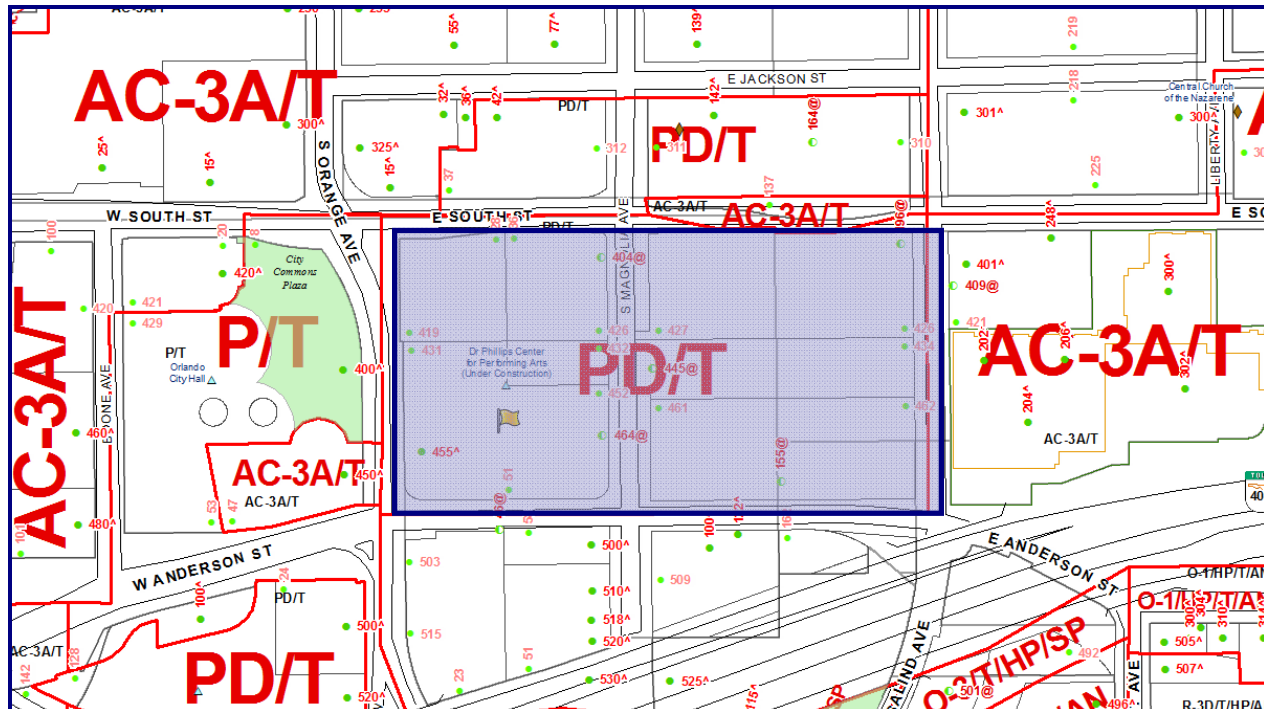




DPAC PD AMENDMENT 1



Location Map



SUMMARY

Owner

City of Orlando

Applicant

Tim Ackert, Project Director,
City of Orlando

Project Planner

Holly Stenger, AIA
Project Manager

Property Location: 455 S. Orange Avenue, (north of E. Anderson St., east of S. Orange Ave., south of E. South St., and west of S. Rosalind Ave.) Parcel ID# 35-22-29-3432-00-042, including parcels 1-5 in the DPAC PD. Associated Parcel 1 address is 445 S. Magnolia Ave. (±8.17 acres, District 5).

Applicant's Request:

The applicant is requesting a Planned Development (PD) Amendment to the DPAC PD to incorporate minor changes to the PD Ordinance and update the exhibits, including the site plans, elevations, and sign plan.

Staff's Recommendation:

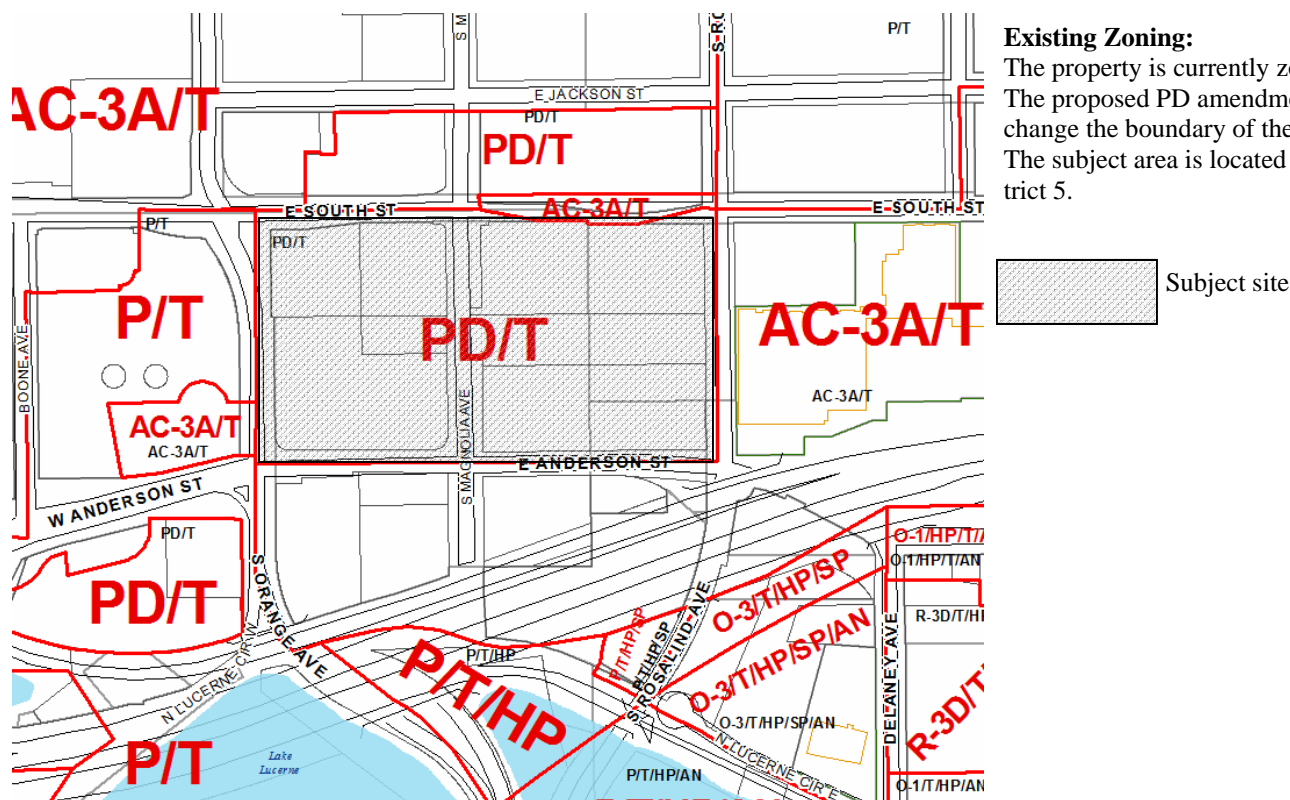
Approval of the request, subject to the conditions in this report.

Public Comment

Courtesy notices were mailed to property owners within 400 ft. of the subject property the week of October 6, 2014. As of the published date of this report, staff has not received any comments from the public concerning this request.

Updated: October 14, 2014

ZONING MAP



PROJECT ANALYSIS

Project Description

The applicant is proposing to update the existing Planned Development (PD) to include the revised exhibits to the PD, including the elevations and sign plan for the Dr. Phillips Center (Parcel 1), site plan for the overall site including the Plaza (Parcel 2), landscape plan for the overall site, and service access point on Parcel 3. Also, the FIS building (originally to remain until Stage 2 of the Performing Arts Center was funded) was removed to allow for the realignment of South Street to occur. Additional changes to the exhibits have been incorporated, including the streetscape along Orange Avenue and South Street realignment.

The original PD (ZON2010-00016) was approved by City Council on December 6, 2010. Construction started on the project approximately 6 months later (June 2011). Between the time of the PD application and the Construction Documents being submitted, subtle changes to the elevations and structure were incorporated into the design. This resulted in several Major and Minor ARB reviews. This PD Amendment incorporates all changes to the designs associated with the exhibits, and have been reviewed and approved through the Appearance Review Board. The additional temporary changeable banners are considered place holders, and will be reviewed by Planning Official when each banner is proposed to be installed.

