

1 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY  
2 OF ORLANDO, FLORIDA, REZONING CERTAIN LAND  
3 GENERALLY LOCATED NORTH OF W.D. JUDGE ROAD,  
4 WEST OF N. JOHN YOUNG PARKWAY AND SOUTH OF  
5 W. NEW HAMPSHIRE STREET, AND COMPRISED OF  
6 123.2 ACRES OF LAND, MORE OR LESS, FROM THE  
7 PLANNED DEVELOPMENT (“PD”) WITH THE WEKIVA  
8 OVERLAY AND NO CITY ZONING TO THE PLANNED  
9 DEVELOPMENT DISTRICT WITH THE WEKIVA  
10 OVERLAY DISTRICT; PROVIDING A DEVELOPMENT  
11 PLAN AND SPECIAL LAND DEVELOPMENT  
12 REGULATIONS OF THE PLANNED DEVELOPMENT  
13 DISTRICT; PROVIDING FOR SEVERABILITY,  
14 CORRECTION OF SCRIVENER’S ERRORS, AND AN  
15 EFFECTIVE DATE.  
16

17 **WHEREAS**, at its regularly scheduled meeting of August 18, 2015, the Municipal  
18 Planning Board (the “MPB”) of the City of Orlando, Florida (the “City”), considered  
19 zoning application case number ZON2015-00021, requesting a rezoning of certain land  
20 generally located north of W.D. Judge Road, west of N. John Young Parkway and south  
21 of W. New Hampshire Street, comprised of 123.2 acres of land, more or less, and being  
22 more precisely described by the legal description attached to this ordinance as **Exhibit**  
23 **A** (hereinafter the “Property”), from the Planned Development (“PD”) with the Wekiva  
24 overlay and No City zoning; and  
25

26 **WHEREAS**, based upon the evidence presented to the MPB, including the  
27 information and analysis contained in the “Staff Report to the Municipal Planning Board”  
28 for application case number ZON2015-00021 (entitled “Item #3 – Princeton Oaks” and  
29 hereinafter referred to as the “Staff Report”), and subject to certain conditions contained  
30 within the Staff Report, the MPB recommended that the City Council of the City of  
31 Orlando, Florida (the “Orlando City Council”), approve said zoning application and adopt  
32 an ordinance in accordance therewith; and  
33

34 **WHEREAS**, zoning application case number ZON2015-00021 is requesting the  
35 planned development zoning district for the purpose of permitting the development of up  
36 to 1.03 million square feet of industrial use (the “Project”); and  
37

38 **WHEREAS**, the MPB found that application ZON2015-00021 is consistent with:  
39

- 40 1. The *City of Orlando Growth Management Plan*, adopted as the City’s  
41 “comprehensive plan” for purposes of the Florida Community Planning Act,  
42 sections 163.3164 through 163.3217, Florida Statutes (the “GMP”); and  
43
- 44 2. The *City of Orlando Land Development Code*, Chapters 58 through 68, Code  
45 of the City of Orlando, Florida (the “LDC”); and  
46

47 **WHEREAS**, the Orlando City Council hereby finds that this ordinance is in the  
48 best interest of the public health, safety, and welfare, and is consistent with the  
49 applicable provisions of the city’s GMP and LDC; and  
50

51 NOW, THEREFORE, BE IT ENACTED BY THE CITY COUNCIL OF THE CITY  
52 OF ORLANDO, FLORIDA, AS FOLLOWS:  
53

54 **SECTION 1. ZONING.** After due notice and public hearing, and pursuant to part  
55 2Q, Chapter 58, Orlando City Code, and other relevant portions of the Orlando City  
56 Code, the Property is hereby rezoned from the Planned Development (“PD”) with the  
57 Wekiva overlay and no City zoning (to be denoted as “PD/W” on the official maps of the  
58 City) to Planned Development (“PD”) with the Wekiva overlay, as depicted in **Exhibit B**  
59 to this ordinance. This planned development zoning district may be known as the  
60 “Princeton Oaks Planned Development.”  
61

