

**CITY OF ORLANDO**  
**SUSTAINABLE COMMUNITIES DEMONSTRATION PROJECT**  
**ANNUAL PROGRESS REPORT**

**July 14, 2000**

On July 14, 1997, the City of Orlando and the Florida Department of Community Affairs (DCA) jointly executed a Sustainable Communities Designation Agreement (the Agreement) to establish rights and obligations related to the City's designation as one of five Sustainable Communities in the State of Florida, pursuant to Section 163.3244, Florida Statutes. The following report is a summary of progress made during the third year of the five-year Agreement (July 15, 1999 through July 14, 2000). This report is provided in accordance with Section 9 of the Agreement, which requires that the City of Orlando provide an annual report to the DCA and the Legislative Committee on Intergovernmental Relations on the anniversary of the effective date of the Agreement. A copy of the Sustainable Communities Designation Agreement is available for review on the City's web site at:

[www.ci.orlando.fl.us/departments/planning\\_and\\_development/sustain.html](http://www.ci.orlando.fl.us/departments/planning_and_development/sustain.html).

**SUMMARY OF GROWTH MANAGEMENT PLAN AMENDMENTS**

Since July 14, 1999, the City has adopted two GMP amendment packages for amendments that are exempt from state and regional review (5 Future Land Use Map amendments and approximately 447 policy amendments), two GMP amendment packages for amendments that are not exempt from state and regional review (12 Future Land Use Map amendments), one GMP amendment package for amendments affecting a DRI, and 12 small scale GMP amendments. The following are summary statistics on the GMP amendment packages that were considered by the City during this reporting period:

1. **99-2SUA (Not Exempt).** The 99-2SUA GMP amendments included five amendments to the Official Future Land Use Map. These amendments were not exempt from state and regional review because they involved the application of official future land use designations to properties annexed into the City after the adoption of the Sustainable Communities Agreement. The first reading of an ordinance adopting the amendments was approved by the City Council on June 14, 1999. The 99-2SUA GMP amendments were adopted on November 1, 1999, and became effective on January 13, 2000.
2. **99-2SUB (Exempt).** The 99-2SUB GMP amendments included two amendments to the Official Future Land Use Map, six amendments to the Future Land Use Element, one amendment to the Transportation Element, two amendments to the Housing Element, and 31 amendments to the Intergovernmental Coordination Element. All of these amendments were exempt from state and regional review. The amendments to the Intergovernmental Coordination Element were the first amendments adopted to implement recommendations in the City's 1998

Evaluation and Appraisal Report (EAR). The Intergovernmental Coordination Element amendments included policies that recognize schools as the cornerstone of community planning and design. The first reading of an ordinance adopting the amendments was approved by the City Council on June 14, 1999. The 99-2SUB GMP amendments were adopted on July 19, 1999, and became effective on August 19, 1999.

3. **00-1SUA (Not Exempt).** The 00-1SUA GMP amendments included seven amendments to the Official Future Land Use Map. These amendments were not exempt from state and regional review because they involved the application of official future land use designations to properties annexed into the City after the adoption of the Sustainable Communities Agreement. The first reading of an ordinance adopting the amendments was approved by the City Council on January 10, 2000. The 00-1SUA GMP amendments were adopted on May 22, 2000, and will become effective on August 3, 2000.
4. **00-1SUB (Exempt).** The 00-1SUB GMP amendments included three amendments to the Official Future Land Use Map, three amendments to the Future Land Use Element, three amendments to the Transportation Element, one amendment to the Capital Improvements Element and approximately 400 amendments to implement the recommendations of the City's 1998 Evaluation and Appraisal Report (EAR). The EAR-based amendments affected the following GMP elements: Future Land Use; Urban Design; Housing; Historic Preservation; Conservation; Recreation, Open Space & Cultural; Stormwater & Aquifer Recharge; Potable Water; Wastewater; Solid Waste; Capital Improvements. The only EAR-based amendments that have not been adopted are those related to the Downtown Element (an optional element). We anticipate that the EAR-based amendments for the Downtown Element will be considered by City Council in January 2001. As provided in Section 5.3 of the City's Sustainable Communities Designation Agreement, EAR-based amendments are not subject to state and regional review. The first reading of an ordinance adopting the amendments was approved by the City Council on January 10, 2000. The 00-1SUB GMP amendments were adopted on February 7, 2000, and became effective on March 9, 2000.
5. **00-2SUA (Not Exempt).** The 00-2SUA amendments include 25 amendments to the Official Future Land Use Map, two amendments to the Future Land Use Element and one amendment to the Urban Design Element. These amendments are not exempt from state and regional review because they involve the application of official future land use designations to properties annexed into the City after the adoption of the Sustainable Communities Agreement. The first reading of an ordinance adopting these amendments was approved by the City Council on June 19, 2000. We anticipate that the City Council will consider adopting the 00-2SUA GMP amendments in November 2000.