Project Context

The ± 8.17 acre site is composed of 5 parcels on two city blocks, bounded by E. South Street to the north, S. Orange Avenue to the west, S. Rosalind Avenue to the east, and E. Anderson Street to the south, with Magnolia Avenue bisecting the site running north/south. Currently, Stage 1 of the Dr. Phillips Center (DPAC) is under construction on Parcel 1; the Plaza is under construction on Parcel 2; Parcel 3 is a construction staging area; and demolition of the existing building on Parcel 4 is underway. The parking lot on Parcel 5 will remain, and no additional construction is proposed for Parcel 5 at this time. After construction is complete, Parcels 3 and 4 will be sodded with grass until development.

Stage 1 on Parcel 1 includes the development of the +2,700 seat theater and + 300 seat community theater in the southern two-thirds of the site. The northern third will be constructed as Stage 2, and include a +1,700 seat multi-form theater and associated front and

back-of-house. The PD also established the general development standards for the remaining three parcels (Parcels 3, 4, and 5), although specific development plans will require MPB review as Specific Parcel Master Plans.

Planned Development

The PD process is intended to facilitate unique, individually planned developments which are not otherwise permitted by the underlying zoning district. The standards and procedures of this district are intended to promote flexibility of design and permit planned diversification and integration of uses and structures, while at the same time retaining the absolute authority of the City Council to establish such limitations and regulations as it deems necessary to protect the public health, safety and general welfare.

Conformance with the GMP and LDC

This amendment does not propose any changes to the PD that would affect conformance with the GMP and LDC.

Development Standards

The current PD ordinance includes many graphic exhibits that refer to specific development standards in the overall plan. This amendment is proposing to update Exhibits A through F. No changes are proposed to Exhibit G in the existing Ordinance.

- ◆ Exhibit A is the updated Verified Legal Description with the revised boundaries of the parcels as a result of the reconfiguration of South Street and Orange Avenue.
- ◆ Exhibit B identifies the updated parcel plan.
- ◆ Exhibit C includes the updated overall site plans for Phase 1—Stage 1 and Phase 1—Stage 2.
- ◆ Exhibit D is the revised Master Sign Plan for the PD. This exhibit is being replaced in its entirety.
- ◆ Exhibit E includes the revised exterior elevations for Stage 1 and Stage 2 of DPAC. Exhibit F is the revised design and site plan for the Arts Plaza.

Attached as a new Exhibit H, is a proposed diagram for Parcel 3 illustrating an encroachment into South Street ROW for a pedestrian colonnade with parking garage above. South Street was realigned adding an additional lane, which affected the ROW adjacent to the north side of Parcel 3. The PD requires a 15 foot wide sidewalk with the required streetscape treatment and street trees to be installed. A final SPMP is still required for Parcel 3, however, a study was conducted of the possible streetscape as a colonnade and a parking podium encroaching over the ROW as shown. In order to fit a feasible parking garage on the site and still meet the existing conditions of the PD, this option would be considered.

Also due to the realignment of South Street, the access to the future building on Parcel 3 has been considered. This Amendment is adding language to Section 6: Condition Specific to Parcel 3, 3. Transportation Conditions, to allow access to Magnolia in a limited manner, for service vehicles and exiting the parking garage. Again, a final SPMP is still required, but the current PD limits all access to South Street. If it is determined at the time of the SPMP that access on the east side of the property is required, it shall be designed with sensitivity, as the service area would be across the street from the DPAC front façade and entrance. Additional design standards have been provided, particularly considering the pedestrian zones and streetscape treatment adjacent to Magnolia. Existing street trees, lighting, and pavement treatment shall be considered when Parcel 3 is designed in order to have the least impact on the existing streetscape and pedestrian zones.

The specific text changes proposed in this PD Amendment that reflect the changes to the graphic exhibits and other text changes are listed below:

Section 3: General Conditions of the PD District.

1. General Zoning and Master Plan Conditions.

Section 1.8.1.3—Parcel 2 —Delete the third sentence referring to an interim landscaping plan. The proposed Plaza design on Sheet L-01 of Exhibit C is the final design being constructed with Phase 1—Stage 1. Sheet L-03 of Exhibit F proposes a fountain and optional future pavilion to be installed after Phase 2 -Stage 2 is constructed. Sheet L-02 would be the final configuration of the Plaza.

Section 1.8.2.3—Parking lot on Parcel 5—The parking lot will remain as shown on Exhibit C, Sheet L-01 Phase 1 -Stage 1. The parking lot may be reconfigured with construction of Phase 2—Stage 2 shown on Sheet L-02 of Exhibit C.

2. General Transportation Conditions.

Section 2.2.1—Updating number of bike racks required for Parcels 3,4, and 5. Stage 1 is installing ____ number of bike racks. Parcel 2 has up to 8 racks grouped, where PD limits no more than 4 to be grouped together. The revised language would clarify that “For Parcels 3, 4, and 5, no more than 4 bike racks may be grouped together at one location.”

Section 2.6—Reference Exhibit C for streetscapes to be installed adjacent to the sites.

Section 2.6.1—Clarify that Rosalind Avenue will incorporate a 10’ sidewalk, with a 5’ planting strip, as illustrated in Exhibit C.

Section 2.6.2—Delete this paragraph in entirety, as FIS building is no longer existing. The South Street realignment project installed a 15’ wide sidewalk and streetscape adjacent

Section 2.6.3—Revise language adding “and Orange Avenue” and delete the requirement for “granite” pavers. Concrete pavers

are proposed to be installed.

Section 2.6.4—Delete this paragraph in entirety. Palm trees are proposed to be removed. No street trees will be installed between Parcel 2 and City Hall axis.

3. General Site ID Signage

Section 3.1—Updating Exhibit D in its entirety, revising the Master Sign Plan calculations, sign types, and sign locations, including the Arts Plaza sign and temporary banner signs.

Section 3.1.4.—Revise Downtown Development Board Design Review Committee to Appearance Review Board.

4. General Landscape and Hardscaping Conditions:

Section 4.2—Revise by adding a statement that construction fences may be permitted to screen construction use areas on vacant sites.

5. General Design and Architecture Conditions:

5.2—Clarify and define acceptable screening methods by revising the condition—"All utility service equipment, backflow preventers, mechanical, electrical, plumbing equipment, switch gear, transformers, and roof top utilities, and similar shall be screened. Vents and equipment shall be screened from the public ROW and from the view of all adjacent properties, including the residential units across Rosalind and Anderson Street. Acceptable screening methods shall include but not be limited to: the building parapet, louvers, landscaping, metal screen fencing, high-quality finished utility boxes, mechanical duct wrap to match the color of the roof or material where the duct is exposed, or similar. Above grade utility boxes within the PD and the surrounding streetscapes (ROW) shall be painted silver to match the cantilever roof of the Art Center."

5.4.3.—Light fixtures in landscape islands—This shall be clarified for Stage 2 surface parking lot.

5.4.8—Saturn light fixtures have been changed to double Beacon light fixtures.

Section 4: Conditions Specific to Parcel 1:

2. Parcel 1 Zoning and Site Plan Conditions

Section 2.6.1—Add language clarifying Stage 1 exceeds the maximum setback of 30 feet, however, when Stage 2 is constructed, this setback will be met.

3. Parcel 1 Signage

3.2—Refer to Master Sign Plan "Exhibit D".

3.2.1 and 3.2.2—Delete these two sections in entirety, as the FIS building no longer exists.

3.2.4.—Replace "DRC" with "ARB"

3.2.5.2—Update the number of poster cases to 11. Update frequency in case these go digital. See Section 3.2.5.3.

Add Section 3.2.5.5—Integrated Electronic Display Signs, one on each eastern face of the Stair Towers (Sheets S-24.1 and S-24 in Exhibit D) may be full motion when Magnolia is closed to vehicular traffic. When Magnolia is open, it shall be static display and meet conditions of 3.2.5.3.

3.4.4.—Update to add "except if streets or plazas area closed under Magnolia Avenue."

Section 5: Conditions Specific to Parcel 2:

2. Parcel 2 Zoning and Site Plan Conditions

2.3—Revise "restroom" to "or any building or structure"

2.6—Revise the language to "The Plaza must be developed and maintained with outdoor performance space, including a stage, a plaza, high-quality hardscaping, landscaping, and lighting, outdoor seating, bicycle racks, and trees. Water features, including play fountains and splash pool may be included. A pavilion may also be included. If the Plaza includes an interactive water feature, the Plaza must include restrooms."

3. Parcel 2 Signage

Add 3.1.4—Add Plaza sign. A sign incorporated into the wall of the fountain facing Orange Avenue shall be permitted. The letters of the sign shall be consistent with the master sign plan font and be installed with all capital letters.

