

INTRODUCTION

Tavistock Development Company (“Tavistock”) is requesting to amend the Lake Nona Planned Development (the “Lake Nona PD”) to add the necessary entitlements to ensure Lake Nona can continue to build out in a cohesive and sustainable manner over the next 40 years.

Lake Nona is one of the fastest growing and most innovative communities in America. Over the past 25 years, this smart and connected community has attracted visionary companies and local businesses, thousands of families, and students from Pre-K to PhD to join its collaborative community accelerating economic growth and opportunity across the region. This tremendous impact was made possible thanks to the thoughtful planning, collaborative spirit, and forward-thinking of the community’s developer, Tavistock.

The original Lake Nona PD and Development of Regional Impact (the “DRI”) was approved in 1983. The development program attached to that approval anticipated a less dense, more suburban development style than what has come to fruition. Although the Lake Nona PD has been amended several times since 1983, and the DRI was rescinded in 2021, the approved development program has remained largely unchanged. As a result, there is a disconnect between the more than 1,500 remaining developable acres and the current entitlement balance.

Looking ahead for the next 40 years, Tavistock wants to ensure Lake Nona can continue to grow in a way that’s smart and innovative with careful attention to architectural merit and uniqueness, while serving and benefiting residents and visitors. To achieve this, Lake Nona will continue to create walkable, mixed-use public areas activated by landscaping and parks, interactive art installations, and community events. The region’s growth has caused Lake Nona to experience a surge in requests for industrial, retail, office, and residential product – a more modern and urban landscape that differs from the suburban design initially planned with the original PD. To meet this demand, future development will feature higher density areas and promote a live-work dynamic in a new, mixed-use district and in plans for the energetic Lake Nona Town Center that continues to attract the latest industry innovators and host some of the city’s most-attended events.

Lake Nona’s reputation as Orlando’s aerotropolis, an airport-centric economic development district, is positioned for continued growth. Lake Nona is already home to headquarters for the world’s top aviation companies driving development for the region. With the anticipated arrival of the country’s first vertiport hub by 2025 and the multimodal expansion of Orlando International Airport, Lake Nona will continue to play a pivotal role in the region’s aviation growth.

Careful planning allows Tavistock to be nimble and bring innovative ideas to life to Lake Nona. It also allows for appropriate infrastructure planning to ensure Lake Nona grows in a smart way that will enhance the area and best serve residents and visitors.

Project Location

The Lake Nona PD is in the City of Orlando, District 1, and comprises +/- 9,044 acres south of Dowden Road, and east of Orlando International Airport, north of the Orange/Osceola County line, and west of Narcoossee Road (the “Property”).

The Property is depicted on **Exhibit A**.

Existing Conditions

Development of the Property has been underway for decades and is characterized by a mix of uses consistent with the City's Southeast Sector Plan.

The Lake Nona PD is unique in that 30%, or 2,739 acres, of the total land area that comprises the Lake Nona PD is already under a conservation easement as part of the city's Primary Conservation Network (PCN) or is designated as some form of open space (e.g., lake, stormwater, parks, green space, lakes/stormwater, trails). Over 1,500 acres of development parcels within the PD are still vacant.

Lake Nona's vacant land is depicted in **Exhibit B**.

REQUEST SUMMARY

Existing Development Program

The original Lake Nona PD and Development of Regional Impact (the "DRI") was approved in 1983 and anticipated a less dense, more suburban development style than what has come to fruition. Although the Lake Nona PD has been amended several times since 1983 and the DRI was rescinded in 2021, the approved development program has remained largely unchanged. As a result, there is a disconnect between the more than 1,500 remaining developable acres and the current entitlement balance.

The current approved development program is described in Table 1, below.

Table 1: Existing Approved Development Program

Category	Approved Entitlements ¹	Built ²	Committed ³	Current Balance ⁴
Residential (D.U.)	13,592	8,049	1,066	4,477
Hotel (Keys)	2,250	499	205	1,546
Airport Support (Sq.Ft.)	7,633,777	2,985,531	2,479,086	2,169,160
Retail (Sq.Ft.)	1,805,358	1,162,080	0	643,278
Office/Civic (Sq. Ft.)	1,265,500	1,161,834	78,874	24,792

¹ Represents approved entitlements following the merger of the Lake Nona, Poitras, and Education Village PDs in 2021 (DRI2021-10000, ZON2021-10000) that occurred with the rescission of the Lake Nona DRI

² Built is based on property appraiser data for fully constructed properties as of December 2021, properties that are under construction, and residential platted lots that may or may not contain a dwelling unit.

