AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ORLANDO, FLORIDA, AMENDING AND **DEVELOPMENT** RESTATING THE LAND REGULATIONS OF THE DR. PHILLIPS CENTER FOR THE PERFORMING ARTS PLANNED DEVELOPMENT ZONING DISTRICT; RELATING TO CERTAIN LAND **GENERALLY LOCATED NORTH OF E. ANDERSON ST.,** EAST OF S. ORANGE AVE., SOUTH OF E. SOUTH ST., AND WEST OF S. ROSALIND AVE., AND COMPRISED OF APPROXIMATELY 8 ACRES OF LAND; PROVIDING FOR SEVERABILITY, CORRECTION OF SCRIVENER'S **ERRORS, AND AN EFFECTIVE DATE.**

WHEREAS, at its regularly scheduled meeting of October 21,2014, the Municipal Planning Board (the "MPB") of the City of Orlando, Florida (the "City"), considered zoning application case number ZON2014-00024, requesting amendments to the land development regulations of the Dr. Phillips Center for the Performing Arts Planned Development zoning district, relating to approximately 8 acres of land, generally located north of E. Anderson St., east of S. Orange Ave., south of E. South St., and west of S. Rosalind Ave., and described and depicted in Exhibit "A" (hereinafter the "Property"); and

WHEREAS, based upon the evidence presented to the MPB, including the information and analysis contained in the "Agenda Item Summary" for application case number ZON2014-00024 (entitled "Agenda Item 17 – DPAC PD Amendment" and hereinafter referred to as the "Staff Report,"), and subject to certain conditions, the MPB recommended that the City Council of the City of Orlando, Florida (the "Council") approve said zoning application and adopt an ordinance in accordance therewith; and

WHEREAS, zoning application case number ZON2014-00024 is requesting an amendment to the City's planned development zoning designation for the purpose of permitting the multiphase redevelopment of two downtown city blocks to include the Dr. Phillips Center for the Performing Arts, comprised of three performing arts theaters and associated halls and back-of-house space, a grand, public plaza, and up to three commercial or residential buildings (hereinafter the "Project"); and

WHEREAS, the MPB has found that the Project is consistent with the City's adopted Growth Management Plan (the "GMP"); and

WHEREAS, the Council hereby finds that the Project is consistent with the intent and purpose of the planned development district zoning designation as established by Part 2Q, Chapter 58, Land Development Code ("LDC")of the City of Orlando, Florida (the "Orlando City Code"); and

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

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

SECTION 1. ZONING DISTRICT AND AMENDMENT TO THE PD LAND DEVELOPMENT REGULATIONS. The Property was rezoned from Downtown Metropolitan Activity Core Center District with the Traditional City Overlay District (AC-3A/T), in part, and Public Use District with the Traditional City Overlay (P/T), in part, to Planned Development District with the Traditional City Overlay (PD/T) on the City's official zoning map series by City of Orlando Ordinance #2010-32, adopted by the Orlando City Council on December 6, 2010. Ordinance #2010-32 is hereby amended, restated, and completely superseded by this ordinance. This planned development district may be referred to as the Dr. Phillips Center for the Performing Arts Planned Development District.

SECTION 2. DEVELOPMENT PARCELS. The Project is a multiphase, multistage, development comprised of three commercial or residential highrise buildings, the Plaza (as hereinafter defined), and a multi-hall performing arts center, covering two downtown city blocks and subdivided into five distinct development parcels. For reference purposes in this ordinance, the five development parcels on the Property are identified and depicted in the map attached to this ordinance as Exhibit "B" (hereinafter "Parcel 1," "Parcel 2," "Parcel 3," "Parcel 4,", and "Parcel 5," respectively, and "Parcels" when referring to any combination of two or more Parcels).

SECTION 3. GENERAL CONDITIONS OF THE PD DISTRICT. The Dr. Phillips Performing Arts Center Planned Development zoning district is subject to the following general conditions:

1. General Zoning and Master Development Plan Conditions

- 1.1. Subject to any modifications expressly contained in this ordinance, including exhibits, and subsequent Master Plans for Parcels 3, 4, and 5, development and maintenance of the Property must be consistent with the Phase 1, Stage 1 and 2 site plans attached to this ordinance as Exhibit "C" (hereinafter the "Site Plans"), and subsequent Master Plans.
- 1.2. If a conflict occurs between the text of this ordinance and exhibits to this ordinance, the text controls.
- 1.3. Except as expressly provided otherwise in this ordinance, the Property remains subject to all applicable federal, state, and local laws, and nothing in this ordinance shall be construed to exempt the Property from the lawful authority or jurisdiction of any federal, state, or local agency.
- 1.4. Lawful uses and structures existing on the Property as of the effective date of this ordinance are hereby made legal and conforming under this ordinance.
- 1.5. Unless otherwise provided in this ordinance, including exhibits, the Property is subject to the standards and regulations of the Downtown Metropolitan Activity Core Center District with the Traditional City Overlay District (AC-3A/T).
- 1.6. Major modifications to the development plan or standards set forth herein shall follow the amendment procedures for development plans as set forth in Chapter 65, Part 2E, LDC. The Planning Official or his designee shall be authorized to permit minor changes to the development plan, Elevations, Plaza Plan, Space

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Frame and the Master Sign Plan in conformance with the intent and purpose of the GMP and the LDC without further review by the MPB or City Council. The changes shall not exceed the maximum standards of the GMP and LDC.

- 1.7. The Property must be replatted to reflect development of the Project. The replat must be complete, including recordation in the official records of Orange County, before a certificate of occupancy is issued for buildings included within Phase 1, Stage 1, of Parcel 1, or before any building permit is issued for any building on either Parcel 3, 4, or 5, whichever occurs first. The plat for Parcel 5 must provide easements to the benefit of Parcel 1 for the purpose of providing access from S. Rosalind Ave. to the loading docks and back-of-house area on the eastside of Parcel 1, and for access to the utility yard located on the southernmost part of Parcel 5.
- 1.8. The Property may be developed in multiple phases, and multiple stages within each phase, but if developed in multiple phases and stages, each phase and stage must be developed in a manner that allows the individual phases and stages to function independently of each other. The purpose of this requirement is to ensure that the first phase, and each subsequent phase and stage, can fully function and operate as intended by the Phase 1, Stage 1 and 2 Site Plans in the event that subsequent phases or stages are delayed or abandoned. Parcel 1 may be developed in 2 stages. For the purposes of this ordinance, the 2 stages will be referred to as Phase 1, Stage 1, and Phase 1, Stage 2. The respective stages are chronological in order, with Stage 1 being developed before or at the same time as Stage 2. The Phase 1 stages must include the following development:
 - 1.8.1. Phase 1, Stage 1 must include the following:
 - 1.8.1.1. The realignment of Magnolia Ave. between Anderson St. and South St., to match the alignment depicted in the Site Plan.
 - 1.8.1.2. On Parcel 1, the approximately 2,700-seat amplified theater, the approximately 300-seat multipurpose theater, with its related front-of-house space and back-of-house space for the DPC Building (as defined below) must be developed.
 - 1.8.1.3. Parcel 2 must be sodded and landscaped. The landscaping must include a line of palm trees running along the northern and southern boundaries of Parcel 2 from the east and west property lines. The Parcel must also be developed with two sidewalks connecting Parcel 1 with Orange Ave. Both of these sidewalks must be at least 15' wide, one near the northern boundary and one near the southern boundary of the Parcel.
 - 1.8.1.4. Parcels 3 and 4, where vacant, must be sodded and landscaped. An interim landscaping plan must be reviewed and approved by the Planning Official, and the Parcels must be maintained consistent with the final and approved interim landscaping plan. The Parcels may also be developed with interim space-frames for the purpose of defining the

153 154		Plaza and separating the Plaza space from the vacant Parcels 3 and 4.
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156 157	1.8.1.	5. On Parcel 5, an existing parking lot may remain on the northern portion of the Parcel. A covered transformer yard with street wall may
157		be constructed on the southernmost portion of the Parcel and a
159		curbcut may be constructed along Rosalind Ave. to provide vehicular
160		access from the back-of-house space of Parcel 1.
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162 163	1.8.2.	Phase 1, Stage 2 must include the following:
163	1.8.2.	Development of the remaining portion of Parcel 1, including the
165	1.0.2.	approximately 1,700-seat acoustic hall with its related front-of-house
166		and back-of-house space.
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168	1.8.2.	· ·
169 170		this ordinance.
171	1.8.2.	3. The parking lot on Parcel 5 will remain as shown on "Exhibit C"
172		Sheet L-01 Phase 1 Stage 1. The parking lot may be reconfigured with
173		the construction of Phase 2 Stage 2, consistent with the Site Plan
174		shown on "Exhibit C" Sheet L-02.
175 176	1.9. The follow	ving uses are prohibited on the Property, even if otherwise permitted
177		underlying or default zoning district of AC-3A/T as of the effective date
178		linance, or subsequently thereto:
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180 181	1.9.1.	Body art shop
182	1.9.2.	Funeral home.
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184	1.9.3.	Automotive service.
185 186	1.9.4.	Hospital.
187	1.5.4.	1 lospital.
188	1.9.5.	Pet boarding facility.
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190 191	1.9.6.	Pet day care facility.
191	1.9.7.	Animal or pet related retail.
193	1.0.7.	7 minuted pet related retain.
194	1.9.8.	Veterinary clinic.
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196 197	1.9.9.	Vehicle sales and rental.
197	1.9.10.	Escort service.
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200	1.9.11.	Amusement center.
201	4.0.40	Come room
202 203	1.9.12.	Game room.
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204	1.9.13.	Pool hall.
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206 207	1.9.14.	Group housing.
208 209	1.9.15.	Group care facility.
210	1.9.16.	Nursing home.
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212	1.9.17.	Emergency shelter.
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214	1.9.18.	Treatment and recovery facility.
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216		Idings on the Property must be built and maintained in a manner that
217		urally allows for or otherwise provides adequate level of radio coverage
218	for the Cit	y's public safety radio communications system. At a minimum such
219	coverage	shall include the following:
220		
221	1.10.1.	Inbound into the building: A minimum average in-building field
222	stren	igth of 10 dbm above the noise floor throughout ninety-five (95%) of the
223		on each floor of the building when transmitted from the appropriate
224		rgency service dispatch centers.
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226	1.10.2.	Outbound from the building: A minimum average outbound field
227		igth of 10 dbm above the noise floor throughout ninety-five percent
228		b) of the area on each floor of the building when transmitted from the
229		units portable radio to the appropriate emergency service dispatch
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232	1.10.3.	The City's public sefety communications unit with consideration of the
232		The City's public safety communications unit, with consideration of the
234		Is of the police, fire, and emergency medical providers, shall determine
		requency range or ranges that must be supported. For the purpose of
235		section, adequate radio coverage shall constitute a successful
236		munications test between the equipment in the building and the
237	comi	munications centers for all City emergency service providers.
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239	1.10.4.	If any part of the installed system or systems contains an electrically
240		ered component, the system must be capable of an independent battery
241		enerator system for a period of at least twelve hours without external
242		er input or maintenance. The battery system must automatically charge
243	in the	e presence of external power.
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245	1.10.5.	All amplification equipment installed within buildings on the Property
246	must	be FCC accepted.
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248	2. General 1	Fransportation Conditions
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250	2.1. Final site	plans must show onsite pedestrian connectivity between buildings and
251		dings to sidewalks. The final location, configuration, and dimensions of
252		trian paths and sidewalks are subject to review and approval by the
253	•	ning Official. Pedestrian ramps at street corners must be designed,
254	-	and maintained to provide a separate ramp in each direction.

