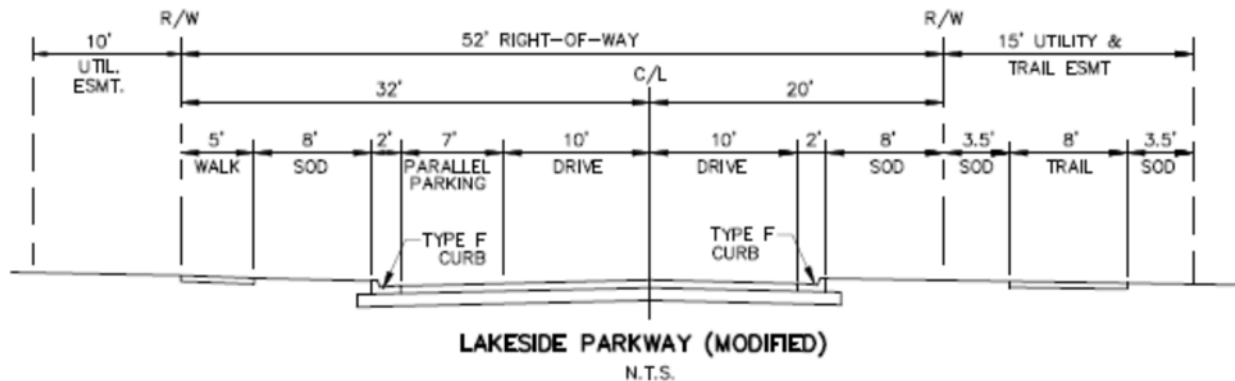


The applicant is requesting to eliminate this Lakeside Parkway road segment and just build a sidewalk in this location for a park area. Staff has concerns that this removal will affect the grid system and create blocks larger than what is allowed by the LDC.

