



Orange County BCC Adoption Hearing
Large Scale Future Land Use Map Amendment
and Rezoning

———— Sunbridge ————

November 29, 2016



Introduction: Tavistock Development Company

- Based in Orlando, Fla., Tavistock Development is a full-service real estate development company owned by Tavistock Group
- Portfolio highlighted by Lake Nona, the 11-square-mile, master planned community
- State-of-the-art homes and commercial spaces, incorporating the latest advances in technology, design and sustainability
- Long-term commitment



Tavistock Development Company



Lake Nona Living



Track Record of Master-Planned Community Success



- 11-square-mile integrated community designed and built from scratch
- 40% conserved space with 44 miles of trails
- One of the fastest growing communities in America
- Today - 10,000 residents, 7,000 students, 5,000 employees
- Extremely high satisfaction: More than 90% of residents would recommend Lake Nona to a friend
- First and only community in the U.S. to be designated a Cisco Iconic Smart + Connected City and first gigabit community in Florida



“When you build out a community like this with this infrastructure, it’s going to have legs for decades in terms of sustainability.”

*John Chambers
Former CEO, Cisco*

“Lake Nona may ultimately transform the region as Disney World did in the 1970s...”

FORTUNE
June 2014

Sunbridge Conservation



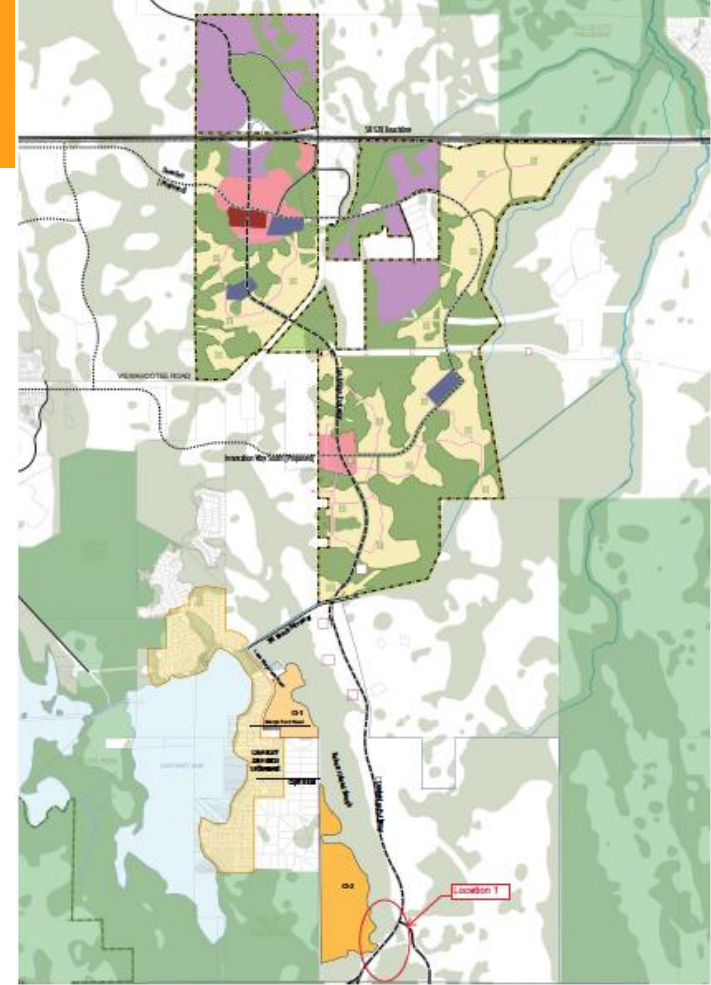
- Environmental Land Stewardship Program (ELSP) conservation lands including wetlands and adjoining uplands
- Total Sunbridge conservation acreage: 12,845 acres
 - Orange County preservation: 1,692 acres
 - Osceola County preservation: 11,153 acres
- 1,100 acres of lakes



