

**CITY OF ORLANDO  
COUNCIL AGENDA ITEM**

H/O 2nd Rd  
#5

**Items Types:**

Hearings/Ordinances/2nd Read

**District:** 3**Contract ID:****Exhibits:** Yes**Grant Received by City?:** No**For Meeting of:**

December 6, 2021

**From:****Document Number:****On File (City Clerk) :** Yes**Draft Only:** No**Subject:**

Ordinance No. 2021-74 Adopting the RoseArts Planned Development (PD) (ZON2021-10008)(Economic Development)

**Summary:**

The ordinance will adopt the RoseArts Planned Development (PD) with Wekiva (W) Overlay, located on the south side of Rosamond Dr., north and south sides of Lakebreeze Dr., north and east sides of South Lake Orlando Pkwy. and south side of Clubhouse Rd., all south of Lake Orlando. The applicant is Andrew McCown, with GAI Consultants, represented by Rebecca Wilson with the Lowndes Law Firm, for the owner, Lake Orlando Land Owner, LLC.

The PD development plan proposes a phased redevelopment of the former Lake Orlando Golf & Country Club into a maximum of 5,650 dwelling units and 350,000 sq. ft. of non-residential uses, along with preservation of a certain amount of wetlands and conservation areas, all on nearly one hundred twenty-eight (128) acres. The request is tied to concurrent requests to annex a 7.72-acre parcel (ANX2021-10006), to amend the future land use designations on the property from Public-Recreational-Institutional, Residential Medium Intensity and Orange County Industrial to Urban Village (GMP2021-10010) and to create Growth Management Plan Sub-Area Policy S.1.4 to implement the Urban Village requirements (GMP2021-10011).

The proposed development plan has the overall site divided into nine (9) sub-phases lettered A through I, extending from Rosamond Drive on the north, south and west nearly to the west portion of South Lake Orlando Pkwy. The site will be developed in three main phases, with each phase or sub-phase requiring Specific Parcel Master Plan approval prior to applying for development permits. The overall site is constrained by the minimum 20% open space requirement of the Wekiva Overlay and much of the site is also located in one hundred (100) year flood zone, which will require extensive compensating storage mitigation. Roadways are planned to be extended from Rosamond Drive south, across Lakebreeze Dr., to provide both vehicular and pedestrian and bicycle access to the total development. Affordable housing and a transportation circulator have been incorporated into the PD Ordinance, with additional detail provided in a separate Developers Agreement that was approved at the Council meeting on November 8, 2021.

Prior to the public hearing before the Municipal Planning Board, the applicant conducted numerous virtual and attended meetings with the local populace to garner comments and support for the project. At the July 20, 2021 Municipal Planning Board (MPB) meeting, the board heard from many citizens and recommended approval of the Annexation, GMP Amendments and PD rezoning (ZON2021-10008). The cases were subsequently appealed and a hearing was conducted by the Hearing Officer on September 23, 2021. On October 13, 2021, the Hearing Officer issued a Recommended Order, concurring with the MPB recommendation of approval for the PD rezoning.

The Legislative appeal of the annexation and GMP cases was previously conducted before the City Council on September 13, 2021, followed by the 1st readings of the annexation and GMP amendments at the same September 13, 2021 Council meeting. On November 8, 2021, the City Council upheld the Recommended Order from the Hearing Officer for the Quasi-Judicial appeal of the PD (denying said appeal), approved the July 20, 2021 MPB minutes and approved the first reading of the PD Ordinance. The City Council also adopted the 2nd reading of the related annexation and GMP amendments on November 8, 2021.

**Fiscal & Efficiency Data:**

No fiscal impact.

**Recommended Action:**

Adopting Ordinance No. 2021-74 and authorizing the Mayor and City Clerk to execute on behalf of the City upon final review and approval by the City Attorney.

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.

**Contact:** Jim Burnett, james.burnett@cityoforlando.net, 407-246-3609 (Sara Taitt, Asst. City Attorney)

**Approved By:****Department**

Budget Outside Routing Approval

City Clerk

**Date and Time**

11/17/2021 11:38 AM

11/18/2021 3:41 PM

City Council Meeting: 12-6-21

Item: 12-5 Documentary: 211206/205

**ATTACHMENTS:**

Name:	Description:	Type:
<input type="checkbox"/> <a href="#">Exh A RoseArts PD Ver Legal Descr 1021.pdf</a>	Exhibit A Verified Legal	Exhibit
<input type="checkbox"/> <a href="#">RoseArts PD Ord 2nd Read Final.pdf</a>	Ordinance No. 2021-74	Ordinance
<input type="checkbox"/> <a href="#">Exh B Zoning Maps.pdf</a>	Exhibit B zoning map	Exhibit
<input type="checkbox"/> <a href="#">PD Exhibit C - Development Framework.pdf</a>	Exhibit C Development Framework	Exhibit
<input type="checkbox"/> <a href="#">Exh D - LU Conversion Matrix.pdf</a>	Exhibit D LU conversion matrix	Exhibit
<input type="checkbox"/> <a href="#">Exh E - Transportation Framework.pdf</a>	Exhibit E Transportation Network	Exhibit
<input type="checkbox"/> <a href="#">Exh F - Typical Sections.pdf</a>	Exhibit F Street Cross Sections	Exhibit

***"Enhance the quality of life in the City by delivering public services in a knowledgeable, responsive and financially responsible manner."***



ORDINANCE NO. 2021-74

1 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF  
2 ORLANDO, FLORIDA, REZONING CERTAIN LAND GENERALLY  
3 LOCATED SOUTHWEST OF N. ORANGE BLOSSOM TRAIL,  
4 WEST OF S. JOHN YOUNG PARKWAY, NORTH OF S. LAKE  
5 ORLANDO PARKWAY, EAST OF N. LAKE ORLANDO PARKWAY,  
6 AND SOUTH OF LAKE ORLANDO AND COMPRISED OF 128  
7 ACRES OF LAND, MORE OR LESS, FROM HOLDING WITH THE  
8 WEKIVA OVERLAY DISTRICT, IN PART, CONSERVATION WITH  
9 THE WEKIVA OVERLAY DISTRICT, IN PART, MEDIUM  
10 INTENSITY RESIDENTIAL DEVELOPMENT WITH THE WEKIVA  
11 OVERLAY DISTRICT, IN PART, AND INDUSTRIAL (ORANGE  
12 COUNTY), IN PART, TO PLANNED DEVELOPMENT WITH THE  
13 WEKIVA OVERLAY DISTRICT PROVIDING A DEVELOPMENT  
14 PLAN AND SPECIAL LAND DEVELOPMENT REGULATIONS OF  
15 THE PLANNED DEVELOPMENT DISTRICT; PROVIDING FOR  
16 SEVERABILITY, CORRECTION OF SCRIVENER'S ERRORS,  
17 PERMIT DISCLAIMER, AND AN EFFECTIVE DATE.  
18

19 **WHEREAS**, at its regularly scheduled meeting of July 20, 2021, the Municipal  
20 Planning Board (the "MPB") of the City of Orlando, Florida (the "City"), considered zoning  
21 application case number ZON2021-10008, requesting a rezoning of certain land generally  
22 located southwest of N. Orange Blossom Trail, west of S. John Young Parkway, north of S.  
23 Lake Orlando Parkway, east of N. Lake Orlando Parkway and south of Lake Orlando and  
24 comprised of 128 acres of land, more or less, and being more precisely described by the legal  
25 description attached to this ordinance as **Exhibit A** (hereinafter the "Property"), from Holding  
26 with the Wekiva overlay district, in part, Conservation with the Wekiva overlay district, in part,  
27 Medium Intensity Residential Development with the Wekiva overlay district, in part, and  
28 Industrial (Orange County), in part, to the Planned Development zoning district with the  
29 Wekiva overlay district, and  
30

31 **WHEREAS**, based upon the evidence presented to the MPB, including the information  
32 and analysis contained in the "Staff Report to the Municipal Planning Board" for application  
33 case number ZON2021-10008 (entitled –"RoseArts Planned Development Redux (Former  
34 Lake Orlando Golf Course" and hereinafter referred to as the "staff report"), and subject to  
35 certain conditions contained within the staff report, the MPB recommended that the City  
36 Council of the City of Orlando, Florida (the "Orlando City Council"), approve said zoning  
37 application and adopt an ordinance in accordance therewith; and  
38

39 **WHEREAS**, zoning application case number ZON2021-10008 is requesting the  
40 Planned Development zoning for the development of up to 5,650 residential units, with up to  
41 350,000 square feet of non-residential uses, along with preservation of wetlands and  
42 conservation areas (the "Project"); and  
43

44 **WHEREAS**, if the conditions of Subarea Policy S.1.4 of the Growth Management Plan  
45 are met, the Project will consist of a base development program of 1,600 dwelling units and  
46 150,000 square feet of non-residential uses; Bonus #1 which includes 2,500 dwelling units

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and 100,000 square feet of non-residential uses; and Bonus #2 which includes 1,550 dwelling units and 100,000 square feet of non-residential uses;

**WHEREAS**, pursuant to section 166.04151, Florida Statutes, the City approved the bonuses as an incentive for the Owner to provide Affordable housing within the Project; and

**WHEREAS**, the Owner has agreed to set aside a minimum of ten percent of the dwelling units within each phase of the Project for Affordable housing within the Affordability period; and

**WHEREAS**, the MPB found that the Project is consistent with the City's adopted Growth Management Plan (the "GMP") including the applicable goals, objectives and policies associated with the Property's Future Land Use Map designation of Urban Village (URB-VILL); and

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

**WHEREAS**, the Orlando City Council hereby finds that the Project and this ordinance are in the best interest of the public health, safety, and welfare, and is consistent with the applicable provisions of the City's GMP, including the applicable goals, objectives, and policies associated with the Property's Future Land Use Map designation of Urban Village (URB-VILL).

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

**SECTION 1. ZONING DESIGNATION.** After due notice and public hearing, and pursuant to part 2Q, Chapter 58, Orlando City Code, and other relevant portions of the Orlando City Code, the Property is hereby rezoned from Holding with the Wekiva overlay district, in part, Conservation with the Wekiva overlay district, in part, Medium Intensity Residential Development with the Wekiva overlay district, in part, and Industrial (Orange County), in part, to the Planned Development zoning district with the Wekiva overlay district to the Planned Development zoning district with the Wekiva overlay districts ("PD/W"), as depicted in **Exhibit B** to this ordinance. This planned development zoning district may be known as "RoseArts."

**SECTION 2. OTHER DEVELOPMENT LAWS.** In accordance with section 58.367, Orlando City Code, except as expressly provided in this ordinance, the RoseArts Planned Development zoning district 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.



**SECTION 3. DEFAULT ZONING DISTRICT.** Except as expressly provided otherwise by this ordinance, the Property shall be governed by the land development regulations of the Urban Activity Center district with the Wekiva overlay district (AC-2/W).

**SECTION 4. SUBAREA POLICY.** Development and use of the Property must be in accordance with Subarea Policy S. 1.4 of the GMP and this ordinance.

**SECTION 5. SPECIAL LAND DEVELOPMENT REGULATIONS.** The Planned Development zoning district for the Property is subject to the following special land development regulations:

**A. Land Development.**

1. Development Plan. Subject to any modifications expressly contained in the text of this ordinance, development and maintenance of the Property must be consistent with the development plan attached to this ordinance as **Exhibit C**. In the event of a conflict between the text of this ordinance and the Development Plan, the text of this ordinance controls.
2. Minor Modifications. Zoning variances and modification of standards may be approved pursuant to the procedures set forth in Part 2J and Part 2F, Chapter 65, Orlando City Code, respectively. The planning official may also approve minor modifications and design modifications to fences, walls, landscaping, accessory structures, signs, and bufferyard requirements. Additionally, recognizing that development plans can change in small ways between the planning and permitting stages of development, the planning official may approve up to a 10% modification of any applicable numerical development standard if the planning official finds that the proposed modification is consistent with the applicable goals, objectives, and policies of the GMP, is compatible with nearby existing land uses, would not result in inadequate public facilities, and is otherwise consistent with the public health, safety, and welfare. When approving such a modification of a development standard, the planning official may impose one or more of the conditions of development provided at section 65.334, Orlando City Code, but such condition or conditions must be reasonably calculated to mitigate the identifiable land use impacts of the modified standard.
3. Allowed Uses.
  - a. Residential. Single-Family Homes, Townhouses, Multi-Family with associated garage parking, and Assisted Living Facilities (ALFs).
  - b. Non-residential. Per AC-2/W default zoning.
  - c. Short-term Multi-family Rentals. A maximum of 10% of units may be short-term rentals (less than 30 days in length of stay). Each Specific

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Parcel Master Plan ("SPMP") must identify the number and location of requested short-term rentals. Grouping these units by floor or building wing, to limit disruptions to long-term tenants, is preferred.

- d. Live-work units: must comply with Planning Official determination LDC2020-10008, as amended.

- 4. Prohibited Uses. In addition to the prohibited uses in the AC-2/W zoning district, the following uses are also prohibited: Labor pools, labor halls, temp labor services; automotive services; personal/self-storage; bail bond agencies; tattoo/body art/body piercing establishments; fortune telling; tarot card reading; palm reading; psychic services; flea markets; bottle clubs; car-title loan facilities; check-cashing facilities; mobile homes; recreational vehicle parks; manufacturing/processing; whole blood facilities; timeshares; marinas; apartments without structured parking; and vertiports.

- 5. Parking. Each building site must comply with the parking requirements in Chapter 61, Orlando City Code. Specific requirements will be determined during SPMP review.

- 6. Signs. A Master Sign Plan for each phase or parcel is subject to review and approval via a Planning Official determination prior to the issuance of any building permit for the respective phase or parcel. The Property must be developed and maintained in accordance with the final approved sign plan.

- 7. Buffers. Minimum required buffers will be reviewed and determined at time of SPMP review. A Bufferyard "C" (per Section 60.222, Figure 9, Orlando City Code) is required for adjacent residential uses not located within the RoseArts PD.

