

ORDINANCE NO. 2013-45

1 **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF**
2 **ORLANDO, FLORIDA, AMENDING AND RESTATING THE**
3 **PLANNED DEVELOPMENT ZONING DISTRICT**
4 **REGULATIONS FOR THE ORLANDO HEALTH PLANNED**
5 **DEVELOPMENT, ON PROPERTY GENERALLY LOCATED**
6 **NORTH OF KALEY ST., SOUTH OF GORE ST., EAST OF**
7 **ATLANTA AVE., AND WEST OF ORANGE AVE., AND**
8 **COMPRISED OF 65 ACRES, MORE OR LESS; REZONING**
9 **CERTAIN LAND WITHIN THE ORLANDO HEALTH**
10 **DEVELOPMENT FROM PD/T TO O-2/T/SP, IN PART, AND**
11 **MU-1/T/SP, IN PART, AND REZONING OTHER CERTAIN**
12 **LAND WITHIN THE PLANNING AREA FROM VARIOUS**
13 **STRAIGHT ZONING DISTRICTS TO PD/T, IN PART, AND**
14 **PD/T/AN, IN PART; PROVIDING FOR AMENDMENT OF**
15 **THE CITY’S OFFICIAL ZONING MAPS, SEVERABILITY,**
16 **CORRECTION OF SCRIVENER’S ERRORS, AND AN**
17 **EFFECTIVE DATE.**

18
19 **WHEREAS**, at its regularly scheduled meeting of May 21, 2013, the Municipal
20 Planning Board (the “MPB”) of the City of Orlando, Florida (the “City”), considered
21 zoning application case number ZON2013-00005, requesting amended and restated
22 zoning regulations for the Orlando Health planned development, on property generally
23 located north of Kaley St., south of Gore. St., east of Atlanta Ave., and west of Orange
24 Ave., and comprised of approximately 65 acres of land, and more precisely described by
25 the legal description attached to this ordinance as **Exhibit A** (hereinafter the
26 “Property”); and

27
28 **WHEREAS**, based upon the evidence presented to the MPB, including the
29 information and analysis contained in the “Staff Report to the Municipal Planning
30 Board” for application case number ZON2013-00005 (entitled “Item #9 – Orlando
31 Health PD Amendment” and hereinafter referred to as the “Staff Report,”), and subject
32 to certain conditions, the MPB recommended that the City Council of the City of
33 Orlando, Florida (the “Orlando City Council”) approve said zoning application and adopt
34 an ordinance in accordance therewith; and

35
36 **WHEREAS**, zoning application case number ZON2013-00005 is requesting an
37 amendment to the City’s planned development (hereinafter “PD”) zoning district

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1 regulations for the purpose of developing a multi-phased, mixed-use medical campus
2 (the "Project"); and

3
4 **WHEREAS**, the MPB found that the Project is consistent with the City's adopted
5 Growth Management Plan (the "GMP"); and

6
7 **WHEREAS**, the Orlando City Council hereby finds that the Project is consistent
8 with the intent and purpose of the planned development district zoning designation as
9 established by Part 2Q, Chapter 58, Code of the City of Orlando, Florida (the "Orlando
10 City Code"); and

11
12 **WHEREAS**, the Orlando City Council hereby finds that this ordinance is in the
13 best interest of the public health, safety, and welfare, and is consistent with the
14 applicable provisions of the City's GMP; and

15
16 **NOW, THEREFORE, BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF**
17 **ORLANDO, FLORIDA, AS FOLLOWS:**

18
19 **SECTION ONE:** The original PD of the ORLANDO HEALTH Property was
20 established by an Ordinance adopted by City Council on September 18, 1989, as
21 Documentary Number 23310 (Adopted PD). The Adopted PD was amended as follows:

- 22
23 (1) by an Ordinance adopted by City Council on March 3, 1992, as
24 Documentary Number 25571 (AMENDMENT NO. 1); and
25
26 (2) by an Ordinance adopted by City Council on August 9, 1993, as
27 Documentary Number 26807 (AMENDMENT NO. 2); and
28
29 (3) by an Ordinance adopted by City Council on September 12, 1994, as
30 Documentary Number 27836 (AMENDMENT NO. 3); and
31
32 (4) by an Ordinance adopted by City Council on November 30, 1998, as
33 Documentary Number 31730 (AMENDMENT NO.4); and
34
35 (5) by an Ordinance adopted by City Council on October 13, 2003, as
36 Documentary Number 031013712 (AMENDMENT NO.5); and
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1 (6) by an Ordinance adopted by City Council on January 26, 2004, as
2 Documentary Number 040126904 (AMENDMENT NO.6); and

3
4 (7) by an Ordinance adopted by City Council on August 29, 2011, as
5 Documentary Number 1108291101 (AMENDMENT NO.7).

6
7 **SECTION TWO:** The Adopted PD and all subsequent amendments be, and the
8 same are hereby repealed in their entirety and replaced by this 2013 SECOND
9 AMENDED AND RESTATED PD/T ORDINANCE (the 2013 ORLANDO HEALTH PD).

10
11 **SECTION THREE:** After due notice and public hearing, the zoning designation for
12 the Property now zoned PD/T/AN, O-2/T/SP, AC-2/T/AN, and MU-2/T/AN, MU-
13 2/T/SP/AN, I-G/T, and I-G/T/AN is hereby changed to PD/T, in part (Planned
14 Development district with the Traditional City overlay district), and PD/T/AN, in part
15 (Planned Development district with the Traditional City and Airport Noise overlay
16 districts), and PD/T/SP/AN, as depicted in **Exhibit B** to this ordinance. The parcels
17 identified in **Exhibit B-1** to this ordinance and now zoned PD/T, are hereby rezoned to
18 O-2/T/SP, in part, and MU-1/T/SP, in part, as depicted in **Exhibit B-1**.

19
20 **SECTION FOUR:** The 2013 Orlando Health PD is consistent with the City of
21 Orlando GMP and the Orlando Regional Healthcare System, Inc. Development of
22 Regional Impact Development Order.

23
24 **SECTION FIVE:** Development of the PD Property shall be regulated by the PD
25 Planning Area Map (**Exhibit C**) and the PD Land Use Plan (**Exhibit D**) and the PD Sign Plan
26 (**Exhibit E**).

27
28 **SECTION SIX:** Overall development program of the PD Property shall be in
29 accordance with the Orlando Health DRI overall development program, as shown on
30 Exhibit F part C of the Second Amendment to the Amended and Restated DRI
31 Development Order dated April 7, 2008.

32
33 **SECTION SEVEN:** This Orlando Health PD, in conjunction with the Orlando Health
34 DRI, shall satisfy all the requirements of the City's Special Purpose Overlay Zoning (SPO)
35 found in subarea policies S.12.9 and S.12.9.1 for all properties subject to the PD.
36

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1 **SECTION EIGHT:** Subject headings in the following conditions, restrictions, and
2 regulations have been provided for ease of use only, are not regulatory, and shall have
3 no force or effect.

4
5 **SECTION NINE:** The following conditions, restrictions, and regulations (PD
6 Requirements) shall apply to the development of the PD Property:

7
8 **A. GENERAL CONDITIONS**

9
10 5. **PD Planning Area.** The PD Requirements shall apply to the PD Property
11 only. All other properties located within the Orlando Health Planning Area shown on
12 **Exhibit C** shall be permitted to develop under their existing zoning and shall not be
13 encumbered by the PD Requirements. Such other properties shall be permitted to exist,
14 continue, expand, terminate, and all variations thereto, if legally permissible under the
15 terms of all applicable City of Orlando (City) rules, regulations, codes, and ordinances.
16 The PD Planning Area is that area bounded by Gore Street, South Orange Avenue, Kaley
17 Street and Interstate 4.

18
19 6. **Acquisition and Disposition of Property.** The following conditions shall
20 govern the acquisition and disposition of property within the PD Planning Area and PD
21 Property:

22
23 a. Upon acquisition or disposition of such other properties within the
24 Planning Area Boundary by Orlando Health, the City Council may amend the legal
25 description of the PD Property to add or remove such property without Municipal
26 Planning Board (MPB) review, except as otherwise provided herein.

27
28 b. Future land acquisitions by Orlando Health or wholly owned
29 subsidiaries shall be added to the PD by amendment of this PD Ordinance without
30 Municipal Planning Board review.

31
32 c. Each request to add properties within the Planning Area to the PD
33 Property shall be accompanied by a legal opinion from an attorney licensed to practice
34 law in the State of Florida stating that the parcel and its development potential, if added
35 to the PD Property, in conjunction with development previously approved on the PD
36 Property does not constitute a Substantial Deviation to the approved DRI Development
37 Order unless approved through the appropriate process.

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1 7. **Option to Include Leased Property.** Orlando Health may request that
2 leased properties within the Planning Area also be incorporated into the PD Property.
3 Any request shall require the written consent of the lessor/property owner.
4 Incorporation of such leased properties into the PD Property shall require the review
5 and approval of the City's Planning Official.

6
7 8. **Submittal Requirements and Procedures.** The Planning Official shall be
8 authorized to establish and revise as necessary the submittal requirements and
9 procedures required to implement the PD requirements.

10
11 9. **Administrative Master Plan Review.** Except as otherwise specified in this
12 PD ordinance, each building site on the PD Property shall be reviewed and regulated as
13 a standalone development. Each site undergoing new development or substantial
14 improvements is subject to Administrative Master Plan review and approval by Planning
15 Official Determination, as outlined in Section S.

16
17 10. **Special Plan Overlay Zoning.** This Orlando Health PD, in conjunction with
18 the Orlando Health DRI, shall satisfy all the requirements of the City's Special Plan
19 Overlay Zoning (SPO) as referenced in subarea policies S.12.9 and S.12.9.1 for all
20 properties subject to the PD.

21
22 11. **Compliance with City and State Codes.**

23
24 a. Other than as specifically set forth herein, the development of the PD
25 Property shall be in accordance with the rules regulations, and policies of the City,
26 including the Land Development Code (LDC), as amended.

27
28 b. Variances and modifications of development standards to any
29 standards not specifically addressed in this PD Ordinance may be allowed pursuant to
30 Chapter 65 of the LDC as may be amended from time to time.

31
32 c. Failure to comply with the PD Requirements shall constitute a
33 violation of the City Code and shall be punishable as prescribed in Section 58.1201 of
34 said Code.

35
36 d. The proposed project is subject to all codes and ordinances of the
37 State of Florida, City of Orlando, and all other applicable regulatory agencies except as
38 modified herein.

1
2 e. Nothing in this PD Ordinance shall be construed to permit
3 development that exceeds the DRI thresholds pursuant to section 380.06, Florida
4 Statutes, unless approved through a DRI Development Order or Pre-Development
5 Agreement.

6
7 **B. DEVELOPMENT PROGRAM AND USES**

8
9 1. The maximum development program of the PD is described by the Amended and
10 Restated DRI Development Order dated April 7, 2008 (City documentary #080407702),
11 as shown on **Exhibit F**, Table 10-2, and summarized below.

12

<u>Land Uses</u>	<u>Square Feet of Building Area</u>	
Hospital and Ancillary Uses	4,640,000	SF
Office	1,210,859	SF
Retail and Service	16,500	SF
Hotel and Motel	180	ROOMS
Industrial	189,159	SF
Residential	0	DU

13
14
15
16
17
18
19
20
21 2. **Maximum Number of Hospital Beds.** The maximum number of hospital beds on the
22 PD Property is 1,944 as described by the Amended and Restated Development Order
23 dated April 7, 2008 (City documentary #080407702).

24
25 3. **Transition of Replacement Bed Facilities.** To facilitate an orderly
26 transition of services, hospital beds undergoing replacement by the construction of new
27 bed facilities may be in operation for a period of up to 12 months following the issuance
28 of C.O.s for the new bed facility.

29
30 4. **Equivalency Matrix.** An Equivalency Matrix is provided as **Exhibit G** to
31 allow for the conversion of development program between use categories, consistent
32 with the Orlando Health DRI. Such conversions may be approved by Planning Official
33 Determination and reported in the annual Entitlement Management System (EMS)
34 report, as outlined in Section S.

35
36 5. **Permitted Uses.** Medical centers and hospitals have a wide variety of
37 uses that support their medical and healthcare function. Constant advancement in
38 technologies and capabilities means that not all specific uses can be foreseen. The list

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1 provided below represents a typical pallet of uses permitted within the PD Property.
2 Additional specific uses may be added subject to Planning Official Determination as long
3 as the Planning Official finds that they are consistent with the GMP and that the land
4 use impacts are similar in nature and scale to those of the use listed below.

5
6 a. **Hospital and Ancillary Medical Uses**

- 7
- 8 • Ancillary Hospital Uses
- 9 • Assisted Living Facilities
- 10 • Auditoriums
- 11 • Chapels
- 12 • Clinical Laboratory Services
- 13 • Detoxification Centers
- 14 • Dining Facilities
- 15 • Education Facilities, Medical Related
- 16 • Educational Facilities
- 17 • Emergency Homes/for Children
- 18 • Emergency Room
- 19 • Emergency Shelters
- 20 • Family Practice Clinics
- 21 • Free-Standing Surgical Centers
- 22 • Free-Standing Therapy Or Treatment Centers
- 23 • Gift Shops
- 24 • Group Housing
- 25 • Home Health Facilities And Services
- 26 • Hospitals
- 27 • Hospitals/Clinics
- 28 • Long Term Assisted Care Facilities
- 29 • Medical/Dental Laboratories
- 30 • Mental Health Receiving Centers
- 31 • Mental Institutions
- 32 • Nursing Home
- 33 • Obstetric Care Offices, Clinics and Centers
- 34 • Outpatient Departments Operated By The Hospital, Including, Radiology,
35 Oncology, Diabetes, Pain Management, and Rehabilitation
- 36 • Outpatient Surgery Centers
- 37 • Pharmacies

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- 1 • Rehabilitation Facilities
- 2 • Residential Rehabilitation Centers
- 3 • Surgery Centers
- 4 • Treatment/Recovery Centers
- 5 • Wellness Centers
- 6 • Whole Blood Facilities
- 7 • X-Ray Services

8

9 b. **Office Uses**

10

- 11 • Administrative Offices
- 12 • Clinic/Offices
- 13 • Medical/Dental Offices
- 14 • Office/Ancillary Uses
- 15 • Office/Clinics
- 16 • Office/Condos
- 17 • Offices

18

19 c. **Retail and Service Uses**

20

- 21 • Child/Adult Day Care Uses
- 22 • Eating and Drinking Establishments
- 23 • Light Retailing
- 24 • Neighborhood Convenience Stores (without Drive-through)
- 25 • Personal Services
- 26 • Pharmacies (with drive-through)

27

28 d. **Hotel and Motel Uses**

29

- 30 • Hotels and Motels
- 31 • Residences such as the Ronald McDonald House and Hubbard House

32

33 e. **Industrial Uses**

34

- 35 • Ancillary/Warehouses not Specifically Prohibited
- 36 • Central Energy Plants
- 37 • Industrial Uses not Specifically Prohibited

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- 1 • Warehouse Uses not Specifically Prohibited

2
3 f. **Residential Uses** (Should the DRI be Amended to Include Residential
4 Uses)

- 5
- 6 • Accessory Apartments
- 7 • Accessory Cottage Dwellings
- 8 • Attached Dwellings
- 9 • Duplexes
- 10 • Live-Work Units
- 11 • Multi-family Units
- 12 • Single Family Dwellings

13
14 g. **Civic Uses**

- 15
- 16 • Civic Clubs and Meeting Spaces
- 17 • Heliports
- 18 • Libraries, Museums, Galleries
- 19 • Parking Lots, Structures, and Garages
- 20 • Public Passive Park and Gardens
- 21 • Transit Stops and Stations

22
23 6. **Conditional Uses.** The following uses are conditionally permitted
24 throughout the PD, except as stated herein:

- 25
- 26 a. Elementary/Middle Schools
- 27 b. High Schools
- 28 c. Private Schools

29
30 7. **Prohibited Uses.** The following uses are prohibited throughout the PD,
31 except as stated herein:

- 32
- 33 a. Adult Entertainment
- 34 b. Body Art Shop
- 35 c. Gas Stations
- 36 d. Industrial/manufacturing (east of Sligh Blvd)
- 37 e. Intensive Retail
- 38 f. Outdoor Storage Facilities

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- 1 g. Palm Reading
- 2 h. Personal Storage (east of Sligh Blvd)
- 3 i. Restaurants with Drive-through
- 4 j. Temporary Labor Facilities
- 5 k. Warehouse (east of Sligh Blvd)
- 6 l. Wholesale Warehouses (east of Sligh Blvd)

7

8 **8. Other Prohibited Uses.**

9

10 a. In the Office Medium Intensity future land use designation, the following

11 uses are prohibited:

- 12 1. Hotel/motel, unless within Subarea Policy Area S.12.9
- 13 2. Manufacturing/processing
- 14 3. Warehouse
- 15 4. Principal use parking
- 16 5. Central energy plant

17 b. In the Industrial future land use designation, the following uses are

18 prohibited:

- 19 1. Treatment/Recovery center
- 20 2. Emergency shelter
- 21 3. Group housing

22 c. In the Industrial future land use designation, the following uses are permitted

23 by conditional use permit only:

- 24 1. Child or adult daycares
- 25 2. Nursing home
- 26 3. Hotel/motel, unless within Subarea Policy Area S.12.9 where
- 27 hotel/motel uses are permitted

28 d. In the Office Medium Intensity and Industrial future land use designation, the

29 following uses are allowed as secondary uses (up to 25% of the building

30 area), unless located within Subarea Policy Area S.12.9 where the following

31 uses are allowed as a primary use:

- 32 1. Neighborhood convenience stores (without a drive-through)
- 33 2. Light retailing
- 34 3. Personal service
- 35 4. Eating and drinking establishment

36

37 **9. Mixed-Use.** Mixed-use development may occur on any parcel within the

38 PD.

1
2 **C. MAXIMUM INTENSITY AND DENSITY**

3
4 1. **Maximum F.A.R. for PD Properties.** Maximum F.A.R. authorized within the PD
5 Property shall be as follows:

6
7 a. Transit Area 1 - The maximum F.A.R. for PD properties within this
8 area shall be 1.6, except as outlined in condition C.4; the maximum residential density
9 within this area shall be 100 dwelling units per acre (du/ac).

10
11 b. Transit Area 2 - The maximum F.A.R. for PD properties within this
12 area shall be 3.0; the maximum residential density within this area shall be 100 du/ac.

13
14 c. All Other PD Properties - All other PD Properties lying outside the
15 two Transit Areas shall be subject to the limits established by their underlying future
16 land use designation.

17
18 2. **Maximum F.A.R. on Multiple Contiguous Blocks.** For the purposes of
19 calculating parcel F.A.R., multiple contiguous blocks that are the subject of a single site
20 plan may be considered one development parcel, or block, such as the designated
21 "superblock", as defined in part C.3.

22
23 3. **Superblock Designation.** In anticipation of long-range hospital facility
24 expansion, the City amended the Orlando Health PD on August 29, 2011 to establish a
25 "Superblock" designation within the PD Property comprising Blocks 12, 13, 15, 16, 19,
26 and 20 as depicted in the PD Land Use Plan. The purpose of the "Superblock" is to
27 create a distinct separation between secured hospital uses, to enhance wayfinding and
28 traffic circulation, and to emphasize the pedestrian-orientation of the "Superblock".
29 The "Superblock" is the area bounded by the following street segments and shall be
30 considered as one parcel for calculating floor area ratio:

- 31
32 a. Orange Ave. from Underwood St. to Miller St,
33 b. Miller St. from Orange Ave. to Lucerne Terrace,
34 c. Lucerne Terrace from Miller St. to Underwood St., and
35 d. Underwood St. from Lucerne Terrace to Orange Ave.

36
37 4. **F.A.R. Transfers to Activity Center Land Uses.** For properties within
38 Transit Area 1 and a Future Land Use designation of Urban Activity Center, the

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1 maximum built F.A.R. for an individual development parcel, or block, may be increased
2 to 3.0, so long as the maximum built F.A.R. of PD Parcels in Transit Area 1 does not
3 exceed 1.6.

4
5 5. **Existing Floor Area.** Floor area shall be based upon the amount of
6 building space occupying a parcel at a given point in time and shall not include
7 residential buildings, parking structures, or buildings which have been demolished.

8
9 **D. BUILDING AND SITE DESIGN GUIDELINES**

10
11 The following design guidelines are encouraged within the PD Property:

- 12
13 1. Buildings should include a recognizable base, middle, and top.
14
15 2. Mixed-use buildings should include a ground floor that is differentiated
16 from upper floors through the use of cornices, awnings, distinct but compatible
17 materials, colonnades, overhangs, or other treatments; and to design the first floor to
18 be occupied, now or later, by retail and service businesses.
19
20 3. Architectural proportions, materials, and details should be authentic to
21 the architectural style of the building.
22
23 4. Major architectural treatments on the principal building façade should be
24 continued around all sides of the building which are visible from the public realm.
25
26 5. To prevent expanses of inactive building frontage at the ground level,
27 features such as articulation, reveals, returns, recesses, and transparency should be
28 utilized at increments along the first floor façade.
29
30 6. Building color and finishes should be compatible with materials such as
31 brick or stone, cement plaster, stucco, textured masonry or similar material.
32
33 7. Architectural details may include more intense colors or specialty
34 finishes.
35
36 8. Highly reflective materials and synthetic materials are discouraged.
37

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1 9. Architectural features, such as articulation, reveals, returns, recesses, or
2 transparency should be utilized at increments between 25-75 linear feet to prevent
3 expanses of inactive building frontage at the ground level.

4
5 10. Buildings on corner lots and buildings that terminate views should
6 incorporate additional height, massing, distinctive architectural treatments or other
7 distinguishing features to emphasize their prominent location.

8
9 **E. BUILDING AND SITE DEVELOPMENT STANDARDS**

10
11 The following design standards are required within the PD Property.

12
13 1. **Relation to the Traditional City Overlay.** Traditional City Overlay
14 development standards shall apply within the PD boundary except as provided herein.

15
16 a. **Residential Development.** Traditional City Overlay development
17 standards shall apply to all residential uses within the PD boundary.

18
19 b. **Zoning District Standards.** All Development shall comply with
20 Traditional City design standards for the zoning district as noted below except for any
21 modifications approved as part of this PD.

- 22
23 • Urban Activity Center = AC-2/T
24 • Neighborhood Activity Center = AC-N/T
25 • Mixed Use Corridor High Intensity = MU-2/T
26 • Mixed Use Corridor Medium Intensity = MU-1/T
27 • Office Medium Intensity = O-2/T
28 • Industrial = I-G/T

29
30 c. **Design Exceptions.** The Planning Official may grant design exceptions
31 to the these Development Standards when they (a) create an unreasonable conflict with
32 patient privacy or employee security, (b) create an unreasonable difficulty due to the
33 condition or location of an existing building or shape of the building site, or (c) interfere
34 with the use of best engineering or design practices, and when the proposed alternative
35 design will provide transparency, pedestrian accessibility, and minimize the visual
36 impact of vehicles.

37
38 2. **Building Heights.**

1
2 a. **Maximum Building Height in AC and MUC Land Uses.**

3
4 (1) **Building.** The maximum height of buildings within the portions
5 of the PD that have an underlying land use of Urban Activity Center or Mixed Use
6 Corridor High Intensity shall be two hundred fifty (250) feet, subject to FAA approval.
7

8 (2) **Appurtenances.** Mechanical elements, roof articulations,
9 decorations, and spires may exceed two hundred and fifty (250) feet, subject to FAA
10 approval.
11

12 b. **Maximum Building Heights in all other Land Uses.** The maximum
13 height of all other buildings in the PD shall conform to the requirements of the
14 underlying land use classification of the parcel.
15

16 3. **Transparency Requirements.**

17
18 a. **Campus Pedestrian Environment.** The pedestrian environment is an
19 integral component of a successful healthcare campus, and with the understanding that
20 transparency at the ground level of buildings is an important component to the
21 pedestrian environment, Orlando Health shall strive to provide ground floor
22 transparency consistent with patient privacy and employee security needs.
23

24 b. **Calculating Transparency.** Transparency shall be calculated as the
25 percentage of clear glass, open to the building interior which is on the ground floor of a
26 building, and faces a campus street, and is between 3 and 7 feet above the ground level.
27 The façade area from the ground level to twelve feet high may be used for calculation
28 purposes in cases where better transparency and design outcomes are achieved.
29

30 c. **Reflective Glass.** The use of reflective glass is prohibited at ground
31 level.
32

33 d. **Transparency Standards.** Transparency for new construction shall be
34 as follows:
35

36 (1) Hospitals/Clinics – 15% minimum ground floor transparency from
37 a street.
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1 (2) Medical/Administrative/General Office – 30% minimum ground
2 floor transparency from a street.

3
4 (3) Retail/Commercial – 70% minimum ground floor transparency
5 from a street or public open space.

6
7 (4) Industrial/Warehouse – 10% minimum ground floor transparency.
8

9 e. **Transparency Exceptions.** Individual exceptions to the transparency
10 requirements may be permitted subject to Planning Official approval for hospitals,
11 clinics, and medical offices, where patient privacy or employee security would be
12 compromised by such requirements. In such situations, the building shall be designed
13 with features that break up the mass of the building, such as treated or spandrel glass,
14 building articulations, architectural fenestration or landscape features, to achieve a
15 more pedestrian-scale environment.

16
17 4. **Building Scale.** The scale, massing and proportion of all buildings shall be
18 appropriate to the style of building.

19
20 5. **Façade Treatment.** Major architectural treatments on the principal
21 building façade shall be continued around all sides of the building which are visible from
22 the public realm.

23
24 6. **Primary Building Entrances.** Primary entrances shall be oriented toward
25 the street and establish an architectural focus.

26
27 7. **Pedestrian and Vehicular Access to Buildings.** The following
28 Development Standards shall be required within the PD property.

29
30 a. **Entrances from Town Streets.** New construction adjacent to a
31 designated Town Street shall include at least one public entrance oriented towards the
32 Town Street. Vehicular openings such as those for garages shall not constitute public
33 entrances.

34
35 b. **Access to the Principal Entrance.** Pedestrian access shall be provided
36 from the principal entrance of the building to the sidewalk on the closest public right-of-
37 way.
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1 c. **Street Furnishings.** Street furnishings, such as benches and trash
2 receptacles, shall be provided near primary pedestrian entrances to a building but shall
3 not be located within clear pedestrian zones.

4
5 d. **Recessed Doors.** The doors of non-residential buildings shall be
6 recessed or placed so as to not swing out into the pedestrian clear zone.

7
8 e. **Pedestrian Clear Zones.** All sidewalks shall include a minimum six (6)
9 foot wide pedestrian clear zone. The pedestrian clear zone shall be free of impediments
10 such as street furniture, landscaping and columns.

11
12 f. **Access to Commercial Uses.** Ground floor retail and commercial uses
13 shall provide at-grade pedestrian access directly to the sidewalk. If topographical
14 features create grade changes, this disparity shall be resolved within the interior space
15 of the building. As part of the Final Site Plan review process, the Owner may propose
16 alternate exterior grade changes such as ramps that are outside the pedestrian clear
17 zone.

18
19 g. **Arcades and Colonnades.** No occupied space shall be permitted
20 above arcades, colonnades, and building overhangs, unless:

21
22 (1) The width of the arcade is at least sixteen (16) feet; and

23
24 (2) The columns are proportional to the scale and design of the
25 main building; and

26
27 (3) No portion of the structure extends into the public right-of-way
28 or City services easement unless approved by the City through an encroachment
29 agreement.

30
31 h. **Backlit Awnings.** Backlit awnings are prohibited.

32
33 8. **Parking Garages.**

34
35 a. **Attached Garages.** Parking garages attached to buildings shall be
36 blended into the primary use building design, by including similar materials and
37 architectural details between 0 and 12 feet from ground level.

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1 b. **Independent Garages.** Independent parking garages shall be finished
2 with materials and colors compatible with at least one of the immediately surrounding
3 primary use buildings.

4
5 c. **Pedestrian Access.** At least one pedestrian access point shall be
6 oriented toward the street with direct access to a public sidewalk. At least one garage
7 stairwell wall must be on the exterior of the garage and must be open to the exterior to
8 the greatest extent practicable. The purpose of this requirement is to enhance safety by
9 providing clear visibility into the stairwell from the street and adjacent properties. Clear
10 glass enclosures are authorized. Where secure access is required, transparent gates or
11 doors are authorized at ground level.

12
13 9. **Maximum Impervious Surface Ratio.** The maximum Impervious Surface
14 Ratio ("ISR") for the PD Property shall be 0.9. Individual parcels and buildings sites may
15 achieve a 1.0 ISR as long as the campus-wide average of 0.9 ISR is not exceeded.

16
17 10. **LEED Standards for Transit Areas 1 and 2.** All new construction within
18 Transit Areas 1 and 2 must meet the minimum certification standards of at least one of
19 the following environmental design standards as they exist as of the effective date of
20 this ordinance:

- 21 A. U.S. Green Building Council's Leadership in Energy and Environmental Design
22 (LEED);
- 23 B. The Florida Green Building Coalition;
- 24 C. The Green Building Initiative's Green Globes;
- 25 D. Any other nationally recognized green building standard that is approved by
26 the Florida Department of Management Services.

27
28 Medical equipment that cannot meet these standards because the standards
29 do not recognize the equipment is hereby made exempt from this
30 requirement.

31
32 **F. ACCESSORY STRUCTURES AND ANCILLARY FACILITIES**

33
34 1. **Roof-Mounted Equipment.** Roof-mounted mechanical equipment
35 including satellite dishes, air conditioning units, exhausts, elevator equipment, etc., shall
36 be screened so as not to be visible from the ground. Screening shall be finished
37 consistent with the building design. Communication signal equipment shall be visually
38 blended with the building architecture.

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1
2 2. **Drive-in Facilities.** Drive-in facilities are allowed to be located within
3 parking garages or surface parking lots.
4

5 3. **Heliports.** Orlando Health operates three permitted helipads within the
6 PD. Additional heliports or changes to the existing facilities shall require conditional use
7 approval as specified in the Land Development Code.
8

9 4. **Communication Towers.** New or additional Communication Towers shall
10 only be permitted in accordance with Chapter 58, Figure 2 and Part 40 of the LDC.
11 Orlando Health's existing towers may be relocated on their existing buildings without
12 meeting Chapter 58, Figure 2 and Part 40 of the LDC requirements provided that no
13 change in tower size and height is proposed and the relocation is limited to another
14 location on the same building.
15

16 5. **Incinerators.** No incinerators shall be permitted within the PD Property.
17

18 6. **Energy Facilities.**
19

20 a. **Central Energy Plant.** Orlando Health may construct a Central Energy
21 Plant, or Plants, on PD Property, subject to review and approval by the City's Planning
22 Official in advance of construction to ensure compatibility and to minimize visual and
23 noise impacts on adjacent properties.
24

25 b. **Emergency Generators.**
26

27 (1) **Location.** Emergency generators shall not be permitted on parcels
28 that are adjacent to property not owned by Orlando Health.
29

30 (2) **Approval.** All new emergency generators shall be required to
31 undergo review and approval by the Planning Official in advance of construction to
32 ensure compatibility and to minimize visual and noise impacts on adjacent properties.
33

34 c. **Photovoltaic Systems.** Photovoltaic systems shall be permitted
35 within the PD Property for use on buildings, parking garages, parking lots, covered
36 walkways, signage, and other structures, subject to height restrictions stated herein.
37

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1 d. Energy Buyback Programs. Orlando Health shall be permitted to participate in
2 energy buyback programs with OUC.

3
4 d. **Cogeneration.** Cogeneration electrical facilities shall be prohibited.

5
6 **G. SETBACKS**

7
8 1. **Sidewalk Easements.** Where sidewalk easements exist along Orlando Health
9 campus streets, setbacks shall be measured from the easement line furthest from the
10 street, and not the right-of-way line.

11
12 2. **Building and Parking Setbacks**

13
14 a. **Setbacks from Town Streets.**

15
16 (1) The maximum building setback from Town Streets (or sidewalk
17 easements on Town Streets, where applicable) shall be 25 feet for new construction,
18 with the exception of iconic campus buildings (such as hospitals), which may front plazas
19 and park-like amenities that are adjacent to the street.

20
21 (2) The minimum building setback from Town Streets shall be 5 feet.

