

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 **6,969 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, PERMIT DISCLAIMER, AND AN EFFECTIVE**
15 **DATE.**

16
17 **WHEREAS**, at its regularly scheduled meeting of August 16, 2016, the Municipal
18 Planning Board (the “MPB”) of the City of Orlando, Florida (the “City”), considered zoning
19 application case number ZON2016-00017, requesting that the development standards, site plans,
20 and conditions associated with the previously adopted planned development ordinances for
21 approximately 6,969 acres of land generally located north of the Orange-Osceola county line, south
22 of Dowden Rd., east of Boggy Creek Rd., and west of Narcoossee Rd., and more precisely
23 described by the legal description attached to this Ordinance as Exhibit “A” (the “Property”), be
24 amended to reflect amendments to the Lake Nona Development of Regional Impact Development
25 Order; and

26
27 **WHEREAS**, based upon the evidence presented to the MPB, including the information
28 and analysis contained in the staff report for application case number ZON2016-00017 (entitled
29 “Lake Nona Parcel 10 DRI & PD Amendment” and hereinafter referred to as the “Staff Report”),
30 and subject to certain conditions, the MPB recommended that the City Council of the City of
31 Orlando, Florida (the “Orlando City Council”) approve said zoning application and adopt an
32 ordinance in accordance therewith; and

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34 **WHEREAS**, the MPB has found that approval of the application is consistent with the
35 City’s adopted Growth Management Plan (the “GMP”); and

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37 **WHEREAS**, on October 15, 2001, the Orlando City Council approved an ordinance
38 establishing a Planned Development zoning district on the Property, referenced as Documentary
39 #011015702; and

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

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

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47 **WHEREAS**, on July 25, 2005, the Orlando City Council approved an ordinance amending
48 the PD, referenced as Documentary #050725904; and

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50 **WHEREAS**, on August 20, 2007, the Orlando City Council approved an ordinance
51 amending and restating the PD, referenced as Documentary #0708201010; and

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

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56 **WHEREAS**, on June 18, 2012, the Orlando City Council approved an ordinance amending
57 the PD, referenced as Documentary #1206181201; and

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59 **WHEREAS**, on October 21, 2013, the Orlando City Council approved an ordinance
60 amending the PD, referenced as Documentary #1310211201; and

61
62 **WHEREAS**, on July 13, 2015, the Orlando City Council approved an ordinance amending
63 the PD, referenced as Documentary #1507131205 (Documentary #0708201010, Documentary
64 #0803171001, Documentary #120618201, Documentary #1206181201, Documentary
65 #1310211201 and Documentary #1507131205) collectively hereinafter referred to as the “PD
66 Ordinance”); and

67
68 **WHEREAS**, the Property is also subject to the Development Order for the Lake Nona
69 Development of Regional Impact, as amended; and

70
71 **WHEREAS**, the City Council has held a duly noticed public hearing regarding further
72 proposed amendments to the PD and agrees that such changes will benefit the PD and the
73 community-at-large; and

74
75 **WHEREAS**, the Orlando City Council hereby finds that this ordinance is consistent with
76 the intent and purpose of the Planned Development District zoning designation as established by
77 Part 2Q, Chapter 58, Code of the City of Orlando, Florida (the “Orlando City Code”); and

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79 **WHEREAS**, the Orlando City Council hereby finds that this ordinance is in the best
80 interest of the public health, safety, and welfare, and is consistent with the applicable provisions
81 of the City’s GMP; and

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83 **NOW, THEREFORE, BE IT ENACTED BY THE CITY COUNCIL OF THE CITY**
84 **OF ORLANDO, FLORIDA, AS FOLLOWS:**

85
86 **SECTION 1. ZONING AMENDMENT.** After due notice and public hearing, and
87 pursuant to Chapter 58, Orlando City Code, and other relevant portions of the Orlando City Code,
88 the land development regulations established by the PD Ordinance, are hereby amended, as
89 follows:

90
91 1.1. *Master plan.* Exhibit “C” of the PD Ordinance is hereby amended to delete, remove, and
92 supersede Master Plan 8.4 and replace the same with Master Plan 8.5, attached hereto and