- 8. Open Space. Required Wekiva open space requirements will be verified with each SPMP review. Each phase must meet the minimum standard.

- 9. Setbacks. A minimum 70-foot building setback is required from existing residential uses outside of the PD boundary. A minimum 150-foot building setback is required for detached single-family lots outside of the PD boundary. All other setbacks default to the requirements of the AC-2/W zoning district.

- 10. Phasing. Each phase of development, or several combined sub-phases, must be developed in a manner that allows the individual phase to function independently of previous or subsequent phases. The phasing plan for the Project is as follows:

- a. Phase 1: A maximum of 1,600 dwelling units and 150,000 sq. ft. of non-residential uses

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- b. Phase 2: A maximum of 2,500 dwelling units and 100,000 sq. ft. of non-residential uses
- c. Phase 3: A maximum of 1,550 dwelling units and 100,000 sq. ft. of non-residential uses

11. Land Use Conversion Matrix. The land use conversion matrix attached to this ordinance as **Exhibit D** may be used to allow conversion of residential uses into additional non-residential uses but no more than 10% of the maximum cumulative dwelling units can be converted to other non-residential uses.

12. Height. When a building is set back at least 140 feet from an existing residential use outside the PD boundary, or 200 feet from an existing single-family detached residential use outside the PD boundary the maximum building height is 8 stories or 100 feet above adjacent grade. When a building is set back between 70 and 140 feet from any other residential use outside the PD boundary, or between 150 feet and 200 feet from an existing single-family detached residential use outside the PD boundary, the maximum building height is 5 stories or 55 feet above adjacent grade. For all other areas the maximum building height is 8 stories or 100 feet above adjacent grade.

13. Impervious Surface Ratio (ISR). The maximum ISR for each building site is 0.90.

14. Floor Area Ratio (FAR). Maximum FAR for each phase or development site will be determined by the proposed Sub-Area policy limitations, and will be checked and verified during reviews of each SPMP.

15. Master Plan/Specific Parcel Master Plan (SPMP). A Master Plan or SPMP is required for each phase, sub-phase or development site. Single-family and townhouse developments can be reviewed administratively; all other development types will require Municipal Planning Board (MPB) review.

16. Final Site Plan. A Final Site Plan via planning official determination is required prior to submitting to permitting to ensure adherence to the conditions of approval herein.

17. Single family development standards. The minimum lot size is 50 feet wide by 110 feet deep, and the development must meet the standards in the R-1/T zoning district. Accessory dwelling units 500 square feet or less are allowed subject to Chapter 58, Part 3A, Orlando City Code, and do not count toward the maximum development program in the PD.

18. Townhome development must comply with Chapter 58, Part 3B, Orlando City Code and the standards for development in the R-3A/T zoning district.

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19. All stormwater ponds must be designed and maintained as an amenity as per Section 60.144 with littoral plantings.

20. Before starting phase 2 of the PD, the applicant must submit for MPB review a report providing updated information regarding where they are with implementation in terms of parks, stormwater, wastewater, transit, transportation and schools.

### **B. Urban Design.**

1. Traditional City Design - All development within the Project must be consistent with Section 62.600, Orlando City Code, Traditional City (T) Design Standards, specifically the "Design Standards in Activity Center Districts" subsection, unless otherwise herein.

a. All internal project streets will be considered Town Streets in terms of setbacks.

2. Appearance Review is required prior to permitting following approval of each Master Plan/SPMP to ensure all comments and conditions have been met. This can be done at time of Final Site Plan determination.

3. Building Design and Related Site Standards.

a. All building exteriors must be constructed of durable, permanent architectural materials that have permanence and low maintenance.

b. All buildings on a site, including accessory buildings and parking structures, must also consist of compatible materials and design.

c. All buildings must have architectural treatment on all facades that are visible from rights-of-way and buildings on adjacent sites within the project.

d. Primary pedestrian entrances, especially on corner parcels should have special architectural treatments.

e. Transparency - Reflective glass and glass block will not count towards transparency requirements.

i. For new construction, minimum transparency for building walls facing the primary street must be 30%. For building walls facing secondary streets, the minimum transparency must be 15%.

ii. Where the ground floor is broken into multiple tenant spaces, each tenant is individually responsible for maintaining minimum transparency.

f. Lot sizes and building designs must be varied to avoid a monotonous streetscape. Specific residential elevations must be approved during each SPMP for each phase of development and through the Final Site Plan / Appearance review determination process.



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- g. Simple reverse configurations of the same elevation on adjacent building sites are not sufficient and will not be supported. The following standards apply:
    - i. Buildings designed with completely flat façades, single material and monotone color schemes are highly discouraged. All buildings are required to have horizontal and vertical façade variations such as pop-outs, bays, balconies, recesses, arches, banding, columns, or similar features, as appropriate to the architectural style of the building. Such features are required at least every 30 feet along all exterior wall planes. Vertical articulation, horizontal articulation, and multi-planed roofs or awnings must be used in designs to mitigate the impact on surrounding development and the overall landscape.
    - ii. Architectural finishes and details must be carried through on all sides of the building.
    - iii. The bases of buildings should be designed with durable materials and provide a quality pedestrian experience.
    - iv. All building entrances are required to be clearly articulated to provide a transition from the exterior to the interior of the building.
    - v. Every main entrance is required to have a special emphasis appropriate to the architectural style of the building.
    - vi. Canopies are encouraged along active street fronts to provide pedestrian protection from the elements.
    - vii. Buildings should be sited and designed to create a sense of place and location.

### 4. Architectural Distinctiveness.

- a. It is the intent of the RoseArts District for all buildings and structures to be individual expressions of the arts-centered theme, featuring unique character and design. To that end, the architectural distinctiveness of the district will be somewhat eclectic.
- b. The District will avoid styles that are generic or repetitive and no two buildings located next to each other may use the same architectural style.
- c. The architectural styles of mixed-use and residential buildings may include (but not be limited to) the following recognized styles: Mediterranean Revival, Spanish Colonial Revival, Florida Modern, Mid-Century Modern, Post Modern, Contemporary, Neoclassical, Sullivanesque, Chicago School, Art Deco, Art Nouveau and International Style.
- d. The architectural style of public buildings, landmarks, and other structures for non-dwelling purposes may also include (but not be limited to) any of the following recognized styles: Constructivist,

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Deconstructivist, Beaux Arts, Neo-Futurist, Old Florida Vernacular, Gothic Revival, Expressionist, Minimalist and Baroque.

5. Street-Level Commercial. Where street-level commercial uses occur within the RoseArts District, the following minimum requirements shall apply:

- a. Street-level tenant spaces must average at least 40 feet deep, except for spaces lining a parking structure.
- b. Tenant spaces lining parking structures must be at least 18 feet deep.
- c. Street-level tenant spaces must have floor-to-ceiling heights of at least 16 feet, except those lining a garage.

6. Parking Structures.

- a. In general, parking garages must have floors level to the floor of the use that is wrapping them, however some buildings may be podium-style due to constraints of the site.
- b. In circumstances where an exposed parking garage is adjacent to residential use, the garage must be screened so that the internal parts of the garage are not visible, and noise and light impacts are reduced.
- c. For buildings adjacent to existing industrial zoning/uses, parking garages must be implemented to buffer residents from industrial uses.
- d. Any parking garage fronting on a main spine road must have at least 75% of the ground-floor frontage occupied by tenant spaces.

7. Signage.

- a. No lighted high-rise signs are permitted that would be visible from an adjacent residential area, including from across Lake Orlando.
- b. Any lighted building identification sign visible from an existing adjacent residential property cannot be internally lit, but should instead be indirectly or back-lit.
- c. Backlit awnings and digital signs are prohibited.
- d. A Master Sign package for each phase or parcel is subject to review and approval via a Planning Official Determination prior to the issuance of any building permit for the respective phase or parcel. The Property must be developed and maintained in accordance with the final approved sign package.

8. Integration of Art.

- a. Certain buildings may utilize integral architectural features that mimic lettering, without those features being considered signs.

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- b. Murals are permitted anywhere within the District, with potential murals meeting the standards for Main Street Districts (set forth in LDC2018-10001 or other City standard), where text is limited to 5% of the mural. If the proposed text exceeds those requirements, it will be considered a Placemaking Sign.
- c. Potential art walls cannot be considered blank walls.

### 9. Placemaking Signs.

- a. A painted-on Placemaking Sign will be defined as any painting on a building, wall, or other structure that displays elements of both "pure" art and RoseArts District-related items such as logos and text.
- b. No more than one Placemaking Sign is permitted per development block.
- c. Up to 100 square feet of a Placemaking Sign may be taken up by RoseArts District logos and text.
- d. Any text or logos associated with a Placemaking Sign above 30 feet in height (above adjacent grade) will not be considered a high-rise sign.
- e. Placemaking signs count toward the maximum signage allowed for a building site.

### 10. Site Planning General Requirements.

- a. Any canopy trees installed in a public or private right-of-way in a planting area that is less than 10 feet wide (or on private property less than 5 feet from public sidewalks) must be installed with appropriate techniques to protect sidewalks, curbs, and infrastructure. Such techniques may include structural soil, pavement-supporting structures, root tunnels, and root barriers, and must be approved by the Appearance Review Official at time of permitting.
- b. Existing trees (not including those classified as invasive, exotic species) must be preserved to the extent practical. The placement of underground utilities, including irrigation, within the drip-lines of existing trees to be preserved must be done by means of tunneling rather than trenching.
- c. Any plants identified as a Category I invasive exotic species by the Florida Exotic Pest Plant Council must be removed.
- d. Tree clearing (excluding the clearing of invasive exotic species) must not commence on any development site until any required Master Plans, Specific Parcel Master Plans, Conditional Use Permits, final site plans, and variances have been approved, and applications for full site and building development permits have been submitted for review.
- e. Canopy street tree planting must be completed along all roadway frontages abutting all sites. The street trees must be installed in accordance with City Code. In locations where installation of street trees within the street right-of-way or a City services easement is



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infeasible, the trees must be installed on the site within 10 feet of the right-of-way.

### 11. Specific Parcel Master Plan (SPMP) Development.

- a. No one particular style is dictated over another; however, architecture should be authentic to the style employed.
- b. Deviation from submitted elevations require an Appearance Review determination prior to permitting.
- c. Primary pedestrian entries must be clearly expressed and highlighted. All entrances must be visible from internal drives.
- d. All facades must be finished with the same materials and architectural details. Side and rear building facades that are visible from a public or private street must contain architectural detail comparable in appearance and complexity to the front of the buildings. Durable materials such as stone, brick, or limestone must be utilized at the base of the buildings.
- e. Parapets must have a 3-D appearance. Typically, 5 feet is added so that the parapet is less 2-dimensional.
- f. Accessory Buildings. Architectural elevations of mail kiosks, trash compactors, or similar accessory structures must be compatible and consistent with those of the residential or mixed use buildings, and must be expressed with like finishes, forms, materials, and colors.
- g. Additional architectural details must be provided for the facades of maintenance buildings and dumpster/trash compactor enclosures. These details can be a combination of architectural details, wall banding, or multiple material finishes.

### 12. Site and Utilities.

- a. Transformer areas outside building envelopes must be screened on three sides with landscaping and or a decorative, opaque wall and gates up to 6 feet in height. Landscaping must include a minimum 3 foot tall hedge at time of planting and maintained at a minimum of 4 feet tall.
- b. All ground-mounted and rooftop mechanical equipment must be screened from view and must meet the requirements of the Orlando City Code. The interior screen wall or parapet must be the same height as the installed mechanical equipment.
- c. Backflow preventers must not be visible from the right-of-way and should be screened from view where possible.
- d. All dumpsters and trash compactors must be screened with solid walls to match the principal structure. Decorative gates must be installed to

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- coordinate with the principal structure. A landscape screen including low hedge and groundcover is required to soften the view.
- e. Lighting fixtures in pedestrian and plaza areas must be decorative in appearance, style and finish and must not exceed 15 feet in height.
  - f. To create a sense of community and promote logical street and sidewalk network to surrounding uses, all requirements of Section 61.314, Orlando City Code applies.
  - g. Direct pedestrian access must be provided from the principal building entrances to sidewalks on the closest public or private right-of-way. Internal pedestrian connections must be provided to connect all buildings with sidewalks.

### 13. Landscape.

- a. All landscape plans must achieve the Minimum Required Landscape Score (MRLS) required for multi-family residential.
- b. Stormwater ponds must be integrated into the overall design of the PD and SPMP sites. Ponds must serve as visual and physical amenities for each SPMP site. This will be accomplished by implementing the following:
  - i. Planting at least 15% of the length of the pond's edge in a planting area at least 2 feet wide above and below the mean water elevation pursuant to the following formula:  
$$\text{Length of Pond's Edge} \times 0.15 = \text{Result (Y)}$$
$$Y \times 2 = \text{Required Landscape Area}$$
- c. Depending on the size of the pond, a minimum 6-ft wide concrete/asphalt path around the pond and provision of 1 or 2 fountain jets is required to aerate the pond.
- d. Additional landscape screening may be required around dumpster and trash enclosures.
- e. All row-end landscape islands must have canopy trees in them.

### C. Transportation.

- 1. Except as where noted in this ordinance, all aspects of the site plan must conform to all applicable minimum standards set forth in the Orlando City Code and the City of Orlando Engineering Standards Manual (ESM) that are in force at the time of construction of the Project. Materials and designs for transportation related elements of the Project must also meet or exceed standards in the versions of the Orlando City Code and ESM in effect at the time of submittal for permits.
- 2. Bicycle Network.