22
23 (3) A minimum of 70% of the building face must fall within the setback
24 requirement.

25
26 (4) Porches, colonnades, marquees, overhangs and similar overhead
27 structures may be counted toward the setback requirement in Section G.2.a.(2).

28
29 (5) The minimum parking setback from Town Streets shall be 25 feet.

30
31 (6) Parking, except for Ambulance Parking, shall be located adjacent to or
32 behind buildings, and when adjacent, parking shall not be located in the front building
33 setback area.

34
35 b. **Other Setbacks.**

36
37 (1) Rear Building and Parking Setbacks adjacent to PD Property – 0
38 feet.

1
2 (2) Rear Building and Parking Setbacks adjacent to non-PD Property – 10
3 feet.

4
5 **3. Setbacks from Water Bodies.**

6
7 a. **Lake of the Woods.** On PD Properties abutting Lake of the Woods
8 there shall be no building constructed within fifty (50) feet of the normal high water
9 line. There shall be no development other than park-like amenities such as sidewalks,
10 pathways, street furniture, and stormwater facilities within twenty-five (25) feet of the
11 normal high water level.

12
13 b. **Lake Beauty.** On PD parcels abutting Lake Beauty there shall be no
14 development other than park-like amenities and campus wayfinding structures, as more
15 particularly addressed in that Lease Agreement with the City dated January 10, 2012,
16 document number 120109811.

17
18 **4. Public Access to the Lakes.** Public access to park-like amenities at Lake of the
19 Woods and Lake Beauty shall be provided within the fifty (50) foot development
20 setback. Development abutting Lake Beauty shall be subject to the review and approval
21 of the City's Parks Department and Planning Official.

22
23 **H. FENCES AND WALLS**

24
25 **1. Fence and Wall Standards on Specific Streets.** The maximum height of fences and
26 walls along Orange Avenue, Columbia Street, and Kaley Street shall be five (5) feet, with
27 the exception of wrought aluminum decorative style fences, which may be a maximum
28 height of eight (8) feet provided that a three (3) foot high landscape hedge is installed
29 between the fence and the property line/right-of-way. Walls greater than three (3) feet
30 in height above grade shall be no more than fifty per cent (50%) solid. If a street wall is
31 required by the Traditional City design standards, the first three (3) feet of wall above
32 grade shall be solid.

33
34 **2. Temporary Construction Fences.** Chain link and wood fences shall be prohibited
35 along Orange Avenue, Columbia Street, and Kaley Street unless the fence is a temporary
36 construction fence.

37

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1 3. **Approval of Fences and Walls.** The location, height, and design of any fences/walls
2 adjacent to Orange Avenue, Columbia Street, and Kaley Street shall be subject to the
3 administrative review and approval of the Planning Official.

4
5 **I. SIGNS**

6
7 1. **PD Sign Plan:** The design, number, and location of OH Campus signs shall be
8 permitted as depicted in the approved PD Sign Plan, attached hereto as **Exhibit E** and
9 incorporated herein by reference.

10
11 3. **Right-of-Way Signs.** OH Campus signs are permitted within City of Orlando rights-
12 of-way if approved as part of an encroachment agreement between the City and OH.
13 Campus signs located in the right-of-way shall be identified in the PD Sign Plan.

14
15 4. **Commerce Center Signs.** Commerce Center signs may be erected in accordance
16 with section 64.260 of the City Code; provided however, the maximum height for
17 Commerce Center signs along the perimeter of the OH campus shall be twenty (20) feet.

18
19 5. **Sign Style Uniformity.** Signs shall be uniform in architectural style and
20 appearance; they shall be visible from the public right-of-way or from a pedestrian
21 circulation system; and they shall be located outside the street corner visibility areas,
22 but shall not be subject to other setbacks.

23
24 6. **Sign Plan Approval.** The revision, review, and approval of the Sign Plan for
25 incorporation into the PD Ordinance shall be carried out as an administrative review and
26 approval by the Planning Official.

27
28 7. **High Rise Signs.** A maximum of ten (10) lighted high rise signs shall be permitted
29 within the PD Property. All lighted high rise signs shall face North, South or West; no
30 lighted high rise signs shall face East, however, Southeast-facing lighted high rise signs
31 may be permitted provided that they are not internally lit but are only illuminated
32 indirectly by accent lights. One lighted high rise sign of 800 square feet may be
33 permitted on the north face of the ORMC North Hospital Tower. Additional lighted high
34 rise signs may be considered within the PD Property subject to receiving conditional use
35 approval pursuant to Chapter 65, Part 2D of the LDC.

36

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1 8. **Compliance City Standards.** Except as provided in the PD Sign Plan, all other signage
2 shall comply with the standards contained in Chapter 64 of the LDC, Signs, as may be
3 amended from time to time.

4
5 **J. LIGHTING DESIGN STANDARDS**

6
7 1. **FDOT ROW.** Street lighting along FDOT ROW's shall be as follows, or a functional
8 equivalent approved by FDOT and the Planning Official:

9
10 a. Specifications are available directly through OUC:

- 11
12 • Pole: Ameron ME009 with thru holes; black,
13 • Arm: Hapco 8' Tapered Arm w/ Gnd. Nut; black, and
14 • Fixture: Cooper Lighting Streetworks OVF Flat Glass; OVF-25-S-WW-2-D-BK.

15
16 b. The spacing of these street lights shall be approximately 120' O.C.
17 with the pole located between the clear sidewalk and back of curb.

18
19 2. **City ROW.** Street lighting along City of Orlando ROW's shall be as follows or a
20 functional equivalent approved by the Planning Official:

21
22 a. Specifications are available directly through OUC:

- 23
24 • Pole: Ameron ME005 with tenon (OUC# 036-27333), black,
25 • Arm: Holophane Stuttgart (Single); SG20/1-CA/BK,
26 • Leveling Fitter: Holophane Boston Harbour Style Decorative Arm
27 Fitter; BHLF-200-SCA-BK, and
28 • Fixture: Holophane GlasWerks® II Hallbrook® Pendant style 919; GS-150MH-MA-
29 s-B-S-19-N *H.

30
31 b. The spacing of these street lights shall be approximately 90' O.C. with
32 the pole located between the clear sidewalk and back of curb.

33
34 3. **Site lighting.** A signed and sealed lighting plan for each development is
35 subject to review and approval by the planning official prior to the issuance of any
36 building permit for the respective development. The Property must be developed and
37 maintained in conformity with the final approved lighting plan. Lighting systems must

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1 be consistent with Orange County's existing lighting ordinance (Orange County Ord. No.
2 2003-08, §1, 6-3-03), unless otherwise approved by the Planning Official. Light-poles
3 and other lighting utilities may not encroach within pedestrian pathways. The lighting
4 plan must also conform to the following minimum regulations:

5 In parking areas, light poles may not exceed 30 feet in height.

6
7 a. In parking areas, light poles may not be located within landscape islands.

8
9 b. In parking areas, to prevent light spilling into neighboring residential areas, light
10 fixtures must be constructed and maintained with house-side shields and reflectors.
11 Light bulbs may not exceed 400 watts and the fixture may not exceed 20' in height.

12
13 c. Security lights may not substitute for parking lot or pedestrian light fixtures. Security-
14 style light fixtures are only allowed in service, storage, loading, and similar areas.
15 Security light fixtures may not extend beyond the fascia or roofline of the building.
16 Shields for security lighting must be similar in color to the surface to which it is affixed.

17
18 d. In service areas, lighting under awnings, canopies, porte-cocheres, and the like, must
19 be recessed, or if not recessed, the lighting fixture must be opaque on all sides except
20 for the bottom.

21
22 e. In pedestrian areas, lighting fixtures must be decorative in appearance, style, and
23 finish, and may not exceed 15 feet in height.

24
25 f. In parking garages, all interior lighting must be metal halide or better for purposes of
26 color rendition range. Lights may not exceed 20' over the top surface of parking garages
27 and must be shielded and otherwise designed to minimize light spilling from the edge of
28 the garage.

29
30 **K. STREETS AND STREET DESIGN**

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1 1. **Street and Streetscape Design.** Since the public road rights-of-way are not part of
2 the PD Property the following Design Guidelines describe the Campus-wide vision for
3 streetscaping that the Hospital has chosen as building and infrastructure projects have
4 occurred throughout the Campus. Typical street sections are provided in Figures 1
5 through 8 attached as **Exhibit H**, and are consistent with the design standards below.