Final Regulating Plan

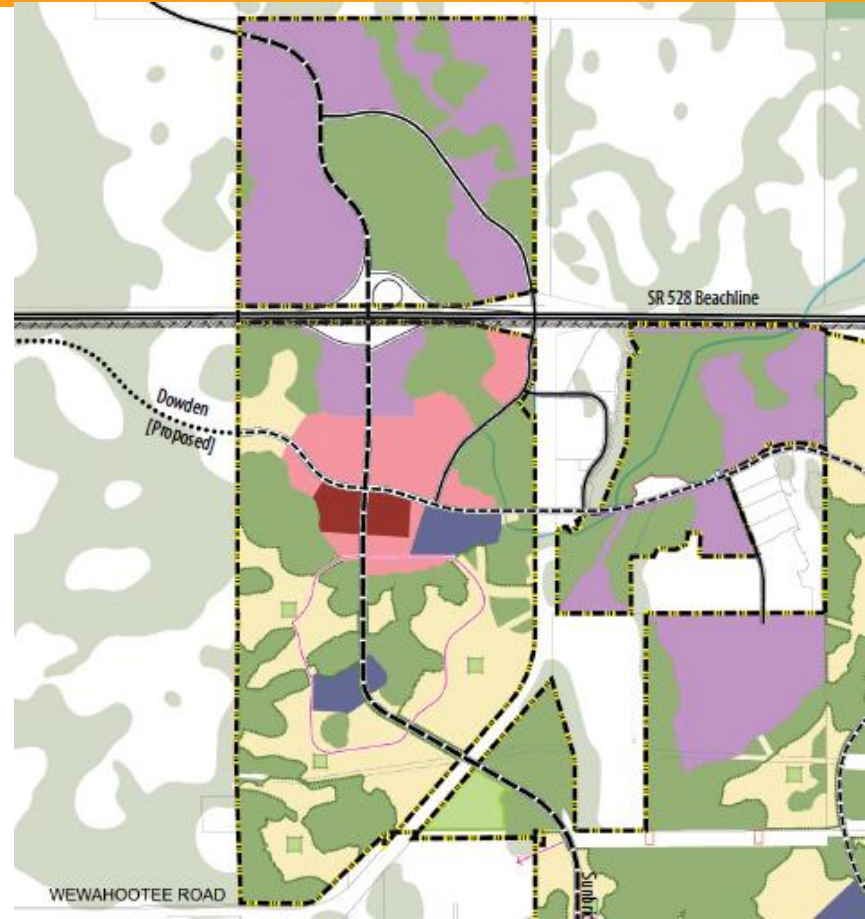
- Existing International Corporate Park DRI – 20+ Million SF of Industrial and Commercial – **Vested Development**
- Transform into thriving mixed-use community with employers and neighborhoods of all types

Single Family Residential	5,720	Dwelling Units
Multi-Family Residential	1,650	Dwelling Units
Office	5,470,000	Sq. Ft.
Industrial	2,900,000	Sq. Ft.
Retail	880,000	Sq. Ft.
Hotel	490	Rooms



