



# CITY OF ORLANDO

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)**

- 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  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).
- 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



**CITY OF ORLANDO  
COUNCIL AGENDA  
ITEM**

City Clerk's  
Use Only:

H/O 2nd Read  
#1

**Items Types:**  
Hearings/Ordinances/2nd Read

**For Meeting of:**  
08/30/2010

**Signature Approval**  
Dean Grandin

**District:** 1, 4

**From:** Economic Development

**Budget Approval**  
Michael Stieber

**Exhibits:** ● Yes ○ No

**On File (City Clerk) :**  
● Yes ○ No

**Draft Only:**  
○ Yes ● No

**Grant Received by City?:** ○ Yes ● No

**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

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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.

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**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

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**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.

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**Attachments**



Orange\_Michigan SP 2nd Reading.pdf Exhibit A.pdf

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**On File**

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

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**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.*

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**Distribution:**

**General:**

Francis Flynn/TPL/TRN/Orlando, Jason M Burton/PND/EDV/Orlando, Pauline D Eaton/PND/EDV/Orlando, Linda Rhinesmith/EDV/EDV/Orlando, Kyle A Shephard/LEG/EXO/Orlando, Holly B Stenger/PND/EDV/Orlando, Jeanne D Wilson/OCC/EXO/Orlando, Charles T Smith/OCC/EXO/Orlando, Keith Grayson/PER/EDV/Orlando

**Signature:**

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**Contact:**

Jenny L Wheelock/PND/EDV/Orlando

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**Accepted By:** Dolores Meyer

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

1 AN ORDINANCE OF THE CITY OF ORLANDO, FLORIDA,  
2 AMENDING SECTION 62.499 OF THE LAND  
3 DEVELOPMENT CODE TO CREATE THE  
4 ORANGE/MICHIGAN SPECIALLY PLANNED AREA;  
5 ESTABLISHING A SPECIAL PLAN OVERLAY ZONING  
6 CLASSIFICATION ON CERTAIN PROPERTIES  
7 GENERALLY LOCATED SOUTH OF LAKE LUCERNE,  
8 EAST OF THE CSX RAILROAD, WEST OF SUMMERLIN  
9 AVENUE, AND NORTH OF LAKE JENNIE JEWEL;  
10 AUTHORIZING AMENDMENT OF THE OFFICIAL  
11 ZONING MAP; PROVIDING FOR APPLICABILITY,  
12 SEVERABILITY, CODIFICATION, CORRECTION OF  
13 SCRIVENER'S ERRORS, AND AN EFFECTIVE DATE.  
14

15 WHEREAS, Section 163.3202(1), Florida Statutes, requires that the City of Orlando,  
16 Florida (the "City") adopt or amend and enforce land development regulations that are consistent  
17 with and implement the City's adopted comprehensive plan; and  
18

19 WHEREAS, Section 163.3201(3), Florida Statutes, encourages the use of innovative  
20 land development regulations and requires that all land development regulations be combined  
21 into a single land development code for the City; and  
22

23 WHEREAS, from time to time, amendments and revisions to the City's adopted  
24 comprehensive plan (the "Growth Management Plan") and progress in the field of planning and  
25 zoning make it necessary or desirable to amend or revise the land development regulations of the  
26 City; and  
27

28 WHEREAS, the Mayor has authorized the creation of a Vision Task Force to study the  
29 areas of S. Orange Avenue and Michigan Street in order to make recommendations for a  
30 Specially Planned Overlay District; and  
31

32 WHEREAS, a Vision Task Force studied the areas of S. Orange Avenue and Michigan  
33 Street at monthly meetings from July 2009 to March 2010; and  
34

35 WHEREAS, at its regularly scheduled meeting of May 18, 2010, the Municipal Planning  
36 Board recommended to the City Council of the City of Orlando, Florida (the "Orlando City  
37 Council"), that the provisions of this ordinance are consistent with the applicable provisions of  
38 the City's adopted Growth Management Plan, are in the best interest of the public health, safety,  
39 and welfare, are in harmony with the purpose and intent of the City's Land Development Code,  
40 will not result in disorderly and illogical development patterns, and will not result in  
41 incompatible land uses; and  
42

