



MONTESSORI SCHOOL OF LAKE NONA



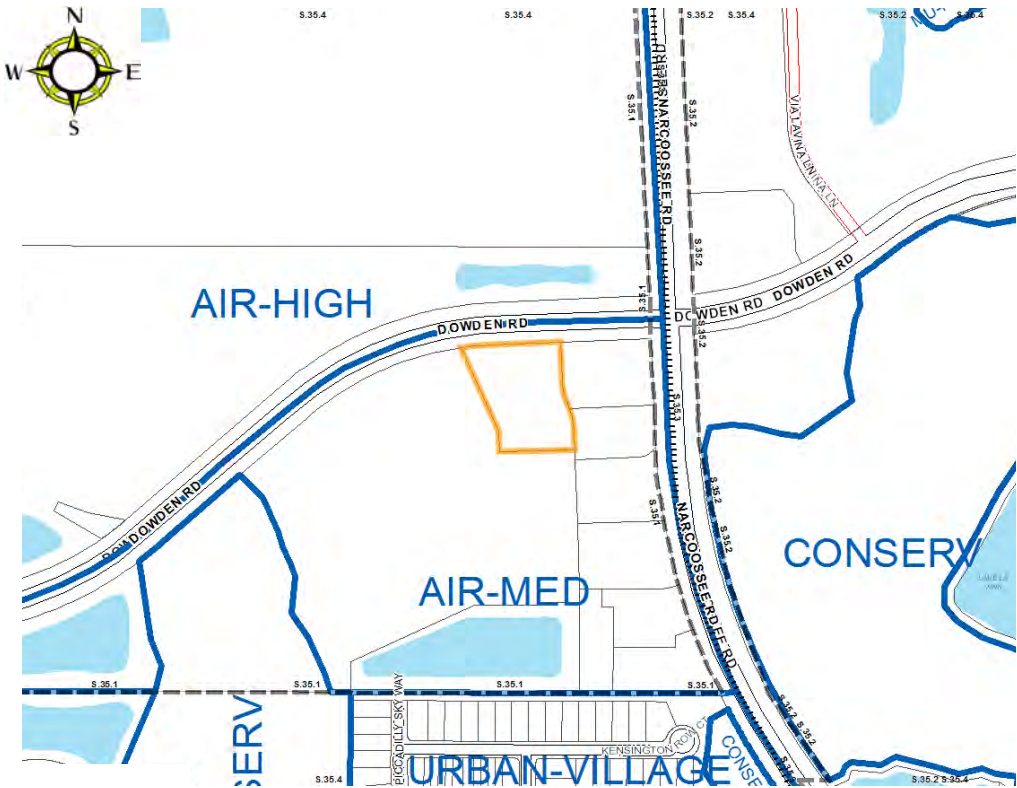
Location Map

 DEVELOPMENT SITE

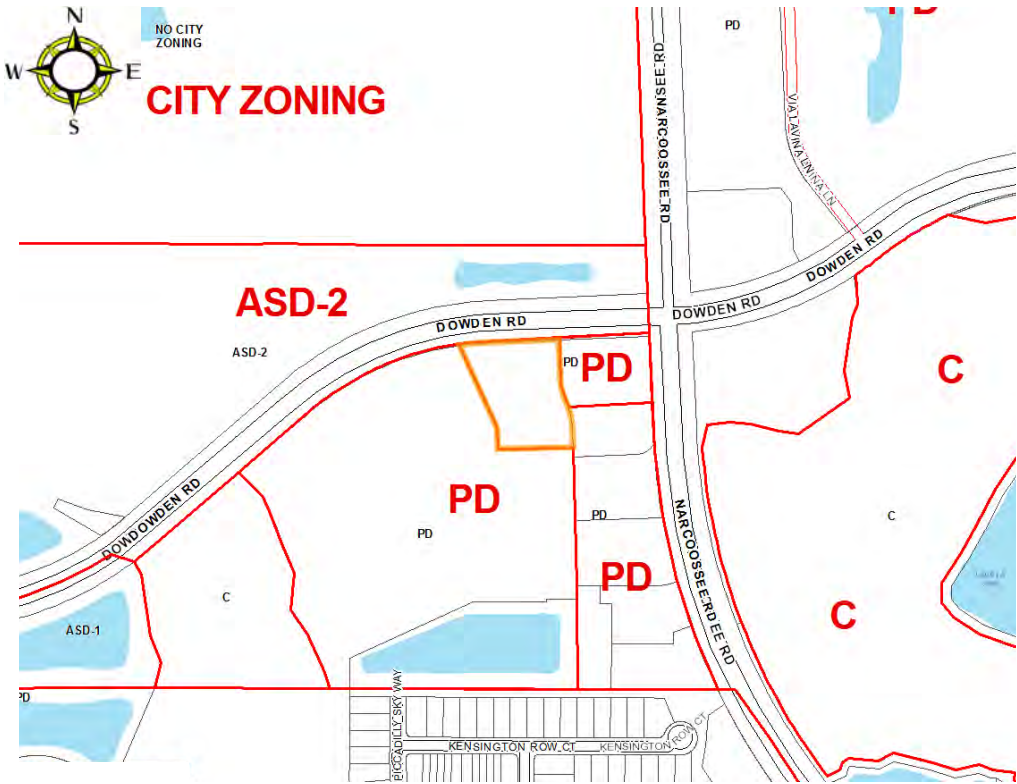
SUMMARY

Owner Lake Nona Investors, LLC	Property Location: Generally located south of Dowden Rd, west of Narcoossee Rd, and north of Northlake Pkwy. (±1.83 acres, District 1).
Applicant Timothy Garito Garito & Company, LLC	PID: 06-24-31-5127-07-000 Applicant's Request: Specific Parcel Master Plan (SPMP) approval request for 18,000 SF Montessori School with 12 classrooms.
Project Planner Wes Shaffer, Planner I	Staff's Recommendation: Approval subject to the conditions of this report.
Updated: July 8, 2016	

FUTURE LAND USE MAP



ZONING MAP



MASTER PLAN ANALYSIS

Project Description

The applicant is requesting Specific Parcel Master Plan (SPMP) approval to develop an 18,000 square foot (SF) Montessori School with a 6,100 SF playground and a 755 SF garden. The school will serve up to 300 students ages 3 to 14. The subject property is located in the southwest corner of Dowden Rd and Narcoossee Rd, north of Northlake Pkwy and is 1.83 acres in area.

The site is currently designated Airport Support District—Medium Intensity on the Official Future Land Use Map and zoned Planned Development (PD) on the Official Future Zoning Map (Lot 7 of the Nona Park Planned Development).