Development Timeline

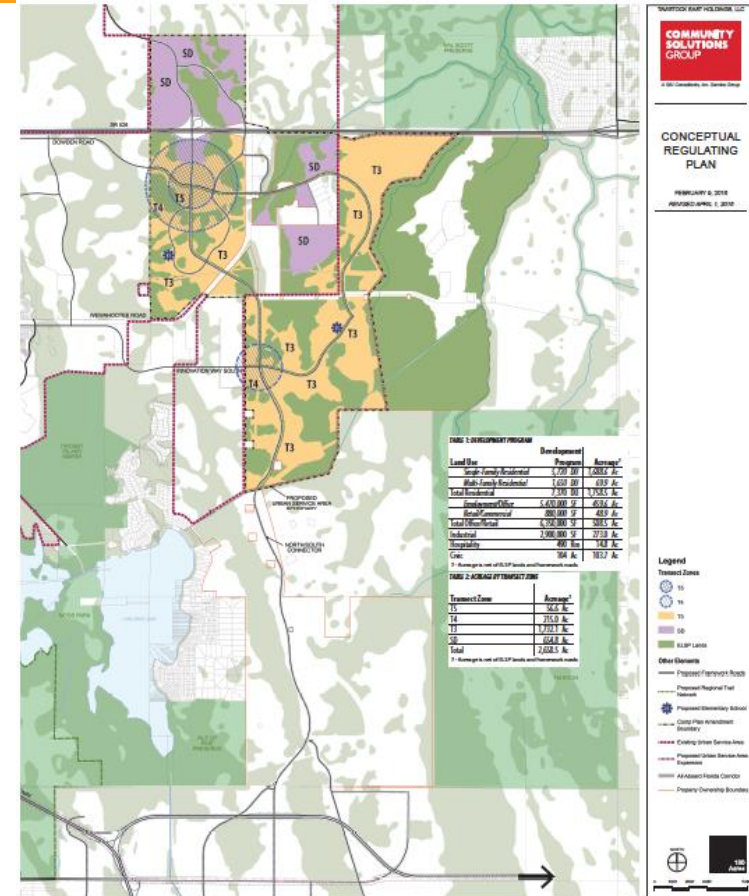
- Construction in Sunbridge is anticipated to begin in mid to late 2018 with the opening of the new interchange with the BeachLine
- The development is a long-term project, 30+ years
- Roadway Term Sheet negotiated with County over several months; based on detailed traffic data and analysis
- Development cannot proceed without final Road Agreement



Lake Mary Jane Rural Settlement

Transmittal Hearing June 28, 2016

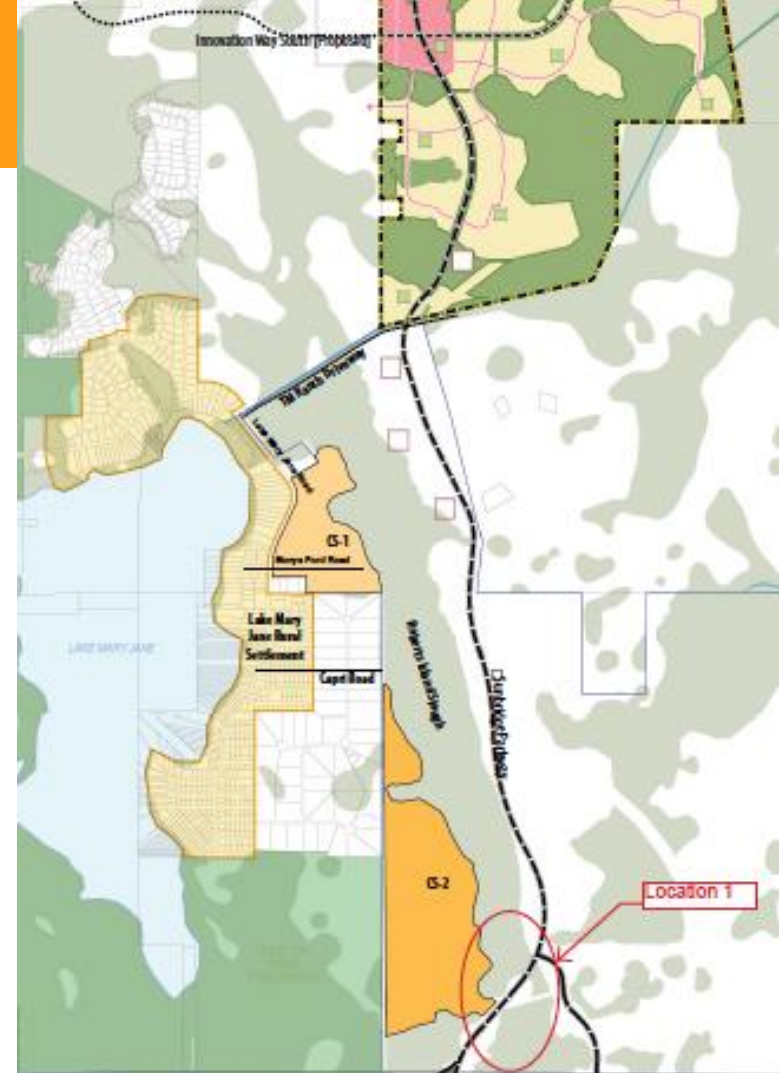
- Ongoing dialogue with community leadership
- Aware of community concerns regarding land on/near LMJ Road
- No access between Sunbridge and LMJ Road
- Land is outside Tavistock's Comprehensive Plan Amendment application boundary
- Committed to continue working with LMJ community to address these concerns