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- a. All multi-use trails must be a minimum of 12 feet wide concrete or 10 feet wide asphalt with 12 inch concrete flush curbs on either side.
  - b. Four feet of horizontal clearance is required on either side of the trail.
  - c. Trail routes and dimensions must be included in each applicable SPMP. Trails must be included in subdivision plats for each development and all permit applications.
  - d. Where multi-use trails share rights-of-way or easements with streets, the trails shall be constructed prior to, or concurrent with, the street infrastructure for each development phase.
  - e. The trail system shall be built to provide bicycle and pedestrian connectivity to all development blocks and parks of the Planned Development. The proposed trail system shall provide users of all ages a safe and convenient method to access the school site, parks, residential, commercial, and office areas of the proposed development.
  - f. For residential neighborhoods and commercial areas that are located more than 1,000 feet from the multi-use trails along arterial or collector streets, local multi-use trails or paths must be extended from the arterial network to provide connections to these areas.
  - g. Transitions at intersection and transition points between on-street and off-street bicycle facilities must be easily navigable and safe.
3. Traffic Calming. During each SPMP, various traffic calming elements will be required along framework streets, based on the adjacent land development and context, with the intention of keep speeds low at trail crossings, intersections, and park or open space tracts. These traffic calming elements may include but not be limited to raised crosswalks, speed tables, and raised intersections,
  4. Street Naming. Street names within the Master Plan must comply with the naming conventions in Section 65.537, Orlando City Code. Any street that is an extension of an existing street must be given the name of that street.
  5. Roundabout Intersections. The following intersections, as listed below, must be constructed as or converted to roundabout control with the development phase listed. Roundabout designs must be reflected in the individual SPMP applications. Roundabout control is preferred at project entrances and major neighborhood intersections due to its long-term safety benefits, speed reduction, and smooth operation. Prior to submission of the first permit for roadwork within an SPMP containing a roundabout, the applicant must complete a Roundabout Performance Analysis (RPA) to determine the geometry required to accommodate each intersection at full build-out accounting for projected traffic volumes from the Traffic Impact Analysis. The RPA must contain the following as found in the FDOT Design Manual Chapter 116 Section 116.2.3: Operations Analysis, Geometric Performance Checks,



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and Preliminary Roundabout Design. The City Transportation Engineer must review and accept the RPA prior the roadwork permit being issued. The Preliminary Roundabout Design must be used to determine the limits of right-of-way dedication at future roundabout intersections. If all legs of a roundabout are not built with an SPMP, the roundabout must be constructed with approach stubs to accommodate future planned approaches.

- a. Phase 1 - Lake Breeze Drive & N-S Project roadway.
- b. Phase 3 - South Lake Orlando Pkwy & Southern Project Entrance.

### 6. Additional Street Cross Section Requirements.

- a. Curb extensions must be used approaching intersections, mid-block crossings, and other "no parking" zones required by the Orlando City Code to provide additional green or sidewalk space.
- b. The location of the cycle track will be decided at SPMP and should be located to reduce conflicts and crossings.
- c. Sidewalks must be a minimum of 6 feet wide on all cross sections.

### 7. On-Street Parking.

- a. On-street parking on major thoroughfares and any marked parking lane must be 8 feet wide.
- b. Unmarked or "yield street" on-street parking on local streets must be a minimum 7 feet wide. If Type F curb and gutter are used, a maximum of 1 foot of the parking lane must be in the gutter pan.

### 8. The N-S corridor from the Eastern Project Entrance must have the priority alignment within Phase 1 to draw traffic away from North Lake Orlando Pkwy.

### 9. Street Network. The Property owner or (Community Development District (CDD)) must fully fund the design, permitting, and construction of all required framework and local streets in the development. This applies to streets regardless of whether they are to be designated and maintained as public or private streets and includes any signalization or other traffic control as required and approved by the City.

- a. All streets and alleys, whether public or private, must conform to all aspects of City Code and the Engineering Standards Manual (ESM) in effect at the time of permitting.
- b. The design of all streets must conform to the City's adopted Complete Streets policy, provided in GMP Transportation Element, Objectives 1.33 to 1.36, and associated policies.
- c. An interconnected network of framework streets must be constructed

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- 579 according to the general alignments shown in **Exhibit E**. Final  
580 alignment of all collector streets must be approved by the City.
- 581 d. The timing of the construction of specific segments must provide, as  
582 nearly as possible, at least two access points to each occupied  
583 neighborhood, including gated neighborhoods. Final access must be  
584 determined at the time of SPMP.
- 585 e. Where applicable, the rights-of-way for the collector street network  
586 must be extended to the boundary limits of properties within this PD. If  
587 the adjoining property is not developed at the time of construction of  
588 the collector street, the street must be terminated in a 90-foot diameter  
589 turnaround or at the intersection of a local street.
- 590 f. Recordation of major subdivision plats that convey the right-of-way or  
591 easements required for collector streets needed to access the City's  
592 Major Thoroughfare network must be accomplished prior to the  
593 issuance of any Certificates of Occupancy for any parcels served by  
594 said collector streets.
- 595 g. The Project must provide a minimum connectivity ratio of 1.4 (links over  
596 nodes), where each street and cul-de-sac is counted as one link, and  
597 each intersection and end of a cul-de-sac is counted as one node.  
598 Alleys count as a street for the purposes of this evaluation. This  
599 evaluation must be done at the overall project level; however, the  
600 analysis must be done at each SPMP stage to ensure this condition is  
601 met at the overall project level. The connectivity index must be met to  
602 the greatest extent possible. Site constraints will be taken into  
603 consideration when this evaluation is conducted.
- 604 h. No more than 100 residential units are allowed until there are roadway  
605 connections to two different streets, of at least collector or higher  
606 functional classification.
- 607
- 608 10. Framework Streets. All framework streets must be constructed in accordance  
609 with the approved cross sections as detailed in **Exhibit F**. The City reserves  
610 the right, through coordination with the Property owner, to adjust framework  
611 streets to provide better overall network connectivity. Street cross sections  
612 must be included in SPMP applications for review and approval by the City.  
613 Street cross sections may be adjusted as part of SPMP approval to provide a  
614 design more consistent with the context and the needs of the future residents  
615 of the development and the needs of the City. This would include the addition  
616 of interior network roads.
- 617
- 618 11. Concurrency/Mobility. Each SPMP within the Property exceeding 40 daily trips  
619 must comply with the Mobility Management Requirements for Mobility Area "C"  
620 of Chapter 59, Orlando City Code.
- 621
- 622

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12. Transit Requirement. The transit requirements of Subarea Policy S.1.4 must be followed in order for any development past the base period (Phase 1) to occur.

13. Additional Mitigation Based on Traffic Impact Analysis.

a. N. Orange Blossom Trail and Rosamond Drive Intersection. A conceptual plan for the improvements required at build-out of the development must be provided to FDOT by November 2021 for FDOT to consider refining plans to remove conflicts in the design update phase.

i. The signal must be constructed and in operation prior to the issuance of any certificates of occupancy for any development within the PD.

ii. Funding for the construction of additional turn lanes and modifications to the signal must be secured prior to issuance of any certificates of occupancy for Phase I development and these improvements must be constructed prior to surpassing 50% of the Phase I development order.

iii. FDOT has final approval of the intersection design. Staff recommends the following adjustments to the intersection design:

1) Prohibit right turn on red for the eastbound right turn movement. An overlap phase with the northbound left turn movement may be added.

2) Dual left turn lanes should be added for the northbound left turn movement and the eastbound left turn movement.

b. N. John Young Parkway Ramps and Lake Breeze Drive. A conceptual plan for the proposed intersection modification must be completed and discussed with FDOT. A letter from FDOT, indicating what modifications will be allowed at this intersection, is required prior to issuance of any certificates of occupancy for Phase I development. Should the EB approach LOS degrade to "F" or the v/c ratio exceed 1.0 prior to phase 2, the developer must fund the design and construction for intersection improvements required to bring this intersection back to an acceptable level of service.

i. Post construction Data Collection. To ensure adequate functionality of the intersection the Developer or their assignee shall pay for the collection of traffic volume counts to assess the Project's continuing impact on the Lake Breeze Drive and John Young Parkway intersection four (4) times after the completion of the Phase 1 internal project roadway connection to Lake Breeze Drive. The first Count must occur 6-months following the completion of this connection with the following three



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subsequent counts occurring every 6-months. All data collection efforts shall determine daily, AM peak hour, and PM peak hour volumes at the intersection.

- ii. The developer must continue to explore possible intersection improvements that balance the safe movement of pedestrians and cyclists along John Young Parkway, across Lake Breeze Drive with the need to ensure adequate vehicular access. Pedestrian and cyclist safety elements must be included in any proposed redesign of the intersection.

14. Transportation Improvement Phasing. In addition to the improvements noted in the Mitigation section herein, the following improvements must be completed concurrently with or prior to the issuance of a Certificate of Occupancy for any buildings within that phase.

- a. Phase 1. Must include all internal Phase 1 roadways, the connections to Rosamond Drive and the connection to Lake Breeze Drive as well as the signalization of Rosamond and the connection to Park Center Court and Orange Blossom Trail.
- b. Phase 2. Must include all internal Phase 2 roadways, the connection from the main internal street to the western connection of Clubhouse Road, the connection to South Lake Orlando Parkway through Phase 3 and any other additional mitigation items identified in the pre-phase 2 traffic analysis.
- c. Phase 3. Must include all remaining internal project roads and any other additional mitigation items identified in the pre-phase 3 traffic analysis.
- d. Minor amendments to the phasing plan may be reviewed at the SPMP submittal, with any adjustments meeting the intent of the connection identified in the phasing plan.
- e. SPMP Review: Each development parcel must be connected to the framework street network if no connection exists. Connection to the framework street and specific segments required will be reviewed as part of the SPMP.

15. On-going Project Traffic Analysis. Prior to each subsequent phase of development, a new traffic study will be required to be conducted for the following intersections detailed below to determine if any additional mitigation/modifications are required based on the actual background and constructed Phase(s) traffic generation. The owner and city staff must agree to the methodology prior to any new analysis or data collection occurring. The general design and timing of any additional required mitigation/modifications identified by the new traffic study must be detailed and approved by the City of Orlando through a Planning Official Determination, prior to the approval of any SPMP for the next phase of development. The study must include the following intersections prior to the phase indicated below:

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- a. US 441/Orange Blossom Trail and Rosamond Drive (phase 2, phase 3)
- b. Lake Breeze Drive at North Lake Orlando Parkway (phase 2, phase 3)
- c. Lake Breeze Drive at Project Street (phase 2, phase 3)
- d. Lake Breeze Drive at South Lake Orlando Parkway (phase 2, phase 3)
- e. Lake Breeze Drive at John Young Parkway Southbound Ramp (phase 2, phase 3)
- f. Lake Orlando Parkway at North Lane (phase 2, phase 3)
- g. North Lake Orlando Parkway at Cinderlane Parkway (phase 2, phase 3)
- h. North Lake Orlando Parkway at Rosamond Drive (phase 2, phase 3)
- i. South Lake Orlando Parkway at Project Street (phase 3)

### D. Parks.

1. A minimum combined Unit Equivalent of .0027 per dwelling unit (15.3 acres at 5,650 DU) of Neighborhood Park land, evenly distributed throughout the development is required. Additionally, open space requirements must be met or exceeded.
2. The Owner will be required to enter into a park agreement prior to start of construction of any phase of the development.
3. Land used for stormwater retention, drainage structures, conservation, or wetlands will not be counted towards park land requirements.
4. Required stormwater compensating storage acreage will not count toward required park acreage unless approved by the City in advance of the development of each phase. All active recreation amenities, such as sport courts and open turf areas intended for free play, must remain outside of compensating storage areas. However, the City may approve compensating storage on minor portions of park acreage outside of active recreation or support facilities, such as along park edges or in passive spaces as long as it is strategically engineered to avoid active or hardscaped areas and it doesn't occupy more than 20% of any park.
5. Park land shall have well-drained soils suitable for building and development. No remnant or filled parcels will be acceptable without additional requirements.
6. Parks and other recreation facilities shall undergo individual Specific Parcel Master Plan (SPMP) approvals. Submittals for SPMP approvals must contain grading plans that clearly show areas intended for compensating storage for stormwater as well as intended materials and equipment with manufacturer

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names and model numbers. Approvals must be given by the Families, Parks and Recreation Department as well as Public Works Department before the park can be permitted and construction started.

