

1 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY
2 OF ORLANDO, FLORIDA, RELATING TO THE CITY'S
3 GROWTH MANAGEMENT PLAN; AMENDING FUTURE
4 LAND USE POLICY 4.1.9, RELATING TO THE AIRPORT
5 SUPPORT DISTRICT – MEDIUM INTENSITY;
6 AMENDING FUTURE LAND USE FIGURE 1, RELATING
7 TO THE MIXED USE CORRIDOR – HIGH INTENSITY;
8 AMENDING SUBAREA POLICIES RELATING TO
9 AVIGATION ZONES; AMENDING THE FUTURE LAND
10 USE ELEMENT RELATING TO THE OVER-
11 CONCENTRATION OF CERTAIN LAND USES;
12 AMENDING THE HISTORIC PRESERVATION ELEMENT
13 RELATING TO THE BOUNDARY OF THE LAKE EOLA
14 HEIGHTS HISTORIC DISTRICT; AMENDING THE
15 TRANSPORTATION AND RECREATION AND OPEN
16 SPACE ELEMENTS RELATING TO THE CITY'S
17 BIKEWAY PLAN; DESIGNATING CERTAIN LAND
18 GENERALLY LOCATED AT THE NORTHWEST CORNER
19 OF THE INTERSECTION OF NARCOOSSEE ROAD AND
20 MCCOY ROAD AS AIRPORT SUPPORT DISTRICT –
21 MEDIUM INTENSITY; AMENDING THE RECREATION
22 AND OPEN SPACE ELEMENT RELATING TO PARKS
23 LEVEL OF SERVICE; AMENDING THE
24 TRANSPORTATION ELEMENT RELATING TO THE
25 ULTIMATE I-4 EXPANSION; AMENDING THE URBAN
26 DESIGN ELEMENT RELATING TO THE DOWNTOWN
27 SPECIAL SIGN DISTRICT; PROVIDING FOR
28 SEVERABILITY, CORRECTION OF SCRIVENER'S
29 ERRORS, AND AN EFFECTIVE DATE.

31 **WHEREAS**, from time to time it becomes necessary for the City to amend its adopted
32 Growth Management Plan; and

33 **WHEREAS**, such amendments are permitted subject to the provisions of Chapter 163 of
34 the Florida Statutes; and

35 **WHEREAS**, pursuant to the Department of Economic Opportunity (DEO), the following
36 Growth Management Plan amendments are subject to expedited state review as described in
37 Section 163.3184(3), Florida Statutes; and

38 **NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE**
39 **CITY OF ORLANDO, FLORIDA:**

1 **SECTION ONE:** The Official Future Land Use Map of the Growth Management Plan is
2 hereby amended to change the future land use map designation to Airport Support District –
3 Medium Intensity for the subject property as described in Exhibit “1” and depicted in attached
4 Exhibit “2.”

5 **SECTION TWO:** The text of the City’s Growth Management Plan is hereby amended to
6 revise subarea policy S.15.7, in the Future Land Use element of the Growth Management Plan,
7 and shall read as follows:

8 Subarea Policy S.15.7 The properties located within this Subarea Policy are located in
9 the Runway Protection Zone for the Orlando Executive Airport, as defined by the Federal
10 Aviation Administration (FAA). The FAA discourages new development in a Runway
11 Protection Zone. A property owner proposing a new building, a substantial improvement, or a
12 substantial enlargement, is required to notify the Greater Orlando Aviation Authority, owner of
13 the Orlando Executive Airport, with a copy to the City of Orlando Planning Division, prior to
14 issuance of a building permit. The notification must describe the development proposal and
15 provide contact information for the property owner and developer.

16 **SECTION THREE:** The text of the City’s Growth Management Plan is hereby amended
17 to revise subarea policy S.34.2, in the Future Land Use element of the Growth Management
18 Plan, and shall read as follows:

19 Subarea Policy S.34.2 The properties within the boundary of this Subarea Policy are
20 located within the Southeast Orlando Sector Plan area. The provisions specified in Future Land
21 Use Policy 2.4.4, Goal 4 and associated objectives and policies shall apply within this area. The
22 properties located within this Subarea Policy, as identified by the Greater Orlando Aviation
23 Authority (GOAA) and as defined by the Federal Aviation Administration (FAA), are subject to
24 an avigation zone that does not allow new residential development. Existing residential

development within this area may remain and continue to be used for residential purposes subject to the Nonconforming Use provisions of the Land Development Code (LDC).