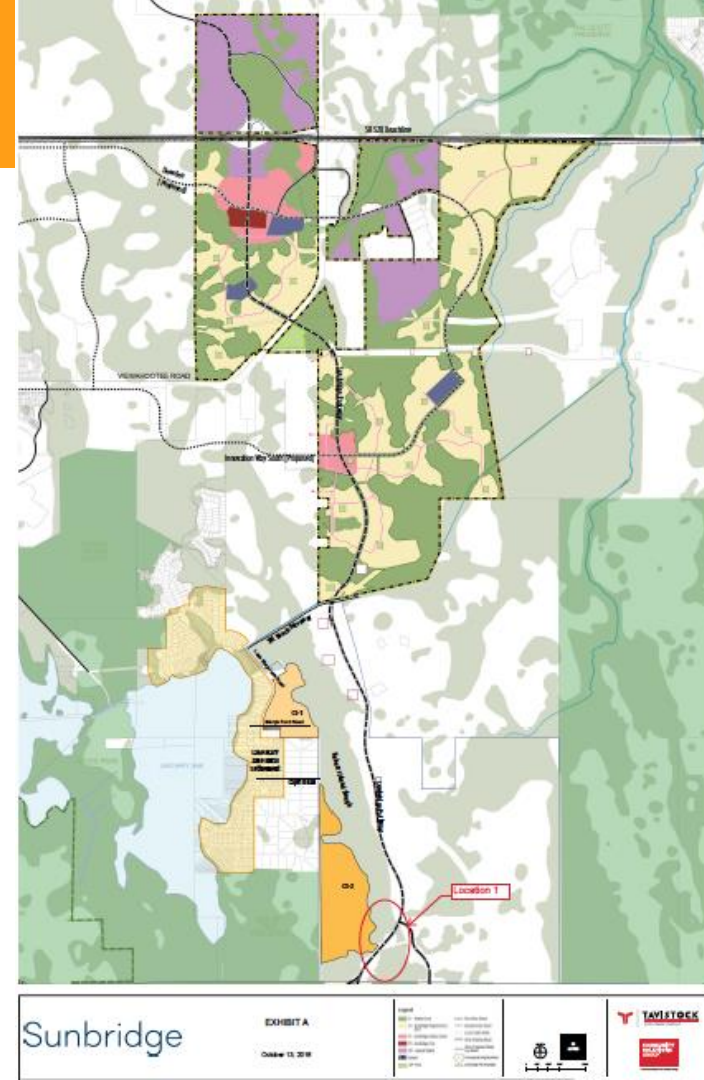
LMJA – Tavistock Agreement

Adoption Hearing November 29, 2016

- Unprecedented agreement between LMJA, Inc. and Tavistock East Holdings, LLC
- Over 2 years of dialogue and negotiations
- Transparency in discussions
- High level of mutual trust
- Provides for long term protection of Rural Settlement and certainty for both parties.
- Committed to continue working with LMJA community to implement the agreement



Questions



Subject Matter Experts



- **Transportation Engineering/Planning**

- Adam M. Burghdoff, P.E., Kittelson & Associates Inc.



- **Natural Resources/Environment**

- Dr. W. Michael Dennis, Breedlove, Dennis & Associates



- **Future Land Use/Planning**

- Blake Drury, AICP, GAI Consultants, Inc.