6. **00-2SUB (Exempt).** The 00-2SUB GMP amendments include one amendment to the Official Future Land Use Map, seven amendments to the Future Land Use Element, one amendment to the Transportation Element, and three amendments to the Historic Preservation Element. All of these amendments are exempt from state and regional review. The first reading of an ordinance adopting the amendments was approved by the City Council on June 19, 2000. The 00-2SUB GMP amendments were adopted on July 10, 2000, and will become effective on August 10, 1999.
7. **DRI GMP Amendments.** The City adopted GMP amendments for one Development of Regional Impact (DRIs) during this reporting period. Amendments to the Lee Vista DRI were adopted on October 25, 1999 and became effective on November 25, 1999. The City is currently reviewing GMP amendments for one additional DRI. The first reading of an ordinance adopting amendments to the Airport Industrial Park Orlando (AIPO) DRI property was approved on June 19, 2000. We anticipate that the City Council will consider adopting the AIPO DRI GMP amendments in September 2000.
8. **Small Scale GMP Amendments.** The City has adopted 12 small scale GMP amendments during the reporting period. All of these amendments were exempt from state and regional review.

## **FUTURE LAND USE MAP**

Attached is a reduced copy of the City's Official Future Land Use Map, dated July 14, 2000. This map has been updated to include the 99-2SUA and 99-2SUB GMP amendments. (Attachment I)

## **COMPLIANCE WITH THE TERMS OF THE AGREEMENT**

The City has complied with the terms of the Agreement, as outlined under City Commitments.

## **CITY COMMITMENTS**

1. **Citizen Participation.** *By December 1, 1997, the City will develop a program to provide for citizen participation in the Project. This program may include establishing a Sustainable Communities Advisory Committee, public workshops, and a Sustainable Community Demonstration Project page on the City's web site.*
  - a) **Neighborhood Horizons.** The City continued to conduct sustainability training at the neighborhood level through the Neighborhood Horizons program. Under this program, representatives from the City's Planning & Development Department and Office of Neighborhood Services conduct evening and weekend workshops to promote sustainable development

practices, identify key neighborhood issues and guide residents through the process of developing a vision for the future.

- i) **Isle of Catalina.** The City of Orlando's Planning & Development Department conducted neighborhood training and planning workshops in the Isle of Catalina neighborhood during the 1998-99 reporting period. Following those workshops, a Neighborhood Horizon plan was prepared for the neighborhood. The Isle of Catalina neighborhood approved their Neighborhood Horizon Plan on February 3, 2000. The Orlando City Council accepted the Isle of Catalina Neighborhood Horizon Plan on February 21, 2000. The Isle of Catalina was the third neighborhood in the City to complete the Neighborhood Horizons process.
- ii) **Rock Lake Neighborhood Horizon Plan.** The Planning & Development Department held a Neighborhood Planning Workshop in the Rock Lake neighborhood on July 31, 1999. The Rock Lake neighborhood approved their Neighborhood Horizon Plan on March 6, 2000. The Orlando City Council accepted the Rock Lake Neighborhood Horizon Plan on April 3, 2000. Rock Lake was the fourth neighborhood in the City to complete the Neighborhood Horizons process.
- iii) **Lake Mann Gardens/Malibu Groves Neighborhood Horizon Plan.** The Planning & Development Department conducted neighborhood training and planning workshops in the Lake Mann Gardens/Malibu Groves neighborhood during the 1998-99 reporting period. The Lake Mann Gardens/Malibu Groves neighborhood approved their Neighborhood Horizon Plan on April 19, 2000. The Orlando City Council accepted the Lake Mann Gardens/Malibu Groves Neighborhood Horizon Plan on May 8, 2000. Lake Mann Gardens/Malibu Groves was the fifth neighborhood in the City to complete the Neighborhood Horizons process.
- iv) **Park Lake/Highland Neighborhood Horizon Plan.** The Planning & Development Department held a neighborhood training workshop in the Park Lake/Highland neighborhood on June 1, 2000, and held a neighborhood planning workshop on June 22, 2000. The Planning & Development Department is currently preparing the Park Lake/Highland Neighborhood Horizon Plan.
- v) **Lake Davis Neighborhood Horizon Plan.** The City held a neighborhood training workshop in the Lake Davis neighborhood

on May 25, 2000. A neighborhood planning workshop is scheduled for July 20, 2000.

- b) **Neighborhood Indicators Workshop.** On November 30, 1999, Glatting Jackson conducted a community workshop to receive citizen input concerning the major components of neighborhood completeness and sustainability (See Sustainability Indicators). Preliminary results were presented at a community workshop held at City Hall on January 22, 2000.
  - c) **Sustainable Communities Workshop.** On January 22, 2000, the City held a community workshop from 8:30 a.m. to 4:30 p.m. at City Hall. A variety of speakers presented throughout the day. Larry Peterson, Director of the Florida Sustainable Communities Network, opened the workshop with a presentation on the meaning of a sustainable community. Other topics included the City's \$30 million parks initiative; the Naval Training Center Reuse Project; the Downtown Community Redevelopment Area Plan; transportation initiatives for a sustainable community; measuring a neighborhood's sustainability; creating energy efficient homes; crime prevention through environmental design; and opportunities for citizen participation in the development review process. Approximately 80 citizens attended the workshop. An agenda is attached (Attachment II)
  - d) **Web Site.** The City continues to update it's web page on a regular basis. In July 2000, the City expanded its web site to include summary results of the Visual Preference Survey conducted by A. Nelessen Associates in 1998. The web site shows side-by-side images of desirable and undesirable development patterns in 12 categories.
2. **Florida House.** *City will work with DCA and Florida Housing Finance Corporation to develop a sustainable housing demonstration project ("Florida House") in Orlando.*
- a) On October 4, 1999, the City executed a contract with Array Design to prepare design and construction documents for the Orlando House. The project will consist of an energy-efficient, two-story home made of recycled and highly durable materials. A recycled materials proposal will be submitted to the State for review prior to construction. We envision this project to cost no more than \$150K. CDBG funding will be used for land acquisition. SHIP, HOME and State funds will cover the remaining cost.
  - b) The City has had difficulty securing a site for the Orlando House. Recent efforts are as follows:

- i) In 1999, the City requested the donation of a lot for the Orlando House in Hampton Park, the Orlando Housing Authority's HOPE VI site near downtown Orlando. After several months, the Housing Authority received clearance from HUD to proceed with the Hampton Park project. However, the Housing Authority subsequently withdrew their offer to allow the Orlando House at the Hampton Park site.
- ii) In January 2000, the City began pursuing the acquisition of a lot at 733 S. Mills Avenue. The City purchased a tax deed certificate for the property and called for the tax deed sale, intending to pay back delinquent property taxes and take ownership of the property in early May. However, this lot was purchased by a private individual after an article concerning the City's intentions were published in the newspaper.
- iii) The City is continuing its efforts to identify a suitable site for the Orlando House.
- c) The City has established a committee comprised of City staff to oversee all aspects of the project, including vendor selection, review and selection of design concepts, review and approval of construction plans, and disposition of the completed project.

3. **Primary Conservation Network.** *City will work with various environmental agencies to increase knowledge of environmental lands, and to find new ways to work together, and to develop a list of sensitive lands suitable for public acquisition using grant funds. Particular emphasis was placed on the Primary Conservation Network (PCN) in the Southeast Orlando area.*

- a) The City worked with the Army Corps of Engineers, South Florida Water Management District and Florida Department of Environmental Protection to develop the first component of the Primary Conservation Network on the Lake Nona property in the Southeast Orlando Sector Plan area. The first component of the PCN is located on the proposed Tournament Players Championship Golf Course development. Over 800 acres of wetlands and uplands have been incorporated into the PCN as part of this project, including over 200 acres of upland preservation corridors. These preserved areas have been memorialized in South Florida Water Management District and ACOE permits, along with easements recorded June 30, 2000.
- b) The City is continuing to work with the developers of the proposed LaVina and Randall-Johnson Planned Developments to implement the

concepts of the PCN. Both Planned Developments are located in the Southeast Orlando Sector Plan area.

- c) City staff has discussed the PCN with the Florida Department of Environmental Protection, Army Corps of Engineers and St. Johns River Water Management District as part of the state's effort to standardize wetland environmental assessments.

4. **Light Rail.** *City will continue work on light rail transit station area planning.*

- a) **Central Florida Light Rail Transit System.** Events leading to the termination of the light rail project were as follows:
  - i) On September 8, 1999, the Orange County Commission failed to pass an interlocal funding agreement that would have provided \$79 million towards the cost of the \$600 million, 14.7-mile Central Florida Light Rail Transit System extending from the Central Florida Parkway at Sea World on the south to Livingston Street in Downtown Orlando on the north.
  - ii) In response to the loss of County funding, the Orlando City Council conditionally approved an 8-mile, \$325 million, City-only segment of the light rail project, extending from Downtown to the Belz Mall area.
  - iii) On December 3, 1999, the Florida Department of Transportation (FDOT) withdrew state funding for the light rail project, citing lack of regional support.
  - iv) Based on the loss of state funding, the City halted all efforts to design and construct the proposed light rail system. Final Design of the system was approximately 60 percent complete at the time of termination.
- b) **Downtown Intermodal Center.** An intermodal transit center is proposed in downtown Orlando to provide a location for the convenient transfer of passengers among the various transportation modes and routes. The intermodal center would initially serve the regions expanding bus service, while providing the ability to expand to additional transportation modes as they become available. Design plans for the intermodal center were completed in July. LYNX anticipates that construction of the intermodal center will be completed by 2003.

5. **Economic Development.** *City will continue a number of economic development programs in partnership with state and regional agencies.*

- a) The City continues to work with other agencies in developing strategies for economic development. The City's Office of Economic Development offers assistance through the following programs:
  - i) The Mayor's Business Assistance Team
  - ii) Job Creation Incentive Program
  - iii) Infrastructure and Site Improvements
  - iv) Economic Development Transportation Fund
  - v) Office of Permitting Services
  - vi) Orlando's Micro Loan Program
  - vii) Orlando's Enterprise Zone Program
  - viii) Downtown Real Estate Resource Center
  - ix) Neighborhood Business Revitalization Program
  - x) Urban Job Tax Credit Program
  - xi) Small Business Sewer Benefit Program
- b) A summary table of recent economic development assistance is attached (Attachment III).

6. **Major Projects.** *The City committed to incorporating sustainability ideals and new urbanism concepts, to the extent practical, into the development and implementation processes for the following four major projects:*

- a) **Southeast Orlando Sector Plan** - *By January 1, 1999, the City shall adopt a special plan, or other appropriate planning/regulatory tool which incorporates as a development option incentivized development standards which address sustainability principles derived from Best Development Practices. In addition, the City will coordinate with other agencies to establish an innovative and cooperative environmental approach to development.*
  - i) **Narcoossee Road.** Improvements to Narcoossee Road were completed and a ribbon-cutting ceremony was held on June 20, 2000. The project involved widening a 3.5-mile segment of Narcoossee Road from the Central Florida Greenway to the East-West Expressway. The new roadway consists of a four-lane urban

cross-section with bike lanes, underground utilities, street trees and a landscaped median, consistent with the Southeast Orlando Sector Plan. The project forms the infrastructure backbone for the Southeast Orlando area.