6
7 2. **Complete Streets.** Campus streets and streetscapes shall be designed and operated
8 to enable safe access for all users, including pedestrians, bicyclists, motorists, and transit
9 riders of all ages and abilities. Common elements which must be considered include
10 right-sized vehicular travel lanes, on-street parking with corner bulb-outs, street-side
11 planting – including trees, and a minimum six foot (6') wide clear sidewalk.

12
13 3. **Streets - Typical Design Standards.** The following street standards represent the
14 typical elements of street design that will be incorporated into future road
15 reconstruction around the PD Property. The use of specific street elements such as turn
16 lanes and on-street parking will be subject to ROW widths and engineering
17 requirements of the specific road segment.

18
19 a. Vehicular travel lanes shall be between 10 feet and 11 feet wide;

20
21 b. Center turn lanes, where applicable, shall be between 10 feet and 11
22 feet wide;

23
24 c. Intersection corner radii shall be between 15 feet and 20 feet, with
25 allowance for 25 feet only where critical for truck delivery routes;

26
27 d. FDOT Type F curb-and-gutter shall be utilized at the edge of travel
28 lanes where on-street parking does not exist and the edge of the roadway serves to
29 convey stormwater;

30
31 e. FDOT Type D curb shall be utilized where the roadway or parking lane
32 edge does not serve to convey stormwater;

33
34 f. FDOT Drop Curb shall be utilized between travel and on-street
35 parking lanes; and

36
37 g. FDOT Type 9 or 10 curb inlets shall be utilized where flow calculations
38 allow, in pairs if necessary, in lieu of throated inlet Types 1-6.

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1
2 h. Where on-street parking is located adjacent to the vehicular travel
3 lane, they shall be separated by FDOT Drop Curb. Each end of a parking row shall be
4 protected by a bulb-out, returning the vertical curb to the standard location at the edge
5 of the vehicular travel lane.

6
7 i. Parallel parking lane widths shall be 6.5 to 7 feet wide between
8 vertical and drop curb edges. Striped spaces shall be paired 20 foot long spaces, with
9 pairs separated by a 6 foot gap. This layout enables the organization of streetscape
10 furnishings zone elements around vehicle parking and door openings.

11
12 j. Angled parking bays shall be 16 to 18 feet deep between vertical and
13 drop curb edges. Striped spaces shall be 9 to 10 feet wide. These dimensions vary based
14 on the parking angle.

15
16 4. **Streets - Guidelines.** The following guidelines represent additional enhancements
17 that may be incorporated into street design around the PD Property.

18
19 a. **Intersection Enhancements.**

20
21 (1) Street intersections may be enhanced beyond standard asphalt to
22 accent an important juncture of streets and/or adjacent land uses through specialty
23 paving of the crosswalks and intersection.

24
25 (2) Roadway-grade unit pavers (clay bricks or concrete pavers),
26 colored and/or exposed aggregate concrete are acceptable. Stamped-colored asphalt or
27 concrete is not an acceptable enhancement.

28
29 (3) Where enhancements are implemented, the construction detail in
30 Exhibit H, Figure 9 is to be used to provide a structurally sound transition from asphalt
31 roadway to specialty pavement.

32
33 b. **Bike Lanes.** Dedicated bike lanes may be included where space
34 allows, and must be between 4 feet and 6 feet wide.

35
36 c. **Medians.** Landscaped median islands are encouraged in the middle
37 turn-lane along a three-lane section of roadway where space is adequate between
38 cross-streets and heavily-used driveways.

1
2 **5. Streetscape - Typical Design Standards.** The following streetscape standards shall
3 be incorporated into street and sidewalk reconstruction around the PD Property.

4
5 a. **Clear Sidewalk.** A minimum of six (6) foot clear sidewalk shall be
6 provided on all streets. Sidewalks wider than six feet may be provided where ROW
7 widths and sidewalk easements permit.

8
9 b. **Clear Sidewalk in Commercial Areas.** Ten (10) foot minimum clear
10 sidewalk width shall be provided in commercial areas, where ROW widths and sidewalk
11 easements permit.

12
13 c. **Tree Lawn Plantings.** Street-side ground-level plantings shall be
14 provided where tree lawns separate the curb from the sidewalk.

15
16 d. **Street Trees.** Canopy trees shall be planted no more than 50 feet
17 apart, whether in tree lawns, stormwater planters, or tree grates set in hardscape.

18
19 (1) Tree plantings must be paired with adjacent break-out zones of
20 CU-Structural Soil®, DeepRoot® Silva Cell, or similar product or material to allow root
21 zone growth with reduced risk of sidewalk upheaval over time. Break-out zones are to
22 cover an area under the sidewalk 12 feet in either direction from the tree, and the
23 entire width of the hardscape/sidewalk. See Exhibit H, Figure 10 for typical examples.

24
25 (2) Canopy trees shall be of the following types, and shall be installed
26 at a minimum of 16-18 feet in height, 8 feet in width, with a caliper of no less than 4
27 inches:

- 28
29 • Quercus virginiana ‘Cathedral’ – Cathedral Live Oak;
30 • Quercus viginiana ‘Sky Climber’ – Sky Climber Live Oak;
31 • Quercus shumardii – Shumard Red Oak; or
32 • Ulmus parviflora ‘Bosque’ – Bosque Elm.

33
34 e. **Tree Grates.** Tree grates shall be Ironsmith Olympian 4’x 8’ or 5’x 8’
35 cast iron, or appropriate alternate.

36

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1 f. **Curb Ramps.** Single-purpose directional curb ramps shall be provided
2 at street corners and other crosswalk locations, unless spatial limitations force
3 alternative ramp configurations.

4
5 g. **Adjacent to On-Street Parking.** Where on-street parking occurs, the
6 streetscape shall be designed so:

7
8 (1) The tree lawn converts to a hardscape furnishings zone,
9 connecting the parking to the clear sidewalk

10
11 (2) The furnishings zone shall be a minimum of 4 feet wide and contain
12 the street trees, light poles, parking meters, street signs, fire hydrants, benches and
13 trash cans, and/or any other vertical elements

14
15 6. **Streetscape – Guidelines.** The following streetscape guidelines represent additional
16 enhancements that may be incorporated into street or sidewalk reconstruction around
17 the PD Property.

18
19 a. **Stormwater Planters.** Stormwater planters are encouraged in lieu of
20 raised or at-grade tree lawns or landscaped bulb-outs, integrated into the stormwater
21 handling system. Where technically feasible and innocuous to the functional movement
22 of vehicles and pedestrians, redevelopment sites and public ROW's are encouraged to
23 make use of this emerging Low-Impact-Development strategy.

24
25 b. **Bus Shelters.** Bus stop shelters may be provided where space allows.
26 Lynx bus stop shelters are encouraged where current stops exist without shelters.
27 Shelters should be located outside the clear sidewalk, without forcing the clear sidewalk
28 to divert from its direction to avoid the shelter.

29
30 c. **Tenant zone.** Additional space behind the clear sidewalk may be
31 allotted to the streetscape for use of the adjacent development parcel.

32
33 7. **Orange Avenue Streetscape Plan**

34
35 a. **Orange Avenue Streetscape Plan.** The Orange Avenue Streetscape
36 Plan for the west side of Orange Avenue has been approved by the City from Columbia
37 Street to Lake Beauty Drive.

