

1 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY
2 OF ORLANDO, FLORIDA, DESIGNATING CERTAIN
3 LAND GENERALLY LOCATED NORTH OF W. CHURCH
4 ST., EAST OF S. DIVISION AVE., SOUTH OF W.
5 CENTRAL BLVD., AND WEST OF S. HUGHEY AVE.,
6 AND COMPRISED OF 7.82 ACRES OF LAND, MORE
7 OR LESS, AS PLANNED DEVELOPMENT DISTRICT
8 WITH THE TRADITIONAL CITY AND PARRAMORE
9 HERITAGE OVERLAY DISTRICTS, ON THE CITY'S
10 OFFICIAL ZONING MAPS; PROVIDING SPECIAL LAND
11 DEVELOPMENT REGULATIONS OF THE PLANNED
12 DEVELOPMENT DISTRICT; PROVIDING FOR
13 SEVERABILITY, CORRECTION OF SCRIVENER'S
14 ERRORS, AND AN EFFECTIVE DATE.
15

16 **WHEREAS**, at its regularly scheduled meeting of January 21, 2014, the
17 Municipal Planning Board (the "MPB") of the City of Orlando, Florida (the "City"),
18 considered zoning application case number ZON2013-00029, requesting the Planned
19 Development zoning district designation, along with the Traditional City zoning overlay
20 and the Parramore Heritage zoning overlay districts, for approximately 7.82 acres of
21 land, generally located north of W. Church St., east of S. Division Ave., south of W.
22 Central Blvd., and west of S. Hughey Ave., and more precisely described by the legal
23 description attached to this ordinance as **Exhibit "A"** (hereinafter the "Property"); and
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25 **WHEREAS**, based upon the evidence presented to the MPB, including the
26 information and analysis contained in the "Staff Report to the Municipal Planning Board"
27 for application case number ZON2013-00029 (entitled "Item #11 – Downtown Sports &
28 Entertainment District (SED)" and hereinafter referred to as the "Staff Report"), and
29 subject to certain conditions contained within the Staff Report, the MPB recommended
30 that the City Council of the City of Orlando, Florida (the "Orlando City Council"), approve
31 said zoning application and adopt an ordinance in accordance therewith; and
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33 **WHEREAS**, zoning application case number ZON2013-00029 is requesting the
34 Planned Development zoning district designation for the purpose of permitting the
35 development of a multi-phased, mixed-use project to include approximately 122,000
36 square feet of office use, 68,000 square feet of retail use, structured parking,
37 approximately 250 hotel rooms, approximately 250 attached residential dwelling units,
38 and a festival plaza (the "Project"); and
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40 **WHEREAS**, the MPB found that the Project is consistent with the City's adopted
41 Growth Management Plan (the "GMP") including the applicable goals, objectives, and
42 policies associated with the Property's Future Land Use Map designation of Urban
43 Activity Center; and
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45 **WHEREAS**, the Orlando City Council hereby finds that the Project is consistent
46 with the intent and purpose of the planned development district zoning designation as

47 established by Part 2Q, Chapter 58, Code of the City of Orlando, Florida (the “Orlando
48 City Code”); and

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50 **WHEREAS**, the Orlando City Council hereby finds that the Project and this
51 ordinance is in the best interest of the public health, safety, and welfare, and is
52 consistent with the applicable provisions of the City’s GMP, including the applicable
53 goals, objectives, and policies associated with the Property’s Future Land Use Map
54 designation of Urban Activity Center; and

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56 **WHEREAS**, the Property is located within the Downtown Core Special Sign
57 Subdistrict of the Downtown Special Sign District as provided in section 64.400, Orlando
58 City Code; and

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60 **WHEREAS**, the purpose and intent of the Downtown Special Sign District is to
61 allow signs that distinguish Downtown Orlando as a regionally unique retail,
62 entertainment, and cultural destination where innovative and vibrant signs enliven the
63 pedestrian experience, contribute to the commercial success of downtown businesses,
64 and identify downtown as an exciting urban environment; and

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66 **WHEREAS**, the master sign plan adopted by this ordinance will appropriately
67 balance the need and desire to promote and protect the aesthetic beauty of the City of
68 Orlando with the need and desire to promote and identify important commercial districts
69 through the use of electronic media, and further, that nothing in this ordinance is
70 inconsistent with this Council’s findings and determinations made in conjunction with
71 amendments to Chapter 64, Orlando City Code, including ordinances relating to signs
72 adopted by the Orlando City Council on September 16, 1991 (City Documentary
73 #25101) and September 11, 2000 (City Documentary #33225); and

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75 **WHEREAS**, the Orlando City Council hereby finds and determines that because
76 of the Project’s uniquely urban location within a distinct, high-density, high-intensity,
77 mixed-use entertainment, commercial, and highrise residential district, the master sign
78 plan adopted by this ordinance is aesthetically appropriate and compatible with
79 surrounding land uses and will not present unreasonable distractions or impacts to
80 surrounding land uses; and

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

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85 **SECTION 1. ZONING.** After due notice and public hearing, and pursuant to part
86 2Q, Chapter 58, Orlando City Code, and other relevant portions of the Orlando City
87 Code, the Property is hereby designated as Planned Development district with the
88 Traditional City zoning overlay and the Parramore Heritage zoning overlay districts, on
89 the City’s official zoning maps (to be denoted as “PD/T/PH” on the official maps of the
90 City), as depicted in **Exhibit “B”** to this ordinance. This planned development zoning

91 district may be known as the “Downtown Sports and Entertainment District Planned
92 Development.”

93
94 **SECTION 2. OTHER DEVELOPMENT LAWS.** In accordance with section
95 58.367, Orlando City Code, except as expressly provided in this ordinance, the
96 Downtown Sports and Entertainment District Planned Development zoning district
97 remains subject to all applicable federal, state, and local laws, and nothing in this
98 ordinance shall be construed to exempt the Property from the lawful authority or
99 jurisdiction of any federal, state, or local agency.

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101 **SECTION 3. DEFAULT ZONING DISTRICT.** Except as expressly provided
102 otherwise by this ordinance, the Property shall be governed by the land development
103 regulations of the Urban Activity Center zoning district along with the Traditional City and
104 Parramore Heritage overlay zoning districts (denoted as “AC-2/T/PH” on the official
105 maps of the City).

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107 **SECTION 4. SPECIAL LAND DEVELOPMENT REGULATIONS.** The Planned
108 Development zoning district for the Property is subject to the following special land
109 development regulations:

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111 **1) Land Development**

- 112
113 a) *Development Plan.* Subject to any modifications expressly contained in the text
114 of this ordinance, development and maintenance of the Property must be
115 consistent with the conceptual development plan attached to this ordinance as
116 **Exhibit “C”** (hereinafter the “Development Plan”). In the event of a conflict
117 between the text of this ordinance and the Development Plan, the text of this
118 ordinance shall control. References in this ordinance to lots, parcels, buildings,
119 phases, and other development features refer to such features as identified on
120 the Development Plan.
- 121
122 b) *Variations and modifications.* Zoning variations and modification of standards
123 may be approved pursuant to the procedures set forth in Part 2J and Part 2F,
124 Chapter 65, Orlando City Code, respectively. The planning official may also
125 approve minor modifications and design modifications to fences, walls,
126 landscaping, accessory structures, signs, and bufferyard requirements.
- 127
128 c) *Phasing.* The Property may be developed in multiple phases, but if developed in
129 multiple phases, each phase must be developed in a manner that allows the
130 individual phases to function independently of each other. The purpose of this
131 requirement is to ensure that the first phase, and each subsequent phase, can
132 fully function and operate as intended by the Development Plan in the event that
133 subsequent phases are delayed or abandoned.

