To: City Clerk's Office

From: Kyle A. Shephard
Assistant City Attorney

Date: September 14, 2010

Document Title: Adopting an Ordinance Amending Section 62.499 of the Land Development Code to Create the Orange/Michigan Specially Planned Area Overlay Zoning District and Amending the Official Zoning Map to Assign the "SP" Overlay Zoning Designation to Properties in the Orange/Michigan Corridors (Orange/ Michigan Zoning Overlay, LDC2010-00090 and ZON2010-00024).

I. Attached please find: (check one)
   
   X 1. 1 (fill in #) fully executed original document(s).
   2. ______ (fill in #) documents requiring City signature.
   3. ______ (fill in #) photocopies of fully-executed documents.
   4. _____ Other:

II. Document X has ______ has not ______ not applicable (check one) been executed by other parties.

III. Action: Please (check all applicable)
   
   ______ 1. Assign Documentary Number.
   ______ 2. Arrange for execution of all unexecuted document(s).
   X 3. Keep and file this original; no other action necessary.
   ______ 4. Keep and file one original; return all other executed copies to me.
   ______ 5. Keep no originals, but do make and keep a photocopy of same.
   ______ 6. Return all originals and executed copies to me.
   ______ 7. Keep the original, but send me a photocopy.
   ______ 8. Please send me a copy of:
   ______ 9. Please send a copy to:
   ______ 10. Please record document(s). Enclosed is a check for $______
       Recording fee paid for by ____________ .
   ______ 11. Please record. Recording fee to be paid by City.
   ______ 12. Other:

IV. Status: (check one)
   
   ______ Date required
   ______ Please call me when finished.
   ______ Other:

V. Filing Information: Council Meeting: 8/30/10
   Item #: 11-1
   Doc#: 1008301101
Subject:
Adopting an Ordinance Amending Section 62.499 of the Land Development Code to Create the Orange/Michigan Specially Planned Area Overlay Zoning District and Amending the Official Zoning Map to Assign the "SP" Overlay Zoning Designation to Properties in the Orange/Michigan Corridors (Orange/Michigan Zoning Overlay, LDC2010-00090 and ZON2010-00024).

Summary: [Please, do not use all caps.]
The attached ordinance amends Section 62.499 of the Land Development Code to create the Orange/Michigan Specially Planned Area Overlay Zoning District and amends the Official Zoning Map to assign the "SP" overlay zoning designation to properties in the S. Orange/Michigan corridors. The S. Orange Avenue/Michigan corridors generally extends from Lake Lucerne to Lake Jenny Jewel and from the CSX Railroad tracks to Summerlin Avenue. The proposed boundaries of the Overlay Zoning District are consistent with the boundaries shown in Figure 29 of the Urban Design Element in the Growth Management Plan. The proposed regulations:

1. Add standards for transitioning the mass of buildings from Orange Avenue and Michigan Street to the adjacent residential neighborhoods.
2. Add standards for cross access, ingress/egress, streetscape, setbacks, stormwater, and urban design.
3. Identify unincorporated properties that will to be included within the "SP" overlay if such properties are annexed in the future.

The proposed amendments implement recommendations made by the Orange/Michigan Vision Task Force. The Task Force met from July 2009 through March 2010. The Municipal Planning Board recommended approval of the proposed amendments on May 18, 2010. City Council approved the first reading of this ordinance on August 16, 2010. The second public hearing for this ordinance was advertised in a large display ad published in the Orlando Sentinel on August 22, 2010.

Because this ordinance changes the zoning designation on parcels of land involving 10 contiguous acres or more and the zoning change was not initiated by the land owners, City Council is required to hold two advertised public hearings and at least one of those public hearings must be held after 5 p.m., unless the
City Council, by a majority vote plus one, elects to hold that hearing at another time of the day. On August 16, 2010, the City Council approved a motion to hold the second reading and public hearing for this ordinance at the August 30, 2010 City Council meeting at 2 p.m. or shortly thereafter.

**Fiscal & Efficiency Data:** [As applicable, cite funding source; original approval date and contract amount, Documentary Number, cumulative change orders, recurring cost, e.g. operating and maintenance; allocation of any generated revenues; any applicable efficiency data; etc.]
N/A

**Recommended Action:**
Adopt the attached ordinance number 2010-30 and authorize the Major and City Clerk or Mayor Pro Tempore and City Clerk to execute on behalf of the City upon final review and approval by the City Attorney.

**Attachments**
Orange_Michigan SP 2nd Reading.pdf  Exhibit A.pdf

**On File**
Agenda Item attachment(s) on file in the City Clerks Office.

**Note:** *All agenda items must be in the City Clerk’s office by Noon Friday, six(6) business days prior to the regular Monday City Council meeting.*

**Distribution:**
General:

**Signature:**

**Contact:**
Jenny L Wheelock/PND/EDV/Orlando

**Accepted By:** Dolores Meyer

"Enhance the quality of life in the City by delivering public services in a knowledgeable, responsive and financially responsible manner."
AN ORDINANCE OF THE CITY OF ORLANDO, FLORIDA,
AMENDING SECTION 62.499 OF THE LAND
DEVELOPMENT CODE TO CREATE THE
ORANGE/MICHIGAN SPECIALLY PLANNED AREA;
ESTABLISHING A SPECIAL PLAN OVERLAY ZONING
CLASSIFICATION ON CERTAIN PROPERTIES
GENERALLY LOCATED SOUTH OF LAKE LUCERNE,
EAST OF THE CSX RAILROAD, WEST OF SUMMERLIN
AVENUE, AND NORTH OF LAKE JENNIE JEWEL;
AUTHORIZING AMENDMENT OF THE OFFICIAL
ZONING MAP; PROVIDING FOR APPLICABILITY,
SEVERABILITY, CODIFICATION, CORRECTION OF
SCRIVENER'S ERRORS, AND AN EFFECTIVE DATE.

WHEREAS, Section 163.3202(1), Florida Statutes, requires that the City of Orlando,
Florida (the “City”) adopt or amend and enforce land development regulations that are consistent
with and implement the City’s adopted comprehensive plan; and

WHEREAS, Section 163.3201(3), Florida Statutes, encourages the use of innovative
land development regulations and requires that all land development regulations be combined
into a single land development code for the City; and

WHEREAS, from time to time, amendments and revisions to the City’s adopted
comprehensive plan (the “Growth Management Plan”) and progress in the field of planning and
zoning make it necessary or desirable to amend or revise the land development regulations of the
City; and

WHEREAS, the Mayor has authorized the creation of a Vision Task Force to study the
areas of S. Orange Avenue and Michigan Street in order to make recommendations for a
Specially Planned Overlay District; and

WHEREAS, a Vision Task Force studied the areas of S. Orange Avenue and Michigan
Street at monthly meetings from July 2009 to March 2010; and

WHEREAS, at its regularly scheduled meeting of May 18, 2010, the Municipal Planning
Board recommended to the City Council of the City of Orlando, Florida (the “Orlando City
Council”), that the provisions of this ordinance are consistent with the applicable provisions of
the City’s adopted Growth Management Plan, are in the best interest of the public health, safety,
and welfare, are in harmony with the purpose and intent of the City’s Land Development Code,
will not result in disorderly and illogical development patterns, and will not result in
incompatible land uses; and

WHEREAS, the Orlando City Council hereby finds and determines that this ordinance is
consistent with the applicable provisions of the City’s adopted Growth Management Plan, is in
the best interest of the public health, safety, and welfare, is in harmony with the purpose and
intent of the City’s Land Development Code, will not result in disorderly and illogical development patterns, and will not result in incompatible land uses; and

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ORLANDO, FLORIDA:

SECTION 1. SECTION 62.499, AMENDED. Section 62.499, Code of the City of Orlando, Florida, is amended to read as follows:

Sec. 62.499. Reserved. Orange/Michigan Special Plan.

(a) Relationship to Growth Management Plan. The Growth Management Plan (GMP) calls for an Urban Design Plan for the S. Orange Avenue/Michigan Street corridors and performance standards for mixed-use corridors in the Traditional City (Urban Design Element Goal 2, Objective 2.1, and Policy 2.1.4, and Goal 4, Objective 4.1, and Policy 4.1.1.). This Special Plan implements the recommendations from the Urban Design Plan and establishes performance standards.

(b) Objectives. The overall purpose of the Orange/Michigan Special Plan is to preserve and strengthen commercial activities and redevelopment opportunities within the S. Orange Avenue and Michigan Street corridors, enhance pedestrian safety and main street character, and protect existing residential neighborhoods from encroachment.

The specific objectives of this Special Plan are to:

(1) Program appropriate transitions between residential neighborhoods and commercial properties to provide opportunities for compatible development.
(2) Set maximum standards for building height, mass, and scale that reflect allowable intensities and densities while ensuring logical transitions from activity centers and mixed-use corridors to residential neighborhoods.
(3) Support and enhance the pedestrian-oriented nature and unique character of S. Orange Avenue and Michigan Street through urban design guidelines.
(4) Set standards for building setbacks to allow for adequate streetscape treatment, sidewalk widths, landscaping, and other desirable elements.

(c) Application. The standards of this Special Plan shall apply to the area within the City of Orlando depicted in Figure 43(I). The requirements of the Special Plan shall apply in addition to the other requirements of the City’s Land Development Code (LDC). If there is any conflict between the other requirements of the LDC and this Plan, this Plan shall apply.

[Insert Figure 43(I): Special Plan Overlay Map]

(d) Support Document. The standards of this Special Plan are intended to implement the recommendations provided in the Orange/Michigan Vision Plan Support Document (May 2010). The support document shall provide the basis for clarifying the intent of the regulations contained in this Section.
(e) Precise Plan Transitions. The following transition areas ("Transects"), as depicted on the Transect Map (Figure 43(K)) and further described in Figure 43(L), are hereby created:

(1) T3: Suburban Transect. This area represents existing low-density residential neighborhoods with predominately single-family, detached homes. Default zoning district standards shall continue to apply, and requests for re-zonings to allow additional intensity or change the residential character of these areas are discouraged.

(2) T3.5: Live/Work Transect. This intermediate transition area is intended to allow for a mix of townhomes, attached or semi-detached residential buildings (1-4 dwelling units typical), offices, and residential-office mixed use buildings that are rear-loaded, designed to appear residential from adjacent residential streets, and accessed from adjacent T4 properties. Up to 0.30 FAR of office uses may be allowed in residential zoning districts when permitted by relevant Growth Management subarea policies. This is primarily a residential transect, and as such retail, restaurant, personal service, and other commercial uses are not permitted. T3.5 properties are encouraged to be consolidated with abutting properties facing commercial corridors (particularly S. Orange Avenue, E. Michigan Street, E. Pineloch Avenue, and W. Grant Street) whenever feasible.

The following development standards shall apply to properties designated as T3.5 in Figure 43(K):

a. Maximum Building Mass. Maximum of two stories permitted for any office use. Residential uses are typically no more than two stories, but an additional half story to one story may be allowed for residential development when the overall building height does not exceed the maximum height permitted by the zoning district. Approvals to allow significantly more height are prohibited.

b. Bonuses. Intensity bonuses are prohibited. Where otherwise permitted by Chapter 58, Part 6, density bonuses may only be approved when the additional units will be retained as affordable or attainable housing units within an otherwise market-rate development. No bonus shall be approved that increases the building mass beyond what would otherwise be allowed. All other requirements of Chapter 58, Part 6 shall continue to apply.

c. Residential Character Required. For all office development and any development utilizing more than one story, gable, hip or similar residential roof styles are required. Flat roofs are prohibited for office development. In order to maintain the residential character of these areas, front porches and other traditional residential-style architectural features are encouraged, and may be required during Appearance Review to ensure that a residential character is achieved in the building design.

d. Stormwater or Parking for Adjacent Uses. Stormwater and parking areas to support adjacent uses may be allowed on T3.5 lots as illustrated in Figure 43(J)(1) when the Zoning Official determines that the consolidated site plan provides appropriate
transitions to the adjacent residential neighborhood and meets the following standards:
1. The T3.5 lot(s) are consolidated with a T4 property as a single development site.
2. A Bufferyard B, to include a solid masonry wall, is provided between any parking or vehicular use area and any directly adjacent residential lot.
3. Parking must be screened by a wall at least 3 feet and no more than 5 feet in height from any public street. Walls greater than 3 feet in height above grade shall be no more than 50 percent solid. Groundcover or landscaping must be provided between the wall and the street.
4. Stormwater must meet the standards contained in this Section.

e. T3.5 Block Faces. Notwithstanding the above, commercial parking or stormwater retention shall not be the principal or only use of T3.5 lots where the majority of a block face is designated as a T3.5 transect area. For the purposes of this Plan, “block face” shall be considered to mean all of the lots on one side of a street located between two intersecting streets. Any parking structures, surface parking, or stormwater retention areas developed on T3.5 lots to serve adjacent T4 areas must be be screened from view from the opposite side of the street with residentially-scaled liner buildings, as illustrated in Figure 43(J)(2).

[f. Parking Locations. All requirements for garages and parking locations of the Traditional City shall be met. Front-loading garages must be located a minimum of 5 ft. behind the principal façade, except for detached single family homes. Surface parking areas must be located to the rear of buildings, or between the building and a T4 parcel.]

[g. Front yard setbacks. A reduced 15-ft. front yard setback may be permitted when two or more T3.5 lots are consolidated, a T3.5 lot is consolidated with a T4 lot, or a T3.5 lot is adjacent to another lot that has already been developed utilizing the reduced setback.]

[h. Building Articulation. Buildings should be articulated approximately every 30 to 40 linear ft., to match the existing character of single family homes on nearby lots.]

[i. Cross-Access. Cross access easements and unified access and site circulation must be provided to adjacent T4 and T3.5 lots unless waived by the Planning Official.]

[j. Site Access. Sites should be accessed from adjacent T4 properties. New curb cuts on residential streets to serve a single T3.5 parcel shall be discouraged, except where the T3.5 parcel is being developed as a single family home. Where an entire block face is designated T3.5, curb cuts to serve office development are prohibited – access must be from a side street or adjacent T4 property.
k. Office Uses. The conversion of existing single family homes to office uses without
consolidation of circulation, access, parking, and stormwater retention is not
consistent with the intent of the T3.5 transect area and shall not be permitted. Where
the majority of the block face is designated as T3.5, a minimum of three lots must be
consolidated prior to conversion of existing homes into office uses. All access,
circulation, and parking must be provided to the rear of the existing structure,
consistent with the standards for the T3.5 transect. Curb-cuts for residential
driveways shall be closed if the residential structure is converted for office uses, and
fences or walls shall be used to screen all parking areas not already screened by the
existing structure. In order to enhance the compatibility of converted offices on Jersey
Street with the rest of the residential neighborhood, use of existing homes as offices
shall be limited to those office uses that operate between the hours of 7 a.m. and 10
p.m. Special care shall be taken by property owners and tenants of such properties to
not disturb the residential characteristics, aesthetics, and general tranquility of the
neighborhood.

l. Signage. Limited signage shall be permitted for office uses in residential zoning
districts in the T3.5 transect area as follows:

1. Single office in a single building: One nameplate or directory sign not to exceed
four square feet in area
2. Two or Three Offices in a single building: One directory sign not to exceed six
square feet in area and one nameplate not to exceed four square feet in area
3. Four or More Offices in a single building: One directory sign not to exceed eight
square feet in area and one nameplate not to exceed four square feet in area.
4. Townhome-style units may be considered separate buildings for the purposes of
determining allowable signage
5. Only wall mounted, marquee, window, projecting, awning, and shingle signs shall
be permitted. Ground signs and pole signs shall be prohibited. No sign shall be
internally illuminated when visible from an adjacent residential area.

(3) T4: General Urban Transect. This transect is the "main street" transect and is intended to
promote a mix of commercial, office, residential, and mixed-use buildings that are
appropriately scaled to the main street area. Buildings are typically 1-3 stories. Ground
floor commercial uses are encouraged and pedestrian-oriented amenities and architectural
features on the ground floor are required.

The following development standards shall apply to properties designated as T4 in Figure
43(K):

   Three stories for all buildings.

b. Maximum Building Mass (west of Orange Avenue and south of Michigan Street).
   Three stories for single-use buildings. Four stories for mixed-use or civic/public
   benefit use buildings.
c. Bonuses. Intensity and density bonuses are generally discouraged, but a bonus may be approved when the resulting development does not exceed the maximum building profile allowed by (3)a and (3)b above. All other requirements of Chapter 58, Part 6 shall continue to apply.

d. Zoning District Regulations. Where a T4 lot is zoned O-1/T/SP or O-1/SP, the minimum front yard and street side yard setback is reduced to 15 ft., the minimum side yard setback is reduced to 5 ft., the minimum rear yard setback is reduced to 15 ft., and the maximum ISR is increased to 0.85. Where a T4 lot is zoned AC-2/T/SP, minimum FAR and density standards shall not apply.

c. Building Articulation. Buildings should be articulated approximately every 60 linear ft.

f. Cross Access. Cross access easements and unified access and circulation must be provided unless waived by the Planning Official.

g. Site Access. New curb-cuts to Orange Avenue and Michigan Street are discouraged, and are not allowed when a development site has ingress/egress locations available to side streets. Ideally, only one curb-cut at the mid-point of each block shall be allowed, except where this requirement results in unsafe or inefficient site circulation.

(4) T5: Urban Center Transect. This transect area consists of a mix of larger apartment and office buildings with commercial activities typical on the ground floor unless prohibited by the underlying future land use designation. Buildings are predominately attached, oriented to the street, and may use structured parking.

The following development standards shall apply to properties designated as T5 in Figure 43(K):

a. Maximum Building Mass (east of Orange Avenue and north of Michigan Street),
Four stories for non-residential uses; five stories for residential uses or ground floor commercial uses with residential uses above.

b. Maximum Building Mass (west of Orange Avenue and south of Michigan Street),
Four stories for non-residential uses; five stories for residential uses; five stories for non-residential uses with ground floor commercial or residential floor(s); six stories for residential uses with ground floor commercial.

c. Bonuses. A density or intensity bonus may be allowed to reach the maximum building profile allowed by (4)a and (4)b above. All other requirements of Chapter 58, Part 6 shall continue to apply.

d. Building Articulation. Buildings should be articulated approximately every 120 linear ft.
e. Cross Access. Cross access easements and unified access and circulation must be provided to adjacent parcels unless waived by the Planning Official.

f. Site Access. New curb-cuts to Orange Avenue and Michigan Street are not allowed unless no other possible ingress and egress solutions exist.

(5) T6: Urban Core Transect. This transect area consists of multi-story buildings with structured parking, ground floor commercial, hospital and medical campuses, and residential densities to support transit. Areas where the T6 designation is appropriate are largely located west of the Orange Avenue corridor and are excluded from the Special Plan boundaries. Default zoning standards shall continue to apply.

[Insert Figure 43(K): Transect Map]

[Insert Figure 43(L): Transition Areas]

(f) Conditional Use Permit Required. Proposed buildings that exceed the maximum building mass profiles enumerated above are only allowed when approved by Conditional Use Permit. In granting a Conditional Use Permit for a proposed building that exceeds the maximum building mass allowed by this Section, the Municipal Planning Board shall consider the factors and standards applicable to all Conditional Use Permits and may prescribe appropriate conditions and safeguards as stated in Chapter 65. In addition to the factors and standards in Chapter 65, the Municipal Planning Board shall evaluate Conditional Use Permit applications based on the following review criteria:

(1) The design of the proposed building should create transitions within the development site, so that building heights step down to adjacent properties; and

(2) Additional height and mass must be located toward the middle of the block or building, or adjacent to a more intense transect zone; and

(3) Building mass at the perimeter of the building site, particularly any area located adjacent to a lower intensity transect zone, must conform to the allowed number of stories for the transect zone and may be restricted further where additional transitions are desirable to mitigate the impacts of the proposed building; and

(4) The proposed building must meet the intent of this Special Plan to provide for logical transitions in building height, mass, and scale from activity centers and mixed-use corridors to lower density residential neighborhoods.

(g) Stormwater Design.

(1) Intent. The properties located along S. Orange Avenue have historically had difficulties meeting engineering standards for stormwater retention and quality within the constraints of a dense, traditional urban fabric due to the low elevation of S. Orange Avenue, the relatively low elevation of the entire area, and the relatively high water table in the area within the context of a large flood plain. In order to maintain positive design elements and encourage context-sensitive redevelopment, the following requirements for storm
water design shall be met.

(2) **Submittal Requirements.** A master drainage plan and site and building section drawings shall be included in all master plan, conditional use, or planned development applications. The master drainage plan shall include data on the 25 year, 24-hour pre- and post-conditions and the 100-year flood elevation. The site section drawings shall show the finished floor elevations of all proposed buildings. The purpose of the Master Drainage Plan and site and building section drawings is to clearly show the relationship of the stormwater systems and necessary site grading to the buildings, sidewalks, ramps, parking areas, outdoor dining areas, landscaping, and other site design elements.

(3) **Stormwater Design on T4, T5, and T6 lots.** The following techniques shall be utilized when designing stormwater systems. Nothing in this section shall exempt the applicant from meeting all requirements of the state, water management district, or other governing body for water quality standards.

a. **Site-sensitive grading techniques.** Commercial buildings should be oriented towards the street, with public entrances directly accessible from the street-level. Elevated public entrances shall be discouraged, except for multi-family residential or townhome development. Where site grading is required, the resulting finished floor elevation shall be sensitively integrated into the design of the site using appropriate landscaping, building design, or active uses that can be appropriately elevated 1 to 3 steps above the sidewalk grade such as outdoor dining spaces. No steps or railings shall be permitted to encroach within a sidewalk, public right-of-way, or city services easement.

b. **Design requirements.** All stormwater systems shall be designed to function as site amenities, or exfiltration shall be required. Green roofs, rain gardens, rain cisterns, or other green or low impact design stormwater techniques may be considered site amenities for the purpose of this requirement.

c. **Stormwater Location.** Where maximum setbacks are prescribed, applicants are encouraged to locate stormwater in the middle of the site between the rear of the building and the parking area in order to decrease the elevation of buildings adjacent to public sidewalks.

(4) **Stormwater on T3.5 lots.** Where permitted by the T3.5 transect area regulations, stormwater retention areas on T3.5 lots must meet the following standards:

a. Must be designed with the appearance of a pocket park, with creative use of grading, retaining walls, swales, and landscaping to create a park-like appearance.

b. Slopes should be less than 4:1
c. No gravel bottoms – must be landscaped.
d. Litter management is required.
e. Solid walls may be used to support grading or to screen parking areas from neighborhoods. All other fencing must be CPTED-style open metal fencing. Chain link fencing is prohibited.
(h) **Traditional City Design Standards.** The properties north of Michigan Street in the Special Plan area are located within the Traditional City zoning overlay district, and all requirements of the Traditional City zoning overlay district shall continue to apply except as explicitly modified by this Special Plan. Additionally, the desirable design characteristics of the Traditional City shall be extended south of Michigan Street as a part of the design requirements of the Orange/Michigan Special Plan.

(1) The following Traditional City design standards shall apply to properties located south of Michigan Street and north of Illiana Street, and along Pineloch Avenue, within the Special Plan area:

   a. Surface parking lots shall be located to the rear or the side of the principal building. No parking spaces shall be located in front of any portion of a principal façade.

   b. Side yard parking, or any parking adjacent to a street, must be screened by a wall at least 3 feet and no more than 5 feet in height and finished to match the materials of the principal structure. Chain link or wood fences shall not be considered to meet this requirement. Walls greater than 3 feet in height above grade shall be no more than 50 percent solid. Groundcover or landscaping must be provided between the wall and any public street.

   c. Must meet minimum transparency standards (see Appearance Review standards in this Section).

   d. A pedestrian entrance oriented towards the street must be provided.

   e. Drive-throughs may not be located between the building and a public street.

   f. The standards for architectural appearance review contained in Chapter 62 of this Code will guide review of development.

(2) The following modified Traditional City design standards shall apply to properties south of Illiana Street to the City Limits to include new annexations, except along Pineloch Avenue, within the Special Plan area:

   a. A single row of parking stalls and one drive-aisle may be permitted in front of the principal building façade. Additional parking may be located to the sides or rear of the property.

   b. Side yard parking, or any parking adjacent to a street, must be screened by a wall at least 3 feet and no more than 5 feet in height and finished to match the materials of the principal structure. Chain link or wood fences shall not be considered to meet this requirement. Walls greater than 3 feet in height above grade shall be no more than 50 percent solid. Groundcover or landscaping must be provided between the wall and any public street.

   c. Safe pedestrian pathways and a pedestrian entrance oriented to the street are required.

   d. Drive-throughs may not be located between the building and a public street.

   e. Must meet minimum transparency standards (see Appearance Review standards in this Section).
(3) Where this Special Plan requires compliance with Traditional City standards on properties located outside of the Traditional City overlay district, the Planning Official may authorize the use of the modified Traditional City standards described above if the application of the full Traditional City standards will not result in logical or orderly redevelopment.

(i) Setbacks.

(1) Building setbacks adjacent to Orange Avenue and Michigan Street. Building facades shall be located no less than 20 ft. from the back-of-curb to the primary building façade. Maximum setbacks shall continue to apply as required by the zoning district. The 20 ft. setback shall be provided as follows:

a. 13 ft. Streetscape. 6 ft. from back of curb to sidewalk shall be utilized for a 6 ft. park strip (typical for Michigan Street) or 6 ft. tree well area (typical for Orange Avenue). A 7 ft. sidewalk shall be installed adjacent to the 6 ft. park strip or tree well area. Where the existing right-of-way is less than 13 ft., the owner shall dedicate additional City Services Easements to provide a total of 13 ft. for city services and sidewalk from the back-of-curb. Modifications to the placement of the sidewalk and park strip may be required by FDOT and/or the City Engineer; however, in no case shall less than 13 ft. from back-of-curb be provided.

b. 7 ft. courtyard. The remaining 7 ft. is a minimum ground floor building setback, shall not require additional easement dedication, and must include landscaping. See below for specific allowances and requirements for the courtyard areas created by this required building setback. Modifications and variances to this setback may be allowed in accordance with Chapter 65, Part 2J.

(2) Building setbacks adjacent to other streets within the Special Plan area. Setback shall be a minimum of 15 ft. from the property line adjacent to any side street to the building façade, unless the zoning district allows a lesser setback. Modifications and variances to this setback may be allowed in accordance with Chapter 65, Part 2J.

(3) Corner clips at intersection of Orange Avenue and Michigan Street. A 25-ft. corner clip shall be provided at all four corners of the Orange Avenue/Michigan Street intersection, to provide additional pedestrian space and to encourage opportunities for focal entrance features to the City and the district. If property is too small to allow for this dedication and still retain adequate land area for redevelopment, the Planning Official may approve an alternative location or dimension to accommodate an entrance feature. An easement shall be dedicated to the City to accommodate the entrance feature.

(j) Use of Courtyard Areas. The 7-ft. courtyard area required adjacent to the 13-ft. wide streetscape on Orange Avenue and Michigan Street may be utilized in the following ways:

(1) Outdoor dining or seating areas

(2) Hardscaped courtyards with landscape planters or landscaped areas
(3) Accommodations for grade changes necessary to direct stormwater to the back of the site – grading with landscaping, steps, elevated platforms, stairs, or other treatment as approved by an Appearance Review officer.

(4) In order to encourage variety in building setbacks along the corridor, a maximum of 30 percent of the primary building façade may be permitted to encroach up to 7 ft. into the required 20 ft. setback.

(5) Canopies and arcade designs may be used to provide shade coverage in the 7 ft. courtyard area. Second and third stories may project over the 7 ft. courtyard area, but may not encroach into the 13 ft. streetscape area.

(6) CPTED-style fencing or railings may be utilized to define the courtyard space, provided a clear pedestrian path is retained from the sidewalk to the entrance of the building. No gates, chains, locks, or other barrier shall prevent pedestrian access into this space during hours the establishment is open to the public. In no event shall opaque fencing or walls be installed, nor shall visibility into the courtyard be compromised in any way.

(7) Bike racks may be located within this area, provided they are located such that bicycles parked in the bike rack area will not encroach into the sidewalk area.

(8) Blade signs and other projecting signs may encroach into the 7 ft. courtyard area, provided they conform to all sign standards in Chapter 64.

(9) To encourage pedestrian activity and further the pedestrian orientation of the S. Orange Avenue/Michigan Street corridors, menu board signs shall be permitted in the 7 ft. courtyard area, subject the following requirements:

a. Only one menu board sign may be permitted per store front or business.

b. Menu boards shall not exceed 6 sq. ft. in size (3 ft. by 2 ft.).

c. Menu boards shall be positioned so as to be adjacent to that restaurant or business listed on the board and information on that board shall advertise exclusively the goods and services of that business and be placed in a manner which is clearly visible to pedestrian traffic.

d. All signs shall be removed at the end of each business day.

e. No menu board sign shall be located within a public right of way or sidewalk easement.

(10) Outdoor display areas when the following conditions are met:

a. Only the following types of merchandise shall be permitted to be displayed outdoors:

   1. Antique or custom made furniture

   2. Clothing

   3. Art, sculpture, pottery, and other unique handmade goods

   4. Merchandise that would otherwise be permitted to be displayed outdoors by this Code.
5. Merchandise that would typically be found in a Farmer's Market setting
b. All merchandise, unless otherwise permitted to remain outdoors by this Code, shall be moved indoors at the close of business each day. Nothing in this Section shall be interpreted to allow temporary or permanent outdoor storage of merchandise.
c. All merchandise must be related to the primary retail use of the site.
d. Additional outdoor merchandise may be approved on a limited basis for special events.
e. All outdoor displays shall conform to the standards for retail antique displays in Sec. 58.950.
f. All outdoor display of merchandise shall require a permit, to be approved by the Zoning Official. All applications shall follow the procedures outlined in Sec. 58.950.

(k) Appearance Review Required. Appearance Review shall be required for all new development, substantial improvement, substantial expansion, or change of use within the boundaries of the Orange/Michigan Special Plan Overlay District depicted in Figure 43(J).

(l) Standards for Appearance Review. The following factors and characteristics relating to a development, and which affect appearance, shall govern the Appearance Review Official's evaluation of a design submission within the Orange/Michigan Special Plan area:

1. Articulation. The building materials and mass shall be substantially varied, as specified by the transect designation, to break down the overall scale of the structure and visually define each part precisely and clearly so it stands out from the rest of the structure and creates the appearance of multiple buildings. A combination of techniques should be used, including but not limited to the utilization of different materials and architectural treatments, projections and recesses of the plane of the structure, appropriate fenestration patterns, and varied rooflines that correspond with the articulation techniques used on the rest of the building.

2. Architectural Style. No one particular style is dictated over another; however, architecture should be authentic to the style employed, respect the urban character of the district, and utilize a mix of building materials. In the T4, T5, and T6 transect areas, a clean, modern aesthetic with vernacular characteristics is preferred, including pedestrian-scaled proportions, covered walkways, large overhangs, awnings, etc. Glass and metal should be complemented by traditional materials like brick, stucco, or stone. A durable material must be used in the building's base, defined as the first two feet of the building façade measured from grade.