- ii) **NorthLake Park at Lake Nona.** Site work in the first two neighborhoods is essentially complete. These neighborhoods will include approximately 300 units (60 percent single-family detached and 40 percent townhouse). Construction on first 30 townhouse units was completed in July. The developer has indicated that all 30 townhouse units have been purchased. Approximately 10 single-family homes are currently under construction.
- iii) **NorthLake Park Elementary School.** The NorthLake Elementary School, Wellness Center and YMCA opened in August 1999. This 800-student facility is a unique public/private partnership between Lake Nona, the Orange County School Board, Central Florida YMCA, Orlando Regional Healthcare System, and the City of Orlando.
- v) **Lake Nona Interchange.** On February 21, 2000, the Orlando City Council approved the conceptual framework for the Lake Nona Interchange Financial Arrangement and authorized staff to proceed with developing an Agreement for subsequent submission to Council.
- vi) **SR-15 Inc./Southern Connector LTD.** On September 21, 1999, the Municipal Planning Board recommended approval of a Growth Management Plan amendment to assign the Urban Village and Conservation Use future land use designations to  $\pm 101.92$  acres of annexed property located south of the Central Florida Greenway (SR 417) and west of Narcoossee Road (GMP1999-00204). The Growth Management Plan amendment was adopted by City Council on May 22, 2000, as part of the 00-1SUA amendment package, and will become effective on August 3, 2000.
- vii) **LaVina.** An application for Planned Development approval has been submitted for the 426 acre LaVina property on the east side of Narcoossee Road, east of Lake Nona. The Municipal Planning Board recommended approval on April 18, 2000, but the project has not been scheduled for approval by the City Council. The property owner has elected not to participate in the Southeast Orlando Sector Plan, but will develop under the Mixed Use Neighborhood Development future land use designation. The

proposed development will include approximately 1,049 dwelling units (single-family and multifamily) as well as a limited amount of neighborhood commercial. Outstanding issues include compliance with the PCN, school capacity, and the alignment of Alafaya Trail.

- viii) **Randall-Johnson.** An application for Planned Development approval for the 543 acre Randall-Johnson South property (also known as the Kramer Parcel) was reviewed at the August 17, 1999 Municipal Planning Board meeting. This project, consisting of approximately 1,000 single family and multifamily residential units, along with neighborhood-level commercial, is to be developed using the Traditional Design standards found in the Southeast Orlando Sector Plan. This project has not been scheduled for approval by the Orlando City Council, as issues related to the PCN, schools and Alafaya Trail have not yet been resolved. It is anticipated the vertical construction will begin in mid-year 2001.
- ix) **Schools.** On December 9, 1999, City of Orlando Commissioner Don Ammerman and Orange County Commissioner Clarence Hoenstine hosted a meeting to discuss school issues in the Southeast Orlando Sector Plan area. Attending the meeting were land owners, developers, attorneys, planners and engineers, City and County planning staff, and Orange County School Board representatives. According to the attendees, approximately 8,000 dwelling units are to be constructed within the Southeast area during the next five to seven years. Commissioners Ammerman and Hoenstine urged the developers and school board to develop creative solutions for identifying sites and actually constructing eight elementary schools, three middle schools and one high school. Follow-up meetings were held on January 27, February 24, March 30, April 26, May 31 and June 29, 2000.

b) **Orlando Naval Training Center Urban Design & Transportation Plan.**  
*By July 1, 1998, the City shall adopt a special plan, or another appropriate planning/regulatory tool for the NTC Main Base area. The NTC Plan shall incorporate, to the greatest extent reasonably practical, sustainability principles derived from Best Development Practices.*

- i) On October 27, 1999, the Orlando City Council exercised its option to purchase the Orlando Naval Training Center Orlando property from the federal government and then sold the property to Orlando NTC Partners, the master developer for the Main Base.

ii) On December 6, 1999, the Orlando City Council approved the following Resolutions concerning the establishment the NTC Main Base Special Assessment Area and issuance of Florida Special Assessment Revenue Bonds:

a) "A Resolution of the City of Orlando, Florida, authorizing, the issuance of the City of Orlando, Florida Special Assessment Revenue Bonds (NTC Main Base Assessment Area), in two or more series in the aggregate principal amount of not exceeding \$75,500,000 comprised of City of Orlando, Florida Special Assessment Revenue Bonds (NTC Main Base Assessment Area) Series 2000A and the City of Orlando, Florida Special Assessment Revenue Bonds (NTC Main Base Assessment Area), Series 2000B, making a determination that a negotiated sale of the bonds is in the best interest of the City; setting parameters for the dated date, interest rates, interest payment dates, provisions for redemption, denominations and maturity schedules of such bonds; providing for the delegated award of the sale of said bonds to the Underwriters described herein on a negotiated basis and approving the conditions and criteria of such sale; approving the form of, and authorizing the execution and delivery of, and authorizing the execution and delivery of, the Bond Purchase Agreement; approving the form of, and authorizing the execution and delivery of, the continuing Disclosure Agreement, approving the form of, and authorizing the execution and delivery of the Master Trust Indenture and First Supplemental Trust Indenture; delegating the appointment of a Trustee; approving the form of, and authorizing the execution and delivery of, a public improvement acquisition and construction contract; approving the form of a preliminary limited offering memorandum and delegating authority to deem the preliminary limited offering memorandum final for certain purposes and execute and deliver the limited offering memorandum; providing for severability; providing an effective date; and providing certain other details with respect thereto," (filed Documentary #32511).

