

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ORLANDO, FLORIDA, AMENDING THE CITY'S ADOPTED GROWTH MANAGEMENT PLAN TO ASSIGN THE URBAN VILLAGE FUTURE LAND USE MAP DESIGNATION IN PART, AND THE CONSERVATION FUTURE LAND USE DESIGNATION IN PART, TO APPROXIMATELY 54.16 ACRES OF LAND GENERALLY LOCATED SOUTH OF STATE ROAD 417, NORTH OF TYSON ROAD, AND EAST OF NARCOOSSEE ROAD, FURTHER AMENDING THE CITY'S GROWTH MANAGEMENT PLAN TO ESTABLISH A NEW SUBAREA POLICY FOR THE SAME PROPERTY TO PROVIDE A MAXIMUM DEVELOPMENT PROGRAM AND REQUIRED LAND DEVELOPMENT REGULATIONS AND INCLUSION IN THE SOUTHEAST ORLANDO SECTOR PLAN; PROVIDING FOR AMENDMENT OF THE CITY'S OFFICIAL FUTURE LAND USE MAPS; PROVIDING FOR SEVERABILITY, CORRECTION OF SCRIVENER'S ERRORS, AND AN EFFECTIVE DATE.

**WHEREAS**, at its regularly scheduled meeting of February 16, 2016, the Municipal Planning Board (the "MPB") of the City of Orlando, Florida (the "city"), considered the following land development applications for property located south of State Road 417, north of Tyson Road, and east of Narcoossee Road, and being more precisely described by the legal description attached to this ordinance as **Exhibit A** (hereinafter "the property"):

1) Growth Management Plan (hereinafter "GMP") case number GMP2015-00052, requesting an amendment to the City's GMP to designate the property as "Urban Village" in part, and "Conservation" in part, on the city's official Future Land Use Map, and

2) Growth Management Plan case number GMP2015-00053, amending the text of the City's GMP to establish Subarea Policy S.40.10 for the purposes of setting a maximum development program and certain development policies for 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 numbers ANX2015-00029, GMP2015-00052, GMP2015-00053, and ZON2015-00054 (entitled "Item #2- Pioneers Project"), the MPB recommended that the Orlando City Council approve said applications and adopt an ordinance in accordance therewith; and

**WHEREAS**, the MPB found that applications GMP2015-00052 and GMP2015-00053 are consistent with:

1. The *State Comprehensive Plan* as provided at Chapter 187, Florida Statutes (the "State Comprehensive Plan"); and

2. The *East Central Florida 2060 Plan* adopted by the East Central Florida Regional Planning Council pursuant to sections 186.507 and 186.508, Florida Statutes (the "Strategic Regional Policy Plan"); and

3. The *City of Orlando Growth Management Plan*, adopted as the city's "comprehensive plan" for purposes of the Florida Community Planning Act, sections 163.3164 through 163.3217, Florida Statutes (the "GMP"); and

**WHEREAS**, sections 1 through 4 of this ordinance are adopted pursuant to the process for adoption of a large-scale amendment as provided by section 163.3184(3), Florida Statutes; and

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

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

**SECTION 1. FLUM DESIGNATION.** Pursuant to section 163.3184, Florida Statutes, the City of Orlando, Florida, adopted Growth Management Plan Future Land Use Map designation for the property is hereby established as "Urban Village," in part, and "Conservation" in part, as depicted in **Exhibit B** to this ordinance.

**SECTION 2. AMENDMENT OF FLUM.** The city planning official, or designee, is hereby directed to amend the city's adopted future land use maps in accordance with this ordinance.

**SECTION 3. SUBAREA POLICY.** Pursuant to section 163.3184(3), Florida Statutes, the text of the City's Growth Management Plan is hereby amended to add subarea policy S.40.10, which shall be inserted after subarea policy S.40.9 in the Future Land Use element of the Growth Management Plan, and shall read as follows (underlined text are additions to the Growth Management Plan):

Policy S.40.10

The properties within the boundary of this Subarea Policy are located within the Southeast Orlando Sector Plan area and shall be zoned Planned Development (PD). The provisions specified in Future Land Use Policy 2.4.4, Goal 4 and associated objectives and policies shall apply within this area.

The maximum development capacity of this area shall be as follows:

1) 350 multifamily dwelling units, 165,000 square feet of commercial/retail, 50,000 square feet of office, and 35,000 square feet of public/civic, or an equivalent amount of other non-residential uses allowed by the Village Center designation.

2) Any increase in development capacity beyond that allowed by this subarea policy shall require a GMP amendment and shall be supported by data and analysis that

demonstrate adequate facilities and services are available to accommodate the proposed density and intensity of development. Prior to development, each development site shall be reviewed by the Southeast Town Design Review Committee (SETDRC) as part of a specific parcel master plan (SPMP) that addresses building layout, parking, and other site planning issues as identified in the Land Development Code.

#### Transportation

The proposed roadway network within the project shall conform to the City of Orlando's Major Thoroughfare Plan, as may be amended from time to time. Each specific parcel master plan shall include typical street cross sections if new streets are proposed.

**SECTION 4. SUBAREA POLICY MAPS.** Pursuant to section 163.3184(3), Florida Statutes, the City's Growth Management Plan subarea policy maps are hereby amended to include the Property within the newly created subarea policy S.40.10, as depicted in **Exhibit C** to this ordinance.

**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 is effective upon adoption, except for sections one through four which take effect on the 31<sup>st</sup> day after the state land planning agency notifies the city that the plan amendment package is complete. If timely challenged, this ordinance does not become effective until the state land planning agency or the Administration Commission enters a final order determining this amendment to be "in compliance" as defined at section 163.3184(1)(b), Florida Statutes.

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

**DONE, THE FIRST READING AND TRANSMITTAL STAGE HEARING**, by the City Council of the City of Orlando, Florida, at a regular meeting, this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

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

**DONE, THE SECOND READING AND ADOPTION STAGE HEARING, AND ENACTED ON FINAL PASSAGE**, by an affirmative vote of a majority of a quorum

ORDINANCE NO. 2016-45

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

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

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

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

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