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255 256 257 258 259 260 261 262	Crosswalks at driveways and curbcuts shall be raised to be at same grade as sidewalk adjacent to the driveway in order to clearly define the pedestrian area. The crosswalk surface shall be treated with the same streetscape treatment materials as the sidewalk surface, or a contrasting material, color or texture from the vehicular path. Reflective paint alone is not acceptable, : however it may be used in conjunction with pavers or other surface materials to outline the pedestrian path for night time safety.
263 264 265 266 267 268	2.2. Bicycle racks must be installed and maintained on each Parcel. All racks must be provided in locations that are safe, visible, and accessible to the public, and where practicable, underneath building overhangs or awnings. The design and location of bicycle racks is subject to review and approval by the Planning Official, or designee, during the final site plan review.
269 270 271 272 273 274 275 276 277	2.2.1. Parcels 1 and 2 must provide at least eight bicycle parking spaces plus one additional space for each 5,000 square feet of building space on the respective Parcel. In lieu of bicycle lockers for Parcels 1 and 2, alternative safe and secure bicycle storage options for employees must be provided. At least half of all bike racks provided must be located on Parcels 1 and 2. Bike racks must be distributed around the Property and each Parcel, including building entryways and the Plaza. For Parcels 3, 4, and 5, no more than 4 bike racks may be grouped together at one location.
277 278 279 280 281	2.2.2. The number of bike racks required of Parcels 3, 4, and 5 shall be determined at the master plan review and approval for each of these respective parcels.
282	2.3. Except for doors used only for emergency exit, doors that lead to or from

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- and 5 shall be ach of these
- d to or from pedestrian pathways and rights-of-way ("ROW") must be recessed into the building so that the door does not swing into a pedestrian pathway or the ROW.
- 2.4. The owner of Parcels 1 and 2 must contribute \$44,000 towards the cost of design and installation of 2 transit shelters, one serving the bus stop on E. Anderson St., and one serving the bus stop on S. Rosalind Ave, in between Anderson Street and South Street. The contribution must be paid before a building permit is issued for work included within Phase 1, Stage 2.
- 2.5. Final site plans must depict and describe loading facilities. Loading facilities must conform to the requirements of Part 3F, Chapter 61, Orlando City Code. except that Parcels 1 and 5 may be designed in a manner that allows trucks to back into and maneuver from or onto streets, sidewalks, pedestrian walkways, or bikewavs.
- 2.6. All sidewalks and streetscapes adjacent to the Property must be built in accordance with illustrations provided in "Exhibit C" or the Downtown Orlando Streetscape Guidelines approved by City Council on March 3, 2008, except for the following:
 - Sidewalks along Orange Ave., South St., and Anderson St., must be 2.6.1. at least 15 feet wide, except for the sidewalk on the south boundary of Parcel 1, which must be a minimum of 12 feet wide. Rosalind Ave. will

306 307 308	incorporate a 10 feet wide sidewalk, with a 5 feet wide planting strip adjacent to the curb, as illustrated in "Exhibit C".
309 310 311 312 313 314 315 316 317 318 319	2.6.2. Sidewalks along Magnolia Ave. and Orange Ave. must be at least 15 feet wide and may be constructed of pavers as illustrated on the Stage 1 and 2 Site Plans. The finished grade of the sidewalks along Magnolia must match the grade of the realigned Magnolia Ave. so that curbs are eliminated. The developer of Parcel 1, the Dr. Phillips Center for the Performing Arts, Inc. ("DPC"), shall be fully responsible for installing the pavers as shown on the Stage 1 and 2 Site Plans. If Parcels 3 and/or 4 develop prior to final buildout of Parcel 1 in Stage 2, the developer of those Parcels is responsible for installing a minimum 15 ft. wide concrete sidewall as shown in the Phase 1 Site Plan.
320 321 322 323 324 325	2.6.3. Palms trees are permitted within the ROW along Magnolia Avenue adjacent to Parcels 3 and 4. At least three date palms must be installed in this area before a certificate of occupancy is issued for buildings within Phase 1, Stage 1.
326 327	3. General Site ID Signage
328 329 330 331	3.1. All Site ID Signs (identified as "Small ID Signs" in the Master Sign Plan) shall be in conformance with the Master Sign Plan, attached to this ordinance as Exhibit D (hereinafter "Master Sign Plan") as modified by the following conditions:
332 333	3.1.1. Site ID signs shall not exceed 10'-6" in height and 2'-8" in width.
334 335 336 337 338	3.1.2. Site ID Signs shown on Orange & Anderson, South & Orange, South & Rosalind, and Anderson & Rosalind are off site signs and are shown on private property, in the ROW, on the sidewalks or adjacent to the sidewalks These signs must be modified as follows:
339 340 341	3.1.2.1. Orange & Anderson: This sign may be permitted as a temporary off-site sign and may be removed at the time Parcel 4 is developed.
342 343 344 345	3.1.2.2. South & Orange: move back from the street corner into the grass lawn in front of Parcel 3. May be subject to removal at the time Parcel 3 is developed.
346 347 348	3.1.2.3. South & Rosalind: Sign may be subject to removal at the time Parcel 5 is developed.
349 350 351	3.1.2.4. Anderson & Rosalind: Sign may be subject to removal at the time Parcel 5 is developed.
352 353 354 355	3.1.3. Only the letters in the sign should be illuminated. The box/cabinet shall be opaque.

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356	3.1.4. There is a future art piece shown at the corner of Orange and South.
357	This corner may have either an art piece or the site ID sign, so as not to
358	compete with each other. Alternatively, an art piece with signage may be
359	permitted, subject to approval by the Appearance Review Board (the "ARB")
360	and the City of Orlando Public Art Advisory Board ("Art Board"). Should this
361	piece be in conflict with the Parcel 3 development, it may be relocated to
362	another location, subject to approval by the Art Board.
363 364	4. General Landscaping and Hardscaping Conditions
365	4. Contrar Landscaping and Hardscaping Conditions
366	4.1. A signed and sealed landscaping plan for each Parcel and adjacent ROW is
367	subject to review and approval by the Planning Official, or designee, prior to the
368	issuance of any building permit for that Parcel. The respective Parcel must be
369	developed and maintained in conformity with its final approved landscaping plan.
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371	4.2. Vacant, undeveloped Parcels must be sodded and irrigated. Construction fences
372	may be permitted to screen construction use areas on vacant sites.
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374	5. General Design and Architecture Conditions
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376	5.1. The Property and the public ROW adjacent to Property is subject to the
377	jurisdiction of the ARB. All conditions of the ARB shall apply.
378	All utility complete acquirement hapleflow proventors, machanical alactrical
379 380	All utility service equipment, backflow preventers, mechanical, electrical,
381	plumbing equipment, switch gear, transformers, and roof top utilities, and similar shall be screened. Vents and equipment shall be screened from the public
382	ROW and from the view of all adjacent properties, including the residential units
383	across Rosalind and Anderson Street. Acceptable screening methods shall
384	include but not be limited to: the building parapet, louvers, landscaping, metal
385	screen fencing, high-quality finished utility boxes, mechanical duct wrap to
386	match the color of the roof or material where the duct is exposed, or similar.
387	Above grade utility boxes within the PD and the surrounding streetscapes
388	(ROW) shall be painted silver to match the cantilever roof of the Art Center.
389	5.2. Transformers on the exterior of any building shall be roofed or screened from
390	above, or otherwise incorporated into the building at time of installation.

5.3. A signed and sealed lighting plan for each Parcel is subject to review and approval by the City Planning Official prior to the issuance of any building permit for the respective Parcel. The Property must be developed and maintained in conformity with the final approved lighting plan. The lighting plan must be consistent with Orange County's lighting ordinance (Orange County Ord. No.

2003-08, §1, 6-3-03), unless a photometric plan is otherwise approved by the City Planning Official, and the following:

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5.3.1. Light-poles and other lighting utilities may not encroach within pedestrian pathways.

5.3.2. Light fixtures within parking lots and garages may not exceed 30' in height.

406 407 408	 5.3.3. Light fixtures are prohibited in landscape islands in newly constructed parking lots.
409	5.3.4. To prevent light spilling onto adjacent properties, parking lot light
410	fixtures must be installed and maintained with houseside shields and
411	reflectors that confine direct light to the respective Parcel. Light bulbs in
412	parking lot light fixtures may not exceed 400 watts.
413	parking for light fixtures may not exceed 400 watts.
414	5.3.5. Security lighting may not substitute for parking lot and pedestrian
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416	pathway light fixtures. Security lighting may only be used for service areas,
417	storage areas, loading facilities, and other similar back-of-house uses.
	Where security lighting is permitted, it may not extend beyond the fascia or
418	roofline of a building. The shields and enclosure boxes of security lighting
419	fixtures must match the color of the building to which it is attached.
420	F.O.C. Lights installed under survives, conspice, and nexts cocharge within
421	5.3.6. Lights installed under awnings, canopies, and porte-cocheres within
422	service or loading dock areas must be recessed or the light fixture must be
423	a full cut off fixture so that light emanates downward only.
424	5.2.7 Light five was installed along nodestries notherways autoids of the DOW
425	5.3.7. Light fixtures installed along pedestrian pathways outside of the ROW
426	must be decorative in style and finish, and may not exceed 15' in height,
427	except that 40' tall totem-style fixtures are permitted on Parcel 2.
428	Chroate can a lighter in stellard within the moublic DOW mount had the
429	5.3.8. Streetscape lights installed within the public ROW must be the
430	downtown Orlando streetscape standard double-acorn fixtures with
431	reflectors, as described in the Downtown Orlando Streetscape Design,
432	except that "Double Post Beacon" style light poles are permitted on the
433	south side of E. South St. between Rosalind Ave. and Magnolia Ave. and
434	the north side of E. Anderson St. between Rosalind Ave. and Magnolia Ave.
435	The color of the Double Post Beacon pole and the intensity and color of the
436	light it emits must match downtown Orlando streetscape standard double-
437	acorn fixtures. In addition 40' tall totem-style fixtures are permitted on the
438	west side of Magnolia Ave. between E. Anderson St. and E. South St.
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440	5.4. Ground floor uses, such as restaurants, that require venting to the outdoors,
441	may not vent onto the public ROW or towards the Plaza. The structure
442	containing the transformer yard planned for Parcel 5 may incorporate louvered
443	architectural vents if no other practicable alternative is available.
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445	5.5. Venting systems associated with structured parking must vent onto the roof or
446	through façade treatments that disguise the purpose of the vent. The installation
447	of parking area ventilation equipment, excluding non-motorized architectural
448	grills, in the Parcel 3 and 4 exterior walls facing the Plaza or Magnolia Avenue
449	shall be prohibited. The installation of parking area ventilation equipment,
450	excluding non-motorized architectural grills, in the Parcel 5 exterior walls facing
451	Rosalind Avenue, South Street or Anderson Street shall be prohibited.
452	E.C. Final aita plana for each Daniel secret deniat the leasting and also of the
453	5.6. Final site plans for each Parcel must depict the location and size of dumpsters
454	and trash compactors. Dumpsters and trash compactors must be internal to
455	buildings or opaquely screened with a masonry wall. The screening wall must
456	match the architectural style and material of the primary structure it serves. The