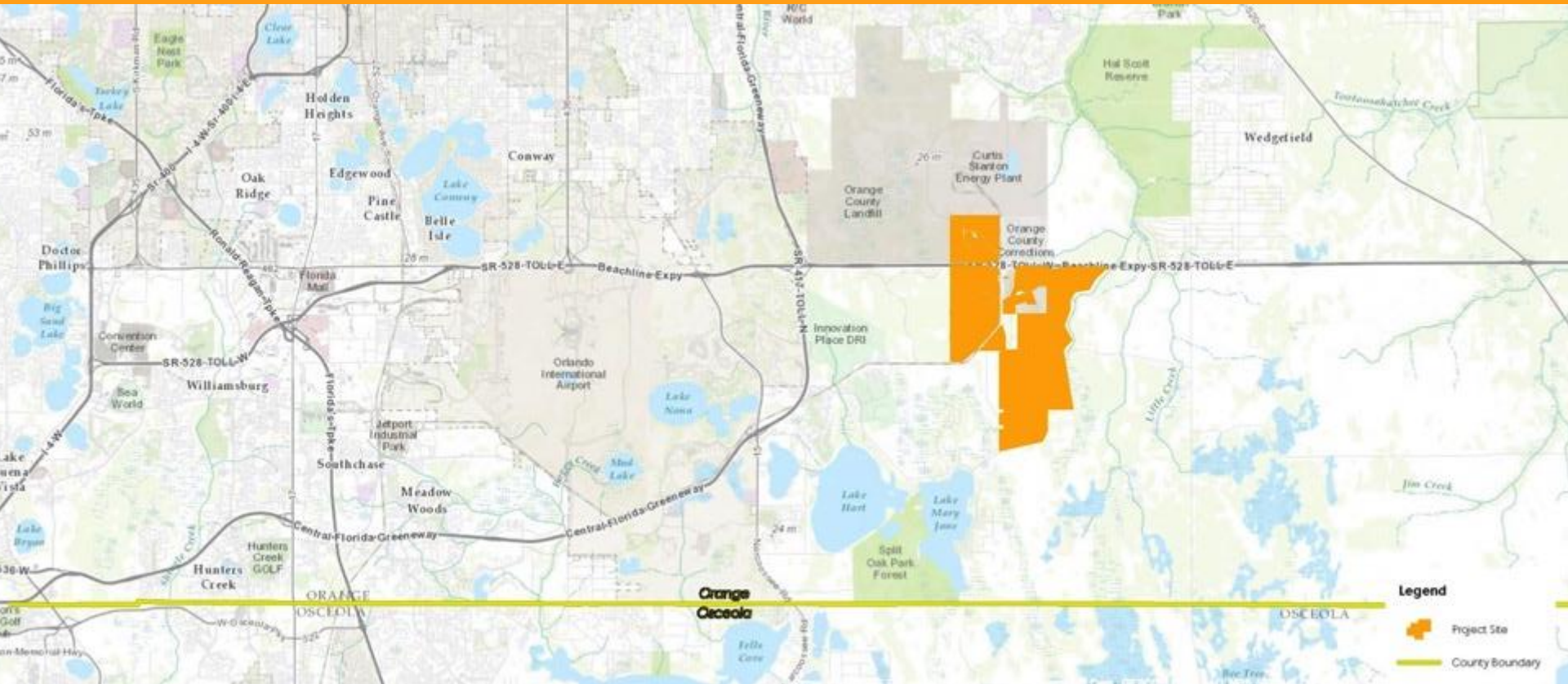


- **General Questions/Tavistock Development**