7. A thorough Phase 1 and if deemed necessary, Phase 2 environmental inspection report by a licensed firm is required as part of the park's SPMP approval. Any contamination that is discovered must be corrected to the satisfaction of the Florida Department of Environment Protection prior to being developed into public parks.
8. Neighborhood parks will be owned and maintained by the Owner, CDD or other community agency, but must be open for use by the general public. All park land must be platted as separate parcels and shown on the plat as Public Park.
9. Parks must be prominent within their neighborhoods and easily accessible. All residential units must be within .25 miles of a public park.
10. Off-road bicycle/walking paths will only count for up to 25% of total park acreage requirements for the development and if the path is the main amenity, only land directly adjacent to the path will be considered in the acreage. Said paths must be at least 10 feet wide and made of concrete, asphalt or other low-maintenance, stable material acceptable to the City. Proposed paths must be approved by the City Planning staff.
11. The majority of parks must have active recreation amenities. Park and recreation facility amenities must be provided per the Recreation Element of the City's Comprehensive Plan and approved by the City's Families, Parks and Recreation Department. All parks must have amenities included to be considered parks. The majority of parks must include active recreational amenities such as sports courts (i.e. tennis, futsal, pickle ball, shuffleboard, basketball, etc. in groupings of 2 or more), playgrounds/tot lots, community gardens, fitness equipment, dog parks, picnic facilities with grills, or other activities. Shade should be considered over or near recreation amenities.
12. Passive parks may be counted in required Open Space acreages. However, passive parks must have amenities to be counted towards required park acreage. Amenities that may be included in passive parks that are counted toward Open Space requirements may include community gardens, exercise pods, picnic facilities, art walks, seating areas and other items approved by City Planning and Families, Parks & Recreation staff.
13. Parks must be surrounded by streets and/or building fronts, except where they are bound by woodlands, creeks, agricultural uses, or other significant open space features. In any event, at least 50% of a park's perimeter should front



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801 onto a public street. Under no circumstances may the edge of a park be formed  
802 by a rear yard fence; surrounding buildings must have entries and windows  
803 facing the park.  
804

805 14. All parks and recreation facilities must incorporate the principles of Crime  
806 Prevention Through Environmental Design (CPTED).  
807

808 15. Parks must also be designed and constructed to meet the Americans with  
809 Disabilities Act (ADA) requirements and guidelines.  
810

811 16. For developments in excess of seventy-five residential units, a tot  
812 lot/playground must be included in a neighborhood park that serves that portion  
813 of the development.  
814

815 17. Residents of any neighborhood should not have to cross a roadway that has a  
816 speed limit of greater than 30 mph or is wider than 2 lanes to access their  
817 neighborhood park. Exceptions may be made, as determined by City staff, if  
818 the roadway design is superior with regards to pedestrian and bicycle safety.  
819 For example, use of bulb-outs, pedestrian signalization and other traffic  
820 calming methods may deem crossings safe enough to consider approval.  
821

822 18. All playground equipment must comply with U.S. Consumer Product Safety  
823 Commission Public Playground Safety Handbook guidelines, latest edition.  
824

825 19. Parks must be open to the public and cannot be fenced or gated or otherwise  
826 restricted in who has use of them. Portions of parks may be fenced and gated,  
827 upon approval by City Planning Official, if deemed necessary for child safety,  
828 maintenance or operational requirements.  
829

830 20. Neighborhood parks must be constructed when 25% of the residential units in  
831 the neighborhood they serve have been constructed.  
832

833 21. Each phase of development that includes residential uses must include  
834 sufficient park acreage to meet the neighborhood park level of service  
835 standard. Excess acreage within any one neighborhood may be used towards  
836 fulfilling the minimum neighborhood park acreage requirements for future  
837 phases within the neighborhood it is intended to serve if the excess acreage is  
838 within 0.25 miles of all residences in the service area and is sufficient to meet  
839 required acreage. All residential neighborhoods must have at least one park  
840 within the boundary of that neighborhood, sized appropriately for the residents  
841 in that neighborhood. This includes high rise buildings, where the park would  
842 be required to be built at the same time as the building.  
843

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- 844 22. A park impact fee is required in the amount applicable at the time of building  
845 permit issuance.  
846
- 847 23. If any trees are to be removed due to development, a tree removal permit will  
848 be required from the City Parks Division arborist and must be obtained before  
849 any site work occurs.  
850
- 851 24. If residents of the buildings are to be allowed to keep pets, a dog run should  
852 be included in the building project site. The dog run should be conveniently  
853 located for quick and easy access for residents to take their dogs to help keep  
854 other areas of the site and surrounding areas mess- and odor-free. Pet waste  
855 stations should be provided to keep turf and hardscape areas waste-free.  
856

### 857 **E. Water Reclamation (Wastewater).**

- 858
- 859 1. An Infrastructure Master Plan (IMP) must be prepared for the whole  
860 development and should include detailed wastewater generation calculation,  
861 along with sizing and layout of an on-site sanitary sewer collection system.  
862 Connections points to the Public sanitary system must be identified. The IMP  
863 must be submitted to the Water Reclamation Division for review and approval  
864 prior to Phase 1 construction plans submittal.  
865
- 866 2. The requirements the most recent City Engineering Standards Manual (ESM)  
867 must be applied in the analysis and design of all sanitary elements of the  
868 proposed Planned Development.  
869
- 870 3. Wastewater flows (average daily flows, ADF) associated with each phase of  
871 the development must be calculated using the City's sewer service policy  
872 allocation rates, Level of Service (LOS) published in the City's GMP, and 64E-  
873 60008 FAC. Peaking factor will vary based on the accumulated ADF in the pipe  
874 network.  
875
- 876 4. City sewer mains cannot be located within private streets, private or City owned  
877 alleys, or open-space tracts.  
878
- 879 5. Sanitary sewer mains located within private streets, tracts or lots must be  
880 privately owned.  
881
- 882 6. Wastewater ADF and peak flow from the development into LS-85 must be  
883 calculated and reported in the IMP. Inclusion of private lift stations not  
884 addressed in the IMP are discouraged and will require additional review by the  
885 Water Reclamation Division and may require the IMP to be revised. All lift  
886 stations require emergency generators.  
887

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7. The owner must set aside a tract of approximately 50ft x 100 ft. immediately adjacent to LS-85 to enable future expansion and dedicate an easement over the existing access driveway to LS-85. The site layout cannot disrupt access to LS-85. Access to the existing lift station must be maintained throughout the construction period.
8. The site layout of the proposed development must not disrupt access to LS-85. Access to the existing lift station must be maintained throughout the construction period.
9. An easement over the existing access driveway to LS-85 is required.

### F. Site Engineering/Public Works.

1. If the site is to be developed in phases, phasing of compensating storage construction is not permitted, e.g., Development Pods A, B and C cannot be constructed with compensating storage construction occurring in later phases.
2. An approved water management district permit must be provided prior to first inspection.
3. Because the proposed development will significantly modify the existing floodplain boundaries, approval of a Conditional Letter of Map Revision (CLOMR) by FEMA will be required prior to ENG/BLD permit approval. If a mass grading permit is sought in order to initiate early work, the CLOMR must be approved prior to initiation of the early work.
4. No commencement of grading or construction can begin until a CLOMR is approved by FEMA.
5. No Certificate of Occupancy can be issued until Final Letter of Map Revision (LOMR) is approved by FEMA.
6. The design must be done in accordance with the City's ESM, SJRWMD, and Federal regulations, whichever is more restrictive.

### G. Police.

1. DAS- Distributed Antenna Systems: All buildings (including parking garages) must provide an adequate level of indoor coverage for public-safety radio service for the City of Orlando radio communications system, including but not limited to police, firefighters, and other emergency responders. Adequate indoor radio coverage will include the following standards:



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- a. 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 City's police dispatch center and the appropriate emergency service dispatch centers that will be providing fire and emergency medical protection services to each building.
- b. 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 unit's portable radio to the appropriate emergency service dispatch centers which are providing fire and emergency medical protection service to the building.
- c. The City's Communications Unit with consideration of the appropriate police, fire and emergency medical department services will determine the frequency range or ranges that must be supported. For the purpose of this section, adequate radio coverage will constitute a successful communications test between the equipment in the building and the Communications Centers for all appropriate emergency service providers for the building.
- d. 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 will automatically charge in the presence of external power.
- e. FCC authorization: All amplification equipment must be FCC Type Accepted.
- f. Developments must comply with NFPA 72- National Fire Alarm and Signaling Code, in building public safety radio coverage requirements, as it pertains to emergency communications systems (ECS), and their components.

### H. Fire.

1. The design of all buildings must account for fire department access. The access itself must extend 50 feet from an exterior doorway to allow access to the building's interior via a common hall or common lobby area, or the largest tenant area if the building does not have a common interior area.
2. Any portion of the building or exterior wall of the first story must be located not more than 150 feet from a fire department access road/drive as measured by an approved route around the exterior of the building or facility. The distance can be increased to 450 feet if the building is protected by an automatic sprinkler system.

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3. An approved turnaround must be provided for fire apparatus where an access road is a dead-end in excess of 150 feet. When a dead-end road will not accommodate an approved t-turn or turn-a-bout, a minimum width of 25 feet will be required. The turnabout must be sized for the dimensions of the largest OFD apparatus. Use of areas subject to obstruction by vehicles such as loading docks and parking garages are prohibited. Acceptable turnarounds can include T-turn, Y-turn or cul-de-sac (designs and dimensions are subject to the approval of Orlando Fire Department).
4. All fire department access roadways must have an all-weather driving surface, capable of supporting the load of fire apparatus, be a minimum 20 feet wide and have a minimum vertical clearance of at least 13 feet 6 inches.
5. Fire hydrant location and spacing will be reviewed at permitting. All portions of an unsprinklered building must be within 300 feet hose lay distance of a fire hydrant. All portions of a sprinklered building must be within 500 feet hose lay distance of a fire hydrant.

- I. **Permitting.** The Property is required to be platted prior to the issuance of building permits. A hold harmless agreement can be submitted at time of plat submittal to allow the plat condition to be temporarily met and not hold up permit issuance provided the corresponding replat (SUB case) has been reviewed by the City's Technical Review Commission.

### J. Housing.

1. For the purposes of the Planned Development (PD), Affordable Housing means any unit that is assigned and dedicated to households earning at or below 100% of Area Median Income (AMI). Affordable units are those units dedicated to households earning 0%-100% AMI.
2. Each Phase within the PD must dedicate a minimum of 10% of the housing units as Affordable housing. The unit set asides can range from 0-100% of AMI, and the average adjusted income for all set aside units in each phase shall not exceed 60% of AMI.
3. Income and rent limits are established through the Florida Housing Finance Corporations (FHFC) Multifamily Rental Program matrix based on household size and unit number of bedrooms.
4. The RoseArts District Developer's Agreement between the City and Lake Orlando Land Owner. LLC, outlines the income qualification, affordability period, unit management, monitoring, and compliance. This agreement must

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be executed prior to any residential development receiving Final Site Plan approval in accordance with Section 65.342, Orlando City Code.

5. Individual developments must have an associated Memorandum of Understanding (MOU) to establish their roles in maintaining and operating the Affordable/Attainable units. The MOU must be submitted with each Final Site Plan approval in accordance with Section 65.342, Orlando City Code.

**SECTION 6. DISCLAIMER.** In accordance with Section 166.033(6), Florida Statutes, the issuance of this development permit does not in any way create any right on the part of the applicant to obtain a permit from a state or federal agency, and does not create any liability on the part of the city for issuance of this permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. All other applicable state or federal permits must be obtained before commencement of the development authorized by this development permit.

**SECTION 7. EXPIRATION.** Pursuant to section 58.365, Orlando City Code, the planned development zoning designation made by section one of this ordinance is hereby made contingent on a building permit for the initial phase of the Project being issued by the City of Orlando within five years of the effective date of this ordinance. For purposes of this section, a "building permit" means a building permit issued pursuant to the Florida Building Code.

**SECTION 8. 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 9. 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 10. EFFECTIVE DATE.** This ordinance takes effect when the associated Growth Management Plan amendment for RoseArts (Ordinance # 2021-60) becomes effective.

**DONE, THE FIRST READING,** by the City Council of the City of Orlando, Florida, at a regular meeting, this 8 day of NOVEMBER, 2021.

**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 23 day of NOVEMBER, 2021.



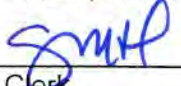
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DONE, THE SECOND READING, A PUBLIC HEARING, AND ENACTED ON FINAL  
PASSAGE, by an affirmative vote of a majority of a quorum present of the City Council of the  
City of Orlando, Florida, at a regular meeting, this 6 day of December,  
2021.

BY THE MAYOR OF THE CITY OF ORLANDO,  
FLORIDA:

  
\_\_\_\_\_  
Mayor

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

  
\_\_\_\_\_  
City Clerk

Stephanie Herdacia  
\_\_\_\_\_  
Print Name

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

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



# VERIFIED LEGAL DESCRIPTION FORM

The following legal description has been prepared by  
**Joseph K. Lek, Surveyor, GAI**

and submitted to the City Planning Division for verification.

Signature

**March 3, 2021**

Date



"This Description has been reviewed by the Engineering Division and is acceptable based on a comparison with:  
Deeds, Plats, Survey and  
GIS Mapping

By: R. Allen Date: 3/5/2021

Application Request (Office Use Only)

File No. GMP2021-10011  
ZON2021-10008

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

NORTH PARCEL-PARCEL A

A PART OF NORTHEAST 1 /4 OF THE SOUTHWEST 1 /4 OF SECTION 4, TOWNSHIP 22 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, TOGETHER WITH A PART OF TRACT 31, ROSEMONT SECTION 7, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGES 107 AND 108 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHWEST CORNER OF THE NORTHEAST 1 /4 OF THE SOUTHWEST 1 /4 OF SECTION 4, TOWNSHIP 22 SOUTH, RANGE 29 EAST, SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF ROSAMOND DRIVE (A 200 FOOT RIGHT-OF-WAY AS SHOWN ON THE PLAT OF ROSEMONT SECTION ONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 19 OF SAID PUBLIC RECORDS); THENCE NORTH 89°24'19" EAST ALONG THE NORTH LINE OF THE NORTHEAST 1 /4 OF THE SOUTHWEST 1 /4 OF SAID SECTION 4, A DISTANCE OF 384.37 FEET; THENCE SOUTH 32°59'30" EAST, LEAVING SAID NORTH LINE, A DISTANCE OF 200.00 FEET; THENCE SOUTH 01°18'00" EAST, A DISTANCE OF 75.87 FEET; THENCE SOUTH 88°42'00" WEST, A DISTANCE OF 189.41 FEET; THENCE SOUTH 01°18'00" EAST, A DISTANCE OF 746.92 FEET TO A POINT ON THE NORTH LINE OF TRACT A, PARKWAY CENTER PHASE II, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGES 9 THROUGH 88, INCLUSIVE, OF SAID PUBLIC RECORDS; THENCE SOUTH 88°42'00" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 300.00 FEET TO THE NORTHWEST CORNER OF SAID TRACT A, SAID POINT ALSO LYING ON THE WEST LINE OF SAID NORTHEAST 1 /4 OF THE SOUTHWEST 1 /4 OF SECTION 4, SAID POINT ALSO BEING ON THE EAST LINE OF TRACT 31, SAID ROSEMONT SECTION 7; THENCE SOUTH 01°18'00" EAST, ALONG SAID EAST LINE, A DISTANCE OF 1254.01 FEET; THENCE SOUTH 40°47'37" WEST, ALONG A LINE OF SAID TRACT 31, A DISTANCE OF 638.76 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF LAKE BREEZE DRIVE (A 60 FOOT RIGHT-OF-WAY LINE AS SHOWN ON SAID PLAT OF ROSEMONT SECTION 7), SAID POINT LYING ON A CURVE,

