

# ***I-Drive District Overlay Zone*** ***Code Update***



# **I-Drive**

**2040**

**DISTRICT**

# **VISION**



***May 7, 2019***

***ORANGE COUNTY PLANNING DIVISION***

***PLANNING, ENVIRONMENTAL & DEVELOPMENT SERVICES DEPARTMENT***



# ***Presentation Overview***

- 1) Project Timeline
- 2) District Overview
- 3) Planning & Zoning Commission (PZC)  
Recommendations
  - ***Additional Recommendations***
- 4) Public Comment / Q&A

***No Action Requested Until May 21, 2019***







# Project Timeline

***I-Drive District Overlay Zone - Code Update***

# **Meetings, Work Sessions and Public Hearings**

**2018 - 2019**

## **Two (2) I-Drive Steering Review Group Meetings**

**Efficient Transportation for the Community of Central Florida, Inc.**

**International Drive CRA**

**I-Drive Master Transit and Improvement District**

**I-Drive Resort Area Chamber of Commerce**

**Orange County Convention Center**

**Universal Boulevard Property Owners Association**

**Visit Orlando**

**Westwood Property Owners Association**

**Rosen Hotels & Resorts**

**OCCC Client Advisory Board**



# Meetings & Milestones

2018

July

29

**1<sup>st</sup> I-Drive Steering Review Group Meeting**

December

7

**2<sup>nd</sup> I-Drive Steering Review Group Meeting**

20

**PZC Work Session**

2019

January

17

**1<sup>st</sup> PZC Adoption Public Hearing**

February

20

**2<sup>nd</sup> PZC Adoption Public Hearing**

April

8

**Area-Wide Community Meeting**

9

**BCC Work Session**

May

7

**1<sup>st</sup> BCC Public Hearing**

21

**2<sup>nd</sup> (Final) BCC Public Hearing**





# District Overview

***I-Drive District Overlay Zone - Code Update***



# ***I-Drive District*** **MAP OVERVIEW**

**ICON ORLANDO 360°**

**LOCKHEED MARTIN**

**POINTE ORLANDO  
3.5 Mi.**

**UNIVERSAL  
'SOUTH CAMPUS'**

**3,489 ACRES  
5.5 Mi.<sup>2</sup>**

**OCCC**

**2.5 Mi.**

**ROSEN  
SHINGLE CREEK**

**SEAWORLD**

Orlando

Orlando



# 2040 Vision

1 Connected District

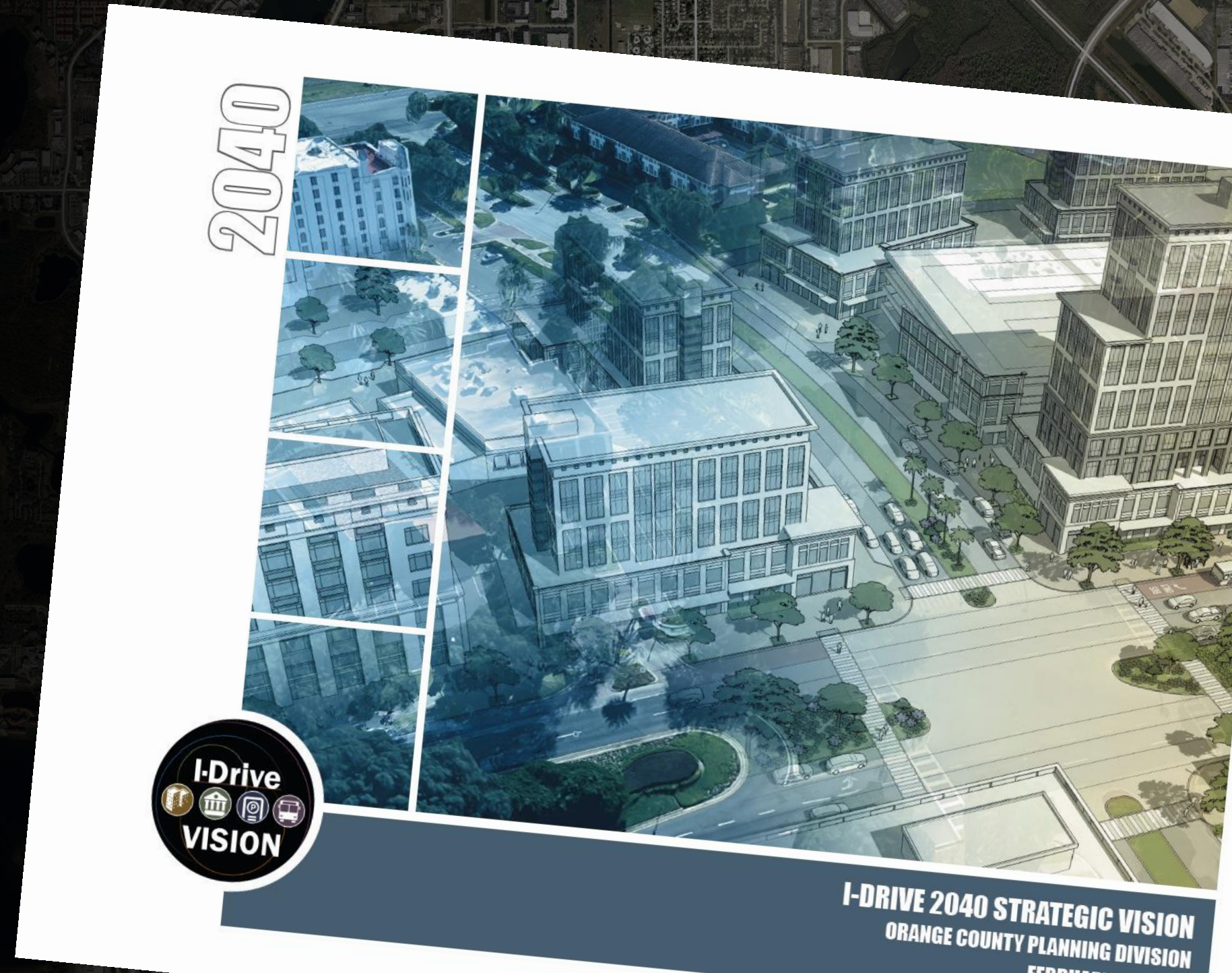
2 Complete District

3 Authentic District

4 Prosperous District

5 Sustainable District

Accepted by BCC  
November 3, 2015





# Transformative Tools



-  Land Development
-  Regulations
-  Parking
-  Mobility

## I-DRIVE DISTRICT

CONNECTED • COMPLETE • AUTHENTIC • PROSPEROUS • SUSTAINABLE

### GOALS

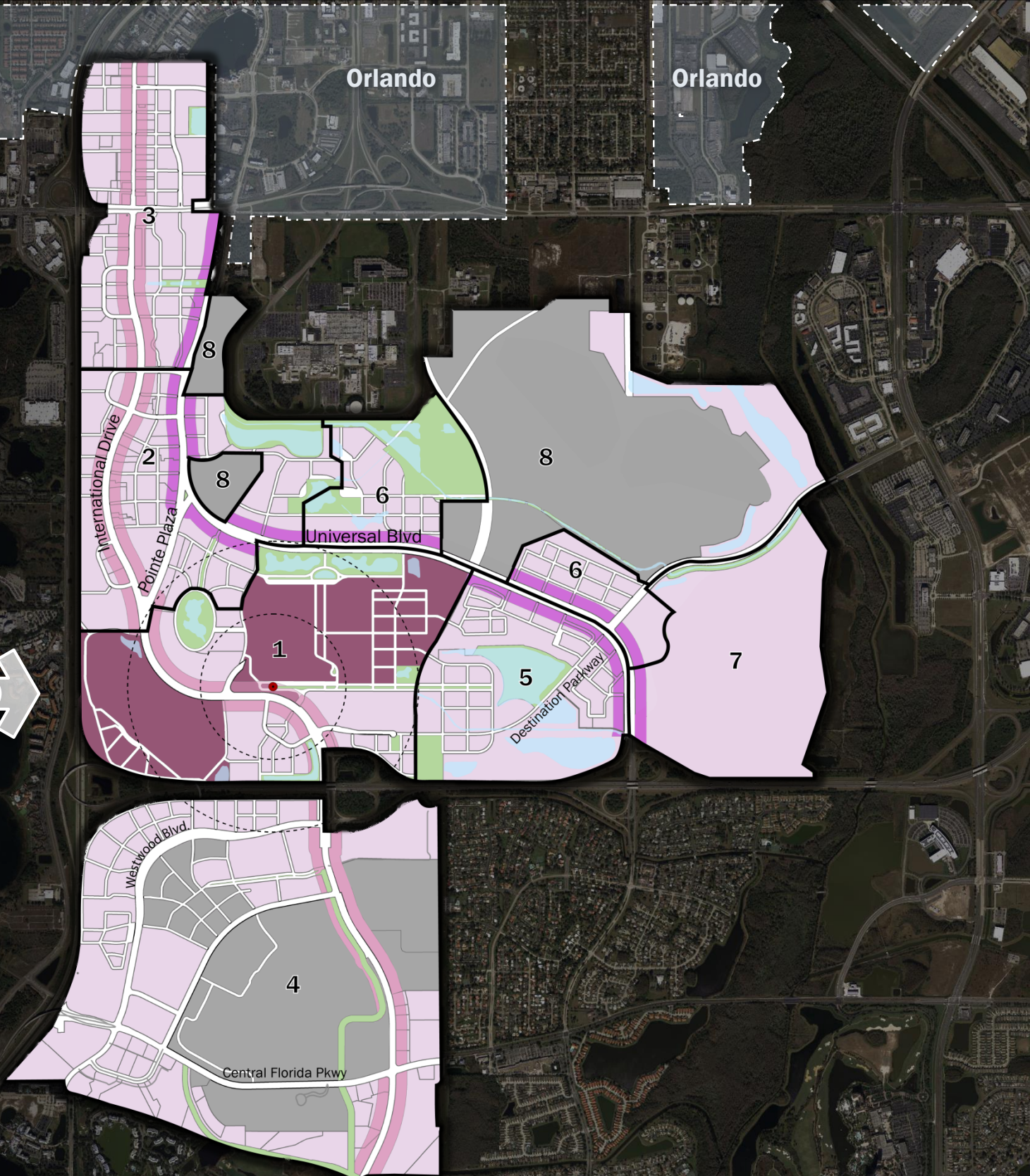
 <b>1</b> walkability, cycling, and transit	 <b>2</b> Diversity of uses and housing types	 <b>3</b> civic and public gathering spaces	 <b>4</b> infill and redevelopment opportunities	 <b>5</b> resource conservation and efficiency
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### TRANSFORMATIVE TOOLS