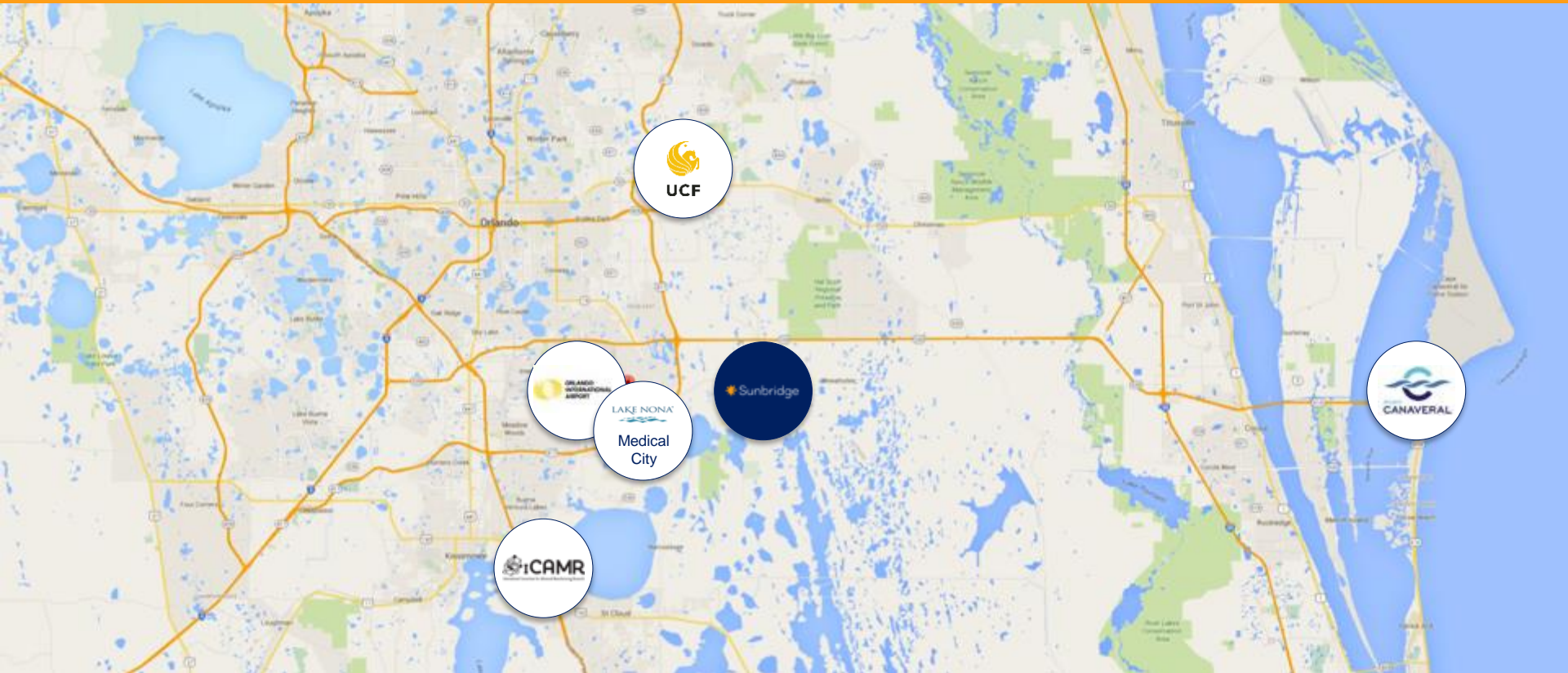
- Dr. Richard L. Levey, AICP, Tavistock Development Company



