

ORDINANCE NO. 2014-67

1 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY
2 OF ORLANDO, FLORIDA, AMENDING AND
3 RESTATING THE LAND DEVELOPMENT
4 REGULATIONS OF THE DR. PHILLIPS CENTER FOR
5 THE PERFORMING ARTS PLANNED DEVELOPMENT
6 ZONING DISTRICT; RELATING TO CERTAIN LAND
7 GENERALLY LOCATED NORTH OF E. ANDERSON ST.,
8 EAST OF S. ORANGE AVE., SOUTH OF E. SOUTH ST.,
9 AND WEST OF S. ROSALIND AVE., AND COMPRISED
10 OF APPROXIMATELY 8 ACRES OF LAND; PROVIDING
11 FOR SEVERABILITY, CORRECTION OF SCRIVENER'S
12 ERRORS, AND AN EFFECTIVE DATE.
13

14 **WHEREAS**, at its regularly scheduled meeting of October 21, 2014, the Municipal
15 Planning Board (the "MPB") of the City of Orlando, Florida (the "City"), considered
16 zoning application case number ZON2014-00024, requesting amendments to the land
17 development regulations of the Dr. Phillips Center for the Performing Arts Planned
18 Development zoning district, relating to approximately 8 acres of land, generally located
19 north of E. Anderson St., east of S. Orange Ave., south of E. South St., and west of S.
20 Rosalind Ave., and described and depicted in Exhibit "A" (hereinafter the "Property");
21 and
22

23 **WHEREAS**, based upon the evidence presented to the MPB, including the
24 information and analysis contained in the "Agenda Item Summary" for application case
25 number ZON2014-00024 (entitled "Agenda Item 17 – DPAC PD Amendment" and
26 hereinafter referred to as the "Staff Report,"), and subject to certain conditions, the MPB
27 recommended that the City Council of the City of Orlando, Florida (the "Council")
28 approve said zoning application and adopt an ordinance in accordance therewith; and
29

30 **WHEREAS**, zoning application case number ZON2014-00024 is requesting an
31 amendment to the City's planned development zoning designation for the purpose of
32 permitting the multiphase redevelopment of two downtown city blocks to include the Dr.
33 Phillips Center for the Performing Arts, comprised of three performing arts theaters and
34 associated halls and back-of-house space, a grand, public plaza, and up to three
35 commercial or residential buildings (hereinafter the "Project"); and
36

37 **WHEREAS**, the MPB has found that the Project is consistent with the City's
38 adopted Growth Management Plan (the "GMP"); and
39

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

45 **WHEREAS**, the Council hereby finds that this ordinance is in the best interest of
46 the public health, safety, and welfare, and is consistent with the applicable provisions of
47 the City's GMP; and
48

49 **NOW, THEREFORE, BE IT ENACTED BY THE CITY COUNCIL OF THE CITY**
50 **OF ORLANDO, FLORIDA, AS FOLLOWS:**
51

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SECTION 1. ZONING DISTRICT AND AMENDMENT TO THE PD LAND DEVELOPMENT REGULATIONS. The Property was rezoned from Downtown Metropolitan Activity Core Center District with the Traditional City Overlay District (AC-3A/T), in part, and Public Use District with the Traditional City Overlay (P/T), in part, to Planned Development District with the Traditional City Overlay (PD/T) on the City's official zoning map series by City of Orlando Ordinance #2010-32, adopted by the Orlando City Council on December 6, 2010. Ordinance #2010-32 is hereby amended, restated, and completely superseded by this ordinance. This planned development district may be referred to as the Dr. Phillips Center for the Performing Arts Planned Development District.

SECTION 2. DEVELOPMENT PARCELS. The Project is a multiphase, multistage, development comprised of three commercial or residential highrise buildings, the Plaza (as hereinafter defined), and a multi-hall performing arts center, covering two downtown city blocks and subdivided into five distinct development parcels. For reference purposes in this ordinance, the five development parcels on the Property are identified and depicted in the map attached to this ordinance as Exhibit "B" (hereinafter "Parcel 1," "Parcel 2," "Parcel 3," "Parcel 4," and "Parcel 5," respectively, and "Parcels" when referring to any combination of two or more Parcels).

SECTION 3. GENERAL CONDITIONS OF THE PD DISTRICT. The Dr. Phillips Performing Arts Center Planned Development zoning district is subject to the following general conditions:

1. General Zoning and Master Development Plan Conditions

- 1.1. Subject to any modifications expressly contained in this ordinance, including exhibits, and subsequent Master Plans for Parcels 3, 4, and 5, development and maintenance of the Property must be consistent with the Phase 1, Stage 1 and 2 site plans attached to this ordinance as Exhibit "C" (hereinafter the "Site Plans"), and subsequent Master Plans.
- 1.2. If a conflict occurs between the text of this ordinance and exhibits to this ordinance, the text controls.
- 1.3. Except as expressly provided otherwise in this ordinance, the Property remains subject to all applicable federal, state, and local laws, and nothing in this ordinance shall be construed to exempt the Property from the lawful authority or jurisdiction of any federal, state, or local agency.
- 1.4. Lawful uses and structures existing on the Property as of the effective date of this ordinance are hereby made legal and conforming under this ordinance.
- 1.5. Unless otherwise provided in this ordinance, including exhibits, the Property is subject to the standards and regulations of the Downtown Metropolitan Activity Core Center District with the Traditional City Overlay District (AC-3A/T).
- 1.6. Major modifications to the development plan or standards set forth herein shall follow the amendment procedures for development plans as set forth in Chapter 65, Part 2E, LDC. The Planning Official or his designee shall be authorized to permit minor changes to the development plan, Elevations, Plaza Plan, Space

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Frame and the Master Sign Plan in conformance with the intent and purpose of the GMP and the LDC without further review by the MPB or City Council. The changes shall not exceed the maximum standards of the GMP and LDC.

1.7. The Property must be replatted to reflect development of the Project. The replat must be complete, including recordation in the official records of Orange County, before a certificate of occupancy is issued for buildings included within Phase 1, Stage 1, of Parcel 1, or before any building permit is issued for any building on either Parcel 3, 4, or 5, whichever occurs first. The plat for Parcel 5 must provide easements to the benefit of Parcel 1 for the purpose of providing access from S. Rosalind Ave. to the loading docks and back-of-house area on the eastside of Parcel 1, and for access to the utility yard located on the southernmost part of Parcel 5.

1.8. The Property may be developed in multiple phases, and multiple stages within each phase, but if developed in multiple phases and stages, each phase and stage must be developed in a manner that allows the individual phases and stages to function independently of each other. The purpose of this requirement is to ensure that the first phase, and each subsequent phase and stage, can fully function and operate as intended by the Phase 1, Stage 1 and 2 Site Plans in the event that subsequent phases or stages are delayed or abandoned. Parcel 1 may be developed in 2 stages. For the purposes of this ordinance, the 2 stages will be referred to as Phase 1, Stage 1, and Phase 1, Stage 2. The respective stages are chronological in order, with Stage 1 being developed before or at the same time as Stage 2. The Phase 1 stages must include the following development:

1.8.1. Phase 1, Stage 1 must include the following:

1.8.1.1. The realignment of Magnolia Ave. between Anderson St. and South St., to match the alignment depicted in the Site Plan.

1.8.1.2. On Parcel 1, the approximately 2,700-seat amplified theater, the approximately 300-seat multipurpose theater, with its related front-of-house space and back-of-house space for the DPC Building (as defined below) must be developed.

1.8.1.3. Parcel 2 must be sodded and landscaped. The landscaping must include a line of palm trees running along the northern and southern boundaries of Parcel 2 from the east and west property lines. The Parcel must also be developed with two sidewalks connecting Parcel 1 with Orange Ave. Both of these sidewalks must be at least 15' wide, one near the northern boundary and one near the southern boundary of the Parcel.

1.8.1.4. Parcels 3 and 4, where vacant, must be sodded and landscaped. An interim landscaping plan must be reviewed and approved by the Planning Official, and the Parcels must be maintained consistent with the final and approved interim landscaping plan. The Parcels may also be developed with interim space-frames for the purpose of defining the

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Plaza and separating the Plaza space from the vacant Parcels 3 and 4.

1.8.1.5. On Parcel 5, an existing parking lot may remain on the northern portion of the Parcel. A covered transformer yard with street wall may be constructed on the southernmost portion of the Parcel and a curbcut may be constructed along Rosalind Ave. to provide vehicular access from the back-of-house space of Parcel 1.

1.8.2. Phase 1, Stage 2 must include the following:

1.8.2.1. Development of the remaining portion of Parcel 1, including the approximately 1,700-seat acoustic hall with its related front-of-house and back-of-house space.

1.8.2.2. Complete development of Parcel 2 consistent with Section 5 of this ordinance.

1.8.2.3. The parking lot on Parcel 5 will remain as shown on "Exhibit C" Sheet L-01 Phase 1 Stage 1. The parking lot may be reconfigured with the construction of Phase 2 Stage 2, consistent with the Site Plan shown on "Exhibit C" Sheet L-02.

1.9. The following uses are prohibited on the Property, even if otherwise permitted within the underlying or default zoning district of AC-3A/T as of the effective date of this ordinance, or subsequently thereto:

1.9.1. Body art shop

1.9.2. Funeral home.

1.9.3. Automotive service.

1.9.4. Hospital.

1.9.5. Pet boarding facility.

1.9.6. Pet day care facility.

1.9.7. Animal or pet related retail.

1.9.8. Veterinary clinic.

1.9.9. Vehicle sales and rental.

1.9.10. Escort service.

1.9.11. Amusement center.

1.9.12. Game room.

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- 1.9.13. Pool hall.
- 1.9.14. Group housing.
- 1.9.15. Group care facility.
- 1.9.16. Nursing home.
- 1.9.17. Emergency shelter.
- 1.9.18. Treatment and recovery facility.

1.10. All buildings on the Property must be built and maintained in a manner that either naturally allows for or otherwise provides adequate level of radio coverage for the City's public safety radio communications system. At a minimum such coverage shall include the following:

- 1.10.1. Inbound into the building: A minimum average in-building field strength of 10 dbm above the noise floor throughout ninety-five (95%) of the area on each floor of the building when transmitted from the appropriate emergency service dispatch centers.
- 1.10.2. Outbound from the building: A minimum average outbound field strength of 10 dbm above the noise floor throughout ninety-five percent (95%) of the area on each floor of the building when transmitted from the field units portable radio to the appropriate emergency service dispatch centers.
- 1.10.3. The City's public safety communications unit, with consideration of the needs of the police, fire, and emergency medical providers, shall determine the frequency range or ranges that must be supported. For the purpose of this section, adequate radio coverage shall constitute a successful communications test between the equipment in the building and the communications centers for all City emergency service providers.
- 1.10.4. If any part of the installed system or systems contains an electrically powered component, the system must be capable of an independent battery or generator system for a period of at least twelve hours without external power input or maintenance. The battery system must automatically charge in the presence of external power.
- 1.10.5. All amplification equipment installed within buildings on the Property must be FCC accepted.

2. General Transportation Conditions

- 2.1. Final site plans must show onsite pedestrian connectivity between buildings and from buildings to sidewalks. The final location, configuration, and dimensions of all pedestrian paths and sidewalks are subject to review and approval by the City Planning Official. Pedestrian ramps at street corners must be designed, installed, and maintained to provide a separate ramp in each direction.

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Crosswalks at driveways and curbcuts shall be raised to be at same grade as sidewalk adjacent to the driveway in order to clearly define the pedestrian area. The crosswalk surface shall be treated with the same streetscape treatment materials as the sidewalk surface, or a contrasting material, color or texture from the vehicular path. Reflective paint alone is not acceptable, however it may be used in conjunction with pavers or other surface materials to outline the pedestrian path for night time safety.

- 2.2. Bicycle racks must be installed and maintained on each Parcel. All racks must be provided in locations that are safe, visible, and accessible to the public, and where practicable, underneath building overhangs or awnings. The design and location of bicycle racks is subject to review and approval by the Planning Official, or designee, during the final site plan review.

- 2.2.1. Parcels 1 and 2 must provide at least eight bicycle parking spaces plus one additional space for each 5,000 square feet of building space on the respective Parcel. In lieu of bicycle lockers for Parcels 1 and 2, alternative safe and secure bicycle storage options for employees must be provided. At least half of all bike racks provided must be located on Parcels 1 and 2. Bike racks must be distributed around the Property and each Parcel, including building entryways and the Plaza. For Parcels 3, 4, and 5, no more than 4 bike racks may be grouped together at one location.

- 2.2.2. The number of bike racks required of Parcels 3, 4, and 5 shall be determined at the master plan review and approval for each of these respective parcels.

- 2.3. Except for doors used only for emergency exit, doors that lead to or from pedestrian pathways and rights-of-way ("ROW") must be recessed into the building so that the door does not swing into a pedestrian pathway or the ROW.

- 2.4. The owner of Parcels 1 and 2 must contribute \$44,000 towards the cost of design and installation of 2 transit shelters, one serving the bus stop on E. Anderson St., and one serving the bus stop on S. Rosalind Ave, in between Anderson Street and South Street. The contribution must be paid before a building permit is issued for work included within Phase 1, Stage 2.

- 2.5. Final site plans must depict and describe loading facilities. Loading facilities must conform to the requirements of Part 3F, Chapter 61, Orlando City Code, except that Parcels 1 and 5 may be designed in a manner that allows trucks to back into and maneuver from or onto streets, sidewalks, pedestrian walkways, or bikeways.

- 2.6. All sidewalks and streetscapes adjacent to the Property must be built in accordance with illustrations provided in "Exhibit C" or the Downtown Orlando Streetscape Guidelines approved by City Council on March 3, 2008 , except for the following:

- 2.6.1. Sidewalks along Orange Ave., South St., and Anderson St., must be at least 15 feet wide, except for the sidewalk on the south boundary of Parcel 1, which must be a minimum of 12 feet wide. Rosalind Ave. will

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incorporate a 10 feet wide sidewalk, with a 5 feet wide planting strip adjacent to the curb, as illustrated in "Exhibit C".

2.6.2. Sidewalks along Magnolia Ave. and Orange Ave. must be at least 15 feet wide and may be constructed of pavers as illustrated on the Stage 1 and 2 Site Plans. The finished grade of the sidewalks along Magnolia must match the grade of the realigned Magnolia Ave. so that curbs are eliminated. The developer of Parcel 1, the Dr. Phillips Center for the Performing Arts, Inc. ("DPC"), shall be fully responsible for installing the pavers as shown on the Stage 1 and 2 Site Plans. If Parcels 3 and/or 4 develop prior to final buildout of Parcel 1 in Stage 2, the developer of those Parcels is responsible for installing a minimum 15 ft. wide concrete sidewalk as shown in the Phase 1 Site Plan.

2.6.3. Palms trees are permitted within the ROW along Magnolia Avenue adjacent to Parcels 3 and 4. At least three date palms must be installed in this area before a certificate of occupancy is issued for buildings within Phase 1, Stage 1.

3. General Site ID Signage

3.1. All Site ID Signs (identified as "Small ID Signs" in the Master Sign Plan) shall be in conformance with the Master Sign Plan, attached to this ordinance as Exhibit D (hereinafter "Master Sign Plan") as modified by the following conditions:

3.1.1. Site ID signs shall not exceed 10'-6" in height and 2'-8" in width.

3.1.2. Site ID Signs shown on Orange & Anderson, South & Orange, South & Rosalind, and Anderson & Rosalind are off site signs and are shown on private property, in the ROW, on the sidewalks or adjacent to the sidewalks. These signs must be modified as follows:

3.1.2.1. Orange & Anderson: This sign may be permitted as a temporary off-site sign and may be removed at the time Parcel 4 is developed.

3.1.2.2. South & Orange: move back from the street corner into the grass lawn in front of Parcel 3. May be subject to removal at the time Parcel 3 is developed.

3.1.2.3. South & Rosalind: Sign may be subject to removal at the time Parcel 5 is developed.

3.1.2.4. Anderson & Rosalind: Sign may be subject to removal at the time Parcel 5 is developed.

3.1.3. Only the letters in the sign should be illuminated. The box/cabinet shall be opaque.

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- 3.1.4. There is a future art piece shown at the corner of Orange and South. This corner may have either an art piece or the site ID sign, so as not to compete with each other. Alternatively, an art piece with signage may be permitted, subject to approval by the Appearance Review Board (the "ARB") and the City of Orlando Public Art Advisory Board ("Art Board"). Should this piece be in conflict with the Parcel 3 development, it may be relocated to another location, subject to approval by the Art Board.

4. General Landscaping and Hardscaping Conditions

- 4.1. A signed and sealed landscaping plan for each Parcel and adjacent ROW is subject to review and approval by the Planning Official, or designee, prior to the issuance of any building permit for that Parcel. The respective Parcel must be developed and maintained in conformity with its final approved landscaping plan.
- 4.2. Vacant, undeveloped Parcels must be sodded and irrigated. Construction fences may be permitted to screen construction use areas on vacant sites.

5. General Design and Architecture Conditions

- 5.1. The Property and the public ROW adjacent to Property is subject to the jurisdiction of the ARB. All conditions of the ARB shall apply.

All utility service equipment, backflow preventers, mechanical, electrical, plumbing equipment, switch gear, transformers, and roof top utilities, and similar shall be screened. Vents and equipment shall be screened from the public ROW and from the view of all adjacent properties, including the residential units across Rosalind and Anderson Street. Acceptable screening methods shall include but not be limited to: the building parapet, louvers, landscaping, metal screen fencing, high-quality finished utility boxes, mechanical duct wrap to match the color of the roof or material where the duct is exposed, or similar. Above grade utility boxes within the PD and the surrounding streetscapes (ROW) shall be painted silver to match the cantilever roof of the Art Center.

- 5.2. Transformers on the exterior of any building shall be roofed or screened from above, or otherwise incorporated into the building at time of installation.
- 5.3. A signed and sealed lighting plan for each Parcel is subject to review and approval by the City Planning Official prior to the issuance of any building permit for the respective Parcel. The Property must be developed and maintained in conformity with the final approved lighting plan. The lighting plan must be consistent with Orange County's lighting ordinance (Orange County Ord. No. 2003-08, §1, 6-3-03), unless a photometric plan is otherwise approved by the City Planning Official, and the following:
- 5.3.1. Light-poles and other lighting utilities may not encroach within pedestrian pathways.
- 5.3.2. Light fixtures within parking lots and garages may not exceed 30' in height.

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- 406 5.3.3. Light fixtures are prohibited in landscape islands in newly constructed
407 parking lots.
- 408
- 409 5.3.4. To prevent light spilling onto adjacent properties, parking lot light
410 fixtures must be installed and maintained with houseside shields and
411 reflectors that confine direct light to the respective Parcel. Light bulbs in
412 parking lot light fixtures may not exceed 400 watts.
- 413
- 414 5.3.5. Security lighting may not substitute for parking lot and pedestrian
415 pathway light fixtures. Security lighting may only be used for service areas,
416 storage areas, loading facilities, and other similar back-of-house uses.
417 Where security lighting is permitted, it may not extend beyond the fascia or
418 roofline of a building. The shields and enclosure boxes of security lighting
419 fixtures must match the color of the building to which it is attached.
- 420
- 421 5.3.6. Lights installed under awnings, canopies, and porte-cocheres within
422 service or loading dock areas must be recessed or the light fixture must be
423 a full cut off fixture so that light emanates downward only.
- 424
- 425 5.3.7. Light fixtures installed along pedestrian pathways outside of the ROW
426 must be decorative in style and finish, and may not exceed 15' in height,
427 except that 40' tall totem-style fixtures are permitted on Parcel 2.
- 428
- 429 5.3.8. Streetscape lights installed within the public ROW must be the
430 downtown Orlando streetscape standard double-acorn fixtures with
431 reflectors, as described in the Downtown Orlando Streetscape Design,
432 except that "Double Post Beacon" style light poles are permitted on the
433 south side of E. South St. between Rosalind Ave. and Magnolia Ave. and
434 the north side of E. Anderson St. between Rosalind Ave. and Magnolia Ave.
435 The color of the Double Post Beacon pole and the intensity and color of the
436 light it emits must match downtown Orlando streetscape standard double-
437 acorn fixtures. In addition 40' tall totem-style fixtures are permitted on the
438 west side of Magnolia Ave. between E. Anderson St. and E. South St.
- 439
- 440 5.4. Ground floor uses, such as restaurants, that require venting to the outdoors,
441 may not vent onto the public ROW or towards the Plaza. The structure
442 containing the transformer yard planned for Parcel 5 may incorporate louvered
443 architectural vents if no other practicable alternative is available.
- 444
- 445 5.5. Venting systems associated with structured parking must vent onto the roof or
446 through façade treatments that disguise the purpose of the vent. The installation
447 of parking area ventilation equipment, excluding non-motorized architectural
448 grills, in the Parcel 3 and 4 exterior walls facing the Plaza or Magnolia Avenue
449 shall be prohibited. The installation of parking area ventilation equipment,
450 excluding non-motorized architectural grills, in the Parcel 5 exterior walls facing
451 Rosalind Avenue, South Street or Anderson Street shall be prohibited.
- 452
- 453 5.6. Final site plans for each Parcel must depict the location and size of dumpsters
454 and trash compactors. Dumpsters and trash compactors must be internal to
455 buildings or opaquely screened with a masonry wall. The screening wall must
456 match the architectural style and material of the primary structure it serves. The

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wall must be at least 6' in height or at least 6" taller than the waste receptacle hidden behind it, whichever is higher. The container area shall be planted with creeping vines or landscaping that will grow to cover the structure 100% (with the exception of the openings) within one year.

SECTION 4. CONDITIONS SPECIFIC TO PARCEL 1. The Dr. Phillips Performing Arts Center Planned Development zoning district is subject to the following conditions specific to Parcel 1:

1. General Parcel 1 Description

1.1. Parcel 1 must be developed and maintained as a world-class performing arts center (the "DPC Building"). The DPC Building must include three halls, one amplified hall with about 2,700 seats, one multipurpose theater with about 300 seats, and one acoustic hall with about 1,700 seats. The DPC Building must also include a grand entry hall, a banquet hall, rehearsal hall, box office, ancillary office and education space, and back-of-house loading and production space.

1.2. Pursuant to Section 2.171 of the Orlando City Code, a minimum of 1% the total estimated cost of the project for DPC Building and the Plaza (Parcels 1 and 2) shall be provided towards a Public Art Contribution or into the Public Art Fund. The one percent (1%) calculation shall only apply to the first \$50,000,000.00 for any single project which has an estimated construction cost exceeding \$50,000,000.00. For the purposes of this contribution requirement, Stages 1 and 2 will be considered a single project, with the total 1% cost provided with Stage 1.

2. Parcel 1 Zoning and Site Plan Conditions

2.1. A signed and sealed final site plan and landscape plan and signed and sealed construction documents for Parcel 1 are subject to review and approval by the City Planning Division prior to the issuance of any building permit for Parcel 1. The City Planning Division shall review the final site plan and construction documents for conformity with this ordinance and all other applicable laws. Parcel 1 must be developed and maintained in accordance with the approved final site plan. The Planning Official shall ensure that the final approved site plan is consistent with the intent of the Staff Report.

2.2. The minimum FAR for Parcel 1 is 0.75 and the maximum FAR for Parcel 1 is 3.4.

2.3. Residential uses are prohibited on Parcel 1.

2.4. The impervious surface ratio of Parcel 1 may not exceed 0.98.

2.5. Buildings on Parcel 1 may not exceed 140 feet in height.

2.6. Required building setback from lot lines on Parcel 1 are as follows:

2.6.1. Northern lot line: Min. is 0 or 20 feet; Max. is 30 feet after construction of Phase 2 - Stage 2.

2.6.2. Southern lot line: Min. is 0 feet; Max is 5 feet.

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2.6.3. Eastern lot line: Min. is 0 feet; Max is 5 feet.

2.6.4. Western lot line: Min. is 0 feet; Max. is 5 feet.

3. Parcel 1 Signage

3.1. Temporary Construction Fence signage is permitted in conformance with the following conditions:

3.1.1. The property owner/developer of the property shall obtain all necessary permits as provided by the Orlando City Code.

3.1.2. Project identification copy may include project logos and marketing text (i.e. "Elevate your Views" or "Amenities Second to None") that combined may not exceed 20 percent of the overall copy area, plus renderings of the project, floor plans, lifestyle images and background.

3.1.3. Construction fences shall be removed prior to issuance of a Certificate of Occupancy or Certificate of Completion pursuant to Sec. 58.933, LDC.

3.1.4. Construction fence copy shall be well maintained by the developer, property owner, or contractor or his or her designee. Failure to comply may result in revocation of the approval of the permit.

3.2. All signage on Parcel 1 shall be in conformance with the Master Sign Plan Exhibit D as modified by the following conditions:

3.2.1. The permanent changeable graphic shown on the north elevation of the transformer yard screen wall in the Master Sign Plan, page S-04.1 is not be permitted.

3.2.2. Permanent changeable signs will not require ARB review, provided they are consistent with the plan and meet the conditions of the ARB and this PD ordinance. Final permanent signs shall be reviewed by Minor ARB prior to permitting.

3.2.3. A maximum of 15% of the sign area on permanent changeable signs may be sponsorship related. The percentage is on a sign-by-sign basis and shall not be combined from the overall changeable sign area for the building and placed on one sign.

3.2.3.1. Graphics of permanent changeable signs shall not obscure the ground level glazing at any location.

3.2.3.2. Digital images in 11 poster cases may be static display only. Copy may be changed no more than once every 1 hour.

3.2.3.3. Digital images in pedestrian signs may be static display only. Copy may be changed no more than once every 15 seconds.

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- 559 3.2.3.4. The Integrated Electronic Display Sign on the west façade may be full
560 motion or static digital displays, however, the displays must be simulcasts
561 or static images of events in the DPC Building or the Plaza or other related
562 images of cultural, entertainment or educational value. Advertising shall
563 not be permitted; however, sponsorships not to exceed a maximum of
564 15% of the sign/screen area per image may be permitted.
565
- 566 3.2.3.5. Integrated Electronic Display Signs on each of the eastern façade of
567 the stair towers (see Exhibit D sheets S-24 and S-24.1) may be full motion
568 when Magnolia Ave. is closed to vehicular traffic. When Magnolia Ave. is
569 open to traffic, it shall be static display and meet conditions above.
570
- 571 3.2.4. Proposed vehicular signs shall not exceed 6-feet in height, and shall not
572 be located within the ROW.
573
- 574 3.3. Flags are prohibited on the roof of the building.
575
- 576 3.4. Programmable electronic signs (also known as and hereinafter referred to as "digital
577 signs") are allowed on the Property as provided in the Master Sign Plan for Parcels
578 1 and 2, and approved subject to the following operational restrictions:
579
- 580 3.4.1. Digital signs may not display rotating or flashing light.
581
- 582 3.4.2. Digital signs may not display light illuminated in such a manner so as to
583 cause glare or to impair the vision of motorists or otherwise distract motorists'
584 ability to safely operate their vehicle.
585
- 586 3.4.3. Digital signs may not display the word "stop" or "danger," or present or
587 imply the need or requirement of stopping or the existence of danger. Images
588 or messages that resemble a warning, danger signal, or traffic control device
589 are prohibited.
590
- 591 3.4.4. Digital signs may not display personalized or interactive images or
592 messages except if streets or plazas are closed under Magnolia Ave..
593
- 594 3.4.5. Illumination of digital signs may not exceed the brightness level of 0.3 foot
595 candles above ambient light as measured using a foot candle (lux) meter at a
596 preset distance. The brightness measurement process for digital signs shall be
597 as follows:
598
- 599 3.4.6. At least 30 minutes past sunset, use a foot candle meter to record the
600 ambient light reading for the area. This must be done while the subject digital
601 sign is off or displaying all black copy.
602
- 603 3.4.7. This first reading must be taken with the meter aimed directly at the digital
604 sign from the following appropriate preset distance:
605
- 606 3.4.7.1. 0 – 100 square foot sign: 100 feet from source.
607 3.4.7.2. 101 – 350 square foot sign: 150 feet from source.
608 3.4.7.3. 351 – 650 square foot sign: 200 feet from source.
609 3.4.7.4. 651 – 1,000 square foot sign: 250 feet from source.

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3.4.7.5. Greater than 1,000 square foot sign: 350 feet from source.

3.4.8. Next, turn on the subject digital sign to full white copy and take a second reading. The second reading must be within 0.3 foot candles of the first reading.

3.4.9. Digital signs must be equipped and maintained with dimming technology that automatically adjusts the display brightness based on ambient light conditions.

3.4.10. Digital signs must be equipped and maintained with a default display that will, in the event of malfunction, either effectively hold a non-distorted and steady image at a light output level in compliance with this ordinance or display a blank and lightless screen.

3.4.11. Prior to the issuance of a building permit for a digital sign, the City must be provided with written certification from the digital sign manufacturer that the light intensity has been factory preset not to exceed the standards of this ordinance and that the intensity level is protected from manipulation by password protected software or other security system approved by the Planning Official.

3.4.12. The City may exercise its police powers to protect public health, safety, and welfare by requiring emergency information to be displayed on digital signs.

3.4.13. The City may order the immediate shutdown of a digital sign if the operation of the digital sign violates this ordinance or threatens the public health, safety, and welfare.

3.4.14. Offsite advertising, as defined by Florida law and City ordinance, is prohibited on digital signs.

4. Parcel 1 Design and Architecture Conditions

4.1. Signed and sealed architectural elevations for each vertical structure on the Parcel are subject to the review and approval by the city appearance review officer, or designee, prior to the issuance of any building permit for the proposed structure. The Parcel must be developed and maintained in accordance with the final approved signed and sealed architectural elevations. All approved elevations must conform to the following minimum requirements:

4.1.1. Final building designs must substantially conform to the elevations submitted with the zoning application case number ZON2010-00016, which elevations are attached to this ordinance as Exhibit "E" (hereinafter "Elevations") as modified by ARB conditions of approval, dated July 15, 2010.

SECTION 5. CONDITIONS SPECIFIC TO PARCEL 2. The Dr. Phillips Performing Arts Center Planned Development zoning district is subject to the following conditions specific to Parcel 2:

1. General Parcel 2 Description

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- 1.1. Parcel 2 must be developed and maintained as a grand, public plaza connecting S. Orange Ave. with the main entrance to the DPC Building (the "Plaza").

2. Parcel 2 Zoning and Site Plan Conditions

- 2.1. Master Plan review and approval in accordance with Part 2H, Chapter 65, Orlando City Code is required for the pavilion and any other vertical structure on Parcel 2.

- 2.2. A signed and sealed final site plan and signed and sealed construction documents for Parcel 2 are subject to review and approval by the City Planning Division prior to the issuance of any building permit for Parcel 2. The City Planning Division shall review the final site plan and construction documents for conformity with this ordinance and all other applicable laws. Parcel 2 must be developed and maintained in accordance with the approved final site plan. The Planning Official shall ensure that the final approved site plan is consistent with the intent of the Staff Report.

- 2.3. The final Plaza design including elevations of the pavilion or any building or structure shall be reviewed and approved by ARB.

- 2.4. Final and approved Parcel 2 plans must generally conform to the plaza plan attached to this ordinance as Exhibit "F," (hereinafter "Plaza Plan") as modified by the conditions of approval of ARB.

- 2.5. Construction of the Plaza shall be completed prior to the issuance of a Certificate of Occupancy being granted for Stage 2 of the DPC Building on Parcel 1.

- 2.6. The Plaza must be developed and maintained with outdoor performance space, including a stage, a plaza, high-quality hardscaping, landscaping, and lighting, outdoor seating, bicycle racks, lighting and trees. Water features, including play fountains and splash pool may be included. A pavilion may also be included. If the Plaza includes an interactive water feature, the Plaza must include public restrooms.

- 2.7. The minimum FAR for Parcel 2 is 0.00 and the maximum FAR for Parcel 2 is 0.25.

- 2.8. Residential uses are prohibited on Parcel 2.

- 2.9. The impervious surface ratio of Parcel 2 may not exceed 0.95.

- 2.10. Buildings on Parcel 2 may not exceed 30 feet in height.

- 2.11. The Minimum building setback from lot lines on Parcel 2 are as follows:

2.11.1. Northern lot line is 0 feet.

2.11.2. Southern lot line is 0 feet.

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2.11.3. Eastern lot line is 30 feet.

2.11.4. Western lot line is 0 feet.

3. Parcel 2 Signage

3.1. All signage on Parcel 2 shall be in conformance with the Master Sign Plan, as modified by the following conditions:

3.1.1. Permanent changeable signs will not require ARB review, provided they are consistent with the plan and meet the conditions of the ARB and this PD ordinance. Final permanent changeable signs shall be reviewed by Minor ARB prior to permitting.

3.1.2. A maximum of 15% of the sign area on permanent changeable signs may be sponsorship related. The percentage is on a sign-by-sign basis and shall not be combined from the overall changeable sign area for the building and placed on one sign.

3.1.2.1. Graphics of permanent changeable signs shall not obscure the ground level glazing (as proposed) at any location.

3.1.2.2. Digital images in pedestrian signs may be static display only. Copy may be changed no more than once every 15 seconds.

3.1.2.3. The Integrated Electronic Display Sign on the west façade may be full motion or static digital displays, however, the displays must be simulcasts or static images of events in DPC Building or the Plaza or other related images of cultural, entertainment or educational value. Advertising shall not be permitted; however, sponsorships not to exceed a maximum of 15% of the sign/screen area per image may be permitted.

3.1.3. Digital signs are allowed Parcel 2, as approved and shown in the Master Sign Plan for parcels 1 and 2 and approved subject to the conditions contained in Section 4, Condition 3.3.1 through 3.3.14.

3.1.4. Plaza Sign. A sign incorporated into the wall of the fountain facing Orange Avenue shall be permitted. The letters of the sign shall be consistent with the master sign plan font and be installed with all capital letters.

3.1.5. Temporary Banners. Banner A (40'x40') and Banner B (60'x 40') as shown in Exhibit D may be permitted. Banner A location may be on south façade, or east façade location, but only one Banner A location shall be occupied at any given time.

4. Parcel 2 Landscaping and Hardscaping Conditions

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- 4.1. Any fountain in the Plaza or within private property shall not interfere by spilling, splashing, blowing or similar, into the required pedestrian path within the public ROW.

5. Parcel 2 Design and Architecture Conditions

- 5.1. All aspects of development on Parcel 2, for both horizontal and vertical improvements, are subject to appearance review and approval by the City Planning Division.

SECTION 6. CONDITIONS SPECIFIC TO PARCEL 3. The Dr. Phillips Performing Arts Center Planned Development zoning district is subject to the following conditions specific to Parcel 3:

1. General Parcel 3 Description

- 1.1. Parcel 3 is a standalone development site.

2. Parcel 3 Zoning and Site Plan Conditions

- 2.1. Parcel 3 is subject to master plan review and approval prior to the issuance of any building permit for construction on the Parcel. Master plan review and approval shall proceed in accordance with Part 2H, Chapter 65, Orlando City Code, except that:

- 2.1.1. A complete application for master plan approval for Parcel 3 must be submitted at least 30 days before development proposed in the master plan is reviewed by the ARB.

- 2.1.2. Master plan applications for Parcel 3 must include three (3) additional copies of application materials. Within 10 business days of receipt of an application for master plan approval for Parcel 3, City Planning staff shall provide DPC the three additional copies of the application for review and comment.

- 2.1.3. City Planning staff shall invite a DPC representative to review the Parcel 3 proposed development with staff at a meeting to occur at least 10 days prior to ARB's review. Written comments submitted by DPC and received at least a week before the ARB meeting will be included in the ARB meeting packet.

- 2.2. A signed and sealed final site plan and signed and sealed construction documents for Parcel 3 are subject to review and approval by the City Planning Division prior to the issuance of any building permit for Parcel 3. The City Planning Division shall review the final site plan and construction documents for conformity with this ordinance, the approved Master Plan and all other applicable laws. Parcel 3 must be developed and maintained in accordance with the approved final site plan. The Planning Official shall ensure that the final approved site plan is consistent with the intent of the Staff Report.

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- 2.3. The minimum density for Parcel 3 is 75 dwelling units per acre and the maximum density for Parcel 3 is 200 dwelling units per acre, except that the maximum dwelling units per acre may be increased in accordance with the density bonus provisions of Part 6B, Chapter 58, Orlando City Code. Parcel 3 is exempt from the minimum dwelling units per acre standard of this part until vertical buildings proposed by the Project are complete.
- 2.4. The minimum and maximum floor area ratio (FAR) for Parcel 3 is 3.0, except that the maximum FAR may be increased to 8.0 in accordance with the intensity bonus provisions of Part 6B, Chapter 58, Orlando City Code. Parcel 3 is exempt from the minimum FAR standard of this part until Parcel 3 is developed.
- 2.5. If a mixed use development is proposed on Parcel 3, the development must meet either the minimum density or minimum FAR, but not both. For mixed residential and non-residential development, the respective densities and FAR may be calculated separately as a percentage of the development requirement and then considered as a sum of the percentage, which shall equal 100% (per Section 58.207 of the LDC).
- 2.6. The impervious surface ratio of Parcel 3 shall not exceed 0.95, unless the principal building on this Parcel is built and maintained with a green roof in which case the impervious surface ratio may not exceed 0.98. Pervious surface area of the green roof may count towards the impervious surface ratio calculation on a two-for-one basis. Green roofs comply with LEED standards in order to qualify.
- 2.7. Required building setbacks from lot lines on Parcel 3 must conform to the following:
- 2.7.1. Northern lot line: Min. is 0 feet; Max. is 10 feet. Refer to "Exhibit H" for parking garage and colonnade setbacks.
 - 2.7.2. Southern lot line: is 0 feet.
 - 2.7.3. Eastern lot line: Min. is 0 feet; Max. is 10 feet.
 - 2.7.4. Western lot line: Min. is 0 feet; Max. is 15 feet.
- 2.8. To the extent surface parking is proposed on Parcel 3, DPC shall study its viability and appropriateness. Design of such surface parking shall require ARB approval and a determination by the Planning Official that it is consistent with the design intent of the PD.
- 2.9. The finish floor elevation of the principal building/s on Parcel 3 must be within six inches of the highest grade point of the Plaza, and the cross grades shall not exceed more than 2%. The finish floor must be designed to minimize grade changes between the finish floor and the elevation of the sidewalk within the colonnades and the grade of the Plaza. All grade changes greater than 6-inches shall be addressed internal to the building. Ramps, railings, or other physical element required for a grade change within the ROW shall be prohibited.

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2.10. If the proposed project on Parcel 3 exceeds a 3.0 FAR or 200 du/ac, the project shall contribute at least 1% of the total construction costs to the public art fund, and/or provide an equivalent value of art on site. Utilization of the latter option shall be at the discretion of the Planning Official. DPC shall receive 50% of the Public Art contribution to be paid by the developer of Parcel 3. Such funds will be used to implement elements of the Dr. Phillips Center Master Art Plan, as approved by the City of Orlando Public Art Advisory Board. Any art created shall be installed in the public realm, accessible by the general public.