 <b>LAND DEVELOPMENT</b> URBAN FORM	 <b>REGULATIONS</b> REGULATING PLAN	 <b>PARKING</b> MATRIX	 <b>MOBILITY</b> MULTIMODAL
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# Sub-Districts (Focus Areas)

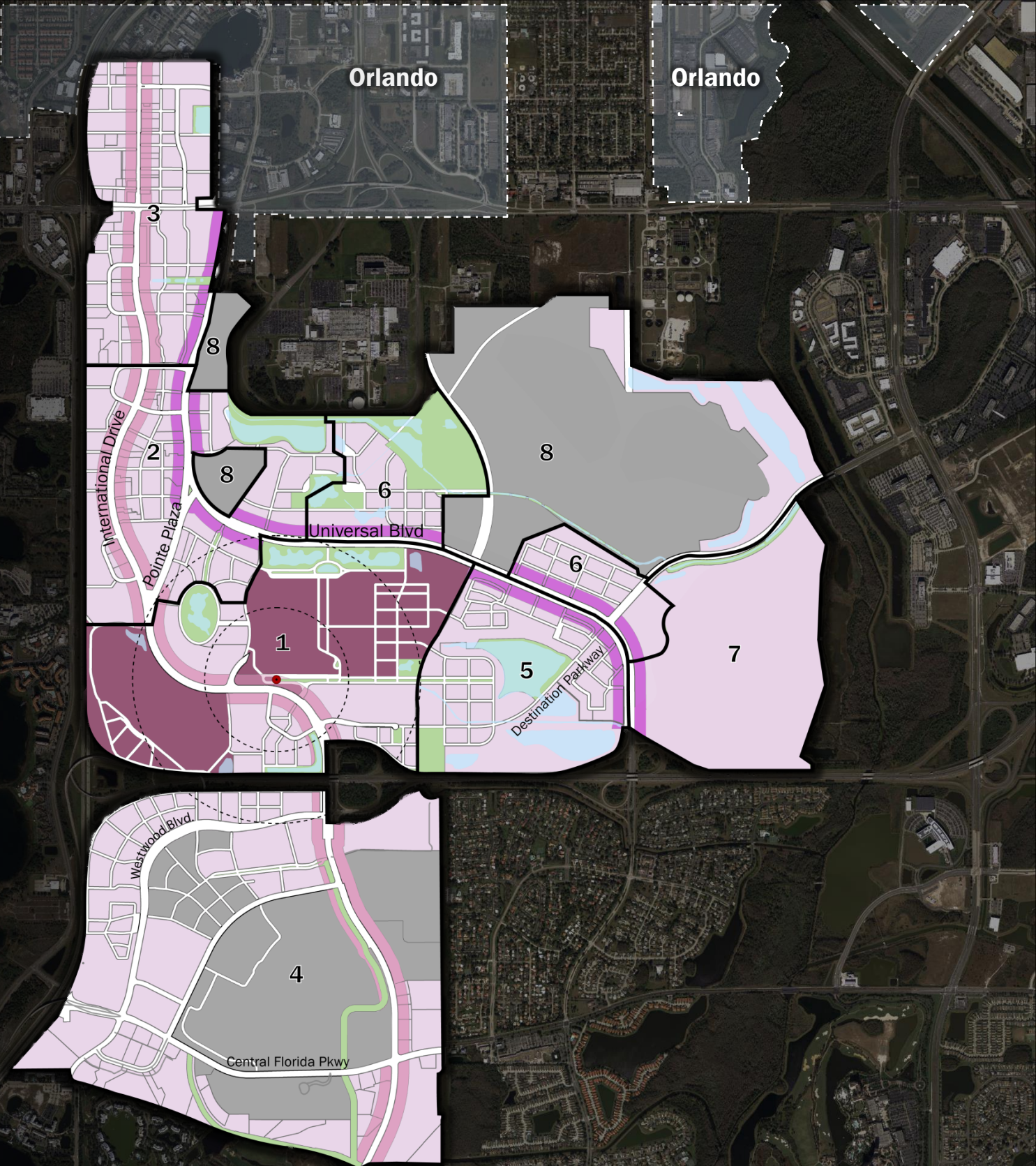




# ***I-Drive Sub-Districts***

## **FOCUS AREAS**

- 1. Convention Center**
- 2. Retail & Hospitality**
- 3. Entertainment**
- 4. Sea World**
- 5. Destination Parkway**
- 6. Universal Boulevard**
- 7. Rosen & Shingle Creek**
- 8. Universal**