CONCAVE NORTHEASTERLY HAVING A RADIUS OF 583.17 FEET; THENCE NORTHWESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF  $35^{\circ}01'51''$ , AN ARC DISTANCE OF 356.55 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH  $68^{\circ}11'40''$  WEST AND A CHORD DISTANCE OF 351.02 FEET TO A POINT ON THE WESTERLY LINE OF SAID TRACT 31, ROSEMONT SECTION 7, SAID POINT BEING A CUSP OF A CURVE, CONCAVE NORTHWESTERLY HAVING A RADIUS OF 590.00 FEET; THENCE NORTHEASTERLY ALONG SAID WESTERLY LINE OF TRACT 31 AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF  $71^{\circ}46'30''$ , AN ARC DISTANCE OF 739.10 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH  $22^{\circ}39'16''$  EAST AND A CHORD DISTANCE OF 691.71 FEET TO THE POINT OF REVERSE CURVE OF A CURVE, CONCAVE EASTERLY HAVING A RADIUS OF 745.00 FEET; THENCE NORTHERLY ALONG SAID WESTERLY LINE OF TRACT 31 AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF  $31^{\circ}00'00''$ , AN ARC DISTANCE 403.08 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH  $02^{\circ}16'01''$  EAST AND A CHORD DISTANCE OF 398.19 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH  $17^{\circ}46'01''$  EAST ALONG SAID WESTERLY LINE OF TRACT 31, A DISTANCE OF 125.00 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 760.00 FEET; THENCE NORTHWESTERLY ALONG SAID WESTERLY LINE OF TRACT 31 AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF  $85^{\circ}00'00''$ , AN ARC DISTANCE OF 1127.48 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH  $24^{\circ}44'19''$  WEST AND A CHORD DISTANCE OF 1026.90 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF ROSAMOND DRIVE (A 100 FOOT RIGHT-OF-WAY AS SHOWN ON AFORESAID PLAT OF ROSEMONT SECTION ONE), SAID POINT LYING ON A CURVE, CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 319.19 FEET; THENCE NORTHEASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 215.28 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH  $42^{\circ}05'20''$  EAST AND A CHORD DISTANCE OF 211.23 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH  $61^{\circ}24'40''$  EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 751.62 FEET TO THE POINT OF BEGINNING.

CONTAINING 35.799 ACRES, MORE OR LESS.



SOUTH PARCEL - PARCEL B (Includes Peninsula)

ALL OF TRACT 30 AND A PART OF TRACTS 28 AND 31, ROSEMONT SECTION SEVEN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGES 107 AND 108; TOGETHER WITH A PART OF TRACTS 3 AND 4, ROSEMONT SECTION FOUR, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGES 89 THROUGH 91, INCLUSIVE; TOGETHER WITH ALL OF TRACTS B AND C, ROSEMONT SECTION TEN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGES 62 AND 63, ALL OF THE PUBLIC RECORDS OF ORANGE COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

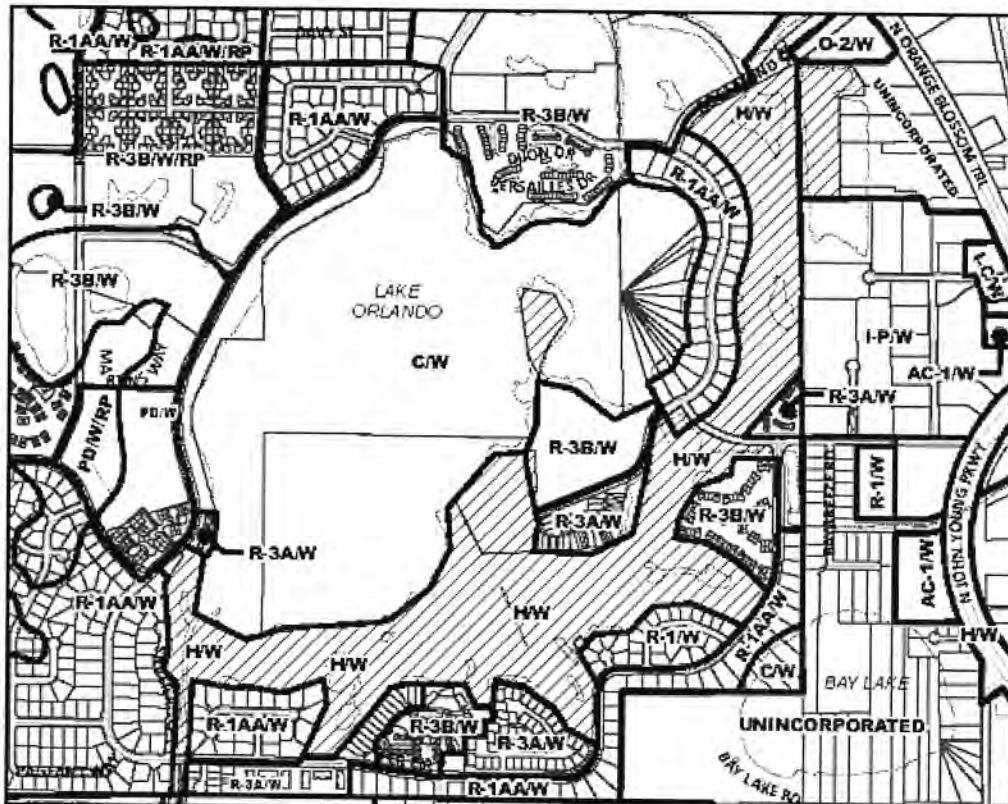
BEGIN AT THE SOUTHEAST CORNER OF CAMINO RE'AL, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 6, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, SAID POINT BEING ON THE NORTH RIGHT-OF-WAY LINE OF SOUTH LAKE ORLANDO PARKWAY (A 70 FOOT RIGHT-OF-WAY); THENCE NORTH 24°55'24" EAST, LEAVING SAID NORTH RIGHT-OF-WAY LINE AND ALONG THE EASTERLY BOUNDARY OF SAID CAMINO RE'AL, A DISTANCE OF 422.48 FEET; THENCE NORTH 07°20'17" WEST ALONG SAID EASTERLY BOUNDARY, A DISTANCE OF 184.98 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF SAID CAMINO RE'AL; THENCE ALONG SAID NORTHERLY BOUNDARY THE FOLLOWING FOUR COURSES: 1) SOUTH 71°21'07" WEST, A DISTANCE OF 316.23 FEET; 2) NORTH 80°57'10" WEST, A DISTANCE OF 267.10 FEET; 3) SOUTH 83°48'59" WEST, A DISTANCE OF 105.00 FEET; 4) NORTH 79°51'00" WEST, A DISTANCE OF 296.96 FEET TO A POINT ON THE WEST BOUNDARY OF SAID CAMINO RE'AL; THENCE SOUTH 02°28'10" EAST, ALONG SAID WEST BOUNDARY, A DISTANCE OF 540.00 FEET TO A POINT ON SAID NORTHERLY RIGHT-OF-WAY LINE OF SOUTH LAKE ORLANDO PARKWAY; THENCE NORTH 89°22'37" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 110.06 FEET TO ITS INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF SILVER ROSE COURT (A 60 FOOT RIGHT-OF-WAY AS SHOWN ON THE PLAT OF ROSEMONT SECTION TEN); THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING FOUR COURSES: 1) NORTH 02°28'10" EAST, A DISTANCE OF 500.26 FEET 2) TO A POINT ON A CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 380.36 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 41°53'17", AN ARC DISTANCE OF 278.08 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 18°35'30" WEST AND A CHORD DISTANCE OF 271.92 FEET 3) TO A POINT OF REVERSE CURVE OF A CURVE, CONCAVE EASTERLY HAVING A RADIUS OF 76.07 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 78°27'06", AN ARC DISTANCE OF 104.16 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 07°03'01" WEST AND A CHORD DISTANCE OF 96.21 FEET 4) TO A POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY HAVING A RADIUS OF 482.46 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26°07'19", AN ARC DISTANCE OF 219.96 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 09°53'48" EAST AND A CHORD DISTANCE OF 218.06 FEET TO A POINT ON THE EASTERLY BOUNDARY OF SAID ROSEMONT SECTION 10; THENCE ALONG SAID EASTERLY BOUNDARY THE FOLLOWING THREE COURSES: 1) NORTH 05°13'31" WEST, A DISTANCE OF 317.22 FEET; 2) NORTH 33°55'39" EAST, A DISTANCE OF 242.36 FEET 3) NORTH 43°20'37" WEST, A DISTANCE OF 36.07 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF AFORESAID SOUTH LAKE ORLANDO PARKWAY; THENCE NORTH 46°39'19" EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 65.18 FEET; THENCE SOUTH 66°00'29" EAST LEAVING SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 145.00 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF TRACT 31 OF AFORESAID ROSEMONT SECTION SEVEN, AND ALONG THE SHORES OF LAKE ORLANDO; THENCE ALONG SAID NORTHERLY BOUNDARY OF TRACT 31 AND ALONG THE SHORES OF LAKE ORLANDO, THE FOLLOWING TEN COURSES: 1) SOUTH 09°14'01" WEST, A DISTANCE OF 431.39 FEET; 2) SOUTH 64°01'49" EAST, A DISTANCE OF 422.69 FEET; 3) NORTH 72°57'11" EAST, A DISTANCE OF 284.38 FEET; 4) NORTH 86°06'18" EAST, A DISTANCE OF 335.84 FEET; 5) NORTH 86°06'18" EAST, A DISTANCE OF 346.61 FEET; 6) NORTH 72°24'44" EAST, A DISTANCE OF 103.59 FEET; 7) NORTH 51°50'08" EAST, A DISTANCE OF 357.51 FEET; 8) NORTH 26°03'04" EAST, A DISTANCE OF 337.01 FEET; 9) NORTH 04°37'29" WEST, A DISTANCE OF 283.37 FEET; 10) NORTH 44°55'07" EAST, A DISTANCE OF 85.71 FEET TO A POINT ON THE WESTERLY BOUNDARY OF TRACT 30 OF AFORESAID ROSEMONT SECTION SEVEN; THENCE ALONG SAID WESTERLY BOUNDARY AND CONTINUING ALONG THE SHORES OF LAKE ORLANDO THE FOLLOWING EIGHT COURSES: 1) NORTH 40°03'52" EAST, A DISTANCE OF 436.02 FEET; 2) NORTH 85°01'59" EAST, A DISTANCE OF 229.55 FEET; 3) NORTH 20°48'09" EAST, A DISTANCE OF 227.98 FEET; 4) NORTH 00°18'21" EAST, A DISTANCE OF 303.72 FEET; 5) NORTH 00°21'10" WEST, A DISTANCE OF 61.46 FEET; 6) NORTH 28°52'17" WEST, A DISTANCE OF 136.90 FEET; 7) NORTH 09°37'18" WEST, A DISTANCE