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457 458 459 460 461	wall must be at least 6' in height or at least 6" taller than the waste receptacle hidden behind it, whichever is higher. The container area shall be planted with creeping vines or landscaping that will grow to cover the structure 100% (with the exception of the openings) within one year.
462 463 464	SECTION 4. CONDITIONS SPECIFIC TO PARCEL 1. The Dr. Phillips Performing Arts Center Planned Development zoning district is subject to the following conditions specific to Parcel 1:
465 466 467	1. General Parcel 1 Description
468 469 470 471 472 473	1.1. Parcel 1 must be developed and maintained as a world-class performing arts center (the "DPC Building"). The DPC Building must include three halls, one amplified hall with about 2,700 seats, one multipurpose theater with about 300 seats, and one acoustic hall with about 1,700 seats. The DPC Building must also include a grand entry hall, a banquet hall, rehearsal hall, box office, ancillary office and education space, and back-of-house loading and production space.
474 475 476 477 478 479 480 481	1.2. Pursuant to Section 2.171 of the Orlando City Code, a minimum of 1% the total estimated cost of the project for DPC Building and the Plaza (Parcels 1 and 2) shall be provided towards a Public Art Contribution or into the Public Art Fund. The one percent (1%) calculation shall only apply to the first \$50,000,000.00 for any single project which has an estimated construction cost exceeding \$50,000,000.00. For the purposes of this contribution requirement, Stages 1 and 2 will be considered a single project, with the total 1% cost provided with Stage 1.
482 483	2. Parcel 1 Zoning and Site Plan Conditions
484 485 486 487 488 489 490 491 492 493	2.1. A signed and sealed final site plan and landscape plan and signed and sealed construction documents for Parcel 1 are subject to review and approval by the City Planning Division prior to the issuance of any building permit for Parcel 1. The City Planning Division shall review the final site plan and construction documents for conformity with this ordinance and all other applicable laws. Parcel 1 must be developed and maintained in accordance with the approved final site plan. The Planning Official shall ensure that the final approved site plan is consistent with the intent of the Staff Report.
494 495	2.2. The minimum FAR for Parcel 1 is 0.75 and the maximum FAR for Parcel 1 is 3.4.
496 497	2.3. Residential uses are prohibited on Parcel 1.
498 499	2.4. The impervious surface ratio of Parcel 1 may not exceed 0.98.
500 501	2.5. Buildings on Parcel 1 may not exceed 140 feet in height.
502	2.6. Required building setback from lot lines on Parcel 1 are as follows:

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506 507 2.6.1.

Phase 2 - Stage 2.

Northern lot line: Min. is 0 or 20 feet; Max. is 30 feet after construction of

2.6.2. Southern lot line: Min. is 0 feet; Max is 5 feet.

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9	2.6.3.	Eastern lot line: Min. is 0 feet; Max is 5 feet.
.1	2.6.4.	Western lot line: Min. is 0 feet; Max. is 5 feet.
2	3. Parcel 1	Signage
.4 .5 .6		ary Construction Fence signage is permitted in conformance with the conditions:
.7 .8 .9 20	3.1.1. pern	The property owner/developer of the property shall obtain all necessary nits as provided by the Orlando City Code.
21 22 23 24 25	not e	Project identification copy may include project logos and marketing text "Elevate your Views" or "Amenities Second to None") that combined may exceed 20 percent of the overall copy area, plus renderings of the project, plans, lifestyle images and background.
26 27	3.1.3. Occ	Construction fences shall be removed prior to issuance of a Certificate of upancy or Certificate of Completion pursuant to Sec. 58.933, LDC.
28 29 30 31 32		Construction fence copy shall be well maintained by the developer, errty owner, or contractor or his or her designee. Failure to comply may alt in revocation of the approval of the permit.
33 34 35	•	ge on Parcel 1 shall be in conformance with the Master Sign Plan Exhibit D ied by the following conditions:
36 37 38		The permanent changeable graphic shown on the north elevation of the sformer yard screen wall in the Master Sign Plan, page S-04.1 is not be nitted.
10 11 12 13	ordir	Permanent changeable signs will not require ARB review, provided they consistent with the plan and meet the conditions of the ARB and this PD nance. Final permanent signs shall be reviewed by Minor ARB prior to nitting.
5 6 7 8	be c	A maximum of 15% of the sign area on permanent changeable signs may ponsorship related. The percentage is on a sign-by-sign basis and shall not ombined from the overall changeable sign area for the building and placed ne sign.
50 51 52	3.2.3.	 Graphics of permanent changeable signs shall not obscure the ground level glazing at any location.
53 54 55	3.2.3.	 Digital images in 11 poster cases may be static display only. Copy may be changed no more than once every 1 hour.
56 57 58	3.2.3.	3. Digital images in pedestrian signs may be static display only. Copy may be changed no more than once every 15 seconds.

559	3.2.3.4. The Integrated Electronic Display Sign on the west façade may be full
560	motion or static digital displays, however, the displays must be simulcasts
561	or static images of events in the DPC Building or the Plaza or other related
562	images of cultural, entertainment or educational value. Advertising shall
563	not be permitted; however, sponsorships not to exceed a maximum of
564	15% of the sign/screen area per image may be permitted.
	15% of the sign/screen area per image may be permitted.
565	2.2.2.5 Internated Floringia Display Circus on each of the contour forests of
566	3.2.3.5. Integrated Electronic Display Signs on each of the eastern façade of
567	the stair towers (see Exhibit D sheets S-24 and S-24.1) may be full motion
568	when Magnolia Ave. is closed to vehicular traffic. When Magnolia Ave. is
569	open to traffic, it shall be static display and meet conditions above.
570	
571	3.2.4. Proposed vehicular signs shall not exceed 6-feet in height, and shall not
572	be located within the ROW.
573	
574	3.3. Flags are prohibited on the roof of the building.
575	
576	3.4. Programmable electronic signs (also known as and hereinafter referred to as "digital
577	signs") are allowed on the Property as provided in the Master Sign Plan for Parcels
578	1 and 2, and approved subject to the following operational restrictions:
579	
580	3.4.1. Digital signs may not display rotating or flashing light.
581	
582	3.4.2. Digital signs may not display light illuminated in such a manner so as to
583	cause glare or to impair the vision of motorists or otherwise distract motorists'
584	ability to safely operate their vehicle.
585	
586	3.4.3. Digital signs may not display the word "stop" or "danger," or present or
587	imply the need or requirement of stopping or the existence of danger. Images
588	or messages that resemble a warning, danger signal, or traffic control device
589	are prohibited.
590	aro promotioa.
591	3.4.4. Digital signs may not display personalized or interactive images or
592	messages except if streets or plazas are closed under Magnolia Ave
593	messages except if streets of plazas are closed under Magnolia Ave
594	3.4.5. Illumination of digital signs may not exceed the brightness level of 0.3 foot
595	candles above ambient light as measured using a foot candle (lux) meter at a
596	preset distance. The brightness measurement process for digital signs shall be
597	as follows:
598	
599	3.4.6. At least 30 minutes past sunset, use a foot candle meter to record the
600	ambient light reading for the area. This must be done while the subject digital
601	sign is off or displaying all black copy.
602	
603	3.4.7. This first reading must be taken with the meter aimed directly at the digital
604	sign from the following appropriate preset distance:
605	
606	3.4.7.1. 0 – 100 square foot sign: 100 feet from source.
607	3.4.7.2. 101 – 350 square foot sign: 150 feet from source.
608	3.4.7.3. 351 – 650 square foot sign: 200 feet from source.
609	3.4.7.4. 651 – 1,000 square foot sign: 250 feet from source.

610	3.4.7.5. Greater than 1,000 square foot sign: 350 feet from source.
611	
612	3.4.8. Next, turn on the subject digital sign to full white copy and take a second
613	reading. The second reading must be within 0.3 foot candles of the first
614	reading.
615	
616	3.4.9. Digital signs must be equipped and maintained with dimming technology
617	that automatically adjusts the display brightness based on ambient light
618	conditions.
619	
620	3.4.10. Digital signs must be equipped and maintained with a default display that
621	will, in the event of malfunction, either effectively hold a non-distorted and
622	steady image at a light output level in compliance with this ordinance or display
623	a blank and lightless screen.
624	a blank and lightless solven
625	3.4.11. Prior to the issuance of a building permit for a digital sign, the City must
626	be provided with written certification from the digital sign manufacturer that the
627	light intensity has been factory preset not to exceed the standards of this
628	ordinance and that the intensity level is protected from manipulation by
629	password protected software or other security system approved by the Planning
630	Official.
631	Omolai.
632	3.4.12. The City may exercise its police powers to protect public health, safety,
633	and welfare by requiring emergency information to be displayed on digital signs.
634	and wellare by requiring emergency information to be displayed on digital signs.
635	3.4.13. The City may order the immediate shutdown of a digital sign if the
636	operation of the digital sign violates this ordinance or threatens the public
637	health, safety, and welfare.
638	Health, Salety, and Wellare.
639	3.4.14. Offsite advertising, as defined by Florida law and City ordinance, is
640	prohibited on digital signs.
641	prombited on digital signs.
642	4. Parcel 1 Design and Architecture Conditions
643	4. Tareer i besign and Aronneotare Conditions
644	4.1. Signed and sealed architectural elevations for each vertical structure on the Parcel
645	are subject to the review and approval by the city appearance review officer, or
646	designee, prior to the issuance of any building permit for the proposed structure.
647	The Parcel must be developed and maintained in accordance with the final
648	approved signed and sealed architectural elevations. All approved elevations must
649	conform to the following minimum requirements:
650	
651	4.1.1. Final building designs must substantially conform to the elevations
652	submitted with the zoning application case number ZON2010-00016, which
653	
654	elevations are attached to this ordinance as Exhibit "E" (hereinafter "Elevations") as modified by ARB conditions of approval, dated July 15, 2010.
655	Lievations j as modified by AND conditions of approval, dated July 15, 2010.
656	SECTION 5 CONDITIONS SPECIFIC TO DARCEL 2. The Dr. Dhilling
657	SECTION 5. CONDITIONS SPECIFIC TO PARCEL 2. The Dr. Phillips Performing Arts Contar Planned Development zoning district is subject to the following
658	Performing Arts Center Planned Development zoning district is subject to the following
659	conditions specific to Parcel 2:
660	1 General Parcel 2 Description
UUU	1. General Parcel 2 Description

661 662	1.1. Parcel 2 must be developed and maintained as a grand, public plaza connecting
663	S. Orange Ave. with the main entrance to the DPC Building (the "Plaza").
664	
665	2. Parcel 2 Zoning and Site Plan Conditions
666	2.1 Moster Plan review and approval in accordance with Part 24. Chapter 65
667 668	2.1. Master Plan review and approval in accordance with Part 2H, Chapter 65, Orlando City Code is required for the pavilion and any other vertical structure on
669	Parcel 2.
670	i alcci z.
671	2.2. A signed and sealed final site plan and signed and sealed construction
672	documents for Parcel 2 are subject to review and approval by the City Planning
673	Division prior to the issuance of any building permit for Parcel 2. The City
674	Planning Division shall review the final site plan and construction documents for
675	conformity with this ordinance and all other applicable laws. Parcel 2 must be
676	developed and maintained in accordance with the approved final site plan. The
677	Planning Official shall ensure that the final approved site plan is consistent with
678	the intent of the Staff Report.
679 680	2.3. The final Plaza design including elevations of the pavilion or any building or
681	structure shall be reviewed and approved by ARB.
682	structure shall be reviewed and approved by AIND.
683	2.4. Final and approved Parcel 2 plans must generally conform to the plaza plan
684	attached to this ordinance as Exhibit "F," (hereinafter "Plaza Plan") as modified
685	by the conditions of approval of ARB.
686	
687	2.5. Construction of the Plaza shall be completed prior to the issuance of a
688	Certificate of Occupancy being granted for Stage 2 of the DPC Building on
689	Parcel 1.
690 601	2.6. The Plaza must be developed and maintained with outdoor performance space,
691 692	including a stage, a plaza, high-quality hardscaping, landscaping, and lighting,
693	outdoor seating, bicycle racks, lighting and trees. Water features, including play
694	fountains and splash pool may be included. A pavilion may also be included. If
695	the Plaza includes an interactive water feature, the Plaza must include public
696	restrooms.
697	
698	2.7. The minimum FAR for Parcel 2 is 0.00 and the maximum FAR for Parcel 2 is
699	0.25.
700	
701	2.8. Residential uses are prohibited on Parcel 2.
702 703	2.9. The impervious surface ratio of Parcel 2 may not exceed 0.95.
703	2.9. The impervious surface ratio of Parcer 2 may not exceed 0.95.
705	2.10. Buildings on Parcel 2 may not exceed 30 feet in height.
706	
707	2.11. The Minimum building setback from lot lines on Parcel 2 are as follows:
708	
709	2.11.1. Northern lot line is 0 feet.
710	2.11.2 Southarn lot line is 0 feet
711	2.11.2. Southern lot line is 0 feet.