Add 3.1.5.—Add Temporary banners, Banner A (40'x40') and Banner B (60' x 40') as shown in Exhibit D. Banner A location may be on south façade, or east façade location, but only one Banner A location shall be occupied at any given time.

Section 6: Conditions Specific to Parcel 3:

2. Parcel 3 Zoning and Site Plan Conditions

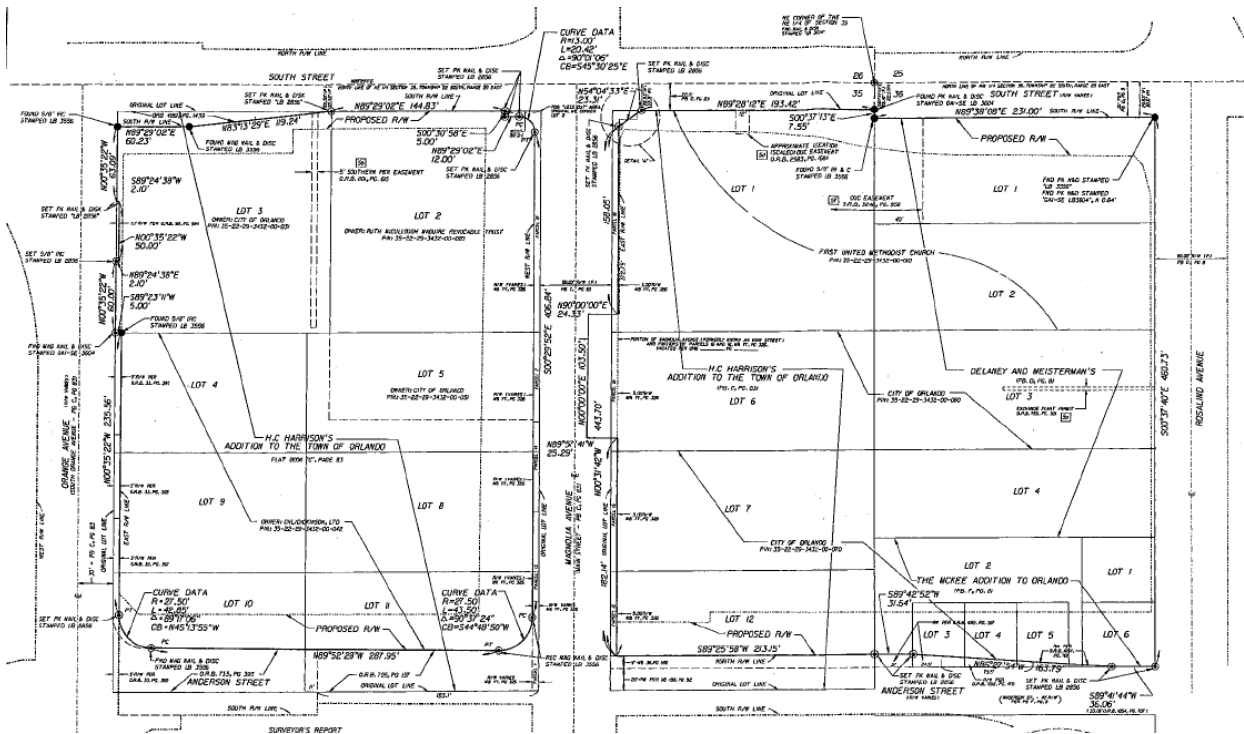
2.7.1—Include the encroachment concept diagram Exhibit H, allowing the parking garage to overhang and create a colonnade along the ROW on the north side of Parcel 3.

3. Transportation Conditions:

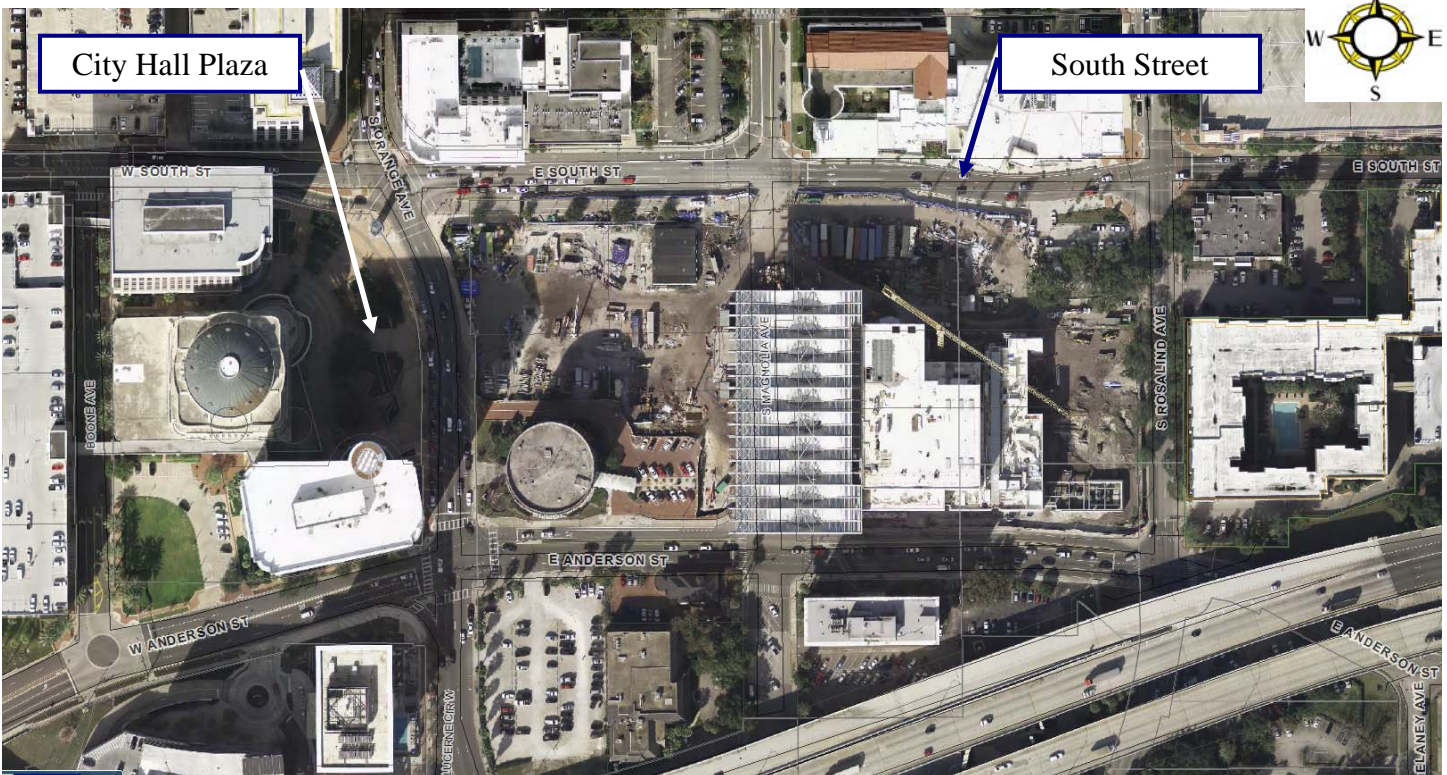
3.1 Update to delete and replace with “ Primary vehicular access to Parcel 3 must come from South Street. This includes parking access, and pick-up and drop-off or valet service. Egress only and service truck access may use Magnolia at certain times. Final site plan and circulation plan shall be reviewed at the time of Specific Parcel Master Plan. No vehicular access of any kind shall be permitted on Orange Ave. The following design standards for the access areas shall be met:

1. Vehicle ramps to/from the parking garage or service areas shall be setback a minimum 25 feet from the back of the pedestrian streetscape. The 25 foot setback shall allow a vehicle to stop completely before entering the pedestrian zone when existing the structure, and queue prior to entering a gated garage without encroaching into the pedestrian zone.
2. Crosswalks at driveways, curb cuts and the entry into the service access shall be raised to be at same grade as sidewalks adjacent to the driveway in order to clearly define the pedestrian area. The curbcut surface shall be treated with the same streetscape treatment materials as the sidewalk surface. Curbcut ramp shall be limited to the “furniture zone” area and not interfere with the pedestrian path. A minimum 8” concrete sub-base with wire reinforcement under the pavers shall be installed at all service drive curb cuts.
3. Service areas shall be interior to the building, and screened with a solid decorative door, gate or screen wall which shall be closed when deliveries and services are not provided. Solid gates or doors may be decorative and shall be complementary to the overall design of the building. Gates and doors shall not interfere with the pedestrian zone when open or operating.
4. Hours of deliveries to the service areas of Parcel 3 shall be limited to the hours before 4 pm on weekdays, and between 7 am –10 am on weekends.