62 **SECTION 2. OTHER DEVELOPMENT LAWS.** In accordance with section  
63 58.367, Orlando City Code, except as expressly provided in this ordinance, the  
64 Princeton Oaks Planned Development zoning district remains subject to all applicable  
65 federal, state, and local laws, and nothing in this ordinance shall be construed to exempt  
66 the Property from the lawful authority or jurisdiction of any federal, state, or local agency.  
67

68 **SECTION 3. DEFAULT ZONING DISTRICT.** Except as expressly provided  
69 otherwise by this ordinance, the Property shall be governed by the land development  
70 regulations of the I-P zoning district.  
71

72 **SECTION 4. SPECIAL LAND DEVELOPMENT REGULATIONS.** The Planned  
73 Development zoning district for the Property is subject to the following special land  
74 development regulations:  
75

76 **1. Land Development**  
77

78 a) *Development Plan.* Subject to any modifications expressly contained in the text  
79 of this ordinance, development and maintenance of the Property must be  
80 consistent with the development plan attached to this ordinance as **Exhibit C**  
81 (hereinafter the “Development Plan”). In the event of a conflict between the text  
82 of this ordinance and the Development Plan, the text of this ordinance shall  
83 control. References in this ordinance to lots, parcels, buildings, phases, and  
84 other development features refer to such features as identified on the  
85 Development Plan.  
86

87 b) *Variances and modifications.* Zoning variances and modification of standards  
88 may be approved pursuant to the procedures set forth in Part 2J and Part 2F,  
89 Chapter 65, Orlando City Code, respectively. The planning official may also  
90 approve minor modifications and design modifications to fences, walls,  
91 landscaping, accessory structures, signs, driveway locations, and bufferyard  
92 requirements. Additionally, recognizing that development plans can change in  
93 small ways between the planning and permitting stages of development, the  
94 planning official may approve up to a 10% modification of any applicable  
95 numerical development standard if the planning official finds that the proposed  
96 modification is consistent with the applicable goals, objectives, and policies of the  
97 GMP, is compatible with nearby existing land uses, would not result in  
98 inadequate public facilities, and is otherwise consistent with the public health,  
99 safety, and welfare. When approving such a modification of a development  
100 standard, the planning official may impose one or more of the conditions of  
101 development provided at section 65.334, Orlando City Code, but such condition

102 or conditions must be reasonably calculated to mitigate the identifiable land use  
 103 impacts of the modified standard.

104  
 105 c) *Phasing*. The Property may be developed in three phases, each phase must be  
 106 developed in a manner that allows the individual phases to function  
 107 independently of each other. The purpose of this requirement is to ensure that  
 108 the first phase, and each subsequent phase, can fully function and operate as  
 109 intended by the Development Plan in the event that subsequent phases are  
 110 delayed or abandoned.

111  
 112 d) *Consistency with the GMP*. Development and use of the Property must be  
 113 consistent with all applicable goals, objectives, policies, and strategies of the  
 114 GMP, including without limitation Subarea Policy S.3.3. All applicable goals,  
 115 objectives, policies, and strategies of the GMP, including without limitation  
 116 Subarea Policy S.3.3 are hereby incorporated into this ordinance as special land  
 117 development regulations of the Princeton Oaks Planned Development zoning  
 118 district.

119  
 120 e) *Administrative Site Plan Review*. Administrative review for the site plan shall be  
 121 required prior to building permits for each phase or sub phase of development.  
 122 Each site plan shall include a trip generation calculation. If a proposed use  
 123 generates significantly more trips than what was shown on the traffic study,  
 124 additional analysis and mitigation may be required.

125  
 126 f) *Maximum Intensity*. The maximum development intensity shall not exceed  
 127 1,029,000 sq. ft. of industrial use.

128  
 129 g) *Maximus Impervious Surface Ratio*. The maximum ISR is 0.80.