712	
713	2.11.3. Eastern lot line is 30 feet.
714	
715	
716	2.11.4. Western lot line is 0 feet.
717	
718	3. Parcel 2 Signage
719	
720	3.1. All signage on Parcel 2 shall be in conformance with the Master Sign Plan, as
721	modified by the following conditions:
722	
723	3.1.1. Permanent changeable signs will not require ARB review, provided
724	they are consistent with the plan and meet the conditions of the ARB and
725	this PD ordinance. Final permanent changeable signs shall be reviewed by
726	Minor ARB prior to permitting.
727	
728	3.1.2. A maximum of 15% of the sign area on permanent changeable signs
729	may be sponsorship related. The percentage is on a sign-by-sign basis and
730	shall not be combined from the overall changeable sign area for the building
731	and placed on one sign.
732	
733	3.1.2.1. Graphics of permanent changeable signs shall not obscure the
734	ground level glazing (as proposed) at any location.
735	
736	3.1.2.2. Digital images in pedestrian signs may be static display only.
737	Copy may be changed no more than once every 15 seconds.
738	2.4.2.2. The Interreted Flectronic Display Cian on the west founds may be
739 740	3.1.2.3. The Integrated Electronic Display Sign on the west façade may be
740	full motion or static digital displays, however, the displays must be simulcasts or static images of events in DPC Building or the Plaza or
741	other related images of cultural, entertainment or educational value.
742	Advertising shall not be permitted; however, sponsorships not to
743	exceed a maximum of 15% of the sign/screen area per image may be
745	permitted.
746	permitted.
747	3.1.3. Digital signs are allowed Parcel 2, as approved and shown in the
748	Master Sign Plan for parcels 1 and 2 and approved subject to the conditions
749	contained in Section 4, Condition 3.3.1 through 3.3.14.
750	3.1.4. Plaza Sign. A sign incorporated into the wall of the fountain facing
751	Orange Avenue shall be permitted. The letters of the sign shall be
752	consistent with the master sign plan font and be installed with all capital
753	letters.
754	3.1.5. Temporary Banners. Banner A (40'x40') and Banner B (60'x 40') as
755	shown in Exhibit D may be permitted. Banner A location may be on south
756	façade, or east façade location, but only one Banner A location shall be
757	occupied at any given time.
758	, , , ,
759	4. Parcel 2 Landscaping and Hardscaping Conditions
760	

4.1. Any fountain in the Plaza or within private property shall not interfere by spilling, splashing, blowing or similar, into the required pedestrian path within the public ROW.

5. Parcel 2 Design and Architecture Conditions

5.1. All aspects of development on Parcel 2, for both horizontal and vertical improvements, are subject to appearance review and approval by the City Planning Division.

SECTION 6. CONDITIONS SPECIFIC TO PARCEL 3. The Dr. Phillips Performing Arts Center Planned Development zoning district is subject to the following conditions specific to Parcel 3:

1. General Parcel 3 Description

1.1. Parcel 3 is a standalone development site.

2. Parcel 3 Zoning and Site Plan Conditions

- 2.1. Parcel 3 is subject to master plan review and approval prior to the issuance of any building permit for construction on the Parcel. Master plan review and approval shall proceed in accordance with Part 2H, Chapter 65, Orlando City Code, except that:
 - 2.1.1. A complete application for master plan approval for Parcel 3 must be submitted at least 30 days before development proposed in the master plan is reviewed by the ARB.
 - 2.1.2. Master plan applications for Parcel 3 must include three (3) additional copies of application materials. Within 10 business days of receipt of an application for master plan approval for Parcel 3, City Planning staff shall provide DPC the three additional copies of the application for review and comment.
 - 2.1.3. City Planning staff shall invite a DPC representative to review the Parcel 3 proposed development with staff at a meeting to occur at least 10 days prior to ARB's review. Written comments submitted by DPC and received at least a week before the ARB meeting will be included in the ARB meeting packet.
- 2.2. A signed and sealed final site plan and signed and sealed construction documents for Parcel 3 are subject to review and approval by the City Planning Division prior to the issuance of any building permit for Parcel 3. The City Planning Division shall review the final site plan and construction documents for conformity with this ordinance, the approved Master Plan and all other applicable laws. Parcel 3 must be developed and maintained in accordance with the approved final site plan. The Planning Official shall ensure that the final approved site plan is consistent with the intent of the Staff Report.

	ORDINANCE NO. 2014-67
811	2.3. The minimum density for Parcel 3 is 75 dwelling units per acre and the
812	maximum density for Parcel 3 is 200 dwelling units per acre, except that the
813	maximum dwelling units per acre may be increased in accordance with the
814	density bonus provisions of Part 6B, Chapter 58, Orlando City Code. Parcel 3 is
815	exempt from the minimum dwelling units per acre standard of this part until
816	vertical buildings proposed by the Project are complete.
817	
818	2.4. The minimum and maximum floor area ratio (FAR) for Parcel 3 is 3.0, except
819	that the maximum FAR may be increased to 8.0 in accordance with the intensity
820	bonus provisions of Part 6B, Chapter 58, Orlando City Code. Parcel 3 is exemp
821	from the minimum FAR standard of this part until Parcel 3 is developed.
822	
823	2.5. If a mixed use development is proposed on Parcel 3, the development must
824	meet either the minimum density or minimum FAR, but not both. For mixed
825	residential and non-residential development, the respective densities and FAR

- residential and non-residential development, the respective densities and FAR may be calculated separately as a percentage of the development requirement and then considered as a sum of the percentage, which shall equal 100% (per Section 58.207 of the LDC). 2.6. The impervious surface ratio of Parcel 3 shall not exceed 0.95, unless the
- principal building on this Parcel is built and maintained with a green roof in which case the impervious surface ratio may not exceed 0.98. Pervious surface area of the green roof may count towards the impervious surface ratio calculation on a two-for-one basis. Green roofs comply with LEED standards in order to qualify.
- 2.7. Required building setbacks from lot lines on Parcel 3 must conform to the following:
 - 2.7.1. Northern lot line: Min. is 0 feet; Max. is 10 feet. Refer to "Exhibit H" for parking garage and colonnade setbacks.
 - 2.7.2. Southern lot line: is 0 feet.

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- 2.7.3. Eastern lot line: Min. is 0 feet; Max. is 10 feet.
- 2.7.4. Western lot line: Min. is 0 feet; Max. is 15 feet.
- 2.8. To the extent surface parking is proposed on Parcel 3, DPC shall study its viability and appropriateness. Design of such surface parking shall require ARB approval and a determination by the Planning Official that it is consistent with the design intent of the PD.
- 2.9. The finish floor elevation of the principal building/s on Parcel 3 must be within six inches of the highest grade point of the Plaza, and the cross grades shall not exceed more than 2%. The finish floor must be designed to minimize grade changes between the finish floor and the elevation of the sidewalk within the colonnades and the grade of the Plaza. All grade changes greater than 6-inches shall be addressed internal to the building. Ramps, railings, or other physical element required for a grade change within the ROW shall be prohibited.

- 2.10. If the proposed project on Parcel 3 exceeds a 3.0 FAR or 200 du/ac, the project shall contribute at least 1% of the total construction costs to the public art fund, and/or provide an equivalent value of art on site. Utilization of the latter option shall be at the discretion of the Planning Official. DPC shall receive 50% of the Public Art contribution to be paid by the developer of Parcel 3. Such funds will be used to implement elements of the Dr. Phillips Center Master Art Plan, as approved by the City of Orlando Public Art Advisory Board. Any art created shall be installed in the public realm, accessible by the general public.
- 2.11. A space frame, as depicted on Exhibit "G" (hereinafter "Space Frame")-is permitted on Parcel 3, subject to the following conditions:
 - 2.11.1. A temporary easement agreement for the Space Frame shall be recorded prior to the issuance of a building permit for the Space Frame. The requirement for such easement may be addressed in the declaration of covenants, conditions and restrictions.
 - 2.11.2. Graphics promoting only events on the Plaza may be permitted on both sides of the space frame. DPC shall submit for City approval a proposal indicating the dimensions and/or the percentage of surface area on the Space Frame that will be applied to the promotional graphics. Final approval by the ARB is required. Art, as approved by the Art Advisory Board, is permitted.
 - 2.11.3. The Space Frame shall be maintained and in good repair at all times.

3. Parcel 3 Transportation Conditions

- 3.1. Primary vehicular access to Parcel 3 must come from South St. This includes parking access, service vehicles, 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:
 - 3.1.1. 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.
 - 3.1.2. 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.

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912 913 914 915 916 917	3.1.3. 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.
918 919 920 921 922	3.1.4. 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.
922 923 924 925 926 927 928 929 930	3.2. Parking garage ramps must terminate to a level grade at least 25 feet before intersecting with the back of sidewalk outside of the garage entrance and exit. The purpose of this requirement is to allow vehicles exiting the garage ample room to stop on a level surface before pulling forward to a ticket booth stop bar or other similar device. This requirement may be waived or reduced by the Planning Official and Transportation Engineering Division if justified by substantial design constraints.
930	4. Parcel 3 Signage
932 933 934 935 936 937 938 939 940 941 942 943	4.1. A signed and sealed master sign plan for Parcel 3 is subject to review and approval by the Planning Official, or designee, and ARB prior to the issuance of any building permit for signage for Parcel 3. The Planning Official, or designee, shall review the master sign plan for conformity with this ordinance and all other applicable laws. Parcel 3 must be developed and maintained in accordance with the approved final master sign plan. Unless otherwise provided in this ordinance, including exhibits, the master sign plan for Parcel 3 must conform to all applicable provisions of Chapter 64, Orlando City Code. The final and approved master sign plan for Parcel 3 must conform to the following additional requirements:
944 945 946 947 948	4.1.1. The master sign plan must be designed with an aesthetically consistent and cohesive appearance for signs at the pedestrian level. The design and plan of the sign package may be used to brand and identify the primary building on the Parcel.
949 950 951 952	4.1.2. Pin-mounted reverse halo-lit sign letters are encouraged. However, the physical integrity of the façade material must be accounted for when signs are attached to the face of buildings.
953	4.1.3. Backlit awning signs and waterfall-style awning signs are prohibited.
954 955	4.1.4. Box signs with internally illuminated plastic faces are prohibited.
956 957 958 959	4.1.5. Monument and other ground signs for building or tenant identification are prohibited.