Previous Actions

- Oct. 2007– City Council approved the Nona Park PD. (Doc#: 0710151004)
- August 2013– The Zoning Official issued a Letter of Determination for the Master Sign Plan for the Nona Park Development (LDC2013-00082)
- July 2012 – MPB recommended approval of a GMP amendment to change the FLU designation from Airport Support District—High Intensity to Airport Support District—Medium Intensity, as well as a PD amendment to allow construction of 302 multi-family dwelling units. (GMP2012-0010, ZON2012-00010). A petition in opposition was subsequently filed prompting a quasi-judicial hearing.
- Oct. 2012 – A quasi-judicial hearing was held in which the petitioner’s grievances were heard in front of a Hearing Officer who subsequently decided to uphold the findings of the MPB in their entirety. (QJ2012-004)
- April 2013– City Council adoption of the amended and restated Nona Park PD amendment. (Doc#: 1304221203)
- April 2015– City Council adoption of a PD amendment to change the development plan for lots 2-7 and allow for the option of personal storage use on lot 7 of a multi-lot commercial and residential development. (Doc#: #1504201202)

Project Context

Surrounding the subject site is multifamily residential to the west and south, a drug store and multi-tenant commercial to the east, and vacant property to the north (owned by GOAA). The proposed Montessori School, a public benefit use, is compatible with surrounding uses. Surrounding future land uses and zoning districts are shown in Table 1 below.

Table 1—Project Context

	Future Land Use	Zoning	Surrounding Use
North	Airport Support District High Intensity	ASD-2	Vacant
East	Airport Support Medium Intensity	PD	Drug store and Multi-Tenant Retail
South			Multifamily Residential
West			Multifamily Residential

Conformance with the Growth Management Plan (GMP)

The proposed development is consistent with the GMP Policies related to the Southeast Orlando Sector Plan, including Subarea Policy S.35.4 along with Goal 4 and its associated objectives and policies. The proposed use as a school is not specifically addressed under the Airport Support District—Medium Intensity (ASD-1) section of Future Land Use Policy 4.1.9, however “Public Benefit Use” is listed as an allowable use for ASD-1 districts in Figure 68-D of the LDC.

GMP future land use subarea policy S.35.1, which outlines standards if land is acquired by GOAA for airport operations, does not apply as the property is privately owned.

Conformance with the Land Development Code (LDC)

The proposed development is consistent with the City’s LDC including Chapter 68—The Southeast Sector, in particular, Sections 68.207 and 68.208, which provide guidelines and standards for Airport Support Districts.

Development Standards

The subject property is zoned PD with a default zoning of ASD-1 and/or AC-2 where applicable. Allowable uses in the ASD-1 zon-

ing district include Light Manufacturing, Medical/Dental Labs, Office, Public Benefit Uses (such as the proposed development), Personal Storage, Retailing-Big Box, and Intensive Retailing.

Mixed-Use Precinct

Section 68.208 of the LDC provides guidelines and standards which apply to the ASD-1 district. Subsection C specifies that “ASD-1 areas shall be developed with a hierarchy of uses that create nodes of activity (mixed use precincts). More intensive uses - offices, hotel, restaurant and retail, and civic uses (i.e., daycare) - shall be clustered around public spaces in the mixed use precincts. Street networks shall provide pedestrian, transit, and bicycle access from surrounding areas of lower intensity office and industrial development”. The Nona Park PD requires that the Mixed-Use Precinct apply to Lots 1 and 4-7, specifically stating that no less than 10% of the total land area within this overlay district shall be developed as office use. Existing office uses on lots 4 –6 satisfy this requirement.

Intensity

The Nona Park PD allows a maximum combined FAR of 0.7 for Lots 2-7 of the development. The proposed 18,000 SF school raises the combined FAR for Lots 2-7 to 0.19 (see Table 2 to the right).

Impervious Surface Ratio (ISR)

The Lake Nona PD specifies a maximum ISR of 0.90. The applicant has indicated a proposed ISR of 0.75. On-site storm water will directly discharge to the master storm water system for Nona Park, which was designed to include the impervious area of the subject site.

Setbacks and Landscaping Buffers

The proposed site plan conforms to the minimum setbacks standards for AC-2 zoning districts and parking lot landscaping standards described in Chapter 60 Part 2K and Chapter 61 Part 3B (see Table 4 on page 5).

Table 2—FAR for Lots 2-7

Lot	Lot Acreage	Development (SF)	Floor Area Ratio (FAR)
2	0.83	8,700	
3	1.09	10,064	
4	1.27	12,630	
5/6A	0.89	5,860	
5/6B	0.97	3,056	
5/6C	0.67	4,860	
7	1.83	18,000	
Total	7.55	63,170	0.19

Height

The Southeast Orlando Sector Plan limits building height by the number of stories, not the overall height, with each story no more than 25 feet floor to floor. Special architectural features such as clock towers, cupolas and ornamental portions of parapet walls may exceed the height limit by 20 feet, provided they comprise no more than one-third of the length of the building. The elevations on page 12 show the mean height level between eaves and ridge of the principal roof at 15.5 feet. An ornamental tower goes beyond the first story height, stretching to a peak of 32 feet (approximately 30 feet at eave/ridge mean height level), however this does not exceed the 20 feet additional height limit for special architectural features making this building 1 stories in height.

Signage

The proposed building fronts on Dowden Rd with 170 linear feet of frontage which results in 340 SF of sign copy area. The proposed elevations on page 12 show two signs on the architectural tower feature (under 30 feet from ground level) each approximately 76 SF in area. The resulting copy area of 152 SF is within the 340 SF maximum allowable area. A complete signage package will be subject to Appearance Review prior to the issuance of building permits and shall be consistent with Chapter 64 of the LDC and the Nona Park Master Sign Plan.

Table 3—Development Standards

Use	Lot	Size	Development (SF)	Floor Area Ratio (FAR) for Lots 2-7		Building Height		Impervious Surface Ratio (ISR)	
			Proposed	Maximum Combined	Proposed	Maximum	Proposed	Maximum	Proposed
School	7	1.83	18,000	0.70	0.19	3 stories	1 story	0.9	0.75

Lighting

The applicant submitted a Photometric Plan (page 12), all outdoor lighting shall meet LDC Section 63 Part 2M standards.