b) "A Resolution of the City Council of the City of Orlando, Florida, relating to the acquisition, construction, installation and funding of assessable improvements; confirming the Initial Assessment Resolution; creating the NTC Main Base Special Assessment Area; describing the property to be

located within the NTC Main Base Special Assessment Area and the assessable improvements to be constructed for the special benefit thereof; determining the estimated cost of the assessable improvements; determining that certain real property will be specially benefitted by the assessable improvements; establishing the method of assessing the costs of the assessable improvements against the real property that will be specially benefitted thereby; imposing assessment against the real property within the NTC Main Base Special Assessment area; approving the Assessment Roll; providing for collection of the assessments; establishing other terms and conditions of the assessments; providing a severability clause; and providing an effective date." (filed Documentary #32435-A).

- iii) **Demolition.** The demolition of more than 200 buildings at the Orlando Naval Training Center began on April 10, 2000. The process will take 12 to 16 months and cost as much as \$40 million. The subcontractor is Kemmins Contracting Corp. of Tampa.
  
- c) ***Sustainable Neighborhood Demonstration Project.*** *In cooperation with the State, the City will seek to define the causes and possible solutions to the sustainability issues facing the Rosemont neighborhood. The City's ability to undertake this project is wholly contingent on the State's participation and the successful location of one or more funding sources acceptable to the City.*
  
- i) **Stabilization Analysis.** On March 16, 1999, the City retained Real Estate Research Consultants (RERC) to conduct the Rosemont Stabilization Analysis and MetroWest Comparative Study. The study involved analyzing the perception of decline and other neighborhood stabilization issues facing the Rosemont area. The study analyzed physical development patterns, population, income, ethnicity, housing tenure, the incidence of crime, code enforcement activities and valuations for the lands and buildings that comprise the two neighborhoods and their immediately adjacent areas. RERC submitted the final draft on January 17, 2000. RERC concluded that data does not support the conclusion that real estate values are declining in the Rosemont neighborhood. However, the extent and character of surrounding non-residential uses do create an appearance of declining vitality. In addition, the study notes that the neighborhood's residential image is hurt by the lack of controlled visual gateways. This disadvantage could be

mitigated by addressing the appearance of the immediately visible uses that surround the perimeter of the neighborhood.

- ii) **Rosemont Phase II.** On April 4, 2000, the City entered into an Agreement with Real Estate Research Consultants and Glatting Jackson Community Planners to develop design solutions for the issues and problems identified in the Rosemont Stabilization Analysis and MetroWest Comparative Study. A four-day neighborhood workshop is scheduled to begin on October 9, 2000.
- iii) **Ben White Park.** On November 15, 1999, the Orlando City Council approved the Ben White Park Master Plan prepared by Miller Sellen Connor & Walsh. The Ben White Park property is located at Lee Road and Orange Blossom Trail, just east of the Rosemont neighborhood. On February 21, 2000, the Orlando City Council authorized staff to negotiate a contract with Herbert-Halback to prepare design and engineering plans for the 100-acre park based on the approved Master Plan. Herbert-Halback is currently preparing construction drawings for active recreation fields on the western portion of the Ben White property.
- iv) **West Lake Fairview Sewer Improvements.** On February 21, 2000, the Orlando City Council approved an agreement with John B. Webb & Associates, Inc., not to exceed \$664,657.08, for West Lake Fairview Sewer Improvements. The project area generally covers the area north of Silver Star Road and west of Orange Blossom Trail. This area is located just south of the Rosemont neighborhood. City Planning staff will explore opportunities to improve the appearance of the Orange Blossom Trail corridor (the main north/south access to Rosemont) as part of this project.
- v) **Visual Image Report Card.** In May 2000, the Planning & Development Department completed a Visual Image Report Card for the key features and attributes of the Rosemont neighborhood.
- d) **Parramore Heritage Plan Area.** *The City shall continue to refine and define the Parramore Heritage Renovation Plan and shall identify appropriate implementation strategies by July 1, 1998. The City may, but shall not be required to identify or adopt specific implementation tools such as a special plan, or other appropriate planning/regulatory tool, for the PHR Project Area by this date.*
- i) **Downtown Plan.** The Downtown Orlando CRA has completed a final draft of the Downtown Outlook - Update of the 1990

Downtown Orlando Redevelopment Area Plan. This draft includes recommendations concerning the Parramore area. On May 16, 2000, the Municipal Planning Board found the Update consistent with the Growth Management Plan and recommended that the Community Redevelopment Agency and City Council approve the document. We anticipate that the City Council will consider adopting the Update in September 2000.