2.11. A space frame, as depicted on Exhibit "G" (hereinafter "Space Frame")-is permitted on Parcel 3, subject to the following conditions:

2.11.1. A temporary easement agreement for the Space Frame shall be recorded prior to the issuance of a building permit for the Space Frame. The requirement for such easement may be addressed in the declaration of covenants, conditions and restrictions.

2.11.2. Graphics promoting only events on the Plaza may be permitted on both sides of the space frame. DPC shall submit for City approval a proposal indicating the dimensions and/or the percentage of surface area on the Space Frame that will be applied to the promotional graphics. Final approval by the ARB is required. Art, as approved by the Art Advisory Board, is permitted.

2.11.3. The Space Frame shall be maintained and in good repair at all times.

3. Parcel 3 Transportation Conditions

3.1. Primary vehicular access to Parcel 3 must come from South St. This includes parking access, service vehicles, and pick-up and drop-off or valet service. Egress only and service truck access may use Magnolia at certain times. Final site plan and circulation plan shall be reviewed at the time of Specific Parcel Master Plan. No vehicular access of any kind shall be permitted on Orange Ave. The following design standards for the access areas shall be met:

3.1.1. Vehicle ramps to/from the parking garage or service areas shall be setback a minimum 25 feet from the back of the pedestrian streetscape. The 25 foot setback shall allow a vehicle to stop completely before entering the pedestrian zone when existing the structure, and queue prior to entering a gated garage without encroaching into the pedestrian zone.

3.1.2. Crosswalks at driveways, curb cuts and the entry into the service access shall be raised to be at same grade as sidewalks adjacent to the driveway in order to clearly define the pedestrian area. The curbcut surface shall be treated with the same streetscape treatment materials as the sidewalk surface. Curbcut ramp shall be limited to the "furniture zone" area and not interfere with the pedestrian path. A minimum 8" concrete sub-base with wire reinforcement under the pavers shall be installed at all service drive curb cuts.

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3.1.3. Service areas shall be interior to the building, and screened with a solid decorative door, gate or screen wall which shall be closed when deliveries and services are not provided. Solid gates or doors may be decorative and shall be complementary to the overall design of the building. Gates and doors shall not interfere with the pedestrian zone when open or operating.

3.1.4. Hours of deliveries to the service areas of Parcel 3 shall be limited to the hours before 4 pm on weekdays, and between 7 am –10 am on weekends.

3.2. Parking garage ramps must terminate to a level grade at least 25 feet before intersecting with the back of sidewalk outside of the garage entrance and exit. The purpose of this requirement is to allow vehicles exiting the garage ample room to stop on a level surface before pulling forward to a ticket booth stop bar or other similar device. This requirement may be waived or reduced by the Planning Official and Transportation Engineering Division if justified by substantial design constraints.

4. Parcel 3 Signage

4.1. A signed and sealed master sign plan for Parcel 3 is subject to review and approval by the Planning Official, or designee, and ARB prior to the issuance of any building permit for signage for Parcel 3. The Planning Official, or designee, shall review the master sign plan for conformity with this ordinance and all other applicable laws. Parcel 3 must be developed and maintained in accordance with the approved final master sign plan. Unless otherwise provided in this ordinance, including exhibits, the master sign plan for Parcel 3 must conform to all applicable provisions of Chapter 64, Orlando City Code. The final and approved master sign plan for Parcel 3 must conform to the following additional requirements:

4.1.1. The master sign plan must be designed with an aesthetically consistent and cohesive appearance for signs at the pedestrian level. The design and plan of the sign package may be used to brand and identify the primary building on the Parcel.

4.1.2. Pin-mounted reverse halo-lit sign letters are encouraged. However, the physical integrity of the façade material must be accounted for when signs are attached to the face of buildings.

4.1.3. Backlit awning signs and waterfall-style awning signs are prohibited.

4.1.4. Box signs with internally illuminated plastic faces are prohibited.

4.1.5. Monument and other ground signs for building or tenant identification are prohibited.

4.1.6. High-rise signs may not face the Plaza, nor may they face Magnolia Ave. High-rise signs must be scaled proportionally to and designed to integrate into the architectural style of the building on which it is located.

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High-rise signs may not exceed eight feet in height and if illuminated, must glow white at night.

4.1.7. Commercial tenant identification signs must comply with the following:

4.1.7.1. Backlit signs are prohibited on building facades facing the Plaza and on building facades facing Magnolia Ave.

4.1.7.2. Neon signs are prohibited on building facades facing the Plaza and on building facades facing Magnolia Ave.

4.1.7.3. Signs located within the grand colonnade on Parcel 3 must be either externally illuminated face-mounted signs or externally illuminated blade signs. Blade signs must be hung from decorative metal arms that are mounted perpendicularly to the building façade.

4.2. Developer/s of Parcel 3 shall work with DPC to integrate the Site ID signs or new ID signs into their projects, where possible, unless it is determined that these signs cannot be so located without negatively impacting the visual or physical access to these buildings.

5. Parcel 3 Design and Architecture Conditions

5.1. Façade lighting on buildings on Parcel 3 may not be directed towards the Plaza. For the east, west, and south elevations of the building, only up-lighting or down-lighting is permitted. Light fixtures within or upon the grand colonnades on the south elevation of the building must match the style, light quality and color of the light fixtures within the Plaza, and may not direct light into the Plaza.

5.2. The south elevation of the building built on Parcel 3 must be built and maintained with a ground floor grand colonnade. The colonnade must run the entire length of the southern elevation and is an essential design feature of the Project. The colonnade must be built and maintained to conform to the following conditions:

5.2.1. Awnings are prohibited within or upon the colonnades.

5.2.2. Colonnades may not encroach into the public ROW or Parcel 2.

5.2.3. The columns of the colonnade must be designed to permit substantial visibility between Parcel 2 and the ground floor commercial uses of Parcel 3.

5.2.4. The columns comprising the colonnade must be spaced at least 20' feet apart on center and must match the column spacing, size, shape, and material of the columns comprising the grand colonnade on Parcel 4.

5.2.5. The minimum dimensions of the colonnade must be at least 15' wide clear and 18' in height.

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5.2.6. Ground floor lobbies within the building/s on Parcel 3 are required to provide a direct entry/exit door to the colonnade along the Plaza and shall be designed to promote pedestrian circulation between the building lobby, the colonnade, and the Plaza. Commercial and professional office tenants that have frontage onto the Plaza are required to provide a direct entry/exit door to the colonnade along the Plaza. The seating and equipment layout of such Parcel interior areas and the adjacent colonnade shall accommodate and promote circulation to and from the Plaza.

5.2.7. The colonnade shall be designed and operated so that a direct, circulation path of at least six feet in width is maintained in the colonnade from Orange Avenue to Magnolia Avenue at all times.

5.2.8. Dining venues located within the ground floor of Parcel 3 may provide exterior seating located in the colonnade area and the Plaza.

5.3. The principal building/s on Parcel 3 must be designed, built, and maintained such that all rainwater shall be captured from the building façades above the colonnade fronting on the Plaza, Orange Avenue and Magnolia Avenue and diverted to the stormwater system to facilitate pedestrian movement to and from the colonnade to exterior areas.

5.4. Signed and sealed architectural elevations for each vertical structure on Parcel 3 are subject to the review and approval by the city appearance review officer, or designee, and ARB prior to the issuance of any building permit for the proposed structure. The Parcel must be developed and maintained in accordance with the final approved signed and sealed architectural elevations. All approved elevations must conform to the following minimum requirements:

5.4.1. Except for entry and exit doors, windows, and ground floor storefronts, exterior walls for the building/s below the Transition Zone (as defined below) must be constructed of stone, preferably limestone, architecturally finished precast concrete, finished cast-in-place concrete, brick, or other similar durable material approved by the Planning Official. The color of the stone or other material must be similar to the color of the stone used on City Hall or the DPC Building. The façade facing Orange Ave. and South St. may be constructed of glass instead of stone.

5.4.2. Each principal façade must include a public entryway that is clearly articulated and oriented to the adjacent public ROW. Entrances are encouraged to be recessed, and architecturally emphasized.

5.4.3. The building/s must include a durable natural stone water table up to at least two feet from ground level and completely surrounding the building except for exterior doors and openings.

5.4.4. The first story must be at least 20' in height measured from floor to floor.

5.4.5. All exterior glass, including for punched windows, curtain walls, and commercial storefronts, must be non-reflective, low-emissivity, and colored

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either gray or green, or other color complimentary of the DPC Building and approved by the Planning Official. At least 60% of all ground floor facades must be transparent. Mirrored or tinted glass is prohibited on the ground floor. All other floor below the roofline must be at least 30% transparent. All glass must have a minimum 80% transmittance or minimum 60% transmittance if the glass is clear low-emissivity.

5.4.6. The building must have an architecturally distinct and articulated base, middle, and top or cornice. Traditional architectural standards and urban design principles such as proper scale, proportion, materials, and decoration must be incorporated into the design of the building.

5.4.7. The pedestrian level of the building must incorporate durable, natural, and substantial materials, and must take the local humid subtropical climate into account. Colonnades, awnings, and canopies are encouraged on facades abutting streets.

5.4.8. The corners of the building/s that meet street intersections must be articulated and emphasized with distinct architectural details at the base, middle, and top or cornice. The corners must have active internal space oriented toward the street on the ground level. Lobbies, restaurants, and retail are good examples of appropriate uses in this setting.

5.4.9. Elevator and building core elements must be located away from the edges and corners of the building so that active internal spaces overlook the adjacent streets and sidewalks. An exception to this prohibition may be considered for transparent elevator systems.

5.4.10. The parking levels incorporated into any building on the Parcel must blend seamlessly with the architecture and material of the building so that it is not apparent that a parking garage is contained within. Punched openings in the parking garage must be screened with metal screens or glass that matches the building. All interior light fixtures, sprinkler pipes, and other utilities must be shielded from view from the outside.

5.4.11. Any interior ground level parking areas shall be fully screened from pedestrian view on Orange Avenue, Magnolia Avenue and the Plaza. Incidental pedestrian views of such interior parking may occur from South Street only at vehicular access points to the Parcel.

5.4.12. All interior parking areas provided within the building envelope for Parcel 3 whether such parking is on or above the ground floor level, shall be fully screened from exterior view on all four sides of the Parcel. The screening must be implemented such that no vehicular or parking area lighting will be visible from the Plaza, the DPC Building, or the residential uses on Rosalind Avenue or Anderson Street.

5.4.13. All utilities and service areas shall be interior to the building or incorporated into the building or parking garage. Where such design is not feasible, this area shall be screened with a solid, decorative door, gate, or screen wall, and shall not interfere with the pedestrian realm.

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5.4.14. The cantilevered roof over the front (the western elevation) of the DPC Building is the dominant architectural feature of the Project. To prevent the primary structures on Parcel 3 and 4 from impinging on this architectural centerpiece, the buildings on these Parcels must be designed and built with a transition zone on façades facing the Plaza and the buildings' eastern elevation facing the DPC Building front elevation (the "Transition Zone"). The Transition Zone must occur at the same vertical elevation for both buildings. This means that the first building to be built on either Parcel 3 or Parcel 4 will set the height of the Transition Zone which must occur on the subsequently built building. The height of the Transition Zone must occur just below the bottom of the DPC Building front roofline, which is anticipated to be about 70 to 90 feet above ground level. The Transition Zone may include a change in materials, building stepback and/or other architectural features or gestures that reference and respect the architecture of the DPC Building and the cantilevered roof. Building/s are encouraged to be designed to accommodate a step-back in the Transition Zone of at least 20 feet in depth from the ground floor façade facing the Plaza and Magnolia Avenue.

5.4.15. Above the Transition Zone, the exterior wall system may transition to a mix of stone, pre-cast concrete, finished cast-in-place concrete, brick, or some similarly durable and natural material, and glass curtain wall.

5.4.16. Below the Transition Zone, the façade facing the Plaza must be designed and built with the following:

5.4.16.1. For occupied areas (air conditioned space): Accessible balconies that are a minimum of four feet (4') in depth and a minimum of six feet (6') in length spaced no more than twenty feet (20') apart.

5.4.16.2. For unoccupied areas (meaning non-air-conditioned space such as an interior parking garage): Architectural expression and fenestration that communicates the impression of balconies that are of similar length and spacing to those required in the subsection above.

5.5. Prior to and during construction activities on Parcel 3, the respective development team is responsible for coordinating construction activities and the performance and event schedules in the DPC Building and on the Plaza with the City and DPC staff to minimize the potential of disruption to such performances and events from construction related activity. Prior to construction activities commencing, a detailed construction schedule including but not limited to phasing and site logistics shall be submitted to the City and DPC staff.

SECTION 7. CONDITIONS SPECIFIC TO PARCEL 4. The Dr. Phillips Performing Arts Center Planned Development zoning district is subject to the following conditions specific to Parcel 4:

1. General Parcel 4 Description

1.1. Parcel 4 is a standalone development site.

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2. Parcel 4 Zoning and Site Plan Conditions

2.1. Parcel 4 is subject to master plan review and approval prior to the issuance of any building permit for construction on the Parcel. Master plan review and approval shall proceed in accordance with Part 2H, Chapter 65, Orlando City Code, except that:

2.1.1. A complete application for Master Plan approval for Parcel 4 must be submitted at least 30 days before development proposed in the master plan is reviewed by the ARB.

2.1.2. Master plan applications for Parcel 4 must include three (3) additional copies of application materials. Within 10 business days of receipt of an application for master plan approval for Parcel 4, City Planning staff shall provide DPC the three additional copies of the application for review and comment.

2.1.3. City planning staff shall invite a DPC representative to review the Parcel 4 proposed development with staff at a meeting to occur at least 10 days prior to ARB's review. Written comments submitted by DPC and received at least a week before the ARB meeting will be included in the ARB meeting packet.

2.2. A signed and sealed final site plan and signed and sealed construction documents for Parcel 4 are subject to review and approval by the City Planning Division prior to the issuance of any building permit for Parcel 4. The City Planning Division shall review the final site plan and construction documents for conformity with this ordinance, the approved Master Plan and all other applicable laws. Parcel 4 must be developed and maintained in accordance with the approved final site plan. The Planning Official shall ensure that the final approved site plan is consistent with the intent of the Staff Report.

2.3. The minimum and maximum FAR for Parcel 4 is 3.0, except that the maximum FAR may be increased to 8.0 in accordance with the intensity bonus provisions of Part 6B, Chapter 58, Orlando City Code. Parcel 4 is exempt from the minimum FAR standard of this part until Parcel 4 is developed.

2.4. The minimum density for Parcel 4 is 75 dwelling units per acre and the maximum density for Parcel 4 is 200 dwelling units per acre, except that the maximum dwelling units per acre may be increased in accordance with the density bonus provisions of Part 6B, Chapter 58, Orlando City Code. Parcel 4 is exempt from the minimum dwelling units per acre standard of this part until Parcel 4 is developed.

2.5. If a mixed use development is proposed on Parcel 4, the development must meet either the minimum density or minimum FAR, but not both. For mixed residential and non-residential development, the respective densities and FAR may be calculated separately as a percentage of the development requirement and then considered as a sum of the percentage, which shall equal 100% (per Section 58.207 of the LDC).

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- 2.6. The impervious surface ratio of Parcel 4 shall not exceed 0.95, unless the principal building on this Parcel is built and maintained with a green roof in which case the impervious surface ratio may not exceed 0.98. Pervious surface area of the green roof may count towards the impervious surface ratio calculation on a two-for-one basis. Green roofs must comply with LEED standards in order to qualify.
- 2.7. Required building setback from lot lines on Parcel 4 are as follows:
- 2.7.1. Northern lot line is 0 feet.
 - 2.7.2. Southern lot line: Min. is 0 feet; Max. is 5 feet.
 - 2.7.3. Eastern lot line: Min. is 0 feet; Max is 10 feet.
 - 2.7.4. Western lot line: Min. is 0 feet; Max. is 15 feet.
- 2.8. The existing surface parking lot on Parcel 4 may be utilized by DPC for staff parking until the Round Building and parking lot are demolished and cleared.
- 2.9. To the extent additional surface parking is proposed on Parcel 4, DPC shall study its viability and appropriateness. Design of such surface parking shall require ARB approval and a determination by the Planning Official that it is consistent with the design intent of the PD.
- 2.10. The finish floor elevation of the principal building/s on Parcel 4 must be within six inches of the highest grade point of the Plaza, and the cross grades shall not exceed more than 2%. The finish floor must be designed to minimize grade changes between the finish floor and the elevation of the sidewalk within the colonnades and the grade of the Plaza. All grade changes greater than 6-inches shall be addressed internal to the building. Ramps, railings, or other physical element required for a grade change within the ROW shall be prohibited.
- 2.11. If the proposed project on Parcel 4 exceeds a 3.0 FAR or 200 du/ac, the project shall contribute at least 1% of the total construction costs to the public art fund, and/or provide an equivalent value of art on site. Utilization of the latter option shall be at the discretion of the Planning Official. DPC shall receive 50% of the Public Art contribution to be paid by the developers of Parcel 4. Such funds will be used to implement elements of the Dr. Phillips Center Master Art Plan, as approved by the City of Orlando Public Art Advisory Board. Any art created shall be installed in the public realm, accessible by the general public.
- 2.12. A Space Frame is permitted on Parcel 4 subject to the following conditions:
- 2.12.1. A temporary easement agreement for the Space Frame shall be recorded prior to the issuance of a building permit for the Space Frame. The requirement for such easement may be addressed in the declaration of covenants, conditions and restrictions.
 - 2.12.2. Graphics promoting only events on the Plaza may be permitted on both sides of the Space Frame. DPC shall submit for City approval a

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proposal indicating the dimensions and/or the percentage of surface area on the Space Frame that will be applied to the promotional graphics. Final approval by the ARB is required. Art, as approved by the Art Advisory Board, is permitted.

2.12.3. The Space Frame shall be maintained and in good repair at all times.

3. Parcel 4 Transportation Conditions

3.1. All vehicular access to Parcel 4 must come from Anderson St. This includes parking access, service vehicles, and pick-up and drop-off or valet service.

3.2. Parking garage ramps must terminate to a level grade at least 25 feet before intersecting with the back of sidewalk outside of the garage entrance and exit. The purpose of this requirement is to allow vehicles exiting the garage ample room to stop on a level surface before pulling forward to a ticket booth stop bar or other similar device. This requirement may be waived or reduced by the Planning Official and Transportation Engineering Division if justified by substantial design constraints.

4. Parcel 4 Signage

4.1. A signed and sealed master sign plan for Parcel 4 is subject to review and approval by the Planning Official, or designee, prior to the issuance of any building permit for Parcel 4. The Planning Official, or designee, shall review the master sign plan for conformity with this ordinance and all other applicable laws. Parcel 4 must be developed and maintained in accordance with the approved final master sign plan. Unless otherwise provided in this ordinance, including exhibits, the master sign plan for Parcel 4 must conform to all applicable provisions of Chapter 64, Orlando City Code. The final and approved master sign plan for Parcel 4 must conform to the following additional requirements:

4.1.1. The master sign plan must be designed with an aesthetically consistent and cohesive appearance for signs at the pedestrian level. The design and plan of the sign package must effectively brand and identify the primary building on the Parcel.

4.1.2. Pin-mounted reverse halo-lit sign letters are encouraged. However, the physical integrity of the façade material must be accounted for when signs are attached to the face of buildings.

4.1.3. Backlit awning signs and waterfall-style awning signs are prohibited.

4.1.4. Box signs with internally illuminated plastic faces are prohibited.

4.1.5. Monument and other ground signs for building or tenant identification are prohibited.

4.1.6. High-rise signs may not face the Plaza, nor may they face Magnolia Ave. High-rise signs must be scaled proportionally to and designed to integrate into the architectural style of the building on which it is located.

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High-rise signs may not exceed eight feet in height and if illuminated, must glow white at night.

4.1.7. Commercial identification signs must comply with the following:

4.1.7.1. Backlit signs are prohibited on building facades facing the Plaza and on building facades facing Magnolia Ave.

4.1.7.2. Neon signs are prohibited on building facades facing the Plaza and on building facades facing Magnolia Ave.

4.1.7.3. Signs located within the grand colonnades on Parcel 4 must be either externally illuminated face-mounted signs or externally illuminated blade signs. Blade signs must be hung from decorative metal arms that are mounted perpendicularly to the building façade.

4.2. Developer/s of Parcel 4 shall work with DPC to integrate the Site ID signs or new ID signs into their projects, where possible, unless it is determined that these signs cannot be so located without negatively impacting the visual or physical access to these buildings.

5. Parcel 4 Design and Architecture Conditions

5.1. Façade lighting on buildings on Parcel 4 may not be directed towards the Plaza located on Parcel 2. For the east, west, and north elevations of the building, only up-lighting or down-lighting is permitted. Light fixtures within or upon the grand colonnades on the north elevation of the building must match the style, material, and light quality and color of the light fixtures within the Plaza, and may not direct light into the Plaza.

5.2. The north elevation of the building built on Parcel 4 must be built and maintained with a ground floor grand colonnade. The colonnade must run the entire length of the northern elevation and is an essential design feature of the Project. The colonnade must be built and maintained to conform to the following conditions:

5.2.1. Awnings are prohibited within or upon the colonnades.

5.2.2. Colonnades may not encroach into the public ROW or Parcel 2.

5.2.3. The columns of the colonnades must be designed to permit substantial visibility between Parcel 2 and the ground floor commercial uses of Parcel 4.

5.2.4. The columns comprising the colonnade must be spaced at least 20' feet apart on center and must match the column spacing, size, shape, and material of the columns comprising the grand colonnade on Parcel 3.

5.2.5. The minimum dimensions of the colonnade must be at least 15' wide clear and 18' in height.

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5.2.6. Ground floor lobbies within the building/s on Parcel 4 are required to provide a direct entry/exit door to the colonnade along the Plaza and shall be designed to promote pedestrian circulation between the building lobby, the colonnade, and the Plaza. Commercial and professional office tenants that have frontage onto the Plaza are required to provide a direct entry/exit door to the colonnade along the Plaza. The seating and equipment layout of such Parcel interior areas and the adjacent colonnade shall accommodate and promote circulation to and from the Plaza.

5.2.7. The colonnade shall be designed and operated so that a direct, circulation path of at least six feet in width is maintained in the colonnade from Orange Avenue to Magnolia Avenue at all times.

5.2.8. Dining venues located within the ground floor of Parcel 4 may provide exterior seating located in the colonnade area and the Plaza.

5.3. The principal building/s on Parcel 4 must be designed, built, and maintained such that all rainwater shall be captured from the building façades above the colonnade fronting on the Plaza, Orange Avenue and Magnolia Avenue and diverted to the stormwater system to facilitate pedestrian movement to and from the colonnade to exterior areas.

5.4. Signed and sealed architectural elevations for each vertical structure on the Parcel are subject to the review and approval by the city appearance review officer, or designee, and ARB prior to the issuance of any building permit for the proposed structure. The Parcel must be developed and maintained in accordance with the final approved signed and sealed architectural elevations. All approved elevations must conform to the following minimum requirements:

5.4.1. Except for entry and exit doors, and ground floor storefronts, exterior walls for the building/s below the Transition Zone must be constructed of stone, preferably limestone, architecturally finished precast concrete, finished cast-in-place concrete, brick, or other similar durable material approved by the Planning Official. The color of the stone or other material must be similar to the color of the stone used on City Hall or the DPC Building. The façade facing Orange Ave. and Anderson St. may be constructed of glass instead of stone.

5.4.2. Each principal façade must include a public entryway that is clearly articulated and oriented to the adjacent public ROW. Entrances are encouraged to be recessed, and architecturally emphasized.

5.4.3. The building/s must include a durable natural stone water table up to at least two feet from ground level and completely surrounding the building except for exterior doors and openings.

5.4.4. The first story must be at least 20' in height measured from floor to floor.

5.4.5. All exterior glass, including for punched windows, curtain walls, and commercial storefronts, must be non-reflective, low-emissivity, and colored

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either gray or green, or other color complimentary of the DPC Building and approved by the Planning Official. At least 60% of all ground floor facades must be transparent. Mirrored or tinted glass is prohibited on the ground floor. All other floors below the roofline must be at least 30% transparent. All glass must have a minimum 80% transmittance or minimum 60% transmittance if the glass is clear low-emissivity.

- 5.4.6. The building must have an architecturally distinct and articulated base, middle, and top or cornice. Traditional architectural standards and urban design principles such as proper scale, proportion, materials, and decoration must be incorporated into the design of the building.
- 5.4.7. The pedestrian level of the building must incorporate durable, natural, and substantial materials, and must take the local humid subtropical climate into account. Colonnades, awnings, and canopies are encouraged on facades abutting streets.
- 5.4.8. The corners of the building/s that meet street intersections must be articulated and emphasized with distinct architectural details at the base, middle, and top or cornice. The corners must have active internal space oriented toward the street on the ground level. Lobbies, restaurants, and retail uses are good examples of appropriate uses in this setting.
- 5.4.9. Elevator and building core elements must be located away from the edges and corners of the building so that active internal spaces overlook the adjacent streets and sidewalks. An exception to this prohibition may be considered for transparent elevator systems.
- 5.4.10. The parking levels incorporated into any building on the Parcel must blend seamlessly with the architecture and material of the building so that it is not apparent that a parking garage is contained within. Punched openings in the parking garage must be screened with metal screens or glass that matches the building. All interior light fixtures, sprinkler pipes, and other utilities must be shielded from view from the outside.
- 5.4.11. Any interior ground level parking areas shall be fully screened from pedestrian view on Orange Avenue, Magnolia Avenue and the Plaza. Incidental pedestrian views of such interior parking may occur from Anderson Street only at vehicular access points to the Parcel.
- 5.4.12. All interior parking areas provided within the building envelope for Parcel 4 whether such parking is on or above the ground floor level, shall be fully screened from exterior view on all four sides of the Parcel. The screening must be implemented such that no vehicular or parking area lighting will be visible from the Plaza, the DPC Building, or the residential uses on Rosalind Avenue or Anderson Street.
- 5.4.13. All utilities and service areas shall be interior to the building or incorporated into the building or parking garage. Where such design is not feasible, this area shall be screened with a solid, decorative door, gate, or screen wall, and shall not interfere with the pedestrian realm.

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5.4.14. The cantilevered roof over the front (the western elevation) of the DPC Building is the dominant architectural feature of the Project. To prevent the primary structures on Parcels 3 and 4 from impinging on this architectural centerpiece, the buildings on these Parcels must be designed and built with a Transition Zone. This Transition Zone must occur at the same vertical elevation for both buildings. This means that the first building to be built on either Parcel 3 or Parcel 4 will set the height of the Transition Zone which must occur on the subsequently built building. The height of the Transition Zone must occur just below the bottom of the DPC Building front roofline, which is anticipated to be about 70 to 90 feet above ground level. The Transition Zone may include a change in materials, building stepback and/or other architectural features or gestures that reference and respect the architecture of the DPC Building and the cantilevered roof. Building/s are encouraged to be designed to accommodate a step-back in the Transition Zone of at least 20 feet in depth from the ground floor façade facing the Plaza and Magnolia Avenue.

5.4.15. Above the Transition Zone, the exterior wall system may transition to a mix of stone, pre-cast concrete, finished cast-in-place concrete, brick, or some similarly durable and natural material, and glass curtain wall.

5.4.16. Below the Transition Zone, the façade facing the Plaza must be designed and built with the following:

5.4.16.1. For occupied areas (air conditioned space): Accessible balconies that are a minimum of four feet (4') in depth and a minimum of six feet (6') in length spaced no more than twenty feet (20') apart.

5.4.16.2. For unoccupied areas (meaning non-air-conditioned space such as an interior parking garage): Architectural expression and fenestration that communicates the impression of balconies that are of similar length and spacing to those required in the subsection above.

5.5. Prior to and during construction activities on Parcel 4, the respective development team is responsible for coordinating construction activities and the performance and event schedules in the DPC Building and on the Plaza with the City and DPC staff to minimize the potential of disruption to such performances and events from construction related activity. Prior to construction activities commencing, a detailed construction schedule including but not limited to phasing and site logistics shall be submitted to the City and DPC staff.

SECTION 8. CONDITIONS SPECIFIC TO PARCEL 5. The Dr. Phillips Performing Arts Center Planned Development zoning district is subject to the following conditions specific to Parcel 5:

1. General Parcel 5 Description

1.1. Development on Parcel 5 must integrate into the back-of-house and loading space of Parcel 1.

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2. Parcel 5 Zoning and Site Plan Conditions

- 2.1. Parcel 5 is subject to master plan review and approval prior to the issuance of any building permit for construction on the Parcel. Master plan review and approval shall proceed in accordance with Part 2H, Chapter 65, Orlando City Code, except that:
- 2.1.1. A complete application for Master Plan approval for Parcel 5 must be submitted at least 30 days before development proposed in the master plan is reviewed by the ARB.
- 2.1.2. Master plan applications for Parcel 5 must include three (3) additional copies of application materials. Within 10 business days of receipt of an application for master plan approval for Parcel 5, City Planning staff shall provide DPC the three additional copies of the application for review and comment.
- 2.1.3. City Planning staff shall invite a DPC representative to review the Parcel 5 proposed development with staff at a meeting to occur at least 10 days prior to ARB's review. Written comments submitted by DPC and received at least a week before the ARB meeting will be included in the ARB meeting packet.
- 2.2. A signed and sealed final site plan and signed and sealed construction documents for Parcel 5 is subject to review and approval by the City Planning Division prior to the issuance of any building permit for Parcel 5. The City Planning Division shall review the final site plan and construction documents for conformity with this ordinance, the approved Master Plan and all other applicable laws. Parcel 5 must be developed and maintained in accordance with the approved final site plan. The Planning Official shall ensure that the final approved site plan is consistent with the intent of the Staff Report.
- 2.3. The minimum and maximum FAR for Parcel 5 is 3.0, except that the maximum FAR may be increased to 8.0 in accordance with the intensity bonus provisions of Part 6B, Chapter 58, Orlando City Code. Parcel 5 is exempt from the minimum FAR standard of this part until Parcel 5 is developed.
- 2.4. The minimum density for Parcel 5 is 75 dwelling units per acre and the maximum density for Parcel 5 is 200 dwelling units per acre, except that the maximum dwelling units per acre may be increased in accordance with the density bonus provisions of Part 6B, Chapter 58, Orlando City Code. Parcel 5 is exempt from the minimum dwelling units per acre standard of this part until Parcel 5 is developed.
- 2.5. If a mixed use development is proposed on Parcel 5, the development must meet either the minimum density or minimum FAR, but not both. For mixed residential and non-residential development, the respective densities and FAR may be calculated separately as a percentage of the development requirement and then considered as a sum of the percentage, which shall equal 100% (per Section 58.207 of the LDC).

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2.6. The impervious surface ratio of Parcel 5 shall not exceed 0.95, unless the principal building on this Parcel is built and maintained with a green roof in which case the impervious surface ratio may not exceed 0.98. Pervious surface area of the green roof may count towards the impervious surface ratio calculation on a two-for-one basis. Green roofs must comply with LEED standards in order to qualify.

2.7. Required building setback from lot lines on Parcel 5 are as follows:

2.7.1. Northern lot line: Min. is 0 feet or 20 feet; Max. 30 feet, and must match the setback of the northernmost façade (facing E. South St.) of the building on Parcel 1.

2.7.2. Southern lot line: Min. is 0 feet; Max. is 45 feet.

2.7.3. Eastern lot line: Min. is 0 feet; Max. is 5 feet.

2.7.4. Western lot line: 0 feet or 3 feet – the building shall be setback at either 0 ft. or 3 ft. Minimum or maximums do not apply.

2.8. If the proposed project on Parcel 5 exceeds a 3.0 FAR or 200 du/ac, the project shall contribute at least 1% of the total construction costs to the public art fund, and/or provide an equivalent value of art on site. Utilization of the latter option shall be at the discretion of the Planning Official. DPC shall receive 50% of the Public Art contribution to be paid by the developer of Parcel 5. Such funds will be used to implement elements of the Dr. Phillips Center Master Art Plan, as approved by the City of Orlando Public Art Advisory Board. Any art created shall be installed in the public realm, accessible by the general public.

3. Parcel 5 Transportation Conditions

3.1. Parking garage ramps must terminate to a level grade at least 25 feet before intersecting with the back of sidewalk outside of the garage entrance and exit. The purpose of this requirement is to allow vehicles exiting the garage ample room to stop on a level surface before pulling forward to a ticket booth stop bar or other similar device. This requirement may be waived or reduced by the Planning Official and Transportation Engineering Division if substantial design constraints are evident.

4. Parcel 5 Signage

4.1. A signed and sealed master sign plan for Parcel 5 is subject to review and approval by the Planning Official, or designee, and ARB prior to the issuance of any building permit for signage for Parcel 5. The Planning Official, or designee, shall review the master sign plan for conformity with this ordinance and all other applicable laws. Parcel 5 must be developed and maintained in accordance with the approved final master sign plan. Unless otherwise provided in this ordinance, including exhibits, the master sign plan for Parcel 5 must conform to all applicable provisions of Chapter 64, Orlando City Code. The final and approved master sign plan for Parcel 5 must conform to the following additional requirements:

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4.1.1. The master sign plan must be designed with an aesthetically consistent and cohesive appearance for signs at the pedestrian level. The design and plan of the sign package may be used to brand and identify the primary building on the Parcel.

4.1.2. Pin-mounted reverse halo-lit sign letters are encouraged. However, the physical integrity of the façade material must be accounted for when signs are attached to the face of buildings.

4.1.3. Backlit awning signs and waterfall-style awning signs are prohibited.

4.1.4. Box signs with internally illuminated plastic faces are prohibited.

4.1.5. Monument and other ground signs for building or tenant identification are prohibited.

4.1.6. High-rise signs must be scaled proportionally to and designed to integrate into the architectural style of the building on which it is located. High-rise signs may not exceed eight feet in height and if illuminated, must glow white at night.

4.2. Developer/s of Parcel 5 shall work with DPC to integrate the Site ID signs or new ID signs into their projects, where possible, unless it is determined that these signs cannot be so located without negatively impacting the visual or physical access to these buildings.

5. Parcel 5 Design and Architecture Conditions

5.1. Signed and sealed architectural elevations for each vertical structure on the Parcel are subject to the review and approval by the city appearance review officer, or designee, and ARB prior to the issuance of any building permit for the proposed structure. The Parcel must be developed and maintained in accordance with the final approved signed and sealed architectural elevations. All approved elevations packages must conform to the following minimum requirements:

5.1.1. The exterior wall system of the building to be constructed on Parcel 5 shall be a mix of stone, pre-cast concrete, finished cast in place concrete, brick or other similar durable material, and glass curtain wall consistent in color, materiality, and detailing to the Building.

5.1.2. Each principal façade must include a public entryway that is clearly articulated and oriented to the adjacent public ROW. Entrances are encouraged to be recessed, and architecturally emphasized.

5.1.3. The primary building must include a durable natural stone water table up to at least two feet from ground level and completely surrounding the building except for entryways and exits, and ground floor storefronts.

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- 1674 5.1.4. All exterior glass, including for punched windows, curtain walls, and
1675 commercial storefronts, must be non-reflective, low-emissivity, and colored
1676 either gray or green, or other color complimentary of the DPC Building and
1677 approved by the Planning Official. At least 60% of all ground floor facades
1678 must be transparent. Mirrored or tinted glass is prohibited on the ground
1679 floor. All other floors below the roofline must be at least 30% transparent.
1680 All glass must have a minimum 80% transmittance or minimum 60%
1681 transmittance if the glass is clear low-emissivity.
1682
- 1683 5.1.5. The building must have an architecturally distinct and articulated
1684 base, middle, and top or cornice. Traditional architectural standards and
1685 urban design principles such as proper scale, proportion, materials, and
1686 decoration must be incorporated into the design of the building.
1687
- 1688 5.1.6. The pedestrian level of the building must incorporate durable, natural,
1689 and substantial materials, and must take the local humid subtropical climate
1690 into account. Colonnades, awnings, and canopies are encouraged on
1691 facades abutting streets.
1692
- 1693 5.1.7. The corners of the primary building that meet street intersections must
1694 be articulated and emphasized with distinct architectural details at the base,
1695 middle, and top or cornice. The corners must have active internal space
1696 oriented toward the street on the ground level. Lobbies, restaurants, and
1697 retail uses are good examples of appropriate uses in this setting.
1698
- 1699 5.1.8. Elevator and building core elements must be located away from the
1700 edges and corners of the building so that active internal spaces overlook the
1701 adjacent streets and sidewalks. An exception to this prohibition may be
1702 considered for transparent elevator systems.
1703
- 1704 5.1.9. The parking levels incorporated into any building on the Parcel must
1705 blend seamlessly with the architecture and material of the building so that it
1706 is not apparent that a parking garage is contained within. Punched
1707 openings in the parking garage must be screened with metal screens or
1708 glass that matches the building. All interior light fixtures, sprinkler pipes,
1709 and other utilities must be shielded from view from the outside.
1710
- 1711 5.1.10. All interior parking areas provided within the building envelope for
1712 Parcel 5 whether such parking is on or above the ground floor, shall be fully
1713 screened from exterior view on all four sides of the parcel by a curtain wall
1714 system. The screening must be implemented such that no vehicular or
1715 parking area lighting will be visible from the Plaza, the DPC Building, or the
1716 residential uses on Rosalind Avenue or Anderson Street. Incidental
1717 pedestrian views of such interior surface parking may occur from South
1718 Street, Anderson Street and Rosalind Avenue only at vehicular access
1719 points to the Parcel.
1720
- 1721 5.1.11. A minimum of twenty (20) vehicular parking spaces shall be provided
1722 on Parcel 5 for use by DPC staff. This parking may be provided through
1723 exterior surface parking or structured parking within the Parcel 5 building.
1724

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5.1.12. All utilities and service areas shall be interior to the building or incorporated into the building or parking garage. Where such design is not feasible, this area shall be screened with a solid, decorative door, gate, or screen wall, and shall not interfere with the pedestrian realm.

5.1.13. The Parcel 5 building development must be coordinated with DPC to allow for reasonable access to loading bays and trash containers servicing the DPC Building loading dock. In addition, a minimum clear height of eighteen feet (18') must be maintained in the loading dock area.

5.1.14. When the loading dock gate is removed for development of Parcel 5, the developer of Parcel 5 shall screen the access area with decorative gates, doors, or other screen to close off the service area from the residential property across the street, when not in use.

5.1.15. Prior to and during construction activities on Parcel 5, the respective development team is responsible for coordinating construction activities and the performance and event schedules in the DPC Building and on the Plaza with the City and DPC staff to minimize the potential of disruption to such performances and events from construction related activity. Prior to construction activities commencing, a detailed construction schedule including but not limited to phasing and site logistics shall be submitted to the City and DPC staff.

SECTION 9. 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 10. 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 11. EFFECTIVE DATE. This ordinance takes effect immediately upon final passage.

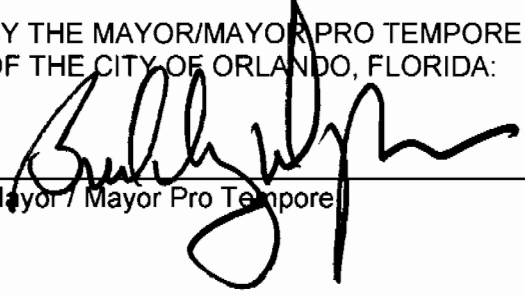
DONE, THE FIRST READING, by the City Council of the City of Orlando, Florida, at a regular meeting, this 8 day of December, 2014.