SECTION FOUR: The text of the City’s Growth Management Plan is hereby amended to revise subarea policy S.35.6 as depicted in attached Exhibit “3”, in the Future Land Use element of the Growth Management Plan, and shall read as follows:

Subarea Policy S.35.6 The properties located within this Subarea Policy, as identified by the Greater Orlando Aviation Authority (GOAA) and as defined by the Federal Aviation Administration (FAA), are subject to an aviation easement. Properties within this Subarea Policy must not be developed with residential uses, as required by the Lake Nona DRI Development Order.

SECTION FIVE: The text of the City’s Growth Management Plan is hereby amended to revise policy 4.1.9, in the Future Land Use Element of the Growth Management Plan, and shall read as follows:

Policy 4.1.9 ...

Airport Support District - Medium Intensity (ASD-1)

Allowable Uses: Light Manufacturing, Warehouse, Office, Hotel, Retail and Service, Automobile and Truck Rental, Single Family and Multifamily Residential, Civic and Parks; Golf Course.

Intensity: Minimum Intensity - 5 du/gross acre/No minimum for non-residential uses.
Maximum Intensity - 25 du/gross acre/0.7 FAR.

Standards: ALL DEVELOPMENT:

- Residential development required to attain an average density of 5 du/gross acre.
- Aircraft noise attenuation standards shall apply.
- Residential developers shall be responsible for dedicating park land prior to receiving development approval, as per adopted level of service standards.

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- Residential developers shall be required to provide land, or an equivalent fee-in-lieu thereof for public schools based upon actual residential entitlements at the time of master site plan, land subdivision, or its administrative equivalent.

- The following minimum and maximum percentages of total land area shall be achieved in the Airport Support District - Medium Intensity designation on a project by project basis. However, some flexibility may be granted for small development sites after administrative review, so long as the land use mix is achieved on a district wide basis:

<u>Use</u>	Minimum Land <u>Area Required</u>	Maximum Land <u>Area Allowed</u>
Residential	0%	65%
Support Retail, Hotel and Services	10%	25%
Office	15%	70%
Industrial	0%	60%
Civic	10%	No Maximum

Conventional LDC:

- Retail uses less than 0.25 FAR.
- Office, hotel, and industrial development less than 0.5 FAR.
- All multifamily residential uses less than 12 du/gross acre.
- The standards of the AC-2 district shall apply; however, each proposed development shall be required to undergo Planned Development (PD)/master plan review to ensure that adequate design standards are implemented or buffering is provided between compatible residential and non-residential uses and to ensure that appropriate development standards are applied. If the proposed development conforms to the requirement of the I-P zoning designation, a PD is not required, however a master plan review is required.

...

SECTION SIX: The text of the City's Growth Management Plan is hereby amended to establish objective 1.10 and policy 1.10.1, in the Future Land Use element of the Growth Management Plan, and shall read as follows:

Objective 1.10 Throughout the planning period, the City of Orlando shall discourage the over-concentration of land uses that may have negative secondary impacts in specific areas of the City, and shall continue to encourage true mixed use zones with a variety of land use.

Policy 1.10.1 The City of Orlando may establish special zoning districts that among other things may limit the over-concentration of land uses that may have negative secondary impacts in specific areas of the City. However, such special zoning districts shall continue to encourage a true mixture and variety of land uses within such special zoning districts.

SECTION SEVEN: The text of the City's Growth Management Plan is hereby amended to revise objective 8.4, policy 8.4.1, policy 8.4.3, policy 8.4.4, policy 8.4.5, and policy 8.4.6 in the Urban Design element of the Growth Management Plan, and shall read as follows:

View Corridors and View Corridor Areas

Objective 8.4 Throughout the planning period, and in order to ensure that Orlando's scenic identity is protected, the City of Orlando shall prohibit new billboard signs and regulate existing nonconforming and replacement billboard signs as provided in the Land Development Code. Specific signage, intended to enliven the pedestrian realm, may be allowed in the Downtown View Corridor Area, consistent with the requirements of the Downtown Special Sign District. In addition, the City shall regulate adult entertainment businesses as provided in the Land Development Code.