OF 357.84 FEET; 8) NORTH 03°04'43" EAST, A DISTANCE OF 144.53 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF SAID TRACT 30; THENCE SOUTH 79°58'30" EAST ALONG SAID NORTHERLY BOUNDARY AND CONTINUING ALONG THE SHORES OF LAKE ORLANDO, A DISTANCE OF 237.88 FEET TO A POINT ON THE EASTERLY BOUNDARY OF SAID TRACT 30; THENCE ALONG SAID EASTERLY BOUNDARY OF TRACT 30 AND ALONG THE SHORES OF LAKE ORLANDO, THE FOLLOWING FOUR COURSES: 1) SOUTH 26°49'57" EAST, A DISTANCE OF 203.78 FEET; 2) SOUTH 35°39'22" WEST, A DISTANCE OF 209.23 FEET; 3) SOUTH 21°03'00" WEST, A DISTANCE OF 185.07 FEET; 4) SOUTH 00°21'10" EAST, A DISTANCE OF 116.45 FEET TO THE MOST NORTHWESTERLY CORNER OF TRACT 28 OF AFORESAID ROSEMONT SECTION SEVEN; THENCE SOUTH 00°18'21" WEST, LEAVING THE SHORES OF LAKE ORLANDO AND ALONG THE WESTERLY BOUNDARY OF SAID TRACT 28, A DISTANCE OF 303.49 FEET; THENCE SOUTH 20°48'09" WEST ALONG SAID WESTERLY BOUNDARY, A DISTANCE OF 216.17 FEET; THENCE NORTH 87°07'53" EAST LEAVING SAID WESTERLY BOUNDARY, A DISTANCE OF 48.86 FEET; THENCE SOUTH 02°52'07" EAST, A DISTANCE OF 291.00 FEET; THENCE SOUTH 87°07'53" WEST, A DISTANCE OF 33.08 FEET TO A POINT ON AFORESAID WESTERLY LINE OF TRACT 28, ROSEMONT SECTION SEVEN, ALSO BEING THE EASTERLY LINE OF AFORESAID TRACT 30, ROSEMONT SECTION SEVEN; THENCE SOUTH 10°55'11" EAST ALONG EASTERLY LINE OF SAID TRACT 30, A DISTANCE OF 246.61 FEET; THENCE SOUTH 10°33'16" WEST ALONG SAID EASTERLY LINE, A DISTANCE OF 210.00 FEET TO A POINT IN THE NORTHERLY AND WESTERLY LINE OF AFORESAID TRACT 31, ROSEMONT SECTION SEVEN; THENCE ALONG SAID NORTHERLY AND WESTERLY LINE OF TRACT 31 THE FOLLOWING SIX COURSES: 1) SOUTH 89°26'44" EAST, A DISTANCE OF 430.35 FEET; 2) NORTH 63°03'37" EAST, A DISTANCE OF 339.51 FEET; 3) NORTH 11°33'37" EAST, A DISTANCE OF 602.32 FEET; 4) NORTH 11°33'37" EAST, A DISTANCE OF 196.94 FEET TO THE POINT OF CURVE OF A CURVE; 5) CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 115.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 47°59'39", AN ARC DISTANCE OF 96.33 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 35°33'26" EAST AND A CHORD DISTANCE OF 93.54 FEET TO THE POINT OF TANGENCY OF SAID CURVE; 6) NORTH 59°33'16" EAST, A DISTANCE OF 142.62 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF LAKE BREEZE DRIVE (A 60 FOOT RIGHT-OF-WAY AS SHOWN ON THE PLAT OF ROSEMONT SECTION SEVEN, AS RECORDED IN PLAT BOOK 5, PAGES 107 AND 108, SAID PUBLIC RECORDS); THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING FOUR COURSES: 1) SOUTH 30°24'20" EAST, A DISTANCE OF 73.46 FEET TO A POINT ON A CURVE; 2) CONCAVE NORTHEASTERLY HAVING A RADIUS OF 260.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°26'46", AN ARC DISTANCE OF 92.78 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 40°27'22" EAST AND A CHORD DISTANCE OF 92.29 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE, 3) CONCAVE NORTHEASTERLY HAVING RADIUS OF 643.17 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 39°45'12", AN ARC DISTANCE OF 446.25 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 70°33'21" EAST AND A CHORD DISTANCE OF 437.35 FEET TO THE POINT OF TANGENCY OF SAID CURVE; 4) NORTH 89°34'03" EAST, A DISTANCE OF 169.80 FEET; THENCE SOUTH 00°19'38" EAST, LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 100.49 FEET TO A POINT ON THE SOUTHERLY LINE OF A 100 FOOT DRAINAGE EASEMENT AS SHOWN ON AFORESAID PLAT OF ROSEMONT SECTION SEVEN; THENCE SOUTH 89°40'21" WEST ALONG SAID SOUTHERLY EASEMENT LINE, A DISTANCE OF 292.74 FEET TO A POINT ON THE WESTERLY LINE OF TRACT 26 OF AFORESAID ROSEMONT SECTION SEVEN; THENCE ALONG SAID WESTERLY BOUNDARY OF TRACT 26, THE FOLLOWING FIVE COURSES: 1) SOUTH 10°50'51" WEST, A DISTANCE OF 122.94 FEET; 2) SOUTH 80°09'27" WEST, A DISTANCE OF 35.06 FEET; 3) SOUTH 68°33'20" WEST, A DISTANCE OF 228.46 FEET; 4) SOUTH 29°01'34" WEST, A DISTANCE OF 263.75 FEET; 5) SOUTH 08°45'27" WEST, A DISTANCE OF 144.17 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID TRACT 26; THENCE ALONG THE SOUTHERLY BOUNDARY OF TRACT 26, THE FOLLOWING THREE COURSES: 1) SOUTH 81°27'29" EAST, A DISTANCE OF 222.43 FEET; 2) SOUTH 58°59'30" EAST, A DISTANCE OF 264.50 FEET; 3) SOUTH 47°16'52" EAST, A DISTANCE OF 290.81 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF AFORESAID SOUTH LAKE ORLANDO PARKWAY, SAID POINT LYING ON A CURVE, CONCAVE NORTHWESTERLY HAVING A RADIUS OF 713.79 FEET; THENCE SOUTHWESTERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°23'21", AN ARC DISTANCE OF 254.01 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 33°08'40" WEST AND A CHORD DISTANCE OF 252.67 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 43°20'21" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 68.50 FEET TO THE NORTHEAST CORNER OF

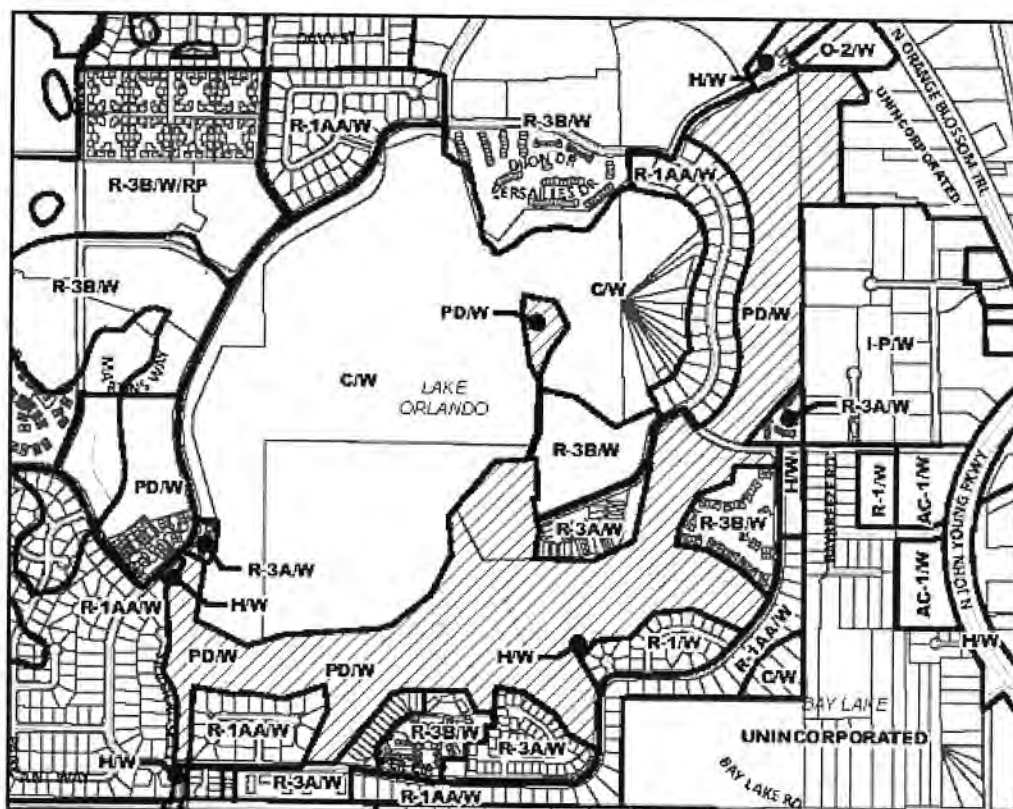


A REPLAT OF IRONWEDGE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 11, PAGES 52 AND 53 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE ALONG THE NORTHERLY AND WESTERLY BOUNDARY OF SAID REPLAT OF IRONWEDGE THE FOLLOWING FIVE COURSES: 1) NORTH 66°36'23" WEST, A DISTANCE OF 391.41 FEET; 2) SOUTH 83°50'26" WEST, A DISTANCE OF 275.00 FEET; 3) SOUTH 44°50'58" WEST, A DISTANCE OF 259.87 FEET; 4) SOUTH 85°27'03" WEST, A DISTANCE OF 240.08 FEET; 5) SOUTH 44°50'58" WEST, A DISTANCE OF 100.00 FEET TO A POINT ON THE PUMP STATION OUT PARCEL; THENCE NORTH 30°07'56" WEST, A DISTANCE OF 75.00 FEET; THENCE SOUTH 44°50'58" WEST, A DISTANCE OF 75.00 FEET; THENCE SOUTH 30°07'56" EAST, A DISTANCE OF 75.00 FEET; THENCE CONTINUE SOUTH 30°07'56" EAST, A DISTANCE OF 250.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF AFORESAID SOUTH LAKE ORLANDO PARKWAY, SAID POINT LYING ON A CURVE, CONCAVE EASTERLY HAVING A RADIUS OF 180.80 FEET; THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°00'48", AN ARC DISTANCE OF 60.00 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 09°39'43" WEST AND A CHORD DISTANCE OF 59.72 FEET TO THE END OF SAID CURVE; THENCE SOUTH 00°05'34" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 387.32 FEET TO THE MOST EASTERLY CORNER OF TRACT 3, ROSEMONT SECTION FOUR, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGES 89 THROUGH 91, INCLUSIVE, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE ALONG THE NORTHEASTERLY BOUNDARY OF SAID TRACT 3 THE FOLLOWING FIVE COURSES: 1) NORTH 62°05'50" WEST, A DISTANCE OF 206.69 FEET; 2) NORTH 34°48'19" WEST, A DISTANCE OF 176.14 FEET; 3) NORTH 56°02'16" WEST, A DISTANCE OF 291.25 FEET; 4) NORTH 80°17'13" WEST, A DISTANCE OF 203.04 FEET; 5) SOUTH 06°29'48" WEST, A DISTANCE OF 171.17 FEET; THENCE SOUTH 00°50'10" WEST, LEAVING SAID NORTHEASTERLY BOUNDARY OF TRACT 3, A DISTANCE OF 14.85 FEET; THENCE SOUTH 90°00'00" WEST, A DISTANCE OF 122.62 FEET; THENCE NORTH 26°30'03" WEST, A DISTANCE OF 16.05 FEET TO A POINT ON THE NORTHERLY LINE OF SAID TRACT 3; THENCE NORTH 25°58'57" WEST ALONG SAID NORTHERLY LINE, A DISTANCE OF 161.01 FEET; THENCE SOUTH 89°47'13" WEST ALONG SAID NORTHERLY LINE, A DISTANCE OF 424.85 FEET; THENCE SOUTH 75°11'15" WEST ALONG SAID NORTHERLY LINE, A DISTANCE OF 117.57 FEET TO A POINT ON THE WESTERLY LINE OF SAID TRACT 3 OF ROSEMONT SECTION FOUR; THENCE SOUTH 39°04'20" WEST ALONG SAID WESTERLY LINE, A DISTANCE OF 658.01 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF AFORESAID SOUTH LAKE ORLANDO PARKWAY, SAID POINT LYING ON A CURVE, CONCAVE SOUTHERLY HAVING A RADIUS OF 2438.05 FEET; THENCE WESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°10'30", AN ARC DISTANCE OF 50.00 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 88°47'22" WEST AND A CHORD DISTANCE OF 50.00 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 89°22'37" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 178.59 FEET TO THE POINT OF BEGINNING.

CONTAINING 92.492 ACRES, MORE OR LESS.

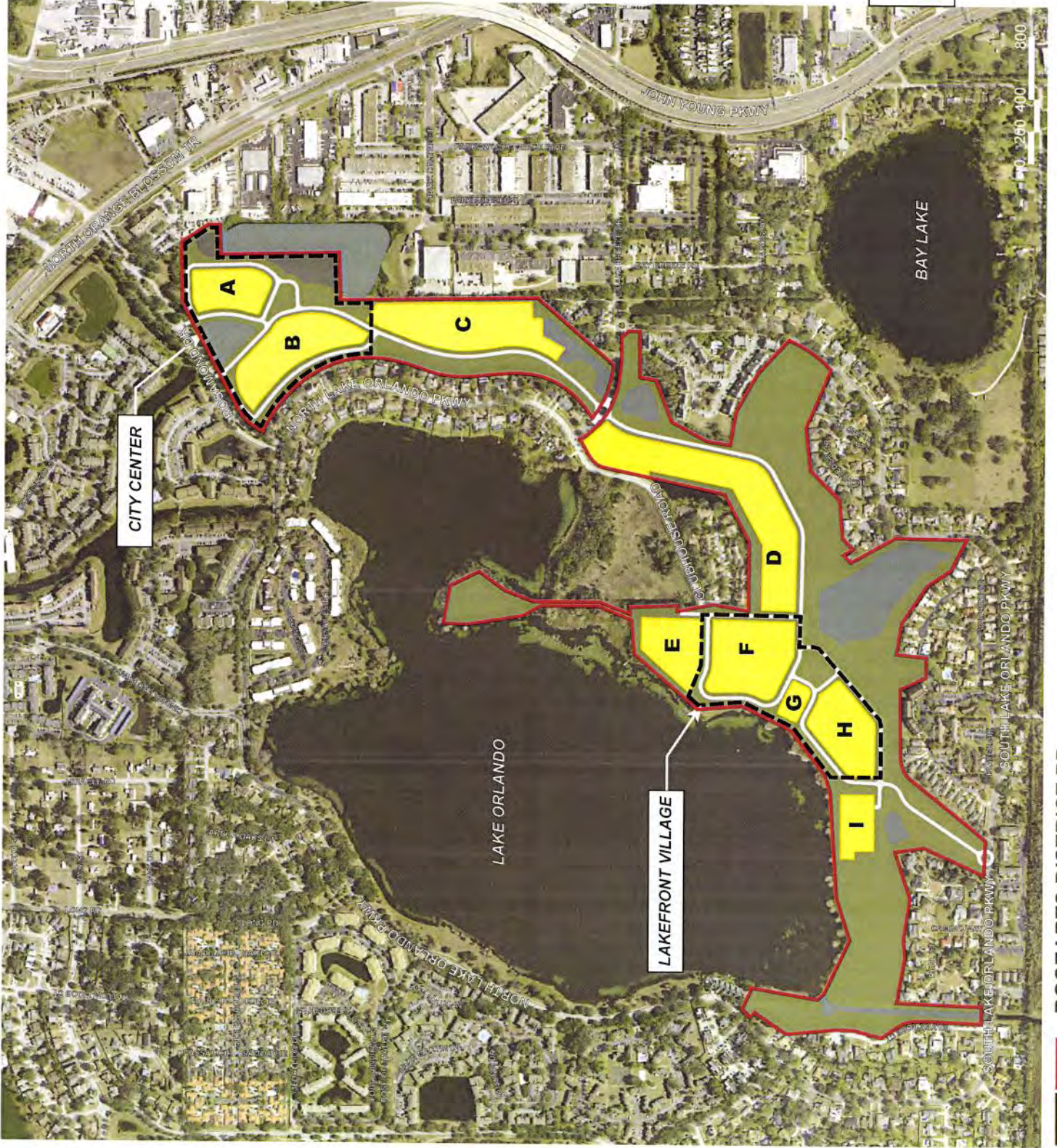


Zoning - Existing ZON2021-10008



Zoning - Proposed ZON2021-10008





LEGEND  
Development Areas



Land Use Conversion Matrix<sup>1</sup>  
RoseArts PD

Give Up:	To Get:					
	LUC 221	LUC 820	LUC 210	LUC 310	LUC 710	LUC 720
	Multifamily (Mid-Rise) (DU) <sup>2</sup>	Commercial (Retail) (KSF) <sup>2</sup>	Single Family (DU) <sup>3</sup>	Hotel (Room) <sup>3</sup>	General Office (KSF) <sup>3</sup>	Medical/ Dental Office (KSF) <sup>3</sup>
1 Multifamily (Mid-Rise) (DU)	1.000	0.096	0.381	0.628	0.328	0.109
1 KSF Commercial (Retail)	10.406	1.000	3.963	6.538	3.411	1.134

**Notes:**

<sup>1</sup>Land Use Conversion Matrix based upon gross PM peak-hour trip generation (two-way).

