

PROJECT DEBRA

DRI DEVELOPMENT ORDER

AMENDMENT 1

WHEREAS, the developer of Project DEBRA has requested amendments to the Development Order issued on February 28, 1983; and

WHEREAS, the requested amendments pertain to modifications of the approved Master Development Plan; and

WHEREAS, it has been determined that the amendments do not constitute a substantial deviation to the approved Development Order; and

WHEREAS, the amendments have been reviewed as to consistency with the adopted Growth Management Program of the City of Orlando and current land development regulations, by the Municipal Planning Board; and

WHEREAS, the City Council of the City of Orlando specifically finds that the amendments are consistent with its duly-adopted Growth Management Plan, and the relevant sections of Chapter 380, Florida Statutes have been complied with.

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ORLANDO, FLORIDA:

The Project DEBRA Development Order is hereby amended in the following manner.

1. The Master Development Plan exhibit to the Development Order shall be revised to illustrate procedures governing the re-allocation of densities/intensities of uses between tracts identified on the Master Development Plan. The City will permit such re-allocations on the basis that: no proposed re-allocation would create public service or facility impacts greater than proposed in the original DRI application; a re-allocation would not exceed density or intensity maximums established by the zoning category applicable to any tract; and, the following procedures have been fully complied with.
 - a. Debra, Inc. would be responsible for controlling the density/intensity re-allocation process throughout the life of the Project. Prior to the submittal of a site plan or preliminary plat for any tract or portion thereof, the site plan or preliminary plat shall first be submitted to and approved by Debra, Inc. as to the proposed density or intensity of development on the tract or portion thereof.

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- b. Concurrently with the submittal of a site plan or preliminary plat for any tract or portion thereof, where the proposal density or intensity of use would exceed that illustrated on the Master Development Plan, Debra, Inc., its successors or assigns, shall submit for the City's review and approval a revised Master Development Plan. This revision will illustrate the redistribution of density or intensity of use to all applicable tracts. The revision will be considered as a Development Order Amendment to be approved by the Municipal Planning Board of the City of Orlando.
- c. The Development Order Amendment must be approved by the City of Orlando prior to the issuance of any building permits for development, subject to the Development Order Amendment.
2. The Master Development Plan exhibit to the Development Order shall be revised to illustrate a modified alignment to "Road A", as provided in R13 of the Development Order. Furthermore, this modification is conditioned upon the future dedication of 70 feet of right-of-way within Tracts 7 (and) or 18B, for the purpose of constructing roads to provide access from Hiawassee Road (and) or "Road A" to the Valencia Community College property. The location of the rights-of-way will be (determined) agreed to by the City, (either) at the time of consideration of a plat or site plan (for each tract) or prior to July 1, (1990) 1995, whichever should occur first. Should the need for the right(s)-of-way occur prior to either a plat/site plan or (1990) 1995, the City will provide written notification to the developer requiring the dedication by plat or legal instrument within 180 days of the date of the notice.

Date: 2-1-85



Bill Frederick, Mayor
City of Orlando, Florida

Approved as to form and legality,

1/31, 1985



Cont. City Attorney
City of Orlando