

1 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY
2 OF ORLANDO, FLORIDA, DESIGNATING CERTAIN
3 LAND GENERALLY LOCATED TO THE NORTHEAST
4 AND SOUTHEAST OF THE INTERSECTION OF
5 CONWAY RD. AND JUDGE RD., AND TO THE
6 NORTHWEST OF LAKE MARE PRAIRIE, AND
7 COMPRISED OF 135.7 ACRES OF LAND, MORE OR
8 LESS, AS PLANNED DEVELOPMENT DISTRICT WITH
9 THE AIRCRAFT NOISE AND CONWAY ROAD SPECIAL
10 PLAN OVERLAY DISTRICTS, IN PART, AND AS
11 PLANNED DEVELOPMENT DISTRICT WITH THE
12 AIRCRAFT NOISE OVERLAY DISTRICT, IN PART, ON
13 THE CITY'S OFFICIAL ZONING MAPS; PROVIDING
14 SPECIAL LAND DEVELOPMENT REGULATIONS OF
15 THE JUDGE MEADOW PLANNED DEVELOPMENT
16 DISTRICT; PROVIDING FOR SEVERABILITY,
17 CORRECTION OF SCRIVENER'S ERRORS, AND AN
18 EFFECTIVE DATE.
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20 **WHEREAS**, at its regularly scheduled meeting of October 21, 2014, the
21 Municipal Planning Board (the "MPB") of the City of Orlando, Florida (the "City"),
22 considered zoning application case number ZON2014-00023, requesting the Planned
23 Development zoning district designation along with the Aircraft Noise and Conway Road
24 Special Plan zoning overlay districts, in part, and the Planned Development zoning
25 district designation along with the Aircraft Noise zoning overlay district, in part, for
26 approximately 135.7 acres of land, generally located to the northeast and southeast of
27 the intersection of Conway Road and Judge Road, and to the northwest of Lake Mare
28 Prairie, and more precisely described by the legal descriptions attached to this ordinance
29 as **Exhibit A** (hereinafter the "Property"); and
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31 **WHEREAS**, based upon the evidence presented to the MPB, including the
32 information and analysis contained in the "Staff Report to the Municipal Planning Board"
33 for application case number ZON2014-00023 (entitled "Item #7B – The Judge Meadow
34 PD" and hereinafter referred to as the "Staff Report"), and subject to certain conditions
35 contained within the Staff Report, the MPB recommended that the City Council of the
36 City of Orlando, Florida (the "Orlando City Council"), approve said zoning application and
37 adopt an ordinance in accordance therewith; and
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39 **WHEREAS**, zoning application case number ZON2014-00023 is requesting the
40 Planned Development zoning district designation for the purpose of permitting the
41 development to expand its boundaries (the "Project"); and
42

43 **WHEREAS**, the MPB found that the Project is consistent with the City's adopted
44 Growth Management Plan (the "GMP") including the applicable goals, objectives, and
45 policies associated with the Property's Future Land Use Map designations; and

46
47 **WHEREAS**, the Orlando City Council hereby finds that the Project is consistent
48 with the intent and purpose of the planned development district zoning designation as
49 established by Part 2Q, Chapter 58, Code of the City of Orlando, Florida (the “Orlando
50 City Code”); and

51
52 **WHEREAS**, the Orlando City Council hereby finds that the Project and this
53 ordinance is in the best interest of the public health, safety, and welfare, and is
54 consistent with the applicable provisions of the City’s GMP, including the applicable
55 goals, objectives, and policies associated with the Property’s Future Land Use Map
56 designation of Industrial, Commercial Activity Center and Conservation, and Subarea
57 Policy S.31.1; and

