

1 **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY**
2 **OF ORLANDO, FLORIDA, DESIGNATING CERTAIN**
3 **LAND GENERALLY LOCATED BETWEEN CARTER**
4 **STREET ON THE NORTH AND WILLIS STREET ON THE**
5 **SOUTH, AND BETWEEN ERESKEN AVENUE ON THE**
6 **EAST AND SHORT AVENUE ON THE WEST; AND**
7 **COMPRISED OF 6.34 ACRES OF LAND, MORE OR**
8 **LESS; AS THE PLANNED DEVELOPMENT DISTRICT;**
9 **PROVIDING A DEVELOPMENT PLAN AND SPECIAL**
10 **LAND DEVELOPMENT REGULATIONS OF THE**
11 **PLANNED DEVELOPMENT DISTRICT; PROVIDING FOR**
12 **SEVERABILITY, PERMIT DISCLAIMER, CORRECTION**
13 **OF SCRIVENER'S ERRORS, AND AN EFFECTIVE DATE.**
14

15 **WHEREAS**, at its regularly scheduled meeting of October 18, 2016, the
16 Municipal Planning Board (the "MPB") of the City of Orlando, Florida (the "City"),
17 considered zoning application case number ZON2016-00024, requesting the Planned
18 Development zoning district for approximately 6.34 acres of land generally located
19 between Carter Street on the north and Willis Street on the South, and between Eresken
20 Avenue on the east and Short Avenue on the west, and being more precisely described
21 by the legal description attached to this ordinance as **Exhibit A** (hereinafter the
22 "property"); and
23

24 **WHEREAS**, based upon the evidence presented to the MPB, including the
25 information and analysis contained in the "Staff Report to the Municipal Planning Board"
26 for application case number ZON2016-00024 (entitled "Item #16 – Parramore Oaks
27 Framework Planned Development" and hereinafter referred to as the "staff report"), and
28 subject to certain conditions contained within the staff report, the MPB recommended
29 that the City Council of the City of Orlando, Florida (the "Orlando City Council"), approve
30 said zoning application and adopt an ordinance in accordance therewith; and
31

32 **WHEREAS**, zoning application case number ZON2016-00024 is requesting the
33 planned development zoning district for the purpose of permitting the phased multi-
34 building development of up to 178 multi-family units and 33 townhomes (the "project");
35 and
36

37 **WHEREAS**, the MPB found that the project is consistent with the City's adopted
38 Growth Management Plan (the "GMP") including the applicable goals, objectives, and
39 policies associated with the property's Future Land Use Map designation of Residential
40 Medium Intensity; and
41

42 **WHEREAS**, the Orlando City Council hereby finds that the project is consistent
43 with the intent and purpose of the planned development district zoning designation as
44 established by Part 2Q, Chapter 58, Code of the City of Orlando, Florida (the "Orlando
45 City Code"); and
46

47 **WHEREAS**, the Orlando City Council hereby finds that the project and this
48 ordinance is in the best interest of the public health, safety, and welfare, and is
49 consistent with the applicable provisions of the City’s GMP, including the applicable
50 goals, objectives, and policies associated with the Property’s Future Land Use Map
51 designation of Residential Medium Intensity; and

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

55
56 **SECTION 1. ZONING DESIGNATION.** After due notice and public hearing, and
57 pursuant to Part 2Q, Chapter 58, Orlando City Code, and other relevant portions of the
58 Orlando City Code, the property is hereby designated as the Planned Development
59 district with the Traditional City and Parramore Heritage overlay districts on the City’s
60 official zoning maps (to be denoted as “PD/T/PH” on the official maps of the City), as
61 depicted in **Exhibit B** to this ordinance. This planned development zoning district may
62 be known as the “Parramore Oaks Planned Development.”

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

69
70 **SECTION 3. DEFAULT ZONING DISTRICT.** Except as expressly provided
71 otherwise by this ordinance, the property shall be governed by the land development
72 regulations of the R-3C Medium Intensity Development District along with the applicable
73 zoning overlay districts depicted in **Exhibit B**.