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- 135 d) *Site Plans*. Each phase of development is subject to Master Plan and Final Site
136 Plan review and approval pursuant to Part 2H, Chapter 65, Orlando City Code.
137 Development on the Property must be built and maintained consistent with final
138 and approved Master Plans and Final Site Plans. Modifications to the
139 Development Plan may be approved by Master Plan. Each master plan
140 application must include the following:
141
142 i) Architectural elevations for all buildings.
143
144 ii) Site plan dimensions, grading plans, roadway cross-sections, lighting plans,
145 utility plans, landscape plans, hardscape plans, sign plans, and plans for
146 mechanical equipment. Plans must include color call-outs and specifications
147 for buildings, surface materials, and landscaping.
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149 iii) A phasing plan that demonstrates that each phase or sub-phase is providing
150 adequate facilities, utilities, parking, drainage, and impervious surface to
151 support development in the event that subsequent phases or sub-phases are
152 delayed or abandoned.
153
154 e) *Maximum development program*. The maximum permitted development program
155 is as follows:
156
157 i) Office use – 122,000 square feet
158 ii) Retail use – 76,200 square feet
159 iii) Hotel – 250 rooms
160 iv) Convention Hall use – 40,000 square feet
161 v) Residential use – 250 dwelling units
162
163 Master plans approved pursuant to this ordinance may approve development
164 programs that exceed these numerical standards by up to 20% if approval of the
165 master plan is made in conjunction with a finding that traffic and other land use
166 impacts of the enhanced development program is appropriately mitigated by
167 conditions of the applicable master plan.
168
169 f) *Uses*. Land uses on the Property must comply with the list of permitted,
170 conditional, and prohibited land uses for the Urban Activity Center zoning district
171 as provided by section 3 of this ordinance, except that open air market use and
172 mobile food vending use are permitted uses in the Downtown Sports and
173 Entertainment District Planned Development district subject to regular City
174 permitting requirements for outdoor assemblies pursuant to Chapter 18A,
175 Orlando City Code, if applicable, and other applicable City ordinances or
176 temporary use permits. For purposes of Part 4B, Chapter 58, Orlando City Code,
177 uses on the Property shall be subject to the land development regulations

178 applicable to the Downtown Metropolitan Activity Core Center District (denoted
179 as "AC-3A/T" on the official maps of the City).

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181 g) *Outdoor festival plaza.* For purposes of section 33.10, and any other applicable
182 section of the Orlando City Code, a "licensed premises" may include parts or all
183 of the Projects "Festival Plaza" (whether on the ground floor or on upper floors
184 out-of-doors) if so approved by the state authority having jurisdiction pursuant to
185 the Florida Beverage Law.

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187 **2) Urban Design**

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189 a) *Architecture.* Architectural elevations for each building are subject to review and
190 approval for consistency with this ordinance and applicable Orlando City Code as
191 part of each master plan application. The Property must be developed and
192 maintained in accordance with the final approved architectural elevations,
193 including conditions of development provided by appropriate Certificates of
194 Appearance Approval approved by the Orlando City Council after review by the
195 City's Appearance Review Board (the "ARB"). All approved elevations must
196 conform to the following minimum requirements, unless otherwise approved by
197 appropriate Certificates of Appearance Approval:

- 198
199 i) Architecture of the Phase I "Office/Retail" building must be substantially
200 consistent with the elevations attached to this ordinance as **Exhibit "D."**
201
202 ii) Architecture of the Phase I "Parking Garage" must be substantially consistent
203 with the elevations attached to this ordinance as **Exhibit "E."**
204
205 iii) Architecture of the Phase I "Retail Kiosks" must be substantially consistent
206 with the elevations attached to this ordinance as **Exhibit "F."**
207
208 iv) Architecture of the Phase I "Media Towers" must be substantially consistent
209 with the elevations attached to this ordinance as **Exhibit "G."**
210
211 v) *Materials.* Durable materials such as stone, brick, and pre-cast concrete are
212 encouraged at ground-level. Stucco may be approved on upper-levels, but
213 not at the base of any building.
214
215 vi) *Form.* All principal buildings must be designed to express a clear base,
216 middle, and top.
217
218 vii) *Principal entrances.* All principal buildings must provide at least one
219 prominent public entrance oriented parallel towards the adjacent public street.
220 Such entrances must be architecturally prominent and emphasized with

221 appropriate canopies, awnings, hardscape, landscape, and other material
222 changes at the ground level.

