

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ORLANDO, FLORIDA, DESIGNATING CERTAIN LAND GENERALLY LOCATED NORTH OF W. CHURCH ST., EAST OF GLENN LN., SOUTH OF W. CENTRAL BLVD., AND WEST OF S. TERRY ST., AND COMPRISED OF 10.5 ACRES OF LAND, MORE OR LESS, AS PLANNED DEVELOPMENT DISTRICT WITH THE TRADITIONAL CITY AND PARRAMORE HERITAGE ZONING OVERLAY DISTRICTS ON THE CITY'S OFFICIAL ZONING MAPS; PROVIDING SPECIAL LAND DEVELOPMENT REGULATIONS OF THE ORLANDO SOCCER STADIUM PLANNED DEVELOPMENT DISTRICT; PROVIDING FOR AMENDMENT OF THE CITY'S OFFICIAL ZONING MAPS; PROVIDING FOR SEVERABILITY, CORRECTION OF SCRIVENER'S ERRORS, AND AN EFFECTIVE DATE.

WHEREAS, at its regularly scheduled meeting of December 16, 2014, the Municipal Planning Board (the "MPB") of the City of Orlando, Florida (the "City"), considered zoning application case number ZON2014-00028, requesting the Planned Development zoning district designation, along with the Traditional City and Parramore Heritage zoning overlay districts, for approximately 10.5 acres of land, generally located north of W. Church Street, east of Glenn Lane, south of W. Central Boulevard, and west of S. Terry Avenue, and more precisely described by the legal description attached to this ordinance as **Exhