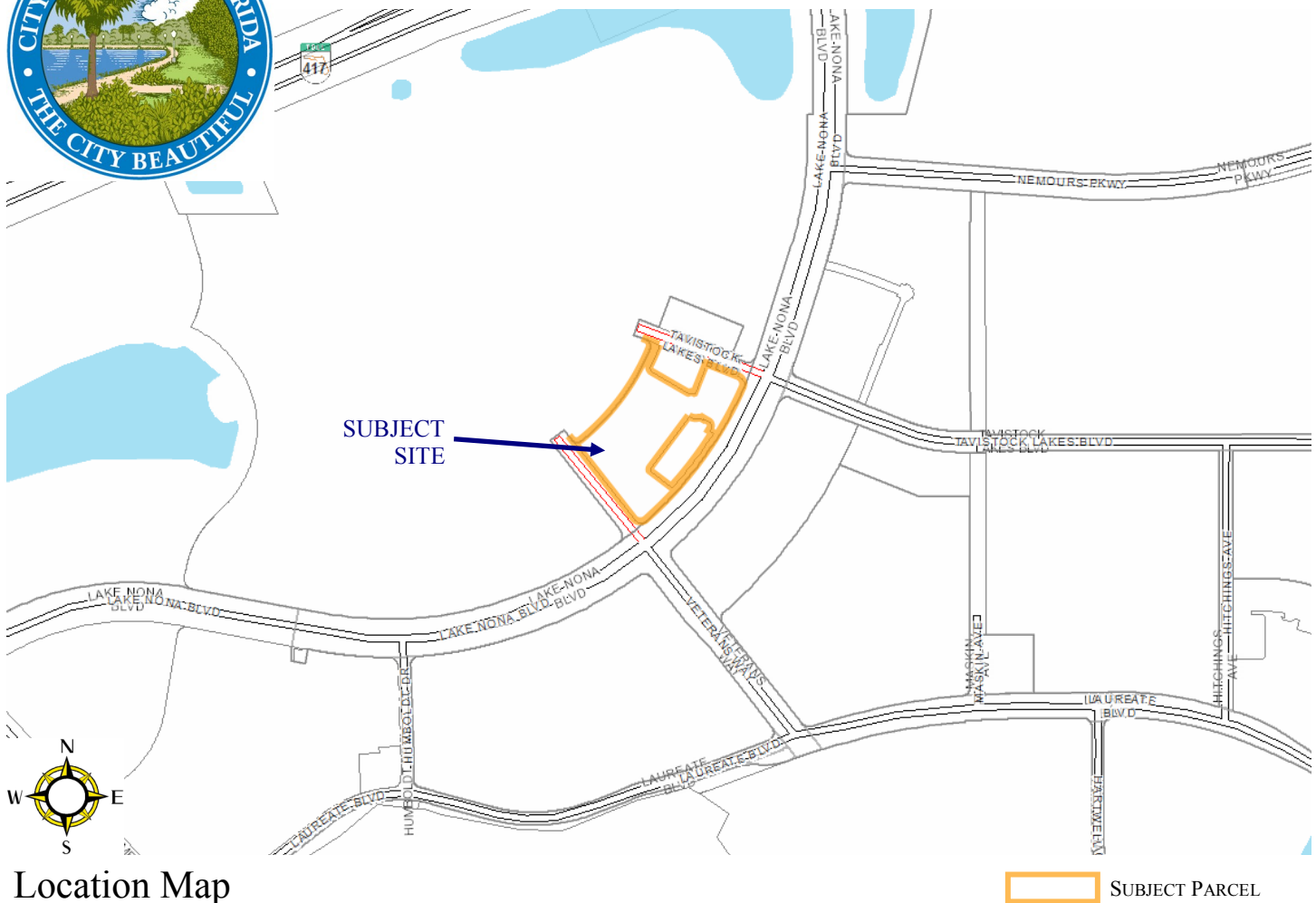




## LAKE NONA TOWN PHASE 1B AMENDMENT



Location Map

### SUMMARY

**Owner**

Ralph Ireland  
Lake Nona Land Company, LLC

**Applicant**

Heather Isaacs  
Tavistock Development Company, LLC

**Project Planner**

Wes Shaffer, Planner I

**Updated:** March 23, 2017

**Property Location:**

South of Tavistock Lakes Boulevard, north of Veterans Way, and west of Lake Nona Boulevard.  
(± 0.9 acres, District 1)

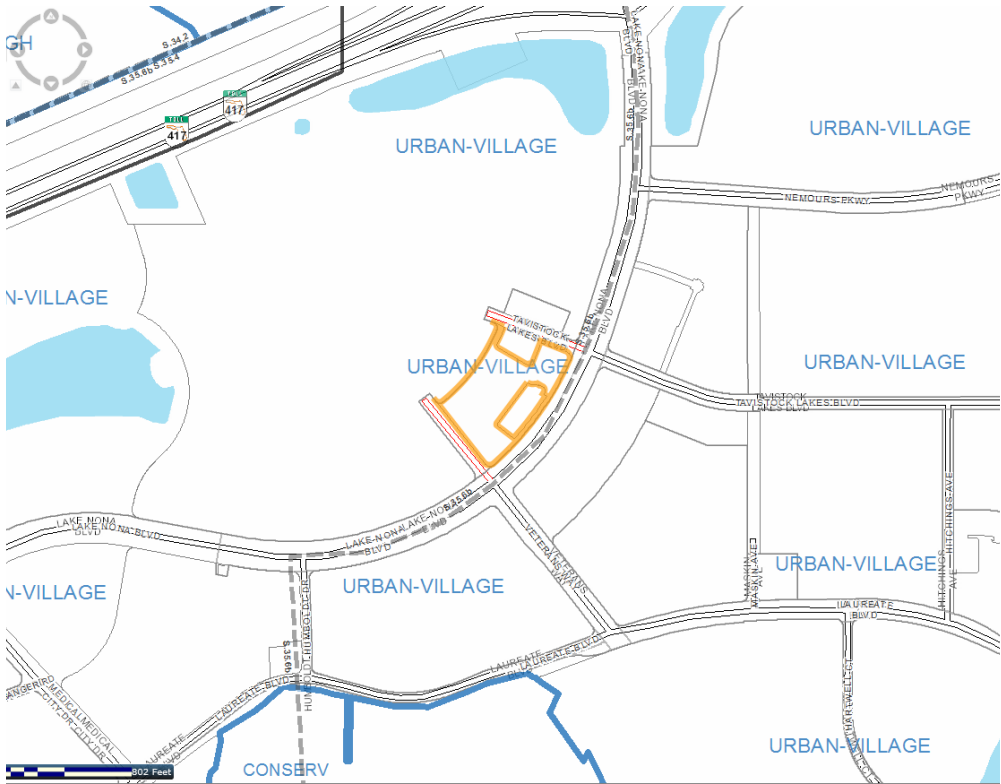
**Applicant's Request:**

Recommendation of approval for a Specific Parcel Master Plan (SPMP) amendment to increase office development for Building F of the Town Center Phase 1 from 100,000 square feet to 165,000 square feet by adding two (2) floors to the previously approved four (4) story building.

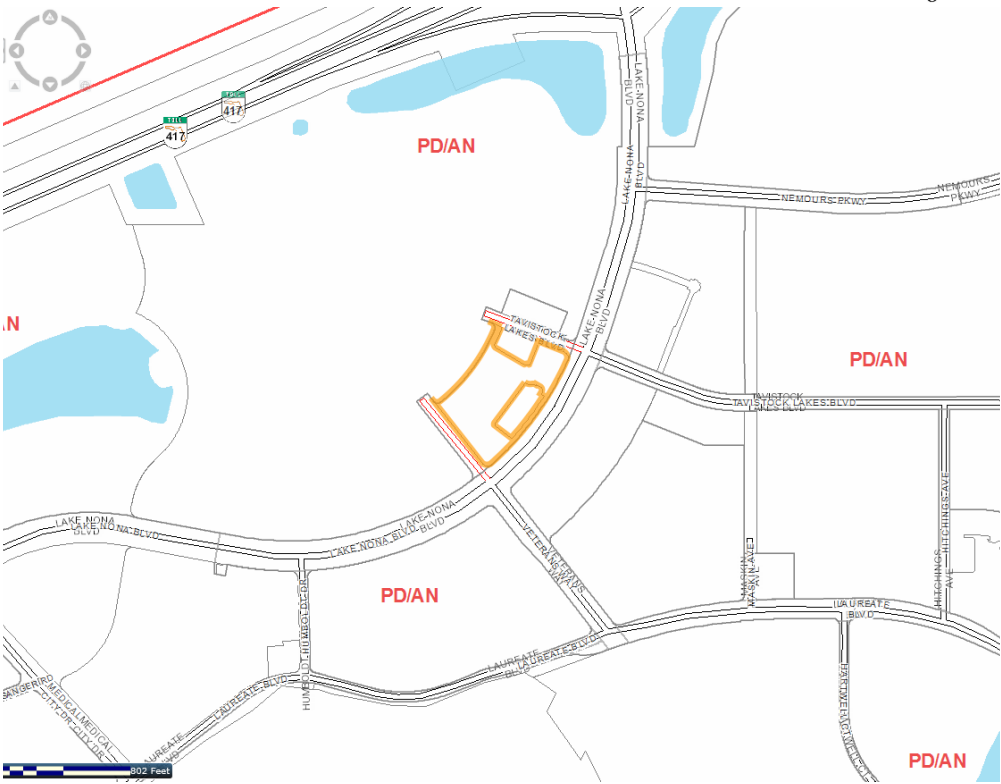
**Staff's Recommendation:**

Approval subject to the conditions of this report.

# FUTURE LAND USE MAP



# ZONING MAP



# MASTER PLAN ANALYSIS

## Project Description

The subject proposal amends the Lake Nona Town Center Phase 1 SPMP (case #MPL2013-00019) to allow up to 165,000 sq. ft. of office development for Building F by adding two (2) floors to the previously approved four (4) story building. The 65,000 sq. ft. floor area increase is 65% greater than the approved floor area, thus triggering a major amendment requiring SETDRC review. **Table 1** summarizes the built and proposed development for the Lake Nona Town Center Phases 1A and 1B.

**Table 1—Built and Proposed Development for Town Center Phase 1**

Phase	Building	Use	Floors	Floor Area	Hotel Rooms	Parking Provided
1A	A	Hotel (built)	5	141,840	204	-
	B	Restaurant (built)	1	6,721	-	-
	C	Restaurant (built)	1	6,992	-	-
	D	Mixed Use (built)	4	90,265	-	-
	E	Parking Garage (built)	5	226,390	-	589
	LOT 2	Temporary Parking Lot (built)	-	-	-	114
1B	F	Office Building (this proposal)	6	165,000	-	-
	G	Office / Bank (future development)	unknown	20,000	-	-
<b>Total</b>				<b>430,818*</b>	<b>204</b>	<b>703</b>

\* total excludes sq. ft. from Parking Garage

## Previous Actions:

- **2011 December 8**—SETDRC recommended approval for the Town Center Phase 1 (case #MPL2011-00027) comprised of two hotels totaling 250 rooms, 15,500 sq. ft. commercial space, 15,000 sq. ft. office/bank, and 494 parking spaces.
- **2012 January 17**—Municipal Planning Board (MPB) recommended approval to amend Map H of the Lake Nona DRI/PD (case #DRI2011-00001 & ZON2011-00026) to show Parcel 22a as “Village Center” with a maximum allowed height of 10 stories.
- **2013 July 11**—SETDRC recommended approval for Lake Nona Town Center Phase 1 SPMP amendment (case #MPL2013-00019) amending MPL2011-00027 to include 260 hotel rooms, 110,000 sq. ft. of mixed-use development, 10,000 sq. ft. of eating and drinking, 100,000 sq. ft. of office, 20,000 sq. ft. of office/bank, a six story, 1,300 space parking structure, and a temporary parking lot.
- **2016 September 22**—Planning Official Determination (case #LDC2016-00310) amended Office Building F to increase floor area from 100,000 sq. ft. to 109,366 sq. ft.

## Project Context

The 0.9 acre development site is generally located south of Tavistock Lakes Boulevard, north of Veterans Way, and west of Lake Nona Boulevard, and is currently cleared and undeveloped. The property is designated as Urban Village on the Official Future Land Use Map and zoned PD/AN on the Official Future Zoning Map. The property occupies a portion of Parcel 22a on the Lake Nona Development of Regional Impact (DRI) Map H—Master Plan 8.4/PD Development Plan, shown as “Village Center”. Table 1 summarizes the future land uses, zoning districts, and existing uses surrounding the subject site.

**Table 2—Project Context**

	Future Land Use	Zoning	Surrounding Use
North	Urban Village	PD/AN	SR 417, Stormwater Retention
East			Nemours Children’s Hospital, Landon House, The Distillery
South			UCF College of Medicine
West			Vacant Property

### Conformance with the Growth Management Plan (GMP)

The proposed development 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.35.4 and S.35.6(B), along with Goal 4 and its associated objectives and policies. Development in the Southeast Orlando Sector Plan area shall be encouraged to incorporate sustainable land use techniques and principles which ensure a strong local economy, produce communities of diverse livable neighborhoods, and conserve and protect the fragile natural and built environment. Development shall be compact, interconnected, diverse, and provide balanced mobility to pedestrians, bicyclists, and transit riders. Public spaces such as parks, playgrounds, and greenbelts along with civic buildings such as churches and libraries should be sited in prominent and accessible locations.

#### *Subarea Policy S.35.6(B)*

The subject property is located within this Subarea Policy, as identified by the Greater Orlando Aviation Authority (GOAA) and as defined by the Federal Aviation Administration (FAA), subject to an aviation easement. Properties within this Subarea Policy must not be developed with residential uses, as required by the Lake Nona DRI Development Order. The subject development program does not propose any residential uses within the aviation easement.

#### *FLUE Goal 4*

As aforementioned, the site is within the Village Center designation, which is addressed by Future Land Use Element Goal 4. Village Centers require a minimum density of 7 du/gross acre and permit a maximum density of 25 du/gross acre for residential uses and a maximum intensity of 0.3 FAR for non-residential uses. Allowable uses include retail, services, grocery, restaurants, cinema, gas stations, offices, hospitals, hotels, single family and multi-family residential, civic including schools and colleges, park/plaza, and/or other uses consistent with the City's AC-1 district. Non-residential development equal to or greater than 0.4 FAR and residential development equal to or greater than 25 du/gross acre shall use Traditional Design standards for "Village Center". These standards are addressed on the following page of this staff report.

### 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 detailed development guidelines and standards for the Southeast Plan area. The proposed development is categorized as "Village Center" in the Lake Nona DRI/PD. According to LDC Section 68.200(a)(2), Village Centers "shall be developed as important destinations for each Residential Neighborhood, providing a variety of shops, services, restaurants, and civic facilities that serve the needs of the surrounding neighborhoods."

### Development Standards

According to LDC Figure 68-A, mixed-use centers such as Village Centers are required to meet Traditional Design standards as described in Chapter 68 of the Land Development Code if non-residential development is equal to or greater than 0.40 FAR. Although this project is titled "Lake Nona Town Center," the subject site is subject to "Village Center" development standards. These development standards are summarized in **Table 3** and the analysis provided below.

**Table 3—Lake Nona Town Center Development Standards**

Phase	Use	Block Acres	Proposed Development (sq. ft.)	Intensity (FAR)		Building Height (stories)		ISR (impervious surface ratio)	
				Min.	Proposed	Max.	Proposed	Max	Proposed
1A	Mixed Use	7.5	245,818	0.30	1.32	10	5	0.85	0.83
1B	Office		185,000				6		

*Blocks Size*

Town/Village Centers shall be developed as a series of complete blocks within interconnected streets bordering four sides. Block areas are calculated net of surrounding streets and wetlands setbacks. The total block area for Phase 1 (not including the Temporary Parking in Lot 2 which has been added to Phase 2A) is 7.5 acres. The maximum block size permitted within Village Centers is 7 acres. MPL2013-00019 has allowed for Phase 1 to exceed the maximum block size.

*Intensity—Floor Area Ratio (FAR)*

FAR is based on the net block size and measured per block. Village Center districts require a minimum intensity of 0.30 FAR per block. The additional floor area increases Phase 1 FAR from 1.16 to 1.32.

*Mix of Uses*

Each Village Center phase must contain a minimum mix of the four block types: mixed use, commercial, residential, and civic. Subarea Policy S.35.6(B) restricts residential uses at the subject site and therefore staff will not require residential block types for this phase. The additional commercial floor area for Building F does not alter the composition of mix approved by MPL2013-00019 and LDC2016-00310.

*Setbacks*

Front Yard and Side Street setbacks shall be no greater than 10 ft. Rear Yard setbacks shall be no less than 10 ft. MPL2013-00019 allows for an alternative standard of a maximum 30 feet from back of curb on Veterans Way. The proposed building is setback 25 ft. from Veterans Way. The rear abuts an internal roadway with a proposed 10 ft. setback.

*Building Frontage*

Minimum frontage shall be a minimum of 65% measured on each street of each block. The percent frontage shall include the linear feet of building within 20 feet of the edge of street ROW which has windows and entries oriented to the street. The additional commercial floor area for Building F does not alter the building frontage approved by MPL2013-00019 and LDC2016-00310.