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

78
79 **1. General Development Regulations**

- 80
81 a) *Development Plan.* Subject to any modifications expressly contained in the text
82 of this ordinance, development and maintenance of the property must be
83 consistent with the development plan attached to this ordinance as **Exhibit C**
84 (hereinafter the “development plan”). In the event of a conflict between the text of
85 this ordinance and the development plan, the text of this ordinance shall control.
86 References in this ordinance to lots, parcels, buildings, phases, and other
87 development features refer to such features as identified on the development
88 plan.
89

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- 90 b) *Phasing*. The property may be developed in multiple phases, but if developed in
91 multiple phases, each phase must be developed in a manner that allows the
92 individual phases to function independently of each other. The purpose of this
93 requirement is to ensure that the first phase, and each subsequent phase, can
94 fully function and operate as intended by the development plan in the event that
95 subsequent phases are delayed or abandoned.
- 96
- 97 c) *Variances and modifications*. Zoning variances and modification of standards
98 may be approved pursuant to the procedures set forth in Part 2J and Part 2F,
99 Chapter 65, Orlando City Code, respectively. The planning official may also
100 approve minor modifications and design modifications to fences, walls,
101 landscaping, accessory structures, signs, and bufferyard requirements.
102 Additionally, recognizing that development plans can change in small ways
103 between the planning and permitting stages of development, the planning official
104 may approve up to a 10% modification of any applicable numerical development
105 standard if the planning official finds that the proposed modification is consistent
106 with the applicable goals, objectives, and policies of the GMP, is compatible with
107 nearby existing land uses, would not result in inadequate public facilities, and is
108 otherwise consistent with the public health, safety, and welfare. When approving
109 such a modification of a development standard, the planning official may impose
110 one or more of the conditions of development provided at section 65.334,
111 Orlando City Code, but such condition or conditions must be reasonably
112 calculated to mitigate the identifiable land use impacts of the modified standard.
113
- 114 d) *Maximum density*. Residential development on the property may not exceed 33.2
115 dwelling units per acre.
- 116
- 117 e) *Building Height*. The building height for the multi-family buildings will not exceed
118 55 feet.
- 119
- 120 f) *Maximum impervious surface ratio*. The impervious surface ratio for the property
121 may not exceed 0.80.
- 122
- 123 g) *Specific Parcel Master Plan (SPMP)*. A SPMP will be required for each phase of
124 development prior to applying for building permits. The SPMP will require a
125 public hearing by the MPB unless it meets the requirements/allowances for the
126 development to be handled administratively, pursuant to section 65.331, Orlando
127 City Code.
- 128
- 129 h) *Master sign plan*. A master sign plan for the property must be reviewed and
130 approved by the planning official before any building permit is issued by the City
131 for a permanent sign on the property. All signage must be permitted prior to
132 fabrication and installation. To be approved the sign plan must include the
133 location (both in plan and elevation views), dimensions (including area

calculations), typology, and operational characteristics of each proposed sign.
The property must be developed and maintained consistent with the approved
master sign plan.

2. Streetscape Design Standards

a) Streetscape Design Guidelines

- i) All streetscape design and construction is required to comply with the design and construction requirements of the Downtown Orlando Streetscape Design Guidelines as they may be amended from time-to-time.
- ii) A city services easement must be provided by the applicant for any portion of the 15-foot streetscape zone outside of applicable rights-of-way.