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 3 day of December, 2014.

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 15 day of December, 2014.

ORDINANCE NO. 2014-67

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



Mayor / Mayor Pro Tempore

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



City Clerk

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



City Attorney



Kyle Shephard

[Remainder of page intentionally left blank.]



VERIFIED LEGAL DESCRIPTION FORM

(APPENDIX C)

The following legal description has been prepared by
Lochrane Engineering, Inc.

and submitted to the City Planning Bureau for verification.

Christopher A. LaBerge
Signature Christopher A. LaBerge, P.S.M.

Date August 18, 2014

Application Request (Office Use Only)

File No. _____

Legal Description Including Acreage (To be typed by Applicant):

THAT PART OF LOTS 1 THROUGH 12, AND A VACATED PORTION OF MAIN STREET (MAIN STREET NOW KNOWN AS MAGNOLIA AVENUE) OF H.C. HARRISON'S ADDITION TO THE TOWN OF ORLANDO, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK C, PAGE 83, LOTS 1 THROUGH 4 OF DELANEY & MEISTERMAN'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK D, PAGE 8, AND LOTS 1 THROUGH 6 OF THE MCKEE ADDITION TO ORLANDO, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK F, PAGE 8, ALL OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

EASTERN BLOCK:

BEGIN AT THE NORTHEAST CORNER OF SAID LOT 1 OF DELANEY & MEISTERMAN'S SUBDIVISION; THENCE RUN S00°37'40"E ALONG THE EAST LINE OF SAID LOTS 1 THROUGH 4 OF DELANEY & MEISTERMAN'S SUBDIVISION, AND LOTS 1 AND 6 OF THE MCKEE ADDITION TO ORLANDO, ALSO BEING THE WEST RIGHT OF WAY LINE OF ROSALIND AVENUE, A DISTANCE OF 460.73 FEET TO THE SOUTHEAST CORNER OF SAID LOT 6; THENCE RUN S89°41'44"W ALONG THE SOUTH LINE OF SAID LOT 6, ALSO BEING THE NORTH RIGHT OF WAY LINE OF ANDERSON STREET PER DEED BOOK 188 PAGE 52, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, A DISTANCE OF 36.06 FEET; THENCE DEPARTING SAID SOUTH LINE OF LOT 6 RUN ALONG THE NORTH RIGHT OF WAY LINE OF SAID ANDERSON STREET PER OFFICIAL RECORDS BOOK 1054 PAGE 707, OFFICIAL RECORDS BOOK 1052 PAGE 470, OFFICIAL RECORDS BOOK 1089 PAGE 567, AND MINUTE BOOK 36 PAGE 596, ALL OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, THE FOLLOWING COURSES AND DISTANCES: N86°27'54"W A DISTANCE OF 163.79 FEET, S89°42'52"W A DISTANCE OF 31.64 FEET, S89°25'58"W A DISTANCE OF 213.15 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF MAGNOLIA AVENUE PER MINUTE BOOK YY PAGE 326, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN N00°31'42"W ALONG SAID EAST RIGHT OF WAY LINE OF MAGNOLIA AVENUE A DISTANCE OF 182.14 FEET TO THE SOUTH LINE OF THAT VACATED PORTION OF MAIN STREET (FROM PLAT BOOK C, PAGE 83) SAID MAIN STREET NOW KNOWN AS MAGNOLIA AVENUE, AND THAT VACATED PORTION OF PARCEL 16 AND PARCEL 18 (FROM MINUTE BOOK YY, PAGE 326) AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 10250, PAGE 1425, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES ALONG THE SOUTH, WEST AND NORTH BOUNDARIES OF SAID VACATED PORTION: N89°57'41"W A DISTANCE



VERIFIED LEGAL DESCRIPTION FORM

(APPENDIX C)

The following legal description has been prepared by
Lochrane Engineering, Inc.

and submitted to the City Planning Bureau for verification.

Signature Christopher A. LaBerge, P.S.M.

Date August 18, 2014

Application Request (Office Use Only)

File No. _____

Legal Description Including Acreage (To be typed by Applicant):

OF 25.29 FEET; N00°00'00"E A DISTANCE OF 103.50 FEET; N90°00'00"E A DISTANCE OF 24.33 FEET TO A POINT ON SAID EAST RIGHT OF WAY LINE OF MAGNOLIA AVENUE PER MINUTE BOOK YY PAGE 326; THENCE RUN N00°31'42"W ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 158.05 FEET TO A POINT ON A SOUTH RIGHT OF WAY LINE OF SOUTH STREET PER OFFICIAL RECORDS BOOK 4036 PAGE 752, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN N54°04'33"E ALONG SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 23.31 FEET TO A POINT ON THE NORTH LINE OF AFORESAID LOT 1 OF H.C. HARRISON'S ADDITION TO THE TOWN OF ORLANDO AND SOUTH RIGHT OF WAY LINE OF SOUTH STREET; THENCE RUN N89°28'12"E ALONG SAID NORTH LINE OF LOT 1 AND SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 193.42 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE RUN S00°37'13"E ALONG THE EAST LINE OF SAID LOT 1 OF H.C. HARRISON'S ADDITION TO THE TOWN OF ORLANDO A DISTANCE OF 7.55 FEET TO THE NORTHWEST CORNER OF AFORESAID LOT 1 OF DELANEY & MEISTERMAN'S SUBDIVISION; THENCE RUN N89°38'08"E ALONG SAID NORTH LINE OF LOT 1 OF DELANEY & MEISTERMAN'S SUBDIVISION AND SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 231.00 FEET TO THE POINT OF BEGINNING.

WESTERN BLOCK:

BEGIN AT THE NORTHWEST CORNER OF AFORESAID LOT 2 OF H.C. HARRISON'S ADDITION TO THE TOWN OF ORLANDO; THENCE RUN N89°29'02"E ALONG THE NORTH LINE OF SAID LOT 2 AND SOUTH RIGHT OF WAY LINE OF SOUTH STREET A DISTANCE OF 144.83 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF MAGNOLIA AVENUE PER OFFICIAL RECORDS BOOK 2617 PAGE 350 AND MINUTE BOOK YY PAGE 326, BOTH OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN ALONG SAID WEST RIGHT OF WAY LINE OF MAGNOLIA AVENUE THE FOLLOWING COURSES AND DISTANCES: S00°30'58"E A DISTANCE OF 5.00 FEET, N89°29'02"E A DISTANCE OF 12.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 13.00 FEET, RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 90°01'06" AND AN ARC DISTANCE OF 20.42 FEET TO THE POINT OF TANGENCY, S00°29'52"E A DISTANCE OF 406.84 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF ANDERSON STREET PER OFFICIAL RECORDS BOOK 705 PAGE 157 AND OFFICIAL RECORDS BOOK 733 PAGE 393, BOTH OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, SAID POINT ALSO BEING THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 27.50 FEET; THENCE RUN ALONG SAID NORTH RIGHT OF WAY LINE OF



VERIFIED LEGAL DESCRIPTION FORM

(APPENDIX C)

The following legal description has been prepared by
Lochrane Engineering, Inc.

and submitted to the City Planning Bureau for verification.

Signature Christopher A. LaBerge, P.S.M.

Date August 18, 2014

Application Request (Office Use Only)

File No. _____

Legal Description Including Acreage (To be typed by Applicant):

ANDERSON STREET THE FOLLOWING COURSES AND DISTANCES: RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF $90^{\circ}37'24''$ AND AN ARC DISTANCE OF 43.50 FEET TO THE POINT OF TANGENCY, $N89^{\circ}52'28''W$ A DISTANCE OF 287.95 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 27.50 FEET, RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF $89^{\circ}17'06''$ AND AN ARC DISTANCE OF 42.85 FEET TO THE POINT OF TANGENCY, SAID POINT LYING ON THE EAST RIGHT OF WAY LINE OF ORANGE AVENUE PER OFFICIAL RECORDS BOOK 33 PAGE 369 PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN $N00^{\circ}35'22''W$ ALONG SAID EAST RIGHT OF WAY LINE OF ORANGE AVENUE PER SAID OFFICIAL RECORDS BOOK 33 PAGE 369, AND OFFICIAL RECORDS BOOK 33 PAGE 367, OFFICIAL RECORDS BOOK 33 PAGE 365, AND OFFICIAL RECORDS BOOK 33 PAGE 393, ALL OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, A DISTANCE OF 235.56 FEET TO A POINT ON THE SOUTH LINE OF AFORESAID LOT 3 OF H.C. HARRISON'S ADDITION TO THE TOWN OF ORLANDO; THENCE RUN $S89^{\circ}23'11''W$ ALONG SAID SOUTH LINE A DISTANCE OF 5.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3; THENCE RUN $N00^{\circ}35'22''W$ ALONG THE WEST LINE OF SAID LOT 3 AND EAST RIGHT OF WAY LINE OF ORANGE AVENUE A DISTANCE OF 60.00 FEET TO THE EAST RIGHT OF WAY LINE OF ORANGE AVENUE PER OFFICIAL RECORDS BOOK 98 PAGE 584, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE DEPARTING SAID WEST LINE OF LOT 3 RUN ALONG THE EAST RIGHT OF WAY LINE PER SAID OFFICIAL RECORDS BOOK 98 PAGE 584 THE FOLLOWING COURSES AND DISTANCES: $N89^{\circ}24'38''E$ A DISTANCE OF 2.10 FEET, $N00^{\circ}35'22''W$ A DISTANCE OF 50.00 FEET, $S89^{\circ}24'38''W$ A DISTANCE OF 2.10 FEET TO A POINT ON AFORESAID WEST LINE OF LOT 3; THENCE RUN $N00^{\circ}35'22''W$ ALONG SAID WEST LINE OF LOT 3 AND EAST RIGHT OF WAY LINE OF ORANGE AVENUE A DISTANCE OF 63.09 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF SOUTH STREET PER OFFICIAL RECORDS BOOK 4261 PAGE 1439, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE DEPARTING SAID WEST LINE OF LOT 3 RUN $N89^{\circ}29'02''E$ ALONG SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 60.23 FEET; THENCE RUN $N83^{\circ}13'29''E$ ALONG SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 119.24 FEET TO THE POINT OF BEGINNING.

ALTOGETHER CONTAINING 8.227 ACRES MORE OR LESS.

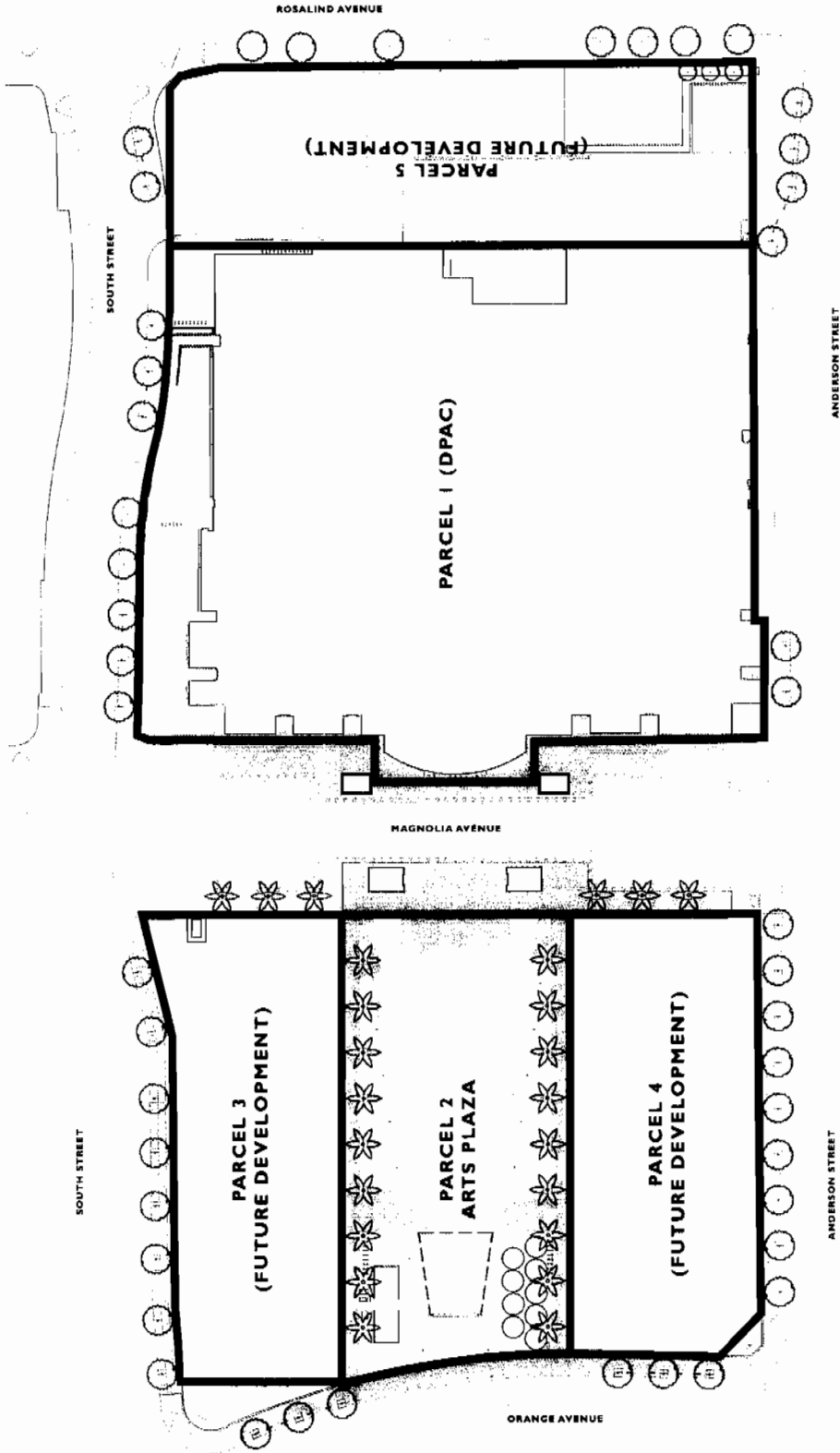
EXHIBIT
"B"

EXHIBIT B



NOT TO SCALE

DR. PHILLIPS CENTER PARCEL PLAN
15 JULY 2014



BARTON MYERS ASSOCIATES, INC. / HKS ARCHITECTS, INC. / BAKER BARRIOS ARCHITECTS, INC.
MURASE ASSOCIATES / HLB LIGHTING DESIGN / SUSSMAN PREJZA & COMPANY, INC.

PLANTING LEGEND

- EXISTING TREE
- CANOPY TREE 1
- CANOPY TREE 2
- PALM
- LAWN, IRRIGATED
- PLANTING AREA
- TREE GRATE (T1)
- TREE GRATE (T2)

SIGNAGE LEGEND

- (A) PEDESTRIAN SIGN
- (C) SMALL I.D. SIGN
- (D) VEHICULAR SIGN
- (E) CITY WAYFINDING
- (F) FUTURE SCULPTURE

LIGHTING LEGEND

- COBRA LIGHT
- STANDARD ACORN
- SATURN DOUBLE
- TOTEM WITH FLOOD
- EXISTING ST. LIGHT

SITE FURNISHINGS LEGEND

- BICYCLE RACK (T1)
- BICYCLE RACK (T2)
- BOLLARD (B1)
- BOLLARD (B)
- BOLLARD (BS)
- BOLLARD (BB)

NOTE
IF PLAZA IS CONSTRUCTED PRIOR TO ADJACENT BUILDING, PLAZA SHALL BE INSTALLED PRIOR TO BUILDING CONSTRUCTION
ALL LAWN TO BE IRRIGATED
ALL NEW STREET TREES TO HAVE STRUCTURAL SOIL
TEMPORARY ITEMS WILL BE REMOVED IN STAGE 2
PUBLICLY ACCESSIBLE BICYCLE PARKING DISTRIBUTED THROUGHOUT SITE FOR 180 BIKES.

PARCEL 1: 54 BIKES
PARCEL 2: 92 BIKES
ROW
TOTAL: 180 BIKES

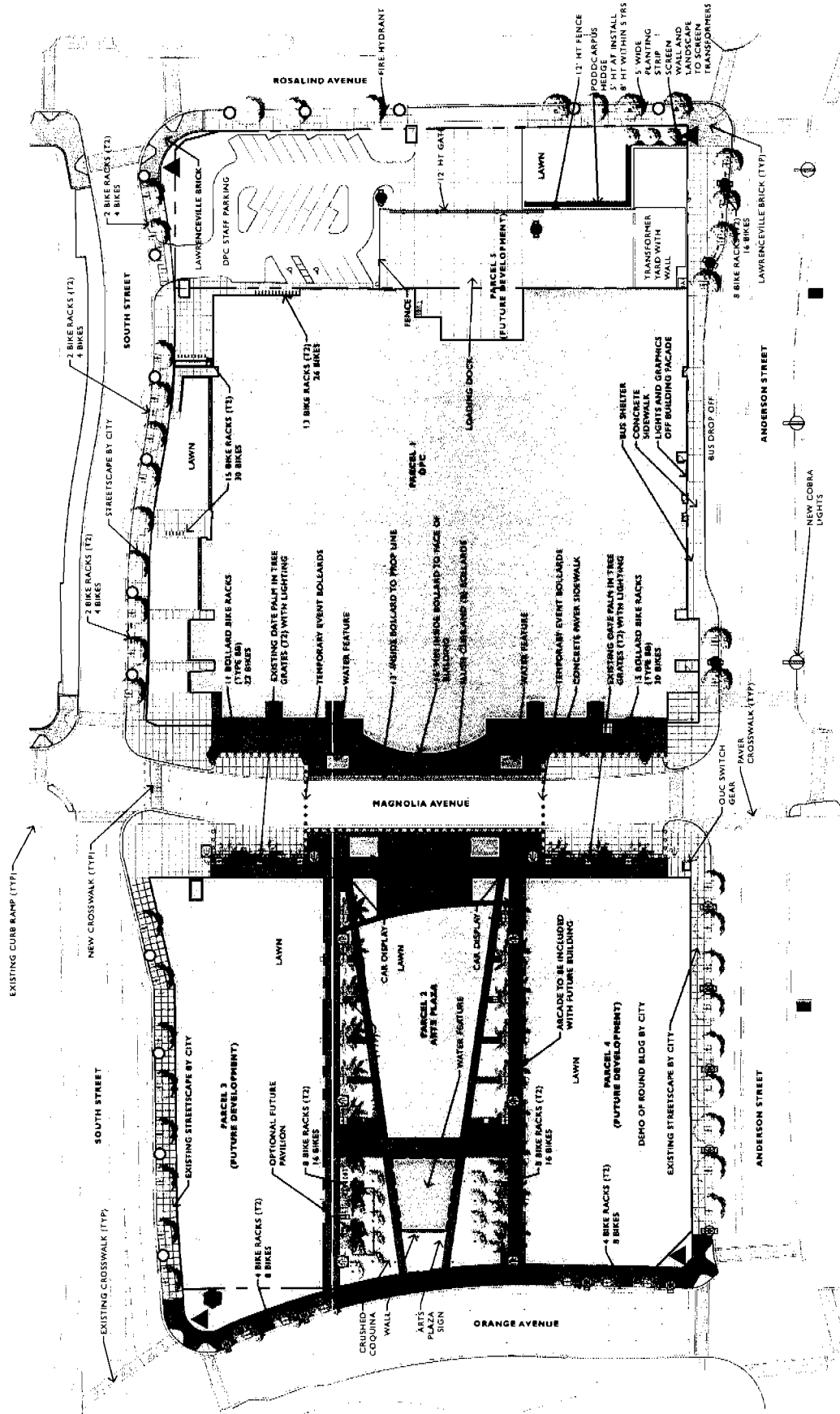


EXHIBIT C

NOT TO SCALE

PHASE 1 - STAGE 2 DR. PHILLIPS CENTER SITE PLAN
15 JULY 2014

EXHIBIT

"C"
2 of 2

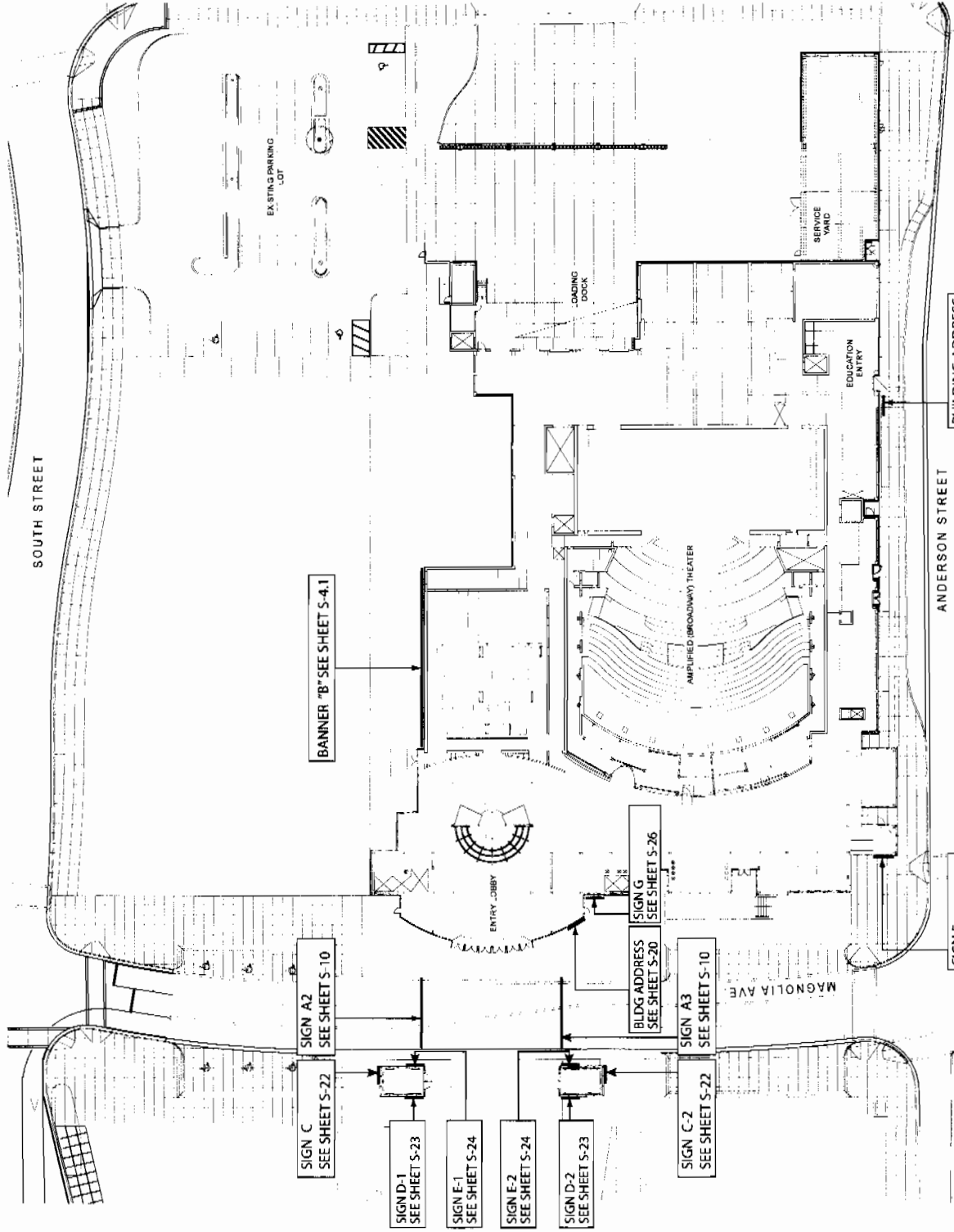
BARTON MYERS ASSOCIATES, INC. / HKS ARCHITECTS, INC. / BAKER BARRIOS ARCHITECTS, INC.
MURASE ASSOCIATES / HLB LIGHTING DESIGN / SUSSMAN PREJZA & COMPANY, INC.

EXHIBIT
"D"
31 pages

| Elevation | Sign # CD Sign # | Description | PD Sheet # | CD Drawing # | SF | Comments |
|--|------------------------|---|------------|-----------------|---------------|-----------------------------------|
| West Elevation - Stages 1 and 2 | | | | | | |
| N/A | N/A | Address | S-20 | N/A | 0.75 | not part of calc |
| 1 | SN01 | Building ID sign at railing | S-07 | \$B3.04 | 177 | |
| 2 | SN03 | Building ID at entry beam (illuminated) | S-08 | \$B3.07 | 47 | |
| 4 | N/A | Theater ID sign (ST 1) | S-09 | N/A | 40 | |
| 5 | N/A | Theater ID sign (ST 2) | S-09 | N/A | 40 | |
| 3 | N/A | Integrated Electronic Display | S-05 | N/A | 1600 | |
| 6 | N/A | Permanent Changeable Graphics (#2) | S-05 | N/A | 1474 | |
| 7 | N/A | Permanent Changeable Graphics (#1)) | S-05 | N/A | 1474 | |
| E.1 | N/A | County Officials | S-24.1 | N/A | 104 | not part of calc |
| E.1 | N/A | Electronic display | S-24.1 | N/A | 215 | not part of calc |
| E.2 | N/A | City Officials | S-24 | N/A | 104 | not part of calc |
| E.2 | N/A | Electronic display | S-24 | N/A | 215 | not part of calc |
| D.1 | N/A | Donor plaque 'D' | S-23 | N/A | 1.5 | not part of calc |
| D.2 | N/A | Donor plaque 'D' | S-23 | N/A | 1.5 | not part of calc |
| F | N/A | Team Recognition 'F' | S-25 | N/A | 18 | not part of calc |
| G | N/A | Box Office 'G' | S-26 | N/A | 4.5 | not part of calc |
| | | | | | 4852 | |
| East Elevation | | | | | | |
| 22 | N/A | Permanent Changeable graphic (#3) | S-05 | N/A | 914.5 | |
| A | N/A | Temporary Banner A | S-03 | N/A | 2400 | |
| | | | | | 3314.5 | |
| North Elevation Stage 1 | | | | | | |
| 21 | SN02 | Building ID sign at railing | S-10 | \$B3.06 | 177 | |
| 20 | N/A | Permanent Changeable Graphics | S-06 | N/A | 924 | |
| B | N/A | Temporary Banner B | S-04.1 | N/A | 2400 | |
| C.1 | | Porte cochere Donor sign 'C' | S-22 | | 1.5 | |
| | | | | | 3502.5 | |
| North Elevation Stage 2 | | | | | | |
| 21 | SN02 | Building ID sign at railing (ST 1) | S-10 | \$B3.06 | 177 | |
| 20 | N/A | Permanent Changeable Graphics (ST 1) (#6) | S-06 | | 924 | |
| C.1 | N/A | Porte cochere Donor sign 'C' (ST 1) | S-22 | | 1.5 | not part of calc |
| 23 | N/A | Blade Sign | S-11 | STAGE 2 | 116 | |
| 24 | N/A | 3 Changeable Banners | S-12 | STAGE 2 | 588 | |
| 25 | N/A | 6 Poster cases at 14 SF each (digital) | S-13 | STAGE 2 | 84 | |
| 26 | N/A | Rehearsal Theater Sign on wall | S-15 | STAGE 2 | 75 | |
| 26 | N/A | Rehearsal Theater Sign on glass | S-14 | STAGE 2 | 160 | |
| 27 | N/A | Graphic on BOH entry marquee (3 sides) | S-14 | STAGE 2 | 800 | |
| 27 | N/A | Stage Door Graphic | S-14 | STAGE 2 | 3 | |
| 22 | N/A | Permanent Changeable Graphics (#7) | S-06 | STAGE 2 | 1496 | |
| B | N/A | Temporary Banner B | S-04 | STAGE 2 | 2400 | DPC wants option to hang on South |
| | | | | | 6824.5 | |
| South Elevation Stage 1 and 2 | | | | | | |
| 12 | SN02 | Building ID sign at railing (ST 1) | S-10 | \$B3.05 | 177 | |
| 14 | SN10 | Blade Sign | S-11 | \$B3.12 | 116 | |
| C.2 | N/A | Porte cochere Donor sign 'C' | S-22 | N/A | 1.5 | not part of calc |
| 15 | SN11 | 3 Changeable Banners | S-12 | \$B3.13 | 588 | |
| 16 | SN12 | 11 Poster cases at 14 SF each (digital) | S-13 | \$B3.14 | 154 | |
| 18 | SN05 | Rehearsal Theater Sign on wall | S-15 | \$B3.08 | 75 | |
| 18 | SN07 | Rehearsal Theater Sign on glass | S-15 | \$B3.09 | 160 | |
| 17 | SN08 | Graphic on BOH entry marquee (3 sides) | S-15 | \$B3.10 | 800 | |
| 17 | SN09 | Stage Door Graphic | S-15 | \$B3.11 | 2 | |
| 11 | N/A | Permanent Changeable Graphics (#4) | S-06 | N/A | 924 | |
| 13 | N/A | Permanent Changeable Graphics (#5) | S-06 | N/A | 1496 | |
| N/A | N/A | Address '155' | S-21 | N/A | 0.75 | not part of calc |
| | | | | | 4493.5 | |

Dr. Phillips Center
Master Sign Plan
August 2014

| Elevation | Sign # | CD Sign # | Description | PD Sheet # | CD Drawing # | SF | Comments |
|---------------|--------|--------------|---|------------|-----------------|---------------|----------|
| Stage 1 total | | | | | | 16122.5 | |
| Stage 2 total | | | | | | 19484.5 | |
| Site | | | | | | | |
| | | SN21/SN 1 | Pedestrian Sign (digital) on Magnolia - (30 SF each side) | | SS5.03/SS5.C | 30 | |
| | SN21 | | 2 Pedestrian Sign (digital) on Plaza - 2 sides | | SS5.03 | 60 | |
| | SN20 | | 4 Banners on Magnolia (27 sf each) - 2 sides | | SS5.02 | 108 | |
| | SN20 | | 2 Banners on Orange (27 sf each) - 2 sides | | SS5.02 | 13.5 | |
| | SN20 | | 4 Banners on Plaza (27 sf each) - 2 sides | | SS5.02 | 108 | |
| | SN22 | | 2 Vehicular Parking signs on Rosalind - 2 sides | | SS5.04 | | |
| | SN23 | | 4 Site ID signs (24 sf - 2 sides) | | SS5.05 | 165 | |
| | | | Arts Plaza sign | | | <u>155.42</u> | |
| Site total | | | | | | 639.92 | |



FIRST LEVEL

1" = 50'-0"

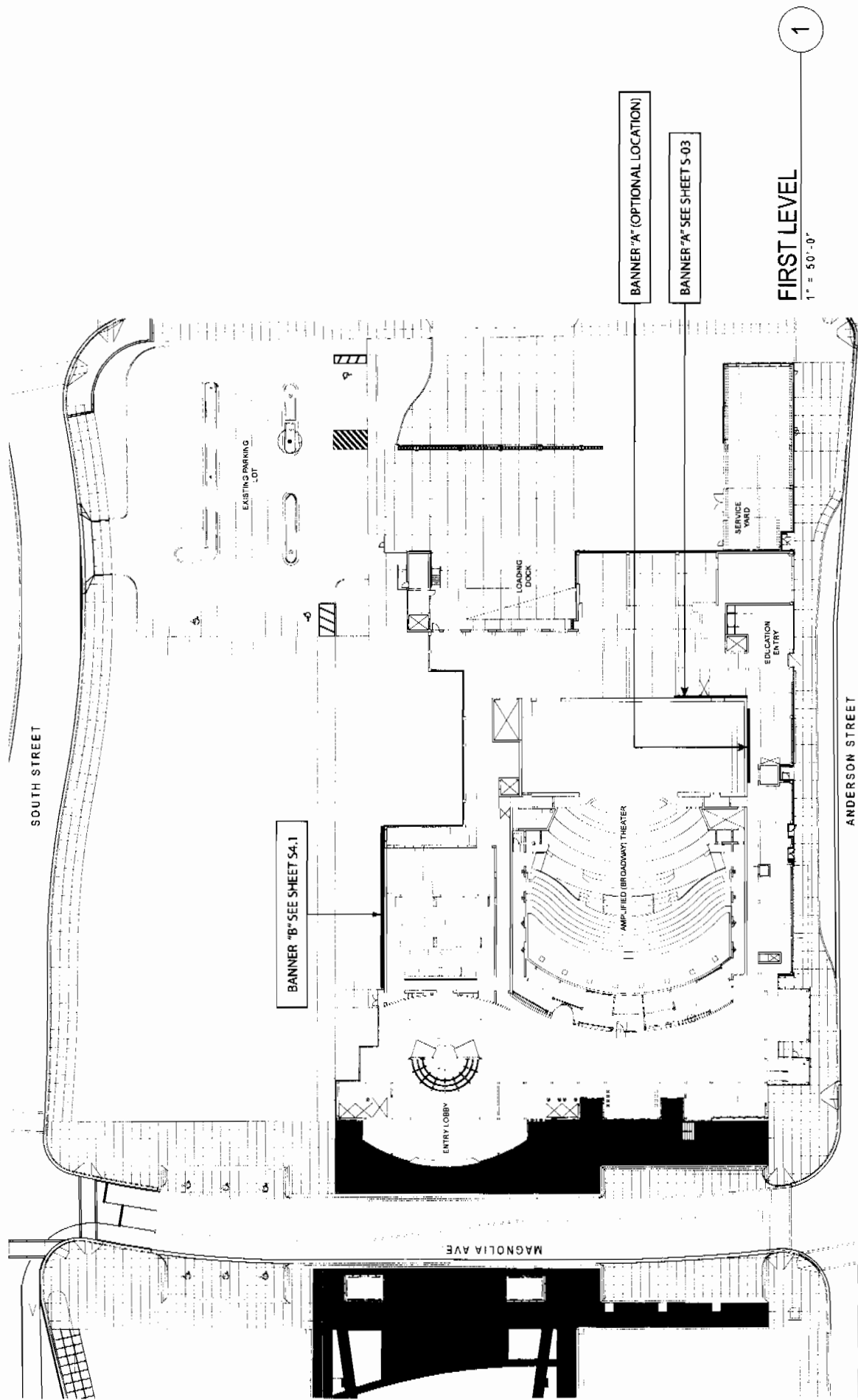
1

DR PHILLIPS CENTER EXTERIOR SIGNAGE-STAGE 1

15 JULY 2014

S-01

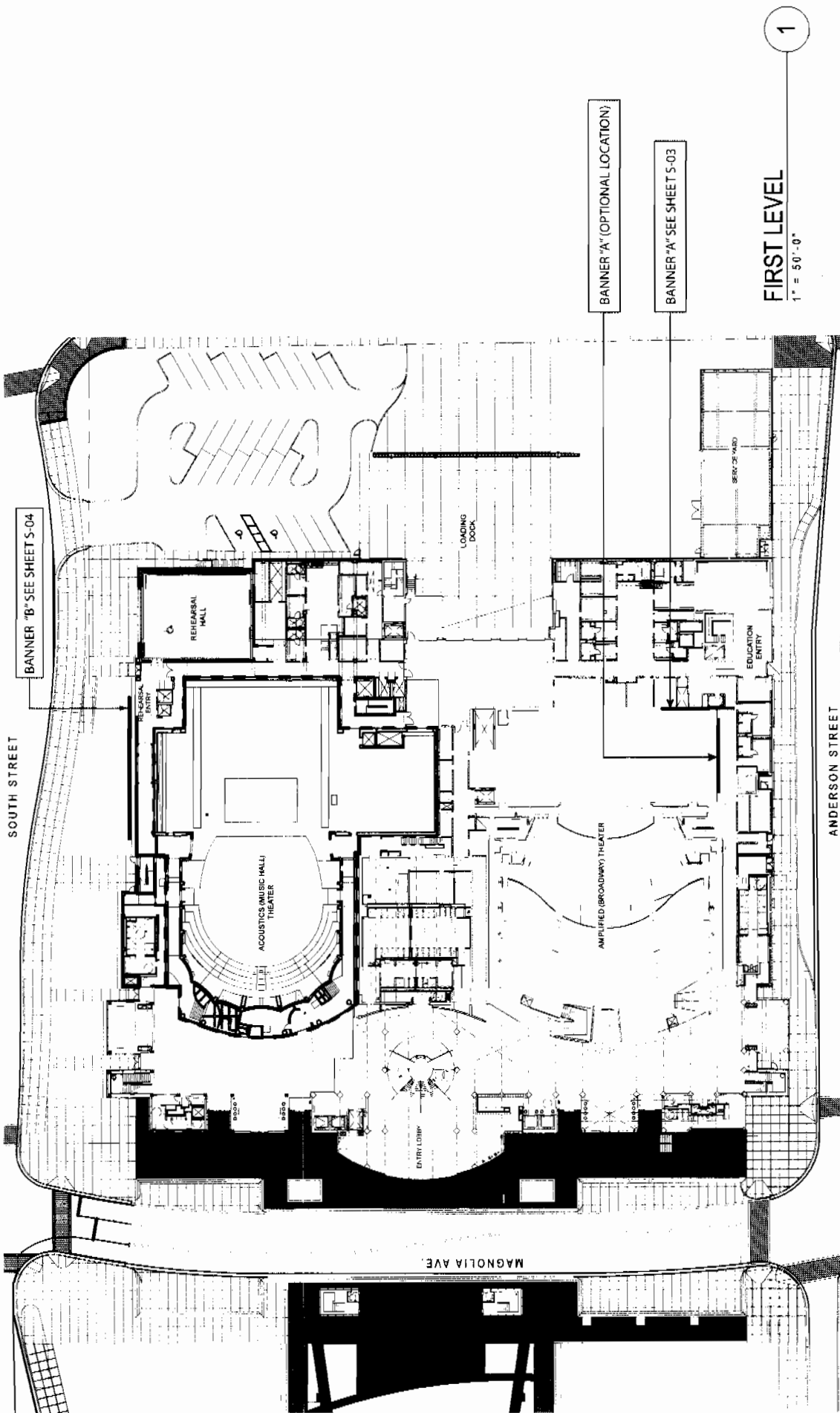
BARTON MYERS ASSOCIATES, INC. / HKS ARCHITECTS, INC. / BAKER BARRIOS ARCHITECTS, INC.
MURASE ASSOCIATES / H.B. JG-THNG DESIGN / SUSSMAN REJZA & COMPANY, INC.



BARTON MYERS ASSOCIATES, INC. / HKS ARCHITECTS, INC. / BAKER BARRIOS ARCHITECTS, INC.
 MURASE ASSOCIATES / HILGUTH DESIGN / SUSSMAN REZA & COMPANY, INC.