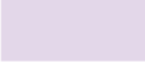



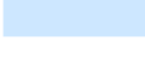


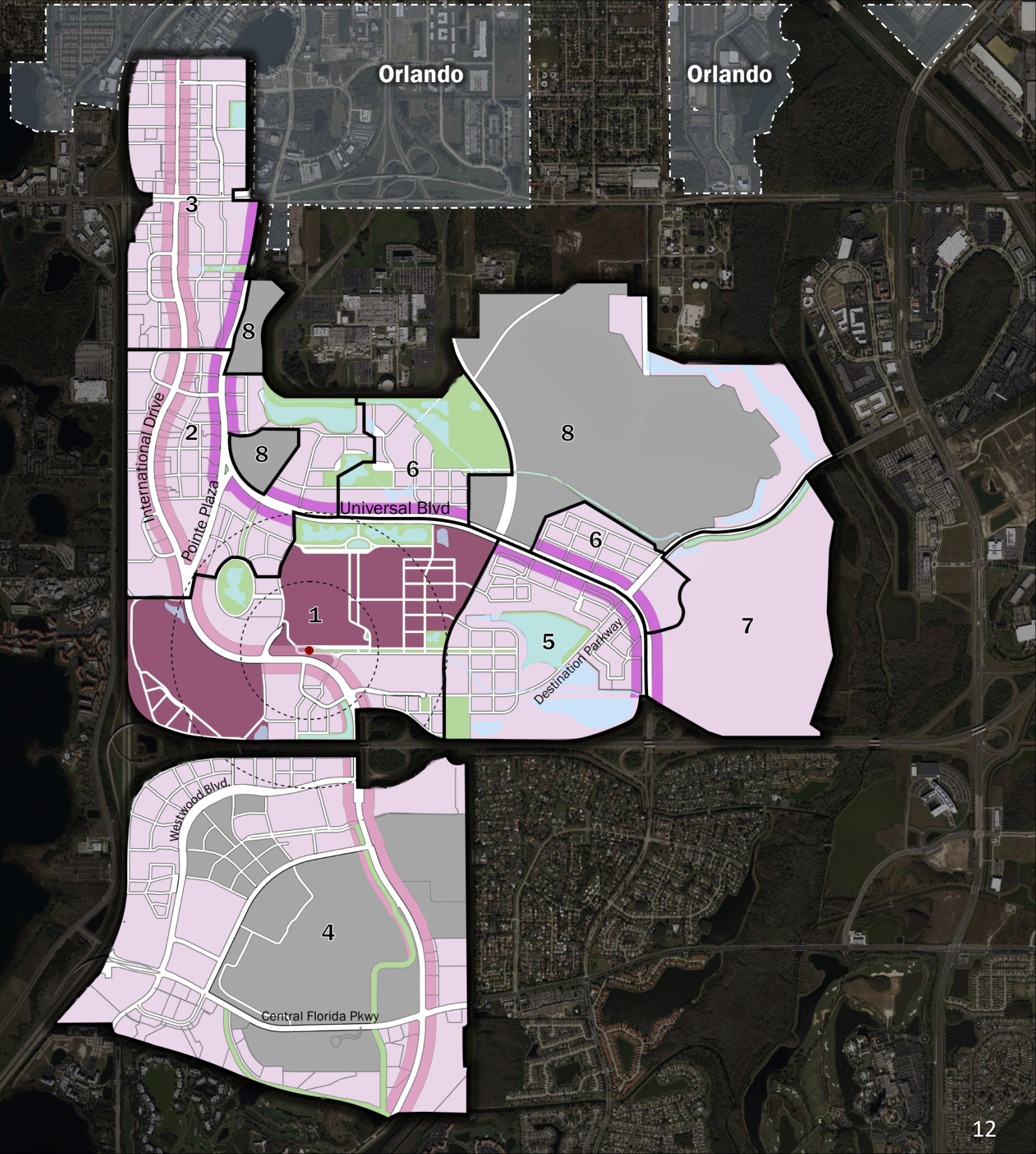


# I-Drive District Overlay Zone

## REGULATING PLAN – TRANSECT ZONES

### Legend : Sec 38-860

	T6 I-Drive
	T6 Universal
	T6 General
	SZ Civic
	SZ Theme Park
	Open Space
	Hydrology



Originally Adopted by BCC:  
February 7, 2017



# I-Drive District Overlay Zone

## I-Drive District Overlay Zone

Adopted February 7, 2017

<b>Sec. 38-860. District &amp; Transects</b>	<b>2</b>
<b>Sec. 38-861. Block Configuration</b>	<b>3</b>
<b>Sec. 38-862. Street Types</b>	<b>4</b>
<b>Sec. 38-863. Open Space Types</b>	<b>10</b>
<b>Sec. 38-864. Site and Building Requirements</b>	<b>13</b>
<b>Sec. 38-865. Uses</b>	<b>16</b>
<b>Sec. 38-866. Off-street Parking and Loading</b>	<b>19</b>
<b>Sec. 38-867. Landscape</b>	<b>22</b>
<b>Sec. 38-868. Approval Requirements</b>	<b>22</b>
<b>Sec. 38-869. Definitions</b>	<b>25</b>
<b>Sec. 38-870 - 38.875. Reserved</b>	



# Promoting Urban Form

## REGULATING ELEMENTS & STANDARDS

Blocks & Connectivity

Building Placement

Street Frontages

Land Use

Street Type

Open Space / Civic

Transit / Multi-Mobility

### I-Drive District Overlay Zone

#### Sec. 38-861. Block Configuration

**a. Interconnected Street Pattern.**  
The network of streets within the District shall form an interconnected pattern with multiple intersections and resulting block sizes as designated in the requirements for the District. See Table (1), I-Drive Summary Table.

- (1) The arrangement of streets shall provide for the continuation of existing streets from adjoining areas into new developments.
- (2) Cul-de-sac and dead end streets are prohibited.
- (3) Streets shall follow natural features rather than interrupting or dead-ending at the feature.
- (4) Streets shall be designed as described in Sec. 38-862, Street Types.
- (5) In three way intersections, the terminating street should end in a natural feature, open space or building facade.

#### b. Block Configuration.

Refer to Figure (2) for an illustration of Typical Block Elements.

- (1) The shape of a block shall be generally rectangular, but may vary due to natural features or site constraints.
- (2) Blocks shall typically be two lots deep with the exception of blocks containing open space. Blocks may also include an alley.
- (3) Blocks shall typically be fronted with lots on at least two faces, preferably on the longest street faces.
- (4) For increased energy efficiency, block orientation should be along an east-west longitudinal axis to the greatest extent practicable. For long, central corridor buildings oriented along an east-west axis, with smaller east and west facing facades, resulting in taking advantage of passive solar design.

#### c. Maximum Block Size.

Block sizes shall meet the requirements outlined in Table (1) I-Drive Summary Table. A network of streets, limited to Local Streets, Avenues, and Boulevards described in Sec. 38-862, Street Types, are required to meet the maximum block size requirements. **This requirement does not apply to blocks within the district boundary that are adjacent to parcels outside the district boundary or where connections cannot be made because of physical obstacles, such as wetlands and water bodies, railroad and existing highway rights of-way.**

- (1) Primary streets and secondary streets shall be designated along appropriate corridors. Refer to Sec. 38-862 Table 5 "Street Hierarchy." Alleys can not be designated Primary Streets.
- (2) All lots shall front on at least one primary street and that street frontage shall serve as the front of the lot, as referred to in the Transacts requirements.
- (3) For lots with two or more primary street frontages, all primary street frontages shall require primary facade treatment.

Figure (2). Typical Block Elements.

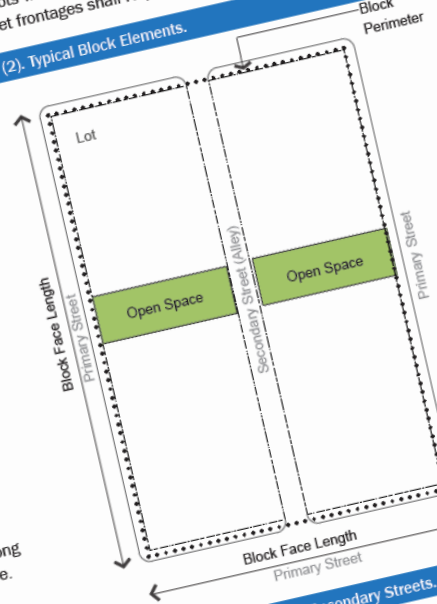
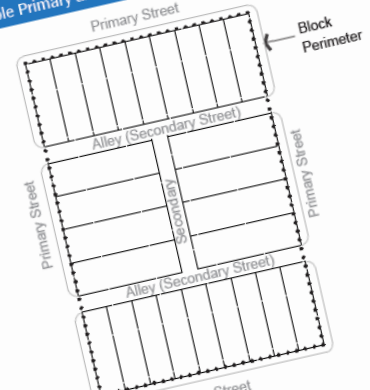


Figure (3). Example Primary and Secondary Streets.



#### e. Block Access Configurations.

- (1) Vehicular access shall not be located on the parcel if the parcel is fronted by more than one street. In such case, staff shall determine which street shall provide the vehicular access. The determination shall be based on the configuration of existing and proposed vehicular access along the primary street.
- (2) Blocks may include, but are not limited to, the following configurations:
  - (A) Mid-Block Access. This configuration allows a drive running through the block.
  - (B) "T" Configuration. This configuration allows a street to enter a Block that already has a "T," allowing development to be more compact.
  - (C) "H" Configuration. This configuration allows for a street to cross the block on two faces.
- (3) Block access points shall be located within the same block.
- (4) Mid-Block Pedestrian Path. A qualified Open Space shall be provided 500 feet or longer.
  - (A) When approaching a crossing, the pedestrian path shall be on the left side.
  - (B) Mid-Block pedestrian path shall be a minimum of one-third of a block.
  - (C) Minimum width shall be 20' or greater.

#### f. Lots.

- (1) Typical Lot Dimensions shall meet the requirements outlined in the requirements.

Figure (4). Po...





# PZC Recommendations

***I-Drive District Overlay Zone - Code Update***



# I-Drive District Overlay Zone

## CODE UPDATE

### Code

- Expand Residential Use to include **‘Live/Work’**
- Refine **Prohibited Uses** Section
- Update **Bicycle Parking** Standards
- Eliminate **Loading Facility** Pavement Standards
- Other Code **‘Cleanups’**
- Create **Open Air Market** Retail Use / Standards
- Create **Dynamic Art** Standards

## I-Drive District Overlay Zone

Adopted February 7, 2017

<b>Sec. 38-860. District &amp; Transects</b>	<b>2</b>
<b>Sec. 38-861. Block Configuration</b>	<b>3</b>
<b>Sec. 38-862. Street Types</b>	<b>4</b>
<b>Sec. 38-863. Open Space Types</b>	<b>10</b>
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<b>Sec. 38-867. Landscape</b>	<b>22</b>
<b>Sec. 38-868. Approval Requirements</b>	<b>22</b>
<b>Sec. 38-869. Definitions</b>	<b>25</b>
<b>Sec. 38-870 - 38.875. Reserved</b>	



# I-Drive District Overlay Zone

## CODE UPDATE

### Code

- Expand Residential Use to include **‘Live/Work’**
- Refine **Prohibited Uses** Section
- Update **Bicycle Parking** Standards
- Eliminate **Loading Facility** Pavement Standards
- Other Code **‘Cleanups’**
- Create Open Air Market Retail Use / Standards
- Create Dynamic Art Standards

