

MARKUP #1 ->

8.3 Building Envelopes

Community design for MetroWest includes determining approximate building envelopes for each development parcel. The Design Review Board may indicate where the general location and bulk within each proposed building can be placed on their sites. These building envelopes, as prescribed by the Design Review Board, will be based on community design concepts and the relationship of future building locations on adjacent tracts.

8.4 Vehicular Circulation

Four arterials comprise the major roads in MetroWest. Three of these roads run east/west and intersect Hiwassee Road, the main north/south spine of the project. These major arterials have limited access with wide planted medians and roadways sized for projected traffic volumes. Space for pedestrian and bicycle paths is provided within the road rights-of-way as part of the open space system.

Access and circulation within each parcel shall be provided by collector roads and local streets as part of the road network. All roads shall be planned to City of Orlando standards at a minimum. Traffic calming strategies may be required to enhance pedestrian safety.

8.5 Parking

All parking facilities on each site shall be sufficient to serve the intended use without using adjacent streets. In the case of multiple-use buildings or properties, such as office and commercial, parking requirements shall be determined for each use separately. **Whenever the use at an existing building is changed to another use that has a higher parking requirement, parking spaces shall be provided as required by the new use and reviewed by the Design Review Board.** Any large event that may exceed on-site parking must submit a parking and traffic management plan to the MWMA for review by the Design Review Board at least ten (10) days prior to the event.

8.5.1 Parking Requirements

The City of Orlando Code establishes minimum and maximum parking space requirements for residential and non-residential uses. Except as noted below, off-street parking spaces shall be provided for each unit of measurement or fraction thereof as required by the City of Orlando. Parking requirements by use as indicated on Table 8-3 are supplemental to and more restrictive than the minimum requirements set forth by the City. Additional parking spaces may be required by the Design Review Board.

ISSUE #1

Parking and storage of commercial vehicles in any residential area is prohibited. This includes any vehicle with more than three (3) axles, any vehicle that is more than 20,000 pounds GVW, and any vehicle with commercial advertising.

MARKUP #1 · CONFLICTS WITH MANDATORY STATE STATUTE

BOARD & COUNSEL REVIEW

Sec. 8.5.1 (p. 18): Parking clause restricts pickup trucks or authorized work vehicles in direct violation of Fla. Stat. § 720.3075(3) (HB 1203).

Statutory / Legal Reference: Fla. Stat. § 720.3075(3)

Statutory Comparison: Fla. Stat. § 720.3075 as amended by HB 1203 renders unenforceable any covenant that prohibits an owner from parking a personal vehicle, including a pickup truck, or an emergency service/work vehicle in their driveway.

CURRENT WORDING IN DOCUMENT:

Parking and storage of commercial vehicles in any residential area is prohibited. This includes any vehicle with more than three (3) axles, any vehicle that is more than 20,000 pounds GVW, and any vehicle with commercial advertising.

SAMPLE DISCUSSION WORDING (FOR HOA ATTORNEY REVIEW):

Notwithstanding any provision herein to the contrary, personal pickup trucks, law enforcement vehicles, emergency services vehicles, and work vehicles operated by a resident or owner may be parked in the resident's designated driveway or parking area, pursuant to Fla. Stat. § 720.3075.