DR PHILLIPS CENTER EXTERIOR SIGNAGE-STAGE 1
 15 JULY 2014

S-1.1





#A NEW PERMANENT CHANGEABLE
GRAPHIC "A" 40' x 40'
(1,600 SQUARE FEET)

EAST ELEVATION 1/32" = 1'-0"

#22 GRAPHIC 3
PERMANENT CHANGEABLE
GRAPHICS SEE SHEET S-05

#9 ILLUMINATED BLADE
SIGN SEE SHEET S-11

#1 BUILDING ID
SEE SHEET S-07

#5 THEATER ID
SEE SHEET S-09

#4 THEATER ID
SEE SHEET S-09

#8 ILLUMINATED BLADE
SIGN SEE SHEET S-11

#10 TEAM RECOGNITION
PLAQUE SEE SHEET S-25

WEST ELEVATION 1/32" = 1'-0"

#7 GRAPHIC 1 PERMANENT CHANGEABLE
GRAPHIC SEE SHEET S-05

#2 BUILDING ID
SEE SHEET S-08

#6 GRAPHIC 2 PERMANENT CHANGEABLE
GRAPHICS SEE SHEET S-05

#3 INTEGRATED ELECTRONIC
DISPLAY SEE SHEET S-05

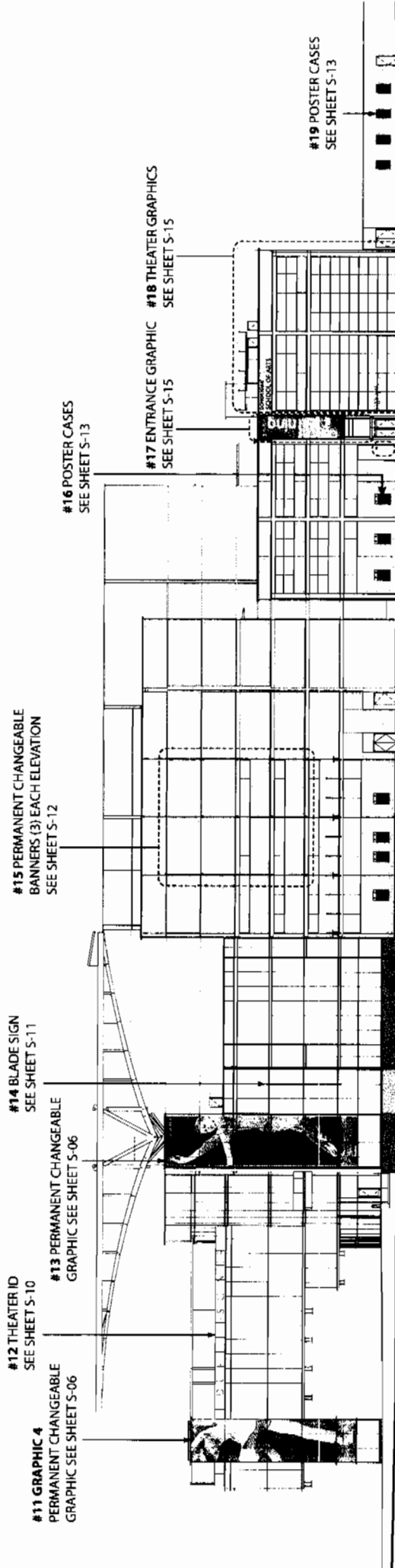
ADDRESS SIGN
SEE SHEET S-20

NOTE: SIGN IS ON BUILDING BEYOND
NOT STAIR TOWER

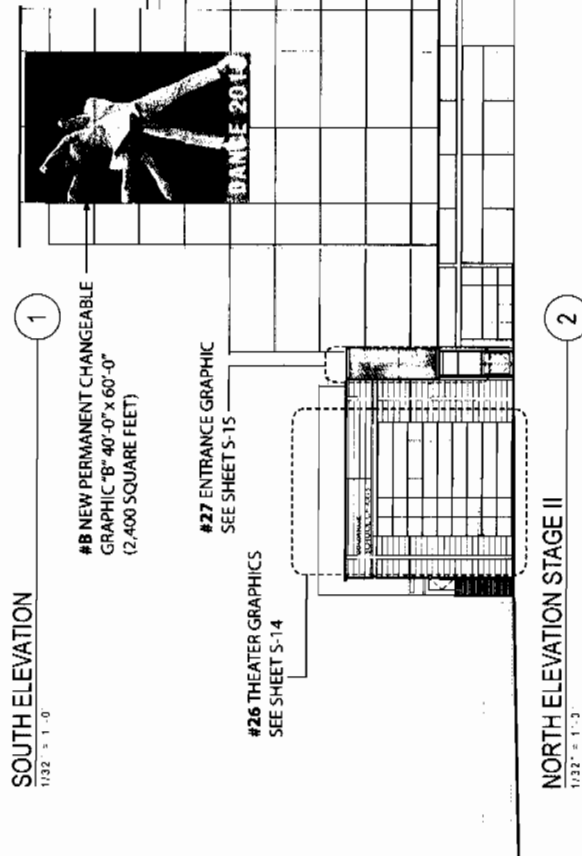
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MURASE ASSOCIATES / HLB LIGHTING DESIGN / SUSSMAN PREJZA & COMPANY, INC.

DR PHILLIPS CENTER EXTERIOR SIGNAGE
STAGE 2 15 JULY 2014

S-03



SOUTH ELEVATION
1/32" = 1'-0"

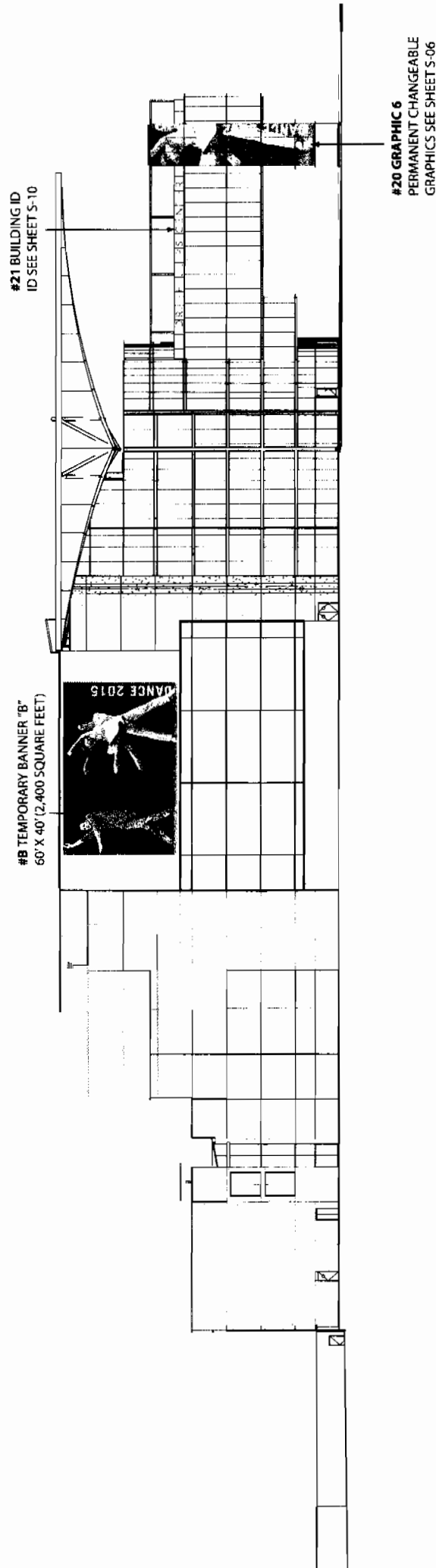


NORTH ELEVATION STAGE II
1/32" = 1'-0"

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MURASE ASSOCIATES / HLB LIGHTING DESIGN / SUSSMAN PREJZA & COMPANY, INC.

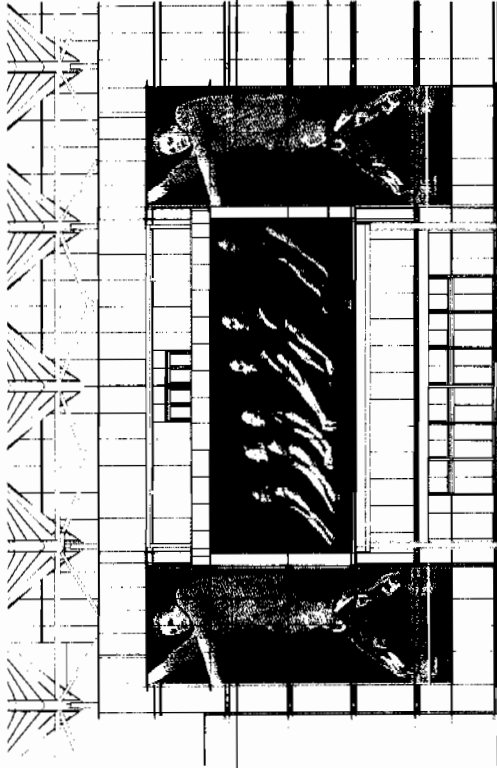
DR PHILLIPS CENTER EXTERIOR SIGNAGE
15 JULY 2014

S-04



1

NORTH ELEVATION
1/32" = 1'-0"



GRAPHIC # 1: MAXIMUM ALLOWABLE SQUARE FOOTAGE OF ADHESIVE BACKED DIGITALLY PRINTED VINYL GRAPHIC TO BE 1,474 SQUARE FEET. GRAPHIC TO BE ON PERFORATED VINYL WITH DIGITAL IMAGE PRINT. VINYL TO BE APPLIED ON EXTERIOR CURTAIN WALL GLASS SURFACES ONLY. SIGNS ARE DEFINED AS PERMANENT CHANGEABLE.

GRAPHIC # 2: MAXIMUM ALLOWABLE SQUARE FOOTAGE OF ADHESIVE BACKED DIGITALLY PRINTED VINYL GRAPHIC TO BE 1,474 SQUARE FEET. GRAPHIC TO BE ON PERFORATED VINYL WITH DIGITAL IMAGE PRINT. VINYL TO BE APPLIED ON EXTERIOR CURTAIN WALL GLASS SURFACES ONLY. SIGNS ARE DEFINED AS PERMANENT CHANGEABLE.

INTEGRATED ELECTRONIC DISPLAY 1: MAXIMUM ALLOWABLE ELECTRONIC DISPLAY AREA ON WEST FACADE TO BE APPROX. 1,600 SQUARE FEET. INTEGRATED LED DISPLAY TO BE SEMI-TRANSPARENT OR SIMILAR TECHNOLOGY. LED SCREEN IS DEFINED AS PERMANENT CHANGEABLE.

WEST ELEVATION PERMANENT CHANGEABLE GRAPHICS 1

DRAWING NOT TO SCALE

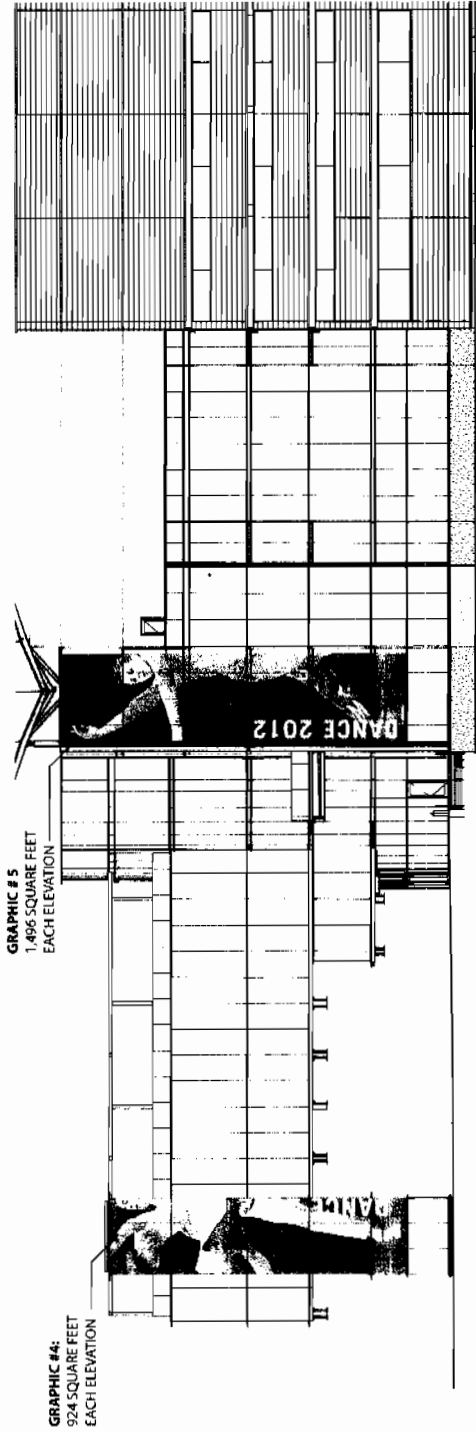
GENERAL NOTES: LIGHTING HOURS OF BUILDING MOUNTED SUPERGRAPHS AND FUTURE LED SCREEN ARE TO BE LIMITED TO 2:00 A.M. AND WILL BE CONTROLLED BY TIMER/SENSOR. SPONSOR TEXT AREA IS TO BE LIMITED TO 15% OF SIGN AREA FOR EACH GRAPHIC LOCATION. TOTAL TEXT AREA INCLUDING THEATER MESSAGING SHALL NOT EXCEED 40% FOR ANY GIVEN SIGN.



GRAPHIC #3: MAXIMUM ALLOWABLE SQUARE FOOTAGE OF DIGITALLY PRINTED GRAPHICS ON EAST ELEVATION TO BE 914.5 SQUARE FEET. GRAPHICS TO BE ON OPAQUE VINYL. EXTERNAL ILLUMINATION. VINYL TO BE TENSIONED ON EXTERIOR WALL SURFACE. GRAPHIC IS DEFINED AS PERMANENT CHANGEABLE.

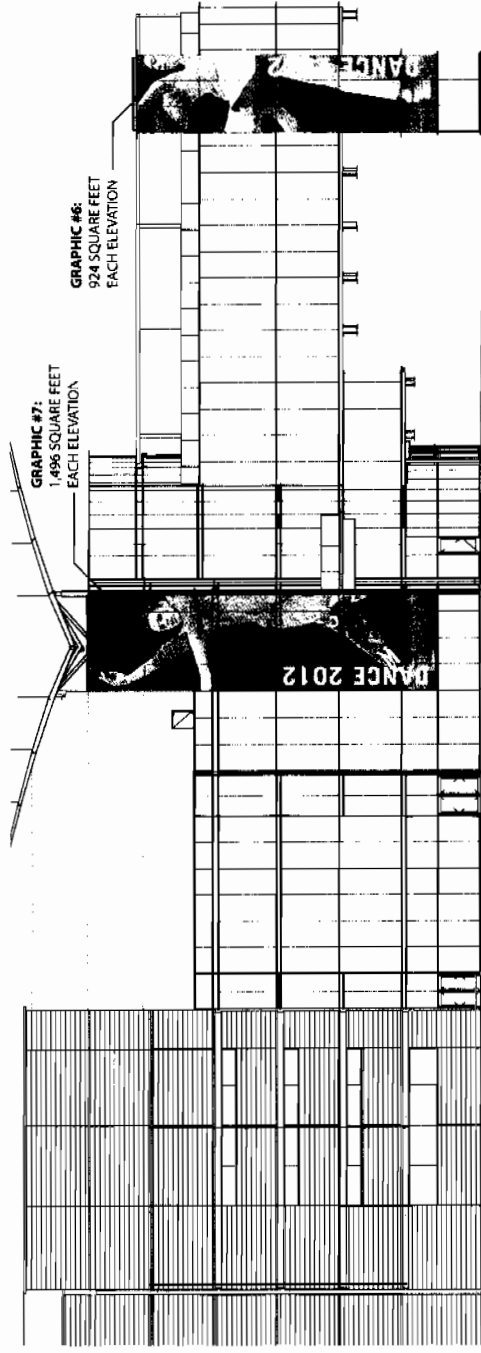
STAGE 2: EAST ELEVATION PERMANENT CHANGEABLE GRAPHICS 2

DRAWING NOT TO SCALE



PERMANENT CHANGEABLE GRAPHIC LOCATIONS SOUTH ELEVATION

DRAWING NOT TO SCALE

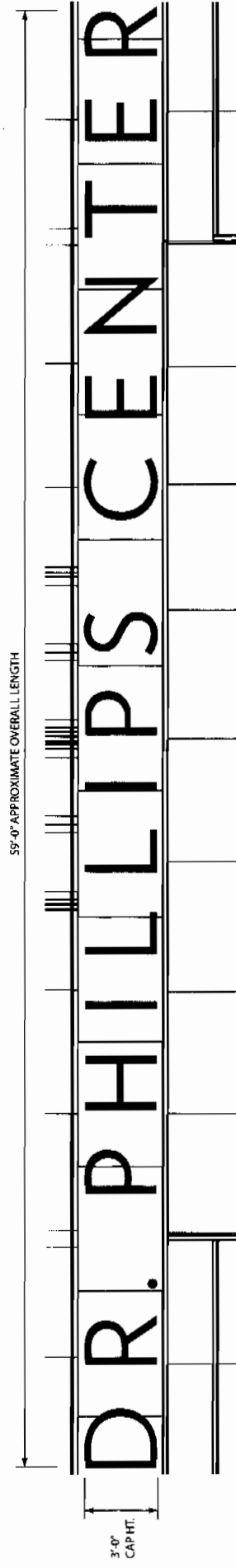


PERMANENT CHANGEABLE GRAPHIC LOCATIONS NORTH ELEVATION STAGE II

DRAWING NOT TO SCALE

GENERAL NOTES: LIGHTING HOURS OF BUILDING MOUNTED SUPERGRAPHICS AND FUTURE LED SCREEN ARE TO BE LIMITED TO 2:00 A.M. AND WILL BE CONTROLLED BY TIMER/SENSOR. SPONSOR TEXT AREA IS TO BE LIMITED TO 15% OF SIGN AREA FOR EACH GRAPHIC LOCATION. TOTAL TEXT AREA INCLUDING THEATER MESSAGING SHALL NOT EXCEED 40% FOR ANY GIVEN SIGN.

MAXIMUM ALLOWABLE SQUARE FOOTAGE NORTH AND SOUTH ELEVATIONS TO BE 2,420 SQUARE FEET EACH. GRAPHICS TO BE ADHESIVE BACKED PERFORATED VINYL WITH DIGITAL IMAGE PRINT. VINYL TO BE APPLIED ON EXTERIOR CURTAIN WALL GLASS SURFACES ONLY. GRAPHICS ARE DEFINED AS TEMPORARY.

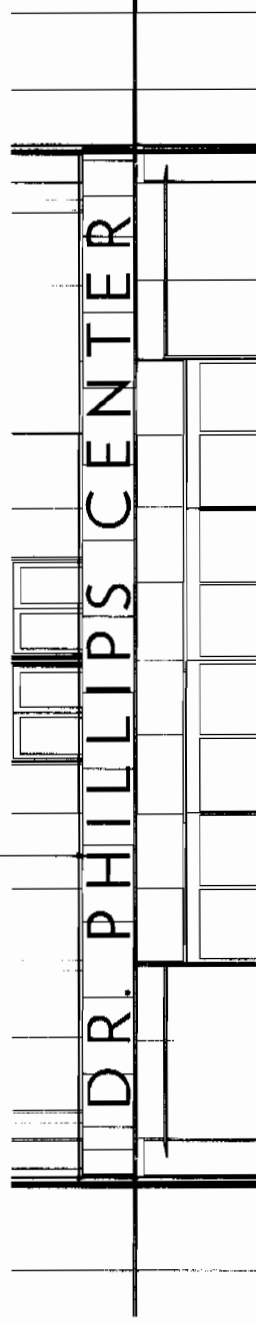


SIGN DETAIL ELEVATION

1/4" = 1'-0"

1

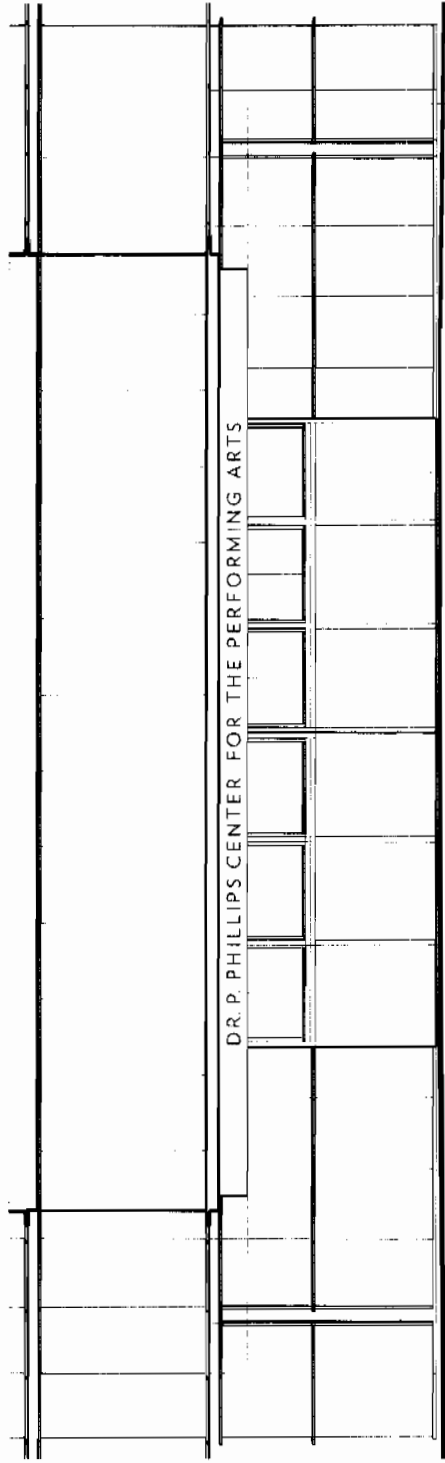
3M ADHESIVE BACKED VINYL ON GLASS TERRACE RAIL SURFACE. LETTER HEIGHT 36". LETTERFORMS ARE SINGLE CUTOUT FORMS WITH NO SEAMS. LETTERS ARE CUT AT GLASS SEAMS. APPLY TO GLASS FIRST SURFACE, WITH IDENTICAL LETTERS APPLIED SECOND SURFACE AS VISUAL BACKER. FINAL COLOR IS WHITE. TOTAL AREA APPROXIMATELY 177 SF.



SIGN ELEVATION

1/8" = 1'-0"

2

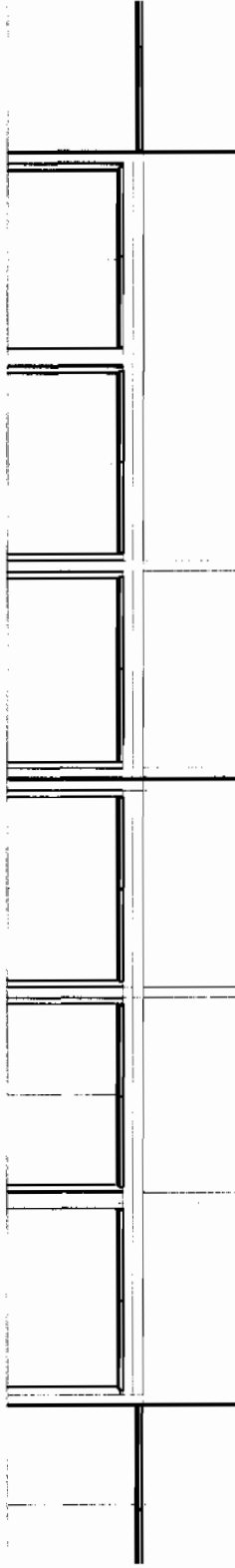


SIGN ELEVATION
1/8" = 1'-0"

PIN MOUNTED PAINTED ALUMINUM
CHANNEL LETTER FORMS ON PAINTED BACKER
PANEL. PANEL MATCHES LENGTH AND HT OF
BEAM WEB. LETTER DEPTH IS 1". CAP HT. 1 1/2"
MOUNT LETTERS 1/2" FROM FACE OF PANEL.
CENTER VERTICALLY AND HORIZONTALLY
WITHIN PANEL AS SHOWN. BACKLIT ILLUMINATED
WHITE "HALO" LIGHTING EFFECT.

41'-0" APPROXIMATE OVERALL LENGTH

11" CAP HT. DR. P. PHILLIPS CENTER FOR THE PERFORMING ARTS



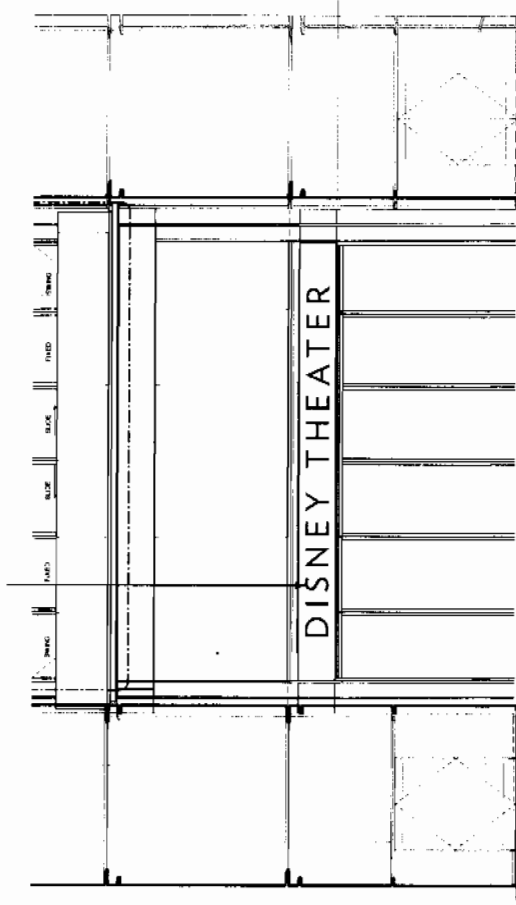
DETAIL ELEVATION
1/8" = 1'-0"

BARTON MYERS ASSOCIATES, INC. / HKS ARCHITECTS, INC. / BAKER BARRIOS ARCHITECTS, INC.
MURASE ASSOCIATES / HLB LIGHTING DESIGN / SUSSMAN PRETZA & COMPANY, INC.

DR PHILLIPS CENTER EXTERIOR SIGNAGE DETAILS
15 JULY 2014

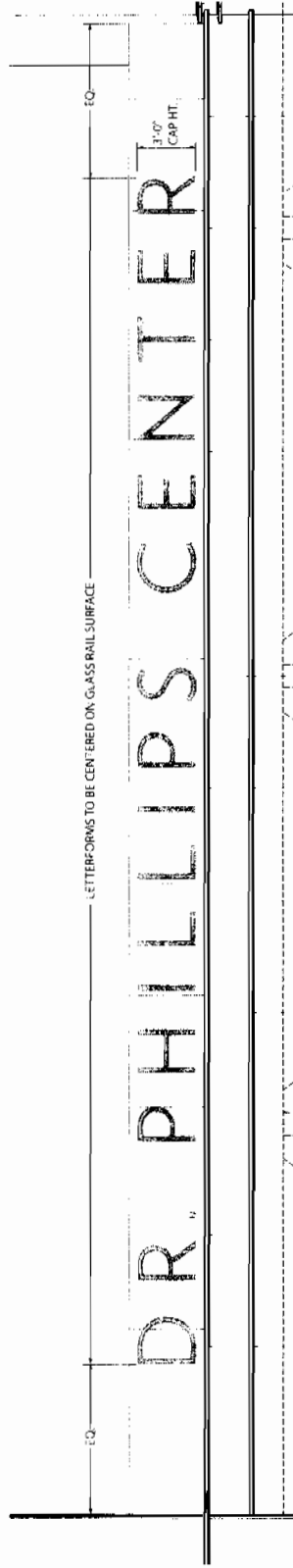
S-08

PAINTED ALUMINUM REVERSE CHANNEL LETTERFORMS. LETTER HEIGHT 18" LETTER DEPTH 2" FINAL COPY T.B.D. LETTERS MOUNTED 1" FROM FACE OF EXPOSED STRUCTURAL BEAM. THIS SIGN REQUIRED FOR (2) LOCATIONS. CENTER TYPE VERTICALLY AND HORIZONTALLY WITHIN BEAM. SIGN IS NOT ILLUMINATED. NO FASTENERS ALLOWED ON LETTERFORM EXTERIOR. NO FASTENER PENETRATION OF BEAM-WELD CONNECTIONS. SIMILAR SIGN REQUIRED FOR PHASE 2 THEATER.



DETAIL ELEVATION
1/8" = 1'-0"

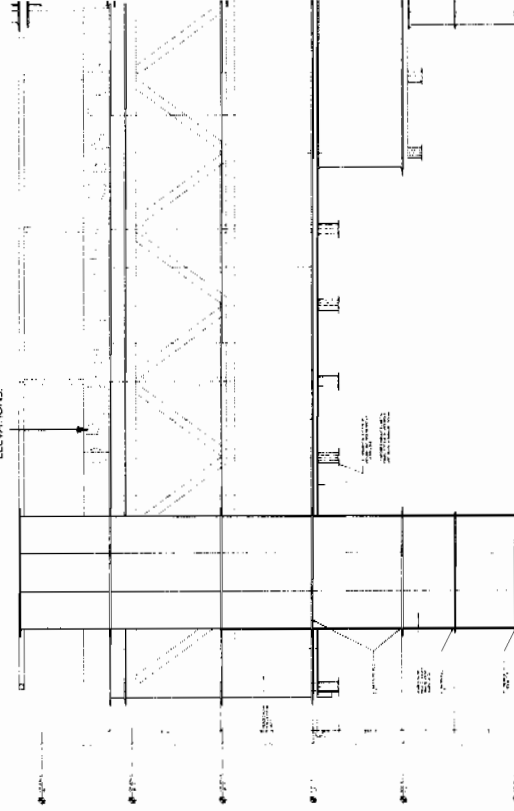
1



DETAIL SIGN ELEVATION

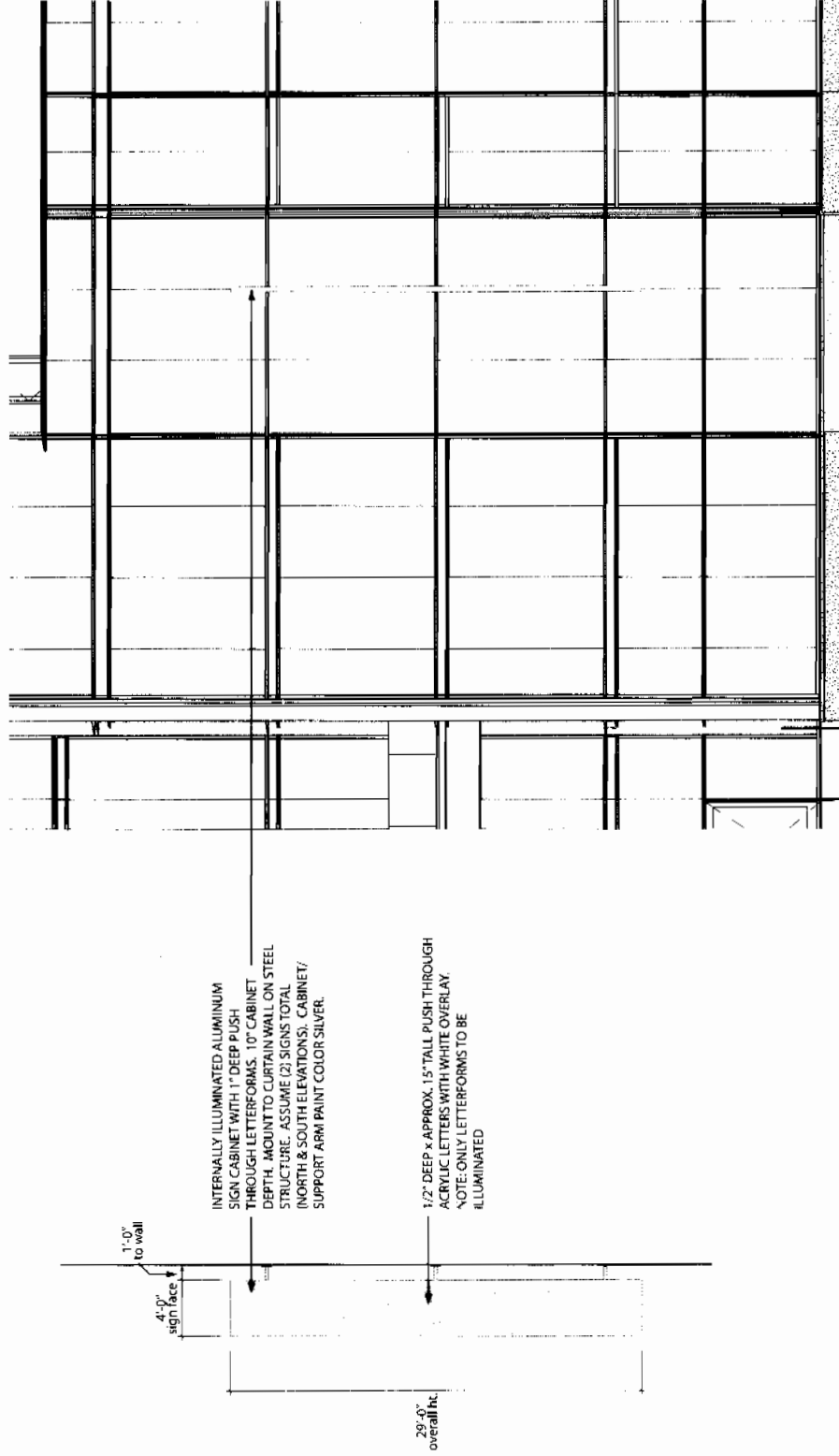
3/16" = 1'-0"

3V. ADHESIVE BACKED VINYL GRAPHIC ON GLASS RAILING WALL. LETTERFORMS INSTALLED ON FIRST SURFACE FACE OF RAILING WITH IDENTICAL BACKER LETTERS ON SECOND SURFACE. CAP HT. AS 3'-0" COLOR IS WHITE. TOTAL AREA: APPROXIMATELY 177 SF EACH ELEVATION. LETTERS INSTALLED ON NORTH AND SOUTH ELEVATIONS.



SIGN ELEVATION (SOUTH)

1/16" = 1'-0"

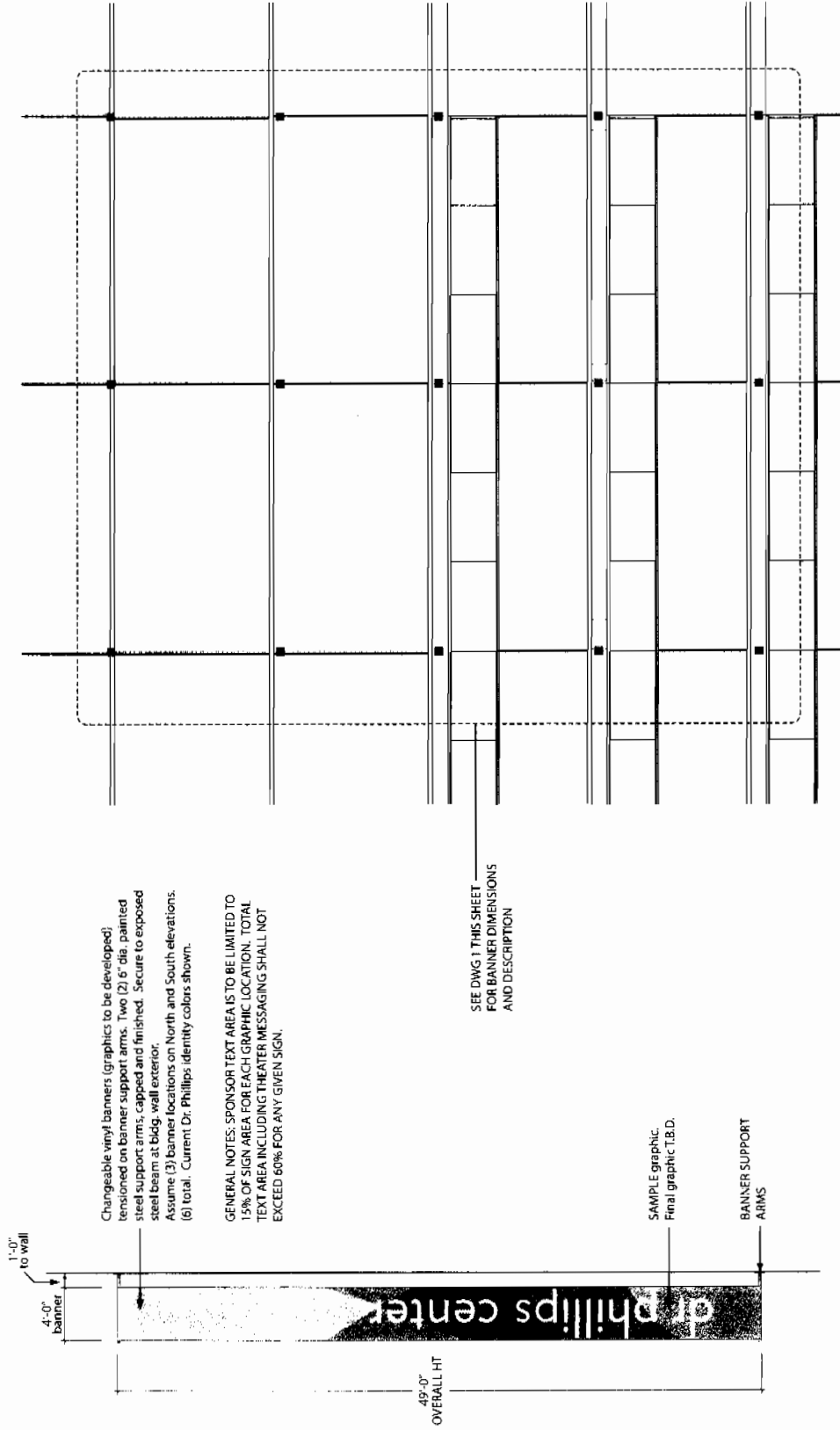


DETAIL SIGN ELEVATION
1/8" = 1'-0"

DETAIL ELEVATION
1/8" = 1'-0"

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MURASE ASSOCIATES / HLB LIGHTING DESIGN / SUSSMAN PREIZA & COMPANY, INC.

DR PHILLIPS CENTER EXTERIOR SIGNAGE DETAILS
15 JULY 2014



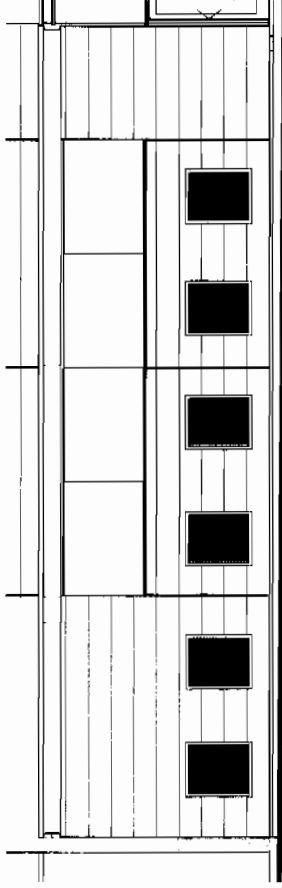
Changeable vinyl banners (graphics to be developed) tensioned on banner support arms. Two (2) 6" dia. painted steel support arms, capped and finished. Secure to exposed steel beam at bldg. wall exterior. Assume (3) banner locations on North and South elevations. (6) total. Current Dr. Phillips identity colors shown.