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93 incorporated herein as Exhibit “C.” All references to Master Plan 8.4 in the PD Ordinance
 94 are hereby deemed to mean Master Plan 8.5.
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96 1.2. *Limits of residential development.* Exhibit “E” of the PD Ordinance is hereby amended to
 97 delete, remove, and supersede “Limits of Residential Development” and replace the same
 98 with “Limits of Residential Development” attached hereto and incorporated herein as
 99 Exhibits “E.” All references to “Limits of Residential Development” in the PD Ordinance
 100 are hereby deemed to mean as revised to incorporate the base map of Master Plan 8.5.
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102 1.3. *Conceptual transit corridors.* Exhibit “F” of the PD Ordinance is hereby amended to
 103 delete, remove, and supersede “Conceptual Transit Corridor – Master Plan 8.4” and replace
 104 the same with “Conceptual Transit Corridor – Master Plan 8.5” attached hereto and
 105 incorporated herein as Exhibit “F.” All references to “Conceptual Transit Corridor” in the
 106 PD Ordinance are hereby deemed to mean as revised to incorporate the base map of Master
 107 Plan 8.5.
 108

109 1.4. *Building heights.* Section Three, Part E, of the PD Ordinance is hereby amended to read
 110 as follows:
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112 E. Maximum Building Height Standards.
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114 The SETDRC may approve an alternate height standard for any individual parcel
 115 through the SPMP process. Unless an alternative height is approved, the height limitations in the
 116 following table shall apply.
 117

Parcel	Land Use Category	Max. Height (Stories)
1	Residential Neighborhood - LNGCC	3
2 - 5	Residential Neighborhood	2
6 - 7	Neighborhood Center	3
8	Civic, Residential Center	3
9	Airport Support District - High Intensity	2
10A	Airport Support District - Medium Intensity	10
10B	Residential Neighborhood	2
10C	Airport Support District - Medium Intensity	10
11A	Residential Neighborhood	2
11B	Village Center	4
12	Residential Neighborhood	2
13A	Residential Neighborhood	2
13B	Residential Center	3
14A	Village Center	4
14B	Civic – School	3
15A, B	Airport Support District - High Intensity	5
15C	Civic	2

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Parcel	Land Use Category	Max. Height (Stories)
16 -19	Airport Support District - High Intensity	5
20A, B	Airport Support District - High Intensity	10
21A, B	Airport Support District - High Intensity	10
22A	Village Center	10
22B	Village Center/Urban Transit	10
23A	Village Center	10
23B	Village Center/Urban Transit	10
23C	Village Center	10
24A	Village Center/Urban Transit	10
24B	Village Center	10
24C	Airport Support District – High Intensity	10
24D	Civic – Open Space	4
25	Residential Neighborhood	2
26	Residential Neighborhood	2
27A, B	Residential Neighborhood	2
27C	Residential Neighborhood	2
28A, B	Residential Neighborhood	3
28C, D	Neighborhood Center	4
28E	Village Center	10
29	Village Center	3
30A	Civic – School	4
30B	Village Center	3
31	Village Center	3
32A, B	Airport Support District - High Intensity	2
33	Civic	2
34	SMA	0

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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.

135 **SECTION 6. DISCLAIMER.** In accordance with Section 166.033(5), Florida Statutes,
136 the issuance of this development permit does not in any way create any right on the part of the
137 applicant to obtain a permit from a state or federal agency, and does not create any liability on
138 the part of the City for issuance of this permit if the applicant fails to obtain requisite approvals
139 or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in
140 a violation of state or federal law. All other applicable state or federal permits must be obtained
141 before commencement of the development authorized by this development permit.

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143 **SECTION 7. PENALTIES.** Failure to comply with the requirements of this ordinance
144 constitutes a violation of the Orlando City Code and shall be punishable as provided therein.

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146 **SECTION 8. EFFECTIVE DATE.** This ordinance takes effect immediately upon its
147 final passage.

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149 **DONE, THE FIRST READING,** by the City Council of the City of Orlando, Florida, at
150 a regular meeting, this _____ day of _____, 2016.

151
152 **DONE, THE PUBLIC NOTICE,** in a newspaper of general circulation in the City of
153 Orlando, Florida, by the City Clerk of the City of Orlando, Florida, this _____ day of
154 _____, 2016.

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156 **DONE, THE SECOND READING AND HEARING, AND ENACTED ON FINAL**
157 **PASSAGE,** by an affirmative vote of a majority of a quorum present of the City Council of the
158 City of Orlando, Florida, at a regular meeting, this _____ day of _____,
159 2016.

160
161 BY THE MAYOR/MAYOR PRO TEMPORE OF
162 THE CITY OF ORLANDO, FLORIDA:

163
164 _____
165 Mayor / Mayor Pro Tempore

166
167 ATTEST, BY THE CLERK OF THE
168 CITY COUNCIL OF THE CITY OF
169 ORLANDO, FLORIDA:

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171 _____
172 City Clerk

173
174 APPROVED AS TO FORM AND LEGALITY
175 FOR THE USE AND RELIANCE OF THE
176 CITY OF ORLANDO, FLORIDA:

177
178 _____
179 City Attorney