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4.1.6. High-rise signs may not face the Plaza, nor may they face Magnolia Ave. High-rise signs must be scaled proportionally to and designed to integrate into the architectural style of the building on which it is located.

963	High-rise signs may not exceed eight feet in height and if illuminated, must
964	glow white at night.
965	
966	4.1.7. Commercial tenant identification signs must comply with the following:
967	
968	4.1.7.1. Backlit signs are prohibited on building facades facing the Plaza
969	and on building facades facing Magnolia Ave.
970	
971	4.1.7.2. Neon signs are prohibited on building facades facing the Plaza
972	and on building facades facing Magnolia Ave.
973	
974	4.1.7.3. Signs located within the grand colonnade on Parcel 3 must be
975	either externally illuminated face-mounted signs or externally
976	illuminated blade signs. Blade signs must be hung from decorative
977	metal arms that are mounted perpendicularly to the building façade.
978	
979	4.2. Developer/s of Parcel 3 shall work with DPC to integrate the Site ID signs or
980	new ID signs into their projects, where possible, unless it is determined that
981	these signs cannot be so located without negatively impacting the visual or
982	physical access to these buildings.
983	h.)
984	5. Parcel 3 Design and Architecture Conditions
985	
986	5.1. Façade lighting on buildings on Parcel 3 may not be directed towards the Plaza.
987	For the east, west, and south elevations of the building, only up-lighting or down-
988	lighting is permitted. Light fixtures within or upon the grand colonnades on the
989	south elevation of the building must match the style, light quality and color of the
990	light fixtures within the Plaza, and may not direct light into the Plaza.
991	nght had so within the Flaza, and may not allost light into the Flaza.
992	5.2. The south elevation of the building built on Parcel 3 must be built and
993	maintained with a ground floor grand colonnade. The colonnade must run the
994	entire length of the southern elevation and is an essential design feature of the
995	Project. The colonnade must be built and maintained to conform to the following
996	conditions:
997	Conditions.
998	5.2.1. Awnings are prohibited within or upon the colonnades.
999	6.2.1. /Willings are promoted within or aport the colorinades.
1000	5.2.2. Colonnades may not encroach into the public ROW or Parcel 2.
1001	6.2.2. Goldfindago may not onorodon into the public NOV of 1 droot 2.
1002	5.2.3. The columns of the colonnade must be designed to permit substantial
1003	visibility between Parcel 2 and the ground floor commercial uses of Parcel
1004	3.
1004	J.
1005	5.2.4. The columns comprising the colonnade must be spaced at least 20'
1007	feet apart on center and must match the column spacing, size, shape, and
1007	material of the columns comprising the grand colonnade on Parcel 4.
1008	material of the columns comprising the grand colonidate of Falcel 4.
1010	5.2.5. The minimum dimensions of the colonnade must be at least 15' wide
1010	clear and 18' in height.
1011	Goal and To in height.
1012	

1013	5.2.6. Ground floor lobbies within the building/s on Parcel 3 are required to
1014	provide a direct entry/exit door to the colonnade along the Plaza and shall
1015	be designed to promote pedestrian circulation between the building lobby,
1016	the colonnade, and the Plaza. Commercial and professional office tenants
1017	that have frontage onto the Plaza are required to provide a direct entry/exit
1018	door to the colonnade along the Plaza. The seating and equipment layout
1019	of such Parcel interior areas and the adjacent colonnade shall
1020	accommodate and promote circulation to and from the Plaza.
1021	accommodate and promote officialism to and from the Fiaza.
1022	5.2.7. The colonnade shall be designed and operated so that a direct,
1023	circulation path of at least six feet in width is maintained in the colonnade
1023	from Orange Avenue to Magnolia Avenue at all times.
1025	nom Grange Avenue to Magnolia Avenue at all times.
1025	5.2.8. Dining venues located within the ground floor of Parcel 3 may provide
1020	exterior seating located in the colonnade area and the Plaza.
1027	exterior seating located in the colonidate area and the Plaza.
1028	5.2. The principal building/s on Darcel 2 must be designed, built, and maintained
1029	5.3. The principal building/s on Parcel 3 must be designed, built, and maintained
	such that all rainwater shall be captured from the building façades above the
1031	colonnade fronting on the Plaza, Orange Avenue and Magnolia Avenue and
1032	diverted to the stormwater system to facilitate pedestrian movement to and from
1033	the colonnade to exterior areas.
1034	5.4. Oissand and analysis at small about the standard for an about the standard at most one and Daniel O
1035	5.4. Signed and sealed architectural elevations for each vertical structure on Parcel 3
1036	are subject to the review and approval by the city appearance review officer, or
1037	designee, and ARB prior to the issuance of any building permit for the proposed
1038	structure. The Parcel must be developed and maintained in accordance with the
1039	final approved signed and sealed architectural elevations. All approved
1040	elevations must conform to the following minimum requirements:
1041	
1042	5.4.1. Except for entry and exit doors, windows, and ground floor storefronts,
1043	exterior walls for the building/s below the Transition Zone (as defined below)
1044	must be constructed of stone, preferably limestone, architecturally finished
1045	precast concrete, finished cast-in-place concrete, brick, or other similar
1046	durable material approved by the Planning Official. The color of the stone
1047	or other material must be similar to the color of the stone used on City Hall
1048	or the DPC Building. The façade facing Orange Ave. and South St. may be
1049	constructed of glass instead of stone.
1050	
1051	5.4.2. Each principal façade must include a public entryway that is clearly
1052	articulated and oriented to the adjacent public ROW. Entrances are
1053	encouraged to be recessed, and architecturally emphasized.
1054	
1055	5.4.3. The building/s must include a durable natural stone water table up to
1056	at least two feet from ground level and completely surrounding the building
1057	except for exterior doors and openings.
1058	·
1059	5.4.4. The first story must be at least 20' in height measured from floor to
1060	floor.
1061	
1062	5.4.5. All exterior glass, including for punched windows, curtain walls, and
1063	commercial storefronts, must be non-reflective, low-emissivity, and colored

1064	either gray or green, or other color complimentary of the DPC Building and
1065	approved by the Planning Official. At least 60% of all ground floor facades
1066	must be transparent. Mirrored or tinted glass is prohibited on the ground
1067	floor. All other floor below the roofline must be at least 30% transparent. All
1068	glass must have a minimum 80% transmittance or minimum 60%
1069	transmittance if the glass is clear low-emissivity.
1070	and the material of the glade to cloud to the control of the contr
1071	5.4.6. The building must have an architecturally distinct and articulated
1072	base, middle, and top or cornice. Traditional architectural standards and
1073	urban design principles such as proper scale, proportion, materials, and
1074	decoration must be incorporated into the design of the building.
1075	according macros porated into accign of the banding.
1076	5.4.7. The pedestrian level of the building must incorporate durable, natural,
1077	and substantial materials, and must take the local humid subtropical climate
1078	into account. Colonnades, awnings, and canopies are encouraged on
1079	facades abutting streets.
1080	ladades abutting streets.
1081	5.4.8. The corners of the building/s that meet street intersections must be
1082	articulated and emphasized with distinct architectural details at the base,
1083	middle, and top or cornice. The corners must have active internal space
1084	oriented toward the street on the ground level. Lobbies, restaurants, and
1085	retail are good examples of appropriate uses in this setting.
1086	retail are good examples of appropriate uses in this setting.
1087	5.4.9. Elevator and building core elements must be located away from the
1088	edges and corners of the building so that active internal spaces overlook the
1089	adjacent streets and sidewalks. An exception to this prohibition may be
1090	considered for transparent elevator systems.
1090	considered for transparent elevator systems.
1091	5.4.10. The parking levels incorporated into any building on the Parcel must
1092	blend seamlessly with the architecture and material of the building so that it
1094	is not apparent that a parking garage is contained within. Punched
1095	openings in the parking garage must be screened with metal screens or
1096	glass that matches the building. All interior light fixtures, sprinkler pipes,
1097	and other utilities must be shielded from view from the outside.
1098	and other dilities must be silicided from view from the odiside.
1099	5.4.11. Any interior ground level parking areas shall be fully screened from
1100	pedestrian view on Orange Avenue, Magnolia Avenue and the Plaza.
1101	Incidental pedestrian views of such interior parking may occur from South
1102	Street only at vehicular access points to the Parcel.
1102	Officer of hy at verification access points to the randon.
1104	5.4.12. All interior parking areas provided within the building envelope for
1105	Parcel 3 whether such parking is on or above the ground floor level, shall
1105	be fully screened from exterior view on all four sides of the Parcel. The
1107	screening must be implemented such that no vehicular or parking area
1107	lighting will be visible from the Plaza, the DPC Building, or the residential
1108	uses on Rosalind Avenue or Anderson Street.
11109	ases on Nosalina Avenue of Anaelson Stieet.
1110	5.4.13. All utilities and service areas shall be interior to the building or
1112	incorporated into the building or parking garage. Where such design is not
1112	feasible, this area shall be screened with a solid, decorative door, gate, or
1113 1114	screen wall, and shall not interfere with the pedestrian realm.
1114	Screen wan, and Shan not intenere with the pedesthan realm.

1115	
1116	5.4.14. The cantilevered roof over the front (the western elevation) of the
1117	DPC Building is the dominant architectural feature of the Project. To
1118	prevent the primary structures on Parcel 3 and 4 from impinging on this
1119	architectural centerpiece, the buildings on these Parcels must be designed
1120	and built with a transition zone on façades facing the Plaza and the
1121	buildings' eastern elevation facing the DPC Building front elevation (the
1122	"Transition Zone"). The Transition Zone must occur at the same vertical
1123	elevation for both buildings. This means that the first building to be built on
1124	either Parcel 3 or Parcel 4 will set the height of the Transition Zone which
1125	must occur on the subsequently built building. The height of the Transition
1126	Zone must occur just below the bottom of the DPC Building front roofline,
1127	which is anticipated to be about 70 to 90 feet above ground level. The
1128	Transition Zone may include a change in materials, building stepback
1129	and/or other architectural features or gestures that reference and respect
1130	the architecture of the DPC Building and the cantilevered roof. Building/s
1131	are encouraged to be designed to accommodate a step-back in the
1132	Transition Zone of at least 20 feet in depth from the ground floor façade
1133	facing the Plaza and Magnolia Avenue.
1134	lacing the Fiaza and Magnetia / Worldon
1135	5.4.15. Above the Transition Zone, the exterior wall system may transition to
1136	a mix of stone, pre-cast concrete, finished cast-in-place concrete, brick, or
1137	some similarly durable and natural material, and glass curtain wall.
1138	come eminarily durable and natural material, and glace eartain main
1139	5.4.16. Below the Transition Zone, the façade facing the Plaza must be
1140	designed and built with the following:
1141	doorgrou and bank was the following.
1142	5.4.16.1. For occupied areas (air conditioned space): Accessible balconies
1143	that are a minimum of four feet (4') in depth and a minimum of six feet
1144	(6') in length spaced no more than twenty feet (20') apart.
1145	(c) iii iongili opacoa no mono aran moniy ioot (=o) apana
1146	5.4.16.2. For unoccupied areas (meaning non-air-conditioned space such
1147	as an interior parking garage): Architectural expression and
1148	fenestration that communicates the impression of balconies that are of
1149	similar length and spacing to those required in the subsection above.
1150	
1151	5.5. Prior to and during construction activities on Parcel 3, the respective
1152	development team is responsible for coordinating construction activities and the
1153	performance and event schedules in the DPC Building and on the Plaza with the
1154	City and DPC staff to minimize the potential of disruption to such performances
1155	and events from construction related activity. Prior to construction activities
1156	commencing, a detailed construction schedule including but not limited to
1157	phasing and site logistics shall be submitted to the City and DPC staff.
1158	producting area controlled and contr
1159	SECTION 7. CONDITIONS SPECIFIC TO PARCEL 4. The Dr. Phillips
1160	Performing Arts Center Planned Development zoning district is subject to the following
1161	conditions specific to Parcel 4:
1162	
1163	1. General Parcel 4 Description
1164	
1165	1.1. Parcel 4 is a standalone development site.
	!