Table 4—Building Setback and Landscape Buffer Requirements

Use or Phase	Yard	Building Setbacks (feet)		Landscaping Buffer	
		Minimum	Proposed	Minimum	Proposed
School	Front—Dowden Rd	0	56.13	7.5	13.63
	Side—West drive aisle	0	6	0	0
	Side—East drive aisle	0	65.83	7.5	7.5
	Rear—South drive aisle	10	70.16	7.5	7.5

Circulation and Parking

The proposed site will utilize 3 of 4 existing “stub-outs,” none of which directly connect to public right-of-way. Two ingress/egress locations are at the northern corners and one ingress-only is along the south property line. This southern ingress serves as the entrance to a “conga-line” which staff estimates can comfortably accommodate a queue of 20 automobiles. A porte cochere at the northwest corner of the building is the proposed drop-off location for students. During pick-up, it may be common practice for the queue to extend beyond the porte cochere, toward the northeast ingress/egress location. It is expected that students will likely use two main entrances located at the northwest corner of the building during pick-up/drop-off. Table 4 illustrates that the development meets the minimum parking requirements for a school use. The proposed site plans show the two required ADA parking spaces as well.

Table—5 Parking Requirements

Use	# Classrooms	Minimum Ratio	Minimum Spaces Required	Spaced Provided
School	12	1.75 per Classroom	21	49

AERIAL PHOTO (2016 MAPWORKS)

BUILDING OUTLINE SUBJECT PROPERTY



Pedestrian Circulation

The proposed site plan shows sidewalks adjacent to all sides of the school, a sidewalk along the northern property line on Dowden Rd, a sidewalk connection between Dowden Rd and the building main entrance, and connections to existing sidewalks in the PD via crosswalks. Staff is requiring a sidewalk connection along the southern property line in order to complete the pedestrian connections along the “multifamily circulator” (see LDC2014-00034) of Nona Park Village Apartments.

The survey submitted by the applicant shows approximately 6.4 feet from back-of-curb to the south property line, narrowing to 4 feet where light fixtures exist. Staff has concluded that there is suitable space for a 6 foot sidewalk with flexibility to reduce sidewalk width to 4 feet at light fixtures (existing trees can be placed in tree wells).

