

**CITY OF ORLANDO
COUNCIL AGENDA ITEM**

H/O 2ND READ

7

BCC Mtg. Date: January 25, 2022

Items Types:

Hearings/Ordinances/2nd Read

District: 4**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. 2021-76 Annexing the Subject Properties, Assigning the Office Low Intensity and Residential Low-Intensity Future Land Use Designations and Initial Zoning of Planned Development (PD)/SP for Approximately 7.05 Acres of Property Generally Located East of S. Orange Avenue, South of Highway Place, and North of Jennie Jewel Drive (Drennen and Orange)(Economic Development)

Summary:

Ordinance No. 2021-76 will annex 18 parcels of land located east of S. Orange Avenue and south of Highway Place; assign the Office Low Intensity and Residential Low Intensity future land use designations; and assign initial zoning of PD/SP (SODO Special Plan Overlay District).

The properties currently contain office, retail, and small apartment buildings as well as detached single-family homes, and are being annexed to develop up to 82,000 sq. ft. office and retail with parking garage on South Orange Avenue, and 144 multifamily residential units. Parts of the property are reserved for additional future development. The subject properties are contiguous to the City limits and are reasonably compact.

Pending annexation of 3551 S. Orange Avenue, which is a separate item on this agenda, the annexation of these properties will not create an enclave.

Council accepted the petition for annexation on Feb. 22, 2021. The Municipal Planning Board (MPB) recommended approval of the annexation (ANX2020-10017), GMP amendments (GMP2020-10039), initial zoning (ZON2020-10034), and abandonment (ABN2020-10002) on Sept. 21, 2021. The first reading before City Council was Nov. 8, 2021.

Fiscal & Efficiency Data:

Fiscal impact statement attached.

Recommended Action:

Adopting Ordinance No. 2021-76 and authorizing the Mayor and City Clerk to execute the same, after final review and approval by the City Attorney's Office.

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: Megan Barrow, megan.barrow@orlando.gov, 407-246-3363; Melissa Clarke, melissa.clarke@orlando.gov

Received by: Clerk of BCC - December 20, 2021 - np
c: PEDS Department Director Jon Weiss
Planning Division Manager Alberto Vargas
Planner I Nicolas Thalmueller





Approved By:**Department**

Budget Outside Routing Approval
City Clerk

Date and Time

11/17/2021 11:39 AM
11/18/2021 3:44 PM

ATTACHMENTS:

Name:	Description:	Type:
 <u>Ordinance 2021-76 Drennen and Orange (REVISED).pdf</u>	Ordinance 2021-76 (REVISED)	Backup Material
 <u>ANX2021-10008 Fiscal Impact Statement.pdf</u>	Fiscal Impact Statement	Fiscal Impact Statement
 <u>Ordinance 2021-76 EXHIBIT A (REVISED).pdf</u>	Ordinance 2021-76 EXHIBIT A (REVISED)	Backup Material
 <u>Ordinance 2021-76 EXHIBIT E (REVISED).pdf</u>	Ordinance 2021-76 EXHIBIT E (REVISED)	Backup Material

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

BCC Mtg. Date: January 25, 2022

1 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY
2 OF ORLANDO, FLORIDA, ANNEXING TO THE
3 CORPORATE LIMITS OF THE CITY CERTAIN LAND
4 GENERALLY LOCATED EAST OF S. ORANGE AVENUE,
5 AND NORTH OF JENNIE JEWEL DRIVE AND
6 COMPRISED OF 7.05 ACRES OF LAND, MORE OR
7 LESS; AMENDING THE CITY'S GROWTH
8 MANAGEMENT PLAN TO DESIGNATE THE PROPERTY
9 AS OFFICE LOW INTENSITY, IN PART, AND
10 RESIDENTIAL LOW INTENSITY, IN PART;
11 DESIGNATING THE PROPERTY AS PLANNED
12 DEVELOPMENT WITH THE SODO SPECIAL PLAN
13 OVERLAY DISTRICT ON THE CITY'S OFFICIAL ZONING
14 MAPS; PROVIDING A DEVELOPMENT PLAN AND
15 SPECIAL LAND DEVELOPMENT REGULATIONS FOR
16 THE PLANNED DEVELOPMENT; PROVIDING FOR
17 AMENDMENT OF THE CITY'S OFFICIAL FUTURE LAND
18 USE AND ZONING MAPS; PROVIDING FOR
19 SEVERABILITY, CORRECTION OF SCRIVENER'S
20 ERRORS, PERMIT DISCLAIMER AND AN EFFECTIVE
21 DATE.

22
23 **WHEREAS**, on February 22, 2021, the City Council of the City of Orlando,
24 Florida (the "Orlando City Council"), accepted a petition for voluntary annexation
25 (hereinafter the "petition") bearing the signatures of all owners of property in an area of
26 land generally located east of S. Orange Avenue and north of Jennie Jewel Drive, such
27 land comprised of approximately 7.05 acres of land and being precisely described by the
28 legal description of the area by metes and bounds attached to this ordinance as **Exhibit**
29 **A** (hereinafter the "property"); and

30
31 **WHEREAS**, the petition was filed with the Orlando City Council pursuant to
32 section 171.044, Florida Statutes; and

33
34 **WHEREAS**, at its regularly scheduled meeting of September 21, 2021, the
35 Municipal Planning Board (the "MPB") of the City of Orlando, Florida (the "city"),
36 considered the following applications relating to the property:

37
38 1. Annexation case number ANX2020-10017, requesting to annex the property
39 into the jurisdictional boundaries of the city; and

40
41 2. Growth Management Plan (hereinafter the "GMP") case number GMP2020-
42 10039, requesting an amendment to the city's GMP to designate the property as "Office
43 Low Intensity," in part, and "Residential Low Intensity," in part on the city's official future
44 land use map; and

45
46 3. Zoning case number ZON2020-10023, requesting to designate the property
47 as "Planned Development with the SODO Special Plan" overlay district on the city's
48 official zoning maps (hereinafter referred to as the "applications");

49
50 4. Abandonment case number ABN2020-10002, requesting the abandonment of
51 Highway Place and South Magnolia Avenue;

WHEREAS, based upon the evidence presented to the MPB, including the information and analysis contained in the "Staff Report to the Municipal Planning Board" for application case numbers ANX2020-10017, GMP2020-10039, ZON2020-10023, and ABN2020-10002 (entitled "Drennen and Orange Abandonment and Rezoning" and "Drennen and Orange Annexation and GMP"), the MPB recommended that the Orlando City Council approve said applications and adopt an ordinance or ordinances in accordance therewith; and

WHEREAS, the MPB found that application GMP2020-10039 is consistent with:

1. The *State Comprehensive Plan* as provided at Chapter 187, Florida Statutes (the "State Comprehensive Plan"); and
2. The *East Central Florida 2060 Plan* adopted by the East Central Florida Regional Planning Council pursuant to sections 186.507 and 186.508, Florida Statutes (the "Strategic Regional Policy Plan"); and
3. The *City of Orlando Growth Management Plan*, adopted as the city's "comprehensive plan" for purposes of the Florida Community Planning Act, sections 163.3164 through 163.3217, Florida Statutes (the "GMP"); and

WHEREAS, the MPB found that application ZON2020-10023 is consistent with:

1. The GMP; and
2. The City of Orlando Land Development Code, Chapters 58 through 68, Code of the City of Orlando, Florida (the "LDC"); and

WHEREAS, sections 3 and 4 of this ordinance are adopted pursuant to the "process for adoption of small-scale comprehensive plan amendment" as provided by section 163.3187, Florida Statutes; and

WHEREAS, the Orlando City Council hereby finds that:

1. As of the date of the petition, the property was located in the unincorporated area of Orange County; and
2. As of the date of the petition, the property is contiguous to the city within the meaning of subsection 171.031(11), Florida Statutes; and
3. As of the date of the petition, the property is reasonably compact within the meaning of subsection 171.031(12), Florida Statutes; and
4. The petition bears the signatures of all owners of property in the area to be annexed; and
5. Annexation of the property will not result in the creation of enclaves within the meaning of subsection 171.031(13), Florida Statutes; and
6. The property is located wholly within the boundaries of a single county; and

7. The petition proposes an annexation that is consistent with the purpose of ensuring sound urban development and accommodation to growth; and

8. The petition, this ordinance, and the procedures leading to the adoption of this ordinance are consistent with the uniform legislative standards provided by the Florida Municipal Annexation and Contraction Act for the adjustment of municipal boundaries; and

9. The petition proposes an annexation that is consistent with the purpose of ensuring the efficient provision of urban services to areas that become urban in character within the meaning of subsection 171.031(8), or 171.021 Florida Statutes; and

10. The petition proposes an annexation that is consistent with the purpose of ensuring that areas are not annexed unless municipal services can be provided to those areas; and

WHEREAS, the Orlando City Council hereby finds that this ordinance is in the best interest of the public health, safety, and welfare, and is consistent with the applicable provisions of Florida Statutes, the State Comprehensive Plan, the Strategic Regional Policy Plan, and the city's GMP and LDC; and

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

SECTION 1. ANNEXATION. Pursuant to the authority granted by section 171.044, Florida Statutes, and having determined that the owner or owners of the property have petitioned the Orlando City Council for annexation into the corporate limits of the city, and having determined that the petition bears the signatures of all owners of property in the area proposed to be annexed, and having made the findings set forth in this ordinance, the property is hereby annexed into the corporate limits of the City of Orlando, Florida, and the boundary lines of the city are hereby redefined to include the property. In accordance with subsection 171.044(3), Florida Statutes, the annexed area is clearly shown on the map attached to this ordinance as **Exhibit B**.

SECTION 2. CITY BOUNDARIES. Pursuant to section 171.091, Florida Statutes, the charter boundary article of the city is hereby revised in accordance with this ordinance. The city clerk, or designee, is hereby directed to file this ordinance as a revision of the City Charter with the Florida Department of State. The city planning official, or designee, is hereby directed to amend the city's official maps in accordance with this ordinance.

SECTION 3. FLUM DESIGNATION. Pursuant to section 163.3187, Florida Statutes, the City of Orlando, Florida, adopted Growth Management Plan Future Land Use Map designation for the property is hereby established as "Office Low Intensity" ("OFFICE-LOW") in part and "Residential Low Intensity" ("RES-LOW") in part as depicted in **Exhibit C** to this ordinance.

SECTION 4. AMENDMENT OF GROWTH MANAGEMENT PLAN. The city planning official, or designee, is hereby directed to amend the city's adopted growth management plan in accordance with this ordinance.

SECTION 5. ZONING DESIGNATION. Pursuant to the LDC, the zoning designation for the property is hereby established as the "Planned Development District with the SODO Special Plan" overlay district (denoted on the city's official zoning maps as the "PD/SP" district), as depicted in Exhibit D to this ordinance. This planned development zoning district shall be known as the "Orange and Drennen PD."

SECTION 6. AMENDMENT OF OFFICIAL ZONING MAP. The city zoning official, or designee, is hereby directed to amend the city's official zoning maps in accordance with this ordinance.

SECTION 7. SPECIAL LAND DEVELOPMENT REGULATIONS. The Property is subject to the following special land development regulations:

1. **Minor Modification.** Minor modifications and design changes including but not limited to signs, landscaping, driveway locations, and other minor changes that are required beyond those previously reviewed by the Municipal Planning Board, may be approved by the Planning Official without further review by the Municipal Planning Board. Major changes shall require additional review by the Municipal Planning Board.
2. **General Code Compliance.** Development of the proposed project shall be consistent with the conditions herein. Conditions herein shall supersede conflicting provisions in all codes and ordinances of the City of Orlando. The project shall comply with applicable requirements of the State of Florida, and all other applicable regulatory agencies. All other applicable state or federal permits must be obtained before commencing development.
3. **Framework Map.** Subject to any modifications expressly contained in the text of this ordinance, development and maintenance of the Property must be consistent with the framework map attached to this ordinance as Exhibit E ("the Framework Map"). In the event of a conflict between the text of this ordinance and the Framework Map, the text of this ordinance controls.
4. **Default Zoning.** For any requirements not specifically addressed herein, the O-1 and R-2A zoning districts shall apply.
5. **Density.** The project is approved for a density bonus of 9 units per acre. The maximum density for the site is 30 du/ac. The number of dwelling units permitted as part of Phases A-C is 144 units.
6. **Impervious Surface Ratio (ISR).** The maximum composite ISR for the project is 0.77.
7. **Height.** The maximum building height in Phase A along S. Rosalind Avenue is 2-stories or 35 feet; and the maximum building height for the remainder of Phase A is 3 stories or 45 feet. The maximum building height for Phases B and C is 4 stories or 55 feet; and the maximum building height for Phase D is 2 stories or 35 feet.

8. Setback. The setback along S. Rosalind may be reduced to 10 feet to support the canopies shown on the site plan. The building must be set back 15 feet.
9. Final Site Plans. A final site plan is required for each of the phases prior to submitting for building permits, including a parking reserve for Phase A or Phase B or C site for interim parking.
10. Landscape. The existing oak tree on the corner of Highway Place and S. Magnolia Avenue should be preserved unless the city's arborist recommends removal.
11. Bufferyard. A buffer yard A is required on the southern side of the office garage (Drennen Road) that includes a vertical hedge/landscape and ground plantings. At installation, the hedge must be at least 3 feet tall. Individual shrubs must be installed at a minimum spacing of 30 inches between plants along the entire length of the garage. Canopy Trees must also be provided along the bufferyard.
12. Architecture. Appearance Review via Planning Official Determination is required for Phases C and D prior to submitting for building permits. Detailed plans and perspective views are required. Additionally, utility plans, landscape and hardscape plans, and color elevations of all 4 sides of the buildings with material, color and transparency specifications are also required for each phase.
13. Phase A. Materials
 - a. Façade materials visible from the street should be compatible with the building style and neighborhood character. The ground level material must be different from the materials on the second and third floors. The following materials are encouraged: brick, concrete masonry units with stucco, reinforced concrete with stucco, "hardie-plank" siding, wood lap board siding, or stone.
 - b. In order to have an architectural treatment that wraps the corners of the buildings, additional elements must be provided on the 18-unit buildings. Staff recommends treatment such as trims and/or mullions that complement the front façade.
14. Phase A. Safe pedestrian connections must be provided not only along the perimeter of the blocks but also throughout the interior of the development site. In order to provide a pedestrian connection to the sidewalk, the tower element on the 18-unit buildings facing S. Magnolia Avenue and Jennie Jewel must be an open breezeway at ground level.
15. Phases A and B. The project meets transparency requirements, provided the following conditions are met:
 - a. Windows and doors must be glazed in clear glass with no more than ten percent daylight reduction (transmittance) for the retail establishments and fifty percent for the office and residential uses.
 - b. Reflectance must not exceed fifteen percent.
 - c. No windows at the ground floor level can be dry-walled or have permanent partitions installed on the interior to block natural surveillance.
 - d. Tinted, reflective, spandrel glass or glass block does not count towards meeting the transparency requirements.