## Southern Circulation Specific Parcel Master Plan Amendment

### Exhibit 2.21 Mixed Use District Block Structure

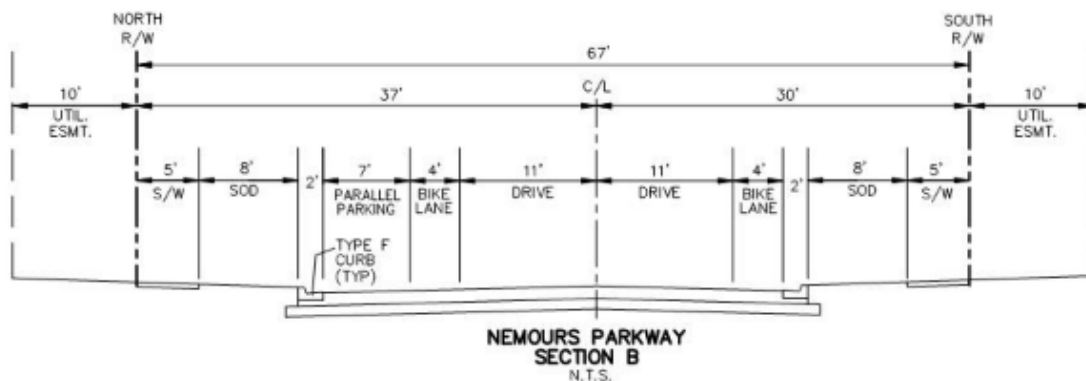
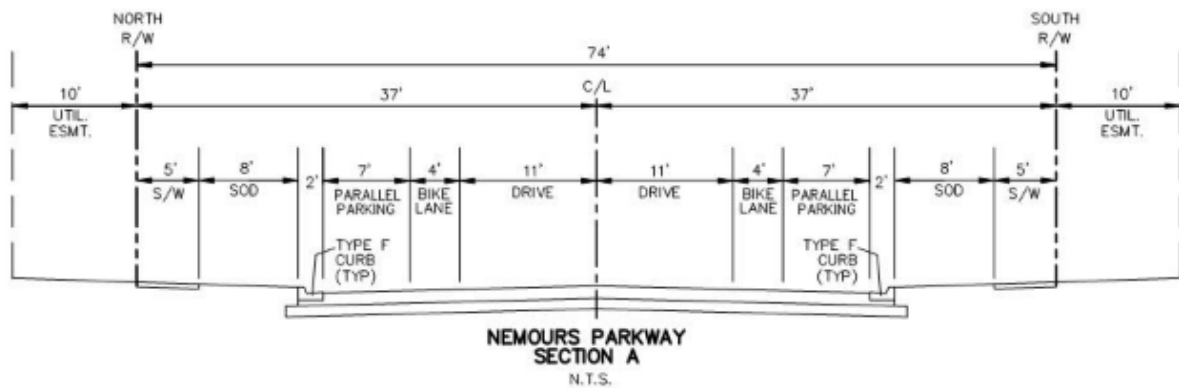
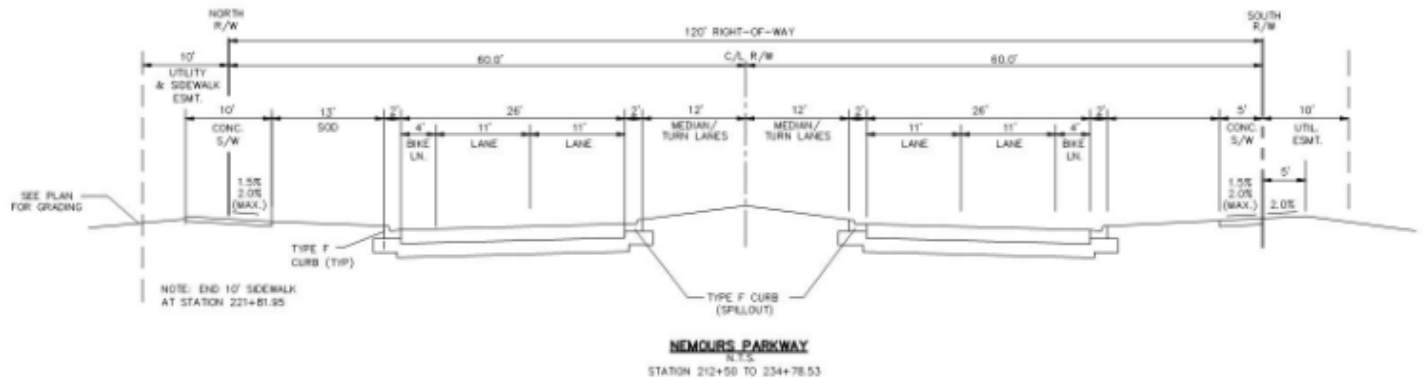
- Notes:
1. This cross-section is a typical section and is subject to change based on final design and engineering.
  2. Traffic calming devices may be incorporated into the final design.
  3. The internal roadway design and cross-section is illustrative only and will be determined at the time of SPMP for development tracts and/or parcels.
  4. Underlying framework plan is illustrative only and subject to further refinement.
  5. Parkway trees will be planted in planter boxes, allowing for larger sidewalks in some areas.



This cross section for the Lakeside Parkway was approved with the Lake Nona Mixed Use District SPMP (Case #MPL2013-00040). The applicant is requesting to eliminate the segment of roadway between Tavistock Lakes Boulevard and Laureate Boulevard. This cross section depicts one side of parallel parking for this area that if removed, it will affect some parking in this area. Also, the adjacent east-west street would become a cul-de-sac.