3. Transparency. For properties north of Illiana Street and along Pineloch Avenue, a minimum of 30 percent of each ground floor façade and 10 percent of any additional story's façade facing a public or private street must be transparent. For properties south
of Illiana Street, a minimum of 15 percent of each ground floor façade and 10 percent of any additional story’s façade facing a public or private street must be transparent. For retail store fronts, applicants are encouraged to use transparent materials for at least 60 percent of each ground floor façade facing a public or private street. The following standards shall be used to determine the required transparency area and materials:

a. Clear glass is required on the ground floor (minimum 80 percent transmittance for clear glass or 60 percent transmittance for low-e glass). Mirrored, tinted, or spandrel glass is not permitted on the ground floor.

b. Required ground floor transparency must be concentrated between 3 ft. and 7 ft. measured from finished grade.

c. In determining minimum transparency requirements, the Appearance Review Officer shall calculate the area of each story’s building façade that faces a public or private street by multiplying the linear building frontage by the height of the each story (for ground floors, the distance from finished grade to finished first floor ceiling, for all other floors the distance from finished floor to finished ceiling). The Appearance Review Officer may utilize alternative methods of calculating area for unique circumstances provided the intent of this Section is met. Once the area of the ground floor façade has been calculated, minimum transparency shall be determined using the percentages described in this Section.

(4) Active Ground Floor Use Areas. Sites should be designed to maximize active space at the ground level adjacent to public streets in all transects. For the purposes of the Orange/Michigan Special Plan, residential, commercial, office, and civic uses shall be considered active uses. Parking, mechanical equipment areas, and storage, including personal storage facilities, shall not be considered active use areas. Any portion of the building facing a public street that is not occupied by an active use shall be treated architecturally in such a way as to be indistinguishable from the active use portions of the building.

(5) Parking Garages. Parking garages shall be designed on the interior of buildings, or finished with materials and details in such a way that it appears to be a building from the street. Pedestrian-scaled architectural features, such as punched openings representing windows and awnings or canopies are encouraged to blend in with the principal structure and surrounding properties. Where parking garages or covered parking areas are proposed as ground floor uses, active use areas should be incorporated into the ground floor areas adjacent to the public street in order to ensure that the parking areas do not dominate the street wall.

(6) Site Development Requirements. Other site development requirements, including but not limited to landscaping, bufferyards, fences and walls, stormwater areas, courtyard design, treatment of elevation changes, and signage will also be reviewed during Appearance Review to ensure that the intent of the Special Plan design standards are met.
SECTION 2. SP OVERLAY ESTABLISHED. After due notice and public hearing, the zoning classification of the property described in Exhibit "A," attached hereto and incorporated by reference herein, is hereby established as an SP overlay district.

SECTION 3. ZONING MAP AMENDED. The City Engineer, the City Clerk, and the City Zoning Official are hereby authorized and directed to amend and correct the Official Zoning Map in accordance with the provisions of this ordinance.

SECTION 4. APPLICABILITY. In addition to the area shown in Exhibit A, property annexed into the City of Orlando located within the boundaries of the Orange/Michigan Vision Plan area shown on Figure UD-29 of the Urban Design Element of the City's Growth Management Plan shall be included in the Special Plan and be assigned "SP" overlay zoning designations for any initial zoning or re-zonings with the City, whether initiated by the applicant or the City of Orlando.

SECTION 5. 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 6. CODIFICATION. The City Clerk and the City Attorney shall cause the Code of the City of Orlando, Florida, to be amended as provided by Section 1 of this ordinance and may renumber, re-letter, and rearrange the codified parts of this ordinance if necessary to facilitate the finding of the law.

SECTION 7. 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 8. 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 16 day of August, 2010.

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 16 day of August, 2010.

DONE, THE SECOND READING, 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 30 day of August, 2010.

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

Alana Brenner
City Clerk

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

Kyle Shepherd
City Attorney

**[Remainder of page intentionally left blank.]**
Figure 43(J)

(1) Parking and Stormwater on T3.5 Lots*

T4 Transect Area  T3.5 Transect Area  Residential Area

Intersecting Side Street

*The use of linear buildings to enhance transitions to residential areas is always encouraged.

(2) Where Linear Buildings are Required on T3.5 Lots

Residential Area

T3.5 Block Face

Commercial Corridor
Figure 43(L)

<table>
<thead>
<tr>
<th>T3: Suburban</th>
<th>T3.5: Live/Work</th>
<th>T4: General Urban</th>
<th>T5: Urban Center</th>
</tr>
</thead>
<tbody>
<tr>
<td>General Character: Existing residential neighborhoods. Generous and various front yard setbacks with lawns and landscaped yards surrounding single-family houses and duplexes. Commercial uses and offices prohibited. Building mass: Up to 2 stories typical, density and intensity bonuses are prohibited.</td>
<td>General Character: Mix of existing single-family homes and townhomes, duplexes, 3-4 unit attached residential, offices, and residential-office mixed-use that are rear-loaded, often accessed from adjacent T4 properties. Buildings must be residential in character. Commercial uses prohibited. Building mass: Maximum 2 stories for office, variances for height are prohibited.</td>
<td>General Character: 1-3 story buildings. Main street character, with active uses and pedestrian-oriented buildings. Building mass: 3 stories with architectural massing and materials articulated at least every 60 linear feet. An additional story may be allowed west of Orange Ave. or south of Michigan St. for mixed-use or public benefit use buildings. Architectural massing/materilas are articulated at least every 120 linear feet.</td>
<td>General Character: Mix of larger apartment and office buildings, commercial activities typical on the ground level. Buildings oriented to the street. Building mass: 4-5 stories depending on use. An additional story may be allowed west of Orange Ave. or south of Michigan St. for mixed-use or public buildings. Architectural massing/materilas are articulated at least every 240 linear feet.</td>
</tr>
</tbody>
</table>

NOTE: Very few T3 or T5 areas are actually used within the Special Plan, and default zoning rules will continue to apply.

Diagram adapted from SmartCode 9.2, Dutty, Plater-Zyberk and Company.
Subject:
Approving an ordinance amending Section 62.499 of the Land Development Code to create the Orange/Michigan Specially Planned Area Overlay Zoning District and amending the Official Zoning Map to assign the "SP" overlay zoning designation to properties in the Orange/Michigan corridors (Orange/Michigan Zoning Overlay, LDC2010-00090 and ZON2010-00024).

Summary: [Please, do not use all caps.]
The attached ordinance amends Section 62.499 of the Land Development Code to create the Orange/Michigan Specially Planned Area Overlay Zoning District and amends the Official Zoning Map to assign the "SP" overlay zoning designation to properties in the S. Orange/Michigan corridors. The S. Orange Avenue corridor generally extends from Lake Lucerne to Lake Jenny Jewel and from the CSX Railroad tracks to Summerlin Avenue. The proposed boundaries of the Overlay Zoning District are consistent with the boundaries shown in Figure 29 of the Urban Design Element in the Growth Management Plan. The proposed regulations:

1. Add standards for transitioning the mass of buildings from Orange Avenue and Michigan Street to the adjacent residential neighborhoods.
2. Add standards for cross access, ingress/egress, streetscape, setbacks, stormwater, and urban design.
3. Identify unincorporated properties that will to be included within the "SP" overlay if such properties are annexed in the future.

The proposed amendments implement recommendations made by the Orange/Michigan Vision Task Force. The Task Force met from July 2009 through March 2010. The Municipal Planning Board recommended approval of the proposed amendments on May 18, 2010. The first public hearing for this ordinance was advertised in a large display ad published in the Orlando Sentinel on August 8, 2010.

Because this ordinance changes the zoning designation on parcels of land involving 10 contiguous acres or more, City Council is required to hold two advertised public hearings and at least one of those public hearings must be held after 5 p.m., unless the City Council, by a majority vote plus one, elects to hold that hearing at another time of the day. Staff recommends that City Council approve a motion to hold the
AN ORDINANCE OF THE CITY OF ORLANDO, FLORIDA,
AMENDING SECTION 62.499 OF THE LAND
DEVELOPMENT CODE TO CREATE THE
ORANGE/MICHIGAN SPECIALLY PLANNED AREA;
ESTABLISHING A SPECIAL PLAN OVERLAY ZONING
CLASSIFICATION ON CERTAIN PROPERTIES
GENERALLY LOCATED SOUTH OF LAKE LUCERNE,
EAST OF THE CSX RAILROAD, WEST OF SUMMERLIN
AVENUE, AND NORTH OF LAKE JENNIE JEWEL;
AUTHORIZING AMENDMENT OF THE OFFICIAL
ZONING MAP; PROVIDING FOR APPLICABILITY,
SEVERABILITY, CODIFICATION, CORRECTION OF
SCRIVENER’S ERRORS, AND AN EFFECTIVE DATE.