- ii) **Carolina Florida Properties/Church Street Square.** The proposed Church Street Square project covers a six-block area in the Parramore neighborhood. The property is bound by West Church Street to the north, Hughey Avenue to the east, Hughey Place to the south and Division Avenue to the west. The proposed development consists of a mixed use, urban village with a 200,000 square foot hotel, 190,000 square feet of retail/commercial, 350 multifamily units and 500,000 square feet of office space.
  - a) On November 16, 1999, the Municipal Planning Board recommended approval of a Growth management Plan amendment to change the future land use designation on 5.88 acres from Residential High Intensity and Residential Medium Intensity to Office High Intensity and to move the boundaries of Future Land Use Subarea Policy S.6.1 and Downtown Policies 2.3.7 and 2.3.8. The Municipal Planning Board also recommended approval of a Growth Management Plan amendment to create a new Future Land Use Element subarea policy and subarea policy boundary to set parameters for redevelopment of the Church Street Square Property, including intensity bonuses and density/intensity transfers. The amendments were adopted by City Council on February 7, 2000, and became effective on March 9, 2000.
  - b) On February 21, 2000, the Orlando City Council approved a Property Exchange Agreement with Carolina-Florida Properties A. F. #2, Inc. Under this agreement, the City will exchange 315, 317 and 321 Hughey Place for 314 Hughey Place, 433 S. Division Avenue and 501 S. Division Avenue. This exchange will facilitate the future development of the Church Street Square property.
- iii) **Nap Ford Community School.**

- a) On November 15, 1999, the Orlando City Council authorized staff to negotiate a long-term lease for a proposed Charter School (pre-k through 5th grade) to be located at the Downtown Recreation Center and adjacent property at Livingston Street and Parramore Avenue in the Parramore neighborhood, contingent upon final Charter authorization from Orange County Public Schools. On May 15, 2000, the Orange County School Board conditionally approved a charter for the Nap Ford Community School for the 2001-02 school year. The school is scheduled to open in August 2001.
- b) On December 13, 1999, the City Council approved the ranking of design/build teams for the Parramore Public Charter School (Nap Ford Community School) and directed staff to proceed with the negotiation of a contract with Clancy and Theys/T.P. Henry/Rhodes+Brito for a Design Report and Design Development Documents. The project involves retrofitting portions of the existing Downtown Recreation Center and constructing additions to accommodate the new Charter School. Phase I includes new construction adjacent to the existing building and renovations within the first and second floor of the existing building. Space is also planned in phase I for a health screening area, pre-kindergarten area and a community daycare center. Phase II includes 12 new classrooms adjacent to Phase I.
- c) On December 13, 1999, the City Council approved a grant agreement between the City of Orlando and the Parramore Heritage Renovation Foundation (PHRF). The purpose of the grant agreement is to transfer \$250,000 of budgeted funds to the PHRF for implementation of the Parramore Heritage Renovation Area Plan of Action approved by City Council on June 23, 1999.
- iv) **FAMU Law School.** During the past several months, the City has been developing an incentive package to attract the proposed Florida A&M University Law School to Orlando. On July 17, 2000, the Orlando City Council will vote on submitting a bid to locate the law school in the Parramore neighborhood. The proposed incentive package includes the following:

- a) The donation of a 3-acre site on Hughey Avenue on which to build the school's permanent building;
  - b) \$1 million to cover permits and other construction fees;
  - c) \$100,000 from the Downtown Development Board for parking;
  - d) \$100,000 from the Downtown Community Redevelopment Agency for a streetscape project;
  - e) A commitment from Orange County to lease 16,000 square feet of downtown office space to the school for \$1 per year over three years.
  - f) Matching funds from the private sector.
- v) **Private Developer Interest.** According to the *Orlando Sentinel*, CNL and the Orlando Magic are discussing the possibility of constructing a new arena on West Church Street, just west of I-4, in the Parramore neighborhood. CNL and the Orlando Magic have also suggested that it may be possible to convert the existing arena into a convention/conference center. These proposals are conceptual at this time, but appear to be gaining support.

7. **Evaluation and Appraisal Report.** The City was required to amend its comprehensive plan based on the recommendations contained in the adopted 1998 Evaluation and Appraisal Report (EAR) within 18 months after DCA determined the EAR to be sufficient. DCA found the City's EAR sufficient on September 4, 1998. Therefore, the deadline for adopting EAR-based amendments was March 4, 2000.

- a) The first set of EAR-based GMP amendments (Intergovernmental Coordination Element) were adopted by the Orlando City Council as part of the 99-2SUB cycle of GMP amendments on July 19, 1999. This package of amendments became effective on August 19, 1999.
- b) The second set of EAR-based GMP amendments was adopted on February 7, 2000 and became effective on March 9, 2000. The second set of amendments affected the following elements: Future Land Use; Urban Design; Housing; Historic Preservation; Conservation; Recreation, Open Space & Cultural; Stormwater & Aquifer Recharge; Potable Water; Wastewater; Solid Waste; Capital Improvements.