1166	0. B 147. 1 10% Bl 0 1%
1167	2. Parcel 4 Zoning and Site Plan Conditions
1168	2.1 Darcel 4 is subject to meeter plan review and approved prior to the issuence of
1169	2.1. Parcel 4 is subject to master plan review and approval prior to the issuance of any building permit for construction on the Parcel. Master plan review and
1170	, , , , , , , , , , , , , , , , , , , ,
1171 1172	approval shall proceed in accordance with Part 2H, Chapter 65, Orlando City
1172	Code, except that:
1173	2.1.1. A complete application for Master Plan approval for Parcel 4 must be
1174	submitted at least 30 days before development proposed in the master plan
1175	is reviewed by the ARB.
1177	is reviewed by the AIND.
1178	2.1.2. Master plan applications for Parcel 4 must include three (3) additional
1179	copies of application materials. Within 10 business days of receipt of an
1180	application for master plan approval for Parcel 4, City Planning staff shall
1181	provide DPC the three additional copies of the application for review and
1182	comment.
1183	Comment.
1184	2.1.3. City planning staff shall invite a DPC representative to review the Parcel 4
1185	proposed development with staff at a meeting to occur at least 10 days prior to
1186	ARB's review. Written comments submitted by DPC and received at least a week
1187	before the ARB meeting will be included in the ARB meeting packet.
1188	φ το
1189	2.2. A signed and sealed final site plan and signed and sealed construction
1190	documents for Parcel 4 are subject to review and approval by the City Planning
1191	Division prior to the issuance of any building permit for Parcel 4. The City
1192	Planning Division shall review the final site plan and construction documents for
1193	conformity with this ordinance, the approved Master Plan and all other
1194	applicable laws. Parcel 4 must be developed and maintained in accordance
1195	with the approved final site plan. The Planning Official shall ensure that the final
1196	approved site plan is consistent with the intent of the Staff Report.
1197	
1198	2.3. The minimum and maximum FAR for Parcel 4 is 3.0, except that the maximum
1199	FAR may be increased to 8.0 in accordance with the intensity bonus provisions
1200	of Part 6B, Chapter 58, Orlando City Code. Parcel 4 is exempt from the
1201	minimum FAR standard of this part until Parcel 4 is developed.
1202	
1203	2.4. The minimum density for Parcel 4 is 75 dwelling units per acre and the
1204	maximum density for Parcel 4 is 200 dwelling units per acre, except that the
1205	maximum dwelling units per acre may be increased in accordance with the
1206	density bonus provisions of Part 6B, Chapter 58, Orlando City Code. Parcel 4 is
1207	exempt from the minimum dwelling units per acre standard of this part until
1208	Parcel 4 is developed.
1209 1210	2.5. If a mixed use development is proposed an Percel 4, the development must
1210	2.5. If a mixed use development is proposed on Parcel 4, the development must meet either the minimum density or minimum FAR, but not both. For mixed
1211	residential and non-residential development, the respective densities and FAR
1212	may be calculated separately as a percentage of the development requirement
1213	and then considered as a sum of the percentage, which shall equal 100% (per
1214	Section 58.207 of the LDC).
1215	
1210	

1217 1218	2.6. The impervious surface ratio of Parcel 4 shall not exceed 0.95, unless the principal building on this Parcel is built and maintained with a green roof in which
1219	case the impervious surface ratio may not exceed 0.98. Pervious surface area
1220	of the green roof may count towards the impervious surface ratio calculation on
1221	a two-for-one basis. Green roofs must comply with LEED standards in order to
1222	qualify.
1223	
1224	2.7. Required building setback from lot lines on Parcel 4 are as follows:
1225	
1226	2.7.1. Northern lot line is 0 feet.
1227	
1228	2.7.2. Southern lot line: Min. is 0 feet; Max. is 5 feet.
1229	
1230	2.7.3. Eastern lot line: Min. is 0 feet; Max is 10 feet.
1231	
1232	2.7.4. Western lot line: Min. is 0 feet; Max. is 15 feet.
1233	
1234	2.8. The existing surface parking lot on Parcel 4 may be utilized by DPC_for staff
1235	parking until the Round Building and parking lot are demolished and cleared.
1236	
1237	2.9. To the extent additional surface parking is proposed on Parcel 4, DPC shall
1238	study its viability and appropriateness. Design of such surface parking shall
1239	require ARB approval and a determination by the Planning Official that it is
1240	consistent with the design intent of the PD.
1241	2.40 The finish floor elevation of the principal building/s on Darcel 4 must be within
1242	2.10. The finish floor elevation of the principal building/s on Parcel 4 must be within
1243	six inches of the highest grade point of the Plaza, and the cross grades shall not
1244 1245	exceed more than 2%. The finish floor must be designed to minimize grade
1245	changes between the finish floor and the elevation of the sidewalk within the colonnades and the grade of the Plaza. All grade changes greater than 6-inches
1240	shall be addressed internal to the building. Ramps, railings, or other physical
1247	element required for a grade change within the ROW shall be prohibited.
1249	cientent required for a grade change within the NOW shall be prohibited.
1250	2.11. If the proposed project on Parcel 4 exceeds a 3.0 FAR or 200 du/ac, the
1251	project shall contribute at least 1% of the total construction costs to the public art
1252	fund, and/or provide an equivalent value of art on site. Utilization of the latter
1253	option shall be at the discretion of the Planning Official. DPC shall receive 50%
1254	of the Public Art contribution to be paid by the developers of Parcel 4. Such
1255	funds will be used to implement elements of the Dr. Phillips Center Master Art
1256	Plan, as approved by the City of Orlando Public Art Advisory Board. Any art
1257	created shall be installed in the public realm, accessible by the general public.
1258	
1259	2.12. A Space Frame is permitted on Parcel 4 subject to the following conditions:
1260	
1261	2.12.1. A temporary easement agreement for the Space Frame shall be
1262	recorded prior to the issuance of a building permit for the Space Frame. The
1263	requirement for such easement may be addressed in the declaration of
1264	covenants, conditions and restrictions.
1265	
1266	2.12.2. Graphics promoting only events on the Plaza may be permitted on
1267	both sides of the Space Frame. DPC shall submit for City approval a

1268	proposal indicating the dimensions and/or the percentage of surface area
1269	on the Space Frame that will be applied to the promotional graphics. Final
1270	approval by the ARB is required. Art, as approved by the Art Advisory
1271	Board, is permitted.
1272	
1273	2.12.3. The Space Frame shall be maintained and in good repair at all times.
1274	
1275	3. Parcel 4 Transportation Conditions
1276	•
1277	3.1. All vehicular access to Parcel 4 must come from Anderson St. This includes
1278	parking access, service vehicles, and pick-up and drop-off or valet service.
1279	paramig access, control control provide and map and a control
1280	3.2. Parking garage ramps must terminate to a level grade at least 25 feet before
1281	intersecting with the back of sidewalk outside of the garage entrance and exit.
1281	The purpose of this requirement is to allow vehicles exiting the garage ample
1282	
	room to stop on a level surface before pulling forward to a ticket booth stop bar
1284	or other similar device. This requirement may be waived or reduced by the
1285	Planning Official and Transportation Engineering Division if justified by
1286	substantial design constraints.
1287	4. B I 4.0'
1288	4. Parcel 4 Signage
1289	
1290	4.1. A signed and sealed master sign plan for Parcel 4 is subject to review and
1291	approval by the Planning Official, or designee, prior to the issuance of any
1292	building permit for Parcel 4. The Planning Official, or designee, shall review the
1293	master sign plan for conformity with this ordinance and all other applicable laws.
1294	Parcel 4 must be developed and maintained in accordance with the approved
1295	final master sign plan. Unless otherwise provided in this ordinance, including
1296	exhibits, the master sign plan for Parcel 4 must conform to all applicable
1297	provisions of Chapter 64, Orlando City Code. The final and approved master
1298	sign plan for Parcel 4 must conform to the following additional requirements:
1299	
1300	4.1.1. The master sign plan must be designed with an aesthetically
1301	consistent and cohesive appearance for signs at the pedestrian level. The
1302	design and plan of the sign package must effectively brand and identify the
1303	primary building on the Parcel.
1304	, and a second s
1305	4.1.2. Pin-mounted reverse halo-lit sign letters are encouraged. However,
1306	the physical integrity of the façade material must be accounted for when
1307	signs are attached to the face of buildings.
1308	signs are attached to the face of buildings.
1309	4.1.3. Backlit awning signs and waterfall-style awning signs are prohibited.
1310	4.1.3. Dackiit awiiing signs and wateriali-style awiiing signs are profibited.
	4.1.4 Pay signs with internally illuminated plactic faces are prohibited
1311	4.1.4. Box signs with internally illuminated plastic faces are prohibited.
1312	4.4.E. Monument and other around sinns for building an taxant identification
1313	4.1.5. Monument and other ground signs for building or tenant identification
1314	are prohibited.
1315	
1316	4.1.6. High-rise signs may not face the Plaza, nor may they face Magnolia
1317	Ave. High-rise signs must be scaled proportionally to and designed to
1318	integrate into the architectural style of the building on which it is located.

1319 1320	High-rise signs may not exceed eight feet in height and if illuminated, must
	glow white at night.
1321	447 0 111 27 2 1 1 1 1 1 1 1 1 1
1322	4.1.7. Commercial identification signs must comply with the following:
1323	
1324	4.1.7.1. Backlit signs are prohibited on building facades facing the Plaza
1325	and on building facades facing Magnolia Ave.
1326	
1327	4.1.7.2. Neon signs are prohibited on building facades facing the Plaza
1328	and on building facades facing Magnolia Ave.
1329	
1330	4.1.7.3. Signs located within the grand colonnades on Parcel 4 must be
1331	either externally illuminated face-mounted signs or externally
1332	illuminated blade signs. Blade signs must be hung from decorative
1333	metal arms that are mounted perpendicularly to the building façade.
1334	metal aims that are mounted perpendicularly to the building laçade.
1335	4.2. Davidonario of Darael 4 shall work with DDC to integrate the Cita ID signs or
	4.2. Developer/s of Parcel 4 shall work with DPC to integrate the Site ID signs or
1336	new ID signs into their projects, where possible, unless it is determined that
1337	these signs cannot be so located without negatively impacting the visual or
1338	physical access to these buildings.
1339	
1340	5. Parcel 4 Design and Architecture Conditions
1341	
1342	5.1. Façade lighting on buildings on Parcel 4 may not be directed towards the Plaza
1343	located on Parcel 2. For the east, west, and north elevations of the building,
1344	only up-lighting or down-lighting is permitted. Light fixtures within or upon the
1345	grand colonnades on the north elevation of the building must match the style,
1346	material, and light quality and color of the light fixtures within the Plaza, and may
1347	not direct light into the Plaza.
1348	3
1349	5.2. The north elevation of the building built on Parcel 4 must be built and maintained
1350	with a ground floor grand colonnade. The colonnade must run the entire length
1351	of the northern elevation and is an essential design feature of the Project. The
1352	colonnade must be built and maintained to conform to the following conditions:
1353	colorinade mast be built and maintained to comorn to the following conditions.
1354	5.2.1. Awnings are prohibited within or upon the colonnades.
1354	5.2.1. Awnings are prombited within or upon the colonhades.
1356	5.2.2. Colonnades may not encroach into the public ROW or Parcel 2.
	5.2.2. Colonnades may not encroach into the public ROW or Parcel 2.
1357	
1358	5.2.3. The columns of the colonnades must be designed to permit
1359	substantial visibility between Parcel 2 and the ground floor commercial uses
1360	of Parcel 4.
1361	
1362	5.2.4. The columns comprising the colonnade must be spaced at least 20'
1363	feet apart on center and must match the column spacing, size, shape, and
1364	material of the columns comprising the grand colonnade on Parcel 3.
1365	
1366	5.2.5. The minimum dimensions of the colonnade must be at least 15' wide
1367	clear and 18' in height.
1368	

