



# Orange County BCC Adoption Hearing

## *Large Scale Future Land Use Map Amendment* and Rezoning

———— Sunbridge ————

*November 29, 2016*

2016-11-29 Exhibit 1 Richard Levey - Sunbridge PD



# 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.”**

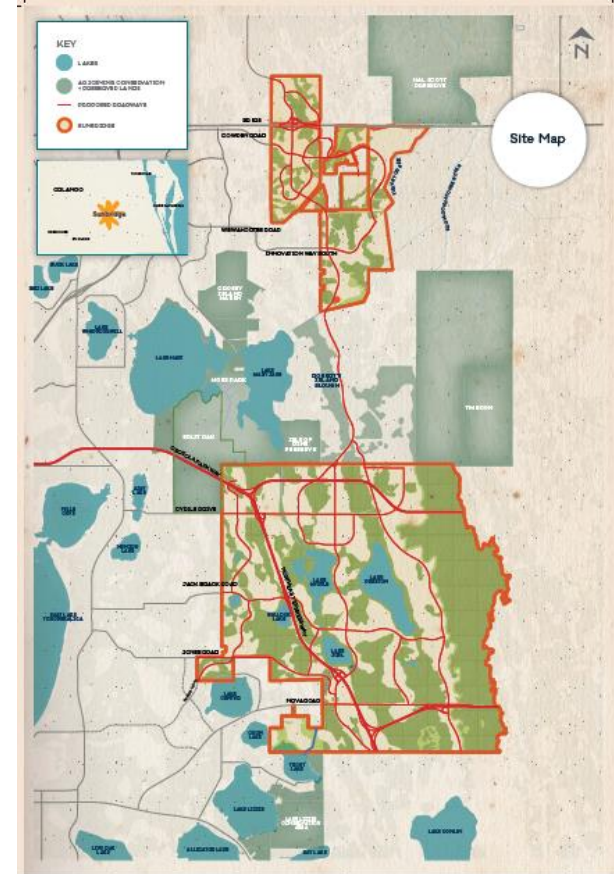
*John Chambers  
Former CEO, Cisco*

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

**FORTUNE**  
June 2014

# Sunbridge

- Tavistock Development's new, master-planned community in Central Florida.
- Features a variety of housing options for all lifestyles
- Thoughtfully designed community with walkability to shopping, dining, entertainment and vibrant employment centers.
- **Total Acreage: 23,898 acres**
  - Orange County: 4,787 acres
  - Osceola County: 19,111 acres





# Sunbridge Conservation



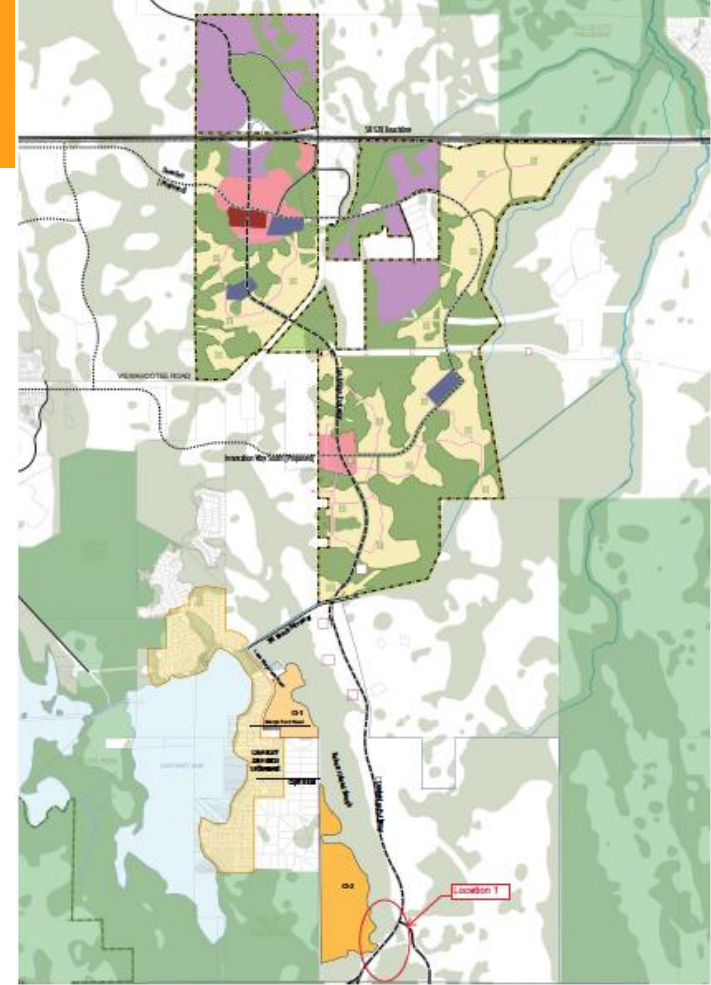
- Environmental Land Stewardship Program (ELSP) conservation lands including wetlands and adjoining uplands
- Total Sunbridge conservation acreage: 12,845 acres
  - Orange County preservation: 1,692 acres
  - Osceola County preservation: 11,153 acres
- 1,100 acres of lakes