130  
 131 h) *Setbacks*. The required setbacks are as follows; 35' front, 35' street side, 10' side  
 132 yard, 10' rear yard and 100' residential district. The rear half of the front and  
 133 street side yard setback may be used for vehicular use areas and signs.

134  
 135 i) *Allowable Uses*. All permitted uses in the I-P district are allowed. Hotel,  
 136 adult/child day care, high school and vertiports are not permitted.

137  
 138 j) *Building Height*. The maximum building height shall be 75 feet.

139  
 140 k) *Landscaping Requirements*. The project must adhere to the Landscaping  
 141 requirements of the Land Development Code. In accordance with landscaping  
 142 requirements, a bufferyard C is required on the northern 4.89 acre parcel's  
 143 eastern property line which is adjacent to residential homes.

144  
 145 **2. Traffic Engineering**

146  
 147 a) *Phases of Development*. There will be three phases: Phase 1A, Phase 1B and  
 148 Phase 2. Phase 1A will consist of two buildings and Phase 1B will consist of  
 149 three buildings. See attached roadway Improvement Phasing Plan attached as  
 150 **Exhibit D**.

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 152 b) *Phase 1A and 1B Requirements*.

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- i. A privately maintained public access drive from the proposed eastern entrance on the site shall be constructed.
- ii. A privately maintained public access drive that runs east-west and parallel to W.D. Judge Road shall be constructed. The portion that will be constructed during Phase 1A will be the length that runs parallel to the adjacent two structures in this phase. In Phase 1B, the east-west access drive will be extended to the truck court in Phase 2, building 600.
- iii. The public access drive shall have a minimum roadway width of 24 feet shall be designed to accommodate the design vehicles that will utilize the proposed development and shall provide pedestrian access to and thru the site.
- iv. A three lane road section will be provided by the developer on W.D. Judge Road from John Young Parkway to the west side of the existing Frito Lay driveway. West of the Frito Lay driveway, the typical section will taper down to two lanes.
- v. No truck traffic shall be directed to Mercy Drive; the design of the eastern driveway to prohibit truck traffic shall be reviewed and approved by the City Transportation Engineer at the permitting stage.
- vi. 20 feet of City Services Easement shall be conveyed to the City for the Lake Lawne Multi Use trail on the north side of W.D. Judge Road behind the existing power lines. The Lake Lawne Trail shall be a minimum width of 16' and constructed in Phase 1A. The portion of the trail construction exceeding the standard 5' sidewalk width shall be eligible for Transportation Impact Fee Credits, these credits are to be utilized on the subject Planned Development site's future development. Transportation Impact Fee credits shall be calculated on the City of Orlando's Primary Bicycle Routes Study-Preliminary Cost Estimate for the Lake Lawne Trail.
- vii. The developer shall provide a private driveway for passenger vehicles only to access W.D. Judge Road in Phase 1B. This driveway shall be located in the southwest area of the property and shall align with the entrance of the existing apartments on the south side of W.D. Judge Road. Left turn lanes on W.D. Judge Road to service this driveway and the existing apartment driveway shall also be constructed in Phase 1B. The left turn lanes shall be designed to comply with FDOT Design Standards.
- viii. A right turn lane that meets FDOT Design standards shall be constructed on W.D. Judge for westbound traffic at the eastern driveway to facilitate truck turning movements.
- ix. Traffic counts on Ferguson from S.R. 50 to W.D. Judge Road shall be completed by the developer and provided to the City Transportation Engineering Department both before development begins and after the facility is in full operation. The first traffic count shall be completed and accepted by the City Transportation Engineering Department any permits are released,

204 the timing of the second traffic count will be six (6) months after the  
205 Certificate of Occupancy of Phase 1B.

- 206  
207 c) *Phase 2 Requirements.* Developer will provide a 25 foot right of way at the  
208 northern property boundary along New Hampshire Street.