EXISTING SURVEY

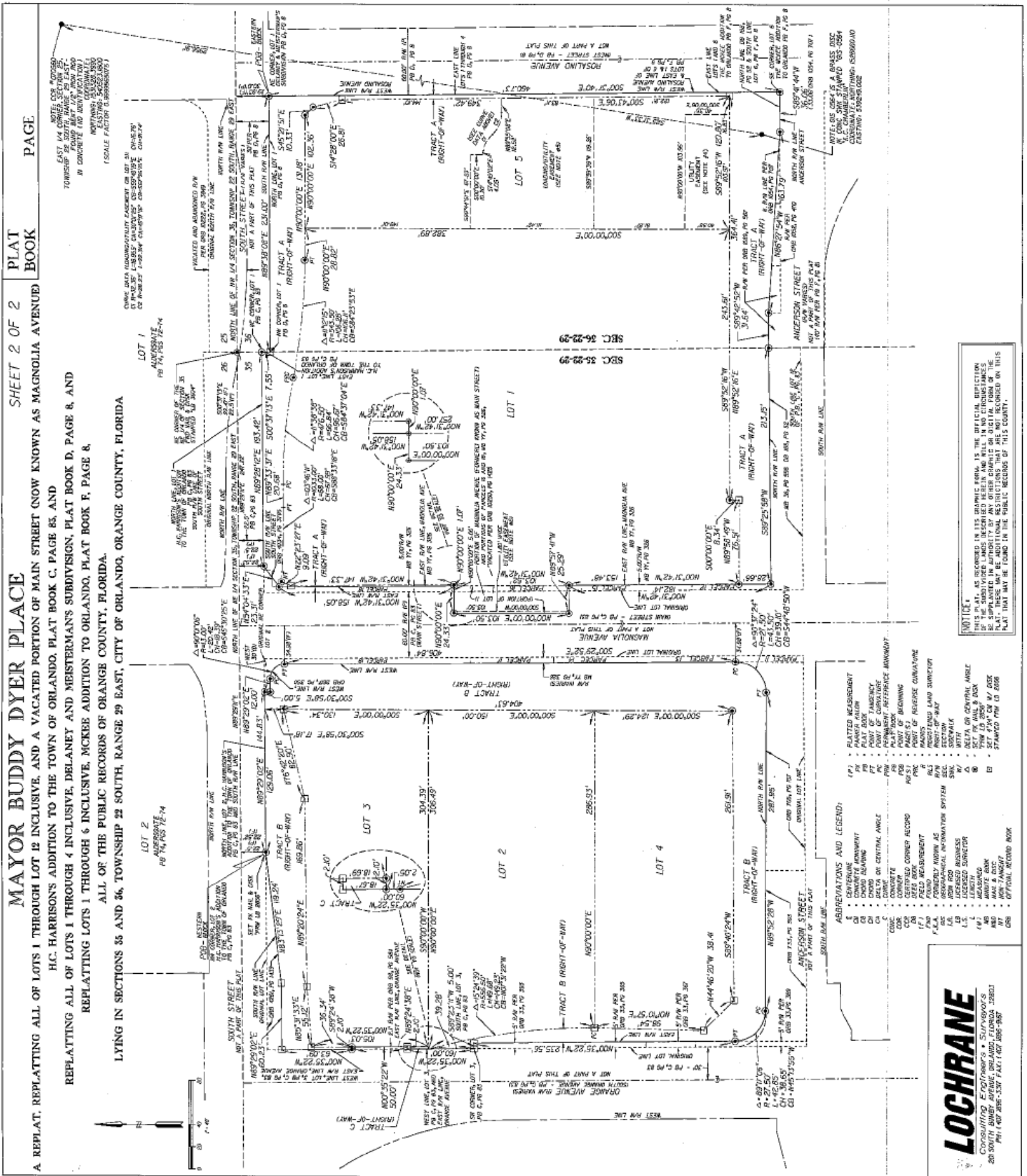


AERIAL PHOTO



Aerial photo (2014) shows realignment of E South Street completed from Rosalind to Magnolia, and the roof of the DPAC building constructed and cantilevering over Magnolia Ave. Additional realignment of South Street including removal of the counter-flow lane was completed in September 2014 (not shown). Orange Avenue is currently under construction, along with the City Hall Plaza (not within the PD).

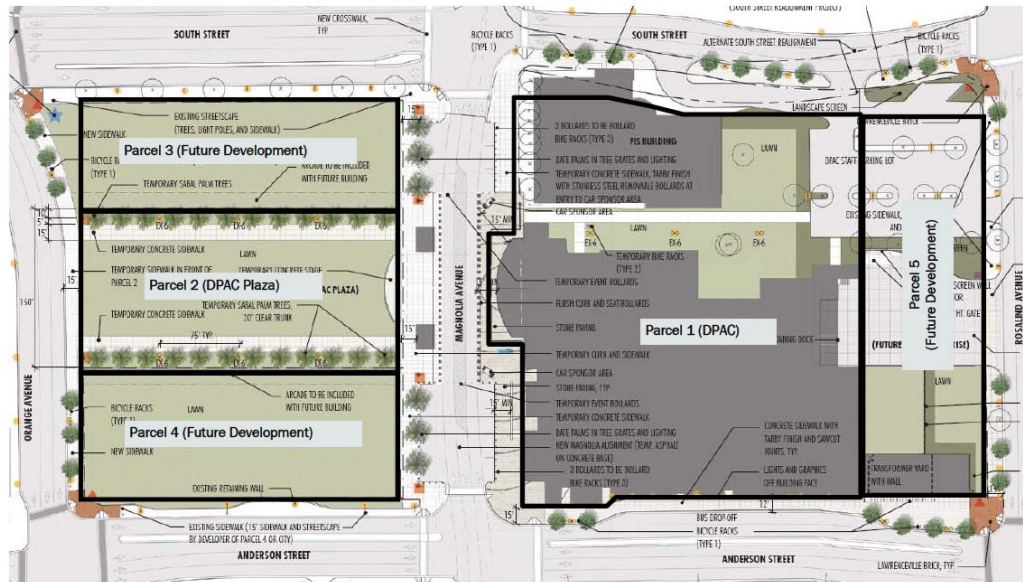
PROPOSED PLAT (IN PROCESS)



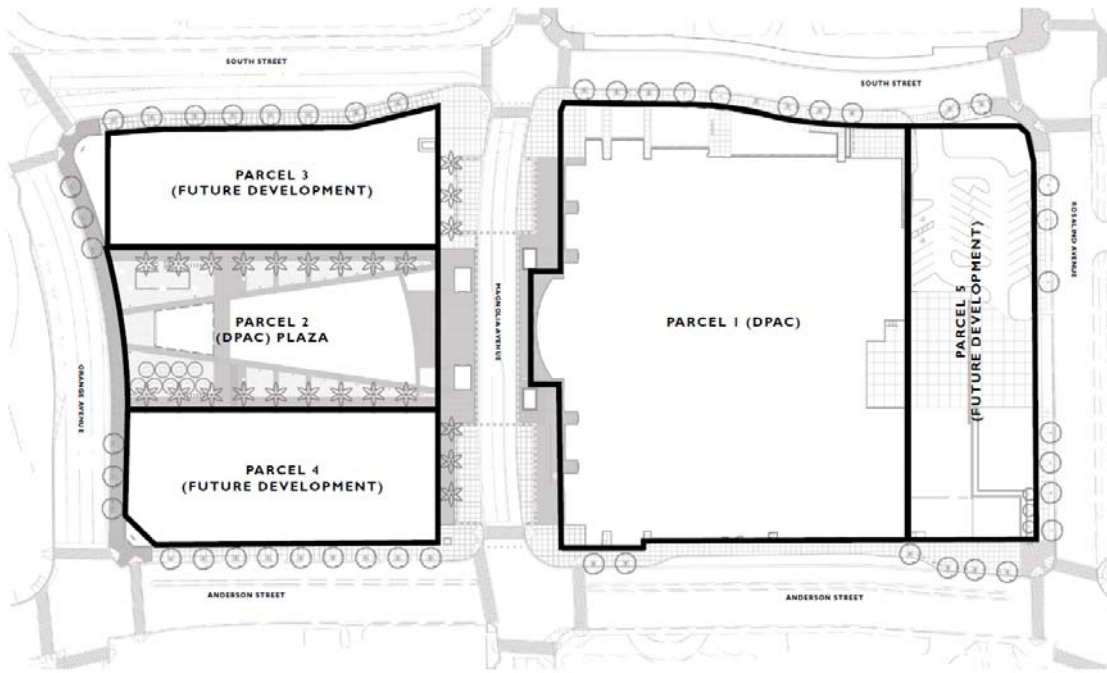
DEVELOPMENT PLAN

Note: The following pages in the Staff Report do not include all of the Exhibits submitted with the application, but give an overview of the types of changes proposed in the graphic exhibits. As previously mentioned, Exhibits A through F have been updated in entirety, and are proposed to replace the existing associated exhibits in the PD document. Exhibit H is a new exhibit in this amendment. Updated Exhibits incorporating conditions of approval will be included with the PD Ordinance.