1260	F. 2.6. Cround floor labbing within the building/o on Darcel 4 are required to
1369	5.2.6. Ground floor lobbies within the building/s on Parcel 4 are required to
1370	provide a direct entry/exit door to the colonnade along the Plaza and shall
1371	be designed to promote pedestrian circulation between the building lobby,
1372	the colonnade, and the Plaza. Commercial and professional office tenants
1373	that have frontage onto the Plaza are required to provide a direct entry/exit
1374	door to the colonnade along the Plaza. The seating and equipment layout
1375	of such Parcel interior areas and the adjacent colonnade shall
1376	accommodate and promote circulation to and from the Plaza.
1377	accommodate and promote officiation to and from the Fraza.
1378	5.2.7. The colonnade shall be designed and operated so that a direct,
1378	9 1
	circulation path of at least six feet in width is maintained in the colonnade
1380	from Orange Avenue to Magnolia Avenue at all times.
1381	
1382	5.2.8. Dining venues located within the ground floor of Parcel 4 may provide
1383	exterior seating located in the colonnade area and the Plaza.
1384	
1385	5.3. The principal building/s on Parcel 4 must be designed, built, and maintained
1386	such that all rainwater shall be captured from the building façades above the
1387	colonnade fronting on the Plaza, Orange Avenue and Magnolia Avenue and
1388	diverted to the stormwater system to facilitate pedestrian movement to and from
1389	the colonnade to exterior areas.
1390	and determinate to externer areas.
1391	5.4. Signed and sealed architectural elevations for each vertical structure on the
1392	Parcel are subject to the review and approval by the city appearance review
	, , , , , , , , , , , , , , , , , , , ,
1393	officer, or designee, and ARB prior to the issuance of any building permit for the
1394	proposed structure. The Parcel must be developed and maintained in
1395	accordance with the final approved signed and sealed architectural elevations.
1396	All approved elevations must conform to the following minimum requirements:
1397	
1398	5.4.1. Except for entry and exit doors, and ground floor storefronts, exterior
1399	walls for the building/s below the Transition Zone must be constructed of
1400	stone, preferably limestone, architecturally finished precast concrete,
1401	finished cast-in-place concrete, brick, or other similar durable material
1402	approved by the Planning Official. The color of the stone or other material
1403	must be similar to the color of the stone used on City Hall or the DPC
1404	Building. The façade facing Orange Ave. and Anderson St. may be
1405	constructed of glass instead of stone.
1406	conditacted of glace inclode of ctorio.
1407	5.4.2. Each principal façade must include a public entryway that is clearly
1407	
	articulated and oriented to the adjacent public ROW. Entrances are
1409	encouraged to be recessed, and architecturally emphasized.
1410	
1411	5.4.3. The building/s must include a durable natural stone water table up to
1412	at least two feet from ground level and completely surrounding the building
1413	except for exterior doors and openings.
1414	
1415	5.4.4. The first story must be at least 20' in height measured from floor to
1416	floor.
1417	
1418	5.4.5. All exterior glass, including for punched windows, curtain walls, and
1419	commercial storefronts, must be non-reflective, low-emissivity, and colored
/	zaminational distributions, many and obligation and an arrangements, and obligation

1420	either gray or green, or other color complimentary of the DPC Building and
1421	approved by the Planning Official. At least 60% of all ground floor facades
1422	must be transparent. Mirrored or tinted glass is prohibited on the ground
1423	floor. All other floors below the roofline must be at least 30% transparent.
1424	All glass must have a minimum 80% transmittance or minimum 60%
1425	transmittance if the glass is clear low-emissivity.
1426	a anomination if the glade to clear to the emission,
1427	5.4.6. The building must have an architecturally distinct and articulated
1428	base, middle, and top or cornice. Traditional architectural standards and
1429	urban design principles such as proper scale, proportion, materials, and
1430	decoration must be incorporated into the design of the building.
1431	
1432	5.4.7. The pedestrian level of the building must incorporate durable, natural,
1433	and substantial materials, and must take the local humid subtropical climate
1434	into account. Colonnades, awnings, and canopies are encouraged on
1435	facades abutting streets.
1436	
1437	5.4.8. The corners of the building/s that meet street intersections must be
1438	articulated and emphasized with distinct architectural details at the base,
1439	middle, and top or cornice. The corners must have active internal space
1440	oriented toward the street on the ground level. Lobbies, restaurants, and
1441	retail uses are good examples of appropriate uses in this setting.
1442	3 1 11 1
1443	5.4.9. Elevator and building core elements must be located away from the
1444	edges and corners of the building so that active internal spaces overlook the
1445	adjacent streets and sidewalks. An exception to this prohibition may be
1446	considered for transparent elevator systems.
1447	
1448	5.4.10. The parking levels incorporated into any building on the Parcel must
1449	blend seamlessly with the architecture and material of the building so that it
1450	is not apparent that a parking garage is contained within. Punched
1451	openings in the parking garage must be screened with metal screens or
1452	glass that matches the building. All interior light fixtures, sprinkler pipes,
1453	and other utilities must be shielded from view from the outside.
1454	
1455	5.4.11. Any interior ground level parking areas shall be fully screened from
1456	pedestrian view on Orange Avenue, Magnolia Avenue and the Plaza.
1457	Incidental pedestrian views of such interior parking may occur from
1458	Anderson Street only at vehicular access points to the Parcel.
1459	
1460	5.4.12. All interior parking areas provided within the building envelope for
1461	Parcel 4 whether such parking is on or above the ground floor level, shall
1462	be fully screened from exterior view on all four sides of the Parcel. The
1463	screening must be implemented such that no vehicular or parking area
1464	lighting will be visible from the Plaza, the DPC Building, or the residential
1465	uses on Rosalind Avenue or Anderson Street.
1466	
1467	5.4.13. All utilities and service areas shall be interior to the building or
1468	incorporated into the building or parking garage. Where such design is not
1469	feasible, this area shall be screened with a solid, decorative door, gate, or
1470	screen wall, and shall not interfere with the pedestrian realm.
•	

1471		
1472	5.4.14. The cantilevered roof over the front (the western elevation) of the	
1473	DPC Building is the dominant architectural feature of the Project. To	
1474	prevent the primary structures on Parcels 3 and 4 from impinging on this	
1475	architectural centerpiece, the buildings on these Parcels must be designed and built with a Transition Zone. This Transition Zone must occur at the	
1476		
1477	same vertical elevation for both buildings. This means that the first building	
1478	to be built on either Parcel 3 or Parcel 4 will set the height of the Transition	
1479	Zone which must occur on the subsequently built building. The height of the	
1480	Transition Zone must occur just below the bottom of the DPC Building front	
1481	roofline, which is anticipated to be about 70 to 90 feet above ground level.	
1482	The Transition Zone may include a change in materials, building stepback	
1483	and/or other architectural features or gestures that reference and respect	
1484	the architecture of the DPC Building and the cantilevered roof. Building/s	
1485	are encouraged to be designed to accommodate a step-back in the	
1486	Transition Zone of at least 20 feet in depth from the ground floor façade	
1487	facing the Plaza and Magnolia Avenue.	
1488		
1489	5.4.15. Above the Transition Zone, the exterior wall system may transition to	
1490	a mix of stone, pre-cast concrete, finished cast-in-place concrete, brick, or	
1491	some similarly durable and natural material, and glass curtain wall.	
1492	g	
1493	5.4.16. Below the Transition Zone, the façade facing the Plaza must be	
1494	designed and built with the following:	
1495		
1496	5.4.16.1. For occupied areas (air conditioned space): Accessible balconies	
1497	that are a minimum of four feet (4') in depth and a minimum of six feet	
1498	(6') in length spaced no more than twenty feet (20') apart.	
1499		
1500	5.4.16.2. For unoccupied areas (meaning non-air-conditioned space such	
1501	as an interior parking garage): Architectural expression and	
1502	fenestration that communicates the impression of balconies that are of	
1503	similar length and spacing to those required in the subsection above.	
1504		
1505	5.5. Prior to and during construction activities on Parcel 4, the respective	
1506	development team is responsible for coordinating construction activities and the	
1507	performance and event schedules in the DPC Building and on the-Plaza with the	
1508	City and DPC staff to minimize the potential of disruption to such performances	
1509	and events from construction related activity. Prior to construction activities	
1510	commencing, a detailed construction schedule including but not limited to	
1511	phasing and site logistics shall be submitted to the City and DPC staff.	
1512		
1513	SECTION 8. CONDITIONS SPECIFIC TO PARCEL 5. The Dr. Phillips	
1514	Performing Arts Center Planned Development zoning district is subject to the following	
1515	conditions specific to Parcel 5:	
1516		
1517	1. General Parcel 5 Description	
1518		
1519	1.1. Development on Parcel 5 must integrate into the back-of-house and loading	
1520	space of Parcel 1.	
1521		

1522 1523	2. Parcel 5 Zoning and Site Plan Conditions
1524 1525	2.1. Parcel 5 is subject to master plan review and approval prior to the issuance of any building permit for construction on the Parcel. Master plan review and
1526 1527	approval shall proceed in accordance with Part 2H, Chapter 65, Orlando City Code, except that:
1528	Code, except that.
1529	2.1.1. A complete application for Master Plan approval for Parcel 5 must be
1530	submitted at least 30 days before development proposed in the master plan
1531	is reviewed by the ARB.
1532	
1533	2.1.2. Master plan applications for Parcel 5 must include three (3) additional
1534	copies of application materials. Within 10 business days of receipt of an
1535	application for master plan approval for Parcel 5, City Planning staff shall
1536	provide DPC the three additional copies of the application for review and
1537 1538	comment.
1539	2.1.3. City Planning staff shall invite a DPC representative to review the
1540	Parcel 5 proposed development with staff at a meeting to occur at least 10
1541	days prior to ARB's review. Written comments submitted by DPC and
1542	received at least a week before the ARB meeting will be included in the
1543	ARB meeting packet.
1544	•
1545	2.2. A signed and sealed final site plan and signed and sealed construction
1546	documents for Parcel 5 is subject to review and approval by the City Planning
1547	Division prior to the issuance of any building permit for Parcel 5. The City
1548	Planning Division shall review the final site plan and construction documents for
1549 1550	conformity with this ordinance, the approved Master Plan and all other applicable laws. Parcel 5 must be developed and maintained in accordance
1551	with the approved final site plan. The Planning Official shall ensure that the final
1552	approved site plan is consistent with the intent of the Staff Report.
1553	approved end plan to condicions with the intent of the claim responsi
1554	2.3. The minimum and maximum FAR for Parcel 5 is 3.0, except that the maximum
1555	FAR may be increased to 8.0 in accordance with the intensity bonus provisions
1556	of Part 6B, Chapter 58, Orlando City Code. Parcel 5 is exempt from the
1557	minimum FAR standard of this part until Parcel 5 is developed.
1558	
1559	2.4. The minimum density for Parcel 5 is 75 dwelling units per acre and the
1560 1561	maximum density for Parcel 5 is 200 dwelling units per acre, except that the maximum dwelling units per acre may be increased in accordance with the
1562	density bonus provisions of Part 6B, Chapter 58, Orlando City Code. Parcel 5 is
1563	exempt from the minimum dwelling units per acre standard of this part until
1564	Parcel 5 is developed.
1565	Taroor o to doveloped.
1566	2.5. If a mixed use development is proposed on Parcel 5, the development must
1567	meet either the minimum density or minimum FAR, but not both. For mixed
1568	residential and non-residential development, the respective densities and FAR
1569	may be calculated separately as a percentage of the development requirement
1570	and then considered as a sum of the percentage, which shall equal 100% (per
1571	Section 58.207 of the LDC).
1572	