# 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

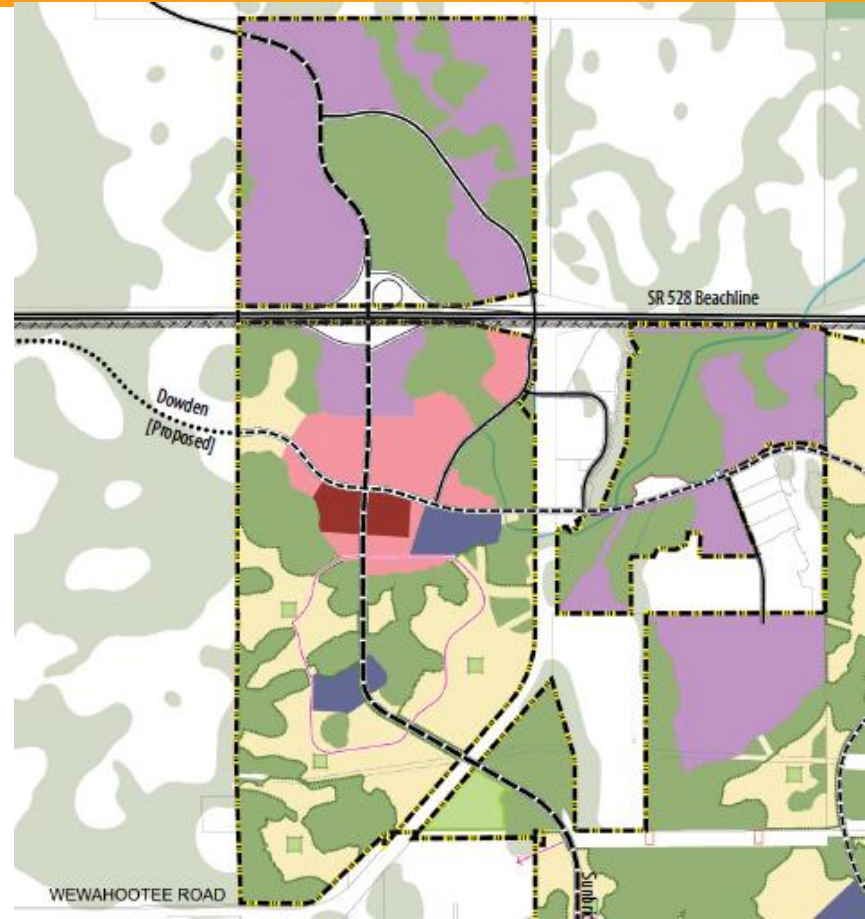
Single Family Residential	5,720	Dwelling Units
Multi-Family Residential	1,650	Dwelling Units
Office	5,470,000	Sq. Ft.
Industrial	2,900,000	Sq. Ft.
Retail	880,000	Sq. Ft.
Hotel	490	Rooms