Below: Currently adopted Exhibit B in the PD Ordinance.

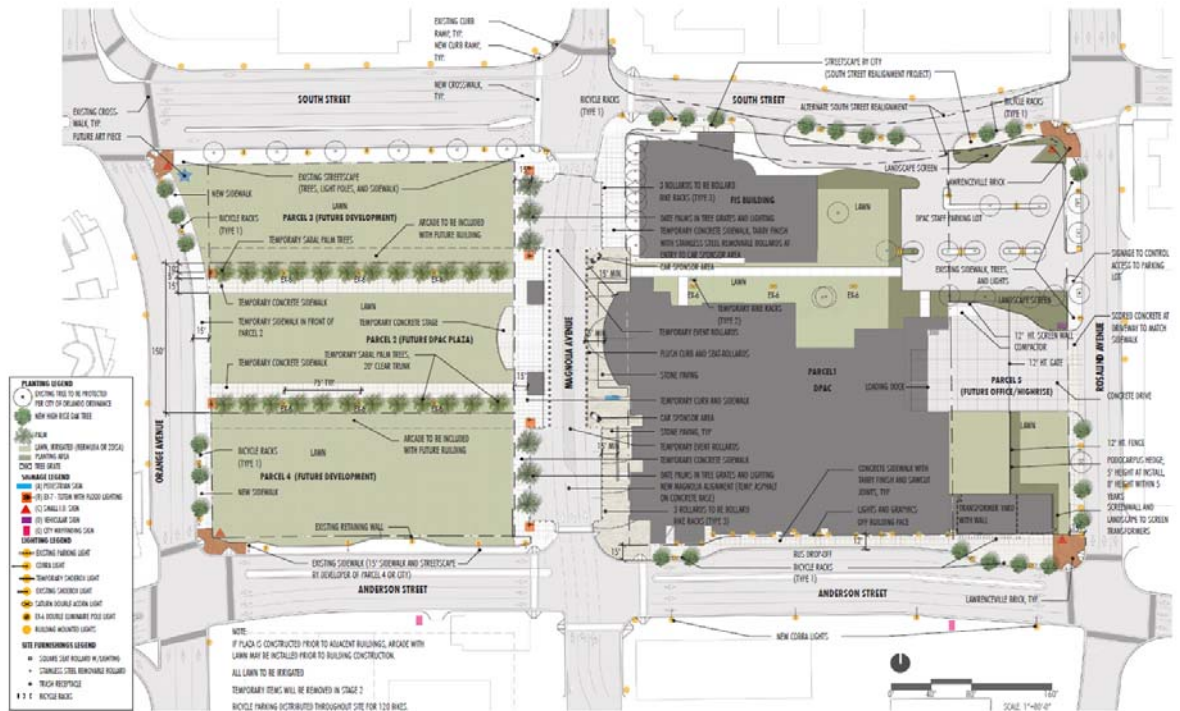


Below: Revised Exhibit B, illustrating the South Street and Orange Avenue realignment configuration, updated Parcel 3 and Parcel 4 lot lines, the Plaza design installed at Phase 1, and streetscape treatments surrounding the properties.



DEVELOPMENT PLAN

Below: Currently adopted Exhibit C Phase 1—Stage 1 in the PD Ordinance.



BARTON MYERS ASSOCIATES, INC. / HKS ARCHITECTS, INC. / BAKER BARRIOS ARCHITECTS, INC.
MURASE ASSOCIATES / HLB LIGHTING DESIGN / SUSSMAN PREJTA & COMPANY, INC. / JCP CONSULTING

PHASE 1 - STAGE 1 DPAC SITE PLAN
16 APRIL 2010

Below: Revised Exhibit C Phase 1—Stage 1 proposed in Amendment 1.



BARTON MYERS ASSOCIATES, INC. / HKS ARCHITECTS, INC. / BAKER BARRIOS ARCHITECTS, INC.
MURASE ASSOCIATES / HLB LIGHTING DESIGN / SUSSMAN PREJTA & COMPANY, INC.

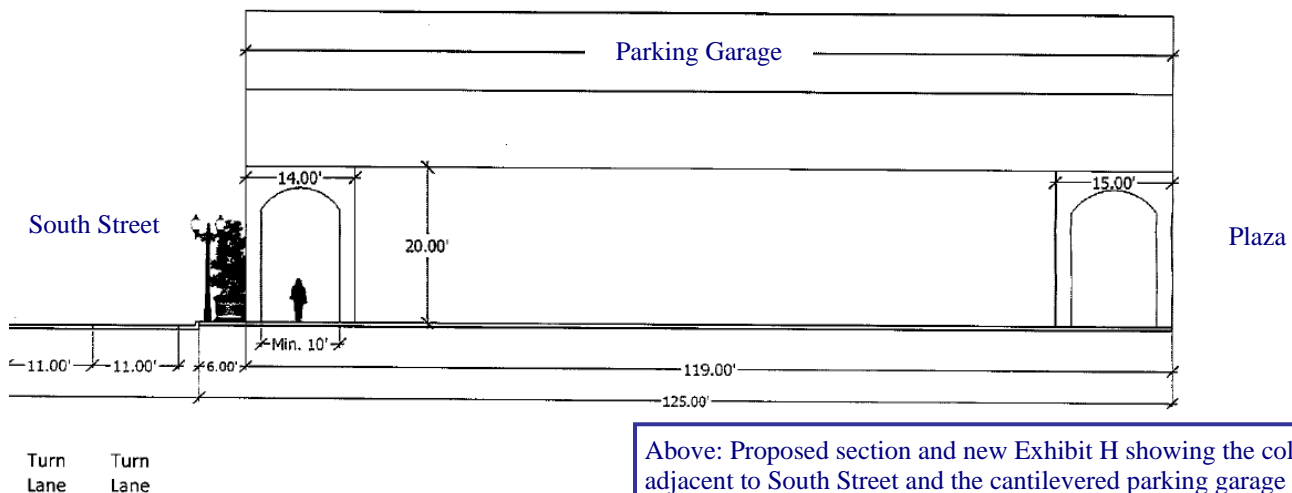
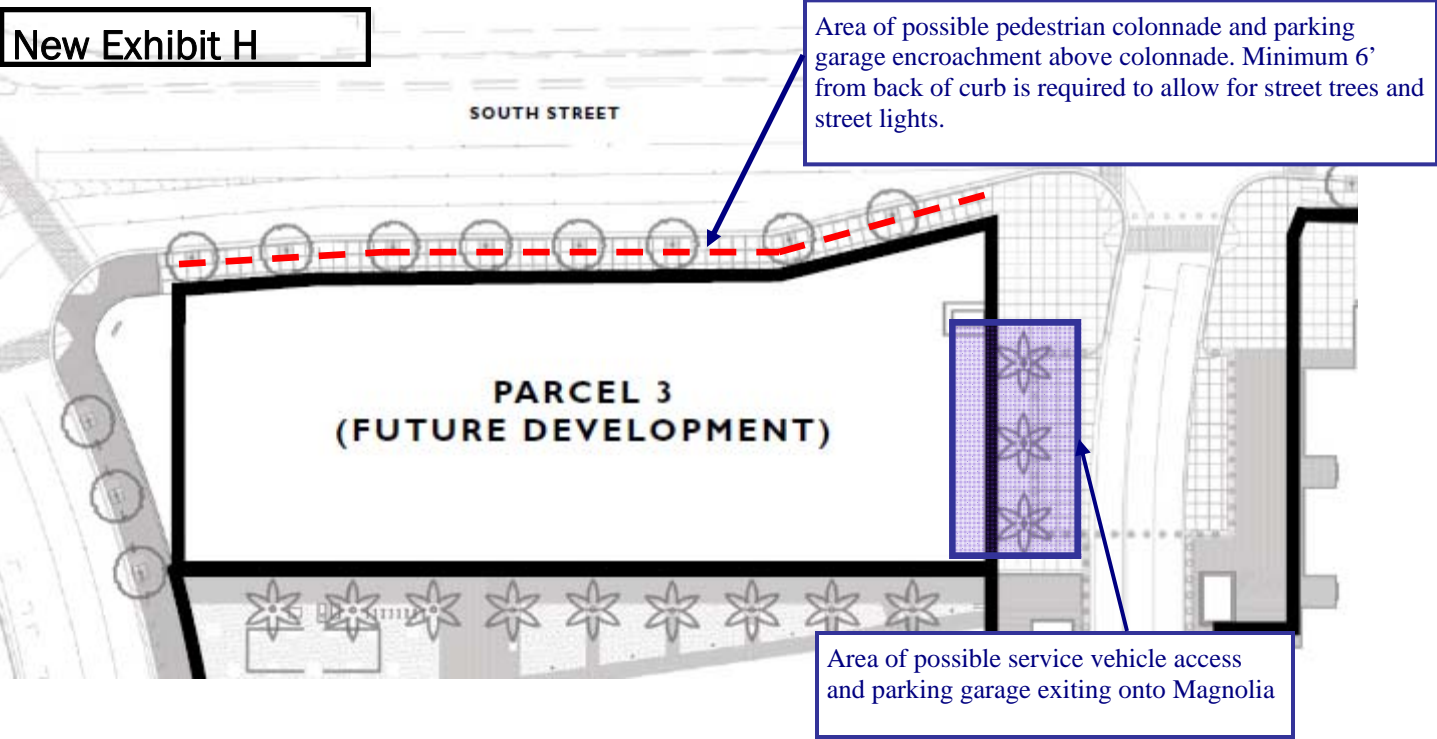
PHASE 1 - STAGE 1 DR. PHILLIPS CENTER SITE PLAN
15 JULY 2014