223
224 viii) *Facade articulation.* To avoid long expanses of blank walls, facades must be
225 architecturally articulated with changes in color, materials, patterns, windows,
226 columns, canopies, recesses, projections, and other treatment at least every
227 50'.

228
229 ix) *Facade transparency.* All glass at the ground level must be clear and transmit
230 at least 80% of all visible light. High-performance or low-emissivity glass may
231 be approved as an alternative if it transmits at least 60% of all visible light. No
232 windows on any level of the building may be dry-walled or otherwise blocked
233 from natural surveillance. Tinted and reflective glass is prohibited on all
234 floors. Spandrel glass does not count towards any applicable minimum
235 transparency requirements.

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237 x) *Exterior doors.* All exterior doors must provide a minimum 4" by 6" view panel
238 for the purpose of providing effective visibility to entering and exiting
239 pedestrians.

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241 xi) *Stormwater runoff.* Buildings must be designed and maintained to prevent
242 stormwater runoff from spilling onto sidewalks or other pedestrian areas.
243 Downspouts may not discharge into the public right-of-way. Canopies must
244 incorporate downspouts or other runoff management systems to prevent
245 water from spilling into pedestrian paths and the public right-of-way.

246
247 b) *Service areas, mechanical equipment, utilities, venting.* Master plans and final
248 site plans depicting service areas, mechanical equipment, utilities, venting, and
249 other similar development infrastructure, both private and public, must conform to
250 the following minimum regulations:

251
252 i) Utilities, dumpsters, compactors, and other "back-of-house" facilities must be
253 located on the interior of parking garages and buildings to the maximum
254 extent reasonably feasible, and should not be adjacent to sidewalks and
255 other pedestrian areas if reasonably possible.

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257 ii) All ground and roof-mounted mechanical equipment (both private and public)
258 must be screened in accordance with the Orlando City Code and the
259 conditions of the ARB.

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261 iii) Buildings should be designed to accommodate future telecommunications
262 equipment including screening necessary to avoid unsightly exposure of such
263 equipment.
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- iv) Public and private utility equipment is prohibited above-ground in the required public sidewalk areas.
 - v) All venting and exhaust associated with food preparation must be directed to the roof of the building and may not be visible from the public right-of-way or the sidewalk. Such venting and exhaust pipes are prohibited on the facade of buildings. All other venting and exhaust equipment must be internal to the building to at least 12' above-ground and above that must be integrated into the architecture of the building. Vents and exhaust equipment may not discharge into pedestrian areas.
 - vi) Backflow preventers must be hidden from the public right-of-way and sidewalks where reasonably feasible and otherwise screened from view with complimentary architectural treatment or approved landscaping.
 - vii) All fencing on the Property must be open-style fencing consistent with generally accepted Crime Prevention Through Environmental Design (CPTED) principles, such as aluminum or wrought-iron picket fencing. For purposes of this ordinance, chain-link fences are not consistent with CPTED principles, but may be used for temporary construction fencing consistent with this ordinance.
- c) *Lighting.* Exterior lighting must conform to City lighting regulations as established by City Ordinance #2013-73, except that maximum illumination levels do not apply to electronic signs and projected-light signs (commonly referred to as "gobo signs") as depicted in Exhibit "H" to this ordinance.
- d) *Parking garages.* Parking garages must conform to the following regulations:
- i) *Architecture.* Parking garages must be designed to eliminate "back-of-house" operations and elements from the exterior of the garage. Such operations and elements must be internal to the garage or the attached principal building.
 - ii) *Screening.* Subject to the approved elevations attached to this ordinance as Exhibit "E" for the standalone garage in Phase I, facade openings for all garages should be screened and facades should be treated with faux window mullions that mimic or complement the rhythm of adjacent principal buildings.
 - iii) *Garage openings.* Subject to the approved elevations attached to this ordinance as Exhibit "E" for the standalone garage in Phase I, facade openings for all garages must be filled with metal mesh or screen that preserves mullion patterns, compliments the surrounding facade, and reduces visibility into the parking garage. Garages on the ground floor must