209  
210 **3. Urban Design**

- 211  
212 a) *Street Frontage.* The site has a street frontage along W.D. Judge Road of 2,659  
213 linear feet. City Code Section 61.221 limits the maximum block size to 660 feet in  
214 length. This standard typically applies to residential and commercial  
215 development. Longer block lengths may be appropriate for industrial uses.  
216 Therefore a minimum of two north-south streets and one east-west street is  
217 required.

- 218  
219 b) *Appearance Review.* An Appearance Review shall be required prior to building  
220 permits being issued. All Urban Design conditions of approval shall be addressed  
221 in revised drawings prior to Appearance Review Meeting.

222  
223 c) *Architecture*

- 224  
225 i. Architectural elevations shall be generally consistent with those provided in  
226 the Master Plan application. Significant deviation from those elevations shall  
227 require a master plan amendment. Minor changes may be approved by staff.  
228  
229 ii. Eleven large buildings are proposed. No two adjacent buildings shall have  
230 identical façade elevations. Façade variations may be provided through  
231 differing colors, details, and/or materials.  
232  
233 iii. For each building, a base, middle, and top shall be expressed, with materials  
234 finished and wrapped on all facades. A maximum of 4 colors shall be used.  
235  
236 iv. Primary pedestrian entries shall be clearly expressed and highlighted, and  
237 recessed or framed by a sheltering element such as an awning, arcade,  
238 porch or portico. The heights of the parapet wall shall be increased at each  
239 corner and entrance area.  
240  
241 v. Minimum 30% transparency required on primary façades (i.e., oriented  
242 toward the public right-of-way or internal streets or driveways) for each floor  
243 below the roofline. Ground floor glass shall be clear on all facades (minimum  
244 of 80% light transmittance). All other glass shall meet a minimum 60%  
245 transmittance. Tinted or reflective glass shall be prohibited.

246  
247 d) *Building Orientation*

248  
249 Each building shall have a primary façade oriented directly (parallel) to a public  
250 or private street. Parcels abutting public street rights-of-way shall be designed to  
251 have buildings with primary facades oriented toward the street.

252  
253 e) *Lighting*

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- i. All utilities, including street light poles, shall be kept out of the pedestrian path.
  - ii. Site lighting must comply with the new City outdoor lighting code.
  - iii. Light-emitting diode (LED) lamps are encouraged.
- f) *Dumpsters*
- All dumpsters and trash compactors shall be screened with solid walls to match the principal structure. Decorative gates shall be installed to coordinate with principal structure. Landscape screen including low hedge and groundcover required to soften the view from the public ROW.
- g) *Signs*
- i. A Master Sign Package shall be developed to ensure a consistent signage theme across all parcels, buildings, and blocks.
  - ii. Any high-rise signs shall be oriented away from the residential neighborhoods.
  - iii. Plastic panel box signs are prohibited. All signs shall be of durable materials. Internally lit signs must be metal front-lit channel letters; halo-lit channel letters; front and back-lit channel letters; or metal panel faces with push through acrylic letters. Externally lit signs are allowed. Sign options of similar quality may be considered.
- h) *Loading Area Screening*
- Loading docks should be adequately screened from public streets; therefore, provide canopy shade trees 25-50 feet on center where loading docks are visible from the public right of way, with additional landscaping with canopy trees in the front setback to further reduce the view of the loading dock to the public right-of-way. Install extra landscaping along the landscape strips flanking loading dock areas.
- i) *Site Improvements*
- i. Fencing - Any fencing along public rights-of-way shall be open, CPTED-approved fence, such as aluminum or wrought-iron picket fencing or welded-wire picket or mesh fencing, powder-coated black. Any chain link fencing on site shall be 6-gage vinyl-clad black fencing, with top and bottom rails. Masonry unit walls are permitted where consistent with City Code, but pilasters must be not more than 60 feet on center. Fencing may be incorporated into masonry unit walls.
  - ii. Sidewalk Connections - A complete pedestrian circulation plan shall be provided that links all parcels with continuous pathways. A minimum 5-foot wide pedestrian pathway shall connect from the principal building entrances and exits to the sidewalks.