# Development Timeline

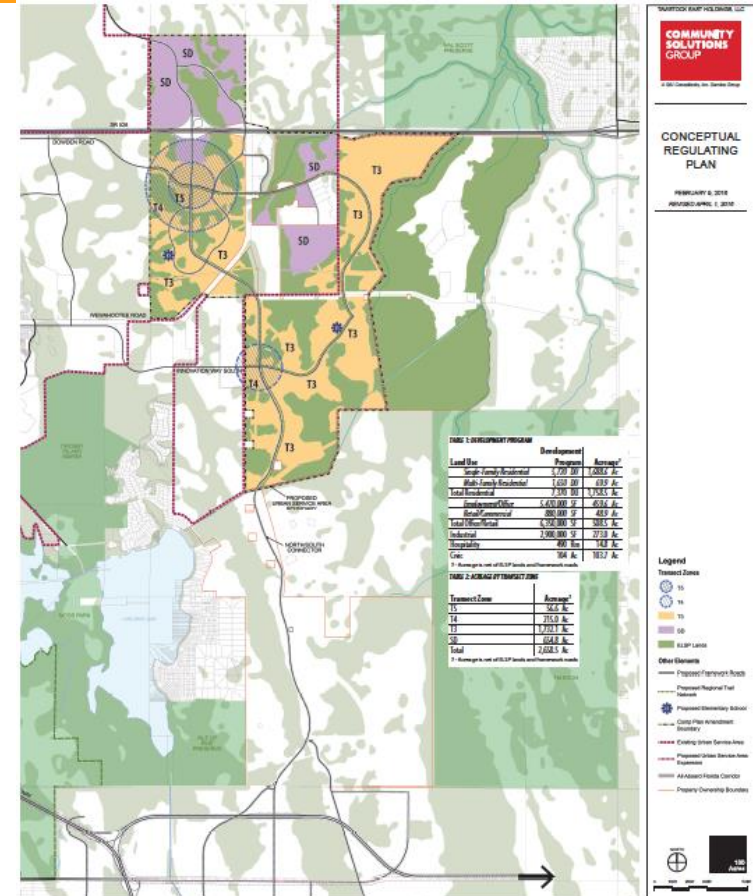
- Construction in Sunbridge is anticipated to begin in mid to late 2018 with the opening of the new interchange with the BeachLine
- The development is a long-term project, 30+ years
- Roadway Term Sheet negotiated with County over several months; based on detailed traffic data and analysis
- Development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



# Lake Mary Jane Rural Settlement

## Transmittal Hearing June 28, 2016

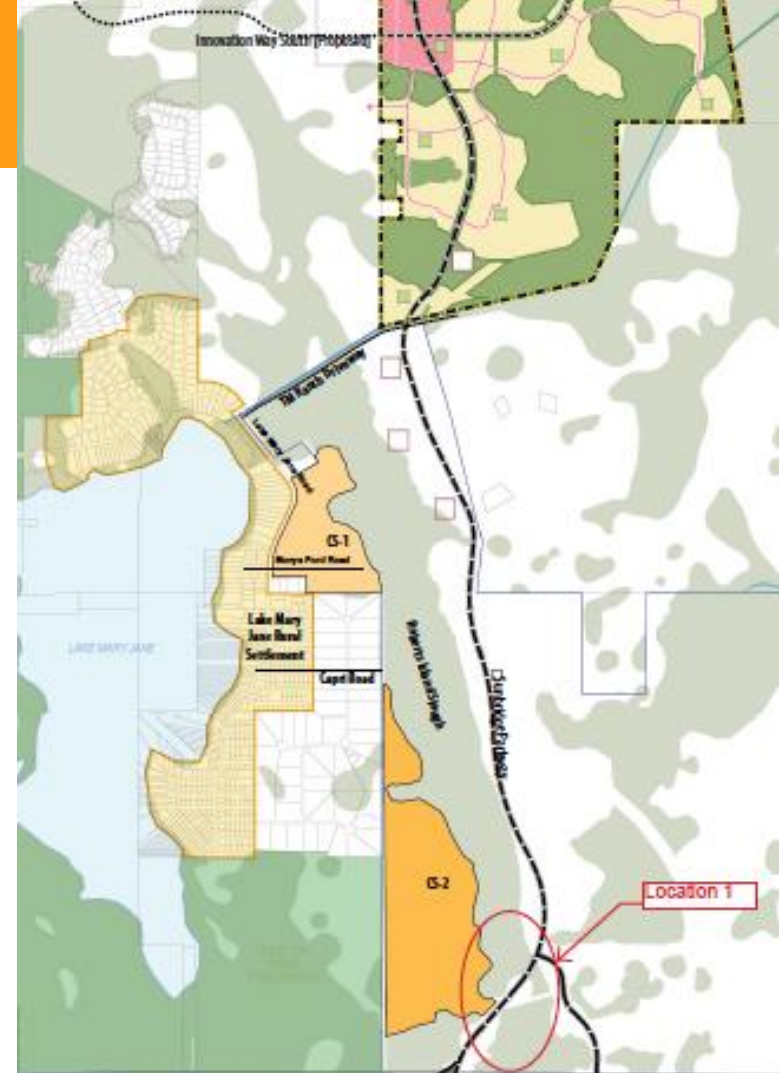
- Ongoing dialogue with community leadership
- Aware of community concerns regarding land on/near LMJ Road
- No access between Sunbridge and LMJ Road
- Land is outside Tavistock's Comprehensive Plan Amendment application boundary
- **Committed to continue working with LMJ community to address these concerns**