- 309 provide opaque walls to at least 36" in height in order to prevent automobile
 310 headlights from spilling outside of the garage and to help block the view into
 311 the garage. Mesh used in ground floor openings must meet security-grade
 312 standards for strength and durability.
 313
- 314 iv) *Landscaping.* Parts of garages without space for active ground floor uses
 315 must be screened with an approved landscape buffer at least 5' in width or at
 316 least 2' in width if coupled with an approved green-wall or other similar
 317 screening feature.
 318
- 319 v) *Parapet elevation.* The roof parapet line of garages must be horizontal and
 320 may not reflect the ramp angle of the parking deck.
 321
- 322 vi) *Cornice line of standalone garage.* Subject to the approved elevations
 323 attached to this ordinance as Exhibit "E" for the standalone garage in Phase
 324 I, the cornice line of the standalone garage in Phase I should mimic or
 325 complement the cornice line of the Phase I Office/Retail building.
 326
- 327 vii) *Exterior stairwells.* Exterior stairwells must be open-air with open railings or
 328 substantially transparent and must be designed, built, and maintained
 329 consistent with generally accepted CPTED standards. Stairwells must be lit
 330 and allow for substantial visibility and natural surveillance.
 331
- 332 viii) *Ground floor entries.* Ground floor entrances and exits may have open-grate
 333 gates and must provide direct access to adjacent sidewalks. All solid exterior
 334 doors must provide a minimum 4" by 6" view panel to provide visibility to
 335 pedestrians.
 336
- 337 ix) *Garage ramps.* Angled ramps near the exterior of the garage must be
 338 screened from the right-of-way through the use of exterior cladding, metal
 339 screening, or other approved method.
 340
- 341 x) *Pedestrian connections.* All pedestrian entrances and exits must be
 342 connected to the adjacent sidewalk with a pedestrian path at least 5' in width.
 343
- 344 xi) *Stormwater runoff.* Garages must be designed and maintained to prevent
 345 stormwater runoff from spilling onto sidewalks or other pedestrian areas.
 346 Downspouts may not discharge into the public right-of-way. Canopies must
 347 incorporate downspouts or other runoff management systems to prevent
 348 water from spilling into pedestrian paths and the public right-of-way.
 349
- 350 e) *Pedestrian bridge.* A pedestrian bridge over the new W. Pine Street segment
 351 may connect the standalone garage of Phase I with the hotel and conference
 352 center of Phase IIa, subject to the following minimum regulations:

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- i) *Transparency.* The pedestrian bridge must be at least 60% transparent between 3' and 7' above the deck of the bridge. For purposes of this part, reflective glass and glass block do not count towards the minimum transparency requirement.
 - ii) *Horizontal elevation.* For the adjacent right-of-way the bridge must appear horizontal. Any slope must be architecturally concealed from the right-of-way.
 - iii) *Structural support.* No part of the pedestrian bridge, including necessary structural support, may encroach into the minimum required sidewalk below.
- f) *Signs.* Sign plans for each phase are subject to review and approval for consistency with this ordinance and applicable Orlando City Code as part of each master plan and final site plan application. In addition to signs and sign copy area permitted by Chapter 64, Orlando City Code, the master sign plan attached to this ordinance as **Exhibit "H"** is hereby approved for the Project (with the exception of the sign denoted as "AC1," which is on the Amway Center property and may be approved as an amendment to the Amway Center sign ordinance) and any proposed signs contained in subsequent master and final site plans must be consistent with said master sign plan. In addition to the dimensional, location, operational, and content regulations provided in the master plan sign attached to this ordinance as Exhibit "H," the electronic signs identified as "M2" and "H3" are subject to the following regulations:
- i) The signs may not display rotating or flashing light.
 - ii) The signs may not display light illuminated in such a manner so as to cause glare or to impair the vision of motorists or otherwise distract motorists' ability to safely operate their vehicle.
 - iii) The use of animated and video images is limited to a maximum of 10 seconds during each minute. The length of each individual animated or video clip may not exceed 5 seconds and such animated or video clips may not run consecutively but must be separated by at least one static image of at least 5 seconds. Otherwise, each message or image must be displayed for at least 8 seconds. This interval is known as the "dwell time." Except for animated or video clips permitted under this part, message or image changes must be completed within 0.5 seconds. This "change time" shall not be included in the calculation of dwell time. The change of message or image must appear as a seamless, imperceptible transition from one image to the next. Special transition effects are prohibited.

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- iv) The signs may not display the word “stop” or “danger,” or present or imply the need or requirement of stopping automobile traffic or the existence of danger. Images or messages that resemble a warning, danger signal, or traffic control device are prohibited.

- v) The signs may not display personalized or interactive images or messages.

- vi) Illumination of the signs may not exceed the brightness level of 0.3 foot candles above ambient light as measured using a foot candle (lux) meter at a preset distance. The brightness measurement process for digital signs shall be as follows:
 - (1) At least 30 minutes past sunset, use a foot candle meter to record the ambient light reading for the area. This must be done while the subject electronic sign is off or displaying all black copy.

 - (2) This first reading shall be taken with the meter aimed directly at the electronic sign from the following appropriate preset distance:
 - (a) 0-100 square foot sign: 100 feet from source
 - (b) 101-350 square foot sign: 150 feet from source
 - (c) 351-650 square foot sign: 200 feet from source
 - (d) 651-1,000 square foot sign: 250 feet from source
 - (e) Greater than 1,000 square foot sign: 350 feet from source

 - (3) Next, turn on the subject electronic sign to full white copy and take a second reading. The second reading must be within 0.3 foot candles of the first reading.

 - (4) Electronic signs must be equipped with dimming technology that automatically adjusts the display brightness based on ambient light conditions.

- vii) The signs must be equipped and maintained with a default display that will, in the event of a malfunction, either effectively hold a non-distorted and steady image at a light output level in compliance with this ordinance or display a blank and lightless screen.

- viii) Before the issuance of a building permit for the respective sign, the City must be provided with written certification from the digital sign manufacturer that the light intensity has been factory preset not to exceed the standards of this ordinance and that the intensity level is protected from manipulation by password protected software or other security system approved by the planning official.

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ix) The City may order the immediate temporary shutdown of a sign if the operation of the digital sign violates this ordinance or threatens the public health, safety, and welfare.

x) The operational characteristics and content of the signs may be subject to the regulation of the State of Florida Department of Transportation and nothing in this ordinance is intended to interfere with the lawful jurisdiction of any state or federal authority, if any.

Consistent with the regulations included within the “Signage Type Key” of Exhibit “H” to this ordinance and the regulations of this part, it is the intent and purpose of Sign Types 1A, 1B, 1C, 4, and 5, to provide an occasional avenue for the promotion of civic and public events and nothing in this part should be interpreted to prevent the Property owner from displaying media of general entertainment or civic value including without limitation the broadcast of sporting events, public events, civic celebrations, and other similar entertainment events.

g) *Post-demolition condition of vacant land.* Plans for the treatment of the post-demolition condition of vacant land are subject to review and approval by certificate of appearance approval pursuant to Part 4F, Chapter 65, Orlando City Code.