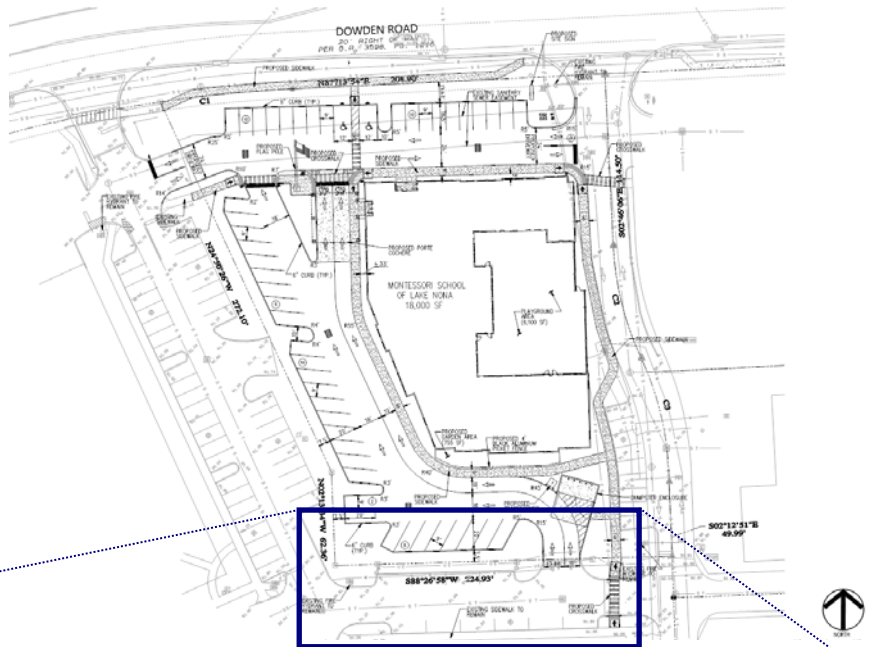


FIGURE 1: SURVEY OF SOUTH PROPERTY LINE

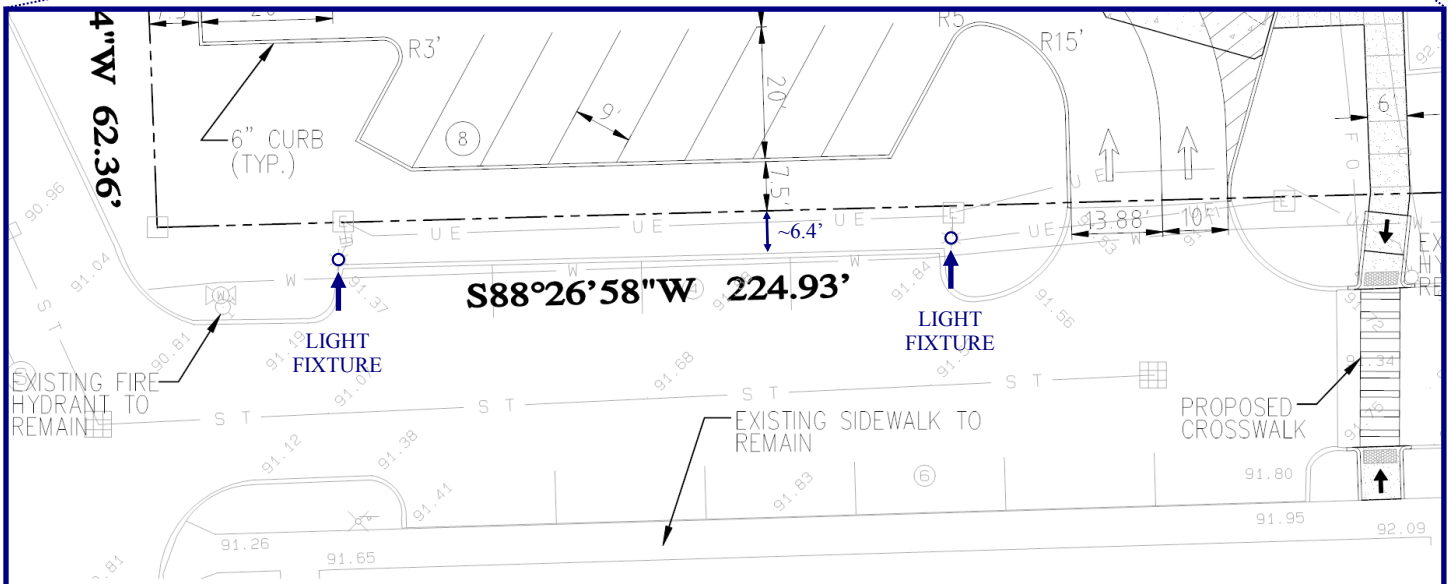


FIGURE 2: PHOTO OF SOUTH PROPERTY LINE

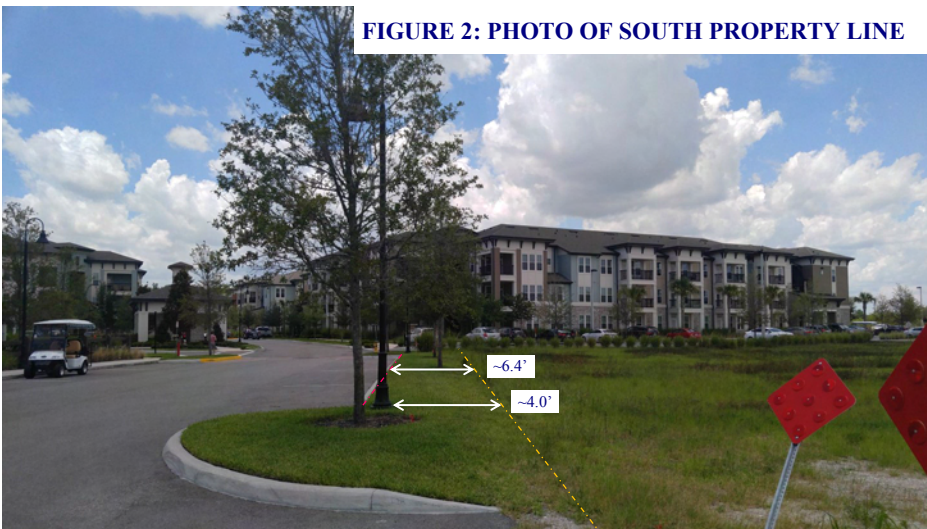


FIGURE 3: ZOOMED PHOTO OF SOUTH PROPERTY LINE



EXISTING SITE PHOTOS



FIGURE 4: EXISTING SITE FROM NORTHEAST CORNER LOOKING SOUTHWEST

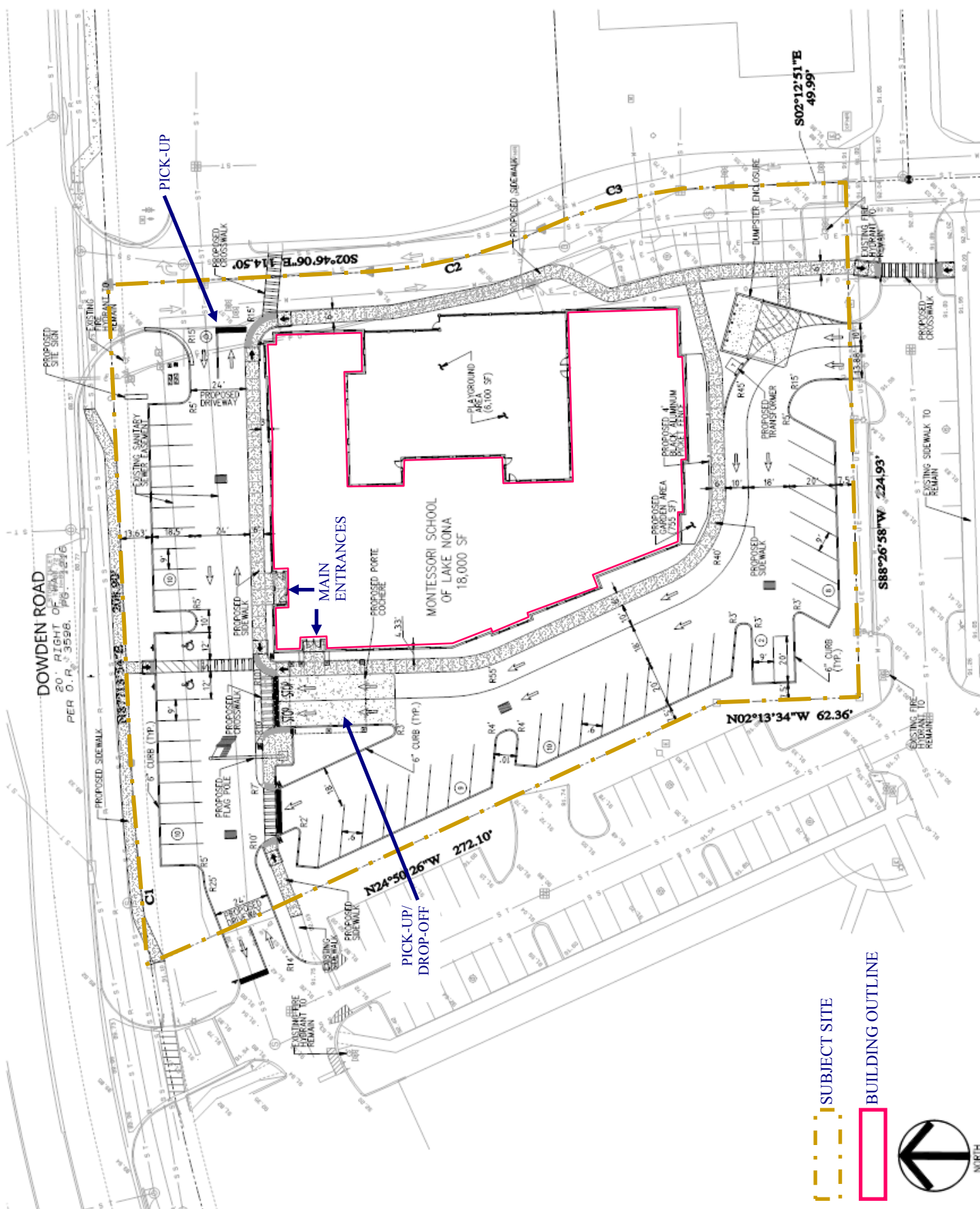


FIGURE 5: EAST DRIVE AISLE LOOKING SOUTH

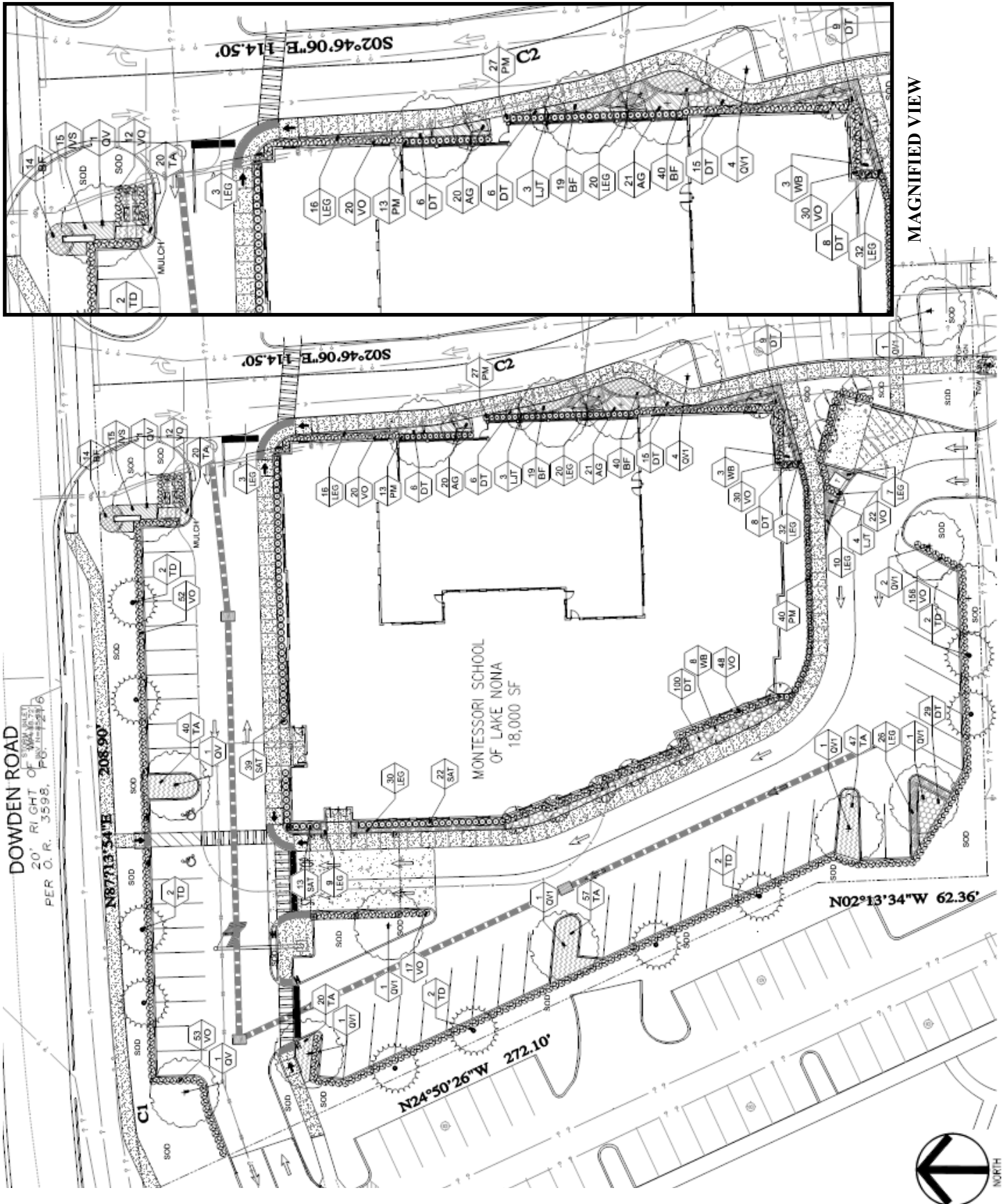


FIGURE 6: EXISTING SITE FROM SOUTHEAST CORNER LOOKING NORTHWEST

PROPOSED SITE PLAN



PROPOSED LANDSCAPE PLAN

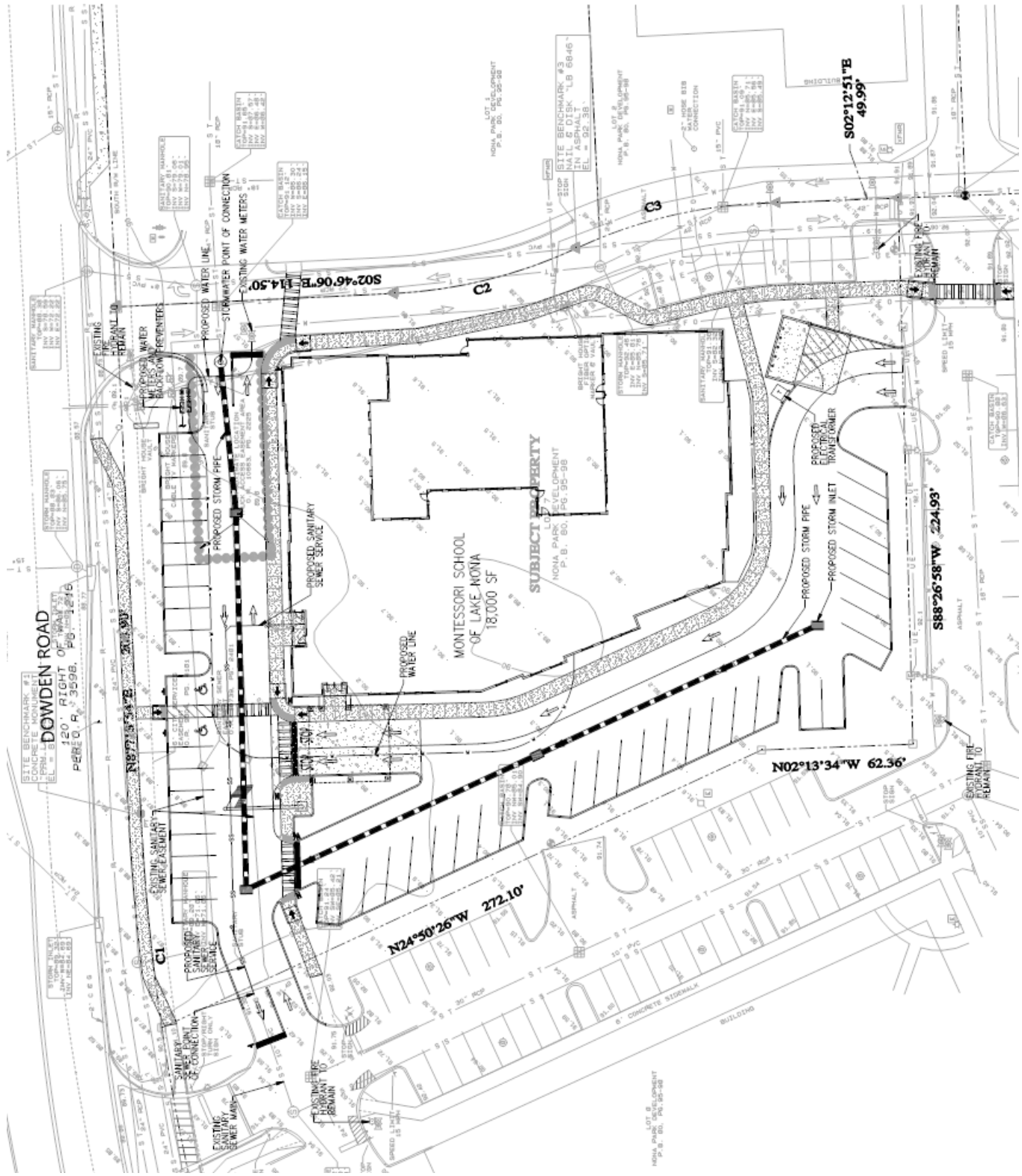


LANDSCAPE PLAN PLANT LIST

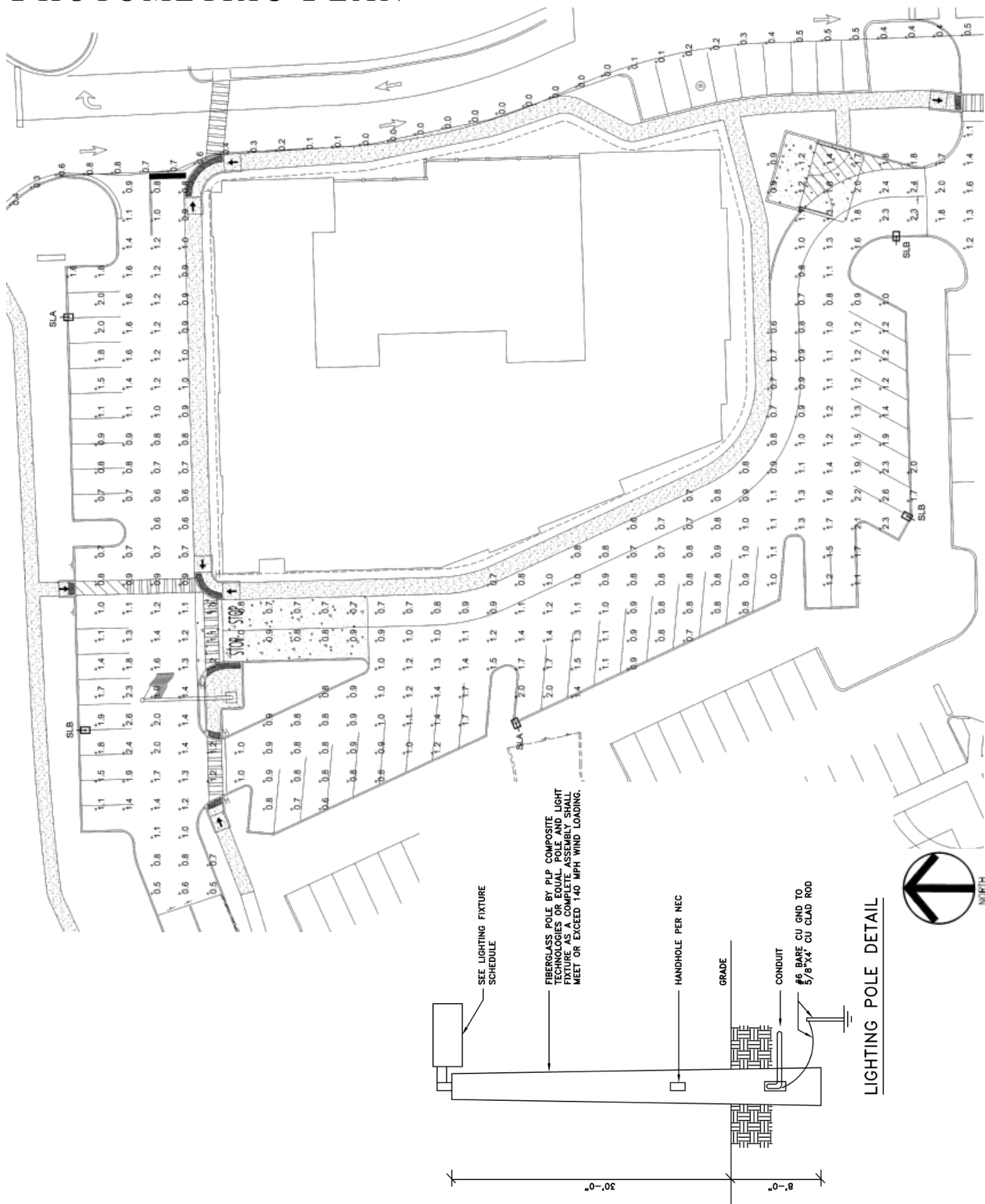
CODE NOTES:
 LANDSCAPE POINT SYSTEM REQUIRES:
 31,922 POINTS
 LANDSCAPE PLAN PROVIDES:
 31,928 POINTS