## I-Drive District Overlay Zone

Adopted February 7, 2017

<b>Sec. 38-860. District &amp; Transects</b>	<b>2</b>
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<b>Sec. 38-869. Definitions</b>	<b>25</b>
<b>Sec. 38-870 - 38.875. Reserved</b>	



# I-Drive District Overlay Zone

## CODE UPDATE

### Code

(May 7<sup>th</sup> & 21<sup>st</sup>)

- Expand Residential Use to include 'Live/Work'
- Refine Prohibited Uses Section
- Update Bicycle Parking Standards
- Eliminate Loading Facility Pavement Standards
- Other Minor Code 'Cleanups'
- Create **Open Air Market** Retail Use / Standards
- Create **Dynamic Art** Standards



# ***I-Drive District Overlay Zone***

**CODE UPDATE**

## ***Open Air Market Standards***

- Described as an “**outdoor site**” where individual stalls or spaces are provided for vendors to display, sell, exchange or deal retail goods, such as a farmer’s market.
- May include **portable vendors** (e.g., food trucks); **enclosed or semi-enclosed structures** (e.g., gazebos, kiosks); or **temporary structures** (e.g., tents)



# I-Drive District Overlay Zone

## CODE UPDATE

### Open Air Market Standards

#### Temporary Markets:

- Operates one (1) day per week, in **sub-districts 2 and 3** only
- Subject **(potentially 52 events per calendar year)** property must have a licensed / approved business
- Requires site plan, building elevations, and permits
- Outdoor storage of structures for more than 24 hours is prohibited
- Food trucks must be located 5' from any property line, sidewalk, or public right-of-way; and be removed from premises nightly
- Minimum 5-foot clear path for pedestrians must be provided
- Waste / recyclable materials must be removed / disposed daily



# ***I-Drive District Overlay Zone***

**CODE UPDATE**

## ***Open Air Market Standards***

### **Permanent Markets:**

- **Operates more than one (1) day per week**
- **Must meet all Temporary Market requirements, except that structures may remain on-site for longer than 24 hours**
- **Temporary structures (e.g., tents) must be screened by enclosed or semi-enclosed structures**
- **Enclosed or Semi-Enclosed structures must meet Site & Building Requirements**
- **Minimum seating (1 seat per 1,000 sq. ft.)**
- **Minimum canopy trees (1 tree per 1,000 sq. ft.)**



# **I-Drive District Overlay Zone**

## **CODE UPDATE**

### **Open Air Markets – Additional Recommendation**

*(For Board Consideration)*

- **Add Requirement for Annual Permit Renewal**

Proposed Language - Sec. 38-865(d)3(C) - Pages 17 - 18:

**(3) Open Air Market permits shall be valid for a period of 365 days from the date of issuance, with annual permit renewals dependent upon the applicant's demonstration of compliance with the standards herein.**

**Note:** Within the last week, **some I-Drive Stakeholders** have requested that consideration of Open Air Markets be postponed.



# ***I-Drive District Overlay Zone***

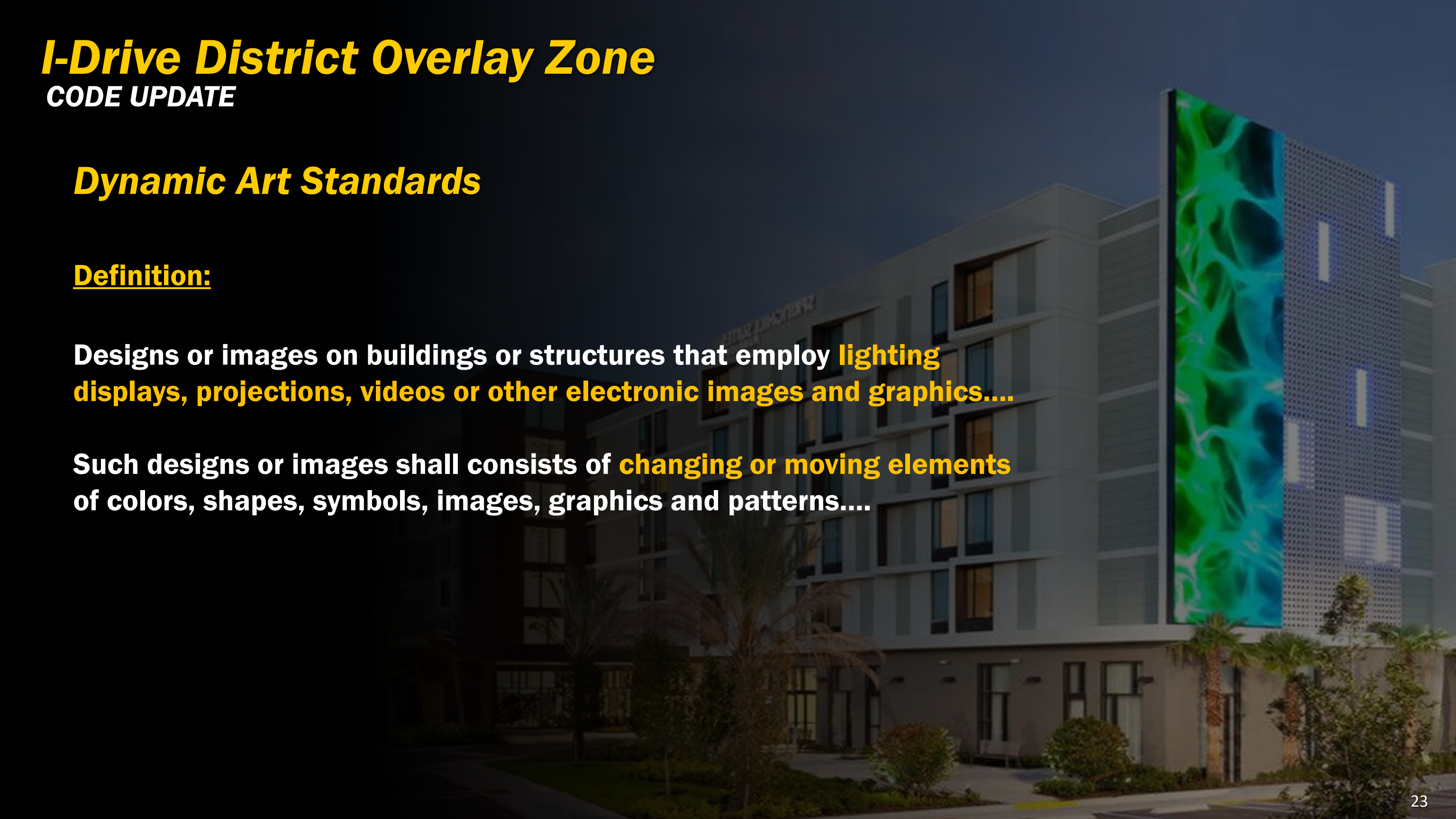
**CODE UPDATE**

## ***Dynamic Art Standards***

### **Definition:**

Designs or images on buildings or structures that employ **lighting displays, projections, videos or other electronic images and graphics....**

Such designs or images shall consists of **changing or moving elements of colors, shapes, symbols, images, graphics and patterns....**





# ***I-Drive District Overlay Zone***

**CODE UPDATE**

## ***Dynamic Art Standards***

### **Intent and Purpose:**

- **Promote a unique local & tourist entertainment experience**
- **Enhance building facades with digital visualization**





# ***I-Drive District Overlay Zone***

**CODE UPDATE**

**DYNAMIC ART**

## **1 Level**

Permitted by Right

## **2 Level**

Permitted with Dynamic Art Application Approval

## **3 Level**

Subject to Separate Permitting Process and  
I-Drive District Coordination & Programming



