

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

WHEREAS, at its regularly scheduled meeting of January 21, 2014, the Municipal Planning Board (the "MPB") of the City of Orlando, Florida (the "City"), considered zoning application case number ZON2013-00029, requesting the Planned Development zoning district designation, along with the Traditional City zoning overlay and the Parramore Heritage zoning overlay districts, for approximately 7.82 acres of land, generally located north of W. Church St., east of S. Division Ave., south of W. Central Blvd., and west of S. Hughey Ave., and more precisely described by the legal description attached to this ordinance as **Exhibit "A"** (hereinafter the "Property"); and

WHEREAS, based upon the evidence presented to the MPB, including the information and analysis contained in the "Staff Report to the Municipal Planning Board" for application case number ZON2013-00029 (entitled "Item #11 – Downtown Sports & Entertainment District (SED)" and hereinafter referred to as the "Staff Report"), and subject to certain conditions contained within the Staff Report, the MPB recommended that the City Council of the City of Orlando, Florida (the "Orlando City Council"), approve said zoning application and adopt an ordinance in accordance therewith; and

WHEREAS, zoning application case number ZON2013-00029 is requesting the Planned Development zoning district designation for the purpose of permitting the development of a multi-phased, mixed-use project to include approximately 122,000 square feet of office use, 68,000 square feet of retail use, structured parking, approximately 250 hotel rooms, approximately 250 attached residential dwelling units, and a festival plaza (the "Project"); and

WHEREAS, the MPB found that the Project is consistent with the City's adopted Growth Management Plan (the "GMP") including the applicable goals, objectives, and policies associated with the Property's Future Land Use Map designation of Urban Activity Center; and

WHEREAS, the Orlando City Council hereby finds that the Project is consistent with the intent and purpose of the planned development district zoning designation as

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

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

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

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

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

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

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

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

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

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

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

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

1) Land Development

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

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

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

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

2) Urban Design

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

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

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

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

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

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

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

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

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

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

iii) Buildings should be designed to accommodate future telecommunications equipment including screening necessary to avoid unsightly exposure of such equipment.

- 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

provide opaque walls to at least 36" in height in order to prevent automobile headlights from spilling outside of the garage and to help block the view into the garage. Mesh used in ground floor openings must meet security-grade standards for strength and durability.

iv) *Landscaping*. Parts of garages without space for active ground floor uses must be screened with an approved landscape buffer at least 5' in width or at least 2' in width if coupled with an approved green-wall or other similar screening feature.

v) *Parapet elevation*. The roof parapet line of garages must be horizontal and may not reflect the ramp angle of the parking deck.

vi) *Cornice line of standalone garage*. Subject to the approved elevations attached to this ordinance as Exhibit "E" for the standalone garage in Phase I, the cornice line of the standalone garage in Phase I should mimic or complement the cornice line of the Phase I Office/Retail building.

vii) *Exterior stairwells*. Exterior stairwells must be open-air with open railings or substantially transparent and must be designed, built, and maintained consistent with generally accepted CPTED standards. Stairwells must be lit and allow for substantial visibility and natural surveillance.

viii) *Ground floor entries*. Ground floor entrances and exits may have open-grate gates and must provide direct access to adjacent sidewalks. All solid exterior doors must provide a minimum 4" by 6" view panel to provide visibility to pedestrians.

ix) *Garage ramps*. Angled ramps near the exterior of the garage must be screened from the right-of-way through the use of exterior cladding, metal screening, or other approved method.

x) *Pedestrian connections*. All pedestrian entrances and exits must be connected to the adjacent sidewalk with a pedestrian path at least 5' in width.

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

e) *Pedestrian bridge*. A pedestrian bridge over the new W. Pine Street segment may connect the standalone garage of Phase I with the hotel and conference center of Phase IIa, subject to the following minimum regulations:

- 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.

- 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.

