

Orlando City Council - Workshop
Council Chambers, City Hall
400 South Orange Avenue
April 22, 2013

In attendance:

Mayor Buddy Dyer
Commissioner Jim Gray, District 1
Commissioner Tony Ortiz, District 2
Commissioner Robert F. Stuart, District 3
Commissioner Patty Sheehan, District 4
Commissioner Daisy W. Lynum, District 5
Commissioner Samuel B. Ings, District 6
Mayanne Downs, City Attorney
Alana C. Brenner, City Clerk

Mayor Dyer called the meeting to order at 10:03 a.m. The subject of the workshop was “Sports and Entertainment District”. The Mayor introduced Alex Martins, CEO of the Orlando Magic, representing SED Development, LLC, a subsidiary of the DeVos family.

Mr. Martins began by outlining the history and background concerning a Sports and Entertainment District in Parramore beginning with a recommendation by the Parramore Task Force in 2004 and in the Community Venues Master Plan in 2006. Elements of the expansion could possibly include a hotel and conference center, an office tower, a parking garage, retail and additional residential.

At 10:14 a.m., Gregory Lee, Attorney for SED, outlined the due diligence activities conducted over the last 18 months and reviewed previous Council action including approval of a Feasibility Study and Option Agreement for the block directly across Church Street from the Amway Center (except for OPD headquarters and the Orlando Union Rescue Mission [hereafter OURM]) in Sept. 2011 and a workshop concerning the relocation of OPD headquarters and a second option agreement on that property, done in February of 2013. On March 28, 2013, SED exercised the first option and the contract is due to the City on April 28. Mr. Lee also stated that Sports and Entertainment Districts in four other cities had been studied including Charlotte, Nashville, LA and Dallas and that RTRL Associates had been hired to work on design. Early market studies have also been conducted and communication has been made with the OURM and the Church Street garage tenants.

Challenges to the project include its proximity to OPD headquarters and the need for more density of retail and residential. Mr. Lee went on to state that SED is currently revising its plans to include the entire City block, including OPD and OURM and will combine the first and second options into a single transaction with the City. The goal is to deliver the contract by April 28, 2013, the original option deadline. It would then likely come to City Council for approval on June 3, 2013.

At 10:24 a.m. the workshop was opened for questions and comments by the Mayor and Commissioners and discussion ensued.

The workshop was adjourned at 10:29 a.m.

Alana C. Brenner
City Clerk