*Building Height*

LDC Chapter 68 limits height by the number of stories, not the overall height, to provide variety to the skyline in Mixed Use Centers. Civic buildings may have an unlimited floor to floor height. Commercial and residential buildings shall have no more than 25 foot floor to floor heights. Chapter 68 restricts building heights to 3 stories for Village Center districts. DRI2011-00001/ZON2011-0026 amended the Lake Nona DRI/PD to allow up to 10 stories for development in Parcel 22a. The proposed office building is six (6) stories.

*Parking*

Village Center standards require a minimum parking ratio of 3 spaces per 1,000 square feet of mixed use development however due to the substantial share of hotel and office floor area in Phase 1, which generally require less than 3 spaces per 1,000 sq. ft., staff is recommending using Chapter 61 minimum parking requirements. **Table 4** on the next page shows minimum required parking for Phase 1 is 967 spaces. The existing parking garage and temporary surface parking lot provide a combined 703 spaces. Phase 1 is under-parked by 264 spaces. The applicant has indicated that additional parking will be provided through the expansion of the existing garage in Phase 2A of the Town Center Development. The Phase 2A proposal (MPL2016-00055) shows enough excess parking to meet the requirements for Phase 1. A certificate of occupancy shall not be issued until there is sufficient parking available to serve the proposed use.

*Pedestrian Connections*

The subject proposal has a site plan identical to the plans approved through LDC2016-00310 and BLD2016-06481. The main pedestrian crossing areas between buildings and the parking garage shall be clearly marked. In addition, a paved pedestrian/handicap connection and/or sidewalk shall be provided from the public sidewalks to the main building entrances, clearly marked with pavement markings. Handicap accessible ramps shall be constructed at street intersections and driveway connections to comply with ADA. The proposed site plan displays a connected internal sidewalk system consistent with the Master Plan. Maximum sidewalk widths are as follows: 26 ft. to the north, 18 ft. to the east, 23 ft. to the west and 25 ft. to the south. Sidewalk clear zones are as follows: 6 ft. wide to the north, 12 ft. wide to the south, 6 ft. wide to the east and 10 ft. wide to the west.

Table 4—Parking Requirements for Phase 1

Phase	Bldg	Use	Program	Min Ratio	Min Required	Parking Provided
1A	A	Hotel	141,840	-	-	-
		Restaurant (sq. ft.)	2,300	3	7	-
		Rooms	204	0.5	102	-
		Seats	222	0.25	56	-
	B	Restaurant (sq. ft.)	6,721	5	34	-
	C	Restaurant (sq. ft.)	6,992	5	35	-
	D	Mixed Use (sq. ft.)	90,265	3	271	-
1B	E	Parking Garage (sq. ft.)	-	-	-	589
	LOT 2	Temporary Parking	-	-	-	114
	F	Office Building (sq. ft.)	165,000	2.5	413	-
	G	Office / Bank (sq. ft.)	20,000	2.5	50	-
<b>Total</b>			<b>433,544</b>		<b>967</b>	<b>703</b>

*Landscaping/Streetscaping*

The subject proposal has a landscape/streetscape plan identical to the plans approved through BLD2016-06481. The applicant is required to provide a Minimum Required Landscape Score at time of permitting. Streetscape and street trees along Veterans Way shall be consistent with Tavistock Lakes Blvd. streetscape design.

*Urban Design*

*Lighting*—A lighting plan is required to shall show compliance with City Lighting ordinance and provide information on the following areas: pedestrian, parking service, and security areas. The original submittal did not include a lighting photometric plan. A full lighting plan is required at the time of permitting.

*Loading areas*—It is required that all loading areas for Building F face the parking garage or western most service road. All loading areas and dumpster areas adjacent to the building shall be screened to appear to be part of the building. The same building materials and architectural details shall be used for the finishes of these areas. Loading areas, too, shall be designed internal to the project. Dumpsters are not permitted to be located on any primary street frontage. They should be built into the building service area, placed adjacent to service road and screened to match principle structure. The service area is proposed to the west along the proposed service road. The dumpster is in an enclosed room on the west side of the building with a curb-cut for removal and service. Materials and finishes are consistent with the rest of the building. Incomplete information was provided as to whether CPTED principles were addressed in this low visibility area.

*Transparency*—Ground floor principal facades shall include a minimum of 30% transparency between 3 and 7 feet as measured from grade. Secondary facades facing parking areas shall include a minimum of 15% transparency between 3 and 7 feet as measured from grade. Tinted or spandrel glass shall not be included in the ground floor transparency requirement. Low E with a minimum transmittance of 60% may be permitted. The bottom floor will have clear glass, no spandrel glass. The submitted elevations meet the transparency requirement. Spandrel glass will be used on upper floors.