16. Phase B. A liner building is not required to screen the structured parking along Drennen Road. However, the garage must be screened to conceal all internal elements such as plumbing pipes, fans, ducts and lighting. The parking garage façade should incorporate architectural treatments of the principal building it serves.
17. Phase C. The development must comply with the SODO Special Plan Transect 4 design standards for building frontage, building typology and building articulation.
18. Phase D. The development must comply with the SODO Special Plan Transect 3.5 design standards for building frontage, building typology and building articulation.
19. Setbacks along S. Orange Avenue for Phases B and C. Building facades must be located no less than 20 feet from the back of curb to the primary building façade. The 20-foot street setback zone shall be provided as follows:
 - a. The 13-foot streetscape along S. Orange Avenue must be, from back of curb, 6 feet of tree well area with 6 feet by 4 feet tree wells and seven feet for a sidewalk to be installed adjacent to the tree well area. Street trees must be high-rise or cathedral oaks.
 - b. The remaining 7-foot building setback zone can accommodate street furniture such as benches, trash receptacles, and/or bicycle racks, provided the 7-foot sidewalk remains clear. The 7-foot building setback zone can also accommodate grade changes, and/or access to the building which may be at a different grade than the public sidewalk. Grading transitions may be achieved with landscaping, steps, stepped platforms, stairs, or other transition treatment. A final site plan Determination is required prior to submittal for building permits to demonstrate that this condition is met.
20. Mechanical Equipment. All a/c units should be located on the roof. An interior screen wall or parapet for rooftop mechanical equipment is required. The interior screen wall or parapet must be the same height, or higher as the installed mechanical equipment height. If the a/c units are located at the ground level, the equipment cannot be located between the building and the right of way; and must be screened with walls, fences or hedging along three sides. The location of all HVAC equipment must be included in the Planning Official Appearance Review submittal.
21. Transformers. Existing and new transformers must not be located between the building façade and the street, and must be screened on three sides with landscaping, a decorative, opaque wall and gates up to 6 feet tall. Landscaping shall include a hedge that is a minimum 36 inches tall at the time of planting and maintained at a minimum of 48 inches tall.
22. Dumpsters. All dumpsters and trash compactors must be screened with solid walls to match the principal structure. Decorative gates that are architecturally integrated with the design of the principal structure must also be installed.

Landscape screening including low hedge and groundcover is required to soften the view of the trash enclosures from the public right of way.

23. Utility Lines. All above ground utility lines on the project site should be placed underground during construction of the proposed improvements.
24. No vertical impediments such as utility poles, light poles and utility boxes can be located in the Pedestrian Clear Zones and sidewalks.
25. Signage. Prior to issuance of a Certificate of Occupancy, a Sign Master Plan (done via Planning Official Determination) must be submitted and approved. The maximum copy area must be calculated pursuant to Chapter 64, Orlando City Code and must be consistent with the SODO Special Plan sign requirements for type and location. The Master Sign Plan must establish a uniform sign format or program, and must include individual sign areas, design criteria, sign type, sign size, materials and location for all exterior signs and project way finding signs.

26. Transportation

- a. Except as noted herein, all aspects of the site plan are required to conform to all applicable minimum standards set forth in the Orlando City Code and Engineering Standards Manual ("ESM") that are in force at the time of any construction of this project.
- b. Materials and designs for transportation related elements of the project must meet or exceed standards in the Orlando City Code and ESM in effect at the time of submittal for permitting services.
- c. The Owner or applicant must remove all unused or unapproved curbcuts/driveways and must restore all curbs, gutters, parkways and sidewalks to Orlando ESM requirements and standards at the time of permitting.
- d. A landscape and hardscape maintenance agreement for the proposed streetscape improvements along S. Orange Avenue must be initiated through FDOT. Additionally, an agreement between the property owner and the City to maintain the streetscape along S. Orange Avenue must be executed prior to permit removal.
- e. Access Points. No new driveways to S. Orange Avenue are permitted. Access to and from this project is limited to Highway Place, Drennen Road, Jennie Jewel Drive and any existing driveways that will remain as part of the development.
- f. Proof of FDOT permit for the proposed fourth leg to the intersection at Drennen Road and S. Orange Avenue is required with city permitting application. This segment of driveway from S. Orange Avenue to S. Magnolia Avenue must be constructed as part of the first phase of development.

- g. Additional adjustments to the Drennen Road and S. Orange Avenue intersection including a dedicated southbound left hand turn phase from S. Orange Avenue to Drennen Road and a longer southbound left turn lane along S. Orange Avenue may be required. Adjustments to the intersection must be coordinated with FDOT and Orange County Traffic Engineering.
- h. Should a dedicated eastbound left turn lane be required from Drennen Road to S. Orange Avenue, then the Drennen Road approach to S. Orange Avenue must be adjusted to remove the on-street parking to accommodate the additional travel lane.
- i. All driveways and all portions of streets to be abandoned as part of this development must be privately owned and maintained.
- j. Access easements, open to the general public, must be provided across the following segments:
 - i. The entire length of the east-west driveway, from S. Rosalind Avenue to S. Orange Avenue.
 - ii. That portion of the north-south spine driveway from Jennie Jewel Drive to the Drennen Road extension.
 - iii. The Drennen Road driveway extension from S. Orange Avenue to the north-south spine driveway.
- k. With the exception of a 10 foot wide pinch point at the NE corner of Highway Place and S. Magnolia Avenue to accommodate the existing oak, all driveways and private streets must be a minimum of 20 feet wide.
- l. Care must be taken when repaving and working within the root zone of the large oak tree located at the NE corner of Highway Place and S. Magnolia Avenue. Any new pavement must ramp over the root zone, with minimal sloping. The roots may not be ground down or cut without prior approval of the city's arborist.
- m. The applicant must coordinate with the owner or developer of the property at 3509 S. Orange Avenue (approved under MPL2020-10086 and DET2021-10136) on the exact alignment and location of the 20-foot minimum Highway Place driveway from S. Magnolia Avenue to S. Orange Avenue.
- n. Sidewalks on Magnolia Avenue must be a minimum of 7 feet wide when adjacent to parking spaces.
- o. Sidewalks must be a minimum of 6 feet wide when adjacent to parallel parking spaces or driveways on Drennen Road, Jennie Jewel Drive, S. Magnolia Avenue and S. Rosalind Avenue.
- p. On site sidewalks must be a minimum of 5 feet or 6 feet wide when adjacent to drive aisles or parallel parking and 7 feet wide when adjacent to parking stalls unless wheel stops are used.

- q. The final site plan must show the location and size of both on-site solid waste and recycling compactor(s)/dumpster(s). The plans must include concrete pads and enclosures with doors. Dumpsters must be located to provide a minimum 50 feet of clear backup space and constructed pursuant to Orlando ESM requirements, or documentation must be provided from the City's Solid Waste Division indicating curb pick-up or other approved arrangement.
 - r. Crosswalks must be installed across each driveway entrance and wherever a designated pedestrian path crosses a vehicle travel lane. Each crosswalk must be clearly marked and designated with high intensity markings in a "ladder" pattern per Manual of Uniform Traffic Control Devices (MUTCD).
 - s. The applicant is proposing a total of 310 parking spaces where a minimum of 296 spaces are required. On-street parking spaces located in accordance with the SODO Special Plan may be counted towards the minimum parking requirement.
 - t. A minimum of 2 two-wheeled motor vehicle parking spaces convenient to the main entrance of the building must be provided for each phase of the development.
 - u. Bicycle parking must be provided in accordance with Chapter 61, Orlando City Code and must be made available prior to the issuance of any Certificate of Occupancy for the use being served.
 - i. Outdoor bike racks meeting the requirement for short-term parking must be installed on an impervious surface within 50 feet of the primary entrance and situated to avoid conflicts with pedestrians or other vehicles.
 - ii. Long-term bicycle parking must be located on the same building site as the use being served. All long-term bicycle parking spaces must be located within 200 feet of the principal entrance to the building.
27. Wastewater.
- a. An investment in off-site sanitary sewer improvements is required to provide sewer service to the project. The Owner of the development is required to share the cost of the needed improvements.
 - b. A sanitary sewer plan that addresses the development and the City's sanitary sewer needs shall be submitted to the Water Reclamation Division for review and approval before site engineering and/or building permit review.
 - c. Off-site sanitary sewer improvements shall be incorporated into the construction plans prepared for building permit review.
28. Expiration. Pursuant to section 58.365, Orlando City Code, the planned development zoning designation made by section five 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. 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 11. EFFECTIVE DATE. This ordinance is effective upon adoption, except for sections one and two, which take effect on the 30th day after adoption, and sections three, four, five, six, and seven which take effect on the 31st day after the state land planning agency notifies the city that the plan amendment package is complete. If timely challenged, this ordinance does not become effective until the state land planning agency or the Administration Commission enters a final order determining this amendment to be "in compliance" as defined at section 163.3187, Florida Statutes.