<sup>2</sup>Conversion rate based upon gross PM peak-hour trip generation calculated with fitted curve rates from ITE's Trip Generation Manual, 10th Edition, using 5,650 Multifamily (Mid-Rise) DU and 350 KSF Commercial (Retail).

<sup>3</sup>Conversion rate based upon gross PM peak-hour trip generation calculated with each land use's average rate from ITE's Trip Generation Manual, 10th Edition.

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LEGEND

Connections to Existing Roads

Future Traffic Signal

Section I

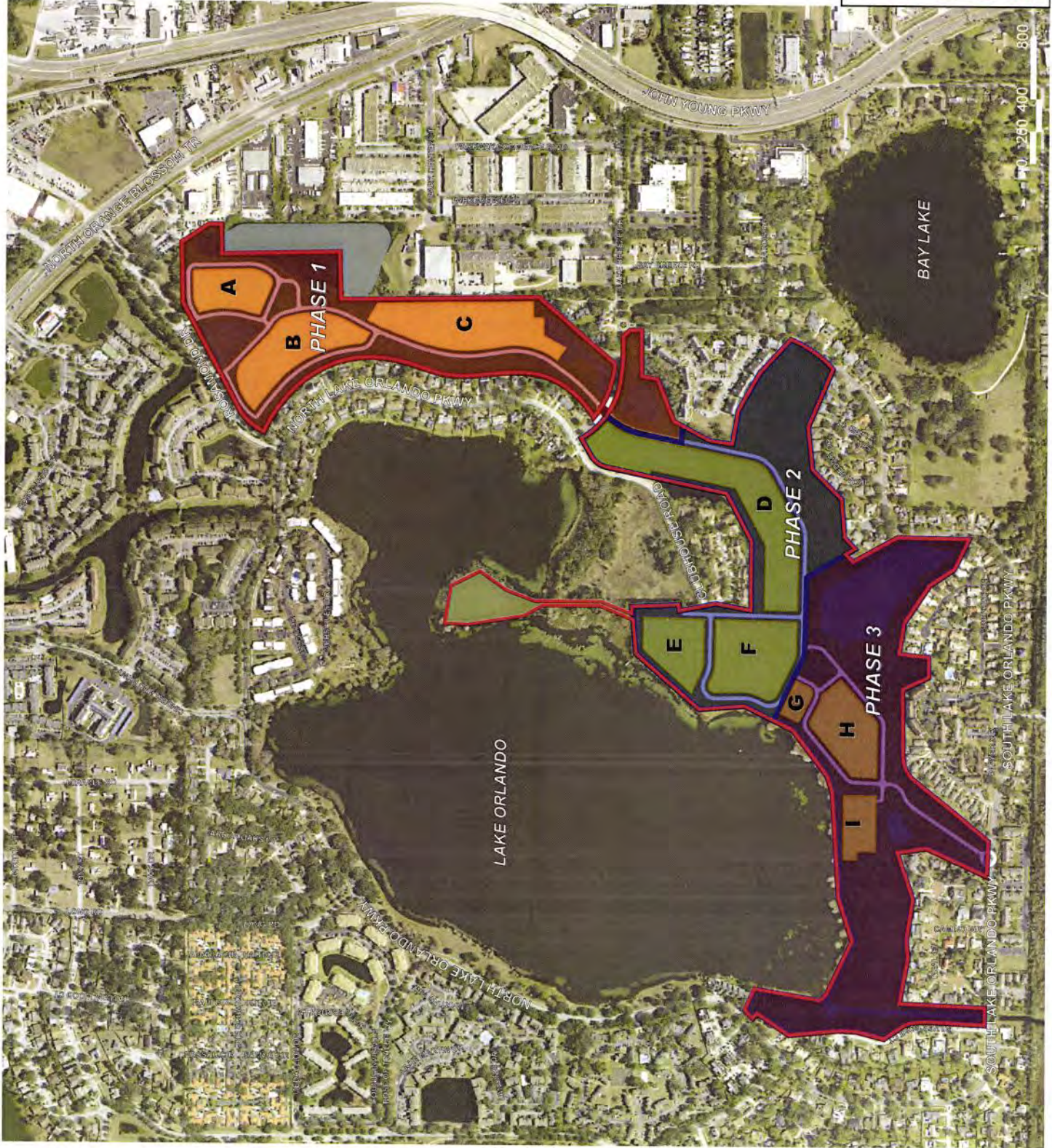
Section II

Section III

Section IV - Shared Use Path

Trail - Off-street Dual Use Facility

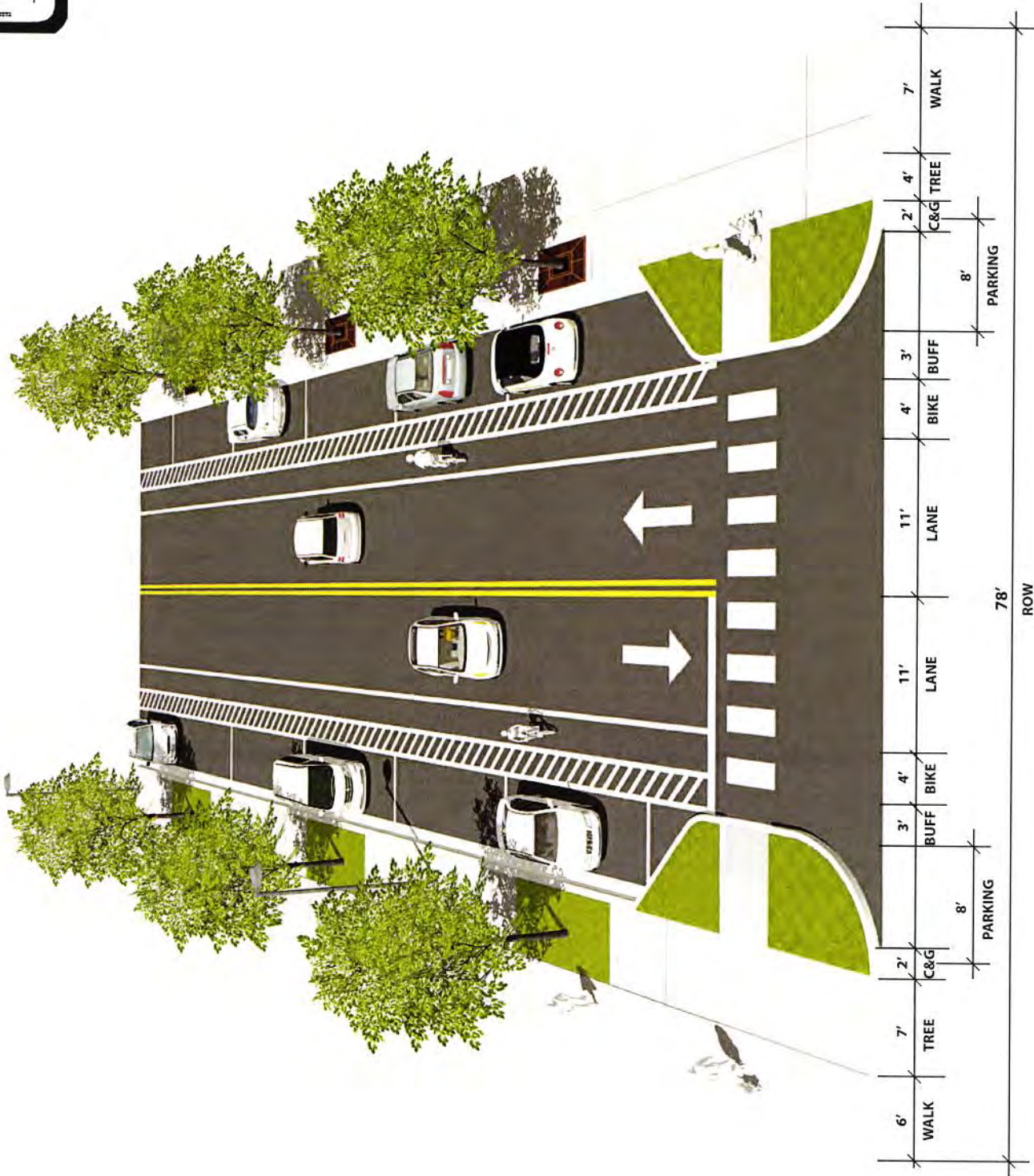




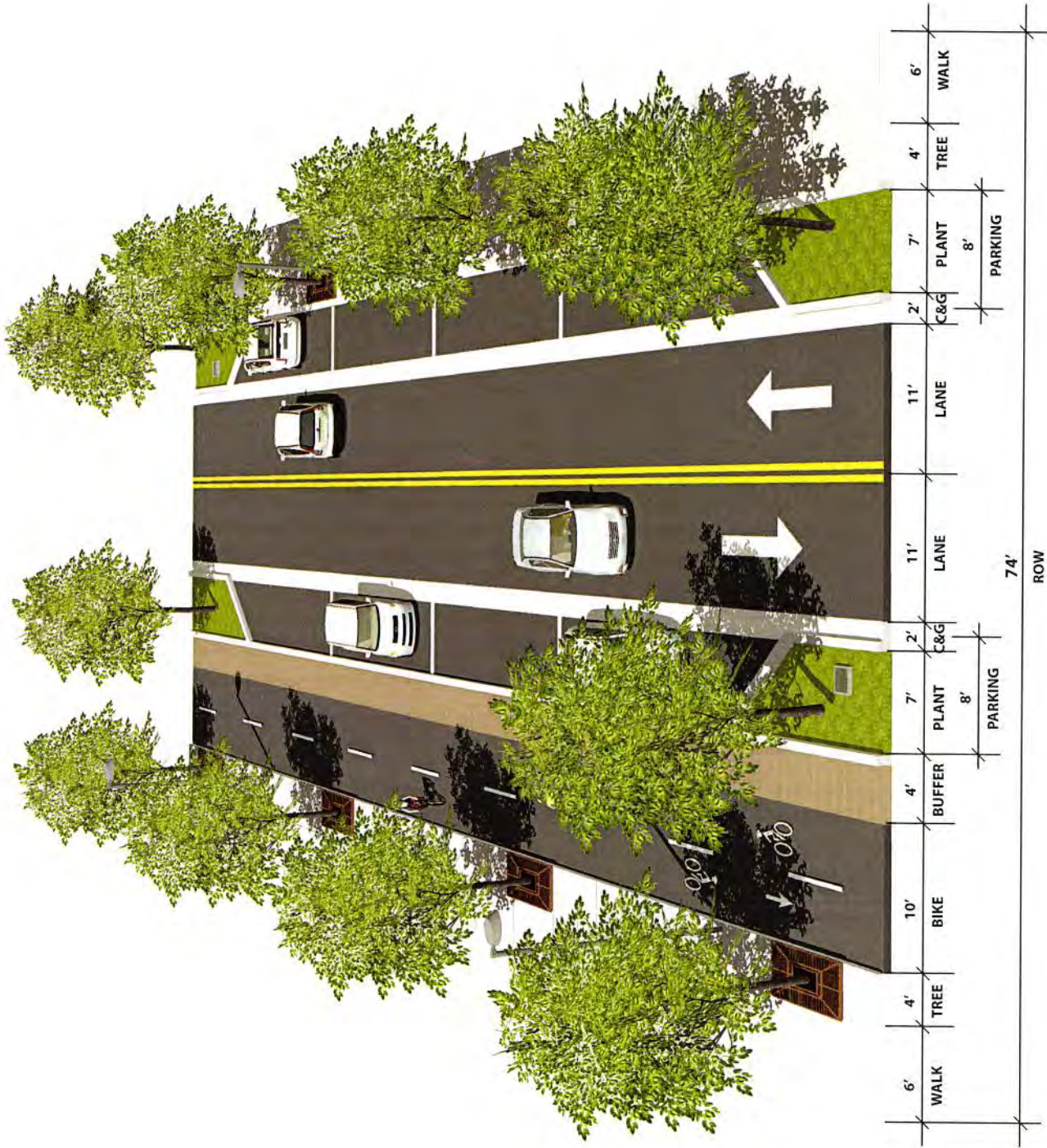
LEGEND

- PHASE 1 DEVELOPMENT
- PHASE 2 DEVELOPMENT
- PHASE 3 DEVELOPMENT
- PROJECT BOUNDARY

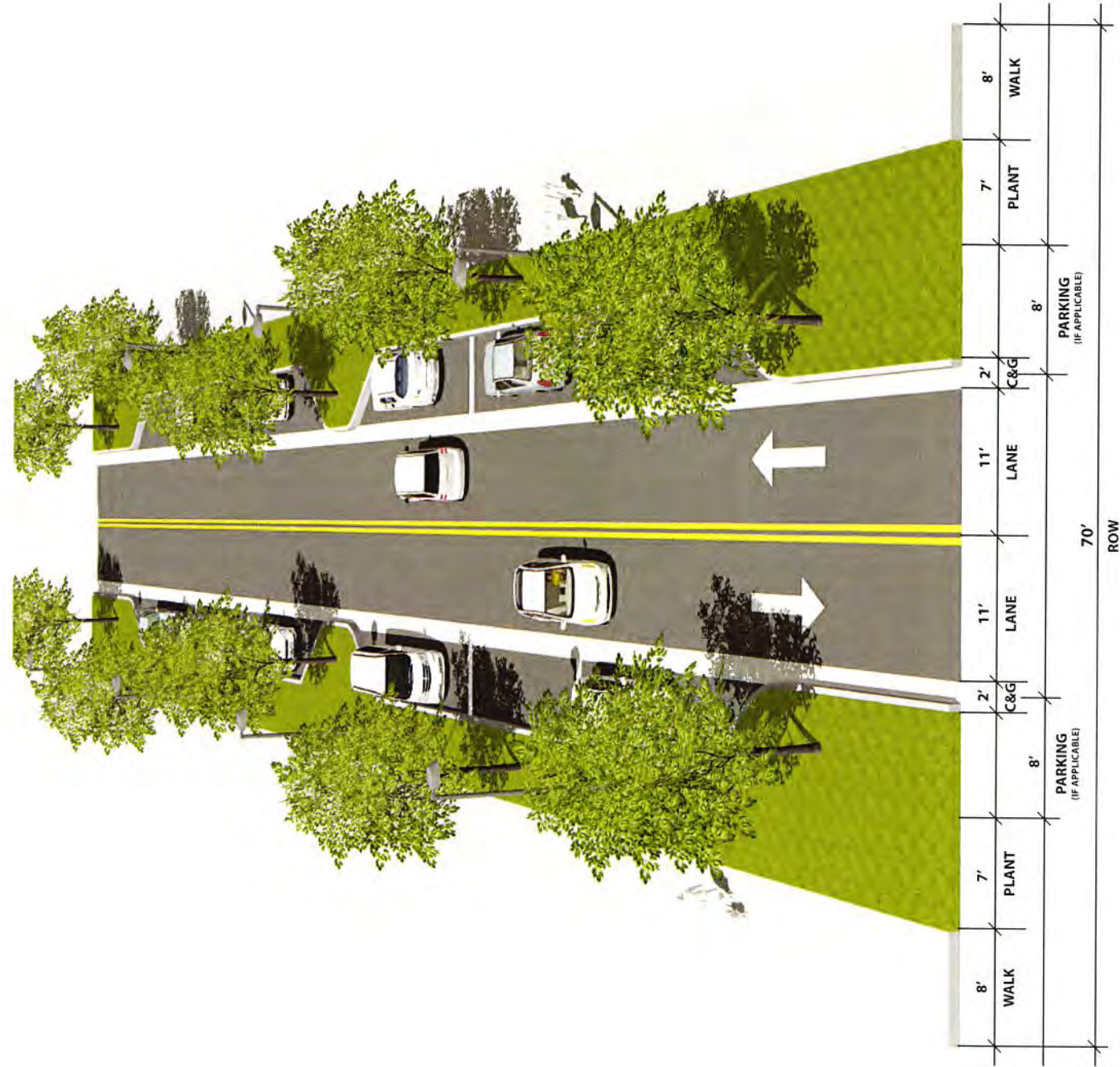




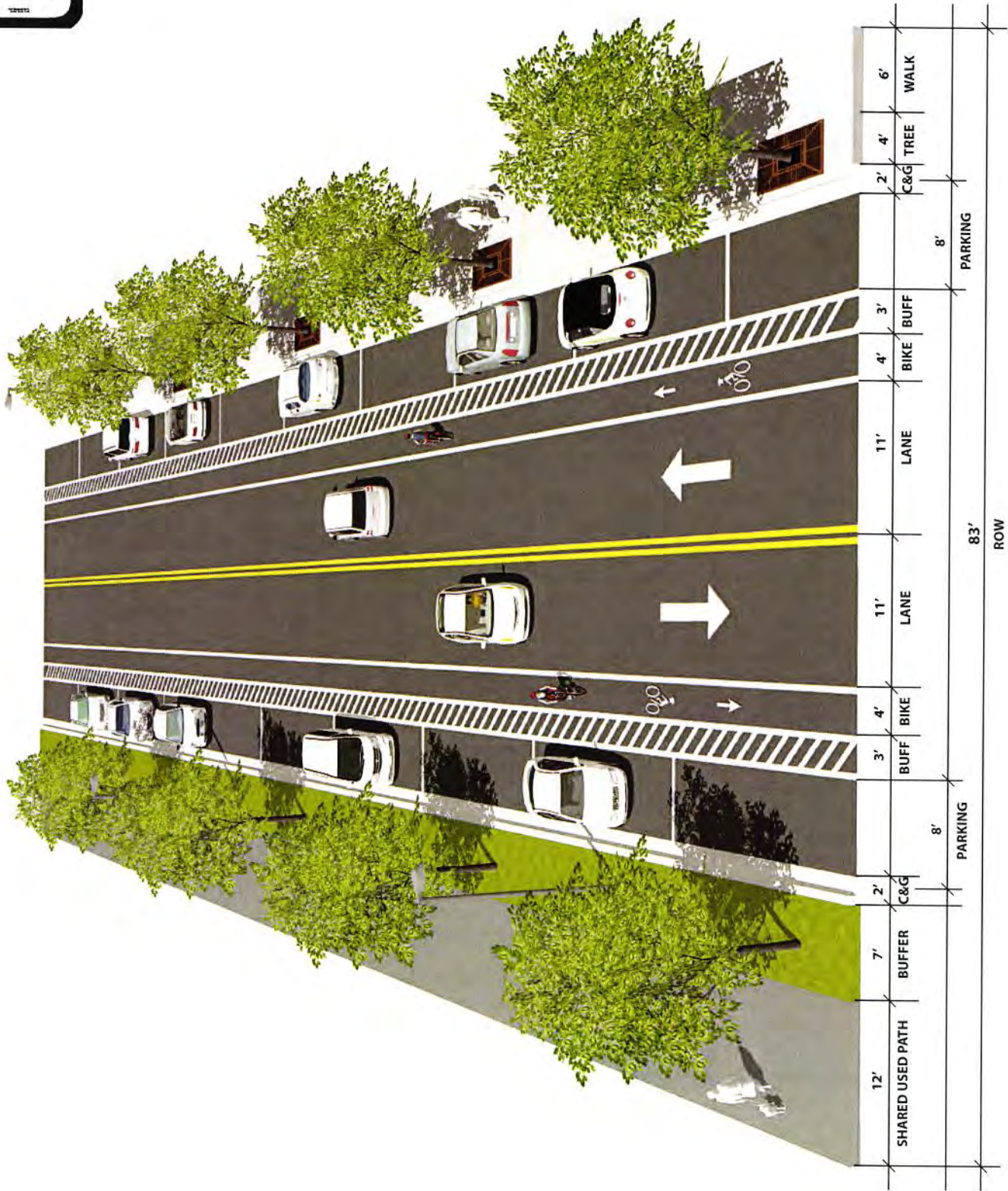




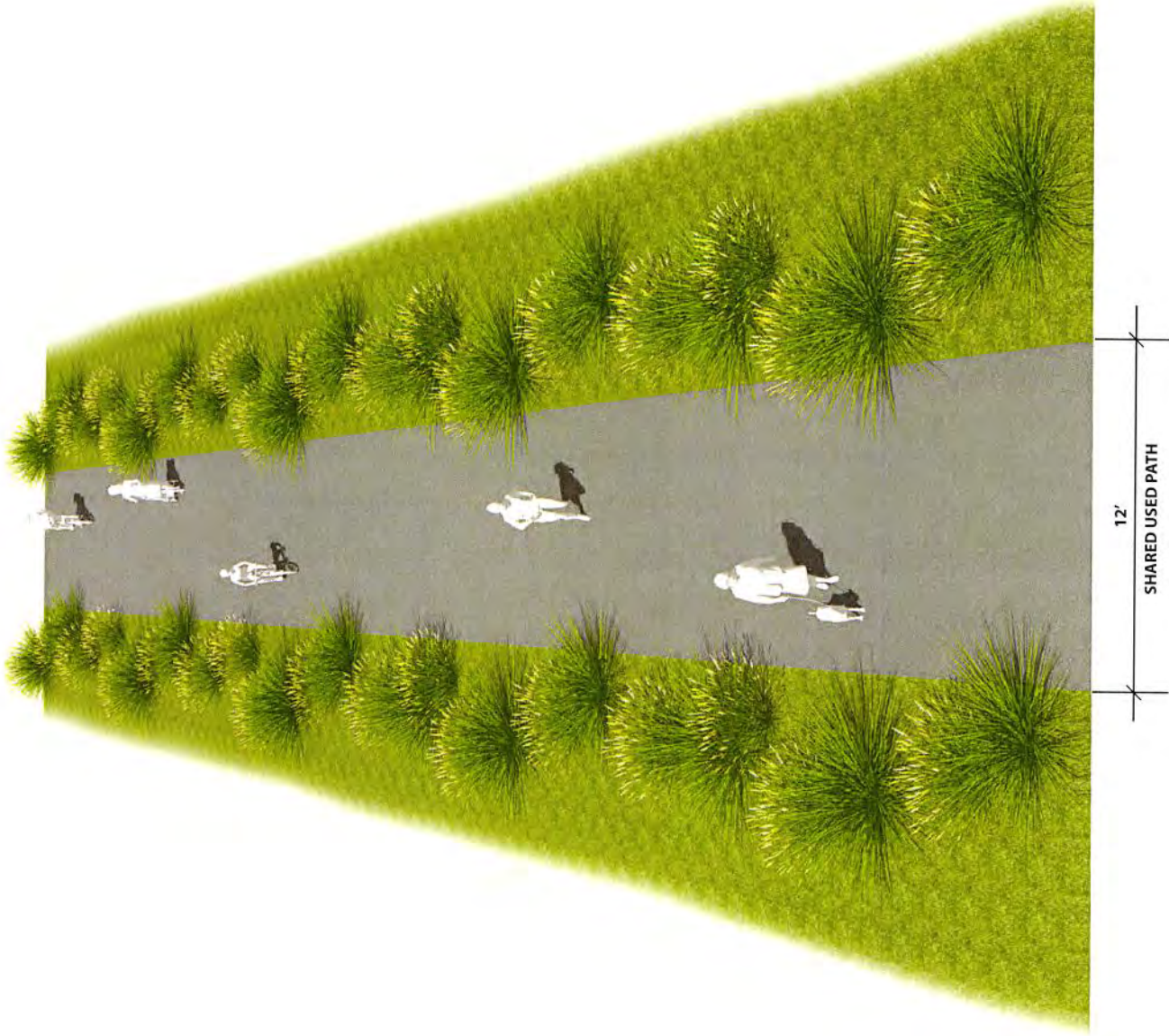
ROSEARTS DISTRICT PD  
TYPICAL SECTION II - 74' ROW + CYCLE TRACK







ROSEARTS DISTRICT PD  
TYPICAL SECTION IV - 83' ROW + BIKE LANES AND SHARED USE PATH





# Orlando Sentinel

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Before the undersigned authority personally appeared  
Rose Williams, who on oath says that he or she is an Advertising  
Representative of the ORLANDO SENTINEL, a DAILY newspaper  
published at the ORLANDO SENTINEL in ORANGE County, Florida; that  
the attached copy of advertisement, being a Legal Notice in the matter of  
11150-Public Hearing Notice, December 6, 2021 at 2:00 p.m., Ordinance  
#2021-74 was published in said newspaper in the issues of Nov 23, 2021.

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, in said 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

Rose Williams

Name of Affiant

Sworn to and subscribed before me on this 24 day of November, 2021,  
by above Affiant, who is personally known to me (X) or who has produced identification ( ).



Signature of Notary Public



Name of Notary, Typed, Printed, or Stamped

7076147