58
59 **NOW, THEREFORE, BE IT ENACTED BY THE CITY COUNCIL OF THE CITY**
60 **OF ORLANDO, FLORIDA, AS FOLLOWS:**

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62 **SECTION 1. ZONING.** After due notice and public hearing, and pursuant to part
63 2Q, Chapter 58, Orlando City Code, and other relevant portions of the Orlando City
64 Code, the Property is hereby designated as Planned Development district with the
65 Aircraft Noise and Conway Road Special Plan zoning overlay districts, in part, and
66 Planned Development district with the Aircraft Noise zoning overlay district, in part, on
67 the City’s official zoning maps (to be denoted as “PD/AN/SP,” in part, and “PD/AN,” in
68 part, on the official maps of the City), as depicted in **Exhibit B** to this ordinance. This
69 planned development zoning district may be known as “The Judge Meadow Planned
70 Development.” This ordinance hereby completely supersedes all previously adopted
71 planned development zoning ordinances applicable to the Property.

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73 **SECTION 2. OTHER DEVELOPMENT LAWS.** In accordance with section
74 58.367, Orlando City Code, except as expressly provided in this ordinance, The Judge
75 Meadow Planned Development zoning district remains subject to all applicable federal,
76 state, and local laws, and nothing in this ordinance shall be construed to exempt the
77 Property from the lawful authority or jurisdiction of any federal, state, or local agency.

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79 **SECTION 3. DEFAULT ZONING DISTRICT.** The default zoning districts for the
80 Property depend on which Future Land Use map designation applies to the relevant
81 portion of the Property. Except as expressly provided otherwise by this ordinance, the
82 Property shall be governed by the land development regulations of the underlying zoning
83 district designations depicted in **Exhibit C** to this ordinance.

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

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89 **1) Land Development**

ORDINANCE NO. 2014-73

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- 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 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. Master Plan approval shall be required for each phase.
- d) *Allowable Uses.* In addition to the uses allowed per the AC-1 and I-P underlying zonings, hotel/motel and eating and drinking uses, including drive-through services shall be permitted. Conditional Use Permit approval shall not be required. Hotels and Motels shall only be permitted on the Property, if fronted on a roadway thoroughfare.
- e) *Prohibited Uses.* In addition to the prohibited uses of the Conway Special Plan, adult entertainment facilities, shooting ranges, intensive retail, major vehicle services or vertiport uses shall be prohibited.
- f) *Bufferyards.* Bufferyard B is required along the southern boundary of the Orange County Medium Density Residential FLU designation and Bufferyard C is required along its eastern boundary.
- g) *Pole Signs.* Pole signs are prohibited in the PD in its entirety and monument signs shall not exceed 8 ft. in height.
- h) *Connector Road.* The connector road shall be placed in a private access easement to be maintained by the developer. ~~Its~~ Construction of the Connector Road may be done in phases; however, the construction of each phase shall occur concurrently with the adjacent parcel development.

- 134 i) *Drive-through*. Drive-throughs, specifically the service windows, shall be
135 prohibited between the building and the Rights-Of-Way.
136
137 j) *Parking Lots*. A minimum of fifty percent of the linear site frontage of
138 development within the Community Activity Center portions of the site shall be
139 limited to no more than one bay of parking between the principal building and the
140 public right-of-way. This applies to both Community Activity Center parcels north
141 and south of Judge Road, individually. All industrial lots shall be limited to no
142 more than one bay of parking between the principal building and the ~~property line~~
143 public right-of-way. A bay of parking is hereby defined as one two-way driving
144 aisle with 90-degree parking spaces on both sides.
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146 **2) Urban Design**