GENERAL NOTES: SPONSOR TEXT AREA IS TO BE LIMITED TO 15% OF SIGN AREA FOR EACH GRAPHIC LOCATION. TOTAL TEXT AREA INCLUDING THEATER MESSAGING SHALL NOT EXCEED 60% FOR ANY GIVEN SIGN.

BANNER ELEVATION
1/8" = 1'-0"

BANNER ELEVATION
1/8" = 1'-0"

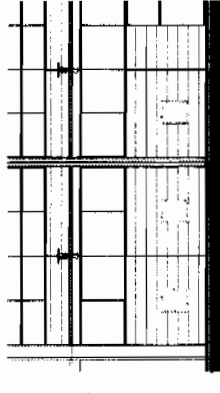
ENCLOSED BACKLIT POSTER CASES
 RECESSED FLUSH WITH ADJACENT
 BUILDING WALL. ACTIVE AREA 35" X 42".
 PAINT FINISH. 17 CASES THIS SIZE
 TOTAL (PHASES 1+2).
 NOTE: CASES MAY ALTERNATELY BE
 INSTALLED WITH FULL MOTION DIGITAL
 DISPLAYS UTILIZING PLASMA, LED OR
 OTHER SIMILAR TECHNOLOGY.



POSTER CABINET ELEVATION (NORTH-STAGE 2)

1/8" = 1'-0"

1



POSTER CABINET ELEVATION (SOUTH-STAGE 1)

1/8" = 1'-0"

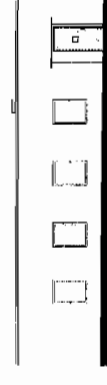
2



POSTER CABINET ELEVATION (SOUTH-STAGE 1)

1/8" = 1'-0"

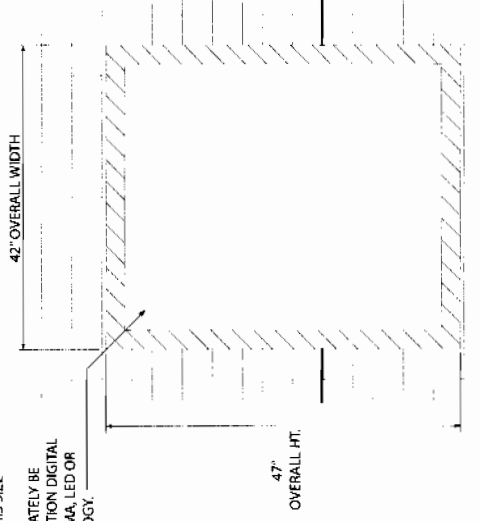
3



POSTER CABINET ELEVATION (SOUTH-STAGE 1)

1/8" = 1'-0"

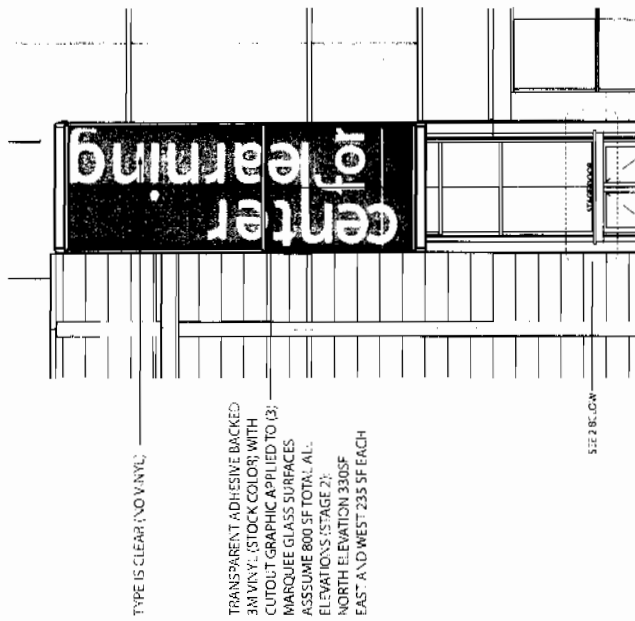
4



TYPICAL POSTER CABINET ELEVATION
 STAGES 1 AND 2

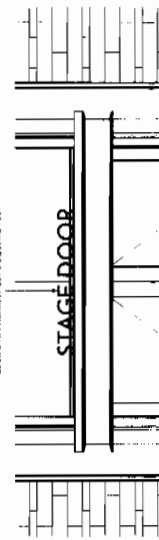
3/4" = 1'-0"

5



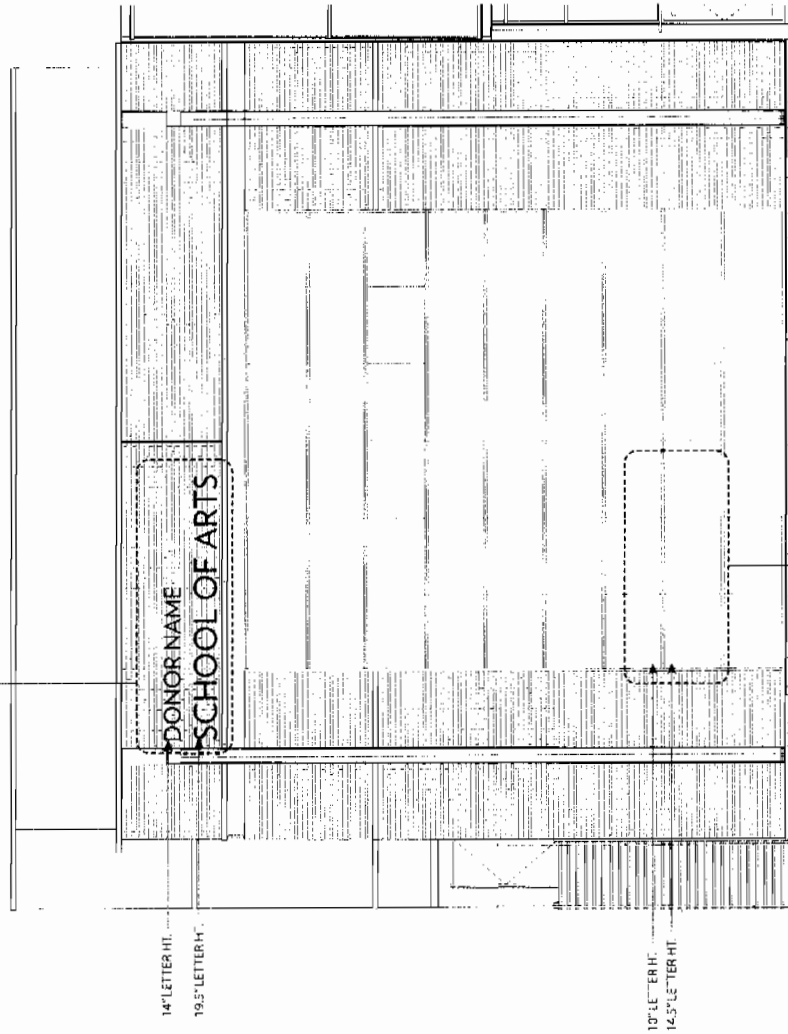
ENLARGED ELEV - N MARQUEE (PHASE 1 STAGE 2) 1
1/8" = 1'-0"

1/2" DEEP 4.5" TALL PAINTED ALUMINUM PLATE LETTERS MOUNTED TO TOP OF CANOPY. LETTERS ARE CENTERED AND SPACING IS 1/4" BETWEEN AND 1/2" FROM LETTER BACKS AND STRIPS OF EXPOSED CANOPY STRUCTURE. ASSUME APPROXIMATELY 3 SQUARE FEET



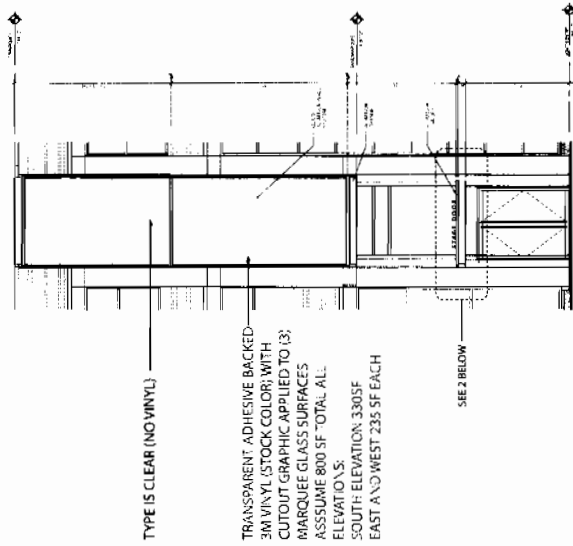
ENLARGED ELEV - N MARQUEE SIGNAGE (STAGE 2) 2
3/8" = 1'-0"

PAINTED ALUMINUM REVERSE CHANNEL LETTERS. LETTER HEIGHT 14" AND 19.5" AS SHOWN. LETTER DEPTH .5". FINAL COPY T.B.D. ASSUME APPROXIMATELY 75 SQUARE FEET TOTAL.

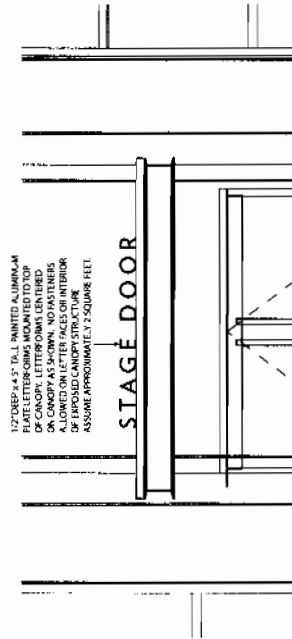


APPLIED ADHESIVE BACKED VINYL GRAPHIC ON GLASS SURFACE. COLOR: 3M DUSTED CRYSTAL. LETTER HEIGHT 10" AND 14.5" AS SHOWN GRAPHIC TO BE FIRST SURFACE ASSUME APPROX. 160 SQUARE FEET

REHEARSAL THEATER DETAIL ELEVATION (STAGE 2) 3
1/8" = 1'-0"

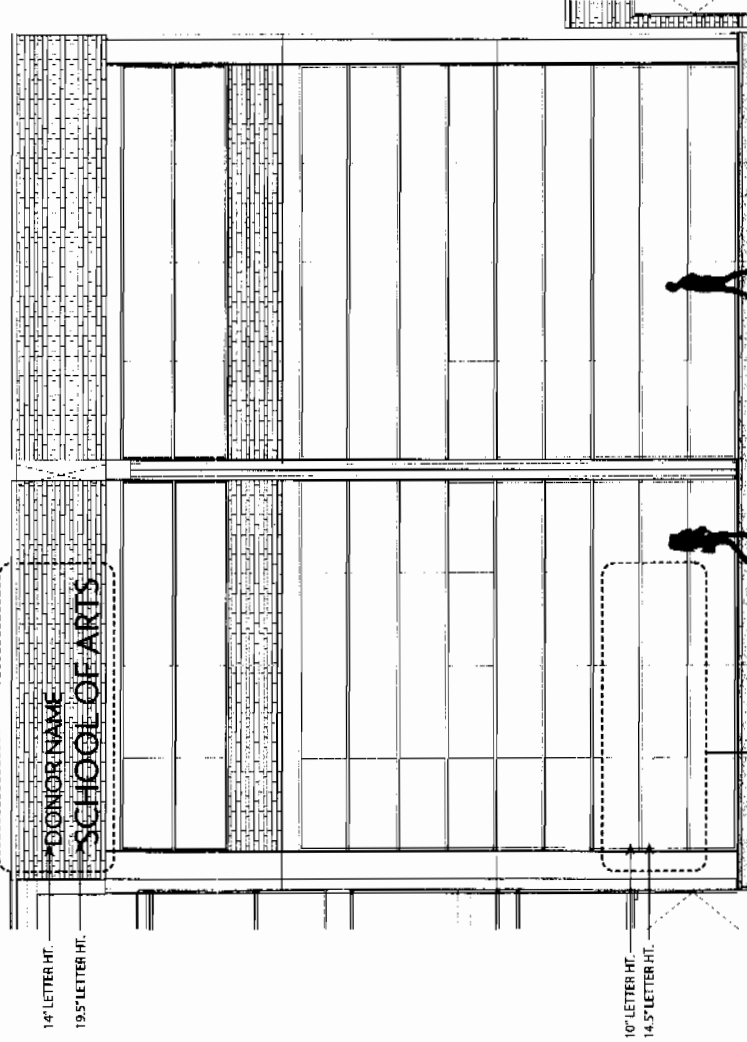


ENLARGED ELEV - S MARQUEE (STAGE 1)
3/32" = 1'-0"



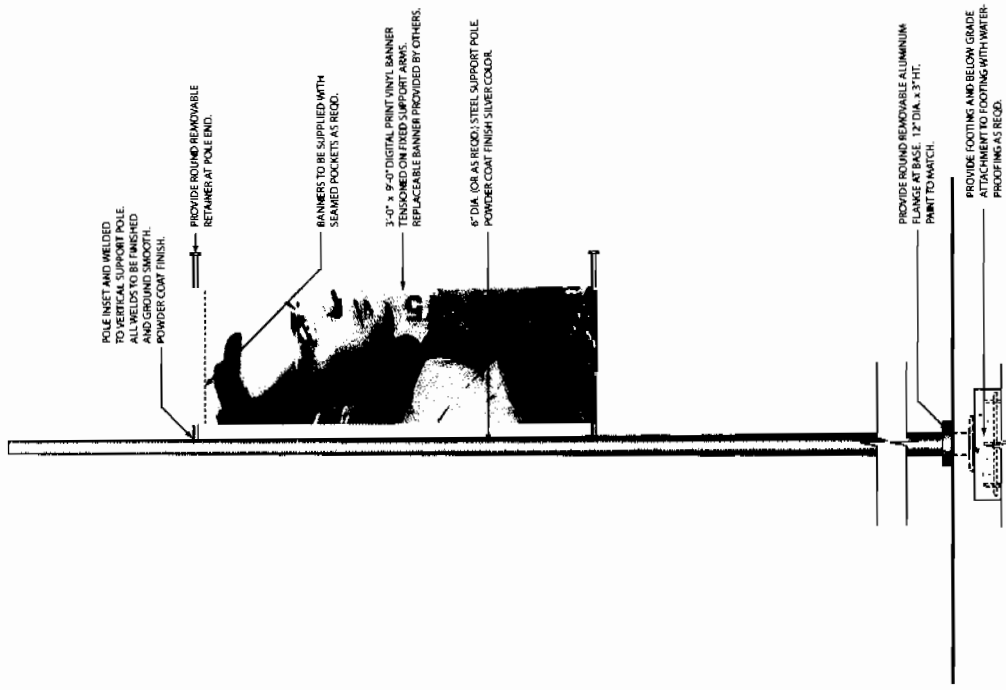
ENLARGED ELEV - S MARQUEE SIGNAGE (STAGE 1)
3/8" = 1'-0"

PAINTED ALUMINUM REVERSE CHANNEL LETTERS.
LETTER HEIGHT 14" AND 19.5" AS SHOWN. LETTER DEPTH .5".
FINAL COPY T.B.D. ASSUME APPROXIMATELY
75 SQUARE FEET TOTAL.



REHEARSAL THEATER DETAIL ELEVATION (STAGE 1)
1/8" = 1'-0"

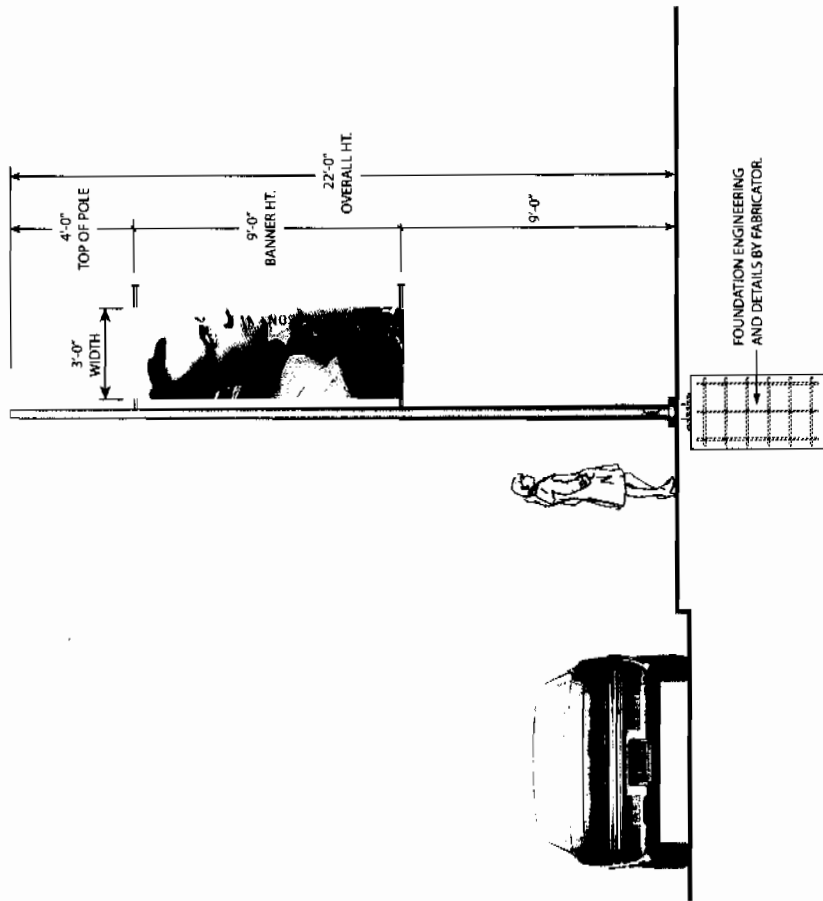
APPLIED ADHESIVE BACKED VINYL GRAPHIC ON GLASS SURFACE.
COLOR: 3M DUSTED CRYSTAL. LETTER HEIGHT 10" AND 14.5" AS SHOWN.
GRAPHIC TO BE FIRST SURFACE ASSUME APPROX. 160 SQUARE FEET



SIGNAGE TOTEM DETAIL 2
3/8" = 1'-0"

S-16

DR PHILLIPS CENTER SITE SIGNAGE
15 JULY 2014



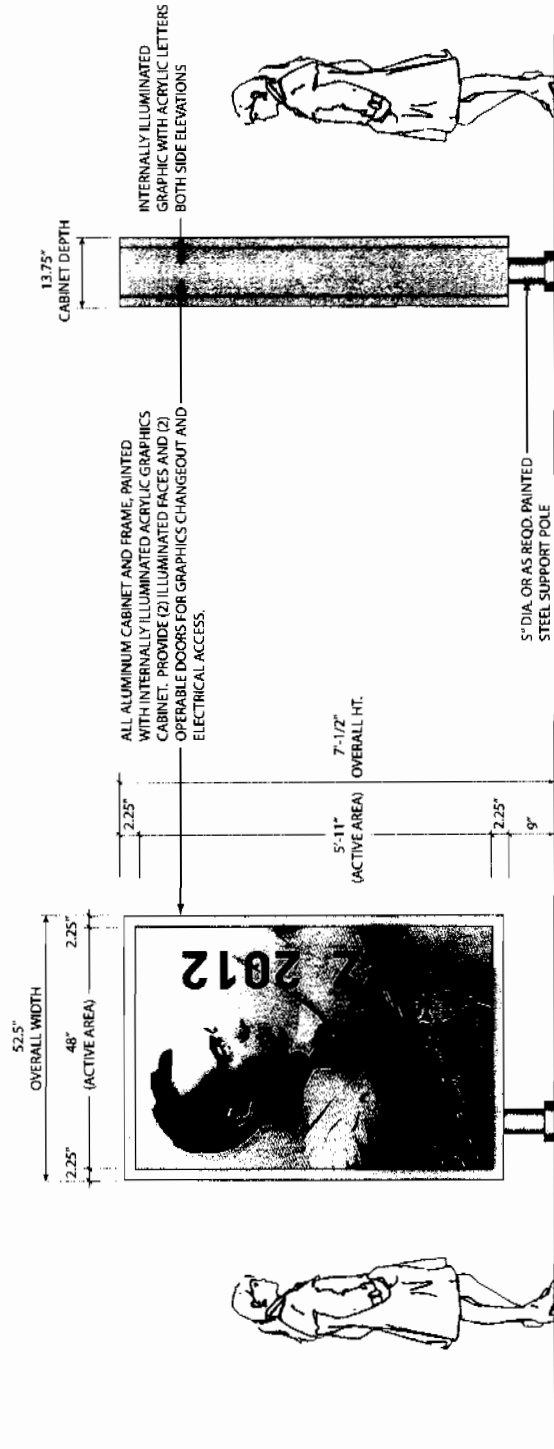
SIGNAGE TOTEM FRONT ELEVATION 1
1/4" = 1'-0"

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NOTES

- PROVIDE SCREENED VENTILATION HOLES AS NECESSARY
- CABINETS ARE TO BE LOCKABLE WITH CONCEALED HARDWARE
- PROVIDE PRICING FOR LED AND FLUORESCENT ILLUMINATION OPTIONS
- ALL HARDWARE INCLUDING HINGES, LOCKS AND FASTENERS IS TO BE NON-CORROSIVE MATERIALS AND ALLOYS. POWDER COAT FINISH TO BE USED ON ALL PAINTED SURFACES.
- NO EXPOSED FASTENERS ALLOWED ON CABINET FACE OR EXTERIOR
- PROVIDE WATERPROOFING ON SIGN BASE AS NECESSARY

GENERAL NOTES: LIGHTING HOURS OF PEDESTRIAN SIGNS AND POSSIBLE FUTURE LED SCREENS ARE TO BE LIMITED TO 2000 A.M. AND WILL BE CONTROLLED BY TIMER/SENSOR. SIGNAGE IS TO BE LIMITED TO DIRECTIONAL (MAP) INFORMATION AND USES DEFINED AS "ONSITE". ONSITE USES ARE DEFINED AS ADVERTISEMENT OF ANY SERVICE OR PRODUCT OFFERED FOR SALE OR USE ON DPAC SITE AND ADJACENT FUTURE DEVELOPMENT AREA. SPONSOR TEXT AREA IS TO BE LIMITED TO 20% OF SIGN AREA FOR EACH GRAPHIC LOCATION. TOTAL TEXT AREA INCLUDING THEATER MESSAGING SHALL NOT EXCEED 40% FOR ANY GIVEN SIGN.



PEDESTRIAN SIGN FRONT ELEVATION

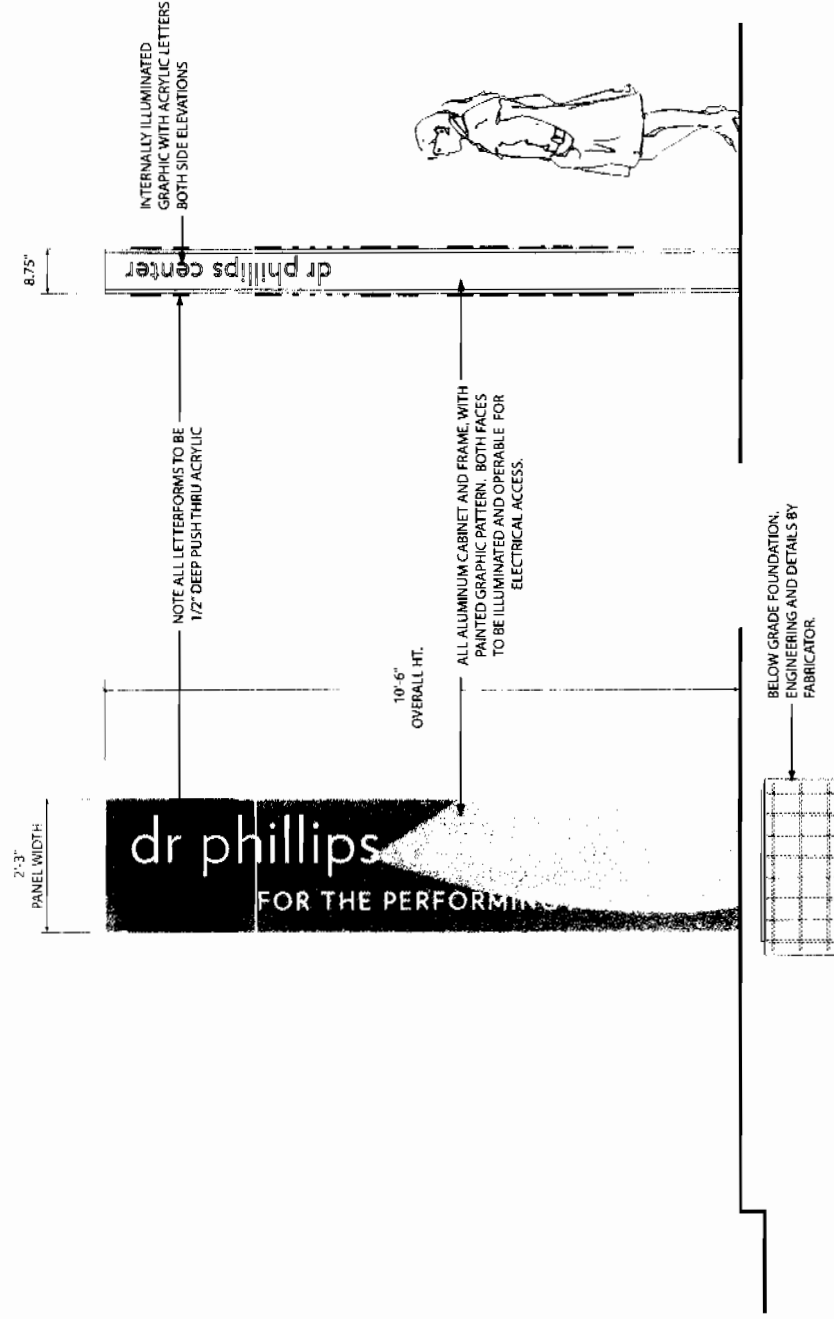
1

PEDESTRIAN SIGN SIDE ELEVATION

2

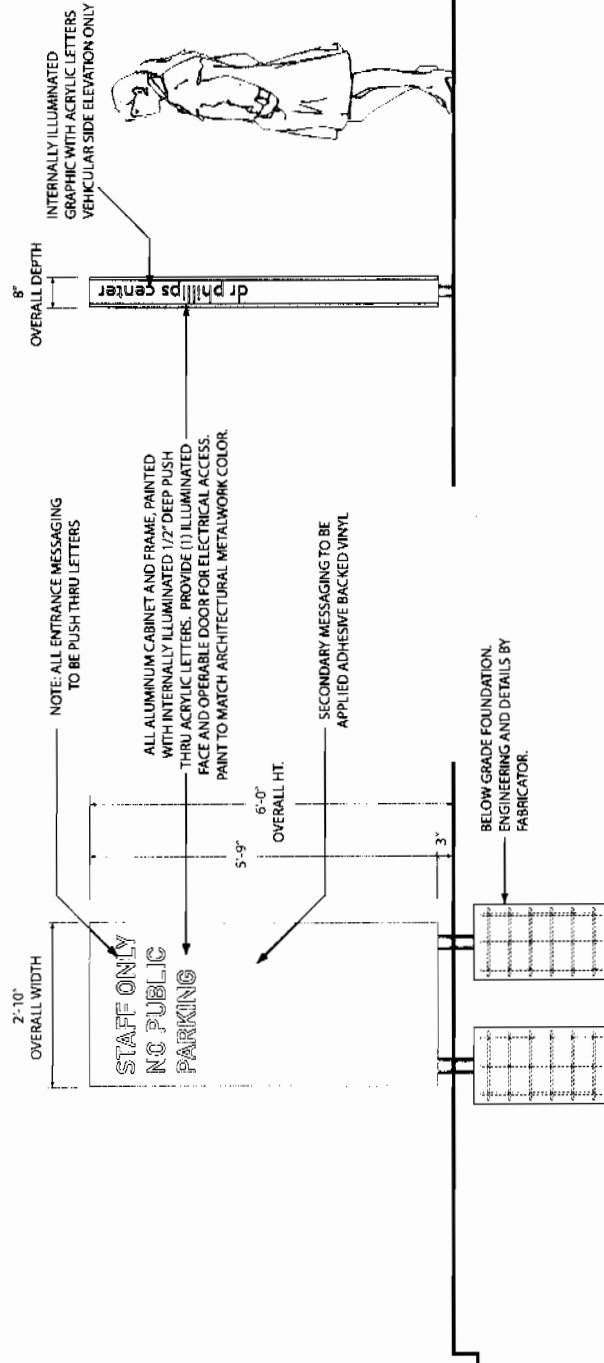
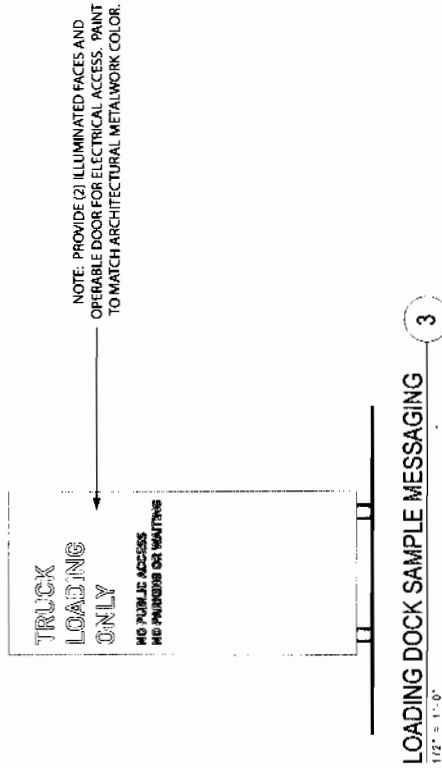
NOTES

- PROVIDE SCREENED VENTILATION HOLES AS NECESSARY
- CABINETS ARE TO BE LOCKABLE WITH CONCEALED HARDWARE
- ALL HARDWARE INCLUDING HINGES, LOCKS AND FASTENERS IS TO BE NON-CORROSIVE MATERIALS AND ALLOYS. POWDER COAT FINISH TO BE USED ON ALL PAINTED SURFACES.
- NO EXPOSED FASTENERS ALLOWED ON CABINET FACE OR EXTERIOR
- PROVIDE WATERPROOFING ON SIGN BASE AS NECESSARY
- ALUMINUM SIGN FACES SHOWN AS CONTINUOUS ARE TO BE SEAMLESS



SMALL ID SIGN FRONT ELEVATION
1/2" = 1'-0"

SMALL ID SIGN SIDE ELEVATION
1/2" = 1'-0"

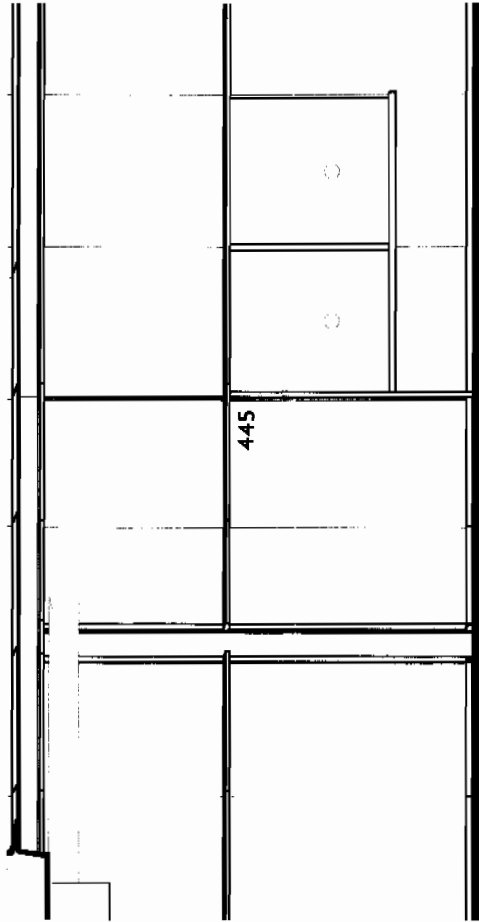


ONSITE PARKING SIGN SIDE ELEVATION 2

1/2" = 1'-0"

NOTES

- PROVIDE SCREENED VENTILATION HOLES AS NECESSARY
- CABINETS ARE TO BE LOCKABLE WITH CONCEALED STAINLESS HARDWARE
- PROVIDE PRICING FOR LED AND FLUORESCENT ILLUMINATION OPTIONS
- ALL HARDWARE INCLUDING HINGES, LOCKS AND FASTENERS IS TO BE NON-CORROSIVE MATERIALS AND ALLOYS. POWDER COAT FINISH TO BE USED ON ALL PAINTED SURFACES.
- ALL STRUCTURAL MEMBERS INTERIOR AND EXTERIOR TO BE ALUMINUM
- NO EXPOSED FASTENERS ALLOWED ON CABINET FACE OR EXTERIOR
- PROVIDE WATERPROOFING ON SIGN BASE AS NECESSARY
- ALUMINUM SIGN FACES SHOWN AS CONTINUOUS ARE TO BE SEAMLESS

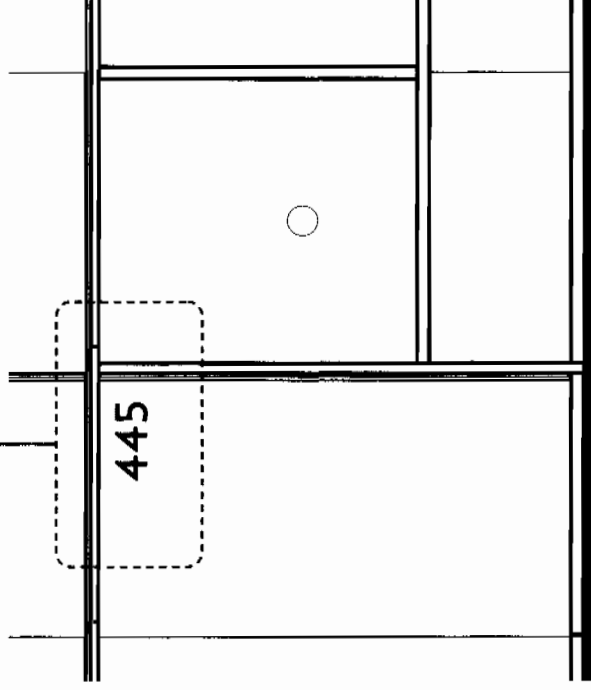


ENLARGED WEST ELEVATION-MAIN ENTRANCE

1/4" = 1'-0"

1

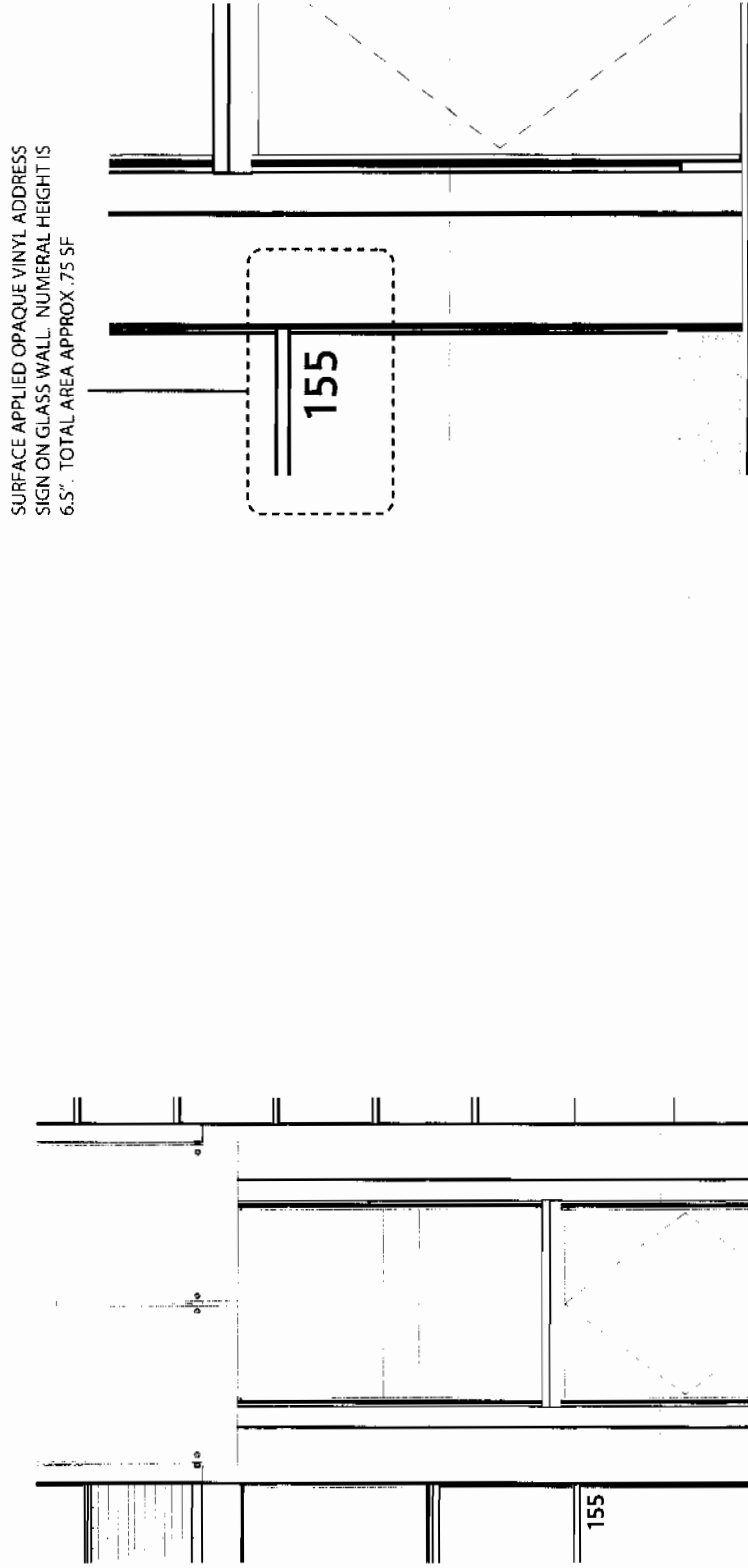
SURFACE APPLIED OPAQUE VINYL ADDRESS
SIGN ON GLASS WALL. NUMERAL HEIGHT IS
6.5". TOTAL AREA APPROX. 75 SF



ENLARGED WEST ELEVATION-DETAIL MAIN ENTRANCE

1/2" = 1'-0"

2



SURFACE APPLIED OPAQUE VINYL ADDRESS
SIGN ON GLASS WALL. NUMERAL HEIGHT IS
6.5". TOTAL AREA APPROX. 75 SF

BOH SOUTH MARQUEE ENLARGED ELEVATION

1/4" = 1'-0"

1

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MURASE ASSOCIATES / HLB LIGHTING DESIGN / SUSSMAN PREZZA & COMPANY, INC.