PLANT LIST					
SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	DESCRIPTION	REMARKS
TREES					
LJT	7	LIGUSTRUM JAPONICUM	LIGUSTRUM TREE	8' HT, 8' SPR., 2-1/2" CAL, MULTI-TRUNK	SPACE AS SHOWN GUY
QV	3	QUERCUS VIRGINIANA	LIVE OAK	10'-12' HT x 3'-4' SPR. / 2" CAL	SPACE AS SHOWN GUY
QV1	12	QUERCUS VIRGINIANA	LIVE OAK	14'-16' HT x 5'-6' SPR. / 3.5" CAL	SPACE AS SHOWN GUY
TD	10	TAXODIUM DISTICHUM	BALD CYPRESS	11'-12' HT x 4'-5' SPR. / 3.5" CAL	SPACE AS SHOWN GUY
WB	11	WODYETIA BIFURCATA	FOXTAIL PALM	8'-10' CT, FULL, NO SCARS	SPACE AS SHOWN GUY
SHRUBS					
IVS	15	ILEX VOMITORIA 'SCHILLINGS'	DWARF SCHILLINGS HOLLY	18" O.A. / FULL / 3G	24" O.C.
PM	80	PODOCARPUS MACROPHYLLA	JAPANESE YEW	30" HT. X 18" SPRD / FULL / 7G	24" O.C.
SAT	74	SCHEFFLERA ARBORICOLA 'TRINETTE'	VARIEGATED ARBORICOLA	30" HT. x 24" SPRD. / FULL / 7G	30" O.C.