b) South Parramore Avenue Streetscape

- i) Width - The streetscape width on S. Parramore Avenue., between Carter and Conley Streets, must be a minimum of 15 feet from the back-of-curb. The furniture zone must be a minimum 6 feet wide and must include 6 feet by 9 feet street tree wells and double acorn street lights. The pedestrian clear zone must be a minimum of 9 feet in width. South of Conley Street to the South Parramore Avenue townhouse driveway cuts, the streetscape must be configured with a 7-foot wide grassed parkway strip and an 8 foot wide concrete sidewalk.
- ii) Treatments - The South Parramore Avenue streetscape between Carter and Conley Streets must meet the requirements of Treatment 4 per the Streetscape Design Guidelines. The sidewalk cells must be 5 feet by 5 feet with a troweled edge and medium broom finish from the back of curb to back of sidewalk or face of building. The streetscape treatment south of Conley Street must meet the standards and requirements for Treatment 5 in the Streetscape Design Guidelines.
- iii) Corner Treatments - Lawrenceville brick, consistent with the Streetscape Design Guidelines standards, must be used in the corner treatments at Conley and Carter Streets.
- iv) On-Street Parking - Striped on-street parking spaces are required along the west side of South Parramore Avenue. Long runs of on-street parking spaces must be broken up with tree islands every four (4) spaces.

c) Conley Street and Short Avenue

- i) Width - The minimum streetscape width on Conley Street and Short Avenue must be 13 feet from the back-of-curb with a 7 foot wide grassed parkway strip, 8 foot wide concrete sidewalk and single acorn streetlights in the parkway strips.

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- ii) Streetscape - The Conley Street and Short Avenue streetscapes must meet the standards of Treatment 5 in the Streetscape Design Guidelines.
- d) General Streetscape Requirements
 - i) Street Trees – High rise live oaks trees must be planted as the primary street tree in the furniture zone or parkway strips on Parramore Avenue, Conley Street and Short Avenue. Sylvester Palms may be used as accent street trees at project entrances.
 - ii) Structural Soil – To minimize root damage to adjacent pavement areas, structural soil or a planning official approved equivalent must be installed around all street trees between Carter and Conley Streets consistent with detail 3.4-O and P of the Streetscape Design Guidelines.
 - iii) Street Lights – Double acorn 40-watt LED streetlights, consistent with the Streetscape Design Guidelines and spaced based on OUC lighting requirements, must be used on S. Parramore Avenue in the furniture zone or grassed parkway strips. Single acorn 40-watt LED streetlights should be utilized on Conley Street and Short Avenue in the grassed parkway strip.
 - iv) Curbing - Existing driveway cuts not utilized for access to the subject site must be removed and the curbing replaced with vertical curb. Existing damaged curb must also be repaired or replaced with the construction of the streetscape.
 - v) Corner Treatments - Corner treatments at street intersections must provide two-directional accessibility ramps at each corner perpendicular to the centerline of the adjacent roadway.
 - vi) Valve and Junction Boxes - All at-grade junction, valve and control boxes in the streetscape zone must be traffic-bearing grade boxes and lids, painted per the Streetscape Design Guidelines. Valve and junction boxes in the grassed parkway strip must include a concrete collar.
 - vii) Pedestrian Crossings - The pedestrian crossings at driveway cuts must be level and at the same grade as the sidewalk adjacent to the driveway. An alternative pavement treatment such a Lawrenceville brick or stamped and colored concrete that contrasts with the vehicle lanes must be used in order to clearly define the pedestrian zone. Reflective paint alone is not acceptable at internal and external pedestrian crossings, but may be used in conjunction with pavers or alternative paved surfaces to outline the pedestrian path for night time safety.
 - viii) Building Entries - Building entries should face the street and be recessed, or the doors must open inward so that the entry doors do not conflict or open directly into the pedestrian clear zone.
 - ix) Pedestrian Clear Zone - In no instance can vertical structures or obstructions be allowed in the required pedestrian clear zones or

sidewalks.

- x) Streetscape Materials - Specialty paving and other materials not consistent with the Streetscape Design Guidelines are not permitted inside the right-of-way or city services easements of the streetscape zone.
- xi) Architectural Review Board (“ARB”) Final Review - Final streetscape plans must be submitted for ARB final review and approval prior to submittal of building permits.