WHEREAS, Section 163.3202(1), Florida Statutes, requires that the City of Orlando,
Florida (the “City”) adopt or amend and enforce land development regulations
that are consistent with and implement the City’s adopted comprehensive plan; and

WHEREAS, Section 163.3201(3), Florida Statutes, encourages the use of innovative
land development regulations and requires that all land development regulations be combined
into a single land development code for the City; and

WHEREAS, from time to time, amendments and revisions to the City’s adopted
comprehensive plan (the “Growth Management Plan”) and progress in the field of planning and
zoning make it necessary of the City to amend or revise the land development regulations of the
City; and

WHEREAS, the Mayor has authorized the creation of a Vision Task Force to study the
areas of S. Orange Avenue and Michigan Street in order to make recommendations for a
Specially Planned Overlay District; and

WHEREAS, a Vision Task Force studied the areas of S. Orange Avenue and Michigan
Street at monthly meetings from July 2009 to March 2010; and

WHEREAS, at its regularly scheduled meeting of May 18, 2010, the Municipal Planning
Board recommended to the City Council of the City of Orlando, Florida (the “Orlando City
Council”), that the provisions of this ordinance are consistent with the applicable provisions of
the City’s adopted Growth Management Plan, are in the best interest of the public health, safety,
and welfare, are in harmony with the purpose and intent of the City’s Land Development Code,
will not result in disorderly and illogical development patterns, and will not result in
incompatible land uses; and

WHEREAS, the Orlando City Council hereby finds and determines that this ordinance is
consistent with the applicable provisions of the City’s adopted Growth Management Plan, is in
the best interest of the public health, safety, and welfare, is in harmony with the purpose and
(e) Precise Plan Transitions. The following transition areas ("Transects"), as depicted on the Transect Map (Figure 43(K)) and further described in Figure 43(L), are hereby created:

(1) **T3: Suburban Transect.** This area represents existing low-density residential neighborhoods with predominately single-family, detached homes. Default zoning district standards shall continue to apply, and requests for re-zonings to allow additional intensity or change the residential character of these areas are discouraged.

(2) **T3.5: Live/Work Transect.** This intermediate transition area is intended to allow for a mix of townhomes, attached or semi-detached residential buildings (1-4 dwelling units typical), offices, and residential-office mixed use buildings that are rear-loaded, designed to appear residential from adjacent residential streets, and accessed from adjacent T4 properties. Up to 0.30 FAR of office uses may be allowed in residential zoning districts when permitted by relevant Growth Management subarea policies. This is primarily a residential transect, and as such retail, restaurant, personal service, and other commercial uses are not permitted. T3.5 properties are encouraged to be consolidated with abutting properties facing commercial corridors (particularly S. Orange Avenue, E. Michigan Street, E. Pineloch Avenue, and W. Grant Street) whenever feasible.

The following development standards shall apply to properties designated as T3.5 in Figure 43(K):

a. **Maximum Building Mass.** Maximum of two stories permitted for any office use. Residential uses are typically no more than two stories, but an additional half story to one story may be allowed for residential development when the overall building height does not exceed the maximum height permitted by the zoning district. Approvals to allow significantly more height are prohibited.

b. **Bonuses, Intensity bonuses are prohibited.** Where otherwise permitted by Chapter 58, Part 6, density bonuses may only be approved when the additional units will be retained as affordable or attainable housing units within an otherwise market-rate development. No bonus shall be approved that increases the building mass beyond what would otherwise be allowed. All other requirements of Chapter 58, Part 6 shall continue to apply.

c. **Residential Character Required.** For all office development and any development utilizing more than one story, gable, hip or similar residential roof styles are required. Flat roofs are prohibited for office development. In order to maintain the residential character of these areas, front porches and other traditional residential-style architectural features are encouraged, and may be required during Appearance Review to ensure that a residential character is achieved in the building design.

d. **Stormwater or Parking for Adjacent Uses.** Stormwater and parking areas to support adjacent uses may be allowed on T3.5 lots as illustrated in Figure 43(J)(1) when the Zoning Official determines that the consolidated site plan provides appropriate
k. Office Uses. The conversion of existing single family homes to office uses without consolidation of circulation, access, parking, and stormwater retention is not consistent with the intent of the T3.5 transect area and shall not be permitted. Where the majority of the block face is designated as T3.5, a minimum of three lots must be consolidated prior to conversion of existing homes into office uses. All access, circulation, and parking must be provided to the rear of the existing structure, consistent with the standards for the T3.5 transect. Curb-cuts for residential driveways shall be closed if the residential structure is converted for office uses, and fences or walls shall be used to screen all parking areas not already screened by the existing structure. In order to enhance the compatibility of converted offices on Jersey Street with the rest of the residential neighborhood, use of existing homes as offices shall be limited to those office uses that operate between the hours of 7 a.m. and 10 p.m. Special care shall be taken by property owners and tenants of such properties to not disturb the residential characteristics, aesthetics, and general tranquility of the neighborhood.

l. Signage. Limited signage shall be permitted for office uses in residential zoning districts in the T3.5 transect area as follows:

1. Single office in a single building: One nameplate or directory sign not to exceed four square feet in area
2. Two or Three Offices in a single building: One directory sign not to exceed six square feet in area and one nameplate not to exceed four square feet in area
3. Four or More Offices in a single building: One directory sign not to exceed eight square feet in area and one nameplate not to exceed four square feet in area.
4. Townhome-style units may be considered separate buildings for the purposes of determining allowable signage
5. Only wall mounted, marquee, window, projecting, awning, and single signs shall be permitted. Ground signs and pole signs shall be prohibited. No sign shall be internally illuminated when visible from an adjacent residential area.

(3) T4: General Urban Transect. This transect is the "main street" transect and is intended to promote a mix of commercial, office, residential, and mixed-use buildings that are appropriately scaled to the main street area. Buildings are typically 1-3 stories. Ground floor commercial uses are encouraged and pedestrian-oriented amenities and architectural features on the ground floor are required.

The following development standards shall apply to properties designated as T4 in Figure 43(K):


e. Cross Access. Cross access easements and unified access and circulation must be provided to adjacent parcels unless waived by the Planning Official.

f. Site Access. New curb-cuts to Orange Avenue and Michigan Street are not allowed unless no other possible ingress and egress solutions exist.

(5) T6: Urban Core Transect. This transect area consists of multi-story buildings with structured parking, ground floor commercial, hospital and medical campuses, and residential densities to support transit. Areas where the T6 designation is appropriate are largely located west of the Orange Avenue corridor and are excluded from the Special Plan boundaries. Default zoning standards shall continue to apply.

[Insert Figure 43(K); Transect Map]

[Insert Figure 43(L); Transition Areas]

(f) Conditional Use Permit Required. Proposed buildings that exceed the maximum building mass profiles enumerated above are only allowed when approved by Conditional Use Permit. In granting a Conditional Use Permit for a proposed building that exceeds the maximum building mass allowed by this Section, the Municipal Planning Board shall consider the factors and standards applicable to all Conditional Use Permits and may prescribe appropriate conditions and safeguards as stated in Chapter 65. In addition to the factors and standards in Chapter 65, the Municipal Planning Board shall evaluate Conditional Use Permit applications based on the following review criteria:

(1) The design of the proposed building should create transitions within the development site, so that building heights step down to adjacent properties; and

(2) Additional height and mass must be located toward the middle of the block or building, or adjacent to a more intense transect zone; and

(3) Building mass at the perimeter of the building site, particularly any area located adjacent to a lower intensity transect zone, must conform to the allowed number of stories for the transect zone and may be restricted further where additional transitions are desirable to mitigate the impacts of the proposed building; and

(4) The proposed building must meet the intent of this Special Plan to provide for logical transitions in building height, mass, and scale from activity centers and mixed-use corridors to lower density residential neighborhoods.

(g) Stormwater Design.