VO	410	VIBURNUM ODORATISSIMUM	SWEET VIBURNUM	30" HT. x 24" SPRD. / FULL / 7G	30" O.C.
GROUND COVERS					
AG	41	AGAPANTHUS AFRICANUS	BLUE LILY OF THE NILE	18" HT. x 24". SPRD / FULL / 3G	24" O.C.
BF	73	BULBINE FRUTESCENS	TANGERINE BULBINE	12" HT. x 15" SPRD. / FULL / 1G	18" O.C.
DT	173	DIANELLA TASMANICA	FLAX LILY	18" HT. x 24". SPRD / FULL / 3G	24" O.C.
LEG	153	LIRIOPE MUSCARI 'EMERALD	EMERALD GODDESS LIRIOPE	MIN. 6 BIBS / 18" O.A. / 3G	24" O.C.
TA	184	TRACHELOSPERMUM ASIATICUM	DWARF ASIAN JASMINE	MIN. 12 RUNNERS / FULL / 1 GAL.	24" O.C.
SOD					
	SEE PLANS	PASPALUM NOTATUM	ARGENTINE BAHIA	SOLID, FREE OF PESTS AND DISEASES	FIELD VERIFY QTY.
MULCH					
	SEE PLANS	MINI PINE BARK NUGGETS	MINI PINE BARK NUGGETS	FREE OF DIRT AND DEBRIS	FIELD VERIFY QTY.