3. Architecture

a) Design Intent - Continued focus on the design and details at the base, middle and roofline of the buildings will continue to be critical through the ongoing design and development process. To that end, schematic architectural plans, elevations, axonometric renderings, materials and finishes must be submitted for ARB courtesy review prior to the MPB hearing for the initial phase of the development (after funding is secured). Final architectural plans, elevations, axonometric renderings, materials and finishes must again be submitted for ARB Final Review and approval prior to the submittal of building permits.

b) Multi-Family Buildings

- i) A minimum of three (3) different materials, not including paint colors, must be utilized on all outward facing facades.
- ii) Ground floor units with patios must have a door that faces the adjacent street or alley. It is recommended that the ground floor units that face Parramore Avenue, Conley Street, and America Street also have a gate and sidewalk connection to the adjacent sidewalk.
- iii) All HVAC equipment must be mounted on the roof of the buildings and the parapet must be the same height as the installed HVAC equipment in order to screen the units at eye level.

c) Townhouses

- i) The townhouse elevations must complement but not mimic the multi-family building elevations in order to provide color and architectural variety along the street frontage. Additionally, the parapet height must be varied in order to provide additional visual interest.
- ii) A minimum of three (3) different materials, not including paint colors, must be utilized on all street-facing facades.
- iii) All HVAC equipment must be mounted on the roof of the buildings and the parapet must be the same height as the installed HVAC equipment in order to screen the units at eye level.
- iv) All garage doors must include glazing.

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d) General Architectural Requirements

- i) Balconies, canopies and awnings on the buildings may project into the city service easements. Canopies or awnings that project into the right-of-way will require Transportation Engineering approval. Balconies and canopies that encroach into city service easements must be no less than 12 feet above finished grade to meet maintenance access requirements. Awnings must be a minimum of 9 feet above finished grade.
- ii) The windows on all facades must be recessed 1 to 3 inches from the façade to provide additional design texture and shadow lines on the building facades. The addition of window sills or trim treatments is also recommended.
- iii) Exterior Doors - Minimum 4 inch x 6 inch. security view panels must be provided in all common exterior doors, including emergency exit doors, to provide visibility and security for pedestrians exiting building(s).

e) Transparency

- i) A minimum of 15% transparency must be provided on all floors facing the street. For consistency in the transparency calculation, it is assumed that all residential floors will have an 8 foot floor to ceiling height.
- ii) All glass at the ground level must be clear. Minimum light transmittance must be 80%. High performance or low-e glass may be considered as an alternative with a minimum transmittance of 60%. Tinted, reflective, frosted or spandrel glass will not count towards meeting the transparency requirements.
- iii) No windows at the ground floor level can be dry-walled or have permanent partitions installed on the interior to block natural surveillance.

4. Tree Preservation/Mitigation

- a) A tree survey overlaid on the site plan must be provided in the SPMP submittal for each phase.
- b) Preservation - Several mature specimen trees exist on the site, especially around the project edges. The applicant must use its best efforts to preserve as many existing mature trees as is feasible. Each preserved tree will enhance the value and aesthetic vitality of the overall project.
- c) Tree Removal/Mitigation- A tree removal or encroachment permit is required prior to encroachment on or removal of any trees larger than 4 inches. As part of the tree removal or encroachment permit process, the Owner must work with the City arborist to evaluate the viability of the existing on-site trees and determine if any mitigation will be required for the removal of any trees.

336 **5. Lighting**

- 337
- 338 a) Photometric Plan -- A lighting plan compliant with the City's lighting
- 339 regulations [LDC Chapter 63 Part 2M], including photometrics and all
- 340 proposed exterior lighting fixtures, must be submitted for ARB review and
- 341 approval prior to submittal of building permits.
- 342
- 343 b) Parking Lot light fixtures can be a maximum of 20 feet tall.
- 344