AERIAL OF SUBJECT PROPERTY



# EXHIBIT A: SITE PLAN

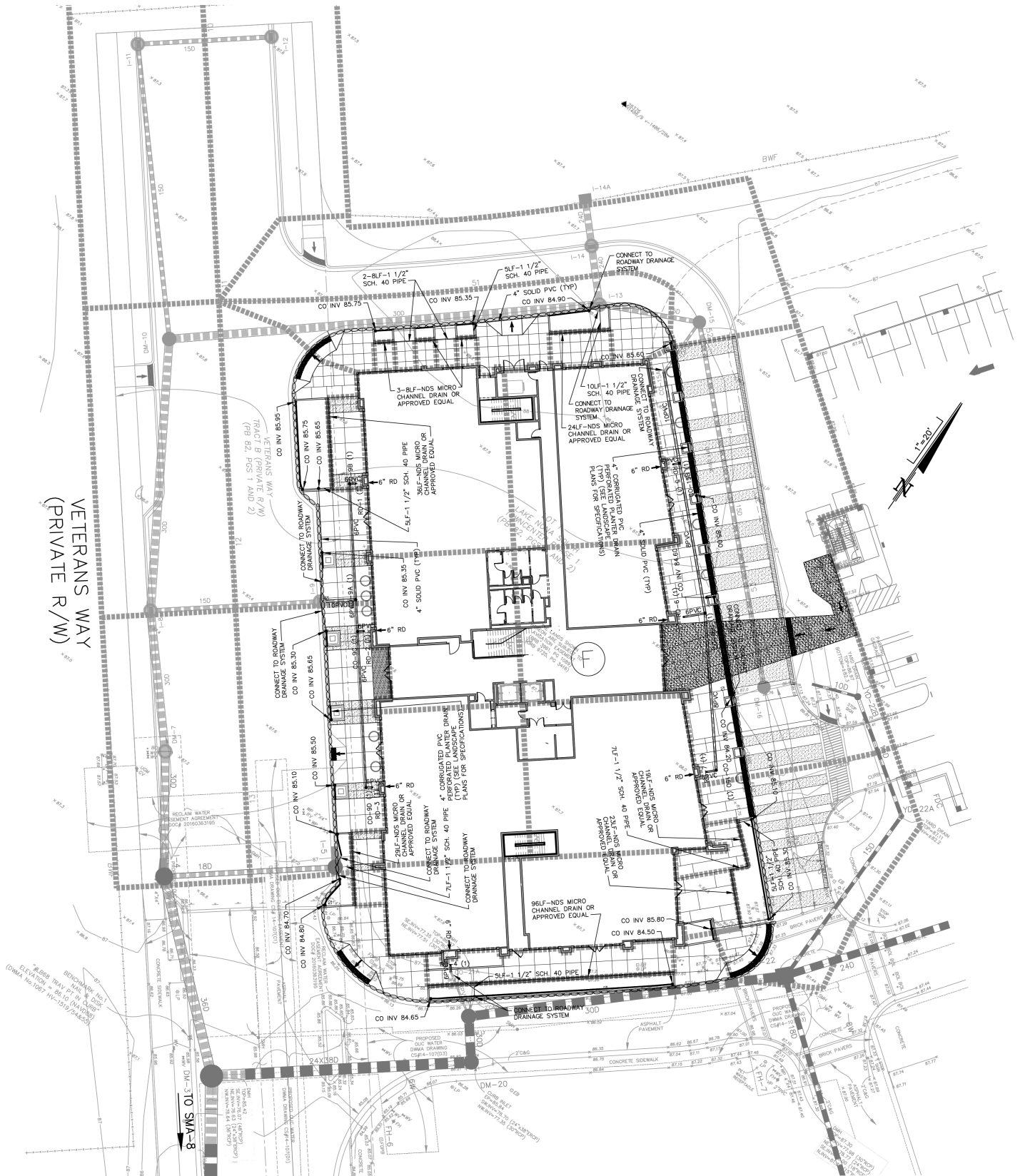
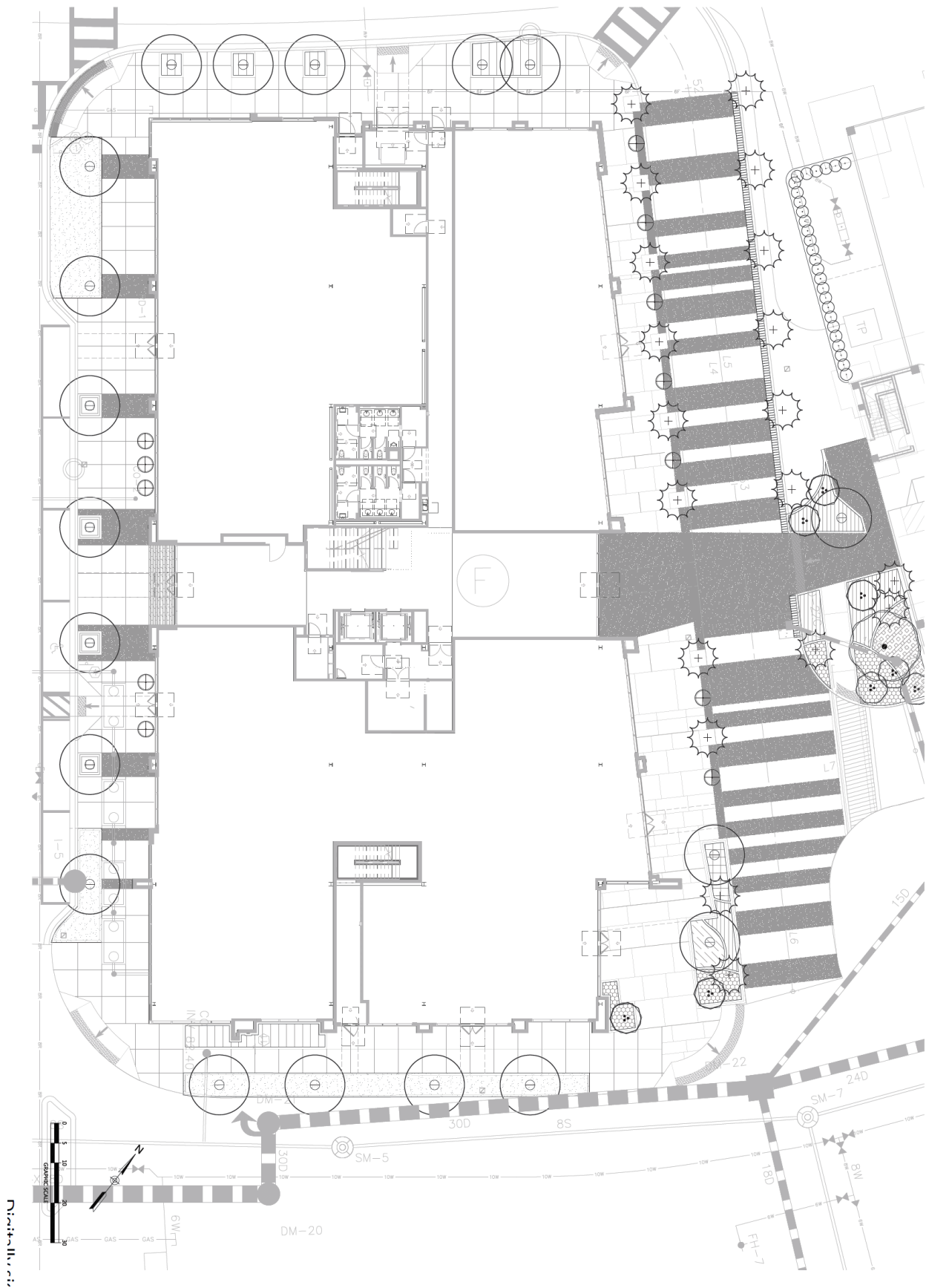