Sunbridge in Orange County



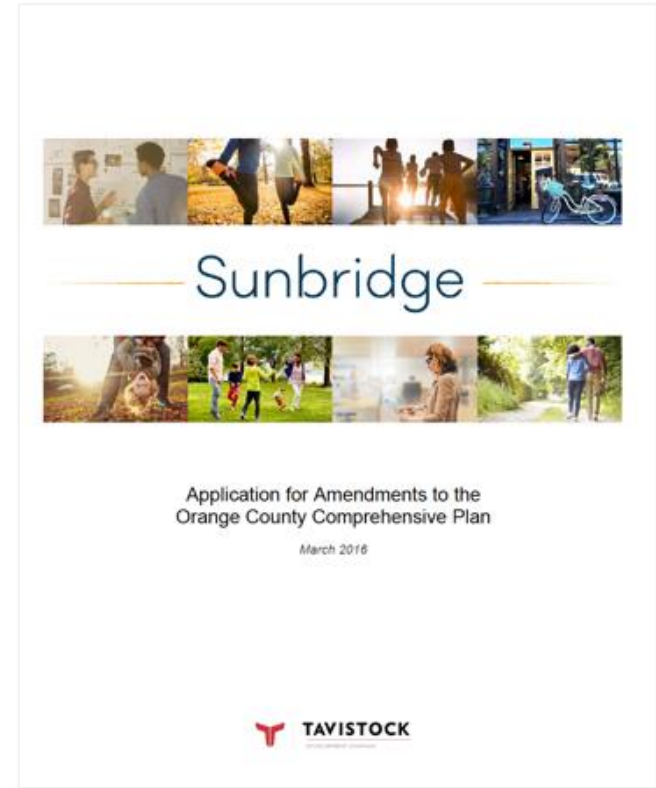
Sunbridge – Strategic Location



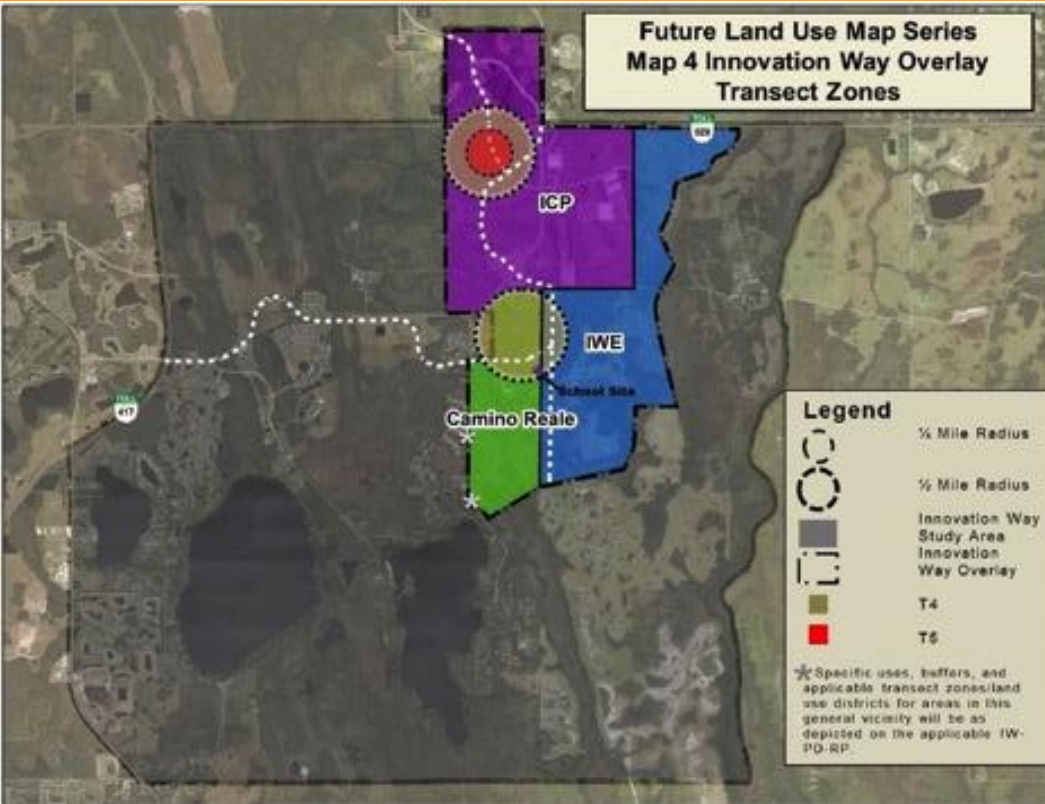
Requested Orange County Comprehensive Plan Amendments

On March 21, 2016, Tavistock Development filed an application to amend the Orange County comprehensive plan to establish the development framework for Sunbridge

- Add land west of Turkey Creek into the Urban Service Area
- Change Future Land Use Designation to new Innovation Way category