# I-Drive District Overlay Zone

CODE UPDATE

DYNAMIC ART

**1**

Level

- Permitted by Right
- Includes **Static\*** Lighting Displays/Projections

**\* Must remain static for 8 sec, with non-flashing or moving transitions**















# I-Drive District Overlay Zone

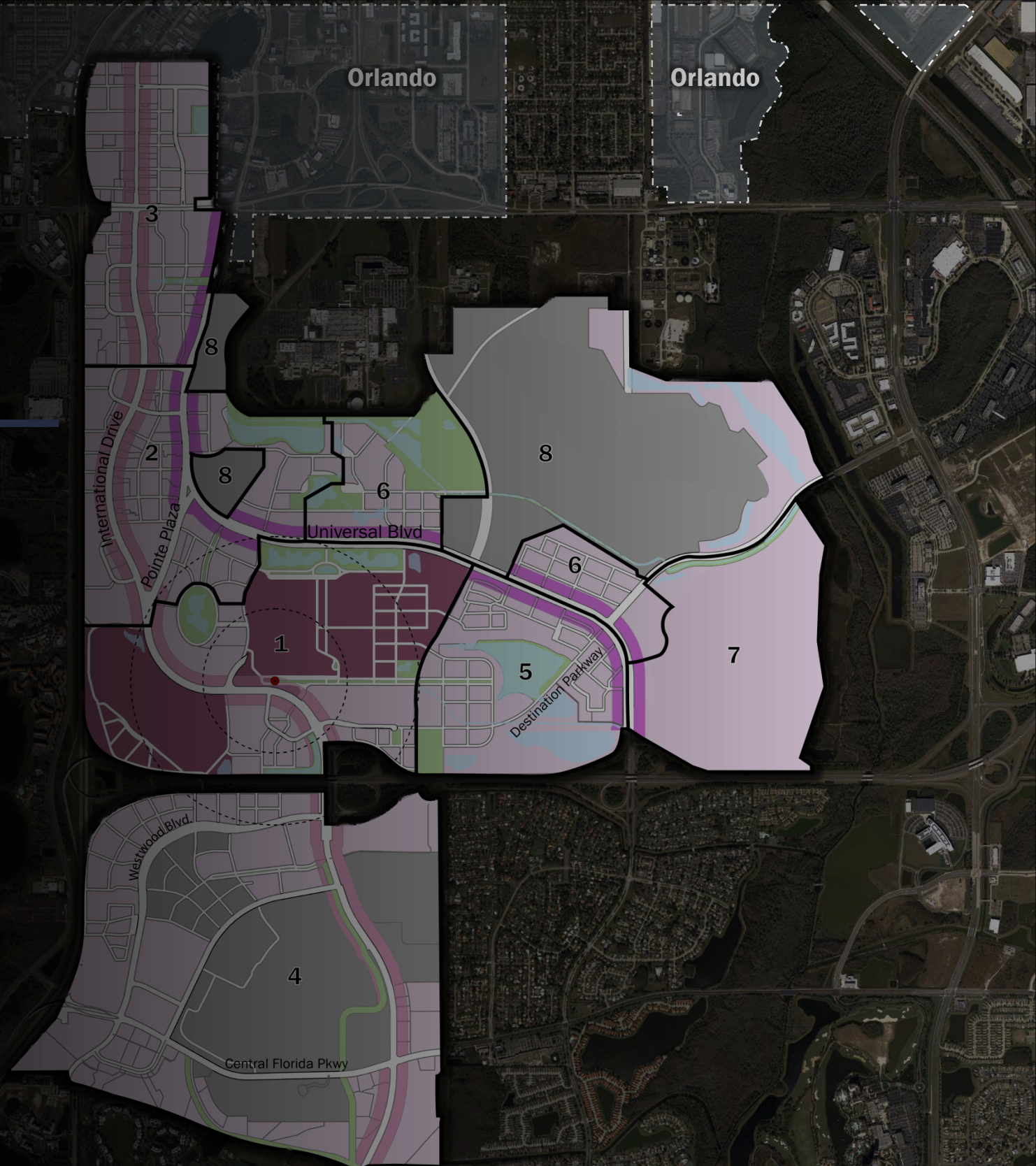
CODE UPDATE

DYNAMIC ART

3

Level

- District-Wide Light Festivals
- Public and/or Private Sponsorship
- Subject to Separate Permitting Process and I-Drive District Coordination & Programming













Brandenburg Gate

Berlin, Germany



**“Major Tourism Magnet”**

**“One of the world’s most successful light festivals!”**



# I-Drive District Overlay Zone

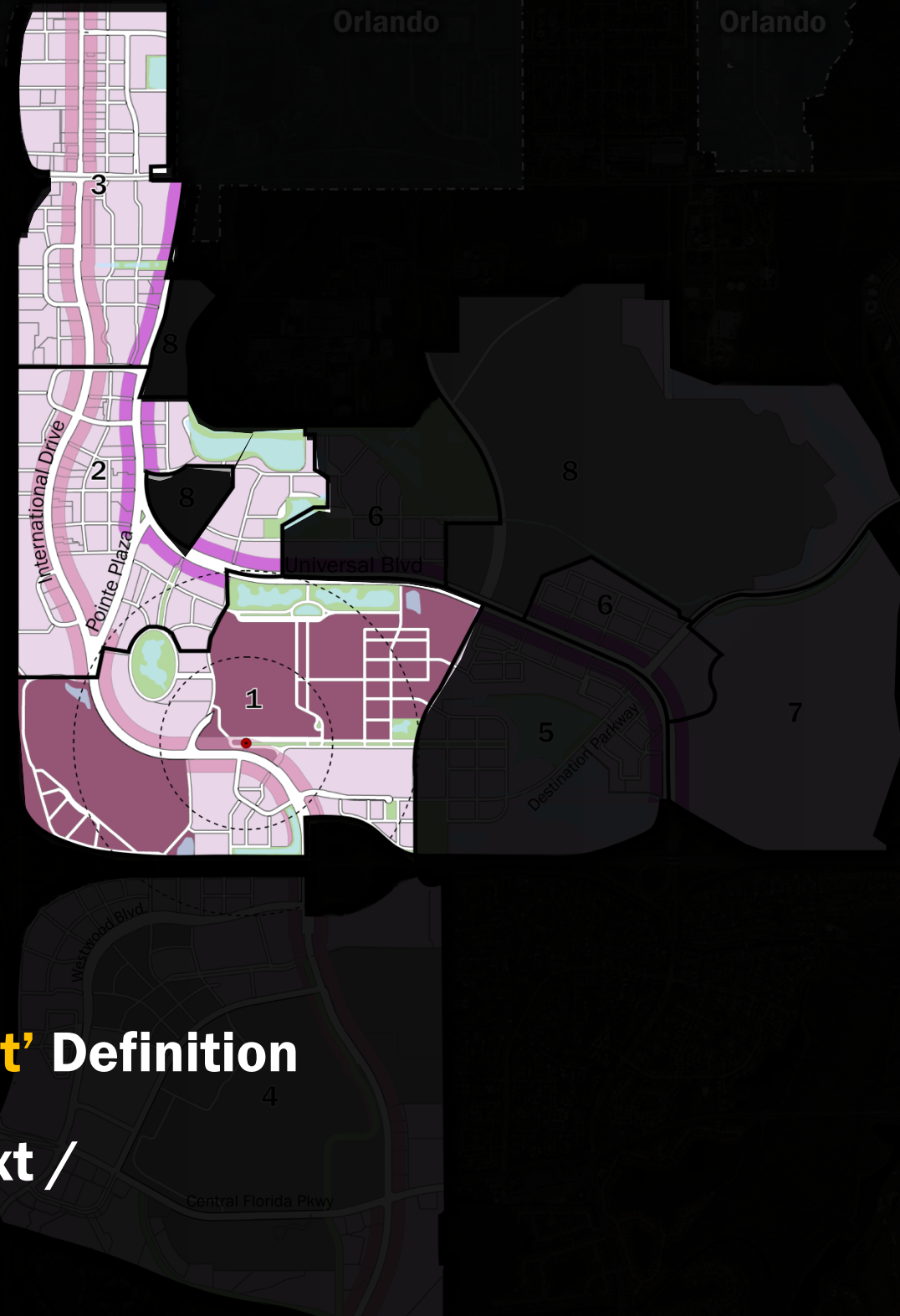
CODE UPDATE

DYNAMIC ART

2

Level

- Allows for **changing / moving elements** of color, shapes, symbols, and images
- Permitted in **Sub-Districts 1, 2, & 3** only
- Subject to Dynamic Art Application approval
- “Content-Neutral” Review Process
- Exempt from Ch. 31.5 ‘**Signage**’ and ‘**Work of Art**’ Definition
- PZC Recommendation **Excluded** all Forms of Text / Sponsorship (Advertising)





# ***I-Drive District Overlay Zone***

**CODE UPDATE**

## ***Dynamic Art Standards***

- **Requires Minimum Building Height of 3 Stories / 35 Feet**
- **Subject to all Other Site & Building Requirements**
- **Technical Illumination / Performance Requirements**