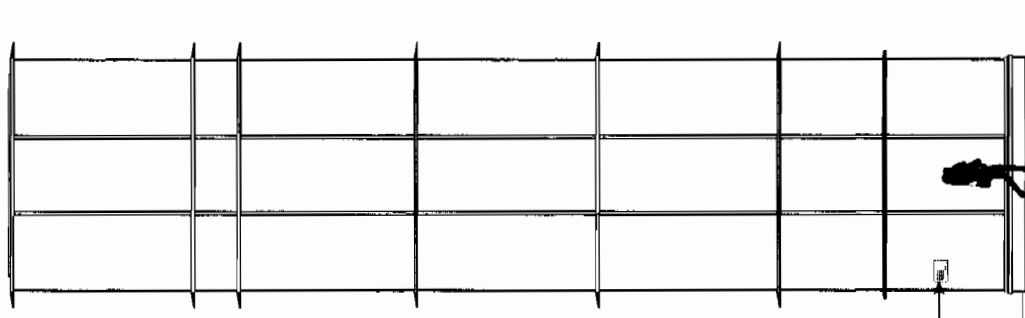
BOH SOUTH MARQUEE DETAIL ELEVATION

1/2" = 1'-0"

2

DR PHILLIPS CENTER EXTERIOR SIGNAGE
15 JULY 2014

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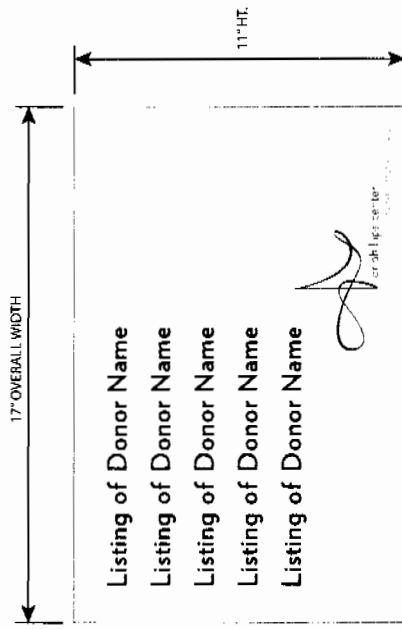


"PORTE COCHERE" DONOR
PLAQUE, NORTH A2 AND
SOUTH A3 ELEVATIONS.
PLAQUE DIMENSIONS 11" x 17"

BANQUET STAIR - ENLARGED NORTH AND SOUTH ELEVATIONS SIGN "C" ELEVATION

1/8" = 1'-0"

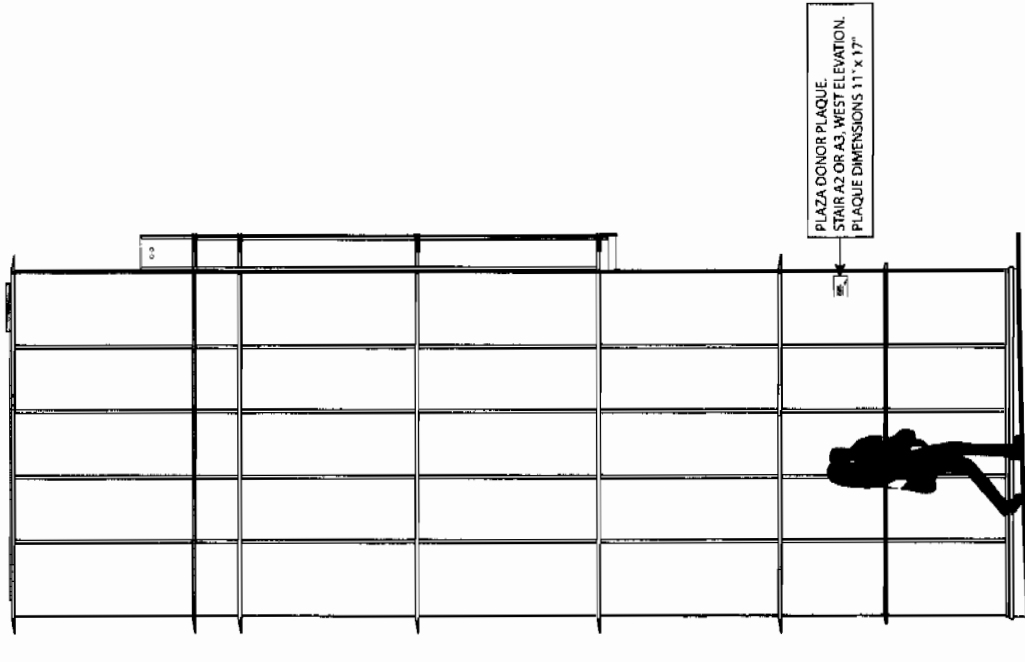
1



PANEL DETAIL

3/4" = 1'-0"

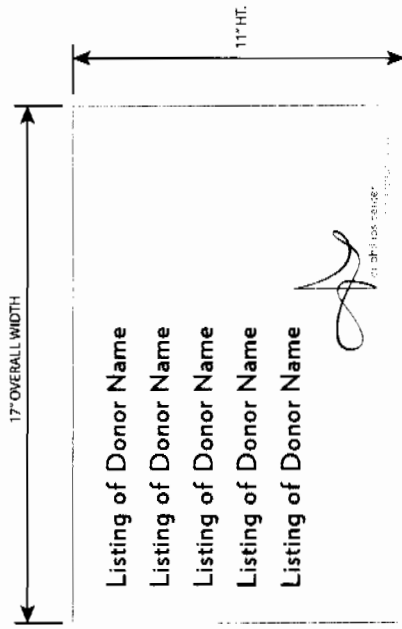
2



**BANQUET STAIR - ENLARGED WEST ELEVATION
SIGN "D" ELEVATION**

1/8" = 1'-0"

1



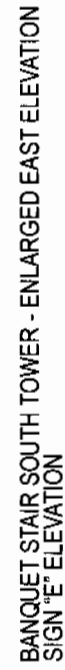
PANEL DETAIL

3" = 1'-0"

2



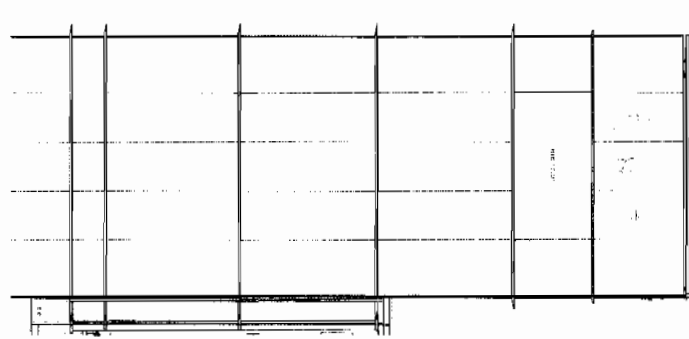
2



1

DR PHILLIPS CENTER EXTERIOR SIGNAGE

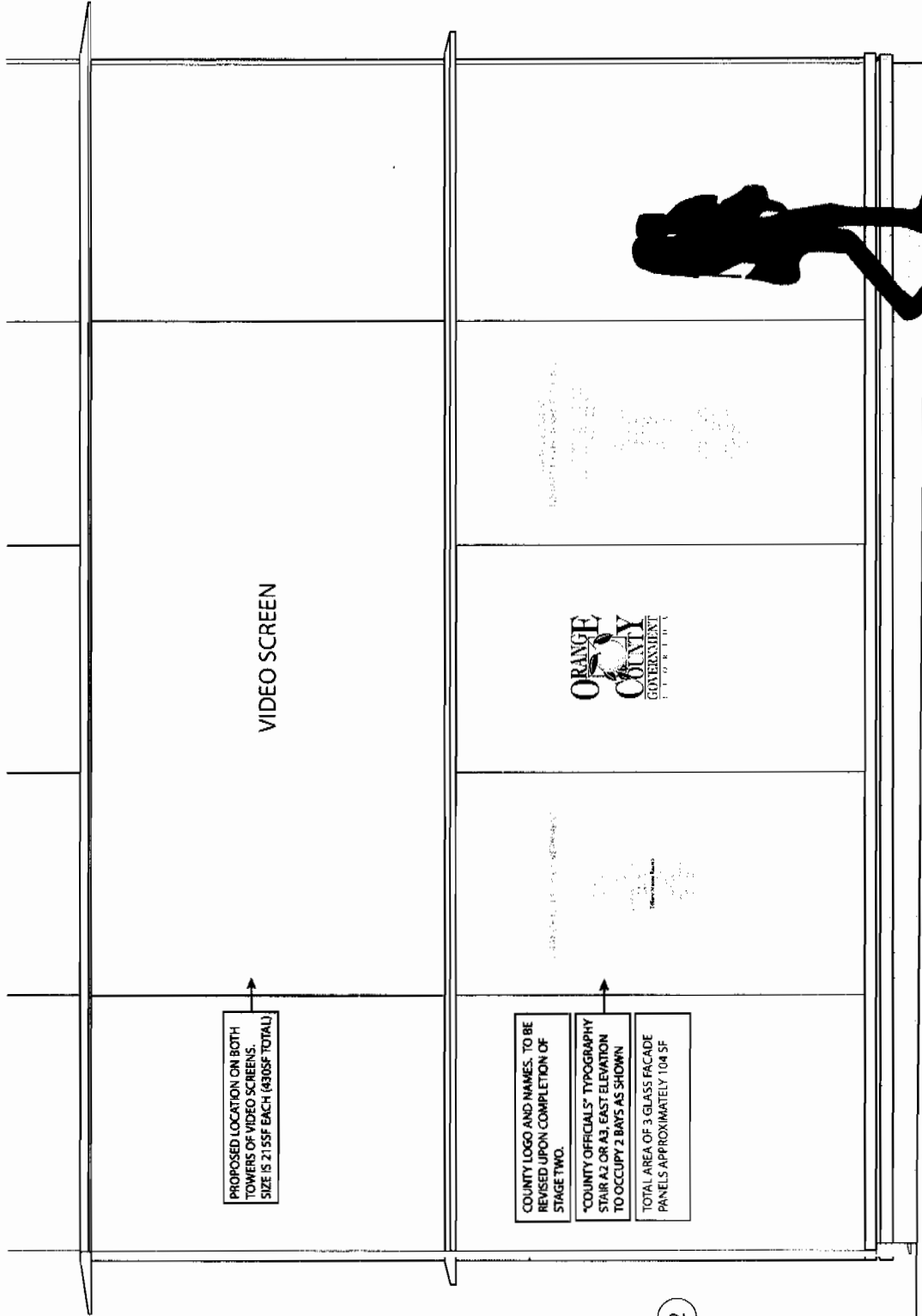
BARTON MYERS ASSOCIATES, INC. / HKS ARCHITECTS, INC. / BAKER BARRIOS ARCHITECTS, INC.
MURASE ASSOCIATES / HLB LIGHTING DESIGN / SUSSMAN PREZA & COMPANY, NC



**BANQUET STAIR NORTH TOWER
CONTEXT ELEVATION**

3/32" = 1' - 0"

2



VIDEO SCREEN

PROPOSED LOCATION ON BOTH
TOWERS OF VIDEO SCREENS.
SIZE IS 215SF EACH (430SF TOTAL)

COUNTY LOGO AND NAMES, TO BE
REVISED UPON COMPLETION OF
STAGE TWO.

"COUNTY OFFICIALS" TYPOGRAPHY
STAIR A2 OR A3, EAST ELEVATION
TO OCCUPY 2 BAYS AS SHOWN

TOTAL AREA OF 3 GLASS FACADE
PANELS APPROXIMATELY 104 SF

**BANQUET STAIR NORTH TOWER - ENLARGED EAST ELEVATION
SIGN "E" ELEVATION**

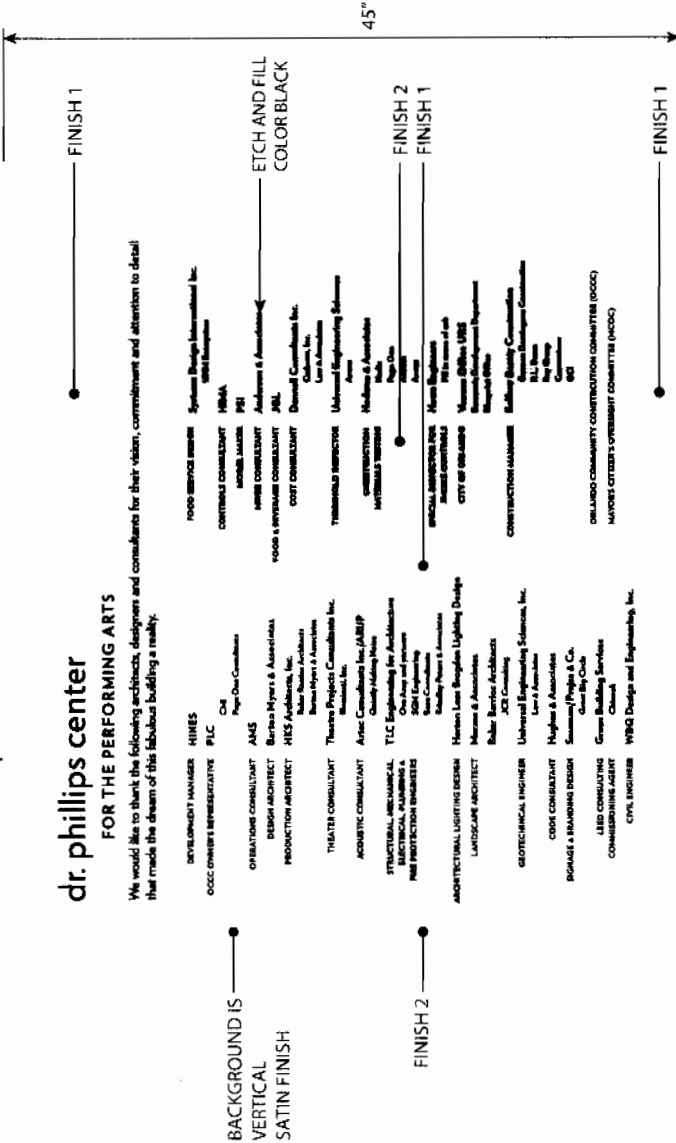
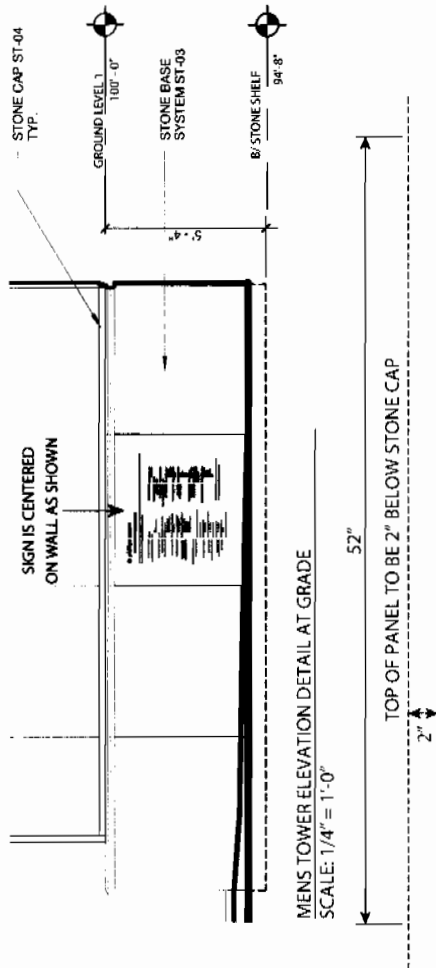
1/32" = 1' - 0"

1

SIGN E

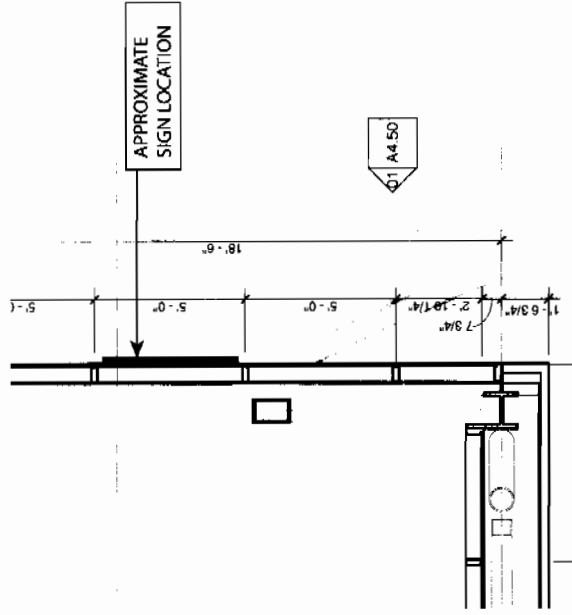
DR PHILLIPS CENTER EXTERIOR SIGNAGE
15 JULY 2014

S-24.1



PLAQUE ELEVATION DETAIL
SCALE: 1-1/2" = 1'-0"

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MURASE ASSOCIATES / HLB LIGHTING DESIGN / SUSSMAN PREIZA & COMPANY, INC.



MEN'S TOWER PLAN DETAIL AT GRADE
SCALE: 1/4" = 1'-0"

1/4" THICK STAINLESS STEEL PANEL WITH ETCHED AND FILLED NAMES AS SHOWN. TWO FINISHES REQD. TO LIGHTLY CONTRAST WITH SATIN FINISH AS SHOWN. PROVIDE CLEAR COAT.

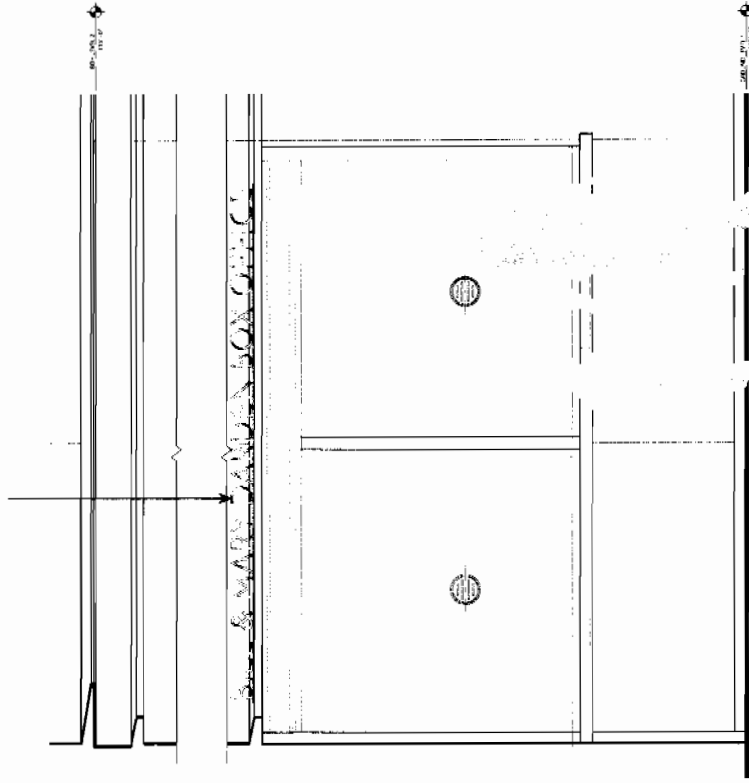
SECURE TO EXTERIOR STONE BUILDING WALL SURFACE WITH HIDDEN FASTENERS AS REQD. COORDINATE WITH ARCHITECT FASTENER REQUIREMENTS PER STONE FACADE MATERIAL.

FINISH 1 IS BUFFED FINISH, FINISH 2 IS ETCHED. SUBMIT SAMPLES OF ALL FINISHES WITH ETCHED AND FILLED TYPE OVERLAY FOR APPROVAL.

PLACEHOLDER LAYOUT. FINAL LAYOUT TO BE PROVIDED.

DONOR NAME MESSAGING IS CENTERED
VERTICALLY AND HORIZONTALLY ON
ARCHITECTURAL LEDGE AS SHOWN.

1



BOX OFFICE EXTERIOR ELEVATION - SIGN "G"

1/2" = 1'-0"

2

8'-7" SIGN OVERALL LENGTH.
TOTAL AREA APPROX 4.5 SF



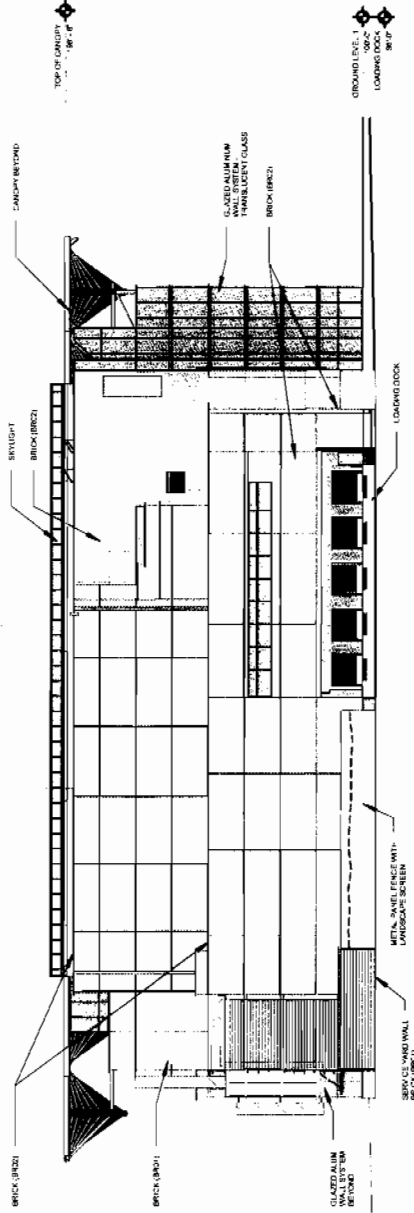
1/2" DEEP 4.5" TALL ALUMINUM LETTERFORMS SECURED TO 1/4"
TALL X 1.5" DEEP SOLID ALUMINUM BAR. BAR IS MECHANICALLY
FASTENED TO EXISTING ALUMINUM PROTRUDING CURTAINWALL
FIN.

SIGN DETAIL

3/4" = 1'-0"

1

TOP OF FLAG
25'-0"

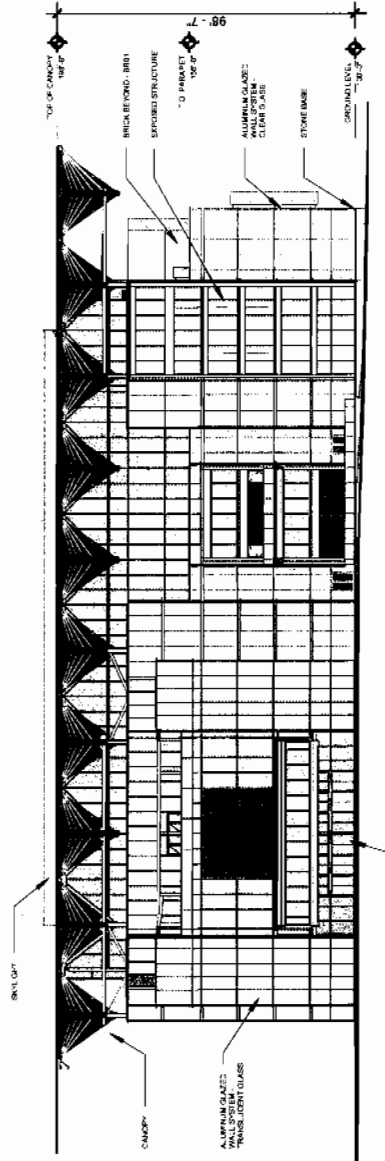


EAST ELEVATION
1"=30'-0" SCALE

TOP OF FLAG
25'-0"

GROUND FLOOR
0'-0"

LOADING DOOR
18'-0"

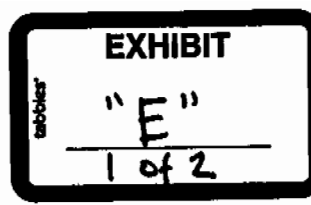


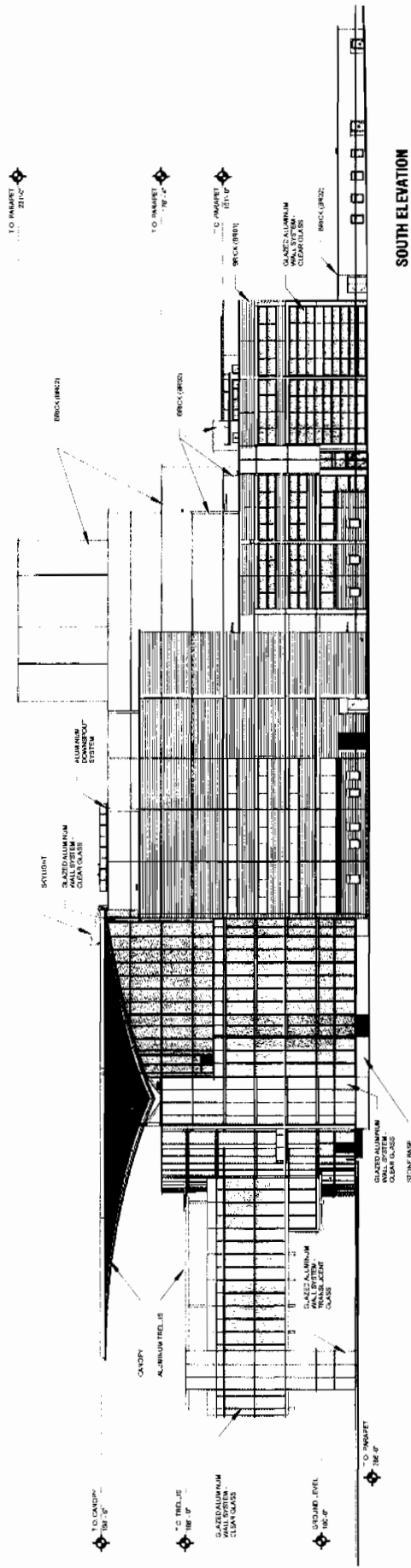
WEST ELEVATION
1"=30'-0" SCALE

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MURASE ASSOCIATES / HLB LIGHTING DESIGN / SUSSMAN PREJZA & COMPANY, INC.

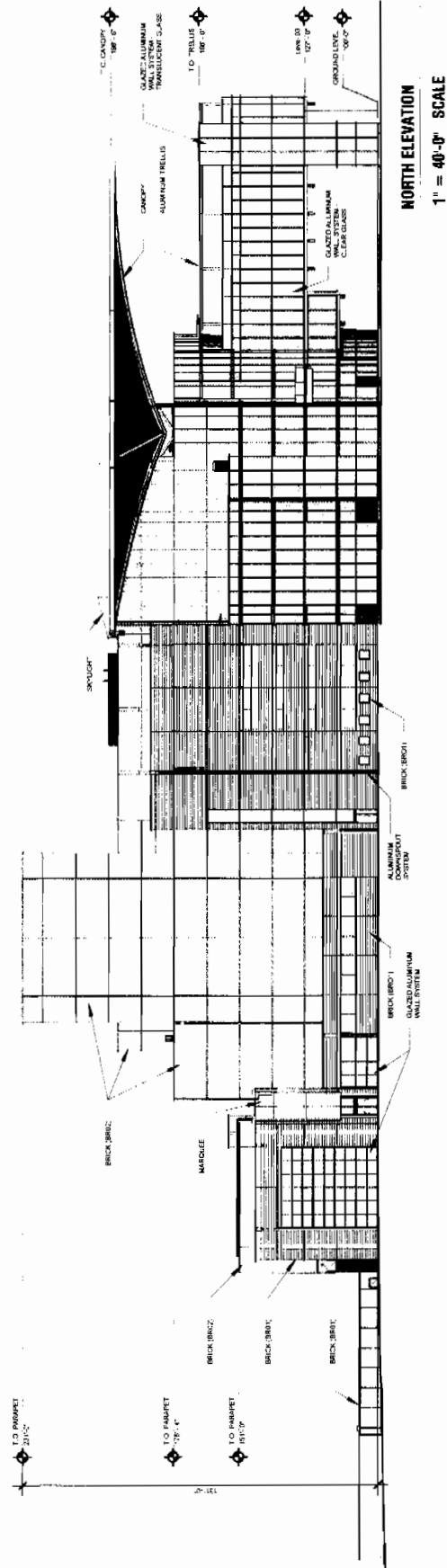
EXTERIOR BUILDING ELEVATIONS - STAGE I
15 JULY 2014

A-09





SOUTH ELEVATION
1" = 40'-0" SCALE



NORTH ELEVATION
1" = 40'-0" SCALE

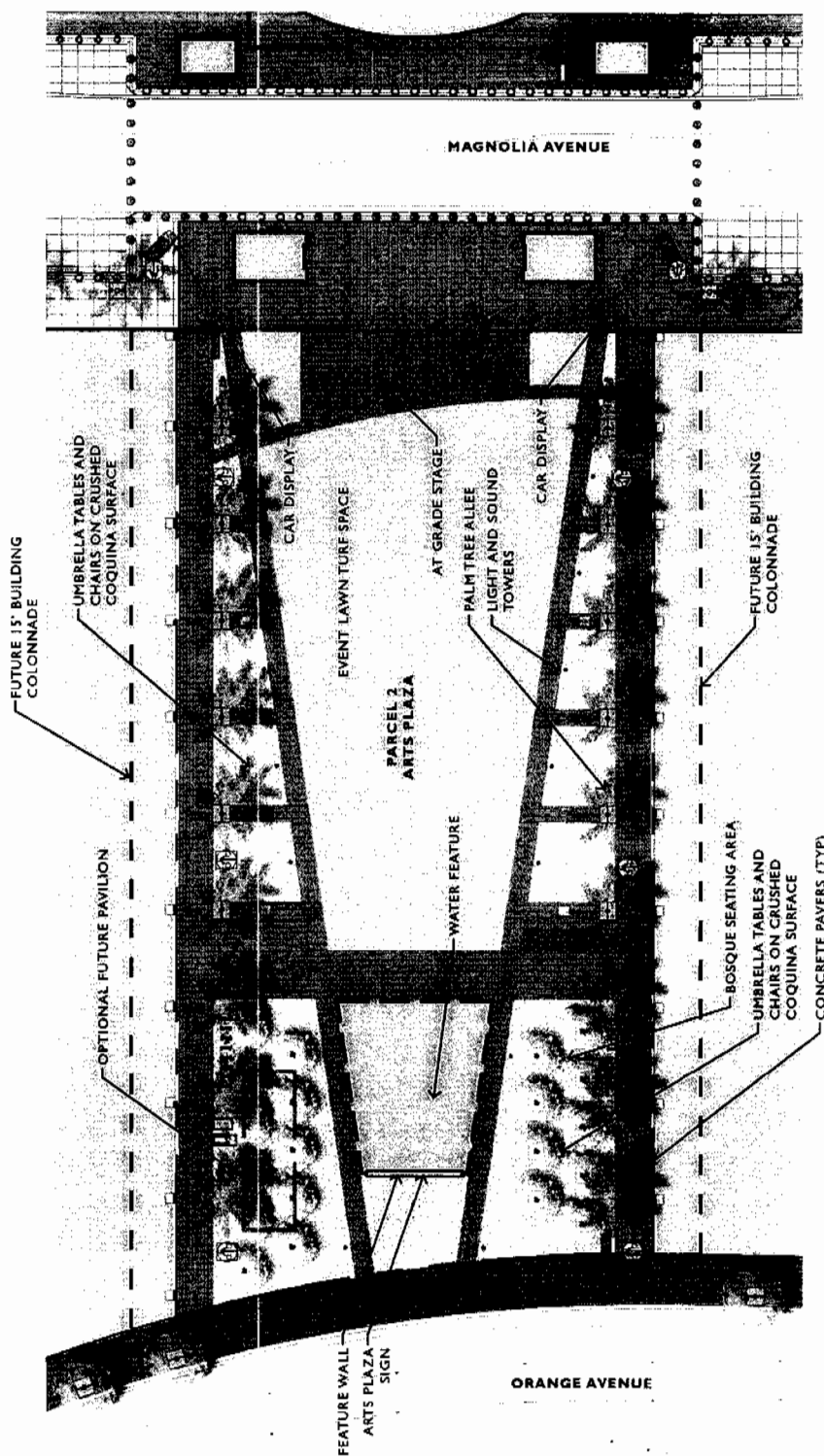
BARTON MYERS ASSOCIATES, INC. / HKS ARCHITECTS, INC. / BAKER BARRIOS ARCHITECTS, INC.
MURASE ASSOCIATES / HLB LIGHTING DESIGN / SUSSMAN PREJZA & COMPANY, INC.



NOT TO SCALE

EXHIBIT

"F"



PLANTING LEGEND

- EXISTING TREE
CANOPY TREE 1
CANOPY TREE 2
PALM
LAWN, IRRIGATED
PLANTING AREA
TREE GRATE (T1)
TREE GRATE (T2)

SIGNAGE LEGEND

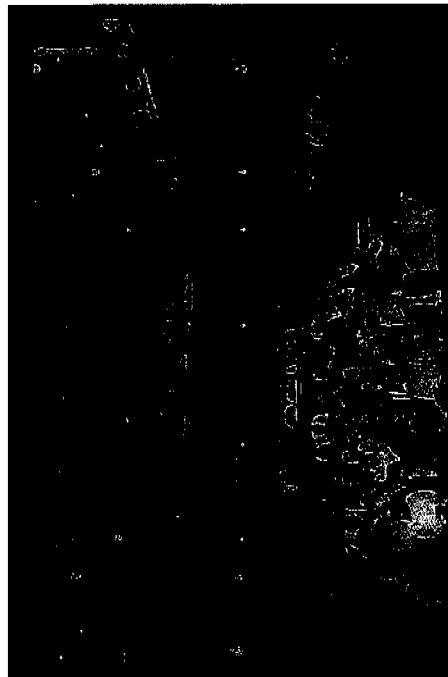
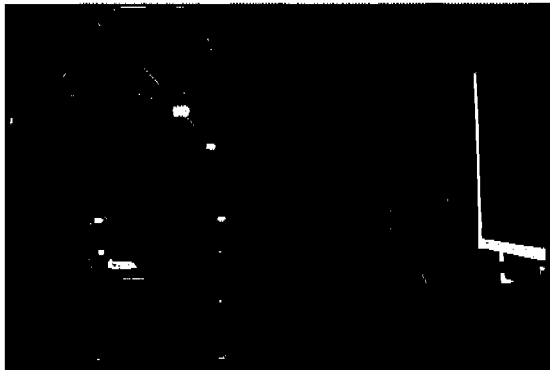
- (A) PEDESTRIAN SIGN

LIGHTING LEGEND

- TOTEM WITH FLOOD

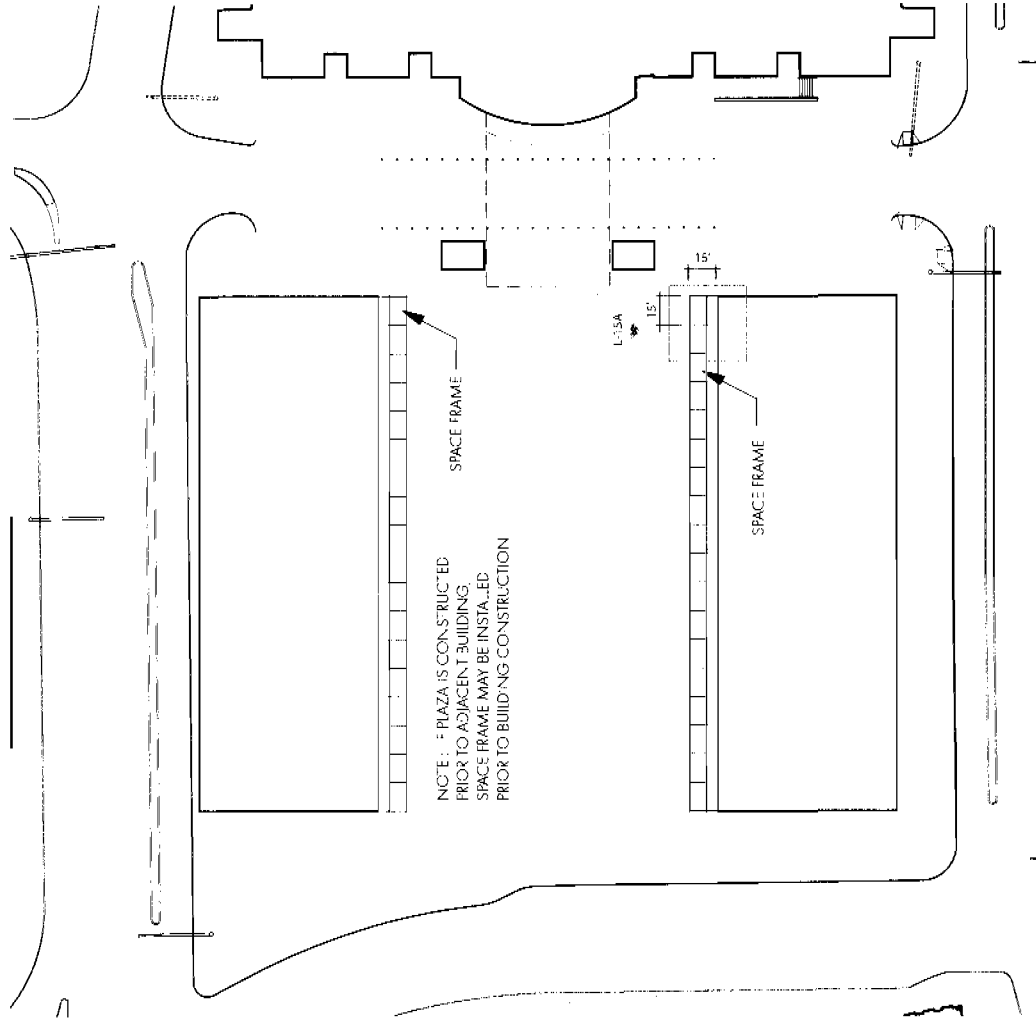
SITE FURNISHINGS

- #### BICYCLE RACK (TI)



PRECEDENTS

BARTON MYERS ASSOCIATES, INC. / HKS ARCHITECTS, INC. / BAKER BARRIOS ARCHITECTS, INC.
MURASE ASSOCIATES / +93 AG-THING DESIGN / SUSSMAN REIZA & COMPANY, INC.