43 WHEREAS, the Orlando City Council hereby finds and determines that this ordinance is  
44 consistent with the applicable provisions of the City's adopted Growth Management Plan, is in  
45 the best interest of the public health, safety, and welfare, is in harmony with the purpose and

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46 intent of the City's Land Development Code, will not result in disorderly and illogical  
47 development patterns, and will not result in incompatible land uses; and  
48

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

52 **SECTION 1. SECTION 62.499, AMENDED.** Section 62.499, Code of the City of  
53 Orlando, Florida, is amended to read as follows:  
54

55 **Sec. 62.499. Reserved. Orange/Michigan Special Plan.**  
56

57 **(a) Relationship to Growth Management Plan.** The Growth Management Plan (GMP) calls  
58 for an Urban Design Plan for the S. Orange Avenue/Michigan Street corridors and  
59 performance standards for mixed-use corridors in the Traditional City (Urban Design  
60 Element Goal 2, Objective 2.1, and Policy 2.1.4, and Goal 4, Objective 4.1, and Policy  
61 4.1.1.). This Special Plan implements the recommendations from the Urban Design Plan and  
62 establishes performance standards.  
63

64 **(b) Objectives.** The overall purpose of the Orange/Michigan Special Plan is to preserve and  
65 strengthen commercial activities and redevelopment opportunities within the S. Orange  
66 Avenue and Michigan Street corridors, enhance pedestrian safety and main street character,  
67 and protect existing residential neighborhoods from encroachment.  
68

69 The specific objectives of this Special Plan are to:  
70

- 71 (1) Program appropriate transitions between residential neighborhoods and commercial  
72 properties to provide opportunities for compatible development.
- 73 (2) Set maximum standards for building height, mass, and scale that reflect allowable  
74 intensities and densities while ensuring logical transitions from activity centers and  
75 mixed-use corridors to residential neighborhoods.
- 76 (3) Support and enhance the pedestrian-oriented nature and unique character of S. Orange  
77 Avenue and Michigan Street through urban design guidelines.
- 78 (4) Set standards for building setbacks to allow for adequate streetscape treatment, sidewalk  
79 widths, landscaping, and other desirable elements.  
80

81 **(c) Application.** The standards of this Special Plan shall apply to the area within the City of  
82 Orlando depicted in Figure 43(I). The requirements of the Special Plan shall apply in  
83 addition to the other requirements of the City's Land Development Code (LDC). If there is  
84 any conflict between the other requirements of the LDC and this Plan, this Plan shall apply.  
85

86 [Insert Figure 43(I): Special Plan Overlay Map]  
87

88 **(d) Support Document.** The standards of this Special Plan are intended to implement the  
89 recommendations provided in the Orange/Michigan Vision Plan Support Document (May  
90 2010). The support document shall provide the basis for clarifying the intent of the  
91 regulations contained in this Section.

92  
93 **(e) Precise Plan Transitions.** The following transition areas (“Transects”), as depicted on the  
94 Transect Map (Figure 43(K)) and further described in Figure 43(L), are hereby created:  
95

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

100  
101 (2) T3.5: Live/Work Transect. This intermediate transition area is intended to allow for a mix  
102 of townhomes, attached or semi-detached residential buildings (1-4 dwelling units  
103 typical), offices, and residential-office mixed use buildings that are rear-loaded, designed  
104 to appear residential from adjacent residential streets, and accessed from adjacent T4  
105 properties. Up to 0.30 FAR of office uses may be allowed in residential zoning districts  
106 when permitted by relevant Growth Management subarea policies. This is primarily a  
107 residential transect, and as such retail, restaurant, personal service, and other commercial  
108 uses are not permitted. T3.5 properties are encouraged to be consolidated with abutting  
109 properties facing commercial corridors (particularly S. Orange Avenue, E. Michigan  
110 Street, E. Pineloch Avenue, and W. Grant Street) whenever feasible.