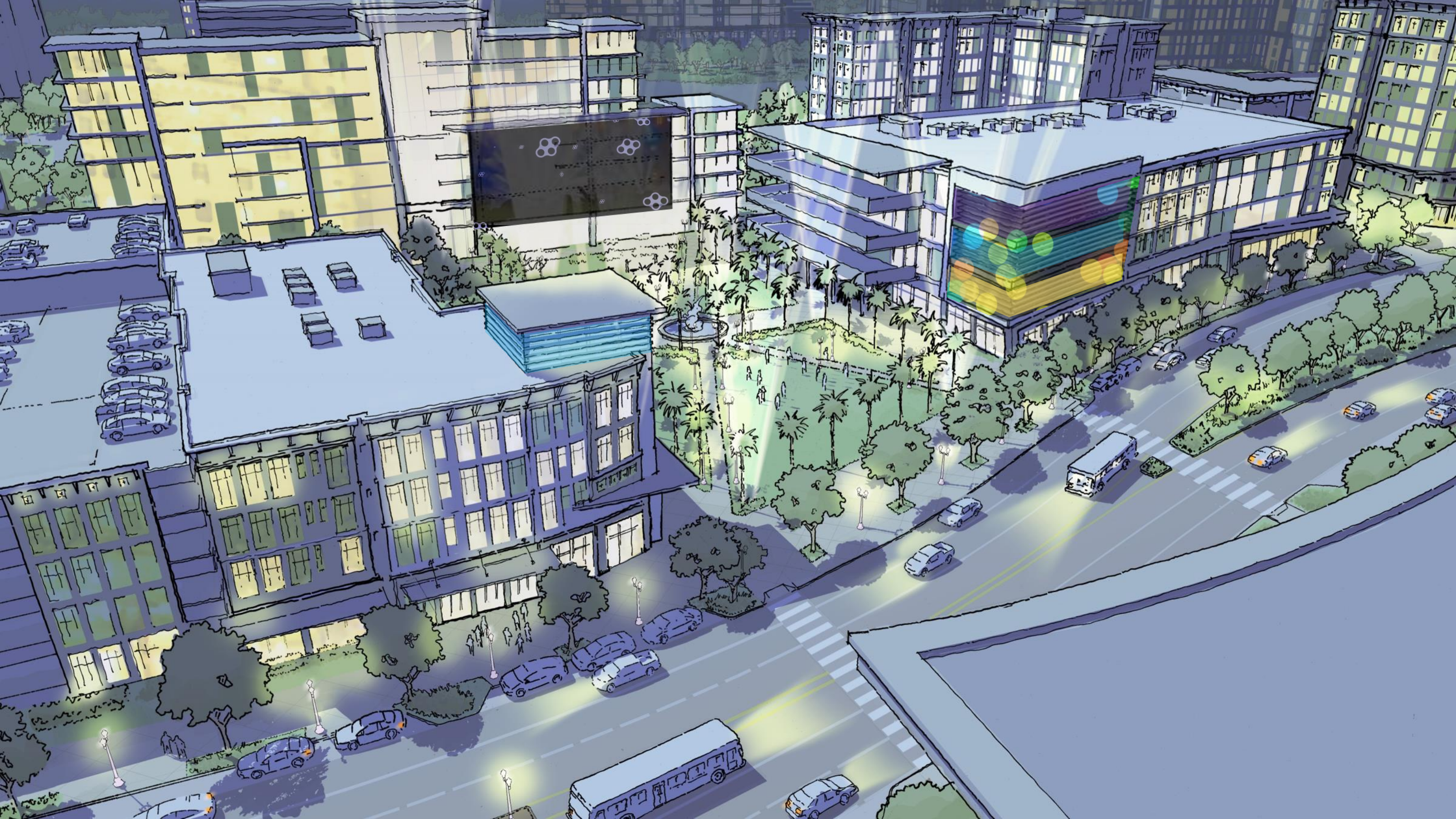




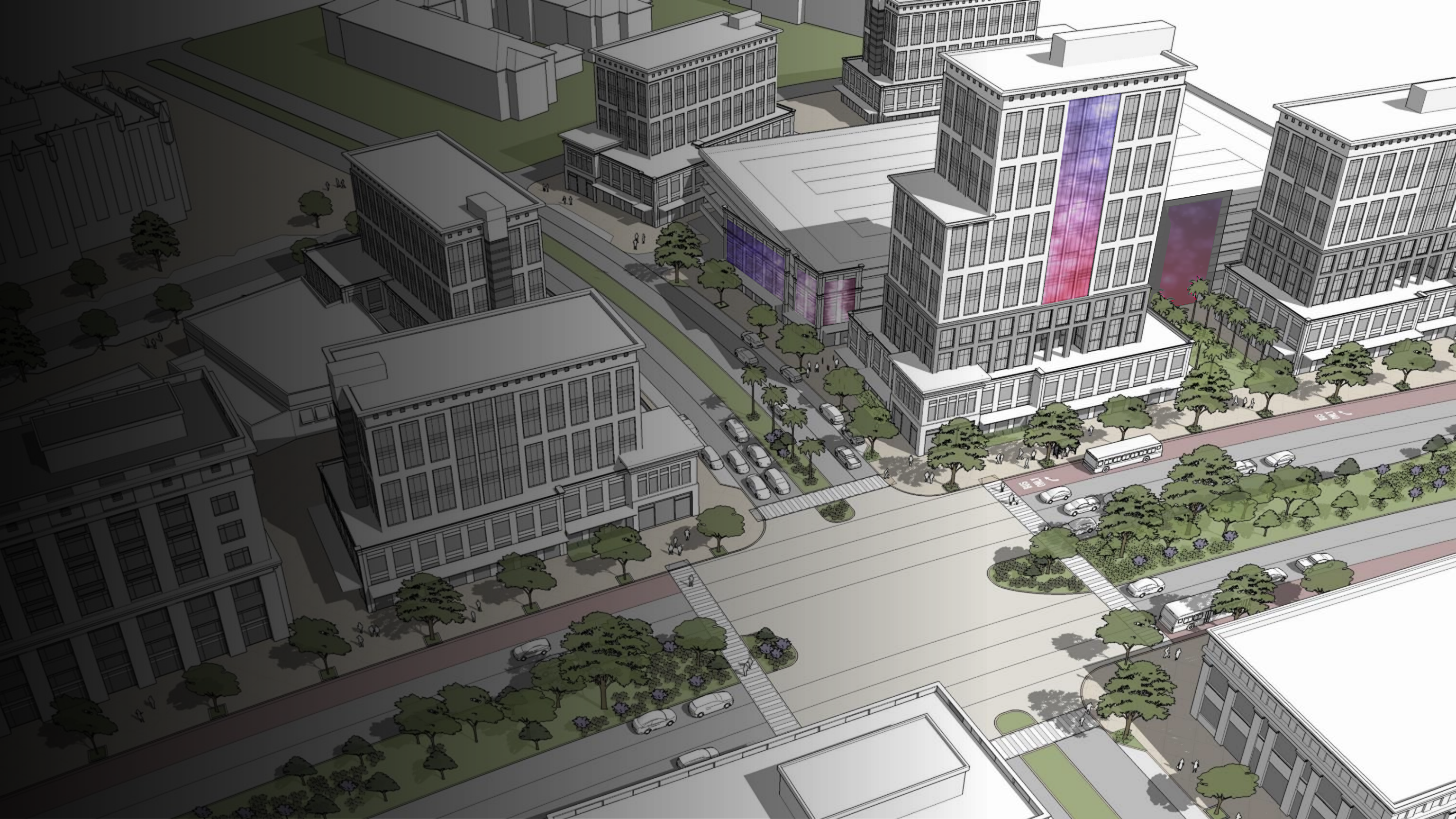


ESTAR LINHOLTAZ  
TODORAN























# ***I-Drive District Overlay Zone***

**CODE UPDATE**

## ***Dynamic Art Standards – Additional Recommendations*** *(For Board Consideration)*

### **Recent I-Drive Stakeholder Input:**

- **Establish Hours of Operation**
- **Further Limit the Types of Eligible Buildings / Structures**



# ***I-Drive District Overlay Zone***

**CODE UPDATE**

## ***Dynamic Art Standards – Additional Recommendations*** ***(For Board Consideration)***

### **Recent I-Drive Stakeholder Input:**

- **Establish Hours of Operation**

### **Proposed Language - Sec. 38-864.1.b - Page 15:**

***(8) Hours of Operation. Dynamic Art Installations may only operate between **dawn and 12:00 am.*****



# ***I-Drive District Overlay Zone***

**CODE UPDATE**

## ***Dynamic Art Standards – Additional Recommendations*** ***(For Board Consideration)***

### **Recent I-Drive Stakeholder Input:**

- **Establish Hours of Operation**
- **Further Limit the Types of Eligible Buildings / Structures**

**Proposed Language - Sec. 38-864.1.b - Page 15:**

***Dynamic Art may only be displayed on.....***



# ***I-Drive District Overlay Zone***

**CODE UPDATE**

## ***Dynamic Art Standards – Additional Recommendations*** ***(For Board Consideration)***

### **I-Drive Stakeholder Input:**

- Establish Hours of Operation
- **Further Limit the Types of Eligible Buildings / Structures**

### **Proposed Language - Sec. 38-864.1.b - Page 15:**

***Dynamic Art may only be displayed on.....***

- ***Stand-alone parking structures***



# ***I-Drive District Overlay Zone***

**CODE UPDATE**

## ***Dynamic Art Standards – Additional Recommendations*** ***(For Board Consideration)***

### **I-Drive Stakeholder Input:**

- Establish Hours of Operation
- **Further Limit the Types of Eligible Buildings / Structures**

### **Proposed Language - Sec. 38-864.1.b - Page 15:**

***Dynamic Art may only be displayed on.....***

- *Stand-alone parking structures*
- ***Parking structures with liner buildings***



# ***I-Drive District Overlay Zone***

**CODE UPDATE**

## ***Dynamic Art Standards – Additional Recommendations*** ***(For Board Consideration)***

### **I-Drive Stakeholder Input:**

- Establish Hours of Operation
- **Further Limit the Types of Eligible Buildings / Structures**