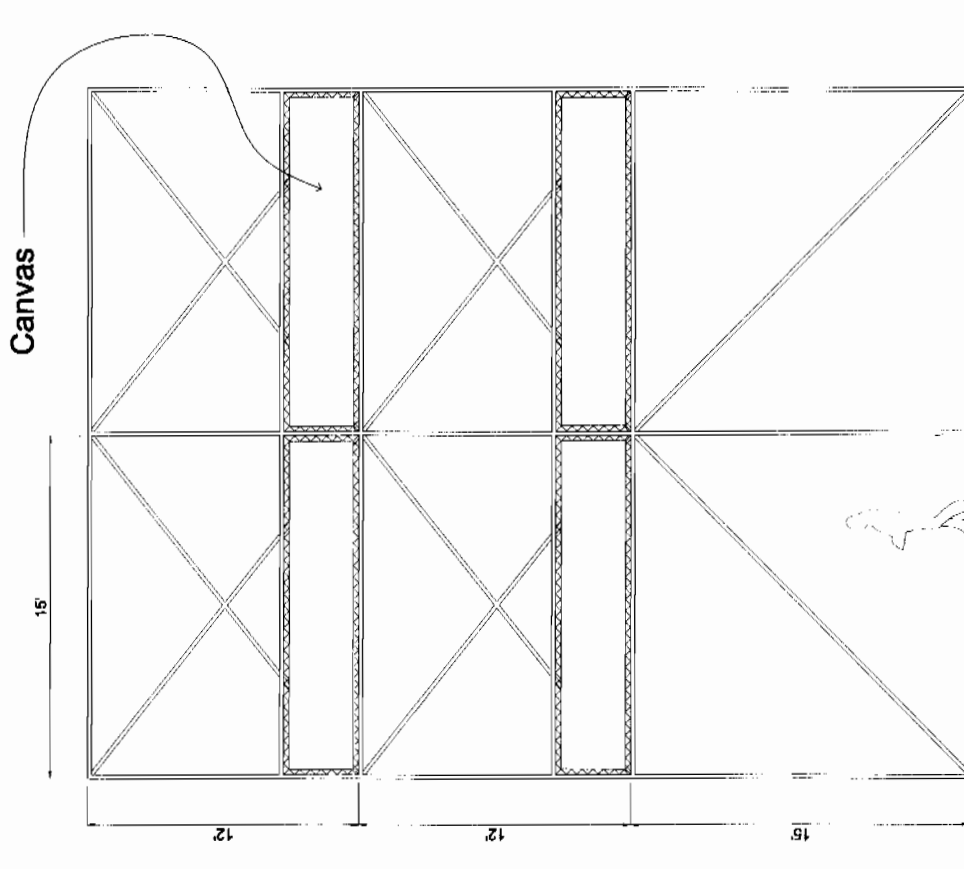
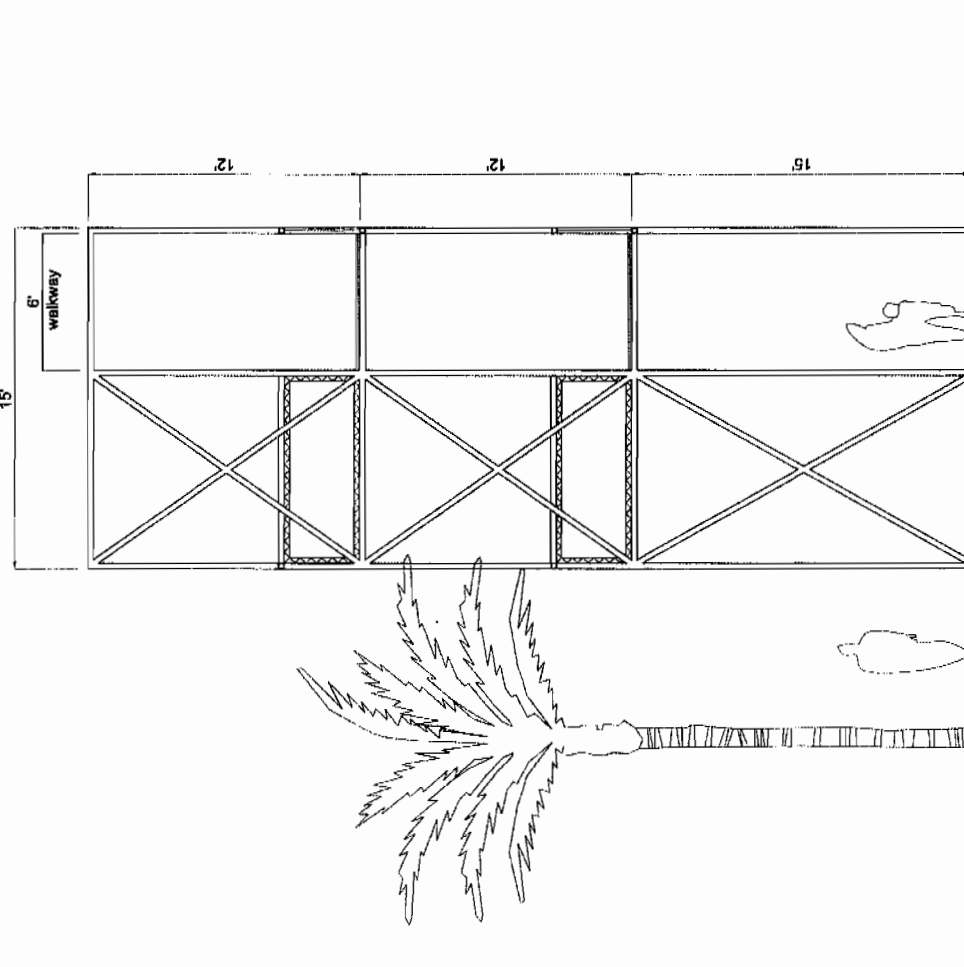
SPACE FRAME PLAN - ALTERNATE

1/32" = 1'-0"

SPACE FRAME PLAN AND PRECEDENTS - STAGE 1
24 FEBRUARY 2016

L15



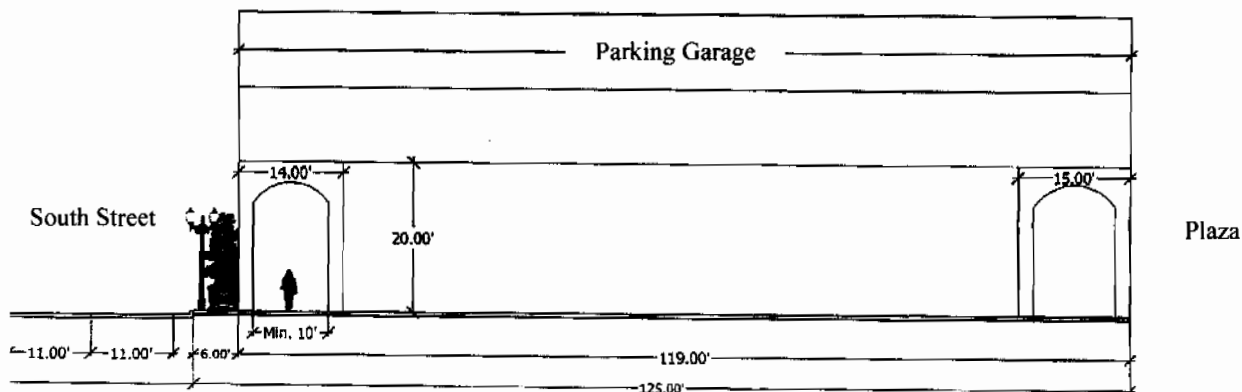
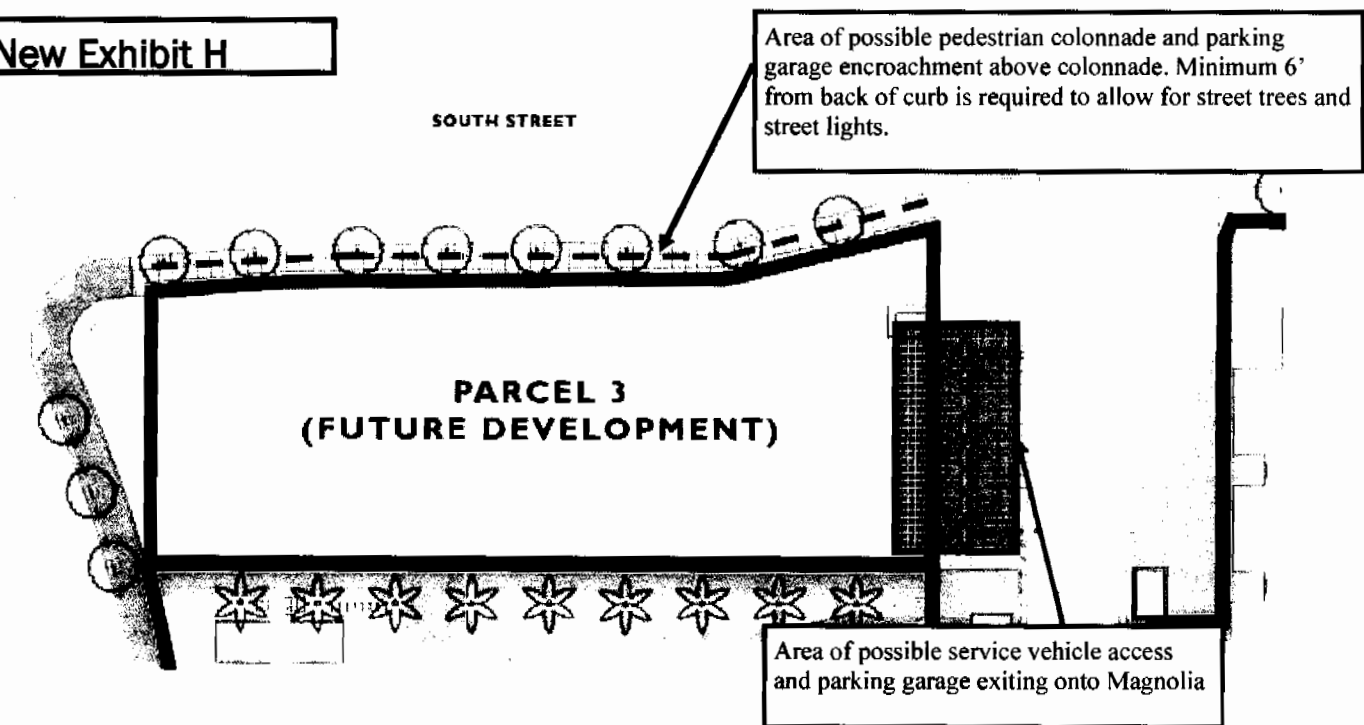


DEVELOPMENT PLAN—PARCEL 3

Below: Parcel 3 proposed diagram of encroachment into South Street ROW for Colonnade. A SPMP is still required for Parcel 3, however, South Street was realigned adding an additional lane, which affected the ROW for Parcel 3. In order to fit a feasible parking garage on the site and still meet the existing conditions of the PD, a study was conducted of the possible streetscape as a colonnade and a parking podium encroaching over the ROW as shown.

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New Exhibit H



Turn Lane Turn Lane

Above: Proposed section and new Exhibit H showing the colonnade adjacent to South Street and the cantilevered parking garage concept.

Orlando Sentinel

Published Daily
ORANGE County, Florida

STATE OF FLORIDA

ORANGE County

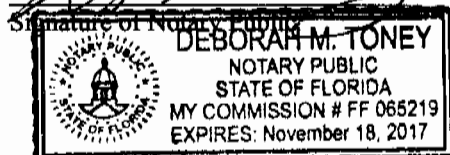
Before the undersigned authority personally appeared Sheri Schmitz / Adeliris DelValle / Brian Hall / Charity Casas / Pam Arnold, who on oath says that he/ she is an Advertising Representative of the ORLANDO SENTINEL, a DAILY newspaper published in ORANGE County, Florida; that the attached copy of advertisement, being a Legal Notice in the Dec. 15 @ 2PM - Ordinance #2014-67 in ORANGE County, Florida, was published in said newspaper in the issues of 12/03/14

Affiant further says that the said ORLANDO SENTINEL is a newspaper published in said ORANGE County, Florida, and that the said newspaper has heretofore been continuously published in said ORANGE County, Florida, each day and has been entered as periodicals matter at the post office in ORANGE County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Signature of Affiant

Sworn to and subscribed before me on this 03 day of December, 2014.

Signature of Notary Public



Name of Notary, Typed, Printed, or Stamped

Personally Known (X) or Produced Identification ()

2860555

NOTICE OF PROPOSED ENACTMENT

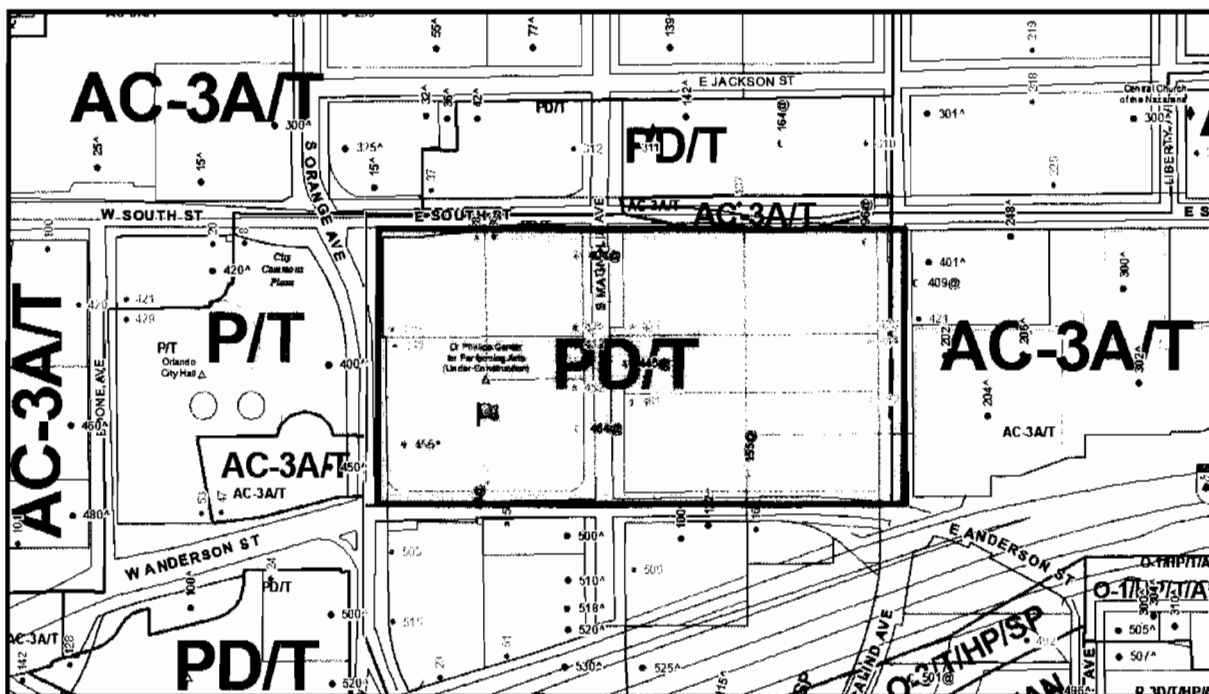
On Monday, December 15, 2014 the Orlando City Council will consider proposed ordinance #2014-67 entitled AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ORLANDO, FLORIDA, AMENDING AND RESTATING THE LAND DEVELOPMENT REGULATIONS OF THE DR. PHILLIPS CENTER FOR THE PERFORMING ARTS PLANNED DEVELOPMENT ZONING DISTRICT, RELATING TO CERTAIN LAND GENERALLY LOCATED NORTH OF E. ANDERSON ST., EAST OF S. ORANGE AVE., SOUTH OF E. SOUTH ST., AND WEST OF S. ROSALIND AVE., AND COMPRISED OF APPROXIMATELY 8 ACRES OF LAND; PROVIDING FOR SEVERABILITY, CORRECTION OF SCRIVENER'S ERRORS, AND AN EFFECTIVE DATE. A public hearing on this ordinance will be held during Council's regular meeting beginning at 2:00 p.m., in Council Chambers, 2nd floor, Orlando City Hall, 400 S. Orange Ave., Orlando, Florida. Interested parties may appear at the meeting and be heard with respect to the proposed ordinance. If a person decides to appeal any decision made by Council with respect to any matter considered at the hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The proposed ordinance may be inspected by the public at the Office of the City Clerk located on the 2nd floor of Orlando City Hall, 400 S. Orange Ave., Orlando, Florida. Qualified persons with disabilities needing auxiliary aid or service, or other assistance, so they can participate equally in this meeting should contact the Office of the City Clerk at (407) 246-2251 as soon as possible but no later than 48 hours before the meeting.

OS2860555

12/3/2014

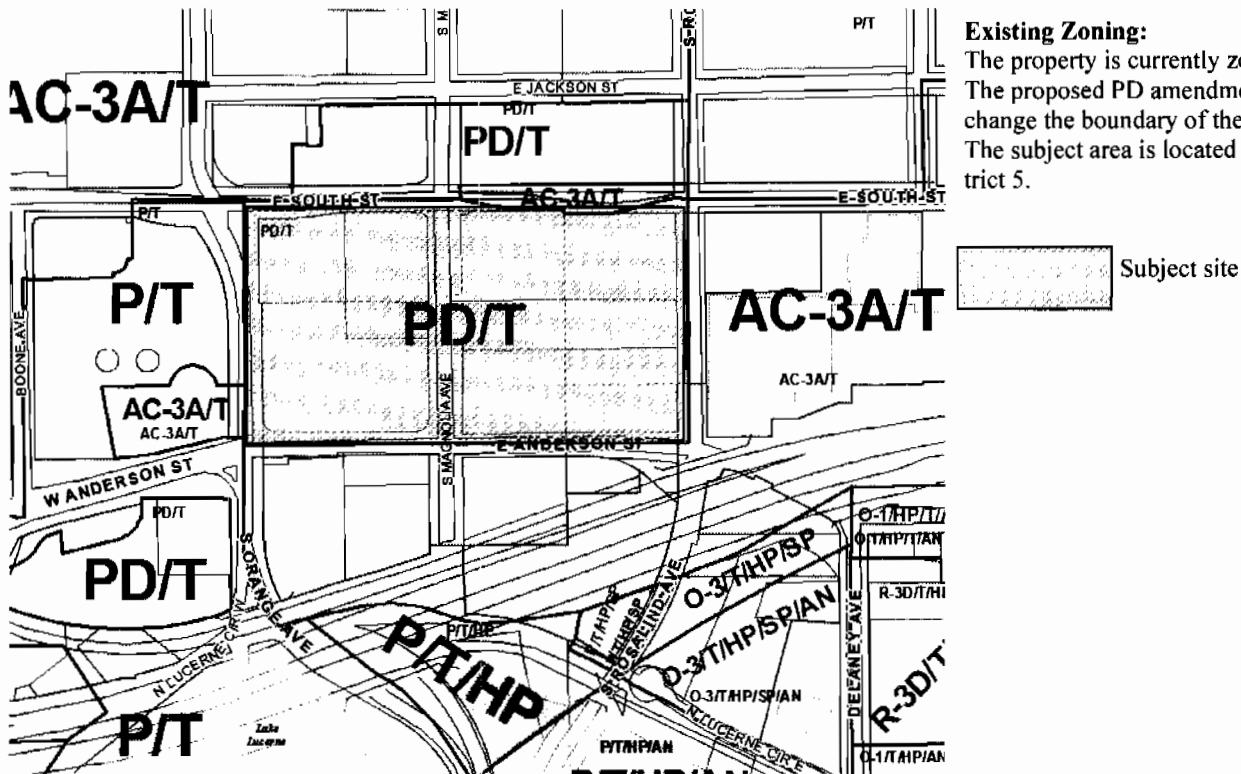


DPAC PD AMENDMENT 1



| Location Map | | | Subject Site |
|--|--|--|--------------|
| SUMMARY | | | |
| Owner City of Orlando Applicant Tim Ackert, Project Director, City of Orlando Project Planner Holly Stenger, AIA Project Manager | | Property Location: 455 S. Orange Avenue, (north of E. Anderson St., east of S. Orange Ave., south of E. South St., and west of S. Rosalind Ave.) Parcel ID# 35-22-29-3432-00-042, including parcels 1-5 in the DPAC PD. Associated Parcel 1 address is 445 S. Magnolia Ave. (±8.17 acres, District 5). Applicant's Request: The applicant is requesting a Planned Development (PD) Amendment to the DPAC PD to incorporate minor changes to the PD Ordinance and update the exhibits, including the site plans, elevations, and sign plan. | |
| Staff's Recommendation: Approval of the request, subject to the conditions in this report. Public Comment Courtesy notices were mailed to property owners within 400 ft. of the subject property the week of October 6, 2014. As of the published date of this report, staff has not received any comments from the public concerning this request. | | Updated: October 14, 2014 | |

ZONING MAP



PROJECT ANALYSIS

Project Description

The applicant is proposing to update the existing Planned Development (PD) to include the revised exhibits to the PD, including the elevations and sign plan for the Dr. Phillips Center (Parcel 1), site plan for the overall site including the Plaza (Parcel 2), landscape plan for the overall site, and service access point on Parcel 3. Also, the FIS building (originally to remain until Stage 2 of the Performing Arts Center was funded) was removed to allow for the realignment of South Street to occur. Additional changes to the exhibits have been incorporated, including the streetscape along Orange Avenue and South Street realignment.

The original PD (ZON2010-00016) was approved by City Council on December 6, 2010. Construction started on the project approximately 6 months later (June 2011). Between the time of the PD application and the Construction Documents being submitted, subtle changes to the elevations and structure were incorporated into the design. This resulted in several Major and Minor ARB reviews. This PD Amendment incorporates all changes to the designs associated with the exhibits, and have been reviewed and approved through the Appearance Review Board. The additional temporary changeable banners are considered place holders, and will be reviewed by Planning Official when each banner is proposed to be installed.

Project Context

The ± 8.17 acre site is composed of 5 parcels on two city blocks, bounded by E. South Street to the north, S. Orange Avenue to the west, S. Rosalind Avenue to the east, and E. Anderson Street to the south, with Magnolia Avenue bisecting the site running north/south. Currently, Stage 1 of the Dr. Phillips Center (DPAC) is under construction on Parcel 1; the Plaza is under construction on Parcel 2; Parcel 3 is a construction staging area; and demolition of the existing building on Parcel 4 is underway. The parking lot on Parcel 5 will remain, and no additional construction is proposed for Parcel 5 at this time. After construction is complete, Parcels 3 and 4 will be sodded with grass until development.

Stage 1 on Parcel 1 includes the development of the +2,700 seat theater and + 300 seat community theater in the southern two-thirds of the site. The northern third will be constructed as Stage 2, and include a +1,700 seat multi-form theater and associated front and

back-of-house. The PD also established the general development standards for the remaining three parcels (Parcels 3, 4, and 5), although specific development plans will require MPB review as Specific Parcel Master Plans.

Planned Development

The PD process is intended to facilitate unique, individually planned developments which are not otherwise permitted by the underlying zoning district. The standards and procedures of this district are intended to promote flexibility of design and permit planned diversification and integration of uses and structures, while at the same time retaining the absolute authority of the City Council to establish such limitations and regulations as it deems necessary to protect the public health, safety and general welfare.

Conformance with the GMP and LDC

This amendment does not propose any changes to the PD that would affect conformance with the GMP and LDC.

Development Standards

The current PD ordinance includes many graphic exhibits that refer to specific development standards in the overall plan. This amendment is proposing to update Exhibits A through F. No changes are proposed to Exhibit G in the existing Ordinance.

- ♦ Exhibit A is the updated Verified Legal Description with the revised boundaries of the parcels as a result of the reconfiguration of South Street and Orange Avenue.
- ♦ Exhibit B identifies the updated parcel plan.
- ♦ Exhibit C includes the updated overall site plans for Phase 1—Stage 1 and Phase 1—Stage 2.
- ♦ Exhibit D is the revised Master Sign Plan for the PD. This exhibit is being replaced in its entirety.
- ♦ Exhibit E includes the revised exterior elevations for Stage 1 and Stage 2 of DPAC. Exhibit F is the revised design and site plan for the Arts Plaza.

Attached as a new Exhibit H, is a proposed diagram for Parcel 3 illustrating an encroachment into South Street ROW for a pedestrian colonnade with parking garage above. South Street was realigned adding an additional lane, which affected the ROW adjacent to the north side of Parcel 3. The PD requires a 15 foot wide sidewalk with the required streetscape treatment and street trees to be installed. A final SPMP is still required for Parcel 3, however, a study was conducted of the possible streetscape as a colonnade and a parking podium encroaching over the ROW as shown. In order to fit a feasible parking garage on the site and still meet the existing conditions of the PD, this option would be considered.

Also due to the realignment of South Street, the access to the future building on Parcel 3 has been considered. This Amendment is adding language to Section 6: Condition Specific to Parcel 3, 3. Transportation Conditions, to allow access to Magnolia in a limited manner, for service vehicles and exiting the parking garage. Again, a final SPMP is still required, but the current PD limits all access to South Street. If it is determined at the time of the SPMP that access on the east side of the property is required, it shall be designed with sensitivity, as the service area would be across the street from the DPAC front façade and entrance. Additional design standards have been provided, particularly considering the pedestrian zones and streetscape treatment adjacent to Magnolia. Existing street trees, lighting, and pavement treatment shall be considered when Parcel 3 is designed in order to have the least impact on the existing streetscape and pedestrian zones.

The specific text changes proposed in this PD Amendment that reflect the changes to the graphic exhibits and other text changes are listed below:

Section 3: General Conditions of the PD District.

1. General Zoning and Master Plan Conditions.

Section 1.8.1.3—Parcel 2 —Delete the third sentence referring to an interim landscaping plan. The proposed Plaza design on Sheet L-01 of Exhibit C is the final design being constructed with Phase 1—Stage 1. Sheet L-03 of Exhibit F proposes a fountain and optional future pavilion to be installed after Phase 2 -Stage 2 is constructed. Sheet L-02 would be the final configuration of the Plaza.

Section 1.8.2.3—Parking lot on Parcel 5—The parking lot will remain as shown on Exhibit C, Sheet L-01 Phase 1 -Stage 1. The parking lot may be reconfigured with construction of Phase 2—Stage 2 shown on Sheet L-02 of Exhibit C.

2. General Transportation Conditions.

Section 2.2.1—Updating number of bike racks required for Parcels 3,4, and 5. Stage 1 is installing number of bike racks. Parcel 2 has up to 8 racks grouped, where PD limits no more than 4 to be grouped together. The revised language would clarify that “For Parcels 3, 4, and 5, no more than 4 bike racks may be grouped together at one location.”

Section 2.6—Reference Exhibit C for streetscapes to be installed adjacent to the sites.

Section 2.6.1—Clarify that Rosalind Avenue will incorporate a 10’ sidewalk, with a 5’ planting strip, as illustrated in Exhibit C.

Section 2.6.2—Delete this paragraph in entirety, as FIS building is no longer existing. The South Street realignment project installed a 15’ wide sidewalk and streetscape adjacent

Section 2.6.3—Revise language adding “and Orange Avenue” and delete the requirement for “granite” pavers. Concrete pavers

are proposed to be installed.

Section 2.6.4—Delete this paragraph in entirety. Palm trees are proposed to be removed. No street trees will be installed between Parcel 2 and City Hall axis.

3. General Site ID Signage

Section 3.1—Updating Exhibit D in its entirety, revising the Master Sign Plan calculations, sign types, and sign locations, including the Arts Plaza sign and temporary banner signs.

Section 3.1.4.—Revise Downtown Development Board Design Review Committee to Appearance Review Board.

4. General Landscape and Hardscaping Conditions:

Section 4.2—Revise by adding a statement that construction fences may be permitted to screen construction use areas on vacant sites.

5. General Design and Architecture Conditions:

5.2—Clarify and define acceptable screening methods by revising the condition—"All utility service equipment, backflow preventers, mechanical, electrical, plumbing equipment, switch gear, transformers, and roof top utilities, and similar shall be screened. Vents and equipment shall be screened from the public ROW and from the view of all adjacent properties, including the residential units across Rosalind and Anderson Street. Acceptable screening methods shall include but not be limited to: the building parapet, louvers, landscaping, metal screen fencing, high-quality finished utility boxes, mechanical duct wrap to match the color of the roof or material where the duct is exposed, or similar. Above grade utility boxes within the PD and the surrounding streetscapes (ROW) shall be painted silver to match the cantilever roof of the Art Center."

5.4.3.—Light fixtures in landscape islands—This shall be clarified for Stage 2 surface parking lot.

5.4.8—Saturn light fixtures have been changed to double Beacon light fixtures.

Section 4: Conditions Specific to Parcel 1:

2. Parcel 1 Zoning and Site Plan Conditions

Section 2.6.1—Add language clarifying Stage 1 exceeds the maximum setback of 30 feet, however, when Stage 2 is constructed, this setback will be met.

3. Parcel 1 Signage

3.2—Refer to Master Sign Plan "Exhibit D".

3.2.1 and 3.2.2—Delete these two sections in entirety, as the FIS building no longer exists.

3.2.4.—Replace "DRC" with "ARB"

3.2.5.2—Update the number of poster cases to 11. Update frequency in case these go digital. See Section 3.2.5.3.

Add Section 3.2.5.5—Integrated Electronic Display Signs, one on each eastern face of the Stair Towers (Sheets S-24.1 and S-24 in Exhibit D) may be full motion when Magnolia is closed to vehicular traffic. When Magnolia is open, it shall be static display and meet conditions of 3.2.5.3.

3.4.4.—Update to add "except if streets or plazas area closed under Magnolia Avenue."

Section 5: Conditions Specific to Parcel 2:

2. Parcel 2 Zoning and Site Plan Conditions

2.3—Revise "restroom" to "or any building or structure"

2.6—Revise the language to "The Plaza must be developed and maintained with outdoor performance space, including a stage, a plaza, high-quality hardscaping, landscaping, and lighting, outdoor seating, bicycle racks, and trees. Water features, including play fountains and splash pool may be included. A pavilion may also be included. If the Plaza includes an interactive water feature, the Plaza must include restrooms."

3. Parcel 2 Signage

Add 3.1.4—Add Plaza sign. A sign incorporated into the wall of the fountain facing Orange Avenue shall be permitted. The letters of the sign shall be consistent with the master sign plan font and be installed with all capital letters.

Add 3.1.5.—Add Temporary banners, Banner A (40'x40') and Banner B (60'x 40') as shown in Exhibit D. Banner A location may be on south façade, or east façade location, but only one Banner A location shall be occupied at any given time.

Section 6: Conditions Specific to Parcel 3:

2. Parcel 3 Zoning and Site Plan Conditions

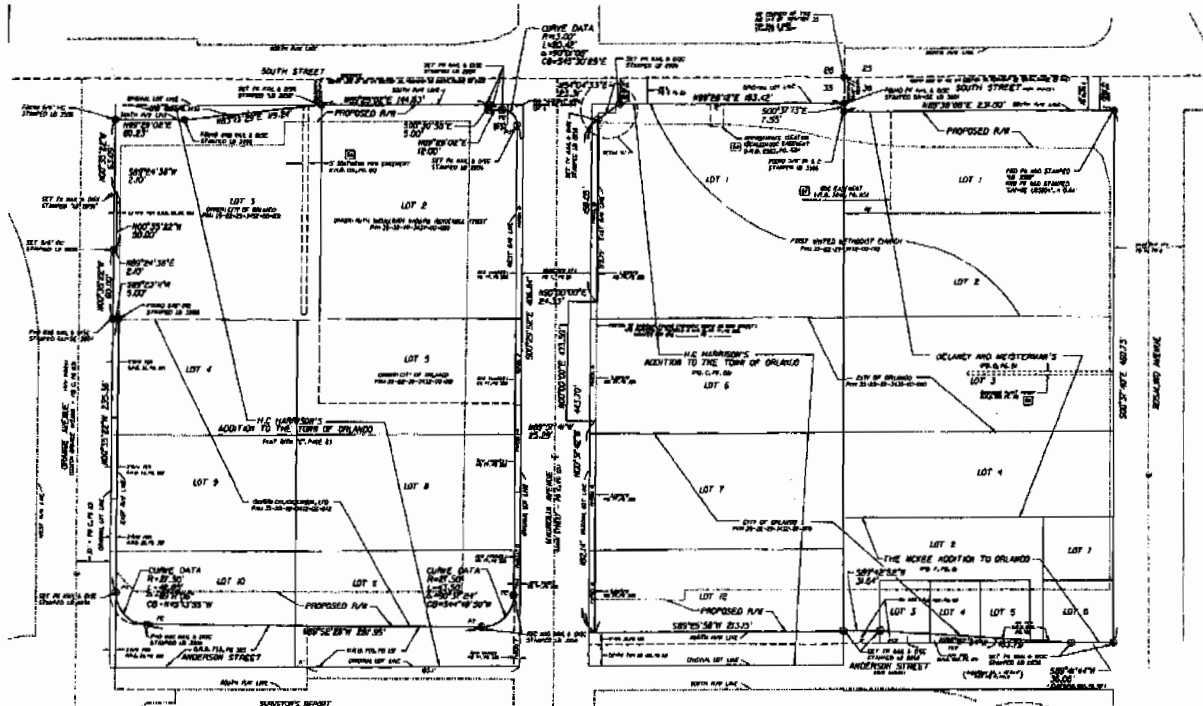
2.7.1—Include the encroachment concept diagram Exhibit H, allowing the parking garage to overhang and create a colonnade along the ROW on the north side of Parcel 3.

3. Transportation Conditions:

3.1 Update to delete and replace with “ Primary vehicular access to Parcel 3 must come from South Street. This includes parking access, and pick-up and drop-off or valet service. Egress only and service truck access may use Magnolia at certain times. Final site plan and circulation plan shall be reviewed at the time of Specific Parcel Master Plan. No vehicular access of any kind shall be permitted on Orange Ave. The following design standards for the access areas shall be met:

1. Vehicle ramps to/from the parking garage or service areas shall be setback a minimum 25 feet from the back of the pedestrian streetscape. The 25 foot setback shall allow a vehicle to stop completely before entering the pedestrian zone when existing the structure, and queue prior to entering a gated garage without encroaching into the pedestrian zone.
2. Crosswalks at driveways, curb cuts and the entry into the service access shall be raised to be at same grade as sidewalks adjacent to the driveway in order to clearly define the pedestrian area. The curbcut surface shall be treated with the same streetscape treatment materials as the sidewalk surface. Curbcut ramp shall be limited to the “furniture zone” area and not interfere with the pedestrian path. A minimum 8” concrete sub-base with wire reinforcement under the pavers shall be installed at all service drive curb cuts.
3. Service areas shall be interior to the building, and screened with a solid decorative door, gate or screen wall which shall be closed when deliveries and services are not provided. Solid gates or doors may be decorative and shall be complementary to the overall design of the building. Gates and doors shall not interfere with the pedestrian zone when open or operating.
4. Hours of deliveries to the service areas of Parcel 3 shall be limited to the hours before 4 pm on weekdays, and between 7 am –10 am on weekends.

EXISTING SURVEY

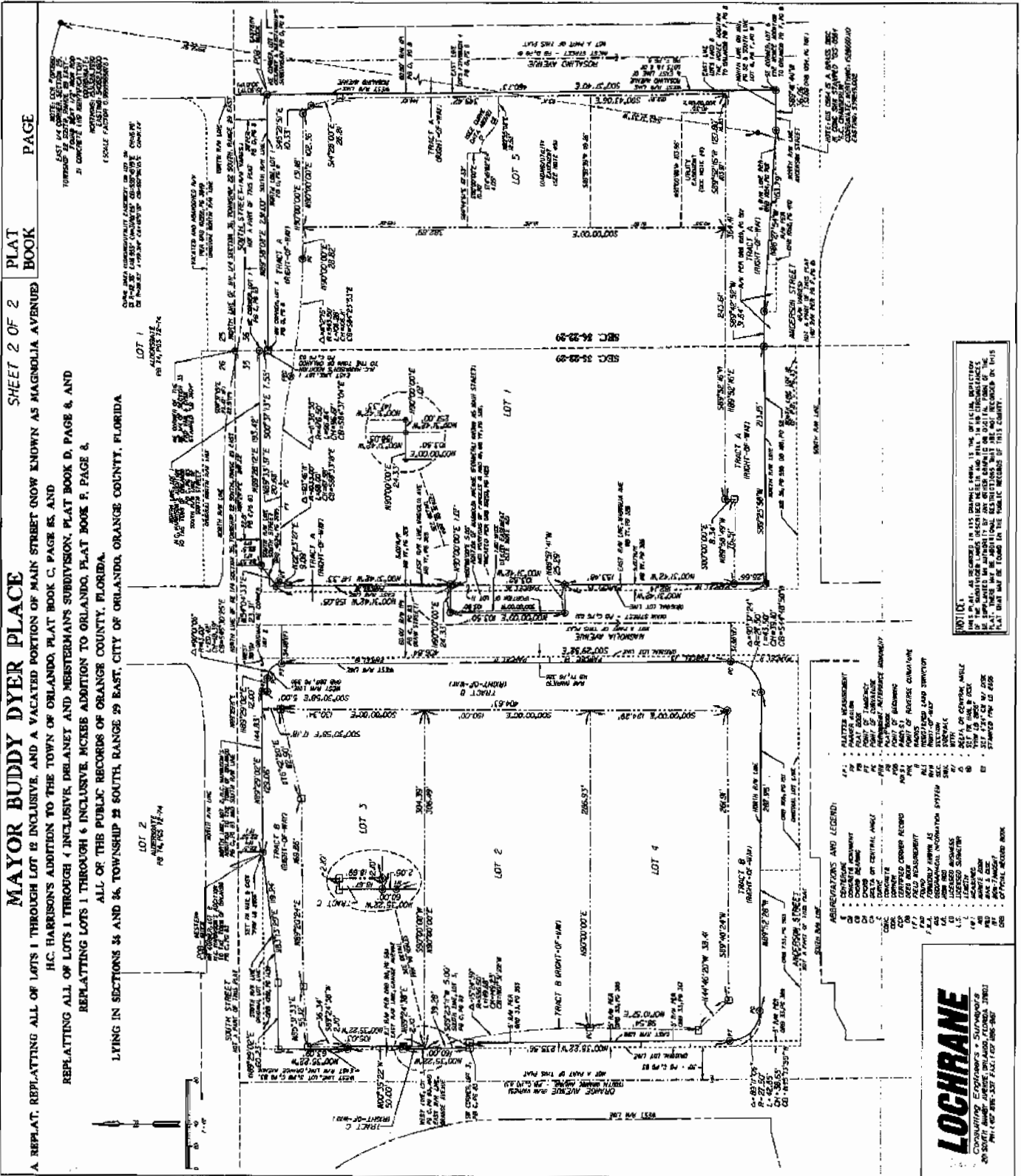


AERIAL PHOTO



Aerial photo (2014) shows realignment of E South Street completed from Rosalind to Magnolia, and the roof of the DPAC building constructed and cantilevering over Magnolia Ave. Additional realignment of South Street including removal of the counter-flow lane was completed in September 2014 (not shown). Orange Avenue is currently under construction, along with the City Hall Plaza (not within the PD).