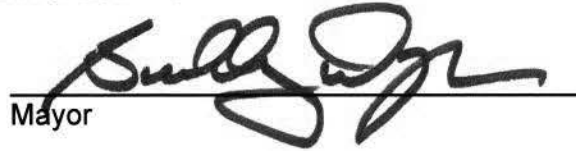
DONE, THE FIRST READING, by the City Council of the City of Orlando, Florida, at a regular meeting, this 8 day of NOVEMBER, 2021.

DONE, THE FIRST 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 14 day of NOVEMBER, 2021.

DONE, THE SECOND 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 21 day of NOVEMBER, 2021.

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 Herdolia
Print Name

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


Assistant City Attorney

Melissa C. Clarke
Print Name

City Council Meeting: 12-6-21
Item: 12-7 Documentary: 2112061207



VERIFIED LEGAL DESCRIPTION FORM

EXHIBIT
A

The following legal description has been prepared by

Secom LLC Gary A Burden
and submitted to the City Planning Division for verification.

Signature

10/27/2021

Date



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

By: R. Allen Date: 10/28/2021

Application Request (Office Use Only)

File No. ANX2020-10017
GMP2020-10039

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

PROPOSED ANNEXATION
(as prepared by Surveyor)

Development Parcels Annexation

A portion of Lake Jennie Jewel Heights, according to the plat thereof as recorded in Plat Book J, Page 129, Public Records Orange County, Florida, more particularly described as follows;

Begin at the northeast corner of Lot 44, Block E, said Lake Jennie Jewel Heights plat; thence S89°36'44"W along north lines of Lot 44 and 15, Block E, said Lake Jennie Jewel Heights plat, 249.46 feet; to the northwest corner said Lot 15, Block E and the east right of way line of Rosalind Avenue; thence S 00 00'59" E along said east right of way, 200.00 feet to the southwest corner of Lot 22, Block E said Lake Jennie Jewel Heights plat; thence departing said east right of way line run N89°36'44"E, along the south line of said Lot 22, 125.37 feet to the east line of Lots 22, 21, 20 and 19 Block E, said Lake Jennie Jewel Heights plat; thence departing the south line of said Lot 22, run N00°06'31"W along the said east line of Lots 22, 21, 20 and 19, Block E, 100.11 feet to the southwest corner of Lot 41, Block E, said Lake Jennie Jewel Heights plat; thence departing the east line of said Lots 22, 21, 20 and 19 run N89°36'44"E along the south line of said Lot 41, Block E, 125.00 feet to the southeast corner of said Lot 41, Block E and the west right of way line of Lake Street; thence N00°26'53"W along said west right of way line, 99.89 feet to the Point of Beginning.

Together with:



VERIFIED LEGAL DESCRIPTION FORM

EXHIBIT

A

PROPOSED ANNEXATION (as prepared by Surveyor)

A portion of Lake Jennie Jewel Heights, according to the plat thereof as recorded in Plat Book J, Page 129, Public Records Orange County, Florida, more particularly described as follows;
Begin at the northeast corner of Lot 36, Block C and the south right of way line of Highway Place, said Lake Jennie Jewel Heights plat; thence N00°00'59"W, 25.00 feet to a point on the north line of said Highway Place and North line of said Lake Jennie Jewel Heights plat; thence S89°26'42"W along said north line, 550.00 feet to the east right of way line of Orange Avenue, said Lake Jennie Jewel Heights plat; thence departing said north right of way line of Highway Place, run S00°00'59"E along said east right of way line of Orange Avenue, 25.00 feet to the south right of way line of said Highway Place; thence departing the east right of way line of said Orange Avenue run N89°26'42"E along said south right of way line of Highway Place, 250.00 feet to the west right of way line of Magnolia Avenue, thence departing the south right of way line of said Highway Place run S00°00'59"E, along said west right of way line Magnolia Avenue, 56.18 feet to the northeast corner of Lot 34, Block A said Lake Jennie Jewel Heights plat; thence departing the said west right of way line run, S89°18'35"W along the north line of said Lot 34, Block A, 125.01 feet to the northwest corner of said Lot 34, Block A; thence departing the north line of said Lot 34 run, S00°08'35"E along the west line of said Lot 34, Block A, 0.70 feet; thence departing the west line of said Lot 34, run S89°18'35"W, 124.09 feet to a point on the east right of way line of Orange Avenue said Lake Jennie Jewel Heights plat; thence along said East Right of Way line, Orange Avenue S00°00'46"E, 399.12 feet to a point on the south line of Lot 18, Block A, said Lake Jennie Jewel Heights plat and the north right of way line of Jennie Jewell Drive, said Lake Jennie Jewel Heights plat; thence departing the east right of way line of said Orange Avenue run N89°23'27"E, along said north right of way line, 549.34 feet to the southeast corner of Lot 19, Block C, said Lake Jennie Jewel Heights plat and the west right of way line of Rosalind Avenue, said Lake Jennie Jewel Heights plat; thence departing the north right of way line said Jennie Jewell Drive run N00°00'59"W along said west right of way line of Rosalind Avenue, 455.88 feet
Said lands lying in Orange County, Florida containing 6.604 acres more or less.

SHEET 2 OF 2 SHEETS



VERIFIED LEGAL DESCRIPTION FORM

MUNICIPAL PLANNING BOARD

The following legal description has been prepared
by Richard Allen, PSM and submitted
City Surveyor
to the City Planning Bureau for verification.



Signature

October 28, 2021
Date



"This Description has been
reviewed by the Engineering
Division and is acceptable
based on a comparison with:

PLATS, MAPWORKS

By:  Date: 10/28/2021

Application Request (Office Use Only):

File No. ANX2020-10017

Legal Description Including Acreage (To be Typed By Applicant): (Legal prepared by Surveyor)