EXHIBIT B: LANDSCAPE PLAN



## EXHIBIT C: ELEVATIONS (PERSPECTIVE VIEW)



## EXHIBIT C: ELEVATIONS (PERSPECTIVE VIEW)





## EXHIBIT C: ELEVATIONS (PERSPECTIVE VIEW)



southwest perspective  
NOT TO SCALE

## EXHIBIT C: ELEVATIONS (PERSPECTIVE VIEW)





# 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, 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 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 Southeast Orlando Development Plan Agreement, and all previous agreements between the City and property owner.

### 3. *ISSUANCE OF DEVELOPMENT PERMITS*

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

### 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. *EXISTING APPROVALS*

This SPMP is subject to all existing conditions of approval from previous cases including MPL2013-00019, LDC2016-00310, and BLD2016-06481.

### 6. *DEVELOPMENT STANDARDS*

All development in Phase 2A is subject to the Traditional Design standards for Village Center districts as described in Chapter 68 of the Land Development Code. Any standards not addressed in Chapter 68, MPL2013-00019, or this report shall default to AC-1 zoning district standards.

### 7. *PEDESTRIAN CROSSINGS*

A site plan must show full crossings meeting ADA standards at all corners including the north-east corner to the garage, east to the proposed Bid. G, and south-east to connect the public realm.

### 8. *PARKING*

A certificate of occupancy shall not be issued until there is sufficient parking available to serve the proposed use. An additional 264 spaces are needed.

# CONDITIONS OF APPROVAL

## Urban Design

### 1. *LANDSCAPING*

Landscaping on the site must meet the requirements of Chapter 60, Part 2, of City Code, and must meet the Minimum Required Landscape Score (MRLS). Landscaping for vehicular use areas and parking garages must comply with Chapter 61, Part 38.

### 2. *STREETSCAPING*

Streetscape along Veterans Way, including street trees, street lights, plant selection and sidewalks, shall be generally consistent with Tavistock Lakes Blvd. Streetscape should also be consistent with LDC 2014-00028 Revised (April 29, 2014), where a minimum 8 ft. wide sidewalk is required on both sides of Veterans Way. Street trees shall be provided in a park strip adjacent to the curb in locations where on-street parking is not proposed. On-street parking shall be 8 foot wide and allow 2 feet clearances.

### 3. *SIGNAGE*

Signage is not part of this request. Proposed signage shall be consistent with the Lake Nona Town Center Master Sign Plan. Building addressing shall be consistent with addressing through-out the Lake Nona Town Center in both character and height.

### 4. *MECHANICAL EQUIPMENT*

All ground mounted and rooftop mechanical equipment shall be screened from view and meet the screening conditions of LDC2016-000473. An interior screen wall or parapet for rooftop mechanical equipment is required unless a line of sight study shows that ground-level screening can be accomplished for at least 1,000 feet on all 4 sides of the building. The interior screen wall or parapet shall be the same height as the installed mechanical equipment height.

## Transportation Planning

### 1. *BICYCLE PARKING*

Per City Code Sec 61.333, bike racks must be installed to provide space for 8 bikes to be secured. The racks must conform to City standards and be located on an impervious surface so as not to interfere with pedestrian or other vehicular movements. The location must be shown on plans submitted to Permitting Services..

### 2. *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. The Transportation Impact Fee will be due at the time of building permit issuance, subject to change upon final permit plan review.

For a copy of the complete ordinance or impact fee rate chart, you may reference our website at: [http://www.cityoforlando.net/transportation-planning/wp-content/uploads/sites/30/2014/03/Ex\\_A\\_2013\\_-Rate\\_Schedule.pdf](http://www.cityoforlando.net/transportation-planning/wp-content/uploads/sites/30/2014/03/Ex_A_2013_-Rate_Schedule.pdf)

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 use located on the subject site.

## Transportation Engineering

### 1. *CLEAR SIGHT LINES*

At all project intersections and 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.

### 2. *ON-STREET PARKING*

Proposed on-street parking on Veterans Way will meet parking and clear limits of sight requirements as detailed in FDOT Design Standards Index 546 .

### 3. *HANDICAP ACCESSIBLE RAMPS*

Pedestrian handicapped ramps at street intersections will be a type approved by FDOT and will be designed to provide a separate ramp in each direction.

## CONTACT INFORMATION

**City Planning**

For questions regarding City Planning review, please contact Wes Shaffer at 407.246.3792 or [thomas.shaffer@cityoforlando.net](mailto:thomas.shaffer@cityoforlando.net).

**Urban Design**

For questions regarding Urban Design plan review, contact Terrance Miller at 407.246.4990 or [terrance.miller@cityoforlando.net](mailto:terrance.miller@cityoforlando.net).

**Transportation**

For questions regarding Transportation Planning plan review, please contact John Rhoades at 407.246.2293 or [john.rhoades@cityoforlando.net](mailto: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](mailto:lauren.torres@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](mailto:nancy.jurus-ottini@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](mailto:keith.grayson@cityoforlando.net).

**Building**

For questions regarding Building Plan Review issues contact Don Fields at (407) 246-2654 or [don.fields@cityoforlando.net](mailto:don.fields@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](mailto:Audra.Nordaby@cityoforlando.net).

## REVIEW/APPROVAL PROCESS—NEXT STEPS

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