- 147
148 a) *Connector Road*. From Conway Road until the alignment of the connector road
149 turns north to Judge Road, the connector road easement shall be a minimum of
150 40' wide with a minimum of 24' of pavement and 5' wide sidewalks on both sides.
151 The sidewalks may be inside or adjacent to the easement.
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- 153 i) No pull-in parking shall be permitted along the proposed connector road.
154 ii) The parkway strip shall, at a minimum include canopy trees spaced 50' apart,
155 a 36" tall continuous hedge and a continuous band of 18" tall ground cover.
156 The 5' sidewalks shall not be part of the 7' parkway strip.
157 iii) The parkway strip and sidewalks shall be constructed at the time of
158 development of the parcels adjacent to the easement area. Only the parkway
159 strip and sidewalk adjacent to the developing parcel are required to be
160 provided with construction of the connector road. Adjacent parcels will still be
161 required to provide perimeter landscaping at the time of development of the
162 parcel
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164 From the northern turn of the connector road alignment to Judge Road, the
165 connector road easement shall be a minimum of 50' wide with a minimum 24' of
166 pavement, an 8' wide parkway strip with canopy street trees adjacent to the
167 travel lanes and a 5' wide sidewalk on both sides of the travel lanes. The
168 easement shall be expanded to accommodate travel lanes if needed.
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- 170 i) No pull-in parking shall be permitted along the proposed connector road.
171 ii) The parkway strip shall, at a minimum include understory trees spaced 30'
172 apart, a 36" tall continuous hedge and a continuous band of 18" tall
173 groundcover. The 5' sidewalks shall not be part of the 8' parkway strip.
174 iii) The parkway strip and sidewalks shall be constructed at the time of development
175 of the parcels adjacent to the easement area.
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- 177 b) *Sidewalks.* With the development of each parcel along Judge Road a 5' wide
178 sidewalk, adjacent to the development site, shall be extended from its existing
179 terminus on Judge Road to the eastern boundary of the PD. Developers of
180 individual parcels shall only be required to construct sidewalks on development
181 sites for which they are seeking building permits.
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- 183 c) *Perimeter Landscaping.* Lots shall include the following landscape standards:
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- 185 i) A landscaped area shall be established along the frontage of Lots facing and
186 contiguous to Conway Road and Judge Road. The landscaped area shall be
187 parallel to the right-of-way line of the adjacent public street.
 - 188 ii) The landscape area shall consist of the following plant materials:
189
 - 190 a. 12'-14' high canopy trees planted 100' on center.
 - 191 b. Five (5) 6'-8' high understory trees spaced evenly between the canopy
192 trees;
 - 193 c. 3' high continuous shrub row planted 36' on center (3 gallon plants); and
 - 194 d. 8"-12" high groundcover planted 12"-24" on center (1-3 gallon plants).
- 195
- 196 d) *Stormwater Retention/Detention Ponds.* Wet stormwater ponds that are visible
197 from the street shall to the maximum extent practicable be designed so as to
198 serve as a visual and physical amenity to the Property, and shall include the
199 following features:
200
- 201 i) Any depressions or swales shall appear as a lawn or landscaped area;
 - 202 ii) Ponds shall incorporate aquatic plants approved by either the St. Johns River
203 Water Management District or the City of Orlando, or their successor
204 agencies;
 - 205 iii) All ponds located within 100' of a public road shall incorporate a fountain or
206 spray jet visual amenity.
207
- 208 e) *Architecture.*
- 209 i) Building Materials and Structures - Pre-engineered, metal clad buildings shall
210 not be permitted on the Property. Masonry finished buildings shall be required
211 for all office and industrial buildings. Approved masonry finishes include the
212 following:
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 - 214 a. Concrete Tilt Panel (painted, textured, and aggregate)
 - 215 b. Concrete Block (fluted-ribbed)
 - 216 c. Brick
 - 217 d. Stucco
 - 218 e. EFtS (Dryvit, Stowe, etc.)
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- f. Other finish material provided the material is substantially similar in composition to the examples above.