111  
112 The following development standards shall apply to properties designated as T3.5 in  
113 Figure 43(K):  
114

115 a. Maximum Building Mass. Maximum of two stories permitted for any office use.  
116 Residential uses are typically no more than two stories, but an additional half story to  
117 one story may be allowed for residential development when the overall building  
118 height does not exceed the maximum height permitted by the zoning district.  
119 Approvals to allow significantly more height are prohibited.  
120

121 b. Bonuses. Intensity bonuses are prohibited. Where otherwise permitted by Chapter 58,  
122 Part 6, density bonuses may only be approved when the additional units will be  
123 retained as affordable or attainable housing units within an otherwise market-rate  
124 development. No bonus shall be approved that increases the building mass beyond  
125 what would otherwise be allowed. All other requirements of Chapter 58, Part 6 shall  
126 continue to apply.  
127

128 c. Residential Character Required. For all office development and any development  
129 utilizing more than one story, gable, hip or similar residential roof styles are required.  
130 Flat roofs are prohibited for office development. In order to maintain the residential  
131 character of these areas, front porches and other traditional residential-style  
132 architectural features are encouraged, and may be required during Appearance  
133 Review to ensure that a residential character is achieved in the building design.  
134

135 d. Stormwater or Parking for Adjacent Uses. Stormwater and parking areas to support  
136 adjacent uses may be allowed on T3.5 lots as illustrated in Figure 43(J)(1) when the  
137 Zoning Official determines that the consolidated site plan provides appropriate

138 transitions to the adjacent residential neighborhood and meets the following  
139 standards:

- 140 1. The T3.5 lot(s) are consolidated with a T4 property as a single development site.
- 141 2. A Bufferyard B, to include a solid masonry wall, is provided between any parking  
142 or vehicular use area and any directly adjacent residential lot.
- 143 3. Parking must be screened by a wall at least 3 feet and no more than 5 feet in  
144 height from any public street. Walls greater than 3 feet in height above grade shall  
145 be no more than 50 percent solid. Groundcover or landscaping must be provided  
146 between the wall and the street.
- 147 4. Stormwater must meet the standards contained in this Section.

- 148
- 149 e. T3.5 Block Faces. Notwithstanding the above, commercial parking or stormwater  
150 retention shall not be the principal or only use of T3.5 lots where the majority of a  
151 block face is designated as a T3.5 transect area. For the purposes of this Plan, “block  
152 face” shall be considered to mean all of the lots on one side of a street located  
153 between two intersecting streets. Any parking structures, surface parking, or  
154 stormwater retention areas developed on T3.5 lots to serve adjacent T4 areas must be  
155 be screened from view from the opposite side of the street with residentially-scaled  
156 liner buildings, as illustrated in Figure 43(J)(2).

157  
158 [insert Figure 43(J)(1-2)]

- 159
- 160 f. Parking Locations. All requirements for garages and parking locations of the  
161 Traditional City shall be met. Front-loading garages must be located a minimum of 5  
162 ft. behind the principal façade, except for detached single family homes. Surface  
163 parking areas must be located to the rear of buildings, or between the building and a  
164 T4 parcel.
- 165
- 166 g. Front yard setbacks. A reduced 15-ft. front yard setback may be permitted when two  
167 or more T3.5 lots are consolidated, a T3.5 lot is consolidated with a T4 lot, or a T3.5  
168 lot is adjacent to another lot that has already been developed utilizing the reduced  
169 setback.
- 170
- 171 h. Building Articulation. Buildings should be articulated approximately every 30 to 40  
172 linear ft., to match the existing character of single family homes on nearby lots.
- 173
- 174 i. Cross-Access. Cross access easements and unified access and site circulation must be  
175 provided to adjacent T4 and T3.5 lots unless waived by the Planning Official.
- 176
- 177 j. Site Access. Sites should be accessed from adjacent T4 properties. New curb cuts on  
178 residential streets to serve a single T3.5 parcel shall be discouraged, except where the  
179 T3.5 parcel is being developed as a single family home. Where an entire block face is  
180 designated T3.5, curb cuts to serve office development are prohibited – access must  
181 be from a side street or adjacent T4 property.
- 182