- c) The only EAR-based amendments that have not been adopted are those related to the Downtown Element (an optional element). We anticipate that the EAR-based amendments for the Downtown Element will be considered by City Council in January 2001.
8. **Revised DRI Review Process.** *The City committed to developing a revised DRI review process, to be submitted to DCA by July 1, 1998.*
- a) The City continues to process Notice of Proposed Change (NOPC) applications. The City adopted GMP amendments for one Development of Regional Impact (DRIs) during this reporting period. Amendments to the Lee Vista DRI were adopted on October 25, 1999 and became effective on November 25, 1999. The City is currently reviewing GMP amendments for one additional DRI. The first reading of an ordinance adopting amendments to the Airport Industrial Park Orlando (AIPO) DRI property was approved on June 19, 2000. We anticipate that the City Council will consider adopting the AIPO DRI GMP amendments in September 2000.
9. **Sustainability Indicators.** *The City adopted a draft set of indicators as Exhibit "H" to the Designation Agreement. The City and DCA agreed that these indicators would be reevaluated as part of the citizen participation process by October 1, 1998.*
- a) The City continues to work on implementation of the INDEX software that was developed with the assistance of Criterion, Inc.
  - b) In August 1999, the City retained Glatting Jackson Kercher Algin Lopez Rinehart to make recommendations concerning the major components of neighborhood completeness and sustainability. On November 30, 1999, Glatting Jackson conducted a community workshop to receive citizen input. Preliminary results were presented at a community workshop held at City Hall on January 22, 2000. The Neighborhood Sustainability Indicators Summary Report was completed in February 2000. The report defines ten essential ingredients for assessing neighborhood sustainability and livability. Each essential ingredient is further divided into indicators and value thresholds.

10. **Other Efforts**

- a) **Statewide Roundtable.** On May 15 and 16, 2000, Planning & Development Department staff attended the Florida Sustainable Communities Network Statewide Roundtable in Tallahassee. Kevin Tyjeski, Chief Planner in the Growth Management Division, and Mark Platts, Director of Neighborhood Design Services for Gladding Jackson, presented a status report on sustainability initiatives in the City of Orlando.
- b) **Sustainable Florida Award.** On February 29, 2000, the City submitted an application to the Council for Sustainable Florida for the Year 2000 Sustainable Florida Award. On May 24, 2000, the City received the Sustainable Florida Award for Outstanding Performance at the Council's annual award ceremony in Tampa.
- c) **Legislative Committee on Intergovernmental Relations.** Representatives from the City Planning & Development Department participated in a panel discussion concerning the Sustainable Communities Demonstration Project at a meeting held by The Florida Legislature's Legislative Committee on Intergovernmental Relations. The meeting was held at the Florida Atlantic University –Boca Raton Campus on June 8, 2000.

**ATTACHMENT II  
PRESERVING OUR LIVABLE COMMUNITY WORKSHOP**

January 22, 2000  
8:30 a.m. – 4:30 p.m.  
9<sup>th</sup> Floor, City Hall  
400 S. Orange Avenue

**AGENDA**

8:30	<b>Continental Breakfast</b> Danish, coffee and juice provided by OUC	11:45	<b>Lunch</b> <b>Natural Gardens Landscaping with Florida Native Plants</b> Mike Mingea – Arborist and Environmental Inspector, City of Winter Springs
9:00	<b>Welcome</b> Mayor Hood		
9:15	<b>What is a Sustainable Community?</b> Larry Peterson – Director, Florida Design Initiative & Associate Professor of Architecture, Florida A&M University	1:00	<b>How's My Neighborhood Doing? Measuring a Neighborhood's Sustainability</b> Mark Platts, AICP – Associate, Glatting Jackson William H. Owen, CRE – P President, Real Estate Research Consultants, Inc.
10:00	<b>Break</b>		
10:15	<b>Building Our Legacy</b> <b>We're Branching Out... Mayor's Park Initiative</b> Sarah Butler – Communications Coordinator, City's Parks Initiative	2:00	<b>Break</b>
	<b>Redeveloping the Naval Training Center</b> Dick Shields – Managing Director, Orlando Partners	2:15	<b>Creating Energy Efficient Homes (Panel Discussion)</b> Andrew Ray – Architect, President, Co-Owner, Array Designs Gerrel Davis – Madron Custom Homes Naida Marquez – Energy Analyst, OUC's Rebate Program
	<b>Downtown Outlook</b> Joyce Sellen – Assistant Director, City of Orlando Community Redevelopment Agency	3:30	<b>Breakout Sessions:</b> <b>Your Home is Your Castle, But Do You really Need a Moat?</b> Dorinda Howe – CPTED Practitioner, Neighborhood Services
	<b>Transportation Initiatives for Sustainable Communities</b> Danny Pleasant – Bureau Chief, Transportation Planning Bureau		<b>Development Review</b> Richard Unger – Bureau Chief, City Planning Bureau Kevin Tyjeski – Chief Planner, Growth Management Division
		4:30	<b>Adjourn</b>