³ Committed entitlements have been assigned to outside buyers or are in the process of obtaining a building permit

⁴ Current balance reflects property appraiser data as of December 2021

Proposed Development Program

The 40-year program represents a fully built-out Lake Nona, featuring higher density nodes including a mixed-use district and the Lake Nona Town Center that will continue to attract the latest industry innovators. These higher density nodes will support transit, promote non-vehicular travel, and be connected by Lake Nona's Local Area Mobility Network.

The proposed 40-Year Build-Out Program is described in Table 2, below.

Table 2: Proposed 40-Year Build-Out Program

Category	Approved Entitlements ¹	Additional Needed	Built-Out Program
Residential (D.U.)	13,592	7,225	20,817
Hotel (Keys)	2,250	1,408	3,658
Airport Support (Sq.Ft.)	7,633,777	6,477,212	14,110,989
Retail (Sq.Ft.)	1,805,358	549,890	2,355,248
Office/Civic (Sq. Ft.)	1,265,500	7,251,189	8,516,689

Consistency with the Growth Management Plan

All properties in this request currently possess the future land use designation of Urban Village.

The Poitras Parcels are currently subject to the City's GMP Subarea Policy 38. This application seeks to create a new subarea policy that applies to all of Lake Nona and encompasses the Poitras parcels.

Consistency with the Land Development Code

All properties in the request are currently zoned PD and are subject to the underlying zoning districts set forth in the PD Development Plan (**Exhibit C**) and the City's Southeast Sector Plan.

The application is requesting some adjustments to the PD Development Plan, including the following:

- Creation of Parcel 9C (formerly part of Parcel 9A)
- Creation of Parcel 19E (formerly part of 19D)
- Designation of Parcel 19E as Airport Support-Medium Intensity (formerly Airport Support- High Intensity)
- Clarification of the boundaries for Parcels 19A and 19B
- Inclusion of these new parcels on the Maximum Building Height Table contained in Section T(1) of the PD ordinance

Public Utilities Analysis

Parks

Lake Nona residents enjoy a variety of options and enhanced access to parks, open spaces, and trails. Existing and proposed parks and trails are depicted on **Exhibit D**. As shown on **Exhibit E**, most Lake Nona residents are or will be located within a 10-minute walk (1/4-mile) of a high-quality open space, park, or trail.

Policy 4.1.13 of the GMP Southeast Sector policies requires developers to ensure that neighborhood parks are provided generally within 1/3 to 1/4 mile of 60% of the homes within individual development sites.

Lake Nona is currently home to three community parks: East Airfield Park, NorthLake Park, and Heroes Park. A fourth community park is being conveyed to the city and will be in the Poitras section of Lake Nona. Community parks in Lake Nona total 83 acres, which already exceeds the acreage required under the level of service requirements when applied to the build-out program.

Lake Nona has also provided its residents with a multitude of neighborhood parks. Currently, Lake Nona has 101 acres of neighborhood parks throughout the PD. This number includes Greenlink, which has been

approved by the City and will begin construction soon. Additional neighborhood parks will be constructed as the Poitras neighborhoods continue to build out.

Table 3, below, provides a level of service calculation for parks.

Table 3: Park Level of Service Calculation

	Land by Category per 1,000 Residents ¹			
	Totals	Village Greens, Plazas, Conservation	Neighborhood Park	Community Park
Projected Residents	52,943 ²			
Demand Rates	3.25	1.2	0.75	1.3
Required Acreage	172.1	63.5	39.7	68.8
Actual + Proposed Acreage	184	101		83
¹ City of Orlando Growth Management Plan, Recreation and Open Space Element, Policy 1.1.1 and Section 68.500 of the Land Development Code ² Projected residents were calculated using the following conversion factor: <i>(12,112 single family dwelling units * 2.79) + (8,705 multi-family dwelling units * 2.2) = 52,943 Residents</i>				

Schools

Lake Nona is home to three elementary schools, one middle, and one high school. Two additional schools – one middle and one elementary – are scheduled to open in 2024 and 2026, respectively. School locations are depicted on **Exhibit F**.