- 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

intersection must include one eastbound receiving lane, one westbound to southbound left-turn lane and one shared through/right-turn lane. Drop-curbs and valley gutters are prohibited in the new W. Pine Street segment. The dedication of the new W. Pine Street segment shall be measured from back-of-curb to back-of-curb, with the sidewalk area of the new segment conveyed to the City as a City-services and sidewalk easement.

c) *Driveways; sight distance requirements.* At all street entrances to the Project site, street corner visibility must conform to the requirements of sections 60.141 through 60.143, Orlando City Code, while at cross street and driveway corners internal to the Project site, corner sight distance requirements must conform to the standards of FDOT Standard Index #546.

d) *Disability ramps at street intersections.* Sidewalks at street intersections and street intersections with driveways must provide disability access ramps consistent with the standards of the Americans with Disability Act. At street intersections, such ramps must be provided for each directions of pedestrian crossing.

e) *Structures over public and private streets.* Overpasses, overhangs, pedestrian bridges, and other structures encroaching over public and private streets must be at least 16' and 6" above the surface of the street. Lighting must be installed and maintained on or under all such structures so that at all times of the day and night at least one foot candle of light illuminates the street and sidewalk below. All such encroachments must be designed, installed, and maintained in a manner that limits shadows that could obscure pedestrians, automobiles, and cyclists.

f) *Walkability and streetscape.* The Project must provide sidewalks, streetscape, street furniture, street and sidewalk fixtures, landscape, and hardscape consistent with the Downtown Orlando Streetscape Guidelines, dated March 30, 2010, unless otherwise approved by master plan. Sidewalks, streetscape, street furniture, street and sidewalk fixtures, landscape, and hardscape treatments along W. Church Street and the onsite festival plaza fronting on W. Church Street must match or compliment existing conditions across the street at the Amway Center. Medjool palms must be installed on the north side of W. Church Street and must located parallel to the existing medjool palms on the other side of W. Church Street unless approved otherwise by certificate of appearance approval upon a finding that so locating the palms would unreasonably interfere with the overarching design intent of integrating the festival plaza with the main entrance of the neighboring Amway Center.

g) *Pedestrian crossings.* Where sidewalks cross vehicular rights-of-way, colored, striped, or textured pavement must be used to demarcate the continuation of the pedestrian zone across the drive aisle. Reflective paint or tape alone is

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

- h) *Passenger drop-off areas.* Passenger drop-off areas and porte-cocheres must be designed, built, and maintained to accommodate at least one design-vehicle and, if covered, the cover must be at least 14' above the street surface below. All passenger drop-off areas and porte-cocheres must include a disabled-accessible building entrance. Final site plans must depict scaled dimensions of all passenger drop-off areas and porte-cocheres.
- i) *Dumpsters and compactors.* Final site plans must depict the location and size of dumpsters and trash compactors, including concrete pads and enclosures with doors. Dumpsters and compactors may not be located directly adjacent to a public street. Dumpsters and trash compactors must be screened with solid walls if not located internal to a parking garage or principal building. Walls and gates must match nearby principal buildings. If located outside, screening walls must be softened from the perspective of the public rights-of-way and neighboring properties with approved low hedges, groundcover, and understory landscaping. Dumpsters and compactors must be located to provide at least 50' of clear back-up space and must be constructed and maintained in accordance with the current City of Orlando Engineering Standards Manual.
- j) *Corner-clip easement.* A triangular corner-clip easement area must be conveyed to the City in order to accommodate a "WB-50" design vehicle at the southwest corner of the intersection of S. Hughey Avenue and W. Central Boulevard. This corner-clip area must be designed, installed, and conveyed to the City as part of Phase IIa of the Project, as described in the Staff Report.
- k) *Traffic monitoring and modeling study.* Within one year of the completion of Phase I (as described in the Staff Report), and then again within two years of the completion of Phase II (as described in the Staff Report), the owner of the Property must coordinate with the City for the purpose of completing a monitoring and modeling study of the Project's traffic operations.

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

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

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

SECTION 7. EFFECTIVE DATE. This ordinance takes effect upon adoption.

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

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

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 _____, 2014.

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

Mayor / Mayor Pro Tempore

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

City Clerk

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

City Attorney

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