

1 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY  
2 OF ORLANDO, FLORIDA, RELATING TO THE CITY'S  
3 GROWTH MANAGEMENT PLAN; PROVIDING THE  
4 SUMMER 2015 PACKAGE OF GMP AMENDMENTS  
5 PURSUANT TO THE EXPEDITED STATE REVIEW  
6 PROCESS; AMENDING THE GMP RELATING TO THE  
7 PARRAMORE COMPREHENSIVE PLAN; AMENDING  
8 FUTURE LAND USE FIGURE LU-1 RELATING TO  
9 RESIDENTIAL DENSITIES; AMENDING  
10 CONSERVATION ELEMENT POLICY 1.4.1 RELATING  
11 TO CERTAIN STATE AND FEDERAL ENVIRONMENTAL  
12 REGULATORY PROCESSES; PROVIDING FOR  
13 AMENDMENT OF THE CITY'S OFFICIAL FUTURE  
14 LAND USE MAPS; PROVIDING FOR SEVERABILITY,  
15 CORRECTION OF SCRIVENER'S ERRORS, AND AN  
16 EFFECTIVE DATE.

17  
18 **WHEREAS**, section 3 of the Department of Commerce's *A Standard State*  
19 *Zoning Enabling Act* (1926) provides that the regulation of the erection, construction,  
20 reconstruction, alteration, repair, or use of buildings, structures, or land "shall be made in  
21 accordance with a comprehensive plan..." and

22  
23 **WHEREAS**, subsection 163.3167(2), Florida Statutes, provides that "[e]ach local  
24 government shall maintain a comprehensive plan of the type and in the manner set out  
25 in [the Community Planning Act]," sections 163.3161 – 163.3217, Florida Statutes; and

26  
27 **WHEREAS**, paragraph 163.3167(1)(b), Florida Statutes, gives cities the power  
28 and responsibility to "adopt and amend comprehensive plans, or elements or portions  
29 thereof, to guide their future development and growth;" and

30  
31 **WHEREAS**, for purposes of the Community Planning Act, the City of Orlando,  
32 Florida's (the "City") comprehensive plan is the *Growth Management Plan* (the "GMP");  
33 and

34  
35 **WHEREAS**, at section 163.3168, Florida Statutes, the Florida Legislature  
36 "recognizes the need for innovative planning and development strategies to promote a  
37 diverse economy and vibrant rural and urban communities, while protecting  
38 environmentally sensitive areas," and the "substantial advantages of innovative  
39 approaches to development directed to meet the needs of urban, rural, and suburban  
40 areas," while encouraging local governments "to apply innovative planning tools;" and

41  
42 **WHEREAS**, from time to time, due to state law, including the Community  
43 Planning Act and the State Comprehensive Plan, as provided at Chapter 187, Florida  
44 Statutes (the "State Comprehensive Plan"), the *East Central Florida 2060 Plan* adopted  
45 by the East Central Florida Regional Planning Council pursuant to sections 186.507 and  
46 186.508, Florida Statutes (the "Strategic Regional Policy Plan"), the comprehensive  
47 plans of other nearby local governments, plans and policies of federal, state, and  
48 regional agencies, changes to the jurisdictional boundaries of the City of Orlando, the  
49 natural development of the built-environment and economy, requests from property  
50 owners, along with the changing needs and desires of the people of Orlando and

51 general progress in the field of planning make it necessary or desirable to amend the  
52 City's Growth Management Plan; and

53  
54 **WHEREAS**, the process for the adoption of amendments to the comprehensive  
55 plan is provided at sections 163.3184 and 163.3187, Florida Statutes; and

56  
57 **WHEREAS**, at its regularly scheduled meeting of March 17, 2015, the City's  
58 Municipal Planning Board (the "MPB") considered (1) application case number  
59 GMP2015-00004, proposing an amendment to the GMP to incorporate the Parramore  
60 Comprehensive Neighborhood Plan into the City's GMP, (2) application case number  
61 GMP2015-00005, proposing an amendment to the GMP to reflect exceptions in the  
62 City's Land Development Code to the minimum and maximum densities for certain  
63 residential zoning districts, (3) application case number GMP2015-00007, proposing an  
64 amendment to the GMP to clarify the regulatory review process for certain  
65 environmentally sensitive land; and

66  
67 **WHEREAS**, based upon the evidence presented to the MPB, including the  
68 information and analysis contained in the "Staff Report to the Municipal Planning Board"  
69 for application case number GMP2015-00004 (entitled "Item #4 – Parramore  
70 Comprehensive Neighborhood Plan – GMP Policies"), application case number  
71 GMP2015-00005 (entitled "Item #5 – Future Land Use Element Figure LU-1 –  
72 Residential Densities"), and application case number GMP2015-00008 (entitled "Item #6  
73 – Conservation Element Policy 1.4.1"), the MPB recommended that the City Council of  
74 the City of Orlando, Florida (the "Orlando City Council"), approve said applications and  
75 adopt an ordinance or ordinances in accordance therewith; and

76  
77 **WHEREAS**, the MPB found that the applications are consistent with:

- 78  
79 1. The State Comprehensive Plan; and  
80  
81 2. The Strategic Regional Policy Plan; and  
82  
83 3. The Growth Management Plan; and  
84

85 **WHEREAS**, the Orlando City Council hereby finds that this ordinance is in the  
86 best interest of the public health, safety, and welfare, and is consistent with the  
87 applicable provisions of the State Comprehensive Plan, the Strategic Regional Policy  
88 Plan, and the City's GMP; and

89  
90 **WHEREAS**, this ordinance is adopted pursuant to the "expedited state review  
91 process for adoption of comprehensive plan amendments" as provided by subsection  
92 163.3184(3), Florida Statutes; and

93  
94 **NOW, THEREFORE, BE IT ENACTED BY THE CITY COUNCIL OF THE CITY**  
95 **OF ORLANDO, FLORIDA, AS FOLLOWS:**  
96

97           **SECTION 1. SUBAREA 6 GOAL B, AMENDED.** Pursuant to subsection  
98 163.3184(3), Florida Statutes, the text of the City's Growth Management Plan is hereby  
99 amended to add Objective 6B.2, which shall be inserted after Objective 6B.1 of Subarea  
100 6 Goal B in the Future Land Use Element, and shall read as follows (underlined text are  
101 additions to the Growth Management Plan):  
102

103           **Objective 6B.2**           The City of Orlando shall prepare a long term Vision for the  
104   creation of a 21<sup>st</sup> Century Parramore Neighborhood that is fully  
105   integrated and connected into and supportive of SunRail and  
106   Downtown Orlando and is built upon the principles of Healthy  
107   Community Design. This Vision, contained in the Parramore  
108   Comprehensive Neighborhood Plan, shall be implemented  
109   throughout the planning period.  
110

111           **SECTION 2. SUBAREA 6 POLICIES, AMENDED.** Pursuant to subsection  
112 163.3184(3), Florida Statutes, the text of the City's Growth Management Plan is hereby  
113 amended to add Subarea Policy S.6.14, which shall be inserted after Subarea Policy  
114 S.6.13 in the Future Land Use Element, and shall read as follows (underlined text are  
115 additions to the Growth Management Plan):  
116

117           **Policy S.6.14**           The Parramore Comprehensive Neighborhood Plan and its Vision  
118   Plan shall be utilized by the City as the foundation for directing  
119   efforts to preserve, revitalize, and redevelop the Parramore  
120   community. The following actions by the City will be required for  
121   the implementation of the Parramore Plan:  
122

123   (a) *Action items.* The Parramore Comprehensive  
124   Neighborhood Plan outlines near-term, mid-term, and long-term  
125   actions. These projects shall be considered by City officials in  
126   preparing the Capital Improvements Program, capital budget, and  
127   departmental budgets. Special consideration shall be given to  
128   those projects that address concerns for public safety, provide  
129   safe and affordable housing, and advance the Healthy Community  
130   Design Principles to "Promote Social and Environmental Justice"  
131   and to "Increase Housing Opportunities."  
132

133   (b) *Education.* One of the key principles of Healthy  
134   Community Design is to "Make Education the Cornerstone of  
135   Revitalization." There are two projects that are critical for  
136   advancing this principle for the Parramore community.  
137

138   1. The City of Orlando should collaborate with  
139   Orange County Public Schools to assure that the Parramore PS-8  
140   school is designed and operated to include the fundamentals of a

141 Community School as promulgated by the Children's Aid Society  
142 National Center for Community Schools. The Parramore PS-8  
143 community school shall be exempt from the limitations on the  
144 establishment or expansion of social service as provided in  
145 Subarea Policy S.6.9 and the City's Land Development Code.

