SUMMARY

Creative Village PD

Project Description
The Central Park site in the Creative Village PD is located east of Terry Ave., west of Chatham Avenue, south of W. Amelia St. and north of the W. Livingston St. The proposed central park development will consists of 2.49 acres and is Lot 5 on the Creative Village Phase I Plat.

Project Background
• 1989—Amway Arena constructed.
• 2006—The Mayor appointed a Creative Village Concept Team to identify a vision for redevelopment of the Centroplex Area.
• May 2010—Creative Village Development LLC (CVD) was selected as the City’s partner in redeveloping the Creative Village.
• July 2010—The City changed the future land use from Public/Recreational/Institutional to Urban Activity Center.
• October 2010—New Amway Center opened on Church Street, and the former Amway Arena closed.
• February 2011—The City and CVD entered into a Master Development Agreement (MDA) describing responsibilities of each partner (CC Doc #110207701)
• August 2012—Second reading and adoption of the Creative Village Planned Development Ordinance by City Council (Ord.#2012-9)
• March 2017—Second reading and adoption of the Creative Village Planned Development Amendment by City Council (Ord.#2017-18)
**PROJECT OVERVIEW**

The Creative Village Planned Development was established in 2012 to provide development criteria to ensure compatible development as the site is developed and build upon the presence of the University of Central Florida’s Center for Emerging Media and the Florida Interactive Entertainment Academy (FIEA). Development within the Planned Development shall be urban, mixed use development which takes advantage of its location and physical assets to create a diverse, energetic, and innovative community. The park and open space use is consistent with the land use (park) designated for the site and is part of the PD zoning ordinance for Creative Village.

The applicant is requesting Framework Master Plan approval for the 2.49 acre Park parcel conceptual framework design of the Creative Village Central Park.

**CV DRC STAFF OVERVIEW**

**Land Development—TeNeika Neasman**

The Central Park parcel in the Creative Village Planned Development is intended to support the vision of Creative Village. Public spaces, plazas, and pocket parks must include a minimum landscaped areas shaded with canopy trees, benches or other seating opportunities, trash receptacles, and lighting. Other elements such as water fountains, water features, and moveable furniture are encouraged. According to the Creative Village PD, the overall acreage of new parkland in Creative Village must be at least three (3) acres, not including the existing Lake Dot Park. Parks will be developed in phases per the Creative Village Planned Development. The 2.49 acre parcel will count toward the required three (3) acres requirement, once the Specific Parcel Master Plan for Phase I/ the initial phase has been approved by CVDRC.

Per the Planned Development Ordinance, “Parks should be accessible, and incorporate activates and programs to attract a variety of age groups. The Creative Village Parks and Open Space Master Plan describes this site as:

> This flexible and active park is the main park space for Creative Village. It will host civic events, festivals and markets while serving as the central “living room” for the district. Design elements should encourage all levels of interactivity for students and the community.

> The park should accommodate recreational activities for both the students and community. Shade structures and restroom facilities should be considered. Central Park will be developed in stages over time, concurrent with the phases of Creative Village with the first phase opening Fall 2019. The initial stage will focus on an “urban lawn” and flexible green space.

Section 3.21 of the PD Ordinance requires a Park and Open Space Master Plan which incorporates guidelines for innovative storm water management, special event infrastructure, gateway features, and water features. The approved Parks and Open Space Master Plan includes the key elements outlined in the Parks and Open Space Guidelines section of the PD Ordinance.

Staff recommends approval of the Central Park Framework Master Plan, subject to the conditions in this report. The conceptual design is consistent with the elements, guidelines, and requirements outlined in the Creative Village PD Ordinance and the Parks and Open Space Master Plan for Creative Village.

**Appearance Review—Doug Metzger**

ARB staff has reviewed the Creative Village Central Park Conceptual Design submittal and believes the development and design team have done a successful job creating the base and the bones for the central unifying open space element in Creative Village.

The Great Lawn is an essential space for large gatherings and events. The Terry Avenue Promenade will provide additional gathering spaces and other opportunities. The southern Seating Area will be a place for students to sit and collaborate or just relax. The Raised Deck and Trellis will anchor the north end of the park and will be the focal point and primary gathering space for the future residents and employees of Creative Village.

The submittal presents a well-thought out spatial plan for the park and a framework for future expansion and evolution of the park over time. However, the submittal does lack specific details with regards to the actual proposed finishes, materials and furnishings. ARB staff does not see this as insufficient, but rather as items and details that require additional review at the Board level as the design and construction plans are developed and refined.
CVDRC Conditions of Approval

CVDRC staff recommends approval of the Framework Master Plan Conceptual Design of the Central Park at Creative Village with the following conditions:

Land Development

1. **SPMP Approval**—The Framework Master Plan approval is deemed sufficient for the purpose of obtaining early work and foundation only permits. Prior to submittal of permits for the phases of construction a comprehensive Specific Parcel Master Plan (SPMP) for future phase must be approved by the CVDRC.

2. **Scope of Master Plan**—This use shall operate only as described within this report. All of the improvements shown in the attached site plan (and as amended by any conditions found herein) are required as a condition of approval. Any changes in the use of the site, the operation of the project, or the site plan as described herein may require a new or amended Master Plan (see "Minor Modifications" condition below). This approval is not transferable to another property.

3. **Modifications**—Minor modifications and design changes including but not limited to fences, signs, landscaping, interior alterations, and other minor changes, that are required beyond those previously reviewed by the Creative Village Design Review Committee, may be approved by the Planning Official without further review by the Creative Village Design Review Committee. Major changes shall require additional review by the Creative Village Design Review Committee.

4. **Permit Compliance**—All plans submitted with the applicant’s building permit application(s) must comply with the conditions of approval provided in the Creative Village Design Review Committee staff report and any amendments to those conditions approved by the Creative Village Design Review Committee or City Council. No building permit will be issued for this project until all conditions of approval are complied with and reflected in the plans submitted with the building permit application.

5. **General Code Compliance**—Development of the proposed project shall be consistent with the conditions in this staff report and all codes and ordinances of the City of Orlando, the State of Florida, and all other applicable regulatory agencies.

6. **Land Use and Zoning**—Except as provided herein, development of the property shall be consistent with the allowed uses and development standards of the Creative Village Planned Development zoning designation, Park or Public-Institutional-Recreation default future land use designation.

7. **Regulations Subject to Code**—Except as provided herein, the proposed project is subject to the conditions of this report and all codes and ordinances of the State of Florida, City of Orlando and all other applicable regulatory agencies.

8. **Master Plan Expiration**—Upon approval of the Master Plan by City Council, a building permit shall be obtained for any new work to the site within two (2) years of approval of the Master Plan, or the Master Plan shall expire (the applicant would then need to apply for a new Master Plan). If a building permit for the work requiring said Master Plan expires, the Master Plan is no longer valid and the applicant must apply for a new Master Plan or a new master plan amendment. However, the Planning Official may extend the time limit for the Master plan for one period of up to 12 Months for good cause shown, upon written application filed 30 days prior to the expiration date of said Master plan.

9. **Height**—The height of any vertical improvements in Central Park must not exceed 75 ft.

10. **Impervious Surface Ratio**—The applicant shall identify the amount of pervious surface that is to remain, and must provide a cumulative total for all approved Master Plans. The master stormwater system for the Creative Village is being designed to accommodate 0.95 ISR for Property and shall be calculated on a project wide basis, per section 3.12(e).

11. **Statute**—As provided by subsection 166.033(5), Florida Statutes, issuance of a development permit by a municipality does not in any way create any right on the part of the municipality for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency and does not create any liability on the part of the municipality for issuance of the 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. In accordance with subsection 166.033(5), Florida Statutes, it is hereby made a condition of this permit that all other applicable state or federal permits be obtained before commencement of the development.

Appearance Review

1. **Perimeter Streetscape**—The first 15-feet from the back of curb around the perimeter of the park must match, be designed and installed consistent with the Creative Village Streetscape Design Guidelines. Further review of this condition will be conducted at time of Phase I SPMP review.

2. **CVDRC Staff Final Review**—Prior to submittal of construction permits the applicant will submit the final design plans to CVDRC Staff for approval. The plans must include all materials, finishes, furnishings, lighting, landscape, structures and proposed art.

3. **Alterations and Modifications**—Minor alterations and/or modifications to the approved plan will require CVDRC staff review and approval. Substantial alterations and/or modifications will require CVDRC board approval.