38

1
2
3 **L. TRANSPORTATION RELATED CONDITIONS (PARKING, ACCESS, ETC.)**
4

5 **8. Off-Street Parking.**
6

7 a. The entire PD Property shall be considered one (1) building site for
8 the purpose of calculating required parking spaces. Principal use parking shall not be
9 permitted except in the case of Orlando Health-owned and operated parking garages
10 and valet lots. A chart shall be provided to the City's Office of Permitting Services at the
11 time of building permit submittal showing the number of existing parking spaces and
12 any additional parking proposed for the project under consideration.
13

14 b. A maximum number of parking spaces shall not be required within
15 the PD Property.
16

17 c. Parking garages to be located in areas with underlying land use
18 classifications of Office Medium Intensity shall be required to receive conditional use
19 approval.
20

21 d. Requests for air rights over public rights-of-way for structured
22 parking shall be reviewed on a case by case basis.
23

24 e. Orlando Health shall coordinate with the Orlando Police Department
25 (OPD) on the design of all parking structures.
26

27 **9. Access.**
28

29 f. At the time of development of any individual site within the PD,
30 Orlando Health shall reconstruct streets, driveways, and intersections as required by the
31 City to offset the site traffic impact from the individual site under consideration upon
32 the adjacent street, and to provide safe and adequate vehicular and pedestrian access
33 to the site being developed without adversely affecting safe and adequate access to
34 adjacent sites.
35

36 g. The preliminary design of any proposed right-of-way features shall be
37 submitted for review and approved by the City Transportation Engineer prior to final
38 construction design. Improvements to the street system conducted by Orlando Health,

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1 within the PD Property should be made consistent with the Unified Campus Streetscape
2 Plan [Exhibit I], Vehicular Circulation Plan [Exhibit J], Pedestrian and Bicycle Circulation
3 Plan [Exhibit K], and the Parking Plan [Exhibit L] adopted as part of this Ordinance.

4
5 h. Prior to submittal of final construction drawings for any building
6 permits, a site plan shall be submitted to the City Transportation Engineer for review.

7
8 i. Due to the location of a loading dock on the south side of Sturtevant
9 Street, the City shall allow temporary staging of vehicles, backing and maneuvering of
10 trucks, and short-term truck parking in the public-right-of-way on Sturtevant Street
11 between Lake Lucerne Terrace and Kuhl Avenue. The City shall not require a pedestrian
12 sidewalk on the south side of Sturtevant Street between Lake Lucerne Terrace and Kuhl
13 Avenue.

14
15 **10. Bicycle Parking and Circulation.**

16
17 a. Bicycle parking shall be provided as per the following table.

18

Location	Block	Bldg	Bike Lockers	Bike Rack Slots
Deck A	15	14		15
Deck B	22	15		7
Deck C	9	114	10	14
Deck D	22	26		22
Wellness Center	14	9		8
ORMC	16	1		20
Winnie Palmer Hospital	19	4		6
Lake Beauty Park	23	n/a		8
Total			10	100

19
20
21 b. All bicycle lockers located in the parking garages shall be located on
22 the ground floor.

23
24 c. Bicycle routes must be provided consistent with the attached Exhibit
25 K. If TE-49 of the GMP is amended in the future, a modified Exhibit so reflecting the
26 change may be submitted as a new Exhibit K.

1
2 **11. Street Closures and Relocations.**

3
4 a. The Superblock designation anticipates the abandonment or
5 repurposing of certain street segments within the PD Property for the purpose of facility
6 expansions and improved vehicular and pedestrian circulation. The Property owner
7 intends to seek abandonment of the following street segments:

8
9 (1) Kuhl Ave. from Sturtevant St. to Miller St.

10
11 (2) Copeland St. from Lucerne Terrace to Kuhl Ave.

12
13 (3) Sturtevant St. from Lucerne Terrace to Orange Ave.

14
15 (4) Underwood St. from Kuhl Ave. to Orange Ave.

16
17 b. The Property owner abandoned and replatted a portion of
18 Hollenbeck St. and Bellevue Ave. rights-of-way in November of 2006. The purpose of
19 these abandonments was to provide right-of-way for the realignment of Kuhl Ave. The
20 realigned Kuhl Ave. has been constructed and is planned to become the primary
21 southern gateway to the Orlando Health campus, providing an alternative to Orange
22 Ave. and Miller St.

23
24 c. All plans and maps shall state that the future street closures and
25 parking structure locations depicted are conceptual only and do not constitute City
26 approval of the proposed street closures and relocation, except for the abandonment of
27 Copeland Drive.

28
29 **12. Bus Shelters.**

30
31 a. Orlando Health shall coordinate with LYNX regarding the provision of
32 bus shelters within the PD Property.

33
34 **M. CAMPUS CONDITIONS DURING CONSTRUCTION**

35
36 **1. Temporary Parking Lots.**

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1 a. Temporary Parking lots for employees displaced by construction
2 work, construction workers, and visitors may be permitted on a rotating basis for up to
3 two (2) years with the approval of the Planning Official. No temporary parking shall be
4 approved for over two (2) years without the approval of City Council. Temporary parking
5 lots adjacent to or visible from South Orange Avenue, Columbia Street or Kaley Street
6 shall be screened.

7
8 b. The type of improvements required for temporary parking shall be
9 based on the following proposed time periods for the temporary parking lot:

10
11 (1) 0-24 months: At a minimum, screening shall be provided from adjacent
12 properties as required by the Planning Official and existing trees shall be protected as
13 required by Chapter 60, Part 2 of the LDC. Wheel stops shall be installed to ensure
14 orderly parking. Fencing shall be permitted in accordance with Chapter 58 of the LDC.

15
16 (2) Over 24 months: Driving aisles shall be paved or improved with non-dust
17 producing rock. Rock or gravel will not be permitted within fifteen (15) feet of the right-
18 of-way.

19
20 c. In order to receive permission for temporary parking, Orlando Health
21 shall submit the following information to the Planning Official for review and approval:

22
23 (1) A boundary survey of the property to be used for temporary
24 parking, including a tree survey.

25
26 (2) A statement of need including: the length of time the temporary
27 lot is to be used, the people it is to serve, and the purpose of the lot.

28
29 (3) A site plan showing the proposed improvements to the lot in
30 accordance with the above requirements.

31 **2. Temporary Removal of Parking Meters.**

32 a. Requests for temporary removal of parking meters shall be submitted
33 directly to the Parking Division Manager. Orlando Health will be required to address the
34 following issues at the time of the request: (1) The need for the parking meter removal;
35 and (2) The anticipated duration of time. Approval of the temporary removal of parking
36 meters and whether Orlando Health will be required to pay any fees associated with the
37 temporary removal of parking meters during public right-of way reconstruction projects

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1 shall be on a case-by-case basis. The removal and reinstallation of the parking
2 meters shall be performed only by the City of Orlando and/or the City's designee.

3 **3. Temporary Signage.**

4
5 a. To ensure safe and efficient vehicular and pedestrian circulation
6 around campus during periods of street closure and construction, Orlando Health shall
7 be allowed to erect temporary signage according to a Temporary Construction Signage
8 Plan submitted to the City Planning Department, and subject to approval by the
9 Planning Official.

10
11 **4. Maintenance of Traffic During Construction.**

12
13 a. Orlando Health shall provide a Maintenance of Traffic Plan (MOT) to
14 the Transportation Engineering Division prior to commencing any construction activity
15 that will result in the temporary closure of roads and/or sidewalks.

16
17 b. The MOT shall include vehicular and pedestrian traffic.

18
19 **5. Temporary Construction Trailers.**

20
21 a. Construction trailers and modular buildings shall be permitted as
22 temporary uses throughout the PD Property for internal uses such as construction
23 offices, administrative offices, and other miscellaneous uses.

24
25 b. Temporary uses may be approved by Planning Official Determination
26 at the time of approval of an associated site improvement plan or building permit. The
27 Planning Official may also establish for each temporary use appropriate conditions such
28 as the number of such uses per site and the length of time that the temporary use may
29 be permitted.

30
31 c. Construction trailers and modular buildings shall meet all setback
32 requirements applicable to permanent buildings within the PD Property.

33
34 d. Construction trailers and modular buildings are considered a
35 temporary use and can be removed completely and/or replaced with either new
36 construction trailers and modular buildings or permanent buildings without modifying
37 the PD.
38

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1 e. Construction trailers and modular buildings may remain for a period
2 of three (3) years and shall be limited to three (3) at any one time.

3
4 f. Construction trailers and modular buildings shall be installed or
5 removed only with approved site plans and any required building or electrical permits,
6 as required by City Code.

7
8 **6. Temporary Canopies.**

9
10 a. Temporary canopies for ambulance and employee parking and
11 patient drop-off may be provided during construction for a period of up to two (2) years
12 with Planning Official approval.

13
14 b. City Council approval of temporary canopy structures is required for
15 periods greater than two years.

16
17 **7. Temporary Construction Fencing.**

18
19 a. Temporary fencing around construction sites and lay-down areas may
20 be a maximum of eight (8) feet tall and constructed of wood or chain link fence that is
21 screened.