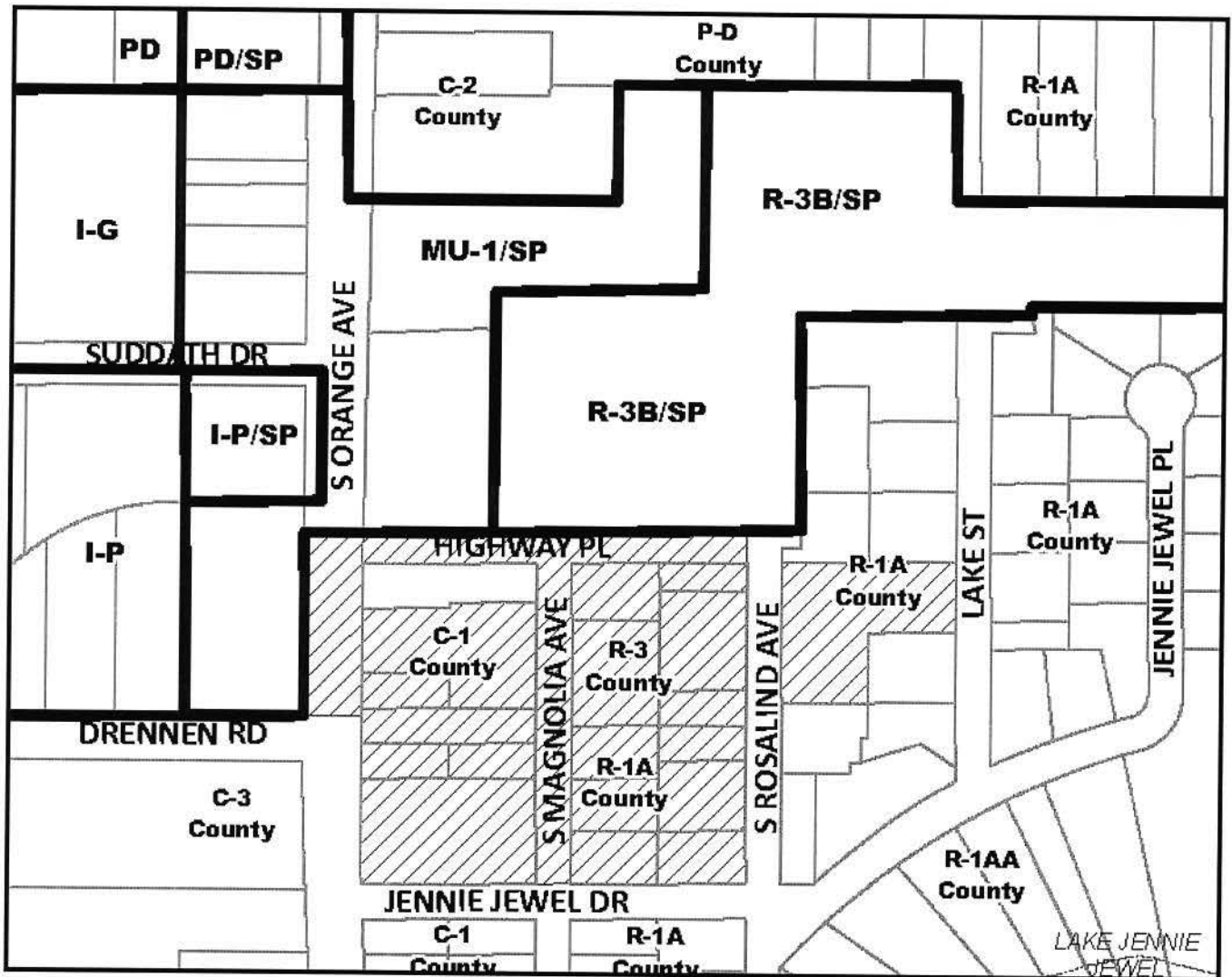
A PORTION OF S ORANGE AVENUE, AN UNPLATTED FLORIDA DEPARTMENT OF TRANSPORTION RIGHT-OF-WAY DESIGNATED AS STATE ROAD 527, AND SHOWN ON THE RIGHT-OF-WAY MAP SECTION 7504-109, DATED WITH THE MOST RECENT UPDATE OF MARCH 25, 1959; LYING IN ORANGE COUNTY, FLORIDA.

SAID PARCEL OF LAND FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE RIGHT-OF-WAY OF HIGHWAY PLACE, AS DEFINED ON THE PLAT OF LAKE JENNIE JEWEL HEIGHTS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK J, PAGE 129 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; SAID POINT ALSO BEING ON THE EAST RIGHT-OF-WAY LINE OF S ORANGE AVENUE, STATE ROAD 527, SAID POINT IS ON THE SOUTH LINE OF THE ANNEXATION REFERENCED IN THE CITY OF ORLANDO ORDINANCE #8765; THENCE RUN WESTERLY ALONG THE SOUTH LINE OF SAID ANNEXATION BOUNDARY AND THE EXTENSION THEREOF TO THE WEST RIGHT-OF-WAY LINE OF S ORANGE AVENUE; THENCE DEPARTING THE EXTENSION OF THE SOUTH LINE OF THE ANNEXATION REFERENCED IN ORDINANCE #8765, RUN SOUTH ALONG THE WEST RIGHT-OF-WAY LINE OF S ORANGE AVENUE TO THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF DRENNEN ROAD, THENCE DEPARTING THE WEST RIGHT-OF-WAY LINE OF S ORANGE AVENUE, RUN EAST ACROSS THE RIGHT-OF-WAY OF S ORANGE AVENUE TO THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF S ORANGE AVENUE; THENCE RUN NORTH ALONG THE EAST RIGHT-OF-WAY LINE OF S ORANGE AVENUE TO THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF S ORANGE AVENUE AND THE NORTH RIGHT-OF-WAY LINE OF HIGHWAY PLACE, AND THE **POINT OF BEGINNING**.

THE AREA DESCRIBED ABOVE IS ROUGHLY 0.45 ACRES, MORE OR LESS.