146  
147 2. The City should collaborate and cooperate with  
148 the University of Central Florida and Valencia College in seeking  
149 the funding necessary to support the development of a downtown  
150 university campus in the Creative Village area of Parramore.

151  
152 (c) *Healthy Community Design.* The Parramore Plan has  
153 been developed using ten principles of Healthy Community  
154 Design. A series of indicators and measures to be used in  
155 evaluating progress toward realizing the principles was developed  
156 and incorporated into the Plan. Using selected measures, the City  
157 should prepare a baseline assessment by 2016. The assessment  
158 should be updated periodically and include recommended  
159 adjustments to the Parramore Plan as necessary to better achieve  
160 the Healthy Community Design principles.

161  
162 (d) *Parramore Zoning Overlay.* The City shall consider  
163 adopting a zoning overlay district as a means of implementing the  
164 Parramore Plan. The zoning district may:

165  
166 1. Include design guidelines and development  
167 standards to encourage a compact urban form, enhance  
168 economic vitality and promote housing and income diversity within  
169 the Parramore community.

170  
171 2. Allow residential development within the I-G  
172 zoning district at a maximum density before bonuses of 40  
173 dwelling units per acre.

174  
175 3. Expand the area where the Medium and High  
176 Intensity Mixed Use Corridor future land use categories may be  
177 utilized.

178  
179 4. Address the opportunities afforded by the UCF  
180 Downtown Campus and Orlando City Soccer Club stadium while  
181 also protecting the historic neighborhoods in the Parramore  
182 community.

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184                   The zoning overlay district is intended to advance  
185                   revitalization of the Parramore community by emphasizing  
186                   pedestrian scale, active ground floor uses, active outdoor spaces,  
187                   and advancing the principles of Healthy Community Design. The  
188                   design guidelines shall encourage mixed income and affordable  
189                   housing in proximity to transit and jobs as well as improve  
190                   transportation connectivity through improvements to vehicle,  
191                   pedestrian, transit, and bicycle facilities.

192  
193                   (e) Catalyst Projects. The City should assemble a  
194                   development team consisting of key staff members and  
195                   community partners to develop a comprehensive strategy for  
196                   marketing and incentivizing the development of the “catalyst  
197                   projects” recommended in the Parramore Plan.

198  
199                   (f) Transportation Improvements. To facilitate a balanced  
200                   transportation system, the City should consider making the  
201                   following transportation improvements:

202  
203                               1. Extend Terry Avenue from its present northern  
204                               terminus at West Robinson Street to connect to West Livingston  
205                               Street in the Creative Village.

206  
207                               2. Establish a cycle track along Westmoreland  
208                               Drive to promote safe access to the Parramore PS-8 school.

209  
210                               3. Establish a program to fill in gaps in the sidewalk  
211                               network and repair sidewalks and improve pedestrian crossings.

212  
213                               4. Require all transportation projects within the  
214                               Parramore community to meet complete streets and Safe Routes  
215                               to School design guidelines.

216  
217                               5. Work with LYNX to complete the Downtown  
218                               Orlando LYMMO expansion, including two new lines through the  
219                               Parramore community.

220  
221                               6. Consider restoring South Street and Anderson  
222                               Street to two-way traffic between Westmoreland Drive and Orange  
223                               Blossom Trail and narrow the width of these segments if possible.  
224                               Use remaining right-of-way to accommodate future LYMMO  
225                               service and to provide bike and pedestrian improvements where  
226                               feasible.

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228 7. Promote the concept of “green links” throughout  
229 the community to connect parks and open space areas, civic  
230 institutions, and community uses, using the street and bikeway  
231 network.  
232

233 **SECTION 3. SUBAREA 6 POLICY MAPS, AMENDED.** Pursuant to subsection  
234 163.3184(3), Florida Statutes, the City’s Growth Management Plan subarea policy maps  
235 are hereby amended to include the new Subarea Policy S.6.14 as depicted in **Exhibit**  
236 **“A”** to this ordinance.  
237

238 **SECTION 4. CONSERVATION ELEMENT POLICY 1.4.1, AMENDED.** Pursuant  
239 to subsection 163.3184(3), Florida Statutes, the City’s Growth Management Plan,  
240 Conservation Element, Policy 1.4.1 is hereby amended as follows (\*\*\*\* denotes omitted  
241 text, and underlined text are additions to the Growth Management Plan):  
242