22
23 **N. COVERED WALKWAYS AND PEDESTRIAN BRIDGES**

24
25 1. **Easement Requirements.** The provision of pedestrian bridges over streets and
26 sidewalks are subject to the necessary easement documents.

27
28 2. **Pedestrian Bridges.** Pedestrian bridges linking buildings and parcels may be
29 constructed over streets within the PD Property subject to the approval of the City
30 Engineer and execution of a right-of-way utilization agreement in a form acceptable to
31 the City Attorney. All pedestrian bridges are subject to appearance review and must be
32 approved by Planning Official Determination. Pedestrian bridges may not have a
33 perceptible slope from outside unless specifically approved by the Planning Official.
34 Bridges must provide at least 60% transparency on all walls and the exterior material
35 must compliment that of the buildings it connects. Signs are prohibited on pedestrian
36 bridges.

37

1 3. **Covered Walkways within the Right-of-Way.** Covered walkways may be
2 constructed on sidewalks within the street right-of-way and pneumatic tubes may be
3 attached to the covered walkways within the PD Property. The covered walkways shall
4 not be considered buildings and may abut property lines. These are subject to site plan
5 approval by the appropriate City departments on a case-by-case basis. The applicant
6 shall execute an agreement in a form acceptable to the City Attorney which indemnifies
7 and holds harmless the City from any liability pertaining to the covered walkway
8 structures and assigns responsibility for maintenance of the structures to the applicant.
9 Any maintenance to the covered walkway, or repair to the damaged sidewalk as a result
10 of the maintenance to the covered walkway is the responsibility of Orlando Health. Any
11 other repair to the sidewalk within the street right-of-way is the responsibility of the
12 City of Orlando.

13
14 4. **Design and Location of Covered Walkways.** The specific design and location of
15 covered walkways with pneumatic tubes along the property lines of hospital parcels
16 shall be incorporated in this PD Ordinance, as shown on **Exhibit I**, Unified Campus
17 Streetscape Plan, attached hereto and incorporated herein, by reference. However,
18 vines shall be planted along the proposed chain link fence to ensure adequate
19 screening. Orlando Health shall also make every effort to provide the maximum amount
20 of plantings which can be effectively placed between the covered walkway and the
21 property line. Plantings specified by the bufferyard and parking lot landscaping
22 requirements of the LDC which cannot be accommodated in this area shall be relocated
23 elsewhere on the building site.

24
25 **O. STORMWATER**

26
27 1. **Facility Design.** Any retention facilities adjacent to or within public rights-of-way
28 shall be designed to include at least two (2) of the features required for visual amenities
29 per Section 60.144 of the LDC, as may be amended from time to time.

30
31 2. **Facility Location.** Retention facilities proposed along Orange Avenue, Columbia
32 Street, and Kaley Street shall be subject to the review and approval of the Planning
33 Official.

34
35 **P. UTILITIES**

36
37 1. **Utilities in City Right-of-Way.** The following utility pipes and conduits may be
38 installed and maintained across, along and under the streets within the PD Property,

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1 subject to review and approval of a site plan by appropriate City departments on a case-
2 by-case basis:

- 3
- 4 a. Steam
- 5 b. Chilled water
- 6 c. Emergency power
- 7 d. Normal electrical power
- 8 e. Medical air
- 9 f. Potable Water
- 10 g. Sanitary Sewer
- 11 h. Fire protection water
- 12 i. Telephone and communication
- 13 j. Pneumatic tubes
- 14 k. Other
- 15

16 2. **City Approval and Permits.** The provision of utility pipes and conduits within the
17 right-of-way shall be subject to all necessary City approval and/or permits.

18

19 3. **Coordination with OUC.** Completed plans shall be submitted to the Orlando Utilities
20 Commission (OUC) as they develop. Easements and vehicular access shall be required to
21 maintain access to all electric and water facilities. Any relocation or upgrading of OUC
22 facilities may be at Orlando Health expense.

23

24 **Q. SOLID WASTE**

25

26 1. **Solid Waste Equipment.** Orlando Health shall conform with the roll-off compactor
27 requirements of the City's Solid Waste Management Bureau. No front end loaded
28 container sites shall be permitted without the prior review and approval of the Solid
29 Waste Management Bureau.

30

31 2. **Solid Waste Container Sites.** Solid waste container sites shall be required to
32 conform to the LDC and Engineering Standards Manual (ESM) requirements.

33

34 **R. CONCURRENCY**

35

36 1. All elements and components of this PD Ordinance shall be subject to Chapter 59,
37 the Concurrency Management Ordinance of the City of Orlando, except as listed in that
38 certain Amended and Restated Concurrency Management Agreement relating to the

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1 Orlando Health Downtown Campus by and between Orlando Health and the City of
2 Orlando that shall be in place at the time a building permit is issued. Approval of this PD
3 Ordinance shall not be deemed to provide any vested rights not previously granted or
4 controlled through other agreements.

5
6 2. Orlando Health shall enter into an Amended and Restated Concurrency
7 Management Agreement relating to the Orlando Health Downtown Campus with the
8 City of Orlando regarding the PD Property.

9
10 **S. ENTITLEMENTS MANAGEMENT SYSTEM**

11
12 **1. Recordkeeping**

13
14 a. **Record Types.** Orlando Health will be responsible for maintaining
15 records for the PD Property as a whole, as well as by Block and Development Parcel,
16 indicating:

- 17
18 (3) The Block ID Number and Development Parcel ID Number;
19
20 (4) The gross square acreage and square footage;
21
22 (5) The existing building square footage and F.A.R.;
23
24 (6) The amount of existing parking within parking decks and surface
25 lots;
26
27 (7) The existing Impervious Surface, in square feet and as a percent
28 (ISR) of the Block and Development Parcel Size;
29
30 (8) The underlying Future Land Use Designation;
31
32 (9) The Transit Area or other special designation;
33
34 (10) The PD F.A.R. limit;
35
36 (11) The PD height limit;
37

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1 b. **Database Format.** Orlando Health will maintain this database on a
2 standard electronic spreadsheet program.

3
4 c. **Inclusion with Development Submittals.** The database will be
5 updated and submitted with every DRI Amendment, Future Land Use Plan Amendment,
6 PD Amendment, and Administrative Master Plan; along with the data for the proposed
7 development or building[s].

8
9 d. **Availability.** The database will be available to the City at any time,
10 with reasonable notice.

11
12 **2. Reporting**

13
14 a. **Annual Reporting.** The Entitlement Management System (EMS) Database
15 Report will be submitted annually to the City's Planning Official concurrent with, but
16 separate from, the Orlando Health Downtown Campus DRI Annual Report.

17
18 b. **DRI Rescission.** Should the DRI be rescinded, the EMS Data Base Report will be
19 submitted on or about February 1st of every year.

20
21 **3. Administrative Master Plan Approval Process**

22
23 a. **Project Review.** Individual building and infrastructure projects will be reviewed
24 by the City through the established Administrative Master Plan process.

25
26 b. **Impact Analyses.** The Administrative Master Plan approval process will be the
27 action that evaluates impacts, reviews projects for concurrency, and credits the
28 Entitlement Management and Concurrency Management Systems.

29
30 **SECTION TEN:** The City Zoning Official is hereby authorized and directed to
31 amend and correct the Official Zoning Map in accordance with the provisions of this
32 ordinance.

33
34 **SECTION ELEVEN:** If any section, subsection, sentence, clause, phrase or portion
35 of this ordinance is for any reason held invalid or unconstitutional by any court of
36 competent jurisdiction, such portion shall be deemed a separate, distinct, and
37 independent provision and such holding shall not affect the validity of the remaining
38 portion thereof.

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SECTION TWELVE: This ordinance shall take effect immediately upon its passage.

SECTION THIRTEEN: The City Attorney may correct scrivener’s errors found in this ordinance by filing a corrected copy of this ordinance with the City Clerk.

DONE, THE FIRST READING, by the City Council of the City of Orlando, Florida, at a regular meeting, this _____ day of _____, 2013.

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 _____, 2013.

DONE, THE SECOND READING, 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 _____, 2013.

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

Mayor / Mayor Pro Tempore

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

City Clerk

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

ORDINANCE NO. 2013-45

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City Attorney

[Remainder of page intentionally left blank.]

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