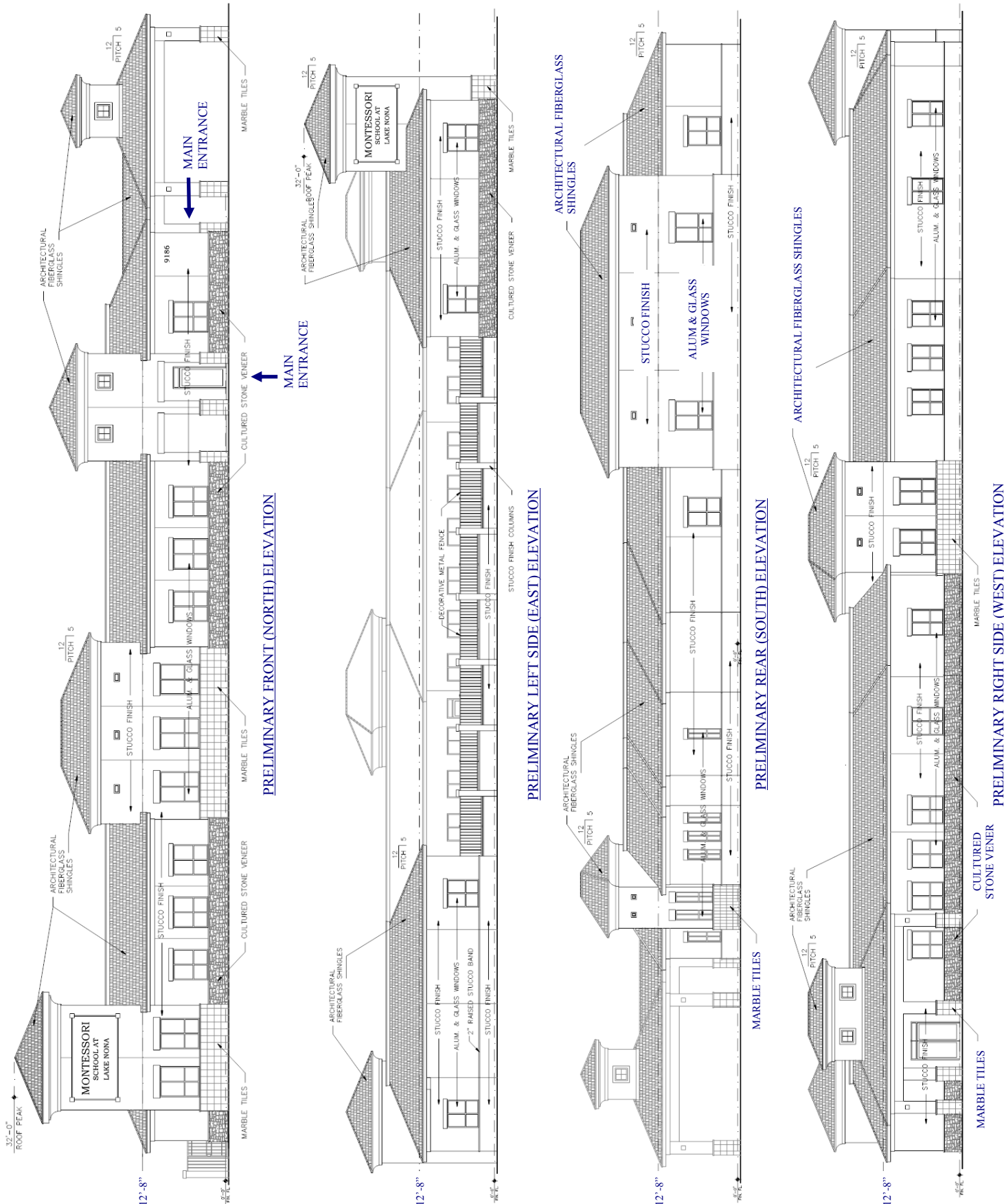
TOPOGRAPHIC SURVEY



PHOTOMETRIC PLAN



PRELIMINARY ELEVATIONS



FINDINGS

Subject to the conditions contained herein, the proposal is consistent with the requirements for approval of the proposed Specific Parcel Master Plan amendment 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 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 Nona Park 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. *STATE OR FEDERAL PERMISSION*

As provided by Subsection 166.033(5), Florida Statutes, issuance of a development permit by a municipality does not in any way create any right on the part of an applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the municipality for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. In accordance with subsection 166.033(5), Florida Statutes, it is hereby made a condition of this permit that all other applicable state or federal permits be obtained before commencement of the development.

2. *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. The underlying zoning shall default to the standards of ASD-1.

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 Nona Park PD, and any other pertinent provisions of the Conventional LDC, the Southeast Orlando Development Plan Agreement, and all previous agreements between the City and property owner.

4. *APPROVAL*

Approval of the Specific Parcel Master Plan amendment by the Southeast Town Design Review Committee (SETDRC) 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 amendment (Southeast Town Design Review Committee) 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. *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 an electronic 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.

6. *IMPERVIOUS SURFACE RATIO (ISR)*

The development plan shall not exceed the maximum ISR of 0.90.

7. *BUILDING HEIGHT*

The maximum building height permitted at this site is 3 stories.

8. *SETBACKS*

Setback standards shall conform to AC-2 standards outlined in LDC Chapter 58.

CONDITIONS OF APPROVAL

9. *SIGNAGE*

A complete signage package will be subject to Appearance Review prior to the issuance of building permits and shall be consistent with Chapter 64 of the LDC and the Nona Park Master Sign Plan.

10. *EXISTING DRIVEWAY STUB-OUT*

Stub-out shown to west of property shall be removed in coordination with adjacent property owner.