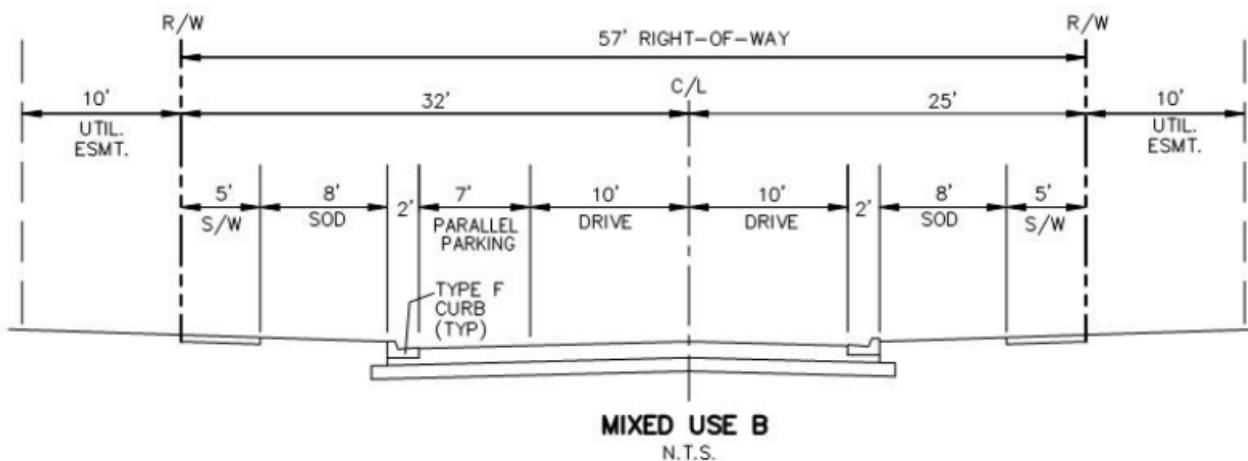
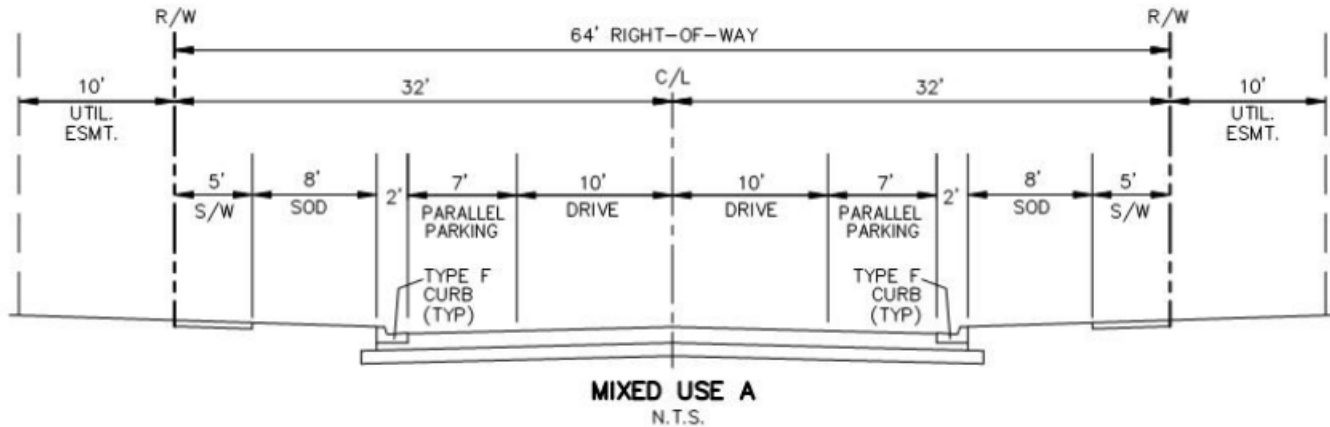
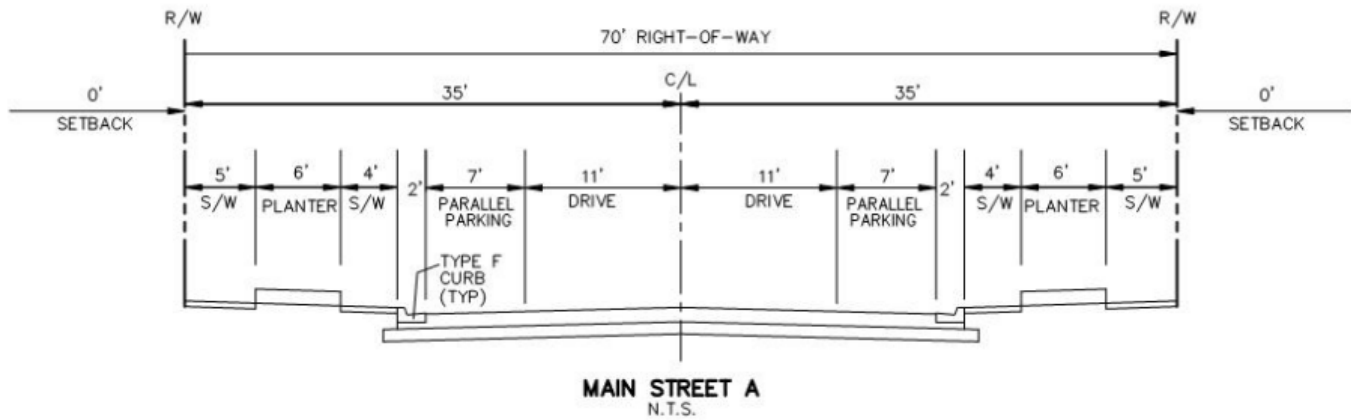
# MIXED USE DISTRICT CROSS SECTIONS