(1) Intent. The properties located along S. Orange Avenue have historically had difficulties meeting engineering standards for stormwater retention and quality within the constraints of a dense, traditional urban fabric due to the low elevation of S. Orange Avenue, the relatively low elevation of the entire area, and the relatively high water table in the area within the context of a large flood plain. In order to maintain positive design elements and encourage context-sensitive redevelopment, the following requirements for storm
(h) **Traditional City Design Standards.** The properties north of Michigan Street in the Special Plan area are located within the Traditional City zoning overlay district, and all requirements of the Traditional City zoning overlay district shall continue to apply except as explicitly modified by this Special Plan. Additionally, the desirable design characteristics of the Traditional City shall be extended south of Michigan Street as a part of the design requirements of the Orange/Michigan Special Plan.

1. The following Traditional City design standards shall apply to properties located south of Michigan Street and north of Illiana Street, and along Pineloch Avenue, within the Special Plan area:
   a. Surface parking lots shall be located to the rear or the side of the principal building. No parking spaces shall be located in front of any portion of a principal façade.
   b. Side yard parking, or any parking adjacent to a street, must be screened by a wall at least 3 feet and no more than 5 feet in height and finished to match the materials of the principal structure. Chain link or wood fences shall not be considered to meet this requirement. Walls greater than 3 feet in height above grade shall be no more than 50 percent solid. Groundcover or landscaping must be provided between the wall and any public street.
   c. Must meet minimum transparency standards (see Appearance Review standards in this Section).
   d. A pedestrian entrance oriented towards the street must be provided.
   e. Drive-throughs may not be located between the building and a public street.
   f. The standards for architectural appearance review contained in Chapter 62 of this Code will guide review of development.

2. The following modified Traditional City design standards shall apply to properties south of Illiana Street to the City Limits to include new annexations, except along Pineloch Avenue, within the Special Plan area:
   a. A single row of parking stalls and one drive-aisle may be permitted in front of the principal building façade. Additional parking may be located to the sides or rear of the property.
   b. Side yard parking, or any parking adjacent to a street, must be screened by a wall at least 3 feet and no more than 5 feet in height and finished to match the materials of the principal structure. Chain link or wood fences shall not be considered to meet this requirement. Walls greater than 3 feet in height above grade shall be no more than 50 percent solid. Groundcover or landscaping must be provided between the wall and any public street.
   c. Safe pedestrian pathways and a pedestrian entrance oriented to the street are required.
   d. Drive-throughs may not be located between the building and a public street.
   e. Must meet minimum transparency standards (see Appearance Review standards in this Section).
(3) Accommodations for grade changes necessary to direct stormwater to the back of the site—grading with landscaping, steps, elevated platforms, stairs, or other treatment as approved by an Appearance Review officer.

(4) In order to encourage variety in building setbacks along the corridor, a maximum of 30 percent of the primary building façade may be permitted to encroach up to 7 ft. into the required 20 ft. setback.

(5) Canopies and arcade designs may be used to provide shade coverage in the 7 ft. courtyard area. Second and third stories may project over the 7 ft. courtyard area, but may not encroach into the 13 ft. streetscape area.

(6) CPTED-style fencing or railings may be utilized to define the courtyard space, provided a clear pedestrian path is retained from the sidewalk to the entrance of the building. No gates, chains, locks, or other barrier shall prevent pedestrian access into this space during hours the establishment is open to the public. In no event shall opaque fencing or walls be installed, nor shall visibility into the courtyard be compromised in any way.

(7) Bike racks may be located within this area, provided they are located such that bicycles parked in the bike rack area will not encroach into the sidewalk area.

(8) Blade signs and other projecting signs may encroach into the 7 ft. courtyard area, provided they conform to all sign standards in Chapter 64.

(9) To encourage pedestrian activity and further the pedestrian orientation of the S. Orange Avenue/Michigan Street corridors, menu board signs shall be permitted in the 7 ft. courtyard area, subject the following requirements:
   a. Only one menu board sign may be permitted per store front or business.
   b. Menu boards shall not exceed 6 sq. ft. in size (3 ft. by 2 ft.).
   c. Menu boards shall be positioned so as to be adjacent to that restaurant or business listed on the board and information on that board shall advertise exclusively the goods and services of that business and be placed in a manner which is clearly visible to pedestrian traffic.
   d. All signs shall be removed at the end of each business day.
   e. No menu board sign shall be located within a public right of way or sidewalk easement

(10) Outdoor display areas when the following conditions are met:
   a. Only the following types of merchandise shall be permitted to be displayed outdoors:
      1. Antique or custom made furniture
      2. Clothing
      3. Art, sculpture, pottery, and other unique handmade goods
      4. Merchandise that would otherwise be permitted to be displayed outdoors by this Code
of Illiana Street, a minimum of 15 percent of each ground floor façade and 10 percent of any additional story’s façade facing a public or private street must be transparent. For retail store fronts, applicants are encouraged to use transparent materials for at least 60 percent of each ground floor façade facing a public or private street. The following standards shall be used to determine the required transparency area and materials:

a. Clear glass is required on the ground floor (minimum 80 percent transmittance for clear glass or 60 percent transmittance for low-e glass). Mirrored, tinted, or spandrel glass is not permitted on the ground floor.

b. Required ground floor transparency must be concentrated between 3 ft. and 7 ft. measured from finished grade.

c. In determining minimum transparency requirements, the Appearance Review Officer shall calculate the area of each story’s building façade that faces a public or private street by multiplying the linear building frontage by the height of the each story (for ground floors, the distance from finished grade to finished first floor ceiling, for all other floors the distance from finished floor to finished ceiling). The Appearance Review Officer may utilize alternative methods of calculating area for unique circumstances provided the intent of this Section is met. Once the area of the ground floor façade has been calculated, minimum transparency shall be determined using the percentages described in this Section.

(4) Active Ground Floor Use Areas. Sites should be designed to maximize active space at the ground level adjacent to public streets in all transects. For the purposes of the Orange/Michigan Special Plan, residential, commercial, office, and civic uses shall be considered active uses. Parking, mechanical equipment areas, and storage, including personal storage facilities, shall not be considered active use areas. Any portion of the building facing a public street that is not occupied by an active use shall be treated architecturally in such a way as to be indistinguishable from the active use portions of the building.

(5) Parking Garages. Parking garages shall be designed on the interior of buildings, or finished with materials and details in such a way that it appears to be a building from the street. Pedestrian-scaled architectural features, such as punched openings representing windows and awnings or canopies are encouraged to blend in with the principal structure and surrounding properties. Where parking garages or covered parking areas are proposed as ground floor uses, active use areas should be incorporated into the ground floor areas adjacent to the public street in order to ensure that the parking areas do not dominate the street wall.

(6) Site Development Requirements. Other site development requirements, including but not limited to landscaping, buffeyards, fences and walls, stormwater areas, courtyard design, treatment of elevation changes, and signage will also be reviewed during Appearance Review to ensure that the intent of the Special Plan design standards are met.
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

**[Remainder of page intentionally left blank.]**
Figure 43(J)

(1) Parking and Stormwater on T3.5 Lots

- T4 Transect Area
- T3.5 Transect Area
- Residential Area

Commercial Corridor

Commercial Building

Parking/Stormwater Area

Buffering

Intersecting Side Street

The use of liner buildings to enhance transitions to residential areas is always encouraged.

(2) Where Liner Buildings are Required on T3.5 Lots

- Residential Area
- Residential Street
- Liner Buildings (residential character)
- T3.5 Block Face
- Parking/Stormwater Area
- Commercial Buildings
- T4 Transect Area

Commercial Corridor
Figure 43(L)

<table>
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<td><strong>Building Mass:</strong> 3 stories with architectural massing and materials articulated at least every 60 linear feet. An additional story may be allowed west of Orange Ave. or south of Michigan St. for mixed-use or public benefit use buildings.</td>
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</table>

**Note:** Very few T3 or T3.5 areas are actually used within the Special Plan, and default zoning rules will continue to apply.

These are adapted from SmartCode 9.3. ©Neosmart Technologies. All rights reserved.
Fwd: FW: PDF for CITY OF ORLANDO PLAN #070105901

Jenny Wheelock <jenny.wheelock@cityoforlando.net>  
To: Denise Holdridge <denise.holdridge@cityoforlando.net>  
Mon, Aug 23, 2010 at 9:27 AM

Ridge -- here's what Colandra sent to the Sentinel.