345 **6. Mechanical Equipment and Site Fixtures**

- 346
- 347 a) Venting & Exhaust for mechanical equipment and other utilities must be
- 348 directed towards the rear of the buildings and integrated into the building design.
- 349 All vents must be painted to match the surrounding façade color
- 350
- 351 b) Final Elevations- The location and configuration of all exterior venting and
- 352 mechanical equipment must be depicted on all building elevations, and must be
- 353 submitted for ARB Staff review prior to submittal of building permits.
- 354
- 355 c) Transformer Areas outside the building envelope must be located on the interior
- 356 of the project site and screened on three (3) sides with a hedge that will be 36
- 357 inches. tall at the time of installation.
- 358
- 359 d) All ground mounted and rooftop mechanical equipment must be screened from
- 360 view and must meet the screening conditions of the Land Development Code. An
- 361 interior screen wall or parapet for rooftop mechanical equipment may be required.
- 362 Interior screen walls or parapets must be the same height as the installed
- 363 mechanical equipment height.
- 364
- 365 e) Backflow Preventers [BFP] must be located so as to not be directly visible from the
- 366 adjacent right-of-way and should be screened with landscaping that matches the
- 367 height of the BFP. BFPs must be clearly identified on the final utilities plan.
- 368
- 369 f) Fencing on the site must be an open, CPTED-approved style, such as architectural
- 370 mesh, welded wire or aluminum picket. Chain link fencing is prohibited.
- 371
- 372 g) Clustered Mail Boxes must be located on the interior of the site and must not be
- 373 located between the building and the adjacent right-of-way.
- 374
- 375 h) Electric Meters must be located on the interior of the site and not visible from the
- 376 adjacent right-of-way. Electric meter boxes must be painted to match the building
- 377 colors.
- 378
- 379 i) Telecommunications Equipment should be integrated into the building
- 380 architecture.
- 381

382 **7. Signage**

- 383
- 384 a) Sign Master Plan – A Sign Master Plan must be submitted and approved
- 385 by planning official Determination prior to any signs being permitted and
- 386 erected on the site. The design and dimensions of all project identification

signs shall be included in the Sign Master Plan and a copy of the approved Sign Plan must be included in the ARB Final Review package for each phase/SPMP.

b) Mid-Rise Projecting/Blade Signs - Mid-rise projecting/blade signs must meet the following conditions:

- i) A building site is allowed one [1] mid-rise projecting sign per each building face adjacent to a street, walkway or plaza.
- ii) The area of each permitted mid-rise projecting sign must be counted as part of the low-rise signage allocation for the building site.
- iii) Mid-rise projecting signs can only contain a single message and may incorporate a logo.
- iv) Mid-rise projecting sign faces must be parallel to themselves, with no opposing or angled sign faces.
- v) Mid-rise projecting sign text and graphics must be push-through letters, illuminated channel letters with no visible racetrack or halo-lit dimensionally solid letters. The sign face background must be a solid color unless the appearance review officer approves an alternative. Backlit cabinet sign faces are not permitted.
- vi) Mid-rise projecting signs cannot incorporate digital screens or components, but may include kinetic features in the sign design.
- vii) A mid-rise projecting sign must be located so as to not conflict with the architectural elements or character of a building; decorative brackets may be utilized to attach the sign face to the structure but must comply with the following location and size requirements:
 - 1) The sign face of a mid-rise projecting sign can be no wider than four feet and must be no thicker than 18 inches. The sign face and/or mounting brackets can project no more than 5 feet from the building facade.
 - 2) In no instance can a mid-rise projecting sign face be more than 40-feet tall.
 - 3) The bottom of a mid-rise projecting sign can be no less than 17.5 feet above finished grade.
 - 4) The top of a mid-rise projecting sign can be no more than 60 feet above finished grade or no higher than the finished floor elevation of the top floor of a multi-story building, whichever is less.
 - 5) Mid-rise projecting signs must be included in the Sign Master Plan.