L-01

DEVELOPMENT PLAN—PARCEL 3

Below: Parcel 3 proposed diagram of encroachment into South Street ROW for Colonnade. A SPMP is still required for Parcel 3, however, South Street was realigned adding an additional lane, which affected the ROW for Parcel 3. In order to fit a feasible parking garage on the site and still meet the existing conditions of the PD, a study was conducted of the possible streetscape as a colonnade and a parking podium encroaching over the ROW as shown.

Also due to the realignment of South Street, the access to the future building on Parcel 3 has been considered. This Amendment is adding language to Section 6: Conditions Specific to Parcel 3, Section 3.1, to allow access to Magnolia in a limited manner, for service vehicles and exiting the parking garage. Final SPMP is still required, and the current PD limits all access to South Street. Access on the east side of the property is sensitive, as the service area would be across the street from the DPAC front façade and entrance. Additional design standards have been provided, as well as careful consideration to the pedestrian zones and streetscape treatment adjacent to Magnolia. Existing street trees, lighting, and pavement treatment shall carefully be considered when Parcel 3 is developed in order to have the least impact on the existing streetscape and pedestrian zones.



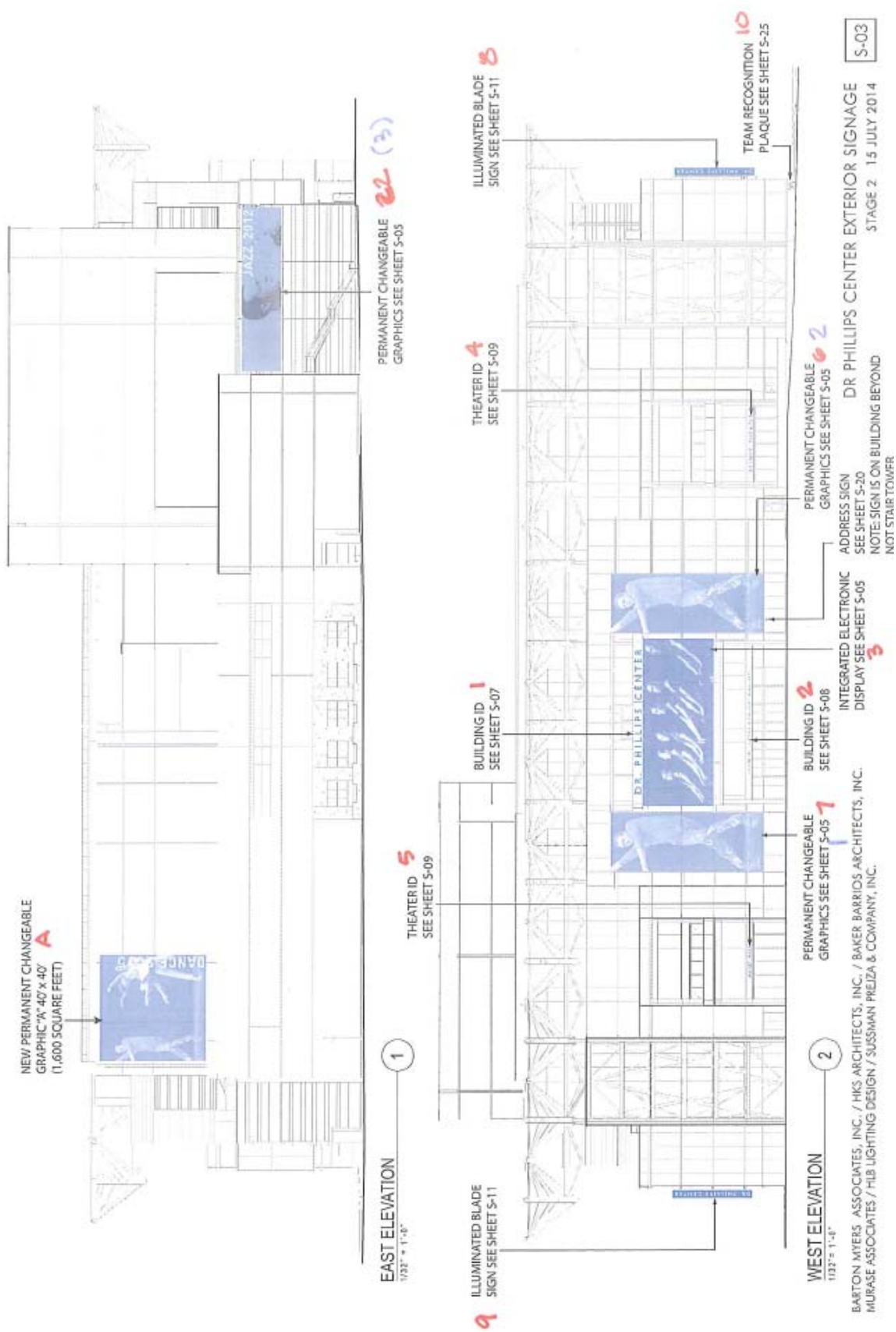
SIGN PLAN AREA CALCULATIONS

Dr. Phillips Center
Master Sign Plan
August 2014

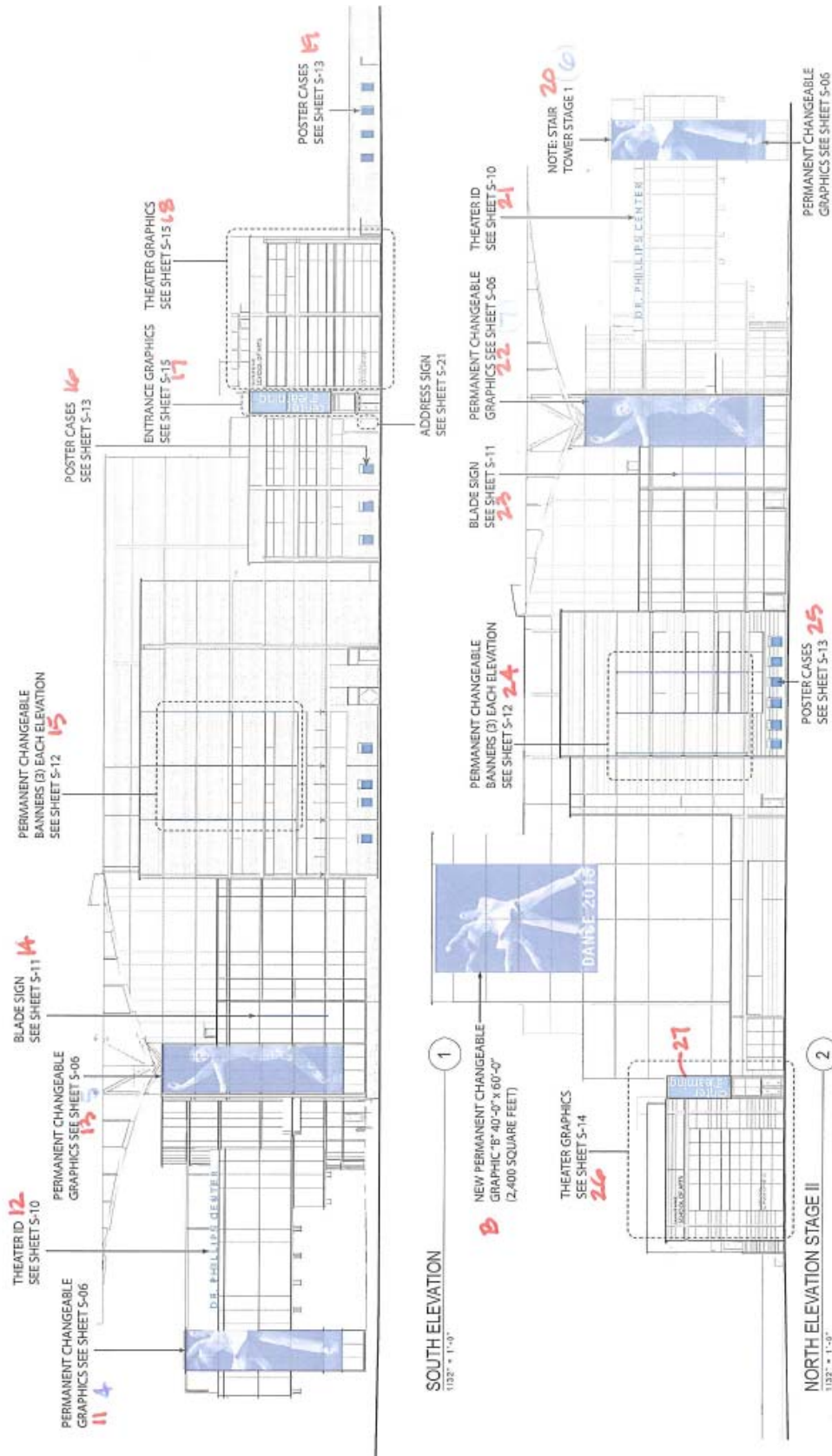
Elevation	Sign #	CD Sign #	Description	PD Sheet #	CD Drawing #	SF	OLD SF	Comments
West Elevation - Stages 1 and 2								
	N/A	N/A	Address	S-20	N/A	0.75		new - not part of calc
	1	SN01	Building ID sign at railing	S-07	S83.04	177	310	
	2	SN03	Building ID at entry beam (illuminated)	S-08	S83.07	47	47	
	4	N/A	Theater ID sign (ST 1)	S-09	N/A	40	25	
	5	N/A	Theater ID sign (ST 2)	S-09	N/A	40	25	
	3	N/A	Integrated Electronic Display	S-05	N/A	1600	1600	
	6	N/A	Permanent Changeable Graphics (#2)	S-05	N/A	1474	1474	
	7	N/A	Permanent Changeable Graphics (#11)	S-05	N/A	1474	1474	
	E.1	N/A	County Officials	S-24.1	N/A	104		new - not part of calc
	E.1	N/A	Electronic display	S-24.1	N/A	215		new - not part of calc
	E.2	N/A	City Officials	S-24	N/A	104		new - not part of calc
	E.2	N/A	Electronic display	S-24	N/A	215		new - not part of calc
	D.1	N/A	Donor plaque 'D'	S-23	N/A	1.5		new - not part of calc
	D.2	N/A	Donor plaque 'D'	S-23	N/A	1.5		new - not part of calc
	F	N/A	Team Recognition 'F'	S-25	N/A	18		new - not part of calc
	G	N/A	Box Office 'G'	S-26	N/A	4.5		new - not part of calc
						<u>4852</u>	<u>4955</u>	
East Elevation								
	22	N/A	Permanent Changeable graphic (#3)	S-05	N/A	914.5	2020	
	A	N/A	Temporary Banner A	S-03	N/A	2400		NEW
						<u>3314.5</u>	<u>2020</u>	
North Elevation Stage 1								
	21	SN02	Building ID sign at railing	S-10	S83.06	177	163	