183 k. Office Uses. The conversion of existing single family homes to office uses without  
184 consolidation of circulation, access, parking, and stormwater retention is not  
185 consistent with the intent of the T3.5 transect area and shall not be permitted. Where  
186 the majority of the block face is designated as T3.5, a minimum of three lots must be  
187 consolidated prior to conversion of existing homes into office uses. All access,  
188 circulation, and parking must be provided to the rear of the existing structure,  
189 consistent with the standards for the T3.5 transect. Curb-cuts for residential  
190 driveways shall be closed if the residential structure is converted for office uses, and  
191 fences or walls shall be used to screen all parking areas not already screened by the  
192 existing structure. In order to enhance the compatibility of converted offices on Jersey  
193 Street with the rest of the residential neighborhood, use of existing homes as offices  
194 shall be limited to those office uses that operate between the hours of 7 a.m. and 10  
195 p.m. Special care shall be taken by property owners and tenants of such properties to  
196 not disturb the residential characteristics, aesthetics, and general tranquility of the  
197 neighborhood.

198  
199 l. Signage. Limited signage shall be permitted for office uses in residential zoning  
200 districts in the T3.5 transect area as follows:

- 201  
202 1. Single office in a single building: One nameplate or directory sign not to exceed  
203 four square feet in area  
204 2. Two or Three Offices in a single building: One directory sign not to exceed six  
205 square feet in area and one nameplate not to exceed four square feet in area  
206 3. Four or More Offices in a single building: One directory sign not to exceed eight  
207 square feet in area and one nameplate not to exceed four square feet in area.  
208 4. Townhome-style units may be considered separate buildings for the purposes of  
209 determining allowable signage  
210 5. Only wall mounted, marquee, window, projecting, awning, and shingle signs shall  
211 be permitted. Ground signs and pole signs shall be prohibited. No sign shall be  
212 internally illuminated when visible from an adjacent residential area.

213  
214 (3) T4: General Urban Transect. This transect is the “main street” transect and is intended to  
215 promote a mix of commercial, office, residential, and mixed-use buildings that are  
216 appropriately scaled to the main street area. Buildings are typically 1-3 stories. Ground  
217 floor commercial uses are encouraged and pedestrian-oriented amenities and architectural  
218 features on the ground floor are required.

219  
220 The following development standards shall apply to properties designated as T4 in Figure  
221 43(K):

- 222  
223 a. Maximum Building Mass (east of Orange Avenue and north of Michigan Street).  
224 Three stories for all buildings.  
225  
226 b. Maximum Building Mass (west of Orange Avenue and south of Michigan Street).  
227 Three stories for single-use buildings. Four stories for mixed-use or civic/public  
228 benefit use buildings.



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- 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.
- e. 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.

275  
276 e. Cross Access. Cross access easements and unified access and circulation must be  
277 provided to adjacent parcels unless waived by the Planning Official.

278  
279 f. Site Access. New curb-cuts to Orange Avenue and Michigan Street are not allowed  
280 unless no other possible ingress and egress solutions exist.

281  
282 (5) T6: Urban Core Transect. This transect area consists of multi-story buildings with  
283 structured parking, ground floor commercial, hospital and medical campuses, and  
284 residential densities to support transit. Areas where the T6 designation is appropriate are  
285 largely located west of the Orange Avenue corridor and are excluded from the Special  
286 Plan boundaries. Default zoning standards shall continue to apply.

287  
288 [Insert Figure 43(K): Transect Map]

289  
290 [Insert Figure 43(L): Transition Areas]

291  
292 **(f) Conditional Use Permit Required. Proposed buildings that exceed the maximum building**  
293 **mass profiles enumerated above are only allowed when approved by Conditional Use Permit.**  
294 **In granting a Conditional Use Permit for a proposed building that exceeds the maximum**  
295 **building mass allowed by this Section, the Municipal Planning Board shall consider the**  
296 **factors and standards applicable to all Conditional Use Permits and may prescribe**  
297 **appropriate conditions and safeguards as stated in Chapter 65. In addition to the factors and**  
298 **standards in Chapter 65, the Municipal Planning Board shall evaluate Conditional Use Permit**  
299 **applications based on the following review criteria:**