Lake Nona currently has vesting or agreements in place for all existing residential entitlements, as described in Table 4:

Table 4: Executed School Agreements

	Agreement	# Dwelling Units
Lake Nona Agreement	May 24, 2004: Agreement between the School Board of Orange County, Florida, Lake Nona Land Company, LLC, and Lake Nona Property Holdings, LLC	9,000*
Poitras East	November 16, 2018: School Mitigation Agreement for Capacity Enhancement between the school Board of Orange County, Florida, and TDCP, LLC (#ORL-18-005)	2,734
Poitras West	November 21, 2018: Assignment and Assumption of Credits under CEA #06-023-12	1,383
Poitras West	Age-restricted dwelling units	242
Education Village	November 14, 2006: Capacity Enhancement Agreement between the School Board of Orange County, Florida, Narcoossee Holding Partners, LLC, and Schools Financing Consortium, LLC (#06-023-04)	450
Total Units		13,809
* Section 9(g) provides for an exemption of school mitigation for the number of units allowed under the DRI Development Order, which is 11,250 under the Development Order's conversion matrix.		

Roughly half of the additional units being requested in this application (3,520 units) would generate students at the OCPS's current, adopted multi-family rate. The remaining units would generate students consistent with the high-rise multi-family rate or generate no students due to age restriction.

Table 5: Student Generation of Additional Dwelling Units

	Additional Dwelling Units in Request	Rate* and # of Students		
		Elementary	Middle	High
Multi-Family - Traditional Rate		0.141	0.065	0.08
<i># Students</i>	3,520	496	229	282
Multi-Family - High Rise		0.006	0.003	0.004
<i># Students</i>	3,148	19	9	13
Age Restricted		0	0	0
<i># Students</i>	557	0	0	0
TOTALS	7,225	515	238	294
*Student Generation Rate based on the adopted 2021 rates				

Tavistock is currently working with OCPS to better understand and plan for future school needs based on the 40-Year Build-Out Plan.

Transportation

A full traffic study that analyzes the network segments is being provided under separate cover.

The methodology memo, which the city reviewed, is provided as **Exhibit G**.

Water

An analysis of the build out program and projected maximum daily demands plus fire flow has determined that the existing constructed water mains within Lake Nona are able to deliver the potable water and fire flow needs at the required pressures. Since the fire flows are usually the driving factor for the distribution main sizes, the increase in land use intensity did not cause a system failure or reflect any system deficiencies. Future development will require new water mains to be sized based on the maximum daily demands and required fire flows.

Fire flows for some land uses may require onsite booster pumps for high rise developments or parking structures.

Wastewater

An analysis of the wastewater pump and transmission facilities generated the following findings:

- The proposed build out program for Lake Nona Central assumes a 15% decrease in maximum daily flows from what is currently part of the approved Master Utility Plan (MUP) with the City. As such, no issues with the existing wastewater infrastructure are anticipated.
- Increased in daily flows on the Lake Nona South parcels is expected.
- Certain lift stations will require upgrades, and new lift stations will be needed to support the build out program.

- Other pump upgrades and gravity main replacements will potentially be required as new projects come online.

The timing and location of these upgrades will be determined as Lake Nona continues to build out.

Reclaimed Water

A review of the projected maximum daily demands has determined that the existing constructed reclaimed water mains within Lake Nona are able to deliver the reclaimed water needs at the required pressures. The increase in land use intensities did not cause a system failure or reflect any system deficiencies. Future development will require new reclaimed water mains to be sized based on the maximum daily demands.

Attachments:

Exhibit A: Property Location Map

Exhibit B: Vacant Land by Land Use

Exhibit C: PD Development Plan

Exhibit D: Open Space, Conservation, and PCN

Exhibit E: Residential Proximity to Parks and Trails

Exhibit F: Existing and Future Public Schools

Exhibit G: Traffic Study Methodology Memo

Exhibit H: Draft Ordinance (clean and redline)

Exhibit I: Draft Developer's Agreement

Exhibit J: Verified Legal Description

Exhibit K: Owner's Affidavit