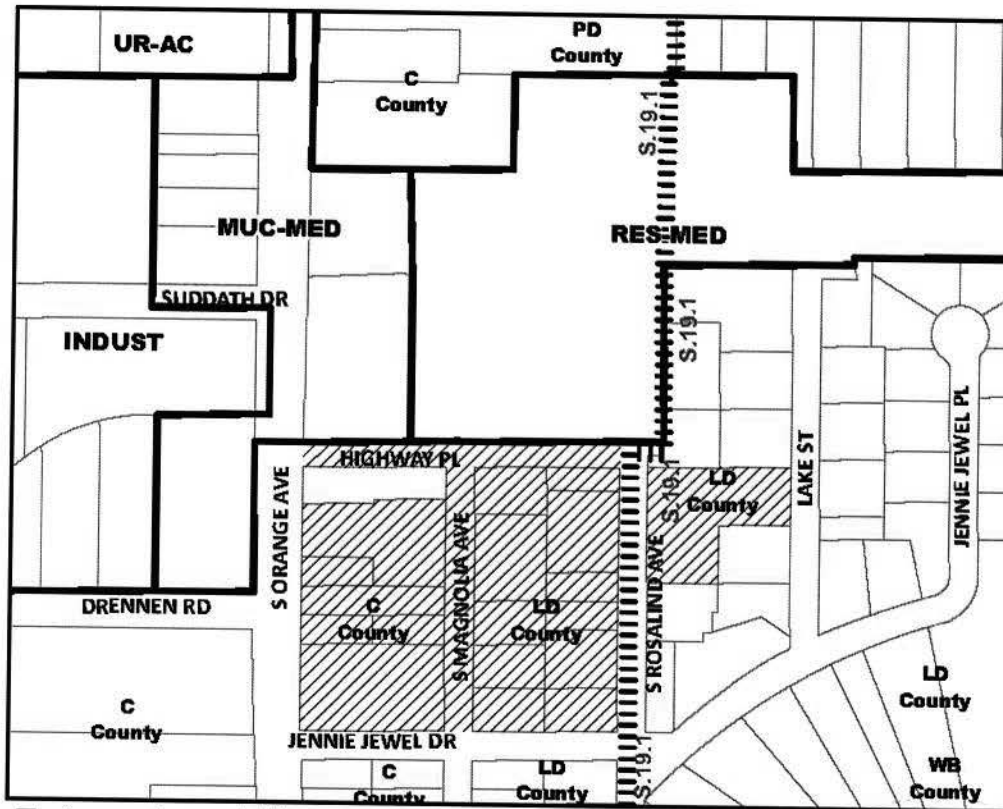
EXHIBIT
B



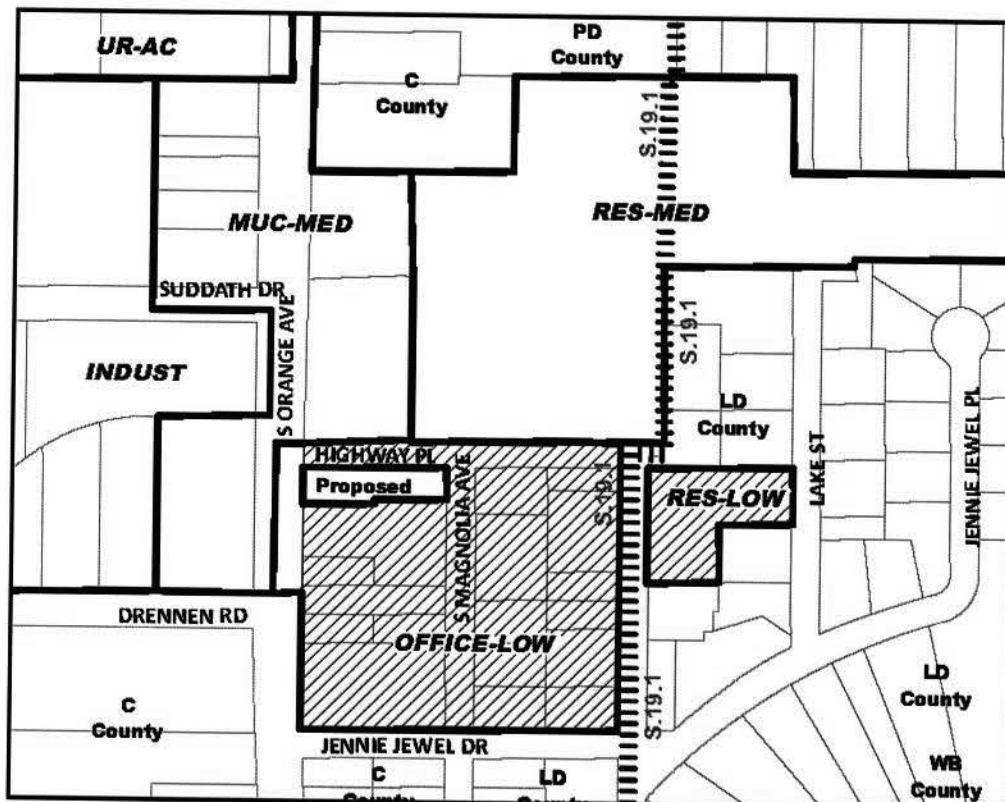
ANX2020-10017



EXHIBIT C



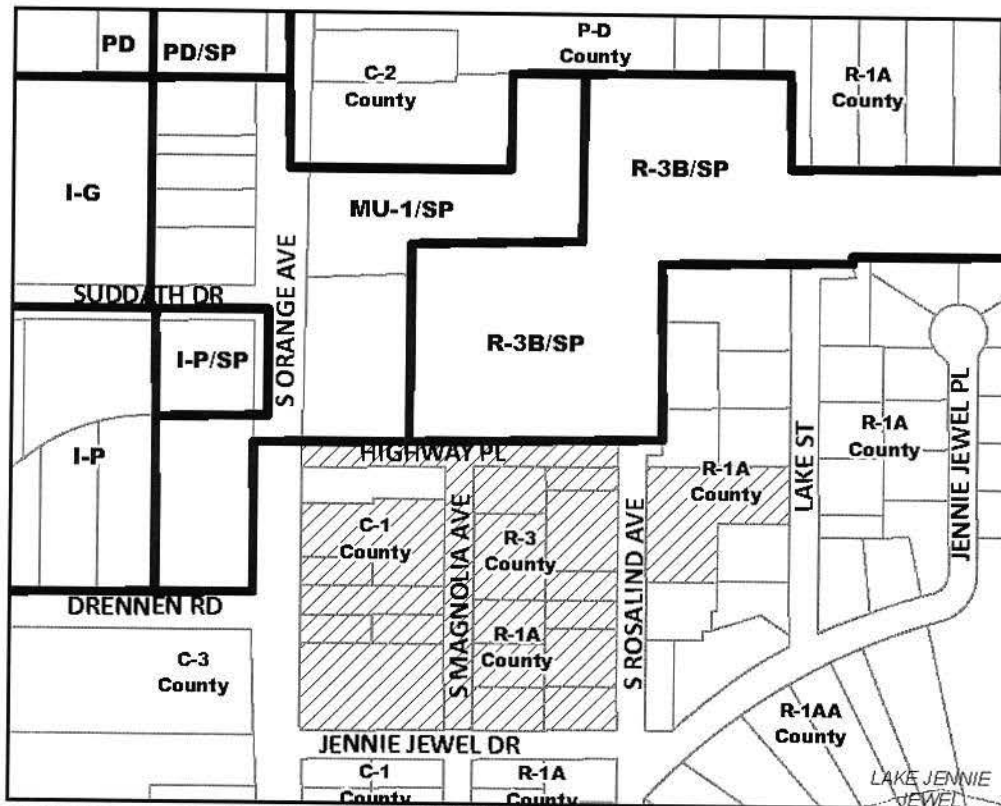
Future Land Use - Existing GMP2020-10039



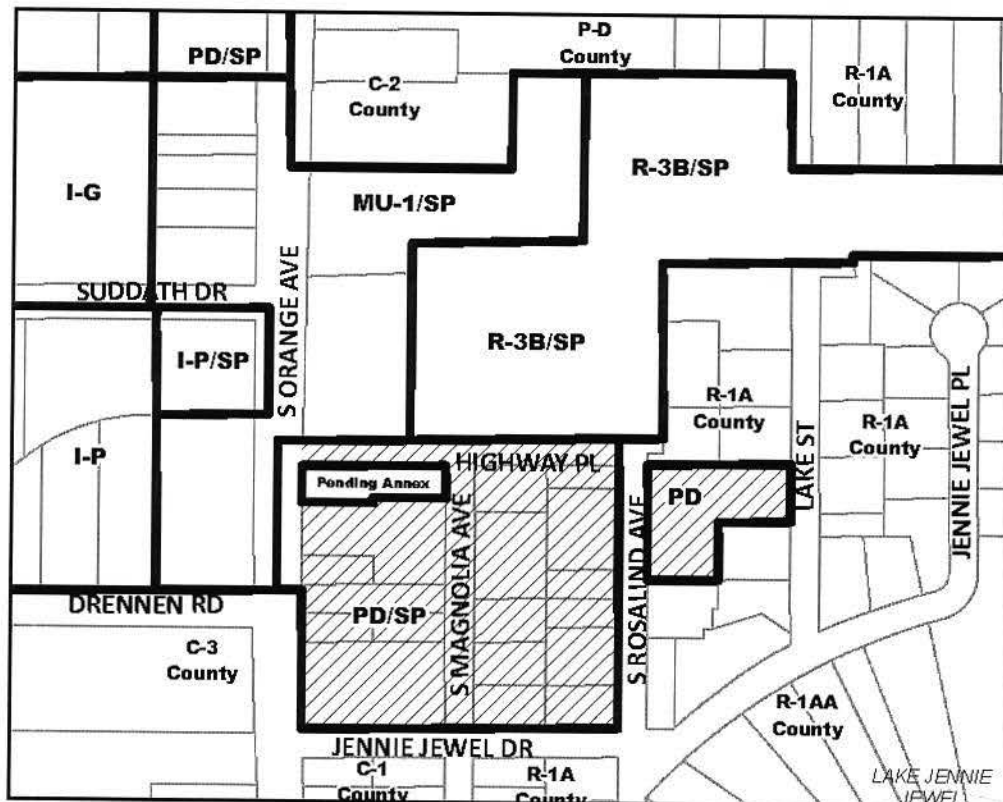
Future Land Use - Proposed GMP2020-10039



EXHIBIT D

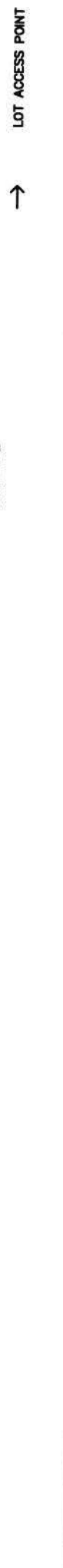


Zoning - Existing ZON2020-10034



Zoning - Proposed ZON2020-10034

**EXHIBIT
F**



SITE INFORMATION:

GENERAL

EXISTING ZONING : C-1/R-1A ORANGE COUNTY
PROPOSED ZONING : PD(O-1 & R-2) CITY OF ORLANDO
EXISTING USE : COMMERCIAL/RESIDENTIAL
PROPOSED USE : COMMERCIAL/OFFICE/RESIDENTIAL
EXISTING FUTURE LAND USE : COMMERCIAL/LOW RES
PROPOSED FUTURE LAND USE : OFFICE LOW-
INTENSITY/RES LOW INTENSITY
SECTION 12, TOWNSHIP 23, RANGE 29