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- iii. Provide stamped concrete, pavers, or an alternative material treatment with a smooth surface for all pedestrian crosswalks.
- iv. Internal private driveways or streets shall be designed for the appearance of a public street, with sidewalks, curbs, and street trees.

j) *Landscaping*

- i. Any canopy trees installed in the public right-of-way in a planting area that is less than 10 feet in width (or on private property less than 5 feet from public sidewalks) shall be installed with appropriate techniques to protect sidewalks, curbs, and infrastructure. Such techniques may include structural soil, pavement-supporting structures, root tunnels, and root barriers, and must be approved by the Appearance Review Official at time of permitting.
- ii. Existing trees (not including those classified as invasive, exotic species) shall be preserved to the extent practical. The placement of underground utilities, including irrigation, within the driplines of existing trees to be preserved shall be done by means of tunneling rather than trenching. Any melaleuca, chinaberry, Chinese tallow, Brazilian pepper, camphor, or Australian pines existing on the site shall be removed.
- iii. Tree clearing (excluding the clearing of invasive exotic species) shall not commence on any parcel until full site and building development plans have been approved for that parcel.
- iv. Street tree planting shall be completed along all roadway frontages abutting and through the site. The street trees shall be installed in accordance with City Code. In locations where installation of street trees within the street right-of-way or a City services easement is infeasible, the trees shall be installed on the site within 10 feet of the right-of-way.
- v. An overall landscape plan shall be developed which repeats at least 15% species and sizes across all parcels or phases.
- vi. Unless reclaimed sanitary water is available as an irrigation source, the irrigation system shall use proposed wet artificial stormwater ponds as the sources for irrigation water.

**4. Transportation Planning**

a) *Public Sidewalk/Multi-Use Path Requirements*

A 16 ft. wide public sidewalk/multi-use path is required adjacent to the WD Judge Rd right-of-way (R-O-W) / property line for the length of the property. A 5 ft. wide public sidewalk/multi-use path is required adjacent to the new road right-of-way (R-O-W) / property line for the length of the property along all public streets. The sidewalk may be meandered as necessary to provide adequate green space for street trees and a grass parkway in addition to the sidewalk. A City Services Easement shall be provided as necessary adjacent to the public road R-O-W to

357 accommodate any portion of the public sidewalk that is not within the public R-O-  
358 W.

359  
360 b) *Pedestrian Crossings Requirements*  
361

362 The main pedestrian crossing areas between the buildings and the parking areas  
363 shall be clearly marked with pavement markings and maintained at all times in  
364 accordance with Manual of Uniform Traffic Control Devices (MUTCD) standards.  
365

366 c) *Connection to Adjacent Uses Requirements*  
367

368 Wherever a proposed development abuts unplatted land or a future phase of the  
369 same development, street stub-outs shall be provided, in accordance with  
370 Orlando Land Development Code (LDC), Section 61.221, to provide access to  
371 abutting properties or to logically extend the street system into the surrounding  
372 area.  
373

374 d) *Driveways—Sight Distance Requirements*  
375

376 At all project entrances, clear sight distances for drivers and pedestrians shall not  
377 be blocked by signs, buildings, building columns, landscaping, or other visual  
378 impediments. No structure, fence, wall, or other visual impediment shall obstruct  
379 vision between 2 feet and 8 feet in height above street level. The street corner /  
380 driveway visibility area shall be shown and noted on construction plans and any  
381 future site plan submittals. The applicant shall design the site plan as necessary  
382 to comply with the street corner visibility requirements (Chapter 60, Sections  
383 60.141 through Sections 60.143) and the driveways and curb cuts requirements  
384 (Chapter 61, Sections 61.101 through Sections 61.107) of the Orlando Land  
385 Development Code (LDC).  
386

387 e) *Dumpster/Compactor*  
388

389 Garbage containers shall be located to allow direct access without requiring  
390 excessive maneuvering or backing up more than 50 ft.  
391