	20	N/A	Permanent Changeable Graphics	S-06	N/A	924	924	
	B	N/A	Temporary Banner B	S-04.1	N/A	2400		new banner
	C.1		Porte cochere Donor sign 'C'	S-22		1.5		new
						<u>3502.5</u>	<u>1087</u>	
North Elevation Stage 2								
	21	SN02	Building ID sign at railing (ST 1)	S-10	S83.06	177	163	
	20	N/A	Permanent Changeable Graphics (ST 1) (#6)	S-06		924	924	
	C.1	N/A	Porte cochere Donor sign 'C' (ST 1)	S-22		1.5	1.5	new - not part of calc
	23	N/A	Blade Sign	S-11	STAGE 2	116	116	
	24	N/A	3 Changeable Banners	S-12	STAGE 2	588	588	
	25	N/A	6 Poster cases at 14 SF each (digital)	S-13	STAGE 2	84	158	
	26	N/A	Rehearsal Theater Sign on wall	S-15	STAGE 2	75	38	
	26	N/A	Rehearsal Theater Sign on glass	S-14	STAGE 2	160	4.75	
	27	N/A	Graphic on BOH entry marquee (3 sides)	S-14	STAGE 2	800	120	
	27	N/A	Stage Door Graphic	S-14	STAGE 2	3	15	
	22	N/A	Permanent Changeable Graphics (#7)	S-06	STAGE 2	1496	1496	
	B	N/A	Temporary Banner B	S-04	STAGE 2	2400		New - DPC wants option to hang on South Elevation
	N/A	N/A	Address?		STAGE 2	0.75		
						<u>6824.5</u>	<u>3624.25</u>	

Dr. Phillips Center
Master Sign Plan
August 2014

Elevation	Sign #	CD Sign #	Description	PD Sheet #	CD Drawing #	SF	OLD SF	Comments
South Elevation Stage 1 and 2								
	12	SN02	Building ID sign at railing (ST 1)	S-10	S83.05	177	163	
	14	SN10	Blade Sign	S-11	S83.12	116	116	
	C.2	N/A	Porte cochere Donor sign 'C'	S-22	N/A	1.5		new - not part of calc
	15	SN11	3 Changeable Banners	S-12	S83.13	588	588	
	16	SN12	11 Poster cases at 14 SF each (digital)	S-13	S83.14	154	174	
	18	SN05	Rehearsal Theater Sign on wall	S-15	S83.08	75	18	
	18	SN07	Rehearsal Theater Sign on glass	S-15	S83.09	160	37.5	
	17	SN08	Graphic on BOH entry marquee (3 sides)	S-15	S83.10	800	120	
	17	SN09	Stage Door Graphic	S-15	S83.11	2	15	
	11	N/A	Permanent Changeable Graphics (#4)	S-06	N/A	924	924	
	13	N/A	Permanent Changeable Graphics (#5)	S-06	N/A	1496	1496	
	N/A	N/A	Address '155'	S-21	N/A	0.75		new - not part of calc
						<u>4493.5</u>	<u>3651.5</u>	
Stage 1 total						16122.5		
Stage 2 total						19484.5		
Site								
	SN21/2N24		1 Pedestrian Sign (digital) on Magnolia - (30 SF each side)		SS5.03/SS5.06	30	102	
	SN21		2 Pedestrian Sign (digital) on Plaza - 2 sides		SS5.03	60		
	SN20		4 Banners on Magnolia (27 sf each) - 2 sides		SS5.02	108	680	reduced in size
	SN20		2 Banners on Orange (27 sf each) - 2 sides		SS5.02	13.5		reduced in size
	SN20		4 Banners on Plaza (27 sf each) - 2 sides		SS5.02	108		reduced in size
	SN22		2 Vehicular Parking signs on Rosalind - 2 sides		SS5.04		33	
	SN23		4 Site ID signs (24 sf - 2 sides)		SS5.05	<u>165</u>	<u>95</u>	
Site total						484.5	911	



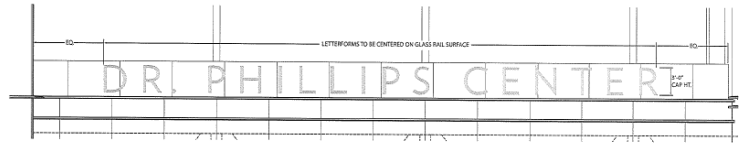
ARCHITECTURAL ELEVATIONS—SIGN PLAN EXHIBIT D



DR PHILLIPS CENTER EXTERIOR SIGNAGE
15 JULY 2014
S-04

BARTON MYERS ASSOCIATES, INC. / HKS ARCHITECTS, INC. / BAKER BARBIOS ARCHITECTS, INC.
MURASE ASSOCIATES / HLB LIGHTING DESIGN / SUSSMAN PREDA & COMPANY, INC.