Urban Design

1. *WALKWAY CONNECTIONS*

Connect walkways around the site - especially the main pathway on the south side of the drugstore running west to the multi-family. The northside of this southern drive aisle must be treated the same as the streetscape treatment on the southside of this access drive; locations of existing trees may need to be adjusted. Provide plans during permitting review.

2. *WATER TABLE FEATURE*

A durable base shall be included on the building (non-stucco) for minimum of 2-ft around the building.

Transportation Planning

1. *BICYCLE PARKING*

Bicycle racks shall be installed to provide secure bike parking for students and employees. Racks shall conform with Part 3D of Ch. 61 of City Code and be located near entrances and so as to avoid conflicts with pedestrians and other vehicles. Long-term spaces for employees shall be provide at the ratio of 1 for each 10 classrooms and may be inside a building or in a sheltered area outside. 3 short-term spaces shall be provided per classroom.

2. *SIDEWALK EXTENSION*

A 6 ft wide sidewalk shall be extended along the parallel parking spaces on the north side of the south driveway. It shall connect to the proposed sidewalk to the east and shall include MUTCD compliant crosswalks at the entry way and at the driveway on the west side of the parcel. ADA ramps and warning devices shall be included as necessary.

Transportation Engineering

1. *COMPACTORS/DUMPSTERS*

The final site plan shall show the location and size of the on-site solid waste compactor(s) / dumpster(s) with concrete pads, and enclosures with doors. The solid waste container(s) shall not be located adjacent to any single family houses or directly adjacent to the public street. Dumpsters shall be located to provide a minimum 50 feet of clear backup space and constructed per Orlando Engineering Standards Manual (ESM) requirements, OR documentation shall be provided from the City's Solid Waste Division indicating curb pick-up or other approved arrangement.

2. *ADA ACCESSIBLE SIDEWALKS*

Provide ADA accessible sidewalks along the perimeter of the site to continue the pedestrian connections within the area.

3. *PARKING DIMENSIONS*

Parking lot and parking space dimensions shall comply with Orlando LDC and ESM.

4. *MINIMUM SIDEWALK WIDTHS*

On-site sidewalks shall be a minimum of 5' wide when adjacent to drive aisles and 7' wide when adjacent to parking stalls unless wheel stops are used.

5. *CLEAR SIGHT LINES*

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. No structure, fence, wall, or other visual impediment shall obstruct vision between 2 feet and 8 feet in height above street level. The street corner / driveway visibility area shall be shown and noted on construction plans and any future site plan submittals. The applicant shall design the site plan as necessary to comply with the Florida Greenbook and the FDOT Design Standards Index. Sight lines shall be provided on both site plans and landscape plans.

Waste Water

1. *JOINT USE AGREEMENT*

A joint use agreement must be arranged between adjacent property owners to use private sewer.

INFORMATIONAL COMMENTS

Transportation Impact Fees

1. *TRANSPORTATION IMPACT FEES*

Any new construction, change in use, addition, or redevelopment of a site or structure shall be subject to a review for Transportation Impact Fees. For a copy of the complete ordinance or impact fee rate chart, you may reference our website at: <http://www.cityoforlando.net/planning/Transportation/ifees.htm>

2. *IMPACT FEE EXEMPTIONS*

Any exemptions or credits against the Transportation Impact Fee must be reviewed prior to permit issuance. All Transportation Impact Fee Credits shall be initiated and processed by the Transportation Impact Fee Coordinator. Credit shall be available for the previous occupied retail use located on the subject site, at the time of annexation completion into the City limits.

3. *CONCURRENCY MANAGEMENT*

The applicant shall comply with all applicable requirements of Chapter 59, the Concurrency Management Ordinance, to ensure that all public facilities and services are available concurrent with the proposed development, and that the potential impacts on public facilities and services are mitigated. All new construction, changes in use, additions or redevelopment are required to submit a Concurrency Management application as a part of the building plan review process. A Concurrency Management application is available on the City's website: <http://www.cityoforlando.net/permits/forms/concurrency.htm>

Police

1. *CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN*

The Orlando Police Department has reviewed the plans for Montessori School of Lake Nona located at 9186 Dowden Rd., utilizing CPTED (Crime Prevention Through Environmental Design) principles. CPTED emphasizes the proper design and effective use of a created environment to reduce crime and enhance the quality of life. There are four overlapping strategies in CPTED that apply to any development: Natural Surveillance, Natural Access Control, Territorial Reinforcement and Target Hardening. CPTED conditions will be emailed to the client by the Project Manager with the City.

Fire

1. *FIRE CODE REQUIREMENTS*

Every building constructed shall be accessible to fire department apparatus by way of access roadways with all-weather surface of not less than 20 feet of unobstructed width, adequate roadway turning radius, capable of supporting the imposed loads of fire apparatus, and having a minimum vertical clearance of 13 ft. 6 in. [NFPA 1: 18.2.3.4] TRC fire code review is preliminary in nature, and is intended to expose or prevent evident design deficiencies with State and City Fire Codes. The design will be reviewed in detail for State and City Fire Code compliance at the time of permit application. Be advised that any new construction must adhere to the requirements of the Florida Fire Prevention Code, 2012 Edition, and The City of Orlando Fire Prevention Code.

Building

1. *BUILDING REVIEW*

Building Plan Review is not applicable to this case at this time. The building design will be reviewed for code compliance during the design development and construction documents phase.

CONTACT INFORMATION

City Planning

For questions regarding City Planning review, please contact Wes Shaffer at 407.246.3792 or thomas.shaffer@cityoforlando.net.

Urban Design

For questions regarding Urban Design plan review, contact Jason Burton at 407.246.3389 or jason.burtonr@cityoforlando.net.

Transportation

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 Planning plan review, please contact Lauren Torres at 407.246.3220 or lauren.torres@cityoforlando.net

Development Review and Engineering/Zoning

For questions regarding Development Review and Engineering or Zoning contact Keith Grayson at 407.246.3234 or keith.grayson@cityoforlando.net.

Building

For questions regarding Building Plan Review issues contact Don Fields at 407.246.2654 or don.fields@cityoforlando.net.

Transportation Impact Fees

For questions and information regarding Transportation Impact Fee rates you may contact Nancy Ottini at 407.246.3529 or nancy.jurus-ottini@cityoforlando.net

Police

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

Fire

For questions regarding the Orlando Fire Department plan review, please contact Charles Howard at 407.246.2143 or charles.howard@cityoforlando.net.

Waste Water

For questions regarding the Waste Water plan review, please contact Vince Genco at vince.genco@cityoforlando.net.

REVIEW/APPROVAL PROCESS—NEXT STEPS

1. SETDRC minutes scheduled for review and approval by City Council.
2. Appearance Review determination by the Planning Official.
3. Building permits.