8. **Transportation Planning**

- a) Bicycle Parking – Pursuant to section 61.333, Orlando City Code, a minimum of 20 bike spaces (in secured bike racks) must be installed. The

bike racks must conform to City standards and be located on an impervious surface so as not to interfere with pedestrian or other vehicular movements. The location of the racks may be distributed at more than one place on the site and must be shown on plans submitted at time of permitting.

b) Parking

i) All dimensions for parking stalls and aisles must conform with City Code standards or be approved by the City Transportation Official.

ii) The total number of parking spaces for Phase I, Buildings #1 & #2, may be constructed as shown, provided that the 28 space deficit for City Code minimum parking requirements be held in reserve, should actual demands exceed the developer's estimation. If parking demand for Phase I becomes problematic as determined by City Code Enforcement and the zoning official, the property owner must construct up to 28 parking spaces to the west of the current phase line shown on the submitted plans.

iii) The Project must include a minimum of 5 ADA accessible spaces. These stalls must be located near building entrances and include a clear and accessible path to those entrances.

iv) The required number of parking spaces for Phase 2 will be determined by city staff and the development team at the time of submittal of plans to either the Permitting Services or Planning Divisions. Actual parking demand history for Phase I of this project will be used to determine the appropriate reduction, if any, that may be allowed from regular City Code requirements.

9. **Sewer**

A sewer capacity analysis must be conducted to determine the impacts of the proposed development.

10. **Transportation Engineering**

a) The Owner/Applicant must remove all abandoned, unused, or unapproved curb cuts/driveways and must restore all curbs, gutters, parkways and sidewalks to Orlando Engineering Standards Manual (ESM) requirements and standards.

b) Any existing sidewalk curb ramps adjacent to the site must be reconstructed to meet ADA standards.

c) A city services and sidewalk easement must be dedicated where an existing or newly constructed sidewalk along public right-of-way extends onto the development site.

d) Pedestrian crossing signs and markings must be installed across Parramore Avenue at the Conley Street intersection.

e) For Phase 1, on-street parking stalls must be installed across

Parramore Avenue from Carter Street to the southern property line of the Project south of Conley Street. These stalls will be created east of the existing curb line, will be subject to the dimensions and sightline restrictions in the ESM, 5th Edition and will be segmented by curb extensions at various points along the length of the Project. Curb extensions will typically be required at intersections, driveways, and where drainage structures allow. The intent of the curb extensions is to define the parking stalls as a separate area from the travel lane and to break up the stalls into pods of four to six vehicles. Landscaping/hardscaping is required in the “bulb-outs” created by extending the curb to the east. Similar requirements for on-street parking along Short Avenue will be determined during review of Phase 2 of the Project. No on street parking is required for Conley Street.

- f) The parking bays must be constructed with the following dimensions:
 - i. The minimum travel lane must be 10’ on local roads and 11’ on major thoroughfares, measured from the existing roadway centerline.
 - ii. The minimum parking lane width must be 8’ measured from the travel lane to the curb.
 - iii. The gutter pan must not be included in the width of the travel lane but may be included in the width of the parking lane.
 - iv. The curb transitions at either end of the parking bay must be at a 45 degree angle to the roadway centerline.
- g) Parking stalls on public right-of-way must not be included in the required parking count for the site.
- h) Where a bus stop is adjacent to on-street parking, a minimum 80 foot long bus bay must be designated. The applicant must coordinate with Lynx for any additional bus stop requirements.
- i) On-site parking lot and parking space dimensions must comply with Orlando LDC and ESM.
- j) On-site sidewalks must be a minimum of 5 feet wide when adjacent to drive aisles and 7 feet wide when adjacent to parking stalls unless wheel stops are used.
- k) For all rear access shared driveways, the distance between the face of the garage structure and the far side of the shared driveway can be no less than 24 feet for the purpose of maneuverability.
- l) Shared driveway widths:
 - i. One-way, non-emergency access = 12 feet min; 16 feet preferred.