APPROVED WITH CASE #MPL2013-00040



# MIXED USE DISTRICT CROSS SECTIONS

APPROVED WITH CASE #MPL2013-00040





## 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 DRI/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. *DEVELOPMENT REQUIREMENTS*

Except as modified by the conditions of approval below, 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 Southeast Orlando Development Plan Agreement, the 1994 Lake Nona Developer's Agreement, and all previous agreements between the City and property owner.

#### 3. *LAKESIDE PARKWAY*

According to GMP Future Land Use Policy 4.1.15, "*Parks shall be surrounded by streets and/or building fronts, except where they are bound by woodlands, creeks, agricultural uses or other significant open space features. At least 50% of a park's perimeter should front onto a public street...*" The applicant has indicated that the vision for the Mixed Use District has evolved, and if this road is eliminated, the applicant would be required to submit a PD amendment to the Lake Nona PD to make changes to the Mixed Use District standards, prior to approval of any other phases in the Mixed Use District.

### Transportation Planning

#### 1. *PARK TRANSPORTATION REQUIREMENTS*

The park that will replace the deleted north-south street along the west side of the lake shall include a 12 ft wide (minimum) multi-use trail. The trail should mimic the shape of the shoreline where possible. Parking for the park and visitors to the area shall be created at the eastern terminus of the east-west street running along the north boundary of the Gathering. This parking area shall include space to allow vehicles to exit the parking area without backing onto the street. Bicycle parking racks shall be provided at appropriate locations along the park. Racks shall meet City standards, be located on impervious surfaces, and located to avoid conflicts with pedestrians or other vehicles.

### Transportation Engineering

1. Roadway network connectivity will be reduced; redundancy in the grid network and loss of on-street parking will also be reduced due to the proposed layout.
2. Close to 300 parking spaces would be lost with the adjustment from two lanes to one of the east/west roads and the elimination of the north/south road.

## 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 John Rhoades at 407-246-2293 or john.rhoades@cityoforlando.net.

### **Transportation Engineering**

For questions regarding Transportation Engineering issues, please contact please contact Lauren Torres at 407-246-3322 or lauren.torres@cityoforlando.net.

## REVIEW/APPROVAL PROCESS—NEXT STEPS

1. SETDRC minutes scheduled for review and approval by City Council.