243 \*\*\*\*

244  
245 Construction of single family and duplex homes which are part of subdivisions recorded  
246 prior to the effective date of this amendment; projects for which final local development  
247 orders have been issued prior to the effective date of this amendment; along with  
248 projects which have approved master plans; Developments of Regional Impact, except  
249 substantial deviations thereto, and Planned Developments, subject to conditions  
250 contained therein; and lands lying within urbanized disturbed areas are exempt from the  
251 requirements of this policy.  
252

253 Because the state and federal governments maintain comprehensive regulations relating  
254 to the protection of endangered and threatened species, the protection of wetlands, and  
255 because they have superior expertise and experience with the oversight and remediation  
256 of Formerly Used Defense Sites (FUDS), the City shall defer to the regulatory oversight  
257 of the appropriate state and federal agencies for the protection of endangered and  
258 threatened species, and wetlands (including “Protected Wetlands” designated at Figure  
259 C-2 Part A and Part B), for properties undergoing remediation and/or regulation of  
260 Formerly Used Defense Sites.  
261

262 The City shall consider the findings of the Environmental Assessment in the  
263 development review process, and shall apply the appropriate policies found in this  
264 Conservation Element. After review of the Environmental Assessment, the Department’s  
265 recommendations may include, but are not limited to:  
266

267 \*\*\*\*

268  
269 **SECTION 5. FUTURE LAND USE ELEMENT FIGURE LU-1, AMENDED.**  
270 Pursuant to subsection 163.3187(3), Florida Statutes, the City’s Growth Management  
271 Plan, Future Land Use Element, Figure LU-1, is hereby amended as provided in **Exhibit**

272 “B” to this ordinance (~~strikethroughs~~ denote deleted text and underlines denote added  
273 text).

274  
275 **SECTION 6. AMENDMENT OF FLUM.** The city planning official, or designee, is  
276 hereby directed to amend the City’s adopted Future Land Use Maps in accordance with  
277 this ordinance.

278  
279 **SECTION 7. SCRIVENER’S ERROR.** The city attorney may correct scrivener’s  
280 errors found in this ordinance by filing a corrected copy of this ordinance with the city  
281 clerk.

282  
283 **SECTION 8. SEVERABILITY.** If any provision of this ordinance or its  
284 application to any person or circumstance is held invalid, the invalidity does not affect  
285 other provisions or applications of this ordinance which can be given effect without the  
286 invalid provision or application, and to this end the provisions of this ordinance are  
287 severable.

288  
289 **SECTION 9. EFFECTIVE DATE.** This ordinance is effective upon adoption,  
290 except for the amendments adopted by sections one through seven, which, pursuant to  
291 subparagraph 163.3184(3)(c)4., Florida Statutes, become effective 31 days after the  
292 state land planning agency notifies the local government that the plan amendment  
293 package is complete, or if timely challenged, upon the state land planning agency or the  
294 Administration Commission entering a final order determining the adopted amendment  
295 to be in compliance.

296  
297 **DONE, THE FIRST PUBLISHED ADVERTISEMENT,** in a newspaper of general  
298 circulation in the City of Orlando, Florida, by the city clerk of the City of Orlando, Florida,  
299 this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

300  
301 **DONE, THE FIRST READING AND TRANSMITTAL STAGE HEARING,** by the  
302 City Council of the City of Orlando, Florida, at a regular meeting, this \_\_\_\_\_ day of  
303 \_\_\_\_\_, 2015.

304  
305 **DONE, THE SECOND PUBLISHED ADVERTISEMENT,** in a newspaper of  
306 general circulation in the City of Orlando, Florida, by the City Clerk of the City of  
307 Orlando, Florida, this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

308  
309 **DONE, THE SECOND READING AND ADOPTION HEARING, AND ENACTED**  
310 **ON FINAL PASSAGE,** by an affirmative vote of a majority of a quorum present of the  
311 City Council of the City of Orlando, Florida, at a regular meeting, this \_\_\_\_\_ day of  
312 \_\_\_\_\_, 2015.

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ORDINANCE NO. 2015-31

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

\_\_\_\_\_  
Mayor / Mayor Pro Tempore

\_\_\_\_\_  
Print Name

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

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Print Name

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

\_\_\_\_\_  
City Attorney

\_\_\_\_\_  
Print Name

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