### **Proposed Language - Sec. 38-864.1.b - Page 15:**

***Dynamic Art may only be displayed on.....***

- *Stand-alone parking structures*
- *Parking structures with liner buildings*
- ***Vertical mixed-use podium-type buildings***





# ***I-Drive District Overlay Zone***

**CODE UPDATE**

## ***Dynamic Art Standards – Additional Recommendations*** ***(For Board Consideration)***

### **Board Work Session / Input:**

- **Broaden Motorist-Related Safety Standards**





# ***I-Drive District Overlay Zone***

**CODE UPDATE**

## ***Dynamic Art Standards – Additional Recommendations*** ***(For Board Consideration)***

### **Board Work Session / Input:**

- **Broaden Motorist-Related Safety Standards**

### **Proposed Language - Sec. 38-864.1.b - Page 15:**

- 1) Prohibit Dynamic Art **when plainly visible within 660 linear feet** of the nearest I-4 and S.R. 528 right-of-way centerline

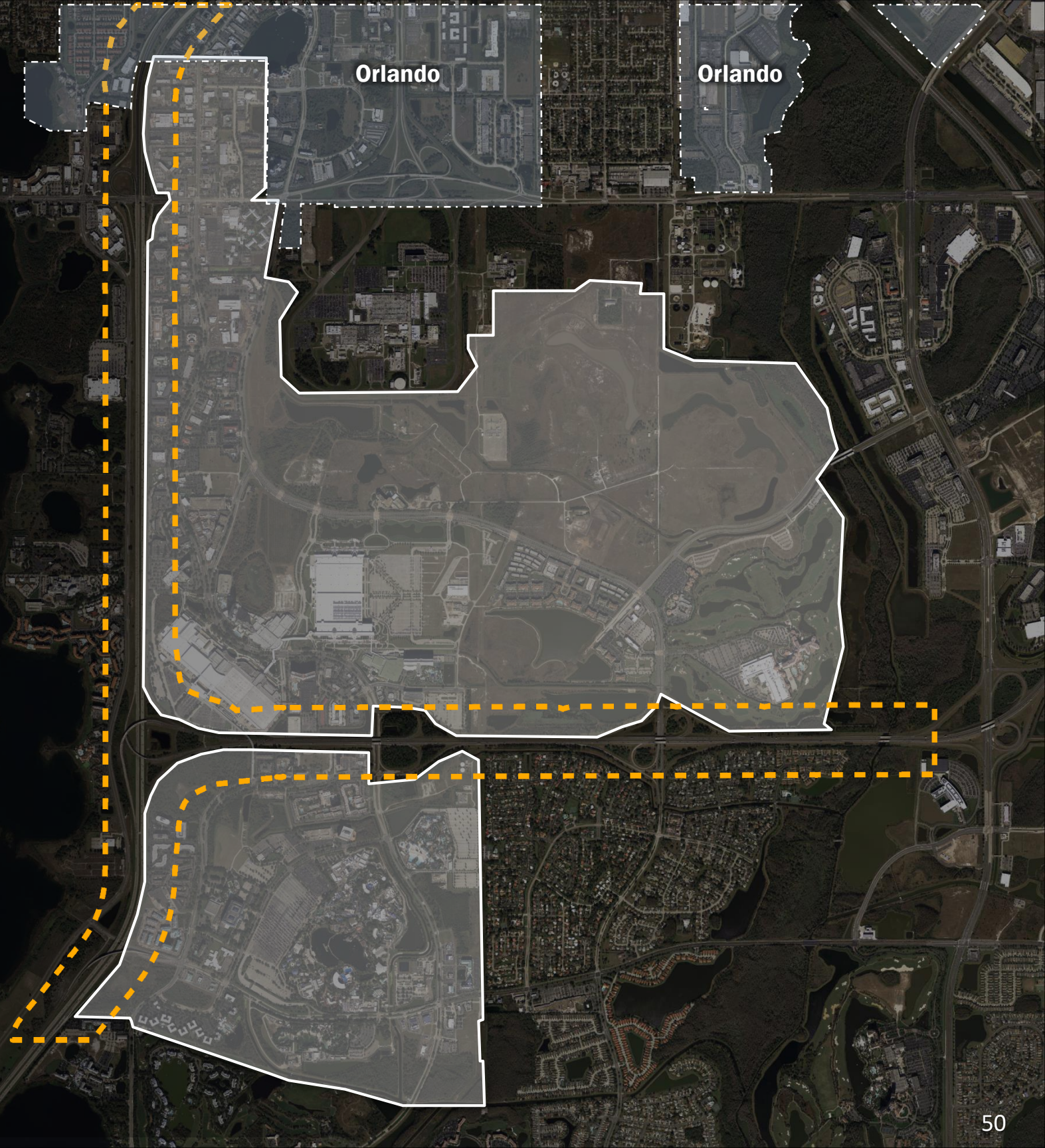




# ***I-Drive District Overlay Zone***

**CODE UPDATE**

**--- 660 Buffer (from I-4 / 528 Centerline)**





# ***I-Drive District Overlay Zone***

**CODE UPDATE**

## ***Dynamic Art Standards – Additional Recommendations*** *(For Board Consideration)*

### **Board Work Session / Input:**

- **Broaden Motorist-Related Safety Standards**

### **Proposed Language - Sec. 38-864.1.b - Page 15:**

- 2) Require changing or moving graphics and text to occur through **subtle transitions**, and **without driving hazards or distractions**





# **I-Drive District Overlay Zone**

**CODE UPDATE**

## **Dynamic Art Standards – Additional Recommendations** *(For Board Consideration)*

### **Board Work Session / Input:**

- **Broaden Motorist-Related Safety Standards**

### **Proposed Language - Sec. 38-864.1.d - Page 15:**

- 3) Include language that allows the County to **deny an application, require modifications, or cease Dynamic Art** after installation, due to potential traffic safety hazards as determined by the Traffic Engineer





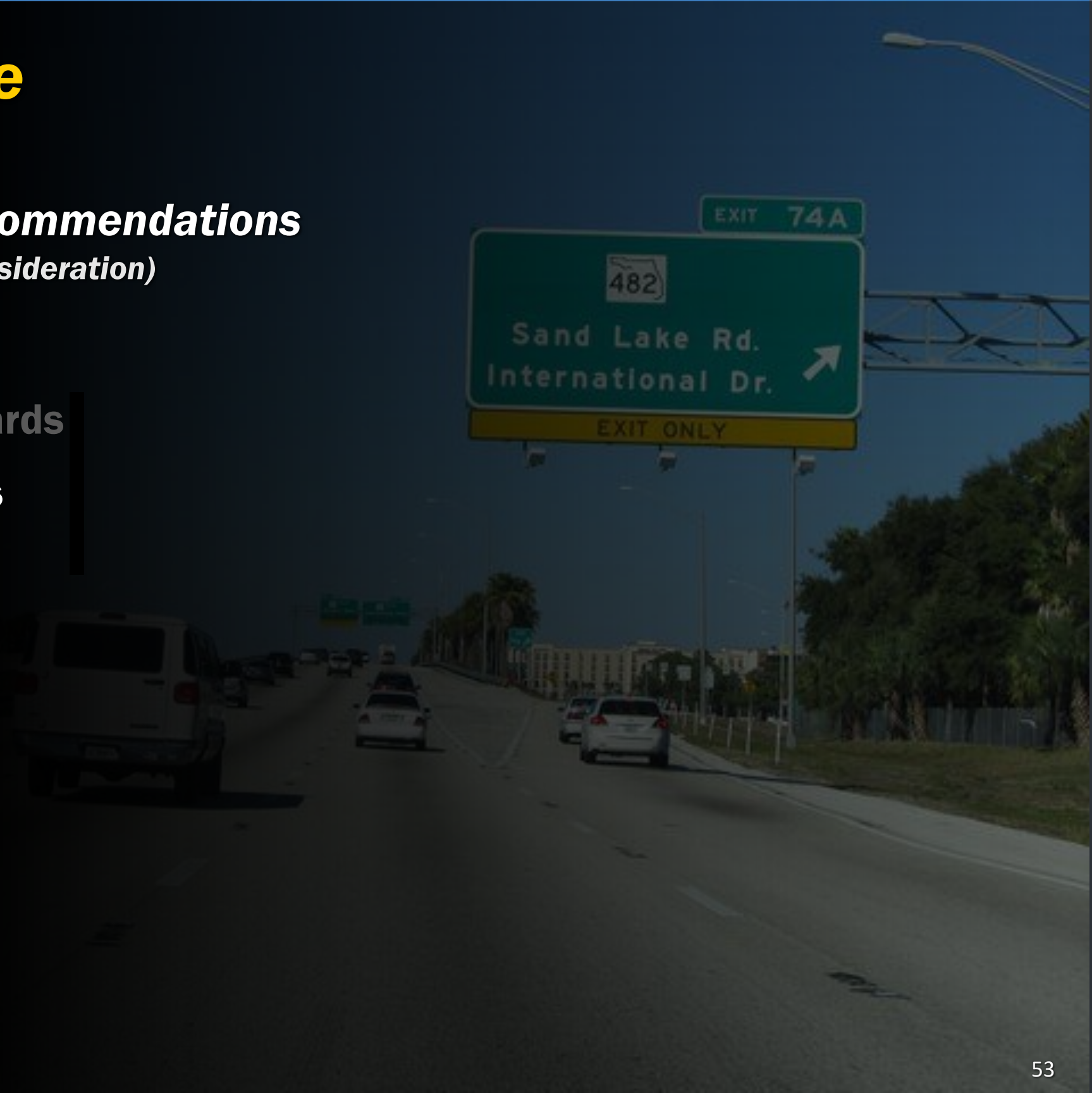
# ***I-Drive District Overlay Zone***

**CODE UPDATE**

## ***Dynamic Art Standards – Additional Recommendations*** ***(For Board Consideration)***

### **Board Work Session / Input:**

- **Broaden Traffic-Related Safety Standards**
- **Establish Limited Text Coverage Areas**