4. **Applicable Permits**—CVDRC approves does not grant permission to construct or install. All required permits must be obtained prior to the beginning of development.

Transportation Planning

1. **Compliance**—All aspects of the site plan are required to conform to all applicable minimum standards set forth in the Creative Village Development agreements and standards as well as the editions of the City Code and the City Engineering Standards Man-
CVDRC Conditions of Approval [cont.]

1. Support of this submittal by the Transportation Dept. does not constitute final engineering approval of this concept for development. Materials and designs for transportation related elements of the project must meet or exceed standards in the versions of the City Code and Engineering Standards Manual in effect at the time of submittal to Permitting Services.

2. Proper sightlines must be maintained at all driveways and parking areas. Site plans and landscaping plans submitted to Permitting Services should include sightline triangles. AutoTurn analysis for emergency vehicles and solid waste collection should be attached to plans to prevent delays in processing.

3. Crosswalk Removal. The remnant crosswalks across Terry Avenue that were installed in anticipation of relocating the Amelia Street intersection must be removed and all adjacent curbs and sidewalks restored to match surrounding infrastructure as the time of construction of the park.

Water Reclamation

1. Construction and Utility Plans shall be submitted to the Water Reclamation Division for review and approval prior to permit issuance.

2. Depict on the Construction Plans sewer lateral connection to service the proposed Pavilion. The sewer lateral shall be a minimum 6" diameter and shall be laid out and constructed in accordance with the City of Orlando ESM/Edition 5 - Chapter 9 and applicable construction details. The sewer lateral to serve the Pavilion should have been installed with the master sanitary sewer infrastructure of the Creative Village.

3. Discharge into the sanitary sewer will not be allowed until all downstream sanitary sewer infrastructure has been installed, inspected, and accepted by the Water Reclamation Division.

4. Clarify the trade work division between site/civil (in accordance with the Engineering Standards Manual, ESM) and building/plumbing (in accordance with the Florida Building Code) and depict on the plans.

5. The A/E shall design the new finish floor elevation and plumbing to accommodate a gravity connection to the sanitary sewer.

6. Trees shall not be located within 10’ of existing and proposed sanitary sewers including laterals.

Please contact Julio Morais [(407) 246-3724 or julio.morais@cityoforlando.net] or Dave Breitrick, P.E. [(407) 246-3525 or david.breitrick@cityoforlando.net] with any questions regarding Water Reclamation review.

Public Works

1. Per Section 7.01 of the City’s ESM, any proposed project to be built in the City of Orlando which alters the existing topographic characteristics will be required to provide stormwater treatment. Alterations of surface drainage (with the exception of resurfacing and landscaping elements only) is defined as: changing the flow patterns within the redevelopment area; changing the mode of transport from overland flow or open channel to a closed conduit, etc.; changing an impervious surface’s character (from building to parking, wet bottom pond or a new building or vice versa); changing the character of a parking surface (from shell base to asphalt, etc.); or remodeling of an existing building which changes its footprint or number of floors. When applying for an Engineering Permit, please submit the Drainage Report, Geotech Report, Stormwater Tabulations, and all necessary docs needed in order to verify the City's and Water Manager District standards are met.

2. This site appears to be over 1 acre. Construction activities including clearing, grading and excavating activities shall obtain a FDEP NPDES NOI. A copy of the NPDES NOI Acknowledgement letter must be received in the Office of Permitting Services prior to permit approval.

3. Provide a certification signed by the Engineer, licensed in the State of Florida, responsible for the stormwater design which reads as follows: "I hereby certify that to the best of my knowledge and belief, the design of the Stormwater Management System for the project known as: (Project Name) meets all of the requirements and has been designed substantially in accordance with the City of Orlando Stormwater Management Criteria."

4. All proposed and existing sidewalk that is touched during construction will need to be updated to the newest ADA requirement.

5. Water quality recovery shall be recovered per the requirement of the Water Manager District. Please provide model demonstrating the recovery analysis. A Water Manager District water treatment permit may be required.