**ATTACHMENT III  
ECONOMIC DEVELOPMENT INCENTIVE PACKAGE CLIENTS**

Company	# Jobs Created*	Average Salary	Land & Building	Equipment	Local Incentive	State Incentive	Total Incentive
Toys 'R Us (1)	250	NA	\$16,000,000	\$5,000,000	\$21,450	NA	\$21,450
Ameriserve (2)	194	\$32,333	\$8,000,000	\$2,000,000	\$116,400	NA	\$116,400
Transpo (3)	103	NA	\$2,000,000	\$6,000,000	\$28,625	NA	\$28,625
Chep USA (4)	102	\$52,000	NA	\$2,000,000	\$102,000	\$408,000	\$510,000
PRC (5)	500	\$25,000	NA	\$5,000,000	\$20,000	NA	\$20,000
Oracle One (6)	500	\$45,000	NA	\$12,000,000	\$290,000	\$1,160,000	\$1,450,000
Oracle Two	250	\$45,000	NA	\$8,000,000	\$200,000	\$800,000	\$1,000,000
Banco Popular (7)	150	\$34,000	\$4,000,000	\$1,000,000	\$114,000	\$456,000	\$570,000
Coram (8)	50	\$34,000	NA	\$1,000,000	\$17,000	\$68,000	\$85,000
Educational Ins. (9)	55	\$39,000	NA	\$2,000,000	\$38,500	\$154,000	\$192,500
CFIC Spin-offs (10)	500	NA	NA	NA	\$125,000	NA	\$125,000
Oracle Three	210	\$45,000	\$6,000,000	\$2,000,000	\$119,700	\$478,800	\$598,500
Oracle Four	375	\$45,000	\$9,000,000	\$3,000,000	\$225,000	\$900,000	\$1,125,000
<b>FY99/00</b> Pan Am/Simcom (11)	43	\$45,069	\$6,000,000	\$24,000,000	\$34,400	\$103,200	\$137,600
<b>FY99/00</b> Virtual Trade (12)	41	\$45,000	NA	\$150,000	\$32,800	\$131,200	\$164,000
<b>FY99/00</b> Devry (13)	NA	NA	\$10,000,000	\$5,000,000	\$ -	\$ -	\$ -
<b>FY99/00</b> Genuis (14)	400	NA	\$12,000,000	\$5,000,000	\$ -	\$ -	\$ -
<b>FY99/00</b> Fed Ex (15)	150	NA	\$9,000,000	\$6,000,000	\$ -	\$ -	\$ -
<b>FY99/00</b> Cessna (16)	210	\$42,515	\$27,500,000	\$6,000,000	\$323,000	\$1,697,000	\$2,020,000
<b>FY99/00</b> Daimler Chrysler (17)	NA	NA	\$16,500,000	\$11,400,000	\$90,000	\$ -	\$ 90,000
<b>TOTAL</b>	<b>4083</b>	<b>\$40,686</b>	<b>\$126,000,000</b>	<b>\$106,550,000</b>	<b>\$1,897,875</b>	<b>\$6,356,200</b>	<b>\$8,254,075</b>

\*Capital investment numbers are assumed at build-out. Job creation numbers do not include jobs retained.

**ATTACHMENT III (continued)**  
**ECONOMIC DEVELOPMENT INCENTIVE PACKAGE CLIENTS**  
**NOTES**

- (1) The City of Orlando assisted with Toys 'R Us infrastructure needs by constructing 150 ft. of public roadway, including water and sewer lines.
- (2) In addition to the per job incentive, the City of Orlando contained costs associated with new construction through a \$34,000 waiver of building permitting fees.
- (3) The City of Orlando assisted with infrastructure needs of the client and the client agreed to annex into the City limits.
- (4) CHEP Corporation qualified under the State of Florida QTI Program and is a corporate headquarters.
- (5) PRC qualified under the City of Orlando Job Creation Incentive Fund. The City of Orlando is currently negotiating with PRC to redevelop the Magic Mall and create an additional 500 jobs.
- (6) Oracle Corporation qualified under the City of Orlando Job Creation Incentive Fund, as well as the QTI Program. They have maxed out the QTI Program at \$5 million. Oracle's Orlando location is one of four worldwide customer service centers.
- (7) Banco Popular qualified under the QTI Program. Banco's Orlando location is the headquarters for their National Off-Premise Banking Center (SBA lending) and a back office location for their National Credit Card Center.
- (8) Coram qualified under the QTI Program and is a high technology dot.com based prescription services distribution center.
- (9) Educational Institute qualified under the QTI Program and is a corporate headquarters relocation.
- (10) CFIC is a non-profit corporation specializing in high-tech start-ups and venture capital financing. CFIC is funded by the City of Orlando and Orange County and is indirectly responsible for the creation of 500 new high wage, high tech jobs.
- (11) Pan Am qualified under the QTI Program and is a high technology, simulation training center.
- (12) Virtual Trade qualified under the QTI Program and is our first high technology, knowledge based incentive investment.
- (13) Devry is a high technology educational facility. The City of Orlando qualified them under our Expedited Permitting Program and assisted them through our land development process.
- (14) Genius is an international corporate headquarters credit management firm. The City of Orlando qualified them under our Expedited Permitting Program and assisted them through our land development process.
- (15) Fed Ex is opening a distribution center on GOAA property. The City of Orlando assisted GOAA on developing the Economic Development Road Grant under the State's Transportation Program.
- (16) Cessna's incentive has been approved by Orlando City Council and is pending in the Governor's Office. Cessna is proposing to open a Maintenance and Operation Center on GOAA property. The City assisted Cessna through a waiver of permitting fees and by providing the local 20% match under QTI. In addition, the City supports GOAA efforts to capture a Road Grant under the State's Transportation Program.
- (17) Daimler's incentive has been approved by Orlando City Council. The City and Daimler are in the process of negotiating an Economic Development Agreement to take back for final approval. Daimler is proposing to consolidate all Central Florida offices to one location in the City and build a \$30 million distribution center. The City provided a waiver of permitting fees up to \$90,000.