392 f) *Number of Parking Spaces*  
393

394 The proposed number of parking spaces must comply with the Orlando Land  
395 Development Code (LDC) requirements set forth in Chapter 61, Part 3C. Any  
396 proposed reduction in parking allowable in the LDC must be accompanied by a  
397 written justification.  
398

399 g) *Bicycle Parking*  
400

401 Per City Code Sec. 61.333, long-term and short-term bicycle parking spaces  
402 shall be provided for employees and others to use. The short term bike racks  
403 should be placed near the entrance to the buildings, for use by the general  
404 public. The remaining long term spaces may be located within buildings for use  
405 by employees. In all instances, the racks shall be located so as not to create  
406 conflicts with pedestrians or other vehicles.  
407



408 h) *On-Site Sidewalk System Requirements*

409 A paved pedestrian/handicap connection and/or sidewalk shall be provided from  
410 the public sidewalk(s) to the main building entrance(s).  
411

412  
413 i) *Door Opening Requirements*

414  
415 Doors (and any pedestrian entrances) that lead directly from the sidewalk shall  
416 be recessed so the doors do not swing open into the sidewalk area.  
417

418 j) *Landscaping Requirements*

419  
420 The location of any existing, required, and proposed parking lot landscaping,  
421 including trees, hedges, and walls/fences, shall be shown on the site plan and  
422 meet the requirements of the Orlando Land Development Code (LDC), Chapters  
423 60 and 61.  
424

425 k) *Security Gates Requirements*

426  
427 The location and design of all vehicle and pedestrian access / security gates  
428 shall meet Orlando Land Development Code (LDC) and Engineering Standards  
429 Manual (ESM) requirements. Vehicle access gates shall be designed to provide  
430 a turn-around area for denied or errant entries, vehicular storage / stacking,  
431 guest access, emergency access, etc. The gates shall be positioned (offset) to  
432 allow the length of at least one design vehicle to be stored between the keypad  
433 and the sidewalk / road right-of-way (R-O-W) line. A detailed, scaled, and  
434 dimensioned preliminary design shall be submitted for review.  
435

436 l) *Neighborhood Protection Plan Requirements*

437  
438 The Owner/Applicant shall provide documentation as to the measures that will be  
439 taken to protect the adjacent residential neighborhoods from cut-through traffic &  
440 over-flow parking from residents, customers & employees of the site. These  
441 measures shall include such actions as:  
442

- 443 i. Utilizing special techniques like signs / directions marked on the pavement;  
444  
445 ii. Using maps on all brochures that DO NOT show local residential streets;  
446  
447 iii. Directing all persons and vendors making regular deliveries to the property to  
448 use pre-approved routes going to and from the property that do not go  
449 through the adjacent neighborhoods;  
450  
451 iv. Encouraging employees and residents to use Transit by making schedules  
452 and tickets available on-site at the reception or management areas; or  
453  
454 v. Providing employees with directional maps and advising them of the need to  
455 maintain a positive relationship with the adjacent neighborhoods.  
456

457 Copies shall be submitted to Land Development, Transportation Engineering &  
458 Transportation Planning. Approval of the City Transportation Engineer is required

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prior to permit issuance. This is a standard requirement of all development in this area and other areas adjacent to lower density residential neighborhoods.

**SECTION 5. AMENDMENT OF OFFICIAL ZONING MAP.** The city zoning official, or designee, is hereby directed to amend the city's official zoning maps in accordance with this ordinance.

**SECTION 6. 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 7. 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 \_\_\_\_\_, 2016.

**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 \_\_\_\_\_, 2016.

**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 \_\_\_\_\_, 2016.

BY THE MAYOR OF THE CITY OF  
ORLANDO, FLORIDA:

\_\_\_\_\_  
Mayor

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

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

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

ORDINANCE NO. 2016-23

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

512

513

514 \_\_\_\_\_  
Chief Assistant City Attorney

515

516

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

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