300  
301 **(1) The design of the proposed building should create transitions within the development**  
302 **site, so that building heights step down to adjacent properties; and**

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

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

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

312  
313 **(g) Stormwater Design.**

314  
315 **(1) Intent. The properties located along S. Orange Avenue have historically had difficulties**  
316 **meeting engineering standards for stormwater retention and quality within the constraints**  
317 **of a dense, traditional urban fabric due to the low elevation of S. Orange Avenue, the**  
318 **relatively low elevation of the entire area, and the relatively high water table in the area**  
319 **within the context of a large flood plain. In order to maintain positive design elements**  
320 **and encourage context-sensitive redevelopment, the following requirements for storm**

321 water design shall be met.

322  
323 (2) Submittal Requirements. A master drainage plan and site and building section drawings  
324 shall be included in all master plan, conditional use, or planned development  
325 applications. The master drainage plan shall include data on the 25 year, 24-hour pre-  
326 and post- conditions and the 100-year flood elevation. The site section drawings shall  
327 show the finished floor elevations of all proposed buildings. The purpose of the Master  
328 Drainage Plan and site and building section drawings is to clearly show the relationship  
329 of the stormwater systems and necessary site grading to the buildings, sidewalks, ramps,  
330 parking areas, outdoor dining areas, landscaping, and other site design elements.

331  
332 (3) Stormwater Design on T4, T5, and T6 lots. The following techniques shall be utilized  
333 when designing stormwater systems. Nothing in this section shall exempt the applicant  
334 from meeting all requirements of the state, water management district, or other governing  
335 body for water quality standards.

336  
337 a. Site-sensitive grading techniques. Commercial buildings should be oriented towards  
338 the street, with public entrances directly accessible from the street-level. Elevated  
339 public entrances shall be discouraged, except for multi-family residential or  
340 townhome development. Where site grading is required, the resulting finished floor  
341 elevation shall be sensitively integrated into the design of the site using appropriate  
342 landscaping, building design, or active uses that can be appropriately elevated 1 to 3  
343 steps above the sidewalk grade such as outdoor dining spaces. No steps or railings  
344 shall be permitted to encroach within a sidewalk, public right-of-way, or city services  
345 easement.

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

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

354  
355 (4) Stormwater on T3.5 lots. Where permitted by the T3.5 transect area regulations,  
356 stormwater retention areas on T3.5 lots must meet the following standards:

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

359 b. Slopes should be less than 4:1

360 c. No gravel bottoms – must be landscaped.

361 d. Litter management is required.

362 e. Solid walls may be used to support grading or to screen parking areas from  
363 neighborhoods. All other fencing must be CPTED-style open metal fencing. Chain  
364 link fencing is prohibited.

365

366 (h) Traditional City Design Standards. The properties north of Michigan Street in the Special  
367 Plan area are located within the Traditional City zoning overlay district, and all requirements  
368 of the Traditional City zoning overlay district shall continue to apply except as explicitly  
369 modified by this Special Plan. Additionally, the desirable design characteristics of the  
370 Traditional City shall be extended south of Michigan Street as a part of the design  
371 requirements of the Orange/Michigan Special Plan.  
372

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

- 376 a. Surface parking lots shall be located to the rear or the side of the principal building.  
377 No parking spaces shall be located in front of any portion of a principal façade.
- 378 b. Side yard parking, or any parking adjacent to a street, must be screened by a wall at  
379 least 3 feet and no more than 5 feet in height and finished to match the materials of  
380 the principal structure. Chain link or wood fences shall not be considered to meet this  
381 requirement. Walls greater than 3 feet in height above grade shall be no more than 50  
382 percent solid. Groundcover or landscaping must be provided between the wall and  
383 any public street.
- 384 c. Must meet minimum transparency standards (see Appearance Review standards in  
385 this Section).
- 386 d. A pedestrian entrance oriented towards the street must be provided.
- 387 e. Drive-throughs may not be located between the building and a public street.
- 388 f. The standards for architectural appearance review contained in Chapter 62 of this  
389 Code will guide review of development.

