

1 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY  
2 OF ORLANDO, FLORIDA, AMENDING THE CREATIVE  
3 VILLAGE PLANNED DEVELOPMENT ZONING  
4 ORDINANCE RELATING TO APPROXIMATELY 68  
5 ACRES OF LAND GENERALLY LOCATED NORTH OF  
6 W. ROBINSON ST., EAST OF N. PARRAMORE AVE.,  
7 SOUTH OF W. COLONIAL DR., AND WEST OF  
8 INTERSTATE 4; PROVIDING AMENDED  
9 DEVELOPMENT AND LAND USE PLANS, STREET  
10 CROSS SECTIONS, AND PD AMENDMENT,  
11 MODIFICATION, AND VARIANCE PROCEDURES;  
12 FURTHER PROVIDING AMENDED URBAN DESIGN  
13 REGULATIONS; PROVIDING FOR SEVERABILITY,  
14 PERMIT DISCLAIMER, CORRECTION OF SCRIVENER'S  
15 ERRORS, AND AN EFFECTIVE DATE.  
16

17 **WHEREAS**, at its regularly scheduled meeting of December 20, 2016, the  
18 Municipal Planning Board (the "MPB") of the City of Orlando, Florida (the "city"),  
19 considered zoning application case number ZON2016-00028, requesting amendments  
20 to the Planned Development zoning district for approximately 68 acres of land generally  
21 located north of W. Robinson St., east of N. Parramore Ave., south of W. Colonial Dr.,  
22 and west of Interstate 4, and being more precisely described by the legal description  
23 attached to this ordinance as **Exhibit A** (hereinafter the "property"); and  
24

25 **WHEREAS**, based upon the evidence presented to the MPB, including the  
26 information and analysis contained in the "Staff Report to the Municipal Planning Board"  
27 for application case number ZON2016-00028 (entitled "Item #10 – Creative Village PD  
28 Amendment" and hereinafter referred to as the "staff report"), and subject to certain  
29 conditions contained within the staff report, the MPB recommended that the City Council  
30 of the City of Orlando, Florida (the "Orlando City Council"), approve said zoning  
31 application and adopt an ordinance in accordance therewith; and  
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33 **WHEREAS**, the MPB found that the project is consistent with the City's adopted  
34 Growth Management Plan (the "GMP") including the applicable goals, objectives, and  
35 policies associated with the property's Future Land Use Map designations of Urban  
36 Activity Center and Public, Recreational, and Institutional; and  
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38 **WHEREAS**, the Orlando City Council hereby finds that the project is consistent  
39 with the intent and purpose of the planned development district zoning designation as  
40 established by Part 2Q, Chapter 58, Code of the City of Orlando, Florida (the "Orlando  
41 City Code"); and  
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43 **WHEREAS**, the Orlando City Council hereby finds that the project and this  
44 ordinance is in the best interest of the public health, safety, and welfare, and is  
45 consistent with the applicable provisions of the City's GMP, including the applicable

46 goals, objectives, and policies associated with the Property's Future Land Use Map  
47 designations of Urban Activity Center and Public, Recreational, and Institutional; and  
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49 **NOW, THEREFORE, BE IT ENACTED BY THE CITY COUNCIL OF THE CITY**  
50 **OF ORLANDO, FLORIDA, AS FOLLOWS:**

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52 **SECTION 1. EXHIBIT D, AMENDED. Exhibit D** to Ordinance No. 2012-19 (the  
53 "Conceptual Master Plan") is hereby stricken and replaced with the new **Exhibit D**  
54 attached to this ordinance as **Attachment 1**.

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56 **SECTION 2. EXHIBIT E, AMENDED. Exhibit E** to Ordinance No. 2012-19 (the  
57 "Land Use Plan") is hereby stricken and replaced with the new **Exhibit E** attached to this  
58 ordinance as **Attachment 2**.

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60 **SECTION 3. EXHIBIT F, AMENDED. Exhibit F** to Ordinance No. 2012-19 (the  
61 "Land Use Chart") is hereby stricken and replaced with the new **Exhibit F** attached to  
62 this ordinance as **Attachment 3**.

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64 **SECTION 4. EXHIBIT G, AMENDED. Exhibit G** to Ordinance No. 2012-19 (the  
65 "Active Use Areas Plan") is hereby stricken and replaced with the new **Exhibit G**  
66 attached to this ordinance as **Attachment 4**.

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68 **SECTION 5. EXHIBIT H, AMENDED. Exhibit H** to Ordinance No. 2012-19  
69 ("Existing Uses") is hereby stricken and replaced with the new **Exhibit H** attached to this  
70 ordinance as **Attachment 5**.

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72 **SECTION 6. EXHIBIT I, RESERVED. Exhibit I** was intentionally omitted from  
73 Ordinance No. 2012-19 and is hereby reserved for future use.

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75 **SECTION 7. EXHIBIT J, AMENDED. Exhibit J** to Ordinance No. 2012-19 (the  
76 "Conceptual Open Space Plan") is hereby stricken and replaced with the new **Exhibit J**  
77 attached to this ordinance as **Attachment 6**.

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79 **SECTION 8. EXHIBIT K, AMENDED. Exhibit K** to Ordinance No. 2012-19 (the  
80 "Street Cross Sections") is hereby stricken and replaced with the new **Exhibit K**  
81 attached to this ordinance as **Attachment 7**.

82  
83 **SECTION 9. EXHIBIT L, AMENDED. Exhibit L** to Ordinance No. 2012-19 (the  
84 "Street Abandonment/Bridge Plan") is hereby stricken and replaced with the new **Exhibit**  
85 **L** attached to this ordinance as **Attachment 8**.

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87 **SECTION 10. EXHIBIT M, AMENDED. Exhibit M** to Ordinance No. 2012-19  
88 (the "PD Review Process") is hereby stricken and replaced with the new **Exhibit D**  
89 ("Amendments, Modifications, & Variances) attached to this ordinance as **Attachment 9**.

90  
91 **SECTION 11. SECTION 3.20 e. 1., AMENDED.** Section 3.20 e. 1., of Ordinance  
92 No. 2012-19 is hereby deleted and replaced as follows:  
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94 1. All ground floor facades must be at least 50% transparent on primary  
95 corridors. The area of transparency shall be calculated by linear building frontage times  
96 the height from grade to 12-feet above grade. Where facades are broken up into multiple  
97 tenants, each tenant space shall retain this minimum transparency standard. To count  
98 towards the transparency standard, glass must be substantially clear (or, if the glass is  
99 low-emissivity, the glass must transmit at least 60% of visible light).

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101 **SECTION 12. SECTION 3.20 m. 12., AMENDED.** Section 3.20 m. 21., of  
102 Ordinance No. 2012-19 is hereby deleted and replaced as follows:  
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104 12. At least 50% of ground floor facades facing a public or private right-of-way, a  
105 plaza, or other open space, must be transparent. Mirrored or tinted glass that  
106 significantly reduces transparency is prohibited on all ground floors. All other floors  
107 below the roofline must be at least 30% transparent. The area of transparency shall be  
108 calculated by linear building frontage times the height from grade to 12-feet above  
109 grade. To count towards the transparency standard, glass must be substantially clear  
110 (or, if the glass is low-emissivity, the glass must transmit at least 60% of visible light).

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112 **SECTION 13. SECTION 3.23, AMENDED.** The first paragraph of section 3.23, of  
113 Ordinance No. 2012-19 is hereby deleted and replaced as follows:  
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115 A signed and sealed lighting plan is subject to review and approval as part of  
116 each Master Plan application. The Property shall be developed and maintained in  
117 conformity with the respective final approved lighting plan. Lighting systems must be  
118 consistent with Part 2M, Chapter 63, Orlando City Code, unless otherwise approved by  
119 Master Plan. Light-poles and other lighting utilities must not encroach within pedestrian  
120 pathways. Light-emitting diode lamps are strongly encouraged and street and parking lot  
121 lighting must comply with the Illuminating Engineering Society's Lighting Handbook.  
122 Light fixtures approved by the International Dark Skies Association are recommended.  
123 Street lights must be generally consistent with the standard shown in the Creative  
124 Village Streetscape Standards.

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126 **SECTION 14. DISCLAIMER.** In accordance with section 166.033(5), Florida  
127 Statutes, the issuance of this development permit does not in any way create any right  
128 on the part of the applicant to obtain a permit from a state or federal agency, and does  
129 not create any liability on the part of the city for issuance of this permit if the applicant  
130 fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal  
131 agency or undertakes actions that result in a violation of state or federal law. All other  
132 applicable state or federal permits must be obtained before commencement of the  
133 development authorized by this development permit.  
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**SECTION 15. 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 16. 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 17. 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 \_\_\_\_\_, 2017.

**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 \_\_\_\_\_, 2017.

**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 \_\_\_\_\_, 2017.

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:

\_\_\_\_\_

ORDINANCE NO. 2017-18

181 Assistant City Attorney

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183

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

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