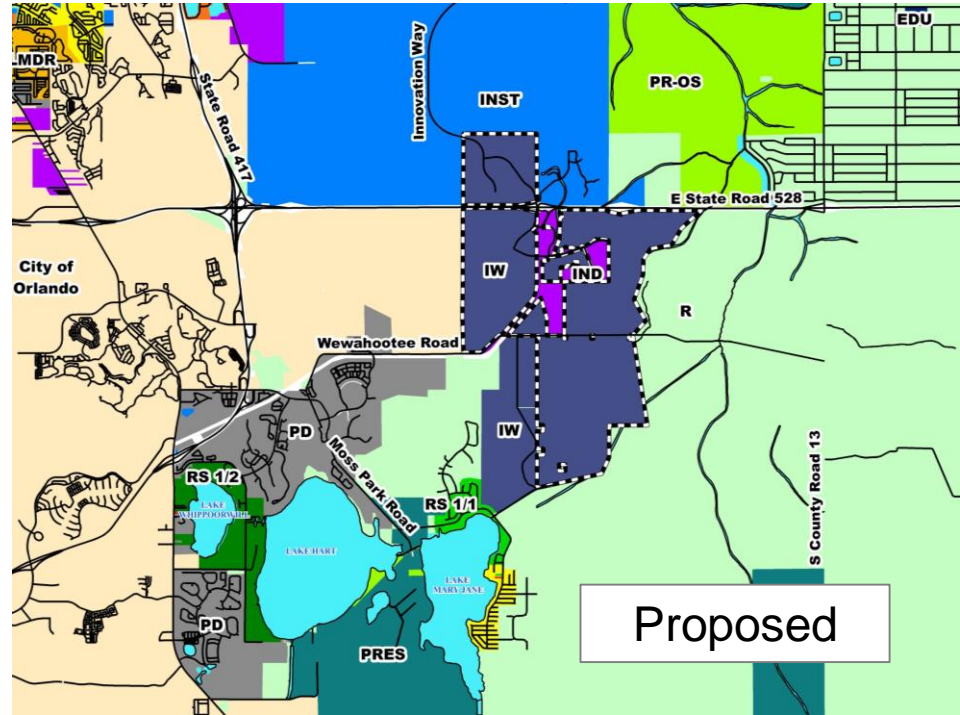
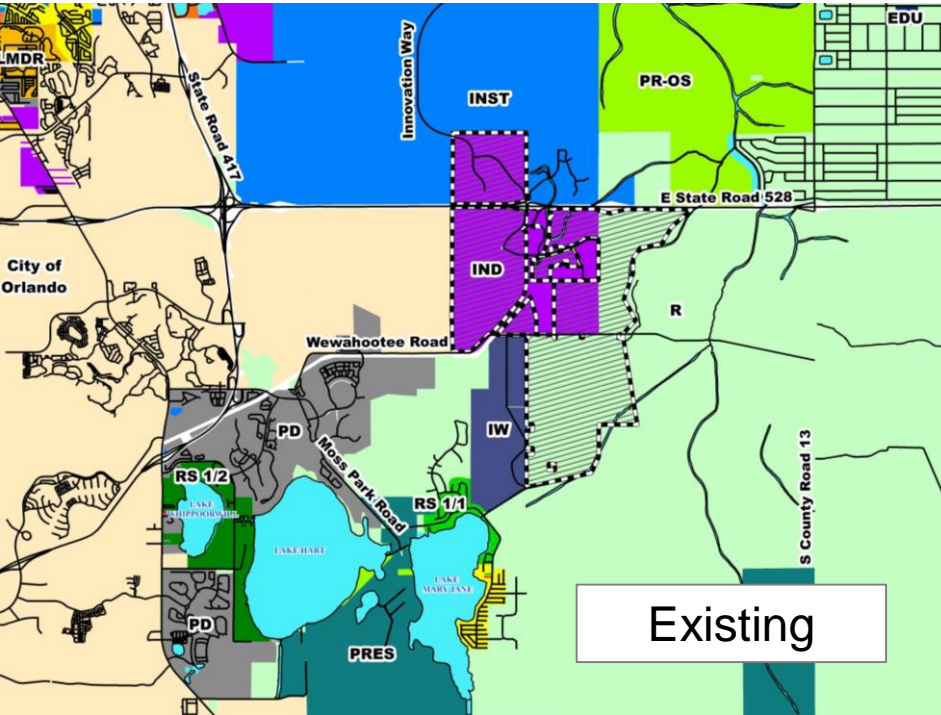


Adopted Innovation Way Overlay



- In January 2016, the Orange County Board of County Commissioners adopted Map 4, including all of the Sunbridge property in the Innovation Way Overlay
- IWE property already within Innovation Way Overlay

New Future Land Use Designation: “Innovation Way”



Sunbridge Transects