Thanks,
Jenny

Jenny L. Wheelock, AICP  
Planner III--Community Planning Studio  
City of Orlando - City Planning Division  
400 South Orange Avenue - 6th floor  
Orlando, FL 32802-4990  
407.246.3145  
407.246.2895 (fax)

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Working with the Community to Create Orlando's Tomorrow...Today...Through the Economic Development Department: Business Development, City Planning, Real Estate, Permitting Services, Code Enforcement, Downtown Development Board, and the Community Redevelopment Agency. Check out our website! http://www.cityoforlando.net/economic

Check out the cool new program – http://buylocalorlando.net/

---------- Forwarded message ----------
From: Colandra Jones <colandra.jones@cityoforlando.net>  
Date: Wed, Aug 18, 2010 at 12:34 PM  
Subject: Fwd: FW: PDF for CITY OF ORLANDO PLAN #070105901  
To: Jenny Wheelock <jenny.wheelock@cityoforlando.net>

Hey look over this proof and let me know if it is good to go. I need to confirm with the Sentinel by the end of today. Thanks!

---------- Forwarded message ----------
From: Friedrich, Penney <PFriedrich@orlandosentinel.com>  
Date: Wed, Aug 18, 2010 at 12:21 PM  
Subject: FW: PDF for CITY OF ORLANDO PLAN #070105901  
To: Colandra Jones <colandra.jones@cityoforlando.net>

Colandra – Here is proof for your approval. Thanks. Penney

Penney Friedrich

Advertising Account Executive  
Orlando Sentinel/Sun Sentinel  
633 N. Orange Ave., Orlando, FL 32801  
Phone: (407) 420-5375  
Cell Phone: (407) 921-9779  
Fax: (407) 420-5246
pfrichard@orlandosentinel.com

(For questions on ads in process or immediate assistance, please contact Araceli at 407-650-6566)

REMINDER: Deadline to reserve space for Thursdays is Monday Noon. Production closes Tuesday 5PM.

Deadline to reserve space for Sundays is Wednesday Noon. Production closes Thursday 5PM.

From: Goodall, Sandra
Sent: Wednesday, August 18, 2010 12:08 PM
To: OSC DL CPC RetailTerr; OSC DL CSC RETAILTERR; Friedrich, Penney
Subject: PDF for CITY OF ORLANDO PLAN #070105901

Sandi Goodall
Retail Territory Trafficker
407-540-4377
407-650-6478

Let us resolve to be masters, not the victims, of our history, controlling our own destiny without giving way to blind suspicions and emotions.

John F. Kennedy

--
Thanks,

Colandra Jones
Planner II
Comprehensive Planning Studio
City of Orlando
400 S. Orange Avenue
Orlando, FL 32802-4990
Phone: (407) 246-3415
Fax: (407) 246-2895
e-mail: colandra.jones@cityoforlando.net

For the latest great ranking about Orlando, please visit http://www.cityoforlando.net/economic/spotlight.htm

Check out the new http://buyilocolorlando.net


Florida has a very broad public records law. As a result, any written communication created or received by the City of Orlando officials and employees will be made available to the public and media, upon request, unless otherwise exempt. Under Florida law, email addresses are public records. If you do not want your email address released in response to a public records request, do not send electronic mail to this office. Instead, contact our office by phone or in writing.

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NOTICE OF CHANGE TO CITY CODE

The City of Orlando proposes to amend the Official Zoning Map to add a Special Plan zoning overlay within the areas shown on the map below. The City of Orlando proposes to adopt the following ordinance:

AN ORDINANCE OF THE CITY OF ORLANDO, FLORIDA, AMENDING SECTION 62.492 OF THE LAND DEVELOPMENT CODE TO CREATE THE ORANGE MICHIGAN SPECIALLY PLANNED AREA; ESTABLISHING A SPECIAL PLAN OVERLAY ZONING CLASSIFICATION ON CERTAIN PROPERTIES GENERALLY LOCATED SOUTH OF LAKE LUCERNE, EAST OF THE CSX RAILROAD, WEST OF SUMMERLIN AVENUE, AND NORTH OF LAKE JENNIE JEWEL; AUTHORIZING AMENDMENT OF THE OFFICIAL ZONING MAP; PROVIDING FOR APPLICABILITY, SEVERABILITY, CODIFICATION, CORRECTION OF SCRIVENER'S ERRORS, AND AN EFFECTIVE DATE.

A public hearing on the ordinance will be held on MONDAY, AUGUST 30, 2010 @ 2:00 PM, or shortly thereafter, at City Hall, 2nd Floor, 400 S. Orange Ave., Orlando, Florida. The City Council may continue the public hearing to other dates & times as they deem necessary. This hearing is the second of two public hearings for the adoption of the special plan zoning overlay and code amendments. A copy of the proposed zoning map and the proposed code amendments may be inspected by the public in the Office of the City Clerk, 2nd Floor, City Hall, 400 S. Orange Ave., Orlando, Florida. Any interested parties may appear at the meeting & be heard regarding this matter. Persons wishing to appeal any decision made during the hearing will need a record of the proceedings & may need to ensure a verbatim record is made, including the testimony & evidence upon which the appeal is to be based. Persons with disabilities needing assistance to participate in the public hearing should contact the City Clerk’s office @ 407-246-2251 at least 24 hours in advance of the hearing.
NOTICE OF CHANGE TO CITY CODE

The City of Orlando proposes to amend the Official Zoning Map to add a Special Plan zoning overlay within the areas shown on the map below. The City of Orlando proposes to adopt the following ordinance:

AN ORDINANCE OF THE CITY OF ORLANDO, FLORIDA, AMENDING SECTION 62.499 OF THE LAND DEVELOPMENT CODE TO CREATE THE ORANGE/MICHIGAN SPECIAL PLANNED AREA; ESTABLISHING A SPECIAL PLAN OVERLAY ZONING CLASSIFICATION ON CERTAIN PROPERTIES GENERALLY LOCATED SOUTH OF LAKE LUCERNE, EAST OF THE CSX RAILROAD, WEST OF SUMMERLIN AVENUE, AND NORTH OF LAKE JENNIE JEWEL; AUTHORIZING AMENDMENT OF THE OFFICIAL ZONING MAP; PROVIDING FOR APPLICABILITY, SEVERABILITY, CODIFICATION, CORRECTION OF SCRIVENERS ERRORS, AND AN EFFECTIVE DATE.

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The Orlando Sentinel

633 North Orange Avenue
MP 132
Orlando, FL 32801

City of Orlando Plan Dev.
# 088 260 104

To Whom It May Concern:

This is to confirm that the advertisement for City of Orlando Plan Dev. published in The Orlando Sentinel on the following date.

Publication Date: Sunday, August 8th, 2010

Ad Caption: Orl. Special Plan

Section: Zone – East Orange

Size: 3 columns x 10.5

Job: # 069 567 501

Should you need further information, please feel free to contact me.

Sincerely,

[Signature]

Aracelis Crespo
Account Representative Assistant
The Orlando Sentinel

/mdu

State of Florida
County of Orange

The foregoing instrument was acknowledged before me this 6th day of August 2010, by Aracelis Crespo, who is personally known to me.

[Signature]
Notary Public
State of Florida at Large
To Whom It May Concern:

This is to confirm that the advertisement for City of Orlando Plan Dev. published in *The Orlando Sentinel* on the following date.

Publication Date: Sunday, August 8th, 2010

Ad Caption: Orl. Special Plan

Section: Zone – West Orange

Size: 3 columns x 10.5

Job: # 069 567 601

Should you need further information, please feel free to contact me.

Sincerely,

[Signature]

Aracelis Crespo
Account Representative Assistant
The Orlando Sentinel

/mdu

State of Florida
County of Orange

The foregoing instrument was acknowledged before me this 6th day of August 2010, by Aracelis Crespo, who is personally known to me.

[Signature]
Notary Public
State of Florida at Large