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- 540 ii. Two-way, non-emergency access = 16 feet min; 20 feet preferred.
541
542 iii. Emergency access route both one and two-way = 20 feet minimum
543 24 feet preferred.
544
545 m) At all project entrances, clear sight distances for drivers and
546 pedestrians must not be blocked by signs, buildings, building columns,
547 landscaping, or other visual impediments. No structure, fence, wall, or other
548 visual impediment shall obstruct vision between 2 feet and 8 feet in height
549 above street level. The street corner /driveway visibility area must be
550 shown and noted on construction plans and any future site plan submittals.
551 The applicant must design the site plan as necessary to comply with the
552 Florida Greenbook and the FDOT Design Standards Index. Sight lines
553 must be provided on both site plans and landscape plans.
554
555 n) The final site plan must show the location and size of the on-site
556 solid waste compactor(s) / dumpster(s) with concrete pads, and
557 enclosures with doors. The solid waste container(s) must not be
558 located adjacent to any single family houses or directly adjacent to
559 the public street. Dumpsters must be located to provide a minimum
560 50 feet of clear backup space and constructed per Orlando
561 Engineering Standards Manual (ESM) requirements, or
562 documentation must be provided from the City's Solid Waste
563 Division indicating curb pick-up or other approved arrangement.
564
565 o) A solid waste collection and/or circulation plan for the townhouse
566 units must be provided.
567
568 p) A residential loading zone must be provided on the apartment site
569 located convenient to freight elevator or equivalent building access.
570 A residential loading and unloading zone is not permitted on the public
571 right-of-way.
572
573 q) For any construction work planned or required within a public right-
574 of-way or City sidewalk easement adjacent to a public right-of-way
575 (including but not limited to: irrigation, drainage, utility, cable,
576 sidewalk, driveway, road construction/reconstruction or
577 landscaping), the Owner/Applicant shall submit Maintenance of traffic
578 plans (M.O.T.); roadway plans including paving, grading, pavement
579 markings and signage; and a copy of all required county and state permits
580
581 r) Where a bus stop is adjacent to on-street parking, a minimum 80 foot long
582 bus bay must be designated. The Property owner must coordinate with
583 Lynx for any additional bus stop requirements.
584

585 **SECTION 5. DISCLAIMER.** In accordance with Section 166.033(5), Florida
586 Statutes, the issuance of this development permit does not in any way create any right
587 on the part of the applicant to obtain a permit from a state or federal agency, and does
588 not create any liability on the part of the City for issuance of this permit if the applicant
589 fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal

590 agency or undertakes actions that result in a violation of state or federal law. All other
591 applicable state or federal permits must be obtained before commencement of the
592 development authorized by this development permit.

593
594 **SECTION 6. SCRIVENER'S ERROR.** The City Attorney may correct
595 scrivener's errors found in this ordinance by filing a corrected copy of this ordinance with
596 the City Clerk.

597
598 **SECTION 7. SEVERABILITY.** If any provision of this ordinance or its
599 application to any person or circumstance is held invalid, the invalidity does not affect
600 other provisions or applications of this ordinance which can be given effect without the
601 invalid provision or application, and to this end the provisions of this ordinance are
602 severable.

603
604 **SECTION 8. EFFECTIVE DATE.** This ordinance takes effect upon adoption.

605
606 **DONE, THE FIRST READING,** by the City Council of the City of Orlando,
607 Florida, at a regular meeting, this _____ day of _____, 2016.

608
609 **DONE, THE PUBLIC NOTICE,** in a newspaper of general circulation in the City
610 of Orlando, Florida, by the City Clerk of the City of Orlando, Florida, this _____ day
611 of _____, 2016.

612
613 **DONE, THE SECOND READING, A PUBLIC HEARING, AND ENACTED ON**
614 **FINAL PASSAGE,** by an affirmative vote of a majority of a quorum present of the City
615 Council of the City of Orlando, Florida, at a regular meeting, this _____ day of
616 _____, 2016.

617
618 BY THE MAYOR OF THE CITY OF
619 ORLANDO, FLORIDA:

620
621
622
623 _____
624 Mayor

625 ATTEST, BY THE CLERK OF THE
626 CITY COUNCIL OF THE CITY OF
627 ORLANDO, FLORIDA:

628
629 _____
630 City Clerk

631
632 _____
633 Print Name

634
635 APPROVED AS TO FORM AND LEGALITY

636 FOR THE USE AND RELIANCE OF THE
637 CITY OF ORLANDO, FLORIDA:

638

639 _____

640 Assistant City Attorney

641

642 _____

643 Print Name

644

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