1573 1574	2.6. The impervious surface ratio of Parcel 5 shall not exceed 0.95, unless the principal building on this Parcel is built and maintained with a green roof in which	
1575	case the impervious surface ratio may not exceed 0.98. Pervious surface area	
1576	of the green roof may count towards the impervious surface ratio calculation on	
1577	a two-for-one basis. Green roofs must comply with LEED standards in order to	
1578	qualify.	
1579		
1580	2.7. Required building setback from lot lines on Parcel 5 are as follows:	
1581		
1582	2.7.1. Northern lot line: Min. is 0 feet or 20 feet; Max. 30 feet, and must	
1583	match the setback of the northernmost façade (facing E. South St.) of the	
1584	building on Parcel 1.	
1585		
1586	2.7.2. Southern lot line: Min. is 0 feet; Max. is 45 feet.	
1587		
1588	2.7.3. Eastern lot line: Min. is 0 feet; Max. is 5 feet.	
1589		
1590	2.7.4. Western lot line: 0 feet or 3 feet – the building shall be setback at	
1591	either 0 ft. or 3 ft. Minimum or maximums do not apply.	
1592		
1593	2.8. If the proposed project on Parcel 5 exceeds a 3.0 FAR or 200 du/ac, the project	
1594	shall contribute at least 1% of the total construction costs to the public art fund,	
1595	and/or provide an equivalent value of art on site. Utilization of the latter option	
1596	shall be at the discretion of the Planning Official. DPC shall receive 50% of the	
1597	Public Art contribution to be paid by the developer of Parcel 5. Such funds will	
1598	be used to implement elements of the Dr. Phillips Center Master Art Plan, as	
1599	approved by the City of Orlando Public Art Advisory Board. Any art created shall	
1600	be installed in the public realm, accessible by the general public.	
1601	2 Parael F Transportation Conditions	
1602 1603	3. Parcel 5 Transportation Conditions	
1604	3.1. Parking garage ramps must terminate to a level grade at least 25 feet before	
1605	intersecting with the back of sidewalk outside of the garage entrance and exit.	
1606	The purpose of this requirement is to allow vehicles exiting the garage ample	
1607	room to stop on a level surface before pulling forward to a ticket booth stop bar	
1608	or other similar device. This requirement may be waived or reduced by the	
1609	Planning Official and Transportation Engineering Division if substantial design	
1610	constraints are evident.	
1611	Conditainte are evident.	
1612	4. Parcel 5 Signage	
1613		
1614	4.1. A signed and sealed master sign plan for Parcel 5 is subject to review and	
1615	approval by the Planning Official, or designee, and ARB prior to the issuance of	
1616	any building permit for signage for Parcel 5. The Planning Official, or designee,	
1617	shall review the master sign plan for conformity with this ordinance and all other	
1618	applicable laws. Parcel 5 must be developed and maintained in accordance	
1619	with the approved final master sign plan. Unless otherwise provided in this	
	· · · · · · · · · · · · · · · · · · ·	

all applicable provisions of Chapter 64, Orlando City Code. The final and

ordinance, including exhibits, the master sign plan for Parcel 5 must conform to

approved master sign plan for Parcel 5 must conform to the following additional

1620

1621 1622

1623

requirements:

1624		
1625	4.1.1. The master sign plan must be designed with an aesthetically	
1626	consistent and cohesive appearance for signs at the pedestrian level. The	
1627	design and plan of the sign package may be used to brand and identify the	
1628	primary building on the Parcel.	
1629		
1630	4.1.2. Pin-mounted reverse halo-lit sign letters are encouraged. However,	
1631	the physical integrity of the façade material must be accounted for when	
1632	signs are attached to the face of buildings.	
1633		
1634	4.1.3. Backlit awning signs and waterfall-style awning signs are prohibited.	
1635		
1636	4.1.4. Box signs with internally illuminated plastic faces are prohibited.	
1637		
1638	4.1.5. Monument and other ground signs for building or tenant identification	
1639	are prohibited.	
1640	·	
1641	4.1.6. High-rise signs must be scaled proportionally to and designed to	
1642	integrate into the architectural style of the building on which it is located.	
1643	High-rise signs may not exceed eight feet in height and if illuminated, must	
1644	glow white at night.	
1645		
1646	4.2. Developer/s of Parcel 5 shall work with DPC to integrate the Site ID signs or	
1647	new ID signs into their projects, where possible, unless it is determined that	
1648	these signs cannot be so located without negatively impacting the visual or	
1649	physical access to these buildings.	
1650		
1651	5. Parcel 5 Design and Architecture Conditions	
1652		
1653	5.1. Signed and sealed architectural elevations for each vertical structure on the	
1654	Parcel-are subject to the review and approval by the city appearance review	
1655	officer, or designee, and ARB prior to the issuance of any building permit for the	
1656	proposed structure. The Parcel must be developed and maintained in	
1657	accordance with the final approved signed and sealed architectural elevations.	
1658	All approved elevations packages must conform to the following minimum	
1659	requirements:	
1660		
1661	5.1.1. The exterior wall system of the building to be constructed on Parcel 5	
1662	shall be a mix of stone, pre-cast concrete, finished cast in place concrete,	
1663	brick or other similar durable material, and glass curtain wall consistent in	
1664	color, materiality, and detailing to the Building.	
1665		
1666	5.1.2. Each principal façade must include a public entryway that is clearly	
1667	articulated and oriented to the adjacent public ROW. Entrances are	
1668	encouraged to be recessed, and architecturally emphasized.	
1669		
1670	5.1.3. The primary building must include a durable natural stone water table	
1671	up to at least two feet from ground level and completely surrounding the	
1672	building except for entryways and exits, and ground floor storefronts.	
1673		

5.1.4. All exterior glass, including for punched windows, curtain walls, and
commercial storefronts, must be non-reflective, low-emissivity, and colored
either gray or green, or other color complimentary of the DPC Building_and
approved by the Planning Official. At least 60% of all ground floor facades
must be transparent. Mirrored or tinted glass is prohibited on the ground
floor. All other floors below the roofline must be at least 30% transparent.
All glass must have a minimum 80% transmittance or minimum 60%
transmittance if the glass is clear low-emissivity.
transmittanes in the grass is sistal for simple my.
5.1.5. The building must have an architecturally distinct and articulated
base, middle, and top or cornice. Traditional architectural standards and
urban design principles such as proper scale, proportion, materials, and
decoration must be incorporated into the design of the building.
about allot indicate into the abough of the ballang.
5.1.6. The pedestrian level of the building must incorporate durable, natural,
and substantial materials, and must take the local humid subtropical climate
into account. Colonnades, awnings, and canopies are encouraged on
facades abutting streets.
racades abutting streets.
5.1.7. The corners of the primary building that meet street intersections must
be articulated and emphasized with distinct architectural details at the base,
middle, and top or cornice. The corners must have active internal space
oriented toward the street on the ground level. Lobbies, restaurants, and
retail uses are good examples of appropriate uses in this setting.
retail uses are good examples of appropriate uses in this setting.
5.1.8. Elevator and building core elements must be located away from the
edges and corners of the building so that active internal spaces overlook the
adjacent streets and sidewalks. An exception to this prohibition may be
considered for transparent elevator systems.
considered for transparent elevator systems.
5.1.9. The parking levels incorporated into any building on the Parcel must
blend seamlessly with the architecture and material of the building so that it
is not apparent that a parking garage is contained within. Punched
openings in the parking garage must be screened with metal screens or
glass that matches the building. All interior light fixtures, sprinkler pipes,
and other utilities must be shielded from view from the outside.
and other dillities must be simulated from view from the outside.
5.1.10. All interior parking areas provided within the building envelope for
Parcel 5 whether such parking is on or above the ground floor, shall be fully
screened from exterior view on all four sides of the parcel by a curtain wall
system. The screening must be implemented such that no vehicular or
parking area lighting will be visible from the Plaza, the DPC Building, or the
residential uses on Rosalind Avenue or Anderson Street. Incidental
pedestrian views of such interior surface parking may occur from South
Street, Anderson Street and Rosalind Avenue only at vehicular access
points to the Parcel.
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5.1.11. A minimum of twenty (20) vehicular parking spaces shall be provided
on Parcel 5 for use by DPC staff. This parking may be provided through
exterior surface parking or structured parking within the Parcel 5 building.
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1725 1726 1727 1728	5.1.12. All utilities and service areas shall be interior to the building or incorporated into the building or parking garage. Where such design is not feasible, this area shall be screened with a solid, decorative door, gate, or screen wall, and shall not interfere with the pedestrian realm.
1729 1730 1731 1732 1733	5.1.13. The Parcel 5 building development must be coordinated with DPC to allow for reasonable access to loading bays and trash containers servicing the DPC Building loading dock. In addition, a minimum clear height of eighteen feet (18') must be maintained in the loading dock area.
1734 1735 1736 1737 1738	5.1.14. When the loading dock gate is removed for development of Parcel 5, the developer of Parcel 5 shall screen the access area with decorative gates, doors, or other screen to close off the service area from the residential property across the street, when not in use.
1739 1740 1741 1742 1743 1744 1745 1746 1747	5.1.15. Prior to and during construction activities on Parcel 5, the respective development team is responsible for coordinating construction activities and the performance and event schedules in the DPC Building and on the Plaza with the City and DPC staff to minimize the potential of disruption to such performances and events from construction related activity. Prior to construction activities commencing, a detailed construction schedule including but not limited to phasing and site logistics shall be submitted to the City and DPC staff.
1748 1749 1750 1751	SECTION 9. SCRIVENER'S ERROR. The City Attorney may correct scrivener's errors found in this ordinance by filing a corrected copy of this ordinance with the City Clerk.
1752 1753 1754 1755 1756 1757 1758	SECTION 10. SEVERABILITY. If any provision of this ordinance or its application to any person or circumstance is held invalid, the invalidity does not affect other provisions or applications of this ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are severable.
1759 1760 1761	SECTION 11. EFFECTIVE DATE. This ordinance takes effect immediately upon final passage.
1762 1763	DONE, THE FIRST READING , by the City Council of the City of Orlando, Florida, at a regular meeting, this day of, 2014.
1764 1765 1766 1767	DONE, THE PUBLIC NOTICE , in a newspaper of general circulation in the City of Orlando, Florida, by the City Clerk of the City of Orlando, Florida, this day of, 2014.
1768 1769 1770 1771 1772	DONE, THE SECOND READING, A 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.
1773	

	BY THE MAYOR/MAYOR PRO TEMPO 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 LEGAL FOR THE USE AND RELIANCE OF THI CITY OF ORLANDO, FLORIDA:	
City Attorney	
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