7. A performance guarantee for public improvements is needed in the amount of 110% of the public improvements cost. Cost sheet forms and instructions are available at our website at www.cityoforlando.net/permits. Performance Guarantee is required before the issuance of the permit. The original needs to be hand delivered to the receptionist at Permitting Services with the referenced case number. In addition, attach a copy of this in the resubmittal package. Please allow approximately 1 week after the Performance Guarantee is submitted to allow for the City’s Legal Office to review.

8. Please submit a detailed, scalable, fully dimensioned site plan of the location. The site plan should include but not be limited to the site legal description, the building, streets, sidewalks and property lines, and the location of the proposed work. Site plans should clarify what is existing and what proposed.

9. Other comments may arise depending on the contents submitted to permitting.
CVDRC INFORMATIONAL COMMENTS

Please refer to Nicki’s review comment on this permit or contact Nicki Wesson at (407)-246-3264 or eva.wesson@cityoforlando.net for potential contamination requirement. For questions regarding Engineering Site issues contact Liuliu Wu at 407.246.3758 or liuliu.wu@cityoforlando.net

Orlando Police Department
1. The Orlando Police Department has reviewed the plans for Central Park at Creative Village located at 600 W. Amelia St., applying CPTED (Crime Prevention Through Environmental Design) principles. CPTED emphasizes the proper design and effective use of a created environment to reduce crime and the fear of crime, and enhance the quality of life. There are overlapping strategies in CPTED that apply to any development: Natural Surveillance, Natural Access Control, Territorial Reinforcement, Target Hardening, and Maintenance and Management.

For questions regarding the Orlando Police Department plan review, please contact Audra Rigby at 407.246.2454 or Audra.Rigby@cityoforlando.net.

Fire
1. TRC fire code review is preliminary in nature and is not considered a full life safety or architectural review. It is intended to expose or prevent evident design deficiencies with State and City Fire Codes. The building design, floor plans, egress system, fire protection systems and MEP will be reviewed in detail for State and City Fire Code compliance at the time of permit application.
3. Design of buildings must account for fire department access. The access road itself must extend 50ft. from at least one exterior doorway to allow access to the building’s interior. Any portion of the building or exterior wall of the first story shall be located not more than 150 ft. from the fire department access road as measured by an approved route around the exterior of the building or facility. The distance can be increased to 450ft. if the building is protected by an automatic sprinkler system. [NFPA 1 18.2.2.5.4 and NFPA 1 18.2.3.4.1.1]
4. An approved turnaround shall be provided for fire apparatus where an access road is a dead end in access of 150 ft., and roadways shall have all-weather driving surface, capable of supporting the load of fire apparatus, a minimum 20 ft. in width, and a minimum vertical clearance of at least 13 ft. 6 in. [NFPA 1 18.2.2.5.4 and NFPA 1 18.2.3.4.1.1]
5. The plan indicates fire hydrants will be required. Because building information is not provided, fire hydrant location and spacing will be reviewed at the time of building permitting. All portions of an unsprinklered building must be within 300 ft. hose lay distance of a fire hydrant. All portions of a sprinklered building must be within 500 ft. hose lay distance of a fire hydrant. City Code ch 24.27(t)

Permitting Services
1. Awaiting Comments

For questions regarding Engineering or Zoning contact Keith Grayson at (407)246-3234 or keith.grayson@cityoforlando.net.
AERIAL IMAGE OF THE SITE
CONCEPT MASTER PLAN
CONCEPT MASTER PLAN

LEGEND

1. Great Lawn
2. Raised Deck
3. Trellis
4. Terry Avenue Promenade
5. Seating Area
6. Pavilion
7. Terraced Seating
8. Public Art
9. Sloped Lawn
10. Gateway Sign
11. Existing Parking Lot
12. Future Parcel H Vertical Development
13. Gateway feature
14. Flag Poles
15. Shed

CREATIVE VILLAGE CENTRAL PARK: CONCEPT MASTER PLAN WITH LEGEND

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PERSPECTIVE VIEWS

1. View of seating area and public art piece

2. View from Parcel H looking north
PERSPECTIVE VIEWS

VIEW OF TERRY AVENUE PROMENADE

VIEW FROM AMELIA STREET LOOKING SOUTH
PERSPECTIVE VIEWS

VIEW OF RAISED DECK AND PUBLIC ART

VIEW FROM RAISED DECK LOOKING SOUTH