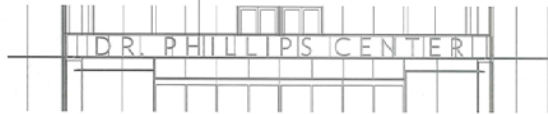
ARCHITECTURAL ELEVATIONS—SIGN PLAN EXHIBIT D



DETAIL ELEVATION SIGN SN02
1/16" = 1'-0"



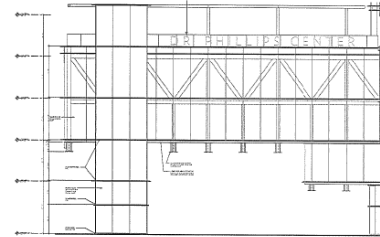
SIGN SN02-DETAIL ELEVATION
1/16" = 1'-0"



SIGN SN02-ELEVATION
1/16" = 1'-0"

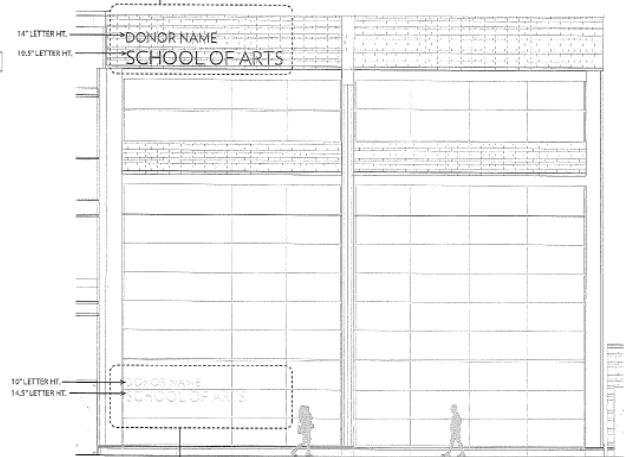
BATCH MYERS ASSOCIATES, INC. / HKS ARCHITECTS, INC. / BAKER BARNES ARCHITECTS, INC.
MURRAY ASSOCIATES / HKS JONTHO DESIGN / SUBSISTANT FIELD & COMPANY, INC.

DR. PHILLIPS CENTER EXTERIOR SIGNAGE
15 JULY 2014



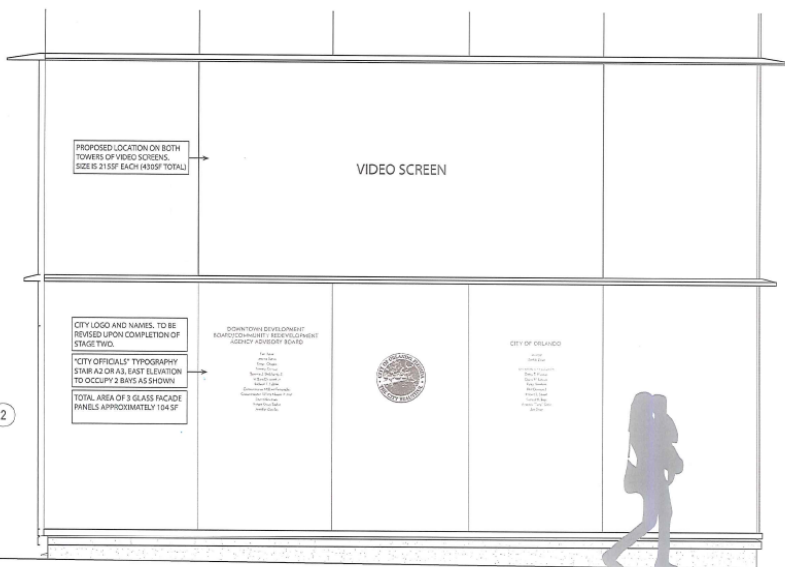
ELEVATION SIGN SN02 (SOUTH)
1/16" = 1'-0"

PAINTED ALUMINUM REVERSE CHANNEL LETTERS.
LETTER HEIGHT 14" AND 15.5" AS SHOWN. LETTER DEPTH 5".
FINAL COPY T.B.D. ASSUME APPROXIMATELY
75 SQUARE FEET TOTAL.



APPLIED ADHESIVE BACKED VINYL GRAPHIC ON GLASS SURFACE.
COLOR: 3M DUSTED CRYSTAL. LETTER HEIGHT 10" AND 14.3" AS SHOWN.
GRAPHIC TO BE FIRST SURFACE ASSUME APPROX. 160 SQUARE FEET

REHEARSAL THEATER DETAIL ELEVATION (STAGE 1)
1/16" = 1'-0"



BANQUET STAIR SOUTH TOWER - ENLARGED EAST ELEVATION
SIGN "E" ELEVATION
1/16" = 1'-0"

SIGN E

SITE PHOTOS



Existing conditions of Magnolia Ave. looking north.



View of the west façade and Arts Plaza from City Hall.



View of the south façade looking north-west from Anderson Street. The proposed banner would be visible in the upper corner of the building.



View of the north façade looking south-west from South Street. The proposed banner would be installed in the upper portion of this solid façade.



View of the subject site at the intersection of Anderson Street and Rosalind.



View of the west façade and vacant Parcel 3 looking south-east from the corner of Orange Avenue and South Street.

FINDINGS

Subject to the conditions contained herein, the proposal is consistent with the requirements for approval of DPAC PD Amendment 1 application contained in Section 65.000 of the Land Development Code (LDC):

1. The proposed use is consistent with the City's Growth Management Plan.
2. The proposed use is consistent with the purpose and intent of the PD/T zoning district and all other requirements of the LDC.
3. The proposed use will be compatible with surrounding land uses and the general character of the area.
4. The necessary public facilities will be adequate to serve the proposed use, or will be provided by the applicant as a condition of this approval.

CONDITIONS OF APPROVAL

Staff recommends approval of the ZON2014-00024 DPAC PD Amendment 1 subject to the conditions below:

Growth Management:

1. The Comprehensive Planning Studio has no objections to this request.

Land Development:

1. All Conditions of Approval from the previous PD shall remain, unless revised per this Staff Report and PD Amendment revisions.

Urban Design:

1. ARB Approval. The applicant is required to obtain final approval from the Appearance Review Board prior to building permits being issued.

Transportation:

1. The Transportation Planning Division supports the applicant's request without further condition.

Engineering/Zoning: No Comments.

Police:

1. The Orlando Police Department has no objections to proposed amendments to DPAC (Dr. Phillips Performing Arts Center) PD located at 455 S. Orange Ave. A CPTED plan review is not applicable to this project at this time.
2. We encourage developers and property owners to incorporate CPTED strategies in their projects. A brochure entitled Crime Prevention Through Environmental Design, Your Guide to Creating a Safe Environment, which includes crime prevention techniques for various land uses, is available by email.

Building/ Fire:

1. Building Plan Review is not applicable to this case at this time.

CONTACT INFORMATION

Growth Management

For questions regarding Growth Management plan review, please contact Mary-Stewart Droege at 407.246.3276 or Mary-Stewart.Droege@cityoforlando.net

Land Development

For questions regarding Growth Management plan review, please contact Holly Stenger at 407.246.2861 or Holly.Stenger@cityoforlando.net.

Urban Design

For questions regarding Urban Design plan review, please contact Holly Stenger, at 407.246.2861 or kenneth.pelham@cityoforlando.net

Transportation

For questions regarding Transportation Planning plan review, please contact John Rhoades at 407.246.2293 or john.rhoades@cityoforlando.net

Engineering/Zoning

For questions regarding Concurrency Management contact Keith Grayson at 407.246.3234 or keith.grayson@cityoforlando.net. To obtain plan review status, schedule/cancel an inspection and obtain inspection results, please call PROMPT, our Interactive Response System at 407.246.4444.

Police

For questions regarding Orlando Police Department plan reviews or to obtain a copy of the brochure, contact Audra Nordaby at 407.246.2454 or Audra.Nordaby@cityoforlando.net.

Building/ Fire

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

Parks

For questions regarding Parks Plan Review issues contact Ken Gardner at (407) 246-2283 or Kenneth.Gardner@cityoforlando.net.

REVIEW/APPROVAL PROCESS—NEXT STEPS

1. MPB minutes scheduled for review and approval by City Council.
2. For items needing an ordinance: Forward to City Attorney's Office for Legal Review
3. 1st reading of the Ordinance
4. 2nd reading of the Ordinance