390  
391 (2) The following modified Traditional City design standards shall apply to properties south  
392 of Illiana Street to the City Limits to include new annexations, except along Pineloch  
393 Avenue, within the Special Plan area:  
394

- 395 a. A single row of parking stalls and one drive-aisle may be permitted in front of the  
396 principal building façade. Additional parking may be located to the sides or rear of  
397 the property.
  - 398 b. Side yard parking, or any parking adjacent to a street, must be screened by a wall at  
399 least 3 feet and no more than 5 feet in height and finished to match the materials of  
400 the principal structure. Chain link or wood fences shall not be considered to meet this  
401 requirement. Walls greater than 3 feet in height above grade shall be no more than 50  
402 percent solid. Groundcover or landscaping must be provided between the wall and  
403 any public street.
  - 404 c. Safe pedestrian pathways and a pedestrian entrance oriented to the street are required.
  - 405 d. Drive-throughs may not be located between the building and a public street.
  - 406 e. Must meet minimum transparency standards (see Appearance Review standards in  
407 this Section).
- 408

409 (3) Where this Special Plan requires compliance with Traditional City standards on  
410 properties located outside of the Traditional City overlay district, the Planning Official  
411 may authorize the use of the modified Traditional City standards described above if the  
412 application of the full Traditional City standards will not result in logical or orderly  
413 redevelopment.

414

415 **(i) Setbacks.**

416

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

421

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

430

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

436

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

441

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

449

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

452

(1) Outdoor dining or seating areas

453

(2) Hardscaped courtyards with landscape planters or landscaped areas

- 454 (3) Accommodations for grade changes necessary to direct stormwater to the back of  
455 the site – grading with landscaping, steps, elevated platforms, stairs, or other  
456 treatment as approved by an Appearance Review officer.
- 457 (4) In order to encourage variety in building setbacks along the corridor, a maximum  
458 of 30 percent of the primary building façade may be permitted to encroach up to 7  
459 ft. into the required 20 ft. setback.
- 460 (5) Canopies and arcade designs may be used to provide shade coverage in the 7 ft.  
461 courtyard area. Second and third stories may project over the 7 ft. courtyard area,  
462 but may not encroach into the 13 ft. streetscape area.
- 463 (6) CPTED-style fencing or railings may be utilized to define the courtyard space,  
464 provided a clear pedestrian path is retained from the sidewalk to the entrance of  
465 the building. No gates, chains, locks, or other barrier shall prevent pedestrian  
466 access into this space during hours the establishment is open to the public. In no  
467 event shall opaque fencing or walls be installed, nor shall visibility into the  
468 courtyard be compromised in any way.
- 469 (7) Bike racks may be located within this area, provided they are located such that  
470 bicycles parked in the bike rack area will not encroach into the sidewalk area.
- 471 (8) Blade signs and other projecting signs may encroach into the 7 ft. courtyard area,  
472 provided they conform to all sign standards in Chapter 64.
- 473 (9) To encourage pedestrian activity and further the pedestrian orientation of the S.  
474 Orange Avenue/Michigan Street corridors, menu board signs shall be permitted in  
475 the 7 ft. courtyard area, subject the following requirements:
- 476 a. Only one menu board sign may be permitted per store front or business.  
477 b. Menu boards shall not exceed 6 sq. ft. in size (3 ft. by 2 ft.).  
478 c. Menu boards shall be positioned so as to be adjacent to that restaurant or  
479 business listed on the board and information on that board shall advertise  
480 exclusively the goods and services of that business and be placed in a  
481 manner which is clearly visible to pedestrian traffic.  
482 d. All signs shall be removed at the end of each business day.  
483 e. No menu board sign shall be located within a public right of way or  
484 sidewalk easement
- 485 (10) Outdoor display areas when the following conditions are met:
- 486 a. Only the following types of merchandise shall be permitted to be  
487 displayed outdoors:
- 488 1. Antique or custom made furniture  
489 2. Clothing  
490 3. Art, sculpture, pottery, and other unique handmade goods  
491 4. Merchandise that would otherwise be permitted to be displayed  
492 outdoors by this Code