3) Transportation

a) *W. Pine Street.* The owner of the Property must dedicate right-of-way to the City for the planned extension of W. Pine Street through the Project site (the “new W. Pine Street segment” or the “new segment”). The horizontal alignment of the new W. Pine Street segment must connect S. Hughey Street with S. Division Avenue. The new segment must be designed and built with a minimum 30 m.p.h. design speed and must align at each end with the existing W. Pine Street east of S. Hughey Avenue and west of S. Division Avenue. The final configuration and dimensions of the dedicated right-of-way is subject to review and approval by the City transportation engineer, or designee. The required timing of dedication for the new W. Pine Street segment, or portions thereof, shall be established as a condition of subsequent master plans.

b) *W. Pine Street typical cross-section.* The typical cross-section of the new W. Pine Street segment shall be approximately 76’ wide in order to accommodate “Type F” curbs and gutters, wide sidewalks, bicycle lanes in both directions, and general automobile traffic lanes. Automobile lanes may be no wider than 11’ each and each bike lane must be at least 5’ in width. The west approach of the S. Hughey Avenue intersection must include one westbound receiving lane and one eastbound through/right-turn lane. The east approach of the S. Division Avenue

- 484 intersection must include one eastbound receiving lane, one westbound to
 485 southbound left-turn lane and one shared through/right-turn lane. Drop-curbs and
 486 valley gutters are prohibited in the new W. Pine Street segment. The dedication
 487 of the new W. Pine Street segment shall be measured from back-of-curb to back-
 488 of-curb, with the sidewalk area of the new segment conveyed to the City as a
 489 City-services and sidewalk easement.
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- 491 c) *Driveways; sight distance requirements.* At all street entrances to the Project site,
 492 street corner visibility must conform to the requirements of sections 60.141
 493 through 60.143, Orlando City Code, while at cross street and driveway corners
 494 internal to the Project site, corner sight distance requirements must conform to
 495 the standards of FDOT Standard Index #546.
 496
- 497 d) *Disability ramps at street intersections.* Sidewalks at street intersections and
 498 street intersections with driveways must provide disability access ramps
 499 consistent with the standards of the Americans with Disability Act. At street
 500 intersections, such ramps must be provided for each directions of pedestrian
 501 crossing.
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- 503 e) *Structures over public and private streets.* Overpasses, overhangs, pedestrian
 504 bridges, and other structures encroaching over public and private streets must be
 505 at least 16' and 6" above the surface of the street. Lighting must be installed and
 506 maintained on or under all such structures so that at all times of the day and
 507 night at least one foot candle of light illuminates the street and sidewalk below.
 508 All such encroachments must be designed, installed, and maintained in a manner
 509 that limits shadows that could obscure pedestrians, automobiles, and cyclists.
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- 511 f) *Walkability and streetscape.* The Project must provide sidewalks, streetscape,
 512 street furniture, street and sidewalk fixtures, landscape, and hardscape
 513 consistent with the Downtown Orlando Streetscape Guidelines, dated March 30,
 514 2010, unless otherwise approved by master plan. Sidewalks, streetscape, street
 515 furniture, street and sidewalk fixtures, landscape, and hardscape treatments
 516 along W. Church Street and the onsite festival plaza fronting on W. Church Street
 517 must match or compliment existing conditions across the street at the Amway
 518 Center. Medjool palms must be installed on the north side of W. Church Street
 519 and must located parallel to the existing medjool palms on the other side of W.
 520 Church Street unless approved otherwise by certificate of appearance approval
 521 upon a finding that so locating the palms would unreasonably interfere with the
 522 overarching design intent of integrating the festival plaza with the main entrance
 523 of the neighboring Amway Center.
 524
- 525 g) *Pedestrian crossings.* Where sidewalks cross vehicular rights-of-way, colored,
 526 striped, or textured pavement must be used to demarcate the continuation of the
 527 pedestrian zone across the drive aisle. Reflective paint or tape alone is

528 inadequate to meet this requirement, but may be used in conjunction with other
 529 approved treatments. Crosswalks must also be raised to match the grade of the
 530 sidewalk. All pavement markings and treatments must be designed, installed,
 531 and maintained in accordance with the current Manual of Uniform Traffic Control
 532 Devices.