Policy 8.4.1 While new or replacement billboards along the designated View Corridors and View Corridor Areas shown on Figure UD-32 are generally prohibited, the City may

consider billboard replacement programs in these areas so long as the result would be a reduction in the overall number of billboard structures along the specified corridor.

Policy 8.4.3 Certain high-rise, projection, interactive storefront, kinetic and digital signs, and similar signage, as well as monument, television and special event signs may be allowed in the Downtown View Corridor Area. Digital kiosk signs may also allowed in this area within the public sidewalk and may display off-site messages as well as static sign copy.

Policy 8.4.4 Appearance review of digital, kinetic, and similar signage, as allowed in the Downtown Sign District, shall take into consideration any potential adverse impacts, such as unattractive obstructions, which de-tract from the overall appearance and function of the Downtown View Corridor Area.

~~Policy 8.4.4~~ Policy 8.4.5 To the maximum extent possible, the City shall plan for View Corridors and View Corridor Areas to overlap with Enhanced Landscape Corridors in order to create an overall aesthetic for this portion of the public realm.

~~Policy 8.4.3~~ Policy 8.4.6 Adult entertainment facilities shall be prohibited within 500 feet of the right-of-way of road segments designated as View Corridors and within 500 feet of the right-of-way of road segments located within a View Corridor Area (see Figure UD-32).

SECTION EIGHT: The Growth Management Plan Future Land Use Element Figure LU-1 is hereby amended by this amendment as depicted in Exhibit “4.”

SECTION NINE: The Growth Management Plan Urban Design Element Figure UD-32 is hereby amended by this amendment as depicted in Exhibit “5.”

SECTION TEN: The Growth Management Plan Transportation Element Figure TE-2 is hereby amended by this amendment as depicted in Exhibit “6.”

SECTION ELEVEN: The Growth Management Plan Transportation Element Figure TE-49 is hereby amended by this amendment as depicted in Exhibit “7.”

SECTION TWELVE: The Growth Management Plan Transportation Element Figure TE-49A is hereby amended by this amendment as depicted in Exhibit “8.”

SECTION THIRTEEN: The Growth Management Plan Recreation and Open Space Element Figure R-20A is hereby amended by this amendment as depicted in Exhibit “9.”

SECTION FOURTEEN: The Growth Management Plan Recreation and Open Space Element Figure R-20B is hereby amended by this amendment as depicted in Exhibit “10.”

SECTION FIFTEEN: The Growth Management Plan Recreation and Open Space Element Figure R-1 Part B is hereby amended by this amendment as depicted in Exhibit “11.”

SECTION SIXTEEN: The Growth Management Plan Historic Preservation Element Figure HP-1 is hereby amended by this amendment as depicted in Exhibit “12.”

SECTION SEVENTEEN: The Growth Management Plan Historic Preservation Element Figure HP-1C is hereby amended by this amendment as depicted in Exhibit “13.”

SECTION EIGHTEEN: The City Planning Official, or designee, is hereby directed to amend the City’s adopted Future Land Use Map in accordance with this ordinance.

SECTION NINETEEN: 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 TWENTY: 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 TWENTY-ONE: Pursuant to section 163.3184(3)(c)4., Florida Statutes, this ordinance takes effect 31 days after the state land planning agency notifies the local government that the plan amendment package is complete, unless timely challenged. If timely challenged, this ordinance does not become effective until the state land planning agency or the

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Administration Commission enters a final order determining the adopted amendment to be in compliance.

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

DONE, THE SECOND 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 _____, 2015.

DONE, THE SECOND READING AND HEARING, AND ENACTED ON FINAL PASSAGE, by an affirmative vote of a majority of a quorum present of the City Council of the City of Orlando, Florida, at a regular meeting, this _____ day of _____, 2015.

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:

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1
2
3

City Attorney

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EXHIBITS 1-13