**Text Coverage Limited to 10% of  
Proposed Dynamic Art Surface Area  
Per Building Façade**

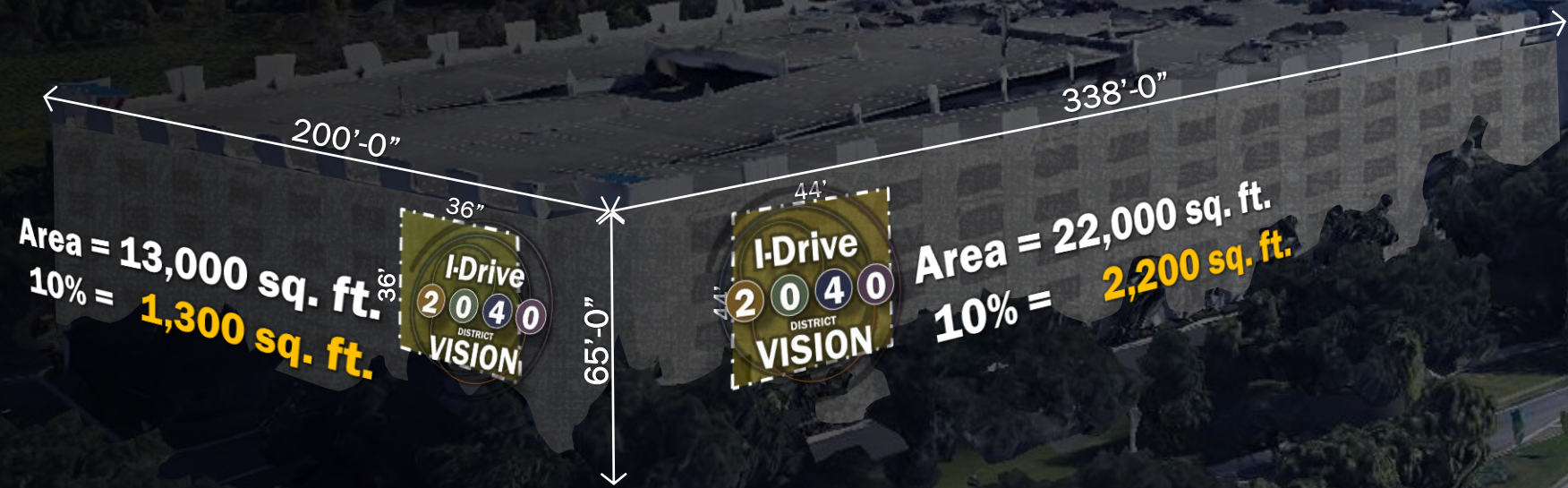








**Text Coverage Limited to 10% of  
Proposed Dynamic Art Surface Area  
Per Building Façade**



**Total Building Façade Area = 35,000 sq. ft.**  
**10% Text Copy Area = 3,500 sq. ft.**



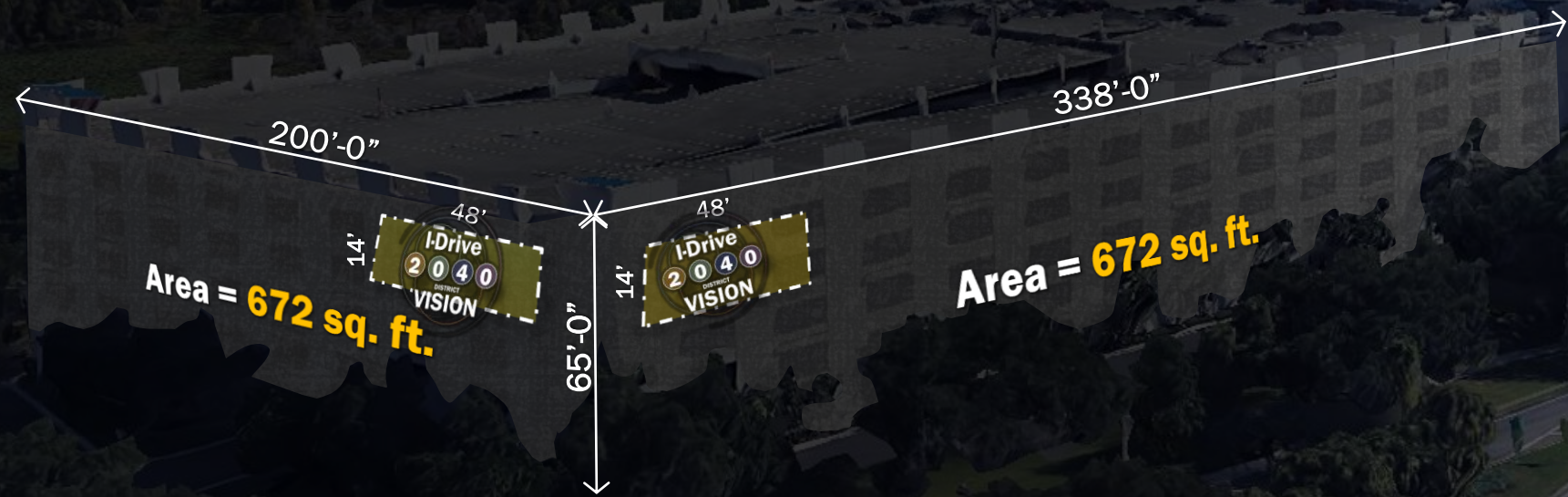


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**Text Coverage Limited to 10%,  
Not to Exceed 672 sq. ft., of  
Proposed Dynamic Art Surface Area  
Per Building Façade**



**Total Building Façade Area = 35,000 sq. ft.  
Total (672 sq. ft per Façade) = 1,344 sq. ft.**





I-Drive  
2040  
VISION

I-Drive  
2040  
VISION



# ***I-Drive District Overlay Zone***

## **CODE UPDATE**

### ***Dynamic Art Standards – Additional Recommendations*** ***(For Board Consideration)***

#### **Board Work Session / Input:**

- **Broaden Traffic-Related Safety Standards**
- **Establish Limited Text Coverage Areas**
- **Add Intermittent Text Display Standards**

#### **Proposed Language - Sec. 38-864.1.b - Page 15:**

**‘Text within Dynamic Art shall not be displayed more than **once per minute, and no more than 15 consecutive seconds**.....’**



# ***I-Drive District Overlay Zone***

## **CODE UPDATE**

### ***Dynamic Art Standards – Summary of Additional Recommendations*** ***(For Board Consideration)***

- 1) Open Air Market – Annual Permit Renewals**
- 2) Dynamic Art:**
  - a. Hours of Operation (Dawn – 12:00 am)**
  - b. Limited to Parking-Related Structures Only**
  - c. Motorist Safety – 660' Separation from I-4 & 528 centerline**
  - d. Motorist Safety – Subtle Lighting & Pattern Changes**
  - e. Motorist Safety – Deny Application or Modify / Cease Operations**
  - f. Max. Text Coverage – 10% / Not to Exceed 672 SF**
  - g. Intermittent Text Coverage – Max. of 15 Seconds / Minute**



# **I-Drive District Overlay Zone**

## **Code Update**

**No Action Required until**  
**2nd Public Hearing**  
**May 21, 2019 – 5:01 PM**



**I-Drive**

**2 0 4 0**

**DISTRICT**

**VISION**



**May 7, 2019**

**ORANGE COUNTY PLANNING DIVISION**

**PLANNING, ENVIRONMENTAL & DEVELOPMENT SERVICES DEPARTMENT**



# ***I-Drive District Overlay Zone*** ***Code Update***

# **I-Drive** **2040** **DISTRICT** **VISION**



***May 7, 2019***

***ORANGE COUNTY PLANNING DIVISION***

***PLANNING, ENVIRONMENTAL & DEVELOPMENT SERVICES DEPARTMENT***