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 534 h) *Passenger drop-off areas.* Passenger drop-off areas and porte-cocheres must be
 535 designed, built, and maintained to accommodate at least one design-vehicle and,
 536 if covered, the cover must be at least 14' above the street surface below. All
 537 passenger drop-off areas and porte-cocheres must include a disabled-accessible
 538 building entrance. Final site plans must depict scaled dimensions of all
 539 passenger drop-off areas and porte-cocheres.

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 541 i) *Dumpsters and compactors.* Final site plans must depict the location and size of
 542 dumpsters and trash compactors, including concrete pads and enclosures with
 543 doors. Dumpsters and compactors may not be located directly adjacent to a
 544 public street. Dumpsters and trash compactors must be screened with solid walls
 545 if not located internal to a parking garage or principal building. Walls and gates
 546 must match nearby principal buildings. If located outside, screening walls must
 547 be softened from the perspective of the public rights-of-way and neighboring
 548 properties with approved low hedges, groundcover, and understory landscaping.
 549 Dumpsters and compactors must be located to provide at least 50' of clear back-
 550 up space and must be constructed and maintained in accordance with the
 551 current City of Orlando Engineering Standards Manual.

552
 553 j) *Corner-clip easement.* A triangular corner-clip easement area must be conveyed
 554 to the City in order to accommodate a "WB-50" design vehicle at the southwest
 555 corner of the intersection of S. Hughey Avenue and W. Central Boulevard. This
 556 corner-clip area must be designed, installed, and conveyed to the City as part of
 557 Phase IIa of the Project, as described in the Staff Report.

558
 559 k) *Traffic monitoring and modeling study.* Within one year of the completion of
 560 Phase I (as described in the Staff Report), and then again within two years of the
 561 completion of Phase II (as described in the Staff Report), the owner of the
 562 Property must coordinate with the City for the purpose of completing a monitoring
 563 and modeling study of the Project's traffic operations.

564
 565 **SECTION 5. SCRIVENER'S ERROR.** The City Attorney may correct scrivener's
 566 errors found in this ordinance by filing a corrected copy of this ordinance with the City
 567 Clerk.

568
 569 **SECTION 6. SEVERABILITY.** If any provision of this ordinance or its
 570 application to any person or circumstance is held invalid, the invalidity does not affect
 571 other provisions or applications of this ordinance which can be given effect without the

572 invalid provision or application, and to this end the provisions of this ordinance are
573 severable.

574
575 **SECTION 7. EFFECTIVE DATE.** This ordinance takes effect upon adoption.

576
577 **DONE, THE FIRST READING,** by the City Council of the City of Orlando,
578 Florida, at a regular meeting, this _____ day of _____, 2014.

579
580 **DONE, THE PUBLIC NOTICE,** in a newspaper of general circulation in the City
581 of Orlando, Florida, by the City Clerk of the City of Orlando, Florida, this _____ day
582 of _____, 2014.

583
584 **DONE, THE SECOND READING, AND ENACTED ON FINAL PASSAGE,** by an
585 affirmative vote of a majority of a quorum present of the City Council of the City of
586 Orlando, Florida, at a regular meeting, this _____ day of _____,
587 2014.

588
589 **BY THE MAYOR/MAYOR PRO TEMPORE**
590 **OF THE CITY OF ORLANDO, FLORIDA:**

591
592
593
594 _____
595 Mayor / Mayor Pro Tempore

596 ATTEST, BY THE CLERK OF THE
597 CITY COUNCIL OF THE CITY OF
598 ORLANDO, FLORIDA:
599
600 _____
601 City Clerk

602
603 APPROVED AS TO FORM AND LEGALITY
604 FOR THE USE AND RELIANCE OF THE
605 CITY OF ORLANDO, FLORIDA:
606
607 _____
608 City Attorney

609 ****[Remainder of page intentionally left blank.]****