LOT AREA

PROJECT TOTAL	6.22 AC
PHASE A	3.10 AC
PHASE B	1.12 AC
PHASE C	1.15 AC
PHASE D	0.85 AC

BUILDING PHASES

PHASE	BUILDINGS	AREA	UNITS
PHASE A	RESID 1 THRU 7		144 DU
PHASE B	MED OFFICE 1	37,448 SF	
PHASE C	FUTURE MED/COMM	41,000 SF	
PHASE D	FUTURE		
TOTAL		78,448 SF	144 DU

SETBACKS

T-4 DISTRICT	MINIMUM	MAXIMUM
FRONT :	7 FT	15 FT
SIDE :	0 FT	
SIDE STREET :	7 FT	15 FT
REAR :	10 FT	N/A
T-3,3.5 DISTRICT		
FRONT :	15 FT	N/A
SIDE :	5 FT	N/A
SIDE STREET :	10 FT*	N/A
REAR :	10 FT*	N/A

* REQUESTING WAIVER FROM OVERLAY FROM 15FT TO 10FT

ORANGE AVENUE SETBACK

FRONT TO F/CURB: 21 FT* N/A

MAX BUILDING HEIGHT

PHASE B & C:	4 STORY/S 55 FT
PHASE A ALONG ROSALIND:	2 STORY/S 35 FT
PHASE A ELSE:	3 STORY/S 45 FT
PHASE D:	2 STORY/S 25 FT

* REQUESTING WAIVER FROM OVERLAY FOR T-4 FROM 3 TO 5 STORY, AND FOR T-3.5 FROM 2.5 TO 2 AND 3 STORY.

LIGHTING

AVERAGE INTENSITY	2.4 FOOT CANDLES
MAXIMUM PERIMETER INTENSITY	3.1 FOOT CANDLES

STORMWATER MANAGEMENT

THE MASTER STORMWATER SYSTEM WILL PROVIDE ADEQUATE POLLUTION ABATEMENT VOLUME PER THE CRITERIA OF THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT AND THE CITY OF ORLANDO.

FLOOD ZONE

THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE X; AN AREA DETERMINED TO BE OUTSIDE OF THE 500-YR FLOOD ZONE ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS PANELS, COMMUNITY PANEL OF ORANGE COUNTY, FLORIDA.

EXHIBIT

E

PARKING REQUIREMENTS

OFFICE

OFFICE =	2.5 SP/1000 SF
TOTAL BUILDING AREA =	37,448 SF
SPACES REQUIRED =	94 SPACES
SPACES PROVIDED(PH. B&C) =	133 SPACES

RESIDENTIAL

NO. OF BEDROOMS	NO. OF UNITS	REQUIRED PARKING
1(EFF. APT.)	36	27
1	72	108
2	18	32
3	18	36

TOTAL: 144 UNITS 203 SPACES

SPACES PROVIDED(PH. A) = 177 SPACES

TOTAL PROV. SPACES *(ALL PHASES) = 310
TOTAL REQU. SPACES *(ALL PHASES) = 297

*26 OF THESE ARE ON JENNIE JEWEL AND ROSALIND

IMPERVIOUS SURFACE RATIO

SITE AREA 6.22 AC

SITE PERVIOUS AREA	1.36 AC
PHASE A	0.54 AC
PHASE B	0.20 AC
PHASE C	0.11 AC
PHASE D	0.51 AC

SITE IMPERVIOUS AREA	4.86 AC
PHASE A	2.56 AC
PHASE B	0.92 AC
PHASE C	1.04 AC
PHASE D	0.34 AC

SITE ISR	0.77
MAX* ISR(COMPOSITE)	0.73

MAX IRS IS 0.9 IN T-4 AND 0.6 IN T-3,3.5.
REQUESTING WAIVER TO ALLOW FOR 0.77
COMPOSITE ISR

SITE FAR

T-4 TRANSECT

ALLOWED: $2.76\text{AC} \times 0.40 \times 43,560 = 48,090$

T-3.5 TRANSECT

ALLOWED: $2.61\text{AC} \times 0.30 \times 43,560 = 34,107$

TOTAL FA ALLOWED = 82,197

RESIDENTIAL DENSITY

T-4 TRANSECT

ALLOWED: $2.76\text{AC} \times 21 \text{ DU} = 58 \text{ DU'S}$

T-3.5 TRANSECT

ALLOWED: $2.61\text{AC} \times 21 \text{ DU} = 55 \text{ DU'S}$

TOTAL DU'S ALLOWED = 112 DU'S

TOTAL DU'S PROPOSED = 144 DU'S

BONUS DU'S REQUESTED = 32 DU'S

EXHIBIT
E

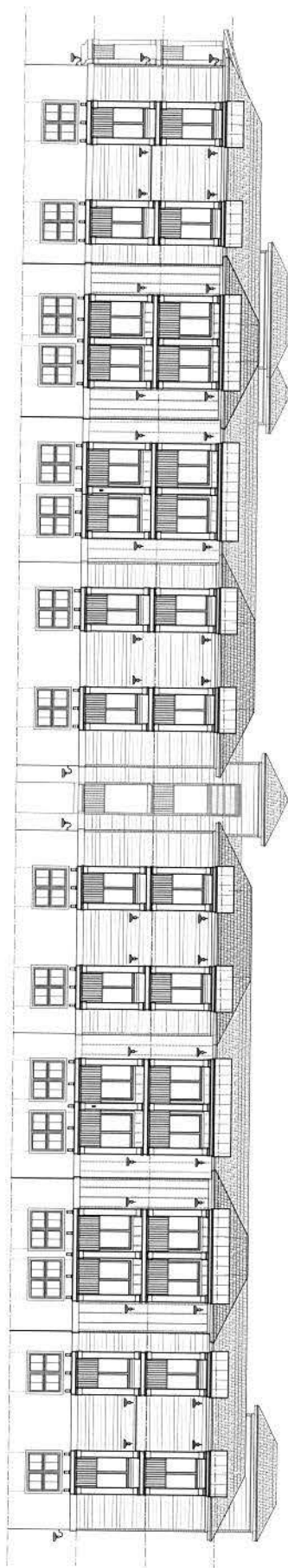
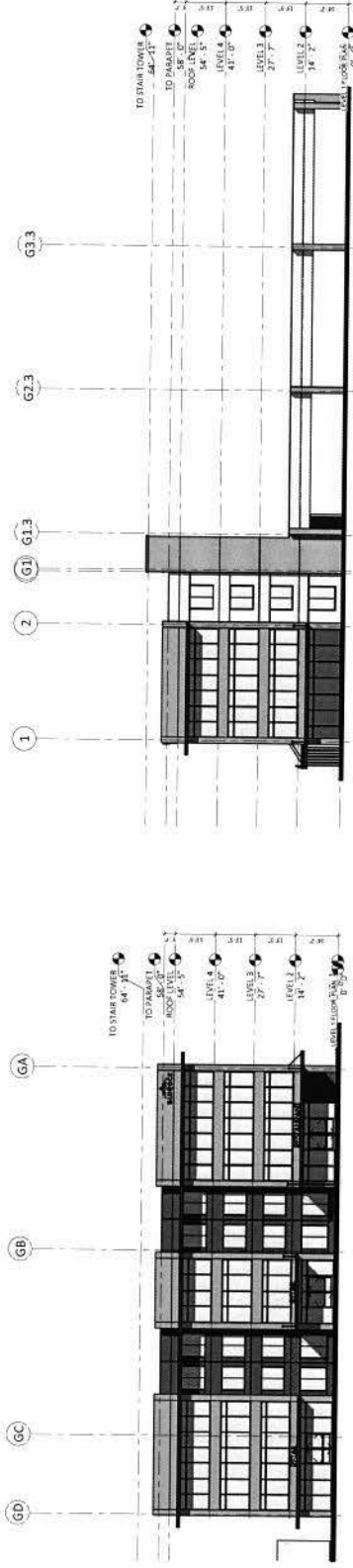