## NOTICE OF PROPOSED ENACTMENT

On Monday, December 6, 2021, the Orlando City Council will consider proposed ordinance #2021-74, entitled AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ORLANDO, FLORIDA, REZONING CERTAIN LAND GENERALLY LOCATED SOUTHWEST OF N. ORANGE BLOSSOM TRAIL, WEST OF S. JOHN YOUNG PARKWAY, NORTH OF S. LAKE ORLANDO PARKWAY, EAST OF N. LAKE ORLANDO PARKWAY, AND SOUTH OF LAKE ORLANDO AND COMPRISED OF 128 ACRES OF LAND, MORE OR LESS, FROM HOLDING WITH THE WEKIVA OVERLAY DISTRICT, IN PART, CONSERVATION WITH THE WEKIVA OVERLAY DISTRICT, IN PART, MEDIUM INTENSITY RESIDENTIAL DEVELOPMENT WITH THE WEKIVA OVERLAY DISTRICT, IN PART, AND INDUSTRIAL (ORANGE COUNTY), IN PART, TO PLANNED DEVELOPMENT WITH THE WEKIVA OVERLAY DISTRICT PROVIDING A DEVELOPMENT PLAN AND SPECIAL LAND DEVELOPMENT REGULATIONS OF THE PLANNED DEVELOPMENT DISTRICT; PROVIDING FOR SEVERABILITY; CORRECTION OF SCRIVENER'S ERRORS, PERMIT DISCLAIMER, 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 Chamber, 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. All pertinent information about meeting access and participation instructions will be available on [orlando.gov/councilmeeting](http://orlando.gov/councilmeeting) at least 3 days prior to the meeting. Additionally, interested parties are invited to watch the meeting live and may participate by providing public comment during the meeting or submitting written public comment in advance regarding the proposed ordinance. The opportunity to provide public comment is available until the designated public comment portion of the item is closed. All items received are public record. The proposed ordinance may be inspected at the Office of the City Clerk located on the 2nd floor, Orlando City Hall, 400 S. Orange Ave., Orlando, Florida or online at [orlando.gov](http://orlando.gov). Anyone who desires to appeal an official decision made at this meeting, if an appeal is permitted by law, may need to obtain a verbatim record of the proceedings that includes the testimony and evidence upon which the appeal is based. The City of Orlando is committed to reasonably accommodating the communication needs of persons with disabilities. Persons with disabilities who need reasonable accommodations to participate in this meeting, contact no later than 24 hours in advance of the meeting, the Office of the City Clerk at 407.246.2251 or [cityclerk@orlando.gov](mailto:cityclerk@orlando.gov).