PROPOSED PLAT (IN PROCESS)



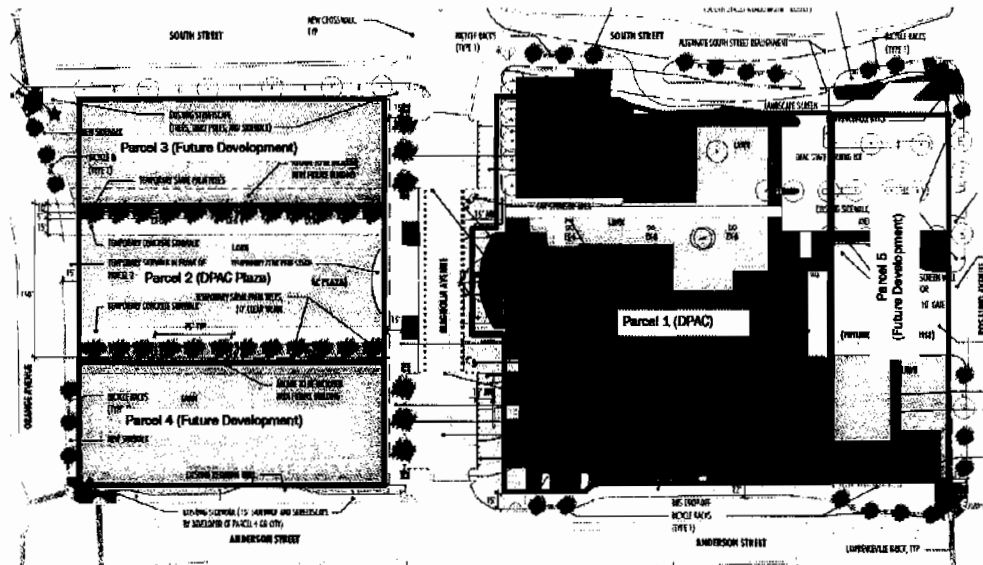
LOCHRANE

Consulting Engineers & Surveyors
2000 E. Colonial Avenue, Suite 100
Orlando, FL 32801
Tel: (407) 880-5555 Fax: (407) 880-5556

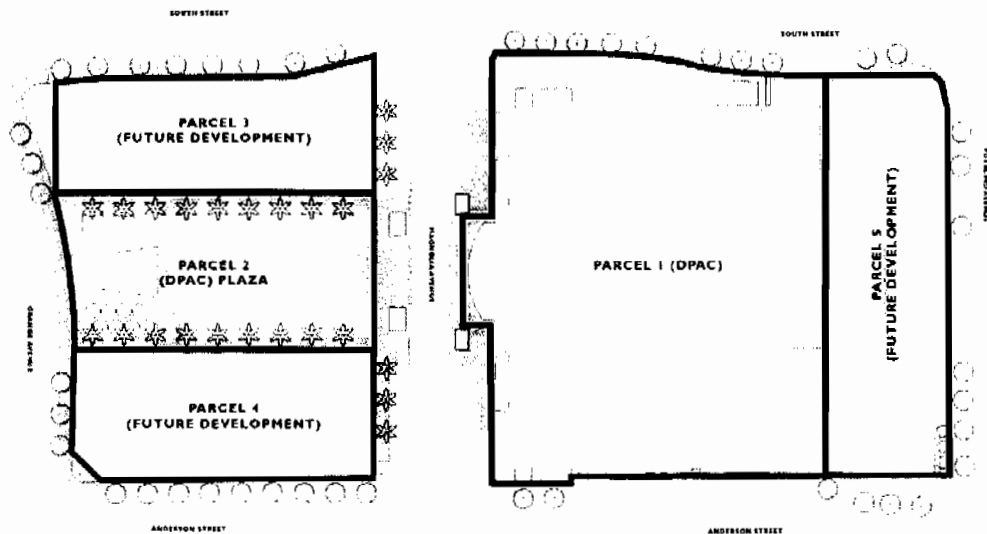
DEVELOPMENT PLAN

Note: The following pages in the Staff Report do not include all of the Exhibits submitted with the application, but give an overview of the types of changes proposed in the graphic exhibits. As previously mentioned, Exhibits A through F have been updated in entirety, and are proposed to replace the existing associated exhibits in the PD document. Exhibit H is a new exhibit in this amendment. Updated Exhibits incorporating conditions of approval will be included with the PD Ordinance.

Below: Currently adopted Exhibit B in the PD Ordinance.

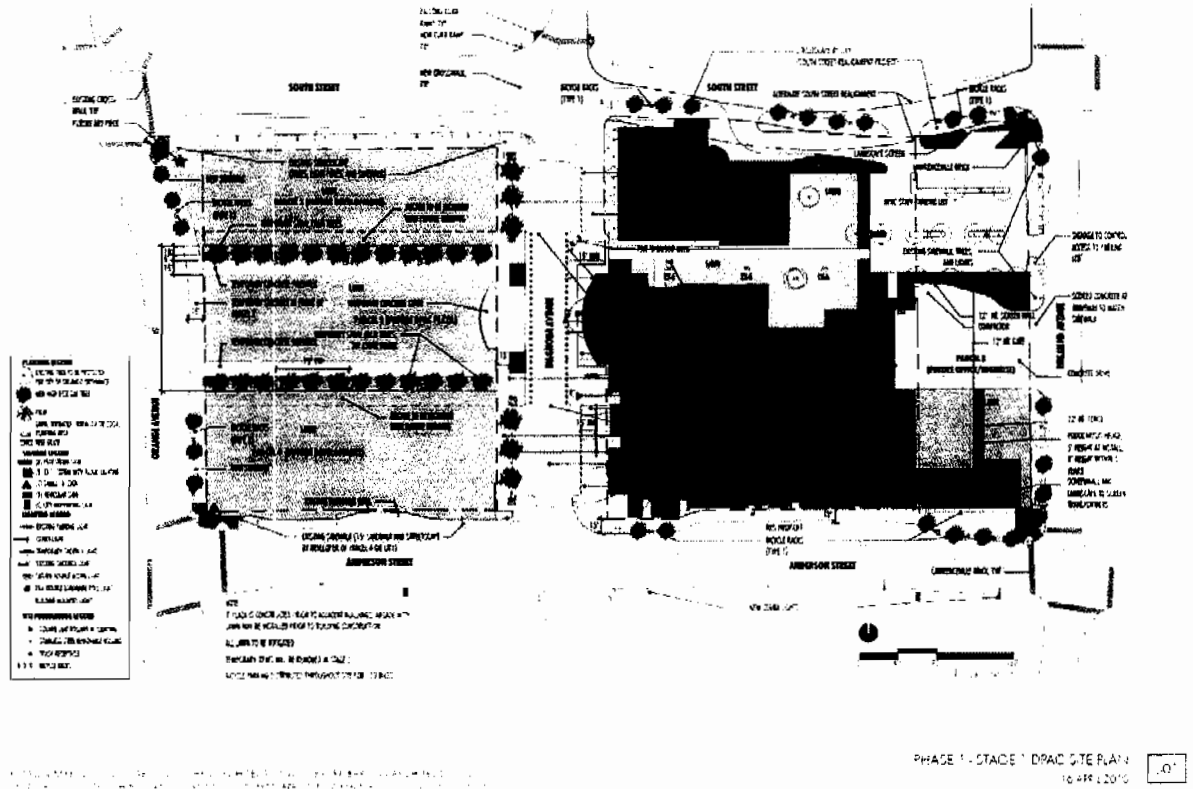


Below: Revised Exhibit B, illustrating the South Street and Orange Avenue realignment configuration, updated Parcel 3 and Parcel 4 lot lines, the Plaza design installed at Phase 1, and streetscape treatments surrounding the properties.

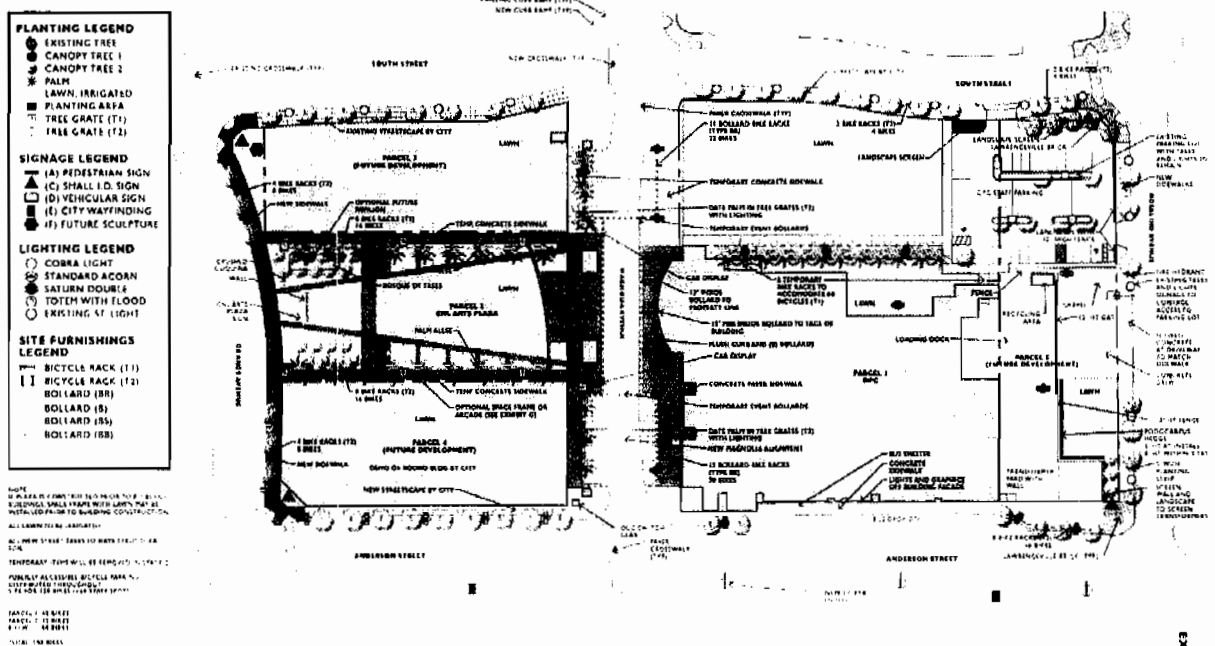


DEVELOPMENT PLAN

Below: Currently adopted Exhibit C Phase I—Stage 1 in the PD Ordinance.



Below: Revised Exhibit C Phase I—Stage 1 proposed in Amendment 1.

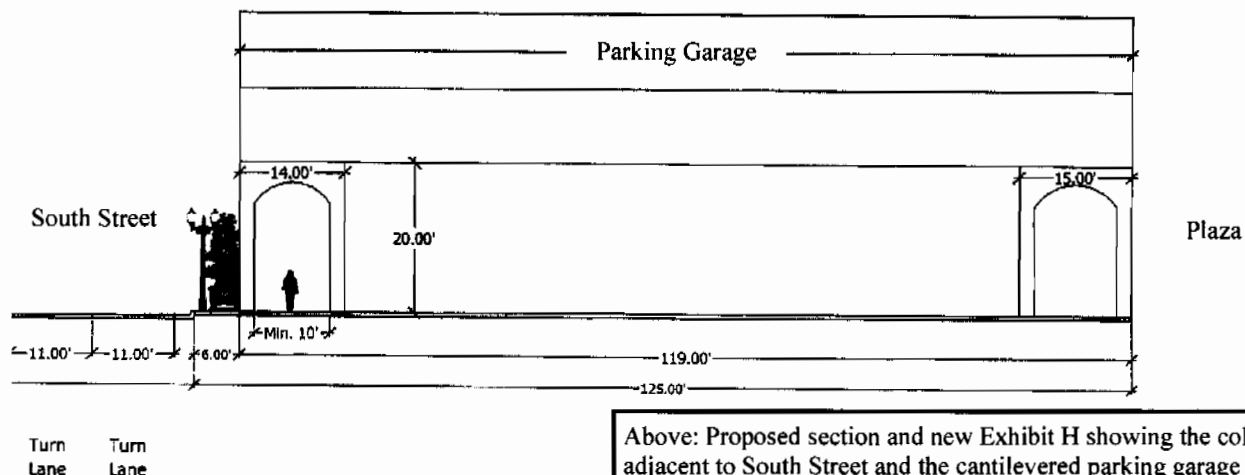
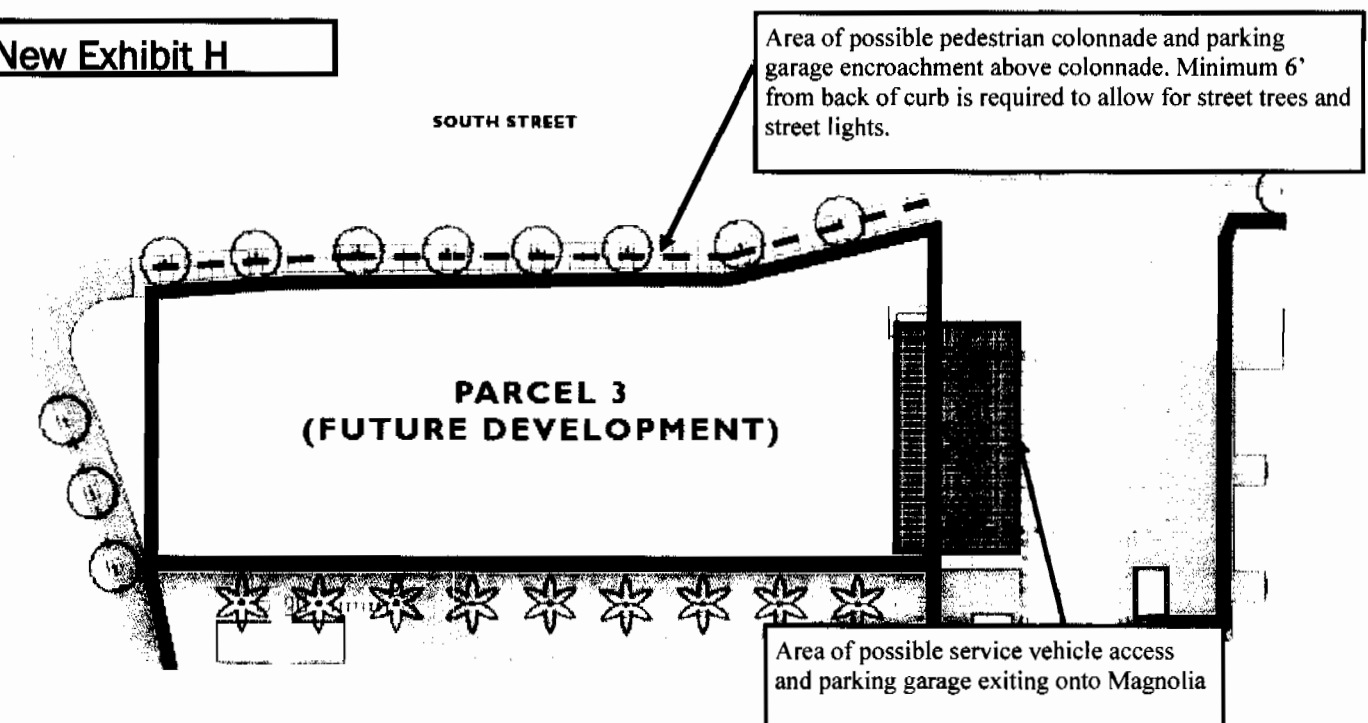


DEVELOPMENT PLAN—PARCEL 3

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New Exhibit H

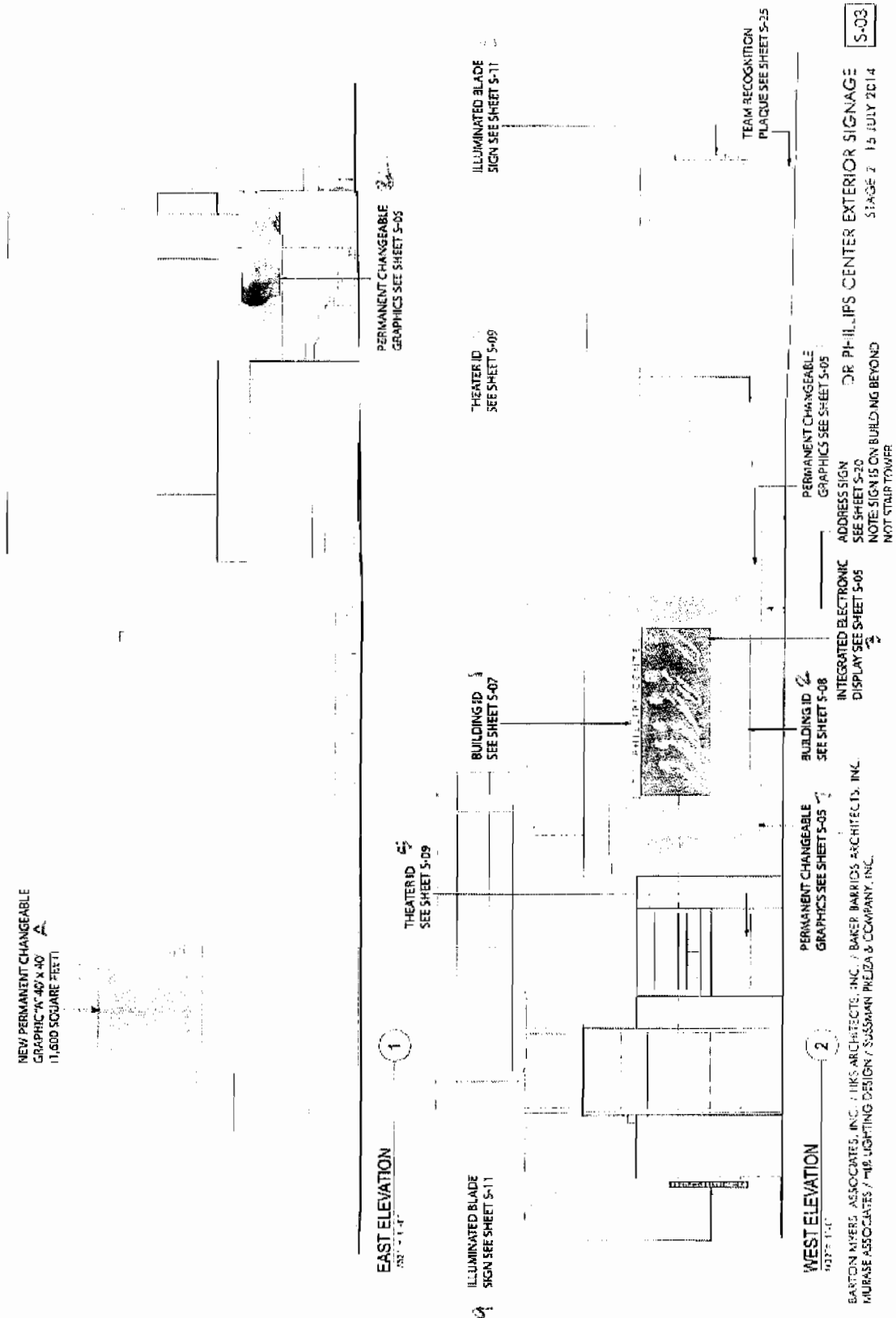


SIGN PLAN AREA CALCULATIONS

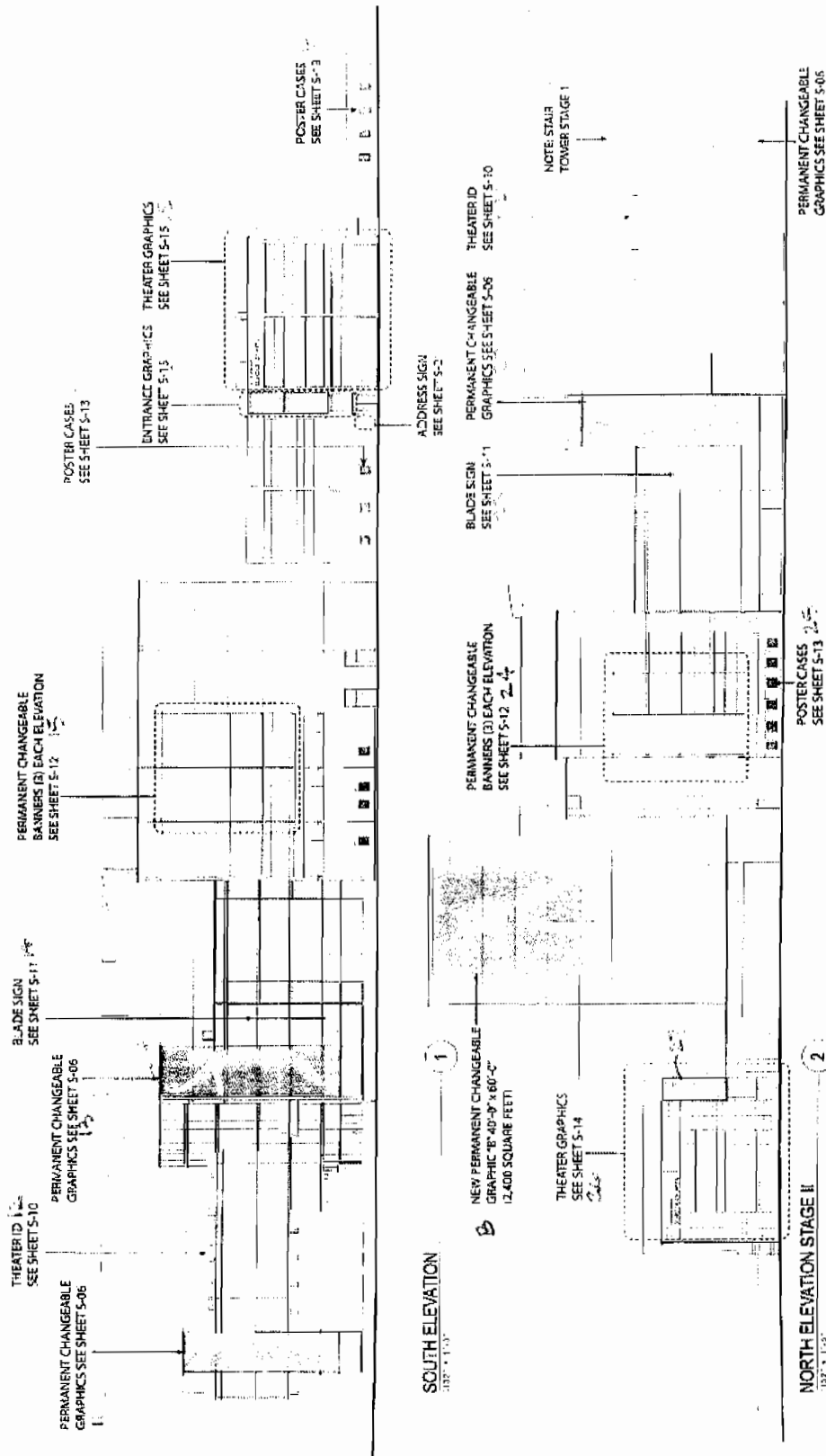
Dr. Phillips Center
Master Sign Plan
August 2014

| Elevation | Sign # | CD Sign # | Description | PD Sheet # | CD Drawing # | SF | OLD SF | Comments |
|---|-----------|---|---|------------|---------------|----------------|----------------|--|
| West Elevation - Stages 1 and 2 | | | | | | | | |
| | N/A | N/A | Address | S-20 | N/A | 0.75 | | new - not part of calc |
| | 1 | SN01 | Building ID sign at railing | S-07 | SB3.04 | 177 | 310 | |
| | 2 | SN03 | Building ID at entry beam (illuminated) | S-08 | SB3.07 | 47 | 47 | |
| | 4 | N/A | Theater ID sign (ST 1) | S-09 | N/A | 40 | 25 | |
| | 5 | N/A | Theater ID sign (ST 2) | S-09 | N/A | 40 | 25 | |
| | 3 | N/A | Integrated Electronic Display | S-05 | N/A | 1600 | 1600 | |
| | 6 | N/A | Permanent Changeable Graphics (#2) | S-05 | N/A | 1474 | 1474 | |
| | 7 | N/A | Permanent Changeable Graphics (#3) | S-05 | N/A | 1474 | 1474 | |
| | E.1 | N/A | County Officials | S-24.1 | N/A | 104 | | new - not part of calc |
| | E.1 | N/A | Electronic display | S-24.1 | N/A | 215 | | new - not part of calc |
| | E.2 | N/A | City Officials | S-24 | N/A | 104 | | new - not part of calc |
| | E.2 | N/A | Electronic display | S-24 | N/A | 215 | | new - not part of calc |
| | D.1 | N/A | Donor plaque 'D' | S-23 | N/A | 1.5 | | new - not part of calc |
| | D.2 | N/A | Donor plaque 'D' | S-23 | N/A | 1.5 | | new - not part of calc |
| | F | N/A | Team Recognition 'F' | S-25 | N/A | 1.8 | | new - not part of calc |
| | G | N/A | Box Office 'G' | S-26 | N/A | 4.5 | | new - not part of calc |
| | | | | | | 4852 | 4955 | |
| East Elevation | | | | | | | | |
| | 22 | N/A | Permanent Changeable graphic (#3) | S-05 | N/A | 914.5 | 2020 | |
| | A | N/A | Temporary Banner A | S-03 | N/A | 2400 | | NEW |
| | | | | | | 3314.5 | 2020 | |
| North Elevation Stage 1 | | | | | | | | |
| | 21 | SN02 | Building ID sign at railing | S-10 | SB3.05 | 177 | 163 | |
| | 20 | N/A | Permanent Changeable Graphics | S-06 | N/A | 924 | 924 | |
| | B | N/A | Temporary Banner B | S-04.1 | N/A | 2400 | | new banner |
| | C.1 | N/A | Porte cochere Donor sign 'C' | S-22 | N/A | 1.5 | | new |
| | | | | | | 3502.5 | 1087 | |
| North Elevation Stage 2 | | | | | | | | |
| | 21 | SN02 | Building ID sign at railing (ST 1) | S-10 | SB3.05 | 177 | 163 | |
| | 20 | N/A | Permanent Changeable Graphics (ST 1) (#6) | S-06 | N/A | 924 | 924 | |
| | C.1 | N/A | Porte cochere Donor sign 'C' (ST 1) | S-22 | N/A | 1.5 | | new - not part of calc |
| | 23 | N/A | Blade Sign | S-11 | STAGE 2 | 116 | 116 | |
| | 24 | N/A | 3 Changeable Banners | S-12 | STAGE 2 | 588 | 588 | |
| | 25 | N/A | 6 Poster cases at 14 SF each (digital) | S-13 | STAGE 2 | 84 | 158 | |
| | 26 | N/A | Rehearsal Theater Sign on wall | S-15 | STAGE 2 | 75 | 38 | |
| | 26 | N/A | Rehearsal Theater Sign on glass | S-14 | STAGE 2 | 160 | 175 | |
| | 27 | N/A | Graphic on BOH entry marquee (3 sides) | S-14 | STAGE 2 | 800 | 120 | |
| | 27 | N/A | Stage Door Graphic | S-14 | STAGE 2 | 5 | 15 | |
| | 22 | N/A | Permanent Changeable Graphics (#7) | S-06 | STAGE 2 | 1496 | 1496 | |
| | B | N/A | Temporary Banner B | S-04 | STAGE 2 | 2400 | | new - DPAC wants option to hang on South Elevation |
| | N/A | N/A | Address | | STAGE 2 | 0.75 | | |
| | | | | | | 6824.5 | 3624.25 | |
| Dr. Phillips Center Master Sign Plan August 2014 | | | | | | | | |
| Elevation | Sign # | CD Sign # | Description | PD Sheet # | CD Drawing # | SF | OLD SF | Comments |
| South Elevation Stage 1 and 2 | | | | | | | | |
| | 12 | SN02 | Building ID sign at railing (ST 1) | S-10 | SB3.05 | 177 | 163 | |
| | 14 | SN10 | Blade Sign | S-11 | SB3.12 | 116 | 116 | |
| | C.2 | N/A | Porte cochere Donor sign 'C' | S-22 | N/A | 1.5 | | new - not part of calc |
| | 15 | SN11 | 3 Changeable Banners | S-12 | SB3.13 | 588 | 588 | |
| | 16 | SN12 | 11 Poster cases at 14 SF each (digital) | S-13 | SB3.14 | 154 | 174 | |
| | 18 | SN05 | Rehearsal Theater Sign on wall | S-15 | SB3.08 | 75 | 38 | |
| | 18 | SN07 | Rehearsal Theater Sign on glass | S-15 | SB3.09 | 160 | 175 | |
| | 17 | SN08 | Graphic on BOH entry marquee (3 sides) | S-15 | SB3.10 | 800 | 120 | |
| | 17 | SN09 | Stage Door Graphic | S-15 | SB3.11 | 5 | 15 | |
| | 11 | N/A | Permanent Changeable Graphics (#4) | S-06 | N/A | 924 | 924 | |
| | 13 | N/A | Permanent Changeable Graphics (#5) | S-06 | N/A | 1496 | 1496 | |
| | N/A | N/A | Address '155' | S-21 | N/A | 0.75 | | new - not part of calc |
| | | | | | | 4493.5 | 1651.5 | |
| Stage 1 total | | | | | | 16122.5 | | |
| Stage 2 total | | | | | | 19684.5 | | |
| Site | | | | | | | | |
| | SN21/SN24 | 1 Pedestrian Sign (digital) on Magnolia - (30 SF each side) | | | SB5.03/555.06 | 30 | 102 | |
| | SN21 | 2 Pedestrian Sign (digital) on Plaza - 2 sides | | | SB5.09 | 60 | | |
| | SN20 | 4 Banners on Magnolia (27 sf each) - 2 sides | | | SB5.02 | 108 | 680 | reduced in size |
| | SN20 | 2 Banners on Orange (27 sf each) - 2 sides | | | SB5.02 | 13.5 | | reduced in size |
| | SN20 | 4 Banners on Plaza (27 sf each) - 2 sides | | | SB5.02 | 108 | | reduced in size |
| | SN22 | 2 Vehicular Parking signs on Rosa Ind - 2 sides | | | SB5.04 | | 53 | |
| | SN23 | 4 Site ID signs (24 sf - 2 sides) | | | SB5.05 | | 96 | |
| Site total | | | | | | 484.5 | 911 | |

ARCHITECTURAL ELEVATIONS—SIGN PLAN EXHIBIT D



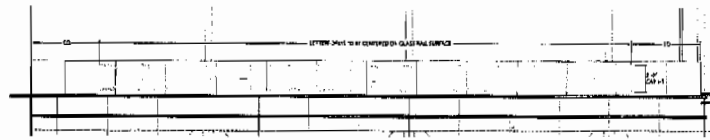
ARCHITECTURAL ELEVATIONS—SIGN PLAN EXHIBIT D



DR. PHILLIPS CENTER EXTERIOR SIGNAGE
15 JULY 2014
S-04

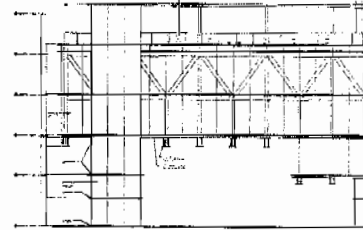
BARTON MYERS ASSOCIATES, INC. / HIS ARCHITECTS, INC. / BAKER BARROS ARCHITECTS, INC.
MALPASE ASSOCIATES / FEE LIGHTING DESIGN / SUSSMAN PREDAS COMPANY, INC.

ARCHITECTURAL ELEVATIONS—SIGN PLAN EXHIBIT D



DETAIL ELEVATION SIGN SM02

AN ALUMINUM FRAMED SIGN STRUCTURE, CHANGING
DIRECTION, LETTERS WILL BE MOUNTED ON THE
SURFACE OF PANELS WITH REVERSE CHANNEL
LETTERS. TOTAL AREA APPROXIMATELY 170 SQ. FEET
IN EACH LETTER. THE PANELS ON NORTH AND SOUTH
ELEVATIONS.



ELEVATION SIGN SM02 (SOUTH)



SIGN SM02 ELEVATION

THE SIGN STRUCTURE, CHANGING DIRECTION, LETTERS
WILL BE MOUNTED ON THE SURFACE OF PANELS WITH
REVERSE CHANNEL LETTERS. TOTAL AREA APPROXIMATELY
170 SQ. FEET IN EACH LETTER. THE PANELS ON NORTH
AND SOUTH ELEVATIONS.

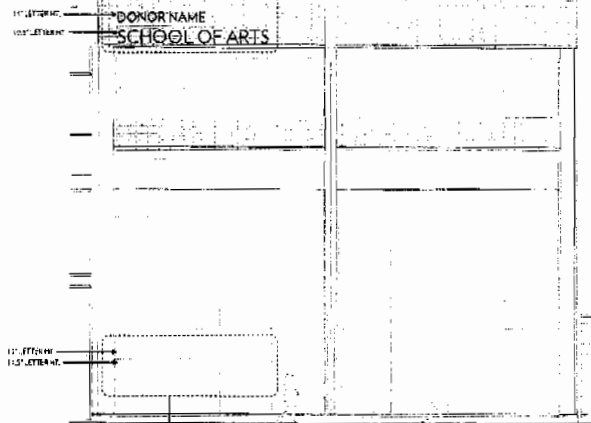


SIGN SM02 ELEVATION

DR. PHILLIPS CENTER, INC. AND ASSOCIATES, INC. BASED IN PHOENIX, ARIZONA
W. 1000 N. 10TH AVE., SUITE 100, PHOENIX, AZ 85004-1000

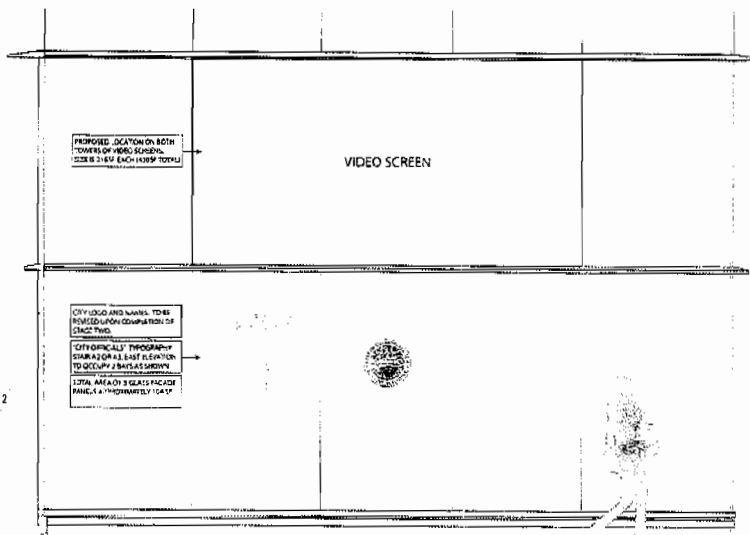
DR. PHILLIPS CENTER, INC. AND ASSOCIATES, INC.
1000 N. 10TH AVE., SUITE 100, PHOENIX, AZ 85004-1000

PAINTED ALUMINUM REVERSE CHANNEL LETTERS.
LETTER HEIGHT 1" AND 1/2" AS SHOWN. LETTER DEPTH 1"
FINAL COPY TBD. ASSUMED APPROXIMATELY
75 SQUARE FEET TOTAL.



REHEARSAL THEATER DETAIL ELEVATION (STAGE 1)

APPLIED ADHESIVE BACKED VINYL GRAPHIC ON GLASS SURFACE.
COLOR: AM. DUTED CRYSTAL. LETTER HEIGHT 1" AND 1/2" AS SHOWN.
GRAPHIC TO BE FIRST SURFACE ASSUMED APPROXIMATELY
100 SQUARE FEET.



BANQUET STAIR SOUTH TOWER - ENLARGED EAST ELEVATION
SIGN 'E' ELEVATION

SIGN E

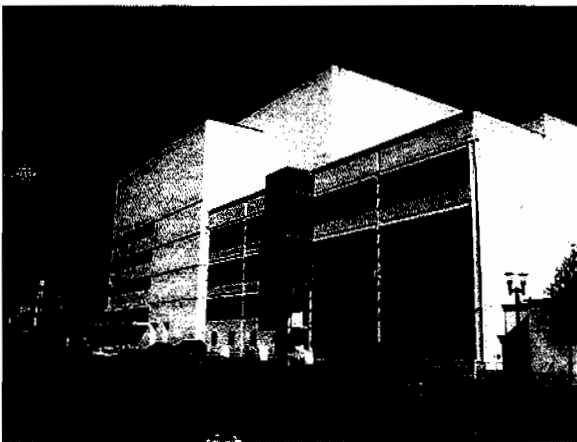
SITE PHOTOS



Existing conditions of Magnolia Ave. looking north.



View of the west façade and Arts Plaza from City Hall.



View of the south façade looking north-west from Anderson Street. The proposed banner would be visible in the upper corner of the building.



View of the north façade looking south-west from South Street. The proposed banner would be installed in the upper portion of this solid façade.



View of the subject site at the intersection of Anderson Street and Rosalind.



View of the west façade and vacant Parcel 3 looking south-east from the corner of Orange Avenue and South Street.

FINDINGS

Subject to the conditions contained herein, the proposal is consistent with the requirements for approval of DPAC PD Amendment 1 application contained in Section 65.000 of the Land Development Code (LDC):

1. The proposed use is consistent with the City's Growth Management Plan.
2. The proposed use is consistent with the purpose and intent of the PD/T zoning district and all other requirements of the LDC.
3. The proposed use will be compatible with surrounding land uses and the general character of the area.
4. The necessary public facilities will be adequate to serve the proposed use, or will be provided by the applicant as a condition of this approval.

CONDITIONS OF APPROVAL

Staff recommends approval of the ZON2014-00024 DPAC PD Amendment 1 subject to the conditions below:

Growth Management:

1. The Comprehensive Planning Studio has no objections to this request.

Land Development:

1. All Conditions of Approval from the previous PD shall remain, unless revised per this Staff Report and PD Amendment revisions.

Urban Design:

1. ARB Approval. The applicant is required to obtain final approval from the Appearance Review Board prior to building permits being issued.

Transportation:

1. The Transportation Planning Division supports the applicant's request without further condition.

Engineering/Zoning: No Comments.

Police:

1. The Orlando Police Department has no objections to proposed amendments to DPAC (Dr. Phillips Performing Arts Center) PD located at 455 S. Orange Ave. A CPTED plan review is not applicable to this project at this time.
2. We encourage developers and property owners to incorporate CPTED strategies in their projects. A brochure entitled Crime Prevention Through Environmental Design, Your Guide to Creating a Safe Environment, which includes crime prevention techniques for various land uses, is available by email.

Building/ Fire:

1. Building Plan Review is not applicable to this case at this time.

CONTACT INFORMATION

Growth Management

For questions regarding Growth Management plan review, please contact Mary-Stewart Droege at 407.246.3276 or Mary-Stewart.Droege@cityoforlando.net

Land Development

For questions regarding Growth Management plan review, please contact Holly Stenger at 407.246.2861 or Holly.Stenger@cityoforlando.net.

Urban Design

For questions regarding Urban Design plan review, please contact Holly Stenger, at 407.246.2861 or kenneth.pelham@cityoforlando.net

Transportation

For questions regarding Transportation Planning plan review, please contact John Rhoades at 407.246.2293 or john.rhoades@cityoforlando.net

Engineering/Zoning

For questions regarding Concurrency Management contact Keith Grayson at 407.246.3234 or keith.grayson@cityoforlando.net. To obtain plan review status, schedule/cancel an inspection and obtain inspection results, please call PROMPT, our Interactive Response System at 407.246.4444.

Police

For questions regarding Orlando Police Department plan reviews or to obtain a copy of the brochure, contact Audra Nordaby at 407.246.2454 or Audra.Nordaby@cityoforlando.net.

Building/ Fire

For questions regarding Building Plan Review issues contact Don Fields at (407) 246-2654 or don.fields@cityoforlando.net.

Parks

For questions regarding Parks Plan Review issues contact Ken Gardner at (407) 246-2283 or Kenneth.Gardner@cityoforlando.net.

REVIEW/APPROVAL PROCESS—NEXT STEPS

1. MPB minutes scheduled for review and approval by City Council.
2. For items needing an ordinance: Forward to City Attorney's Office for Legal Review
3. 1st reading of the Ordinance
4. 2nd reading of the Ordinance