- ii) Building Articulation and Design Features - At least sixty percent (60%) of all retail facades fronting on a public street and forty percent (40%) of all office facades fronting on a public street, except for loading areas, shall be articulated with canopies, porticos or arcades. In addition to the articulation requirement provided herein, retail and office buildings shall incorporate at least three of the following design features, and industrial building shall incorporate at least two of the following design features:
 - a. Overhangs
 - b. Recesses or projections
 - c. Raised corniced parapets over the door
 - d. Peaked roof forms
 - e. Arches
 - f. Display or storefront windows
 - g. Architectural details such as tile work, moldings, stone or brick integrated into the building

- iii) Transparency – At least thirty percent (30%) of any retail or office façade that faces a public street, as measured from the finished floor to the ceiling, shall be of transparent materials. The required transparent materials shall be primarily located between 3’ and 7’ in height, as measured from the ground.

- iv) Projections and Recesses – The maximum length of uninterrupted building elevation that faces a public street shall be 100’. Buildings with an elevation greater than 100’ in length that faces a public street shall incorporate projections or recesses into at least twenty percent (20%) of the building elevation that faces the public street.

- v) Loading Areas – No front load warehouses shall be directly fronting on Judge Road or Conway Road. Loading areas, storage and trash facilities shall be screened from view by a combination of landscaping and walls. To the maximum extent feasible, these areas shall be located between buildings. Screen walls facing public streets or adjacent parcels, lots or buildings shall be landscaped or architecturally coordinated with the design and colors of the principal building. Gates or doors to trash facilities must be constructed of metal materials and shall remain closed except for trash pick-up.

- vi) Pedestrian Entrances – All principal buildings shall have a clearly articulated customer entrance visible from a public street and connected to the public street by a sidewalk.

264 vii) Roof Designs – Roofs shall incorporate at least one of the following features:
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- 266 a. Parapets that conceal flat roofs, HVAC units and other rooftop equipment
267 from all sides that are exposed to a public road;
268 b. Overhang eaves that extend beyond the supporting walls as appropriate
269 to the architectural style; or sloping roofs that do not exceed the average
270 height of the supporting walls. Sloping roofs shall have a minimum
271 average slope of one foot of vertical rise for every 3' of horizontal run.
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273 viii) Fencing – All fencing and screen materials shall consist of masonry, woven
274 metal, or black vinyl coated chain link fence. The minimum setback for fences
275 and screens shall be 10' provided that chain link fences located within 50' of
276 any dedicated right-of-way shall be completely screened by landscape
277 material and any chain link fence located more that 50' from any right-of-way
278 shall be no less than fifty percent (50%) screened by landscape materials.
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280 **3) Transportation**

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282 a) *Driveway Location.* Access to Conway Road shall be through existing curb cuts
283 and median openings. No additional driveways or median openings will be
284 approved on Conway Road. To the extent possible, the existing curb-cuts on
285 Judge Rad shall be used for access and the total number of curb-cuts serving the
286 property shall be minimized. Additional curb-cuts onto Judge Road will only be
287 approved for exceptional circumstances.
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289 b) *On-site Sidewalk System.* Sidewalks and crosswalks shall be provided to create
290 a continuous and direct pedestrian network between the various buildings on-site
291 and to connect to the public sidewalk on Conway Road. Sidewalks shall be a
292 minimum width of 5' and crosswalks shall conform to MUTCD standards. ADA
293 compliant ramps and warning devices shall be used as needed.
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295 **SECTION 5. SCRIVENER'S ERROR.** The City Attorney may correct scrivener's
296 errors found in this ordinance by filing a corrected copy of this ordinance with the City
297 Clerk.
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299 **SECTION 6. SEVERABILITY.** If any provision of this ordinance or its
300 application to any person or circumstance is held invalid, the invalidity does not affect
301 other provisions or applications of this ordinance which can be given effect without the
302 invalid provision or application, and to this end the provisions of this ordinance are
303 severable.
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305 **SECTION 7. EFFECTIVE DATE.** This ordinance takes effect upon the effective
306 date of City of Orlando Ordinance #2014-68, relating to the Property's Future Land Use
307 Map designation.

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DONE, THE FIRST READING, by the City Council of the City of Orlando, Florida, at a regular meeting, this _____ day of _____, 2015.

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 _____, 2015.

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

City Attorney

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