# LMJA – Tavistock Agreement

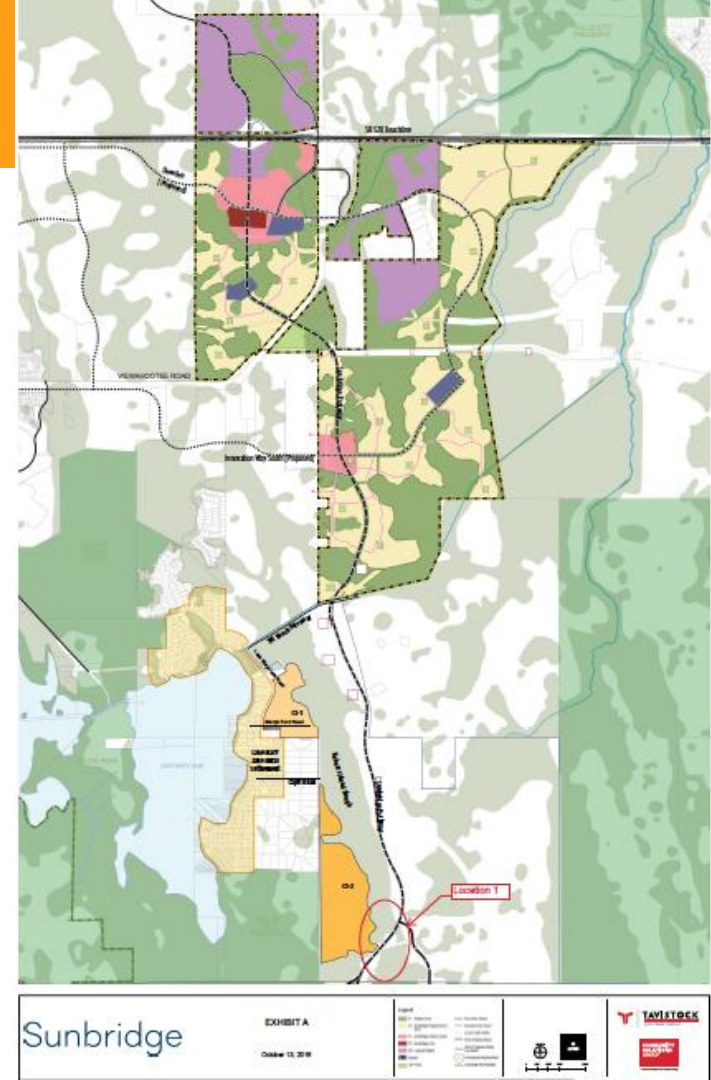
Adoption Hearing November 29, 2016

- 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.

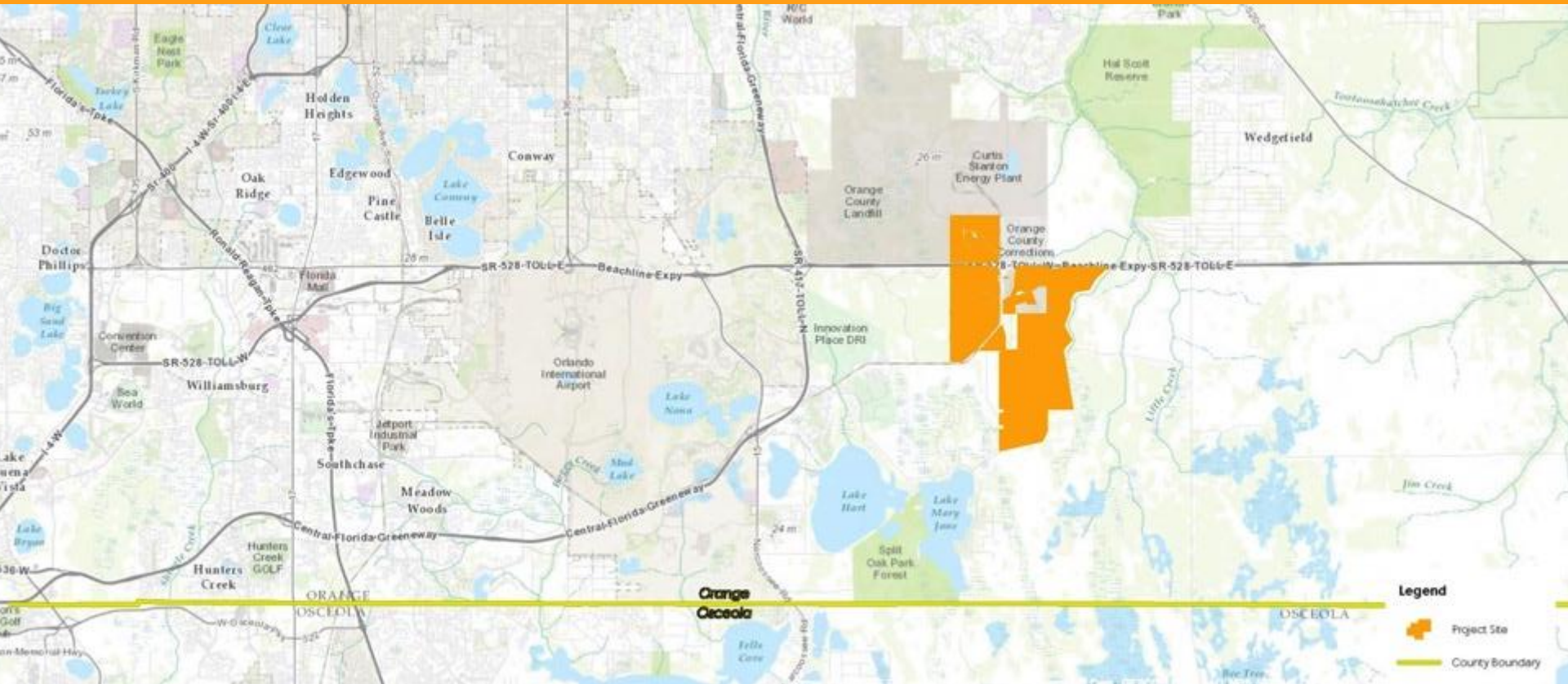


- **General Questions/Tavistock Development**

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

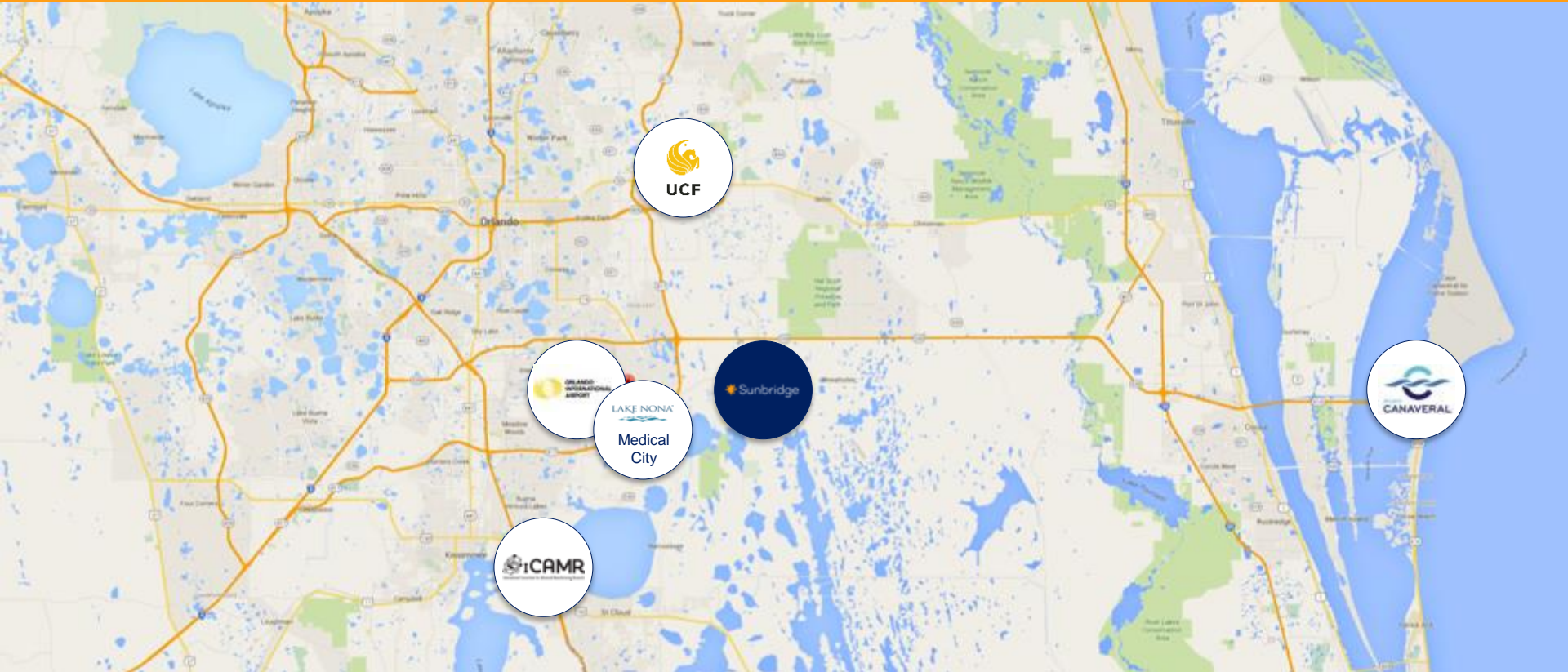


# Sunbridge in Orange County





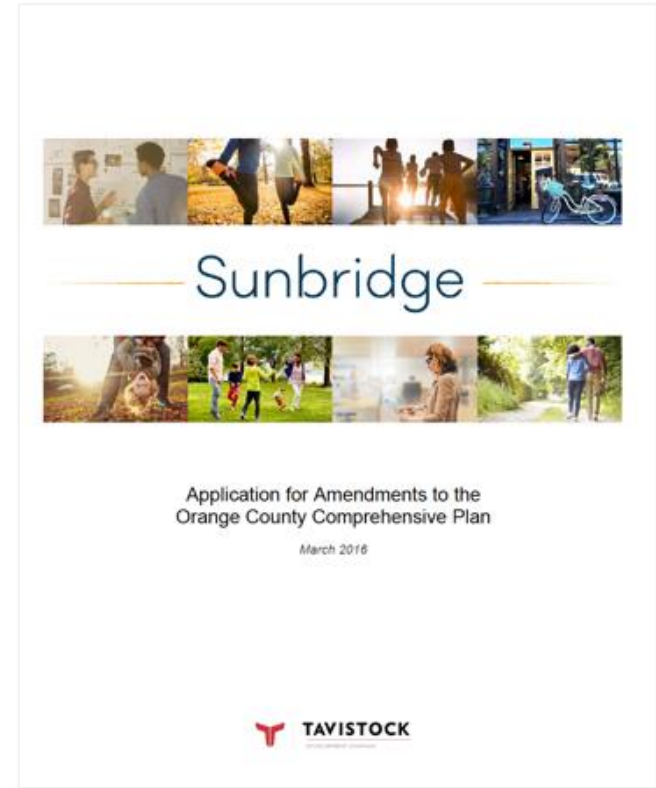
# Sunbridge – Strategic Location



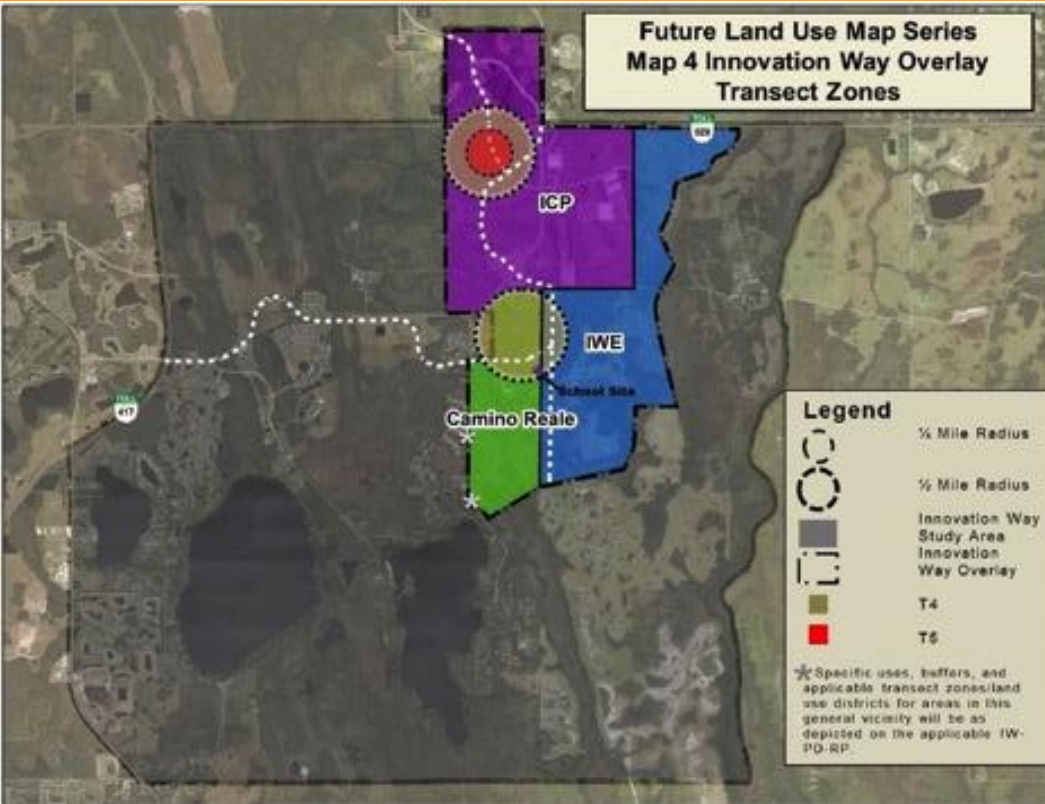
# Requested Orange County Comprehensive Plan Amendments

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



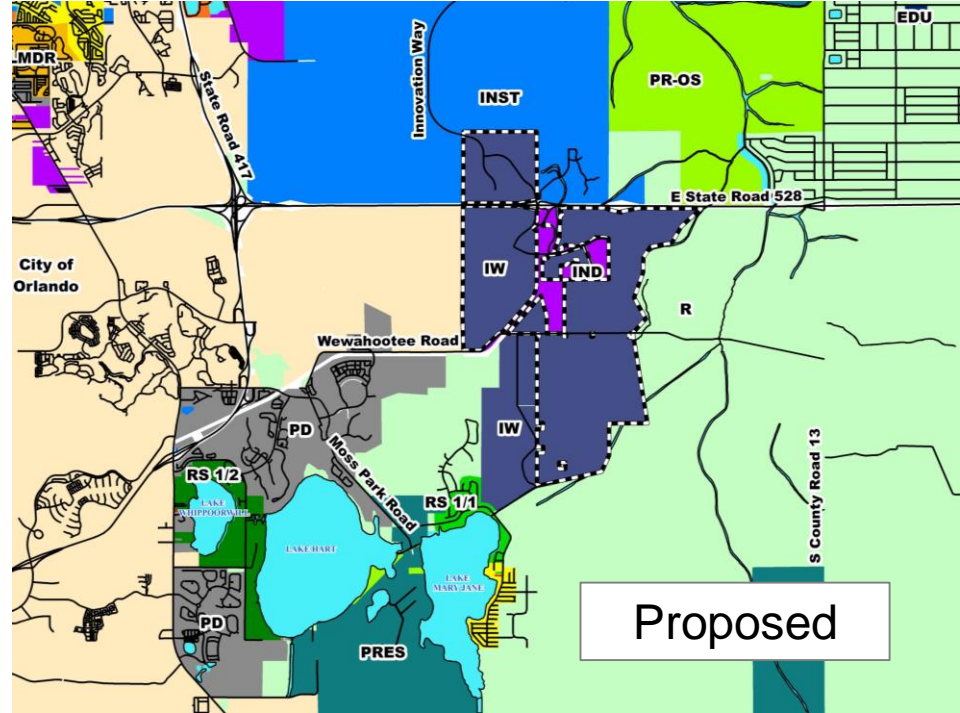
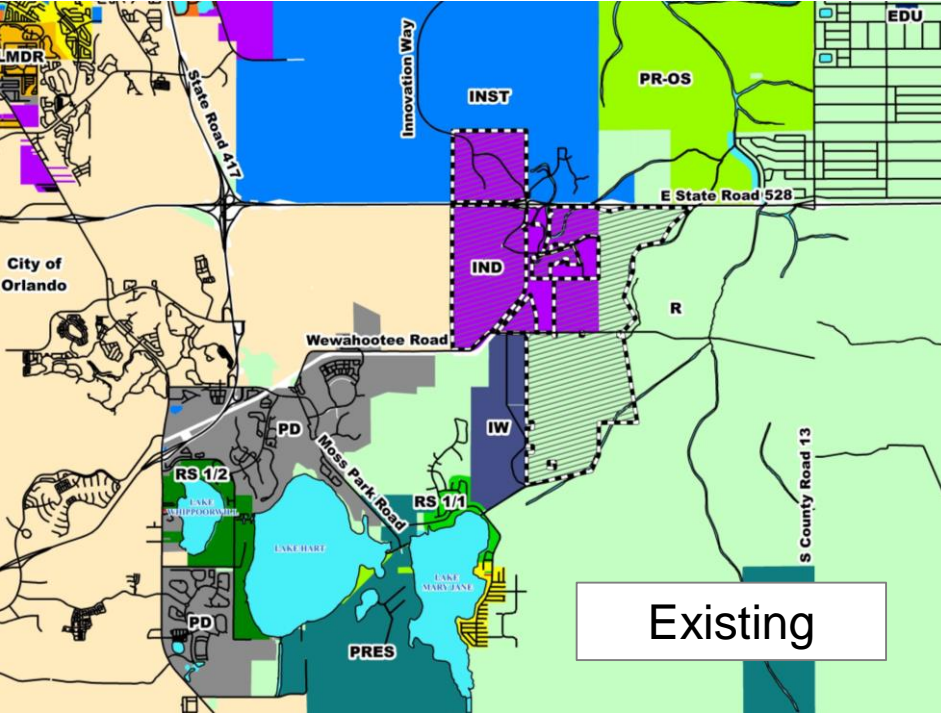
# Adopted Innovation Way Overlay



- 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