EXHIBIT
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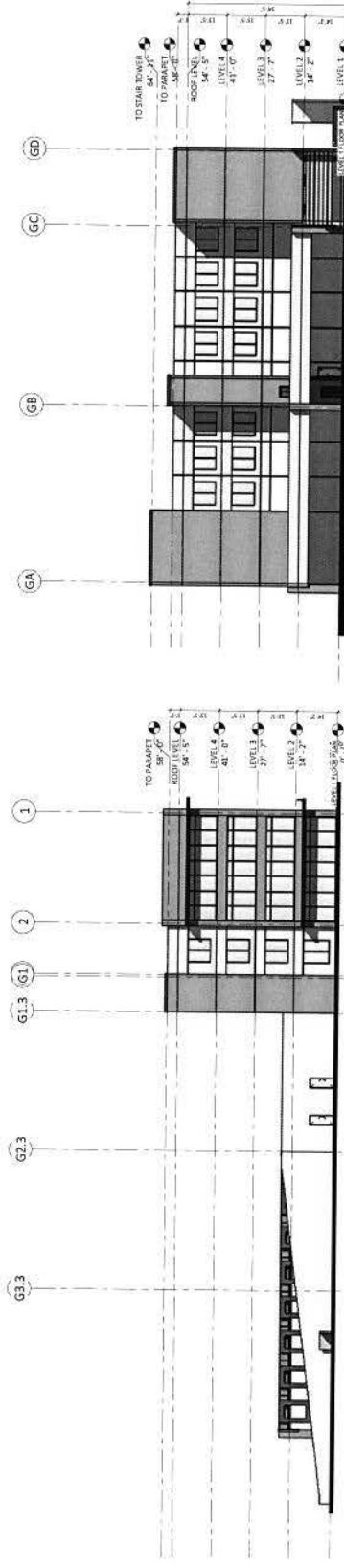


EXHIBIT E



3 WEST BUILDING ELEVATION
A4.01

4 SOUTH BUILDING ELEVATION
A4.01



1 NORTH BUILDING ELEVATION
A4.01

2 EAST BUILDING ELEVATION
A4.01



Fiscal Impact Statement

Indicate the **Total Fiscal Impact** of the action requested, including personnel, operating, and capital costs. Indicate costs for the current fiscal year and annualized costs. Include all related costs necessary to place the asset in service.

Description: Annexation of 18 parcels of land generally located north of Jennie Jewel Drive, east of South Orange Ave., south of Highway Place, and west of South Rosalind Ave.

Expenses

Will the action be funded from the Department's current year budget? ☐ Yes ☐ No

If No, please identify how this action will be funded, including any proposed Budget Resolution Committee (BRC) action(s). (enter text here)

	Current Fiscal Year Cost Estimate	Estimated Annualized Cost Thereafter
Personnel	\$0	\$0
Operating/Capital	\$0	\$0
Total Amount	\$0	\$0

Comments (optional): (enter text here)

Revenues

What is the source of any revenue and the estimated amount? Annual property tax Amount \$29,809

Is this recurring revenue? X Yes ☐ No

Comments (optional): (enter text here)

Funding

Expenses/Revenues will be recorded to:

	Source #1	Source #2	Source #3
Fund	General Fund	<u>(enter text here)</u>	<u>(enter text here)</u>
Department /Division	Citywide	<u>(enter text here)</u>	<u>(enter text here)</u>
Cost Center/Project/Grant	<u>(enter text here)</u>	<u>(enter text here)</u>	<u>(enter text here)</u>
Total Amount	\$29,809	\$0	\$0

Orlando Sentinel

Published Daily
ORANGE County, Florida

Sold To:

City of Orlando - CU00118969
400 S Orange Ave, Fl 2
Orlando, FL 32801-3360

Bill To:

City of Orlando - CU00118969
400 S Orange Ave, Fl 2
Orlando, FL 32801-3360

State Of Florida
County Of Orange

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
11220-2 Column Legals, December 6, 2021 at 2:00 p.m., Ordinance # 2021-
76 was published in said newspaper in the issues of Nov 14, 2021; Nov 21,
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 22 day of November, 2021,
by above Affiant, who is personally known to me (X) or who has produced identification ().



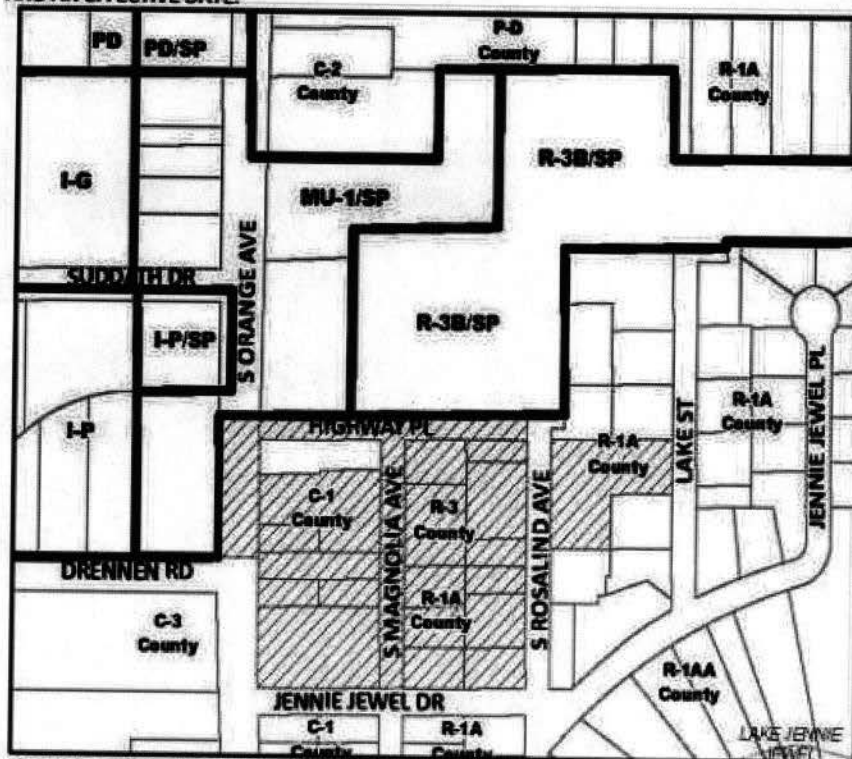
Signature of Notary Public



Name of Notary, Typed, Printed, or Stamped

Notice of Proposed Enactment

On Monday, December 6, 2021, the Orlando City Council will consider proposed ordinance #2021-76, entitled AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ORLANDO, FLORIDA, ANNEXING TO THE CORPORATE LIMITS OF THE CITY CERTAIN LAND GENERALLY LOCATED EAST OF S. ORANGE AVENUE, AND NORTH OF JENNIE JEWEL DRIVE AND COMPRISED OF 7.05 ACRES OF LAND, MORE OR LESS; AMENDING THE CITY'S GROWTH MANAGEMENT PLAN TO DESIGNATE THE PROPERTY AS OFFICE LOW INTENSITY, IN PART, AND RESIDENTIAL LOW INTENSITY, IN PART; DESIGNATING THE PROPERTY AS PLANNED DEVELOPMENT WITH THE SODO SPECIAL PLAN OVERLAY DISTRICT ON THE CITY'S OFFICIAL ZONING MAPS; PROVIDING A DEVELOPMENT PLAN AND SPECIAL LAND DEVELOPMENT REGULATIONS FOR THE PLANNED DEVELOPMENT; PROVIDING FOR AMENDMENT OF THE CITY'S OFFICIAL FUTURE LAND USE AND ZONING MAPS; PROVIDING FOR SEVERABILITY, CORRECTION OF SCRIVENER'S ERRORS, PERMIT DISCLAIMER AND AN EFFECTIVE DATE.



ANX2020-10017

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 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. 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.