

1           **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY**  
2           **OF ORLANDO, FLORIDA, AMENDING THE FUTURE**  
3           **LAND USE MAP DESIGNATION FOR PART OF LAND**  
4           **GENERALLY LOCATED AT THE NORTHWEST**  
5           **CORNER OF THE INTERSECTION OF BROADWAY**  
6           **AVE. AND RIDGEWOOD ST., AND COMPRISED OF**  
7           **0.36 ACRES OF LAND, MORE OR LESS, FROM OFFICE**  
8           **MEDIUM INTENSITY TO RESIDENTIAL MEDIUM**  
9           **INTENSITY; AMENDING THE ZONING DESIGNATION**  
10          **FOR THE SAME LAND FROM O-2/T/HP, IN PART, TO R-**  
11          **2B/T/HP, IN PART, AND FROM O-2/T/HP, IN PART, TO**  
12          **O-2/T, IN PART, PROVIDING FOR SEVERABILITY,**  
13          **CORRECTION OF SCRIVENER'S ERRORS, AND AN**  
14          **EFFECTIVE DATE.**

15  
16           **WHEREAS**, at its regularly scheduled meeting of December 17, 2013, the  
17           Municipal Planning Board (the "MPB") of the City of Orlando, Florida (the "City"),  
18           considered the following applications relating to land generally located at the northwest  
19           corner of the intersection of Broadway Avenue and Ridgewood Street, and comprised of  
20           approximately 0.36 acres of land, and said land being more precisely described by the  
21           legal description attached to this ordinance as **Exhibit "A"** (hereinafter referred to as the  
22           "Property"):

- 23  
24           1. Growth Management Plan (hereinafter the "GMP") case number GMP2013-  
25           00025, requesting an amendment to the City's Growth Management Plan  
26           (hereinafter referred to as the "GMP") to designate part of the Property as  
27           "Residential Medium Intensity" on the official Future Land Use Map; and  
28  
29           2. Zoning case number ZON2013-00025, requesting an amendment to the City's  
30           official zoning maps to designate the Property as the "R-2B/T/HP" district, in part,  
31           and the "O-2/T" district, in part, on the City's official zoning maps (together,  
32           hereinafter referred to as the "Applications"); and  
33

34           **WHEREAS**, based upon the evidence presented to the MPB, including the  
35           information and analysis contained in the "Staff Report to the Municipal Planning Board"  
36           for application case numbers GMP2013-00025 and ZON2013-00025 (entitled "Item #1-  
37           330 & 334 Broadway Avenue" and hereinafter referred to as the "Staff Report"), and  
38           subject to certain conditions, the MPB recommended that the City Council of the City of  
39           Orlando, Florida (the "Orlando City Council"), approve said Applications and adopt an  
40           ordinance in accordance therewith; and  
41

42           **WHEREAS**, the MPB found that the Applications are consistent with the City's  
43           adopted GMP; and  
44

45           **WHEREAS**, the Orlando City Council hereby finds that this ordinance is in the  
46           best interest of the public health, safety, and welfare, and is consistent with the  
47           applicable provisions of the City's GMP; and  
48

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

51  
52       **SECTION 1. FLUM DESIGNATION.** Pursuant to section 163.3187, Florida  
53 Statutes, the City of Orlando, Florida, adopted Growth Management Plan Future Land  
54 Use Map designation for part of the Property is hereby changed from Office Medium  
55 Intensity to Residential Medium Intensity, as depicted in **Exhibit “B”** to this ordinance.  
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57       **SECTION 2. AMENDMENT OF FLUM.** The City Planning Official, or designee,  
58 is hereby directed to amend the City’s adopted Future Land Use Map in accordance with  
59 this ordinance.  
60

61       **SECTION 3. ZONING DESIGNATION.** Pursuant to the City’s Land Development  
62 Code, the zoning designation for the Property is hereby changed from the O-2/T/HP  
63 district, in part, to the R-2B/T/HP district, in part, and from the O-2/T/HP district, in part,  
64 to the O-2/T district, in part, as depicted in **Exhibit “C”** to this ordinance.  
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66       **SECTION 4. AMENDMENT OF OFFICIAL ZONING MAPS.** The City Zoning  
67 Official, or designee, is hereby directed to amend the City’s official zoning maps in  
68 accordance with this ordinance.  
69

70       **SECTION 5. SCRIVENER’S ERROR.** The City Attorney may correct scrivener’s  
71 errors found in this ordinance by filing a corrected copy of this ordinance with the City  
72 Clerk.  
73

74       **SECTION 6. SEVERABILITY.** If any provision of this ordinance or its  
75 application to any person or circumstance is held invalid, the invalidity does not affect  
76 other provisions or applications of this ordinance which can be given effect without the  
77 invalid provision or application, and to this end the provisions of this ordinance are  
78 severable.  
79

80       **SECTION 7. EFFECTIVE DATE.** This ordinance is effective upon adoption,  
81 except for sections one through four, which take effect on the 30<sup>th</sup> day after adoption  
82 unless this ordinance is lawfully challenged pursuant to section 163.3187(5), Florida  
83 Statutes, in which case sections one through four shall not be effective until the state  
84 land planning agency or the Administration Commission issues a final order declaring  
85 this ordinance in compliance as defined at sections 163.3184(1)(b) and 163.3187(5)(d),  
86 Florida Statutes.  
87

88       **DONE, THE PUBLIC NOTICE,** in a newspaper of general circulation in the City  
89 of Orlando, Florida, by the City Clerk of the City of Orlando, Florida, this \_\_\_\_\_ day  
90 of \_\_\_\_\_, 201\_\_\_\_.  
91

ORDINANCE NO. 2014-2

**DONE, THE FIRST READING**, by the City Council of the City of Orlando,  
Florida, at a regular meeting, this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

**DONE, THE SECOND READING, THE PUBLIC HEARING, AND ENACTED ON  
FINAL PASSAGE**, by an affirmative vote of a majority of a quorum present of the City  
Council of the City of Orlando, Florida, at a regular meeting, this \_\_\_\_\_ day of  
\_\_\_\_\_, 2014.

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

\_\_\_\_\_  
Mayor / Mayor Pro Tempore

ATTEST, BY THE CLERK OF THE  
CITY COUNCIL OF THE CITY OF  
ORLANDO, FLORIDA:

\_\_\_\_\_  
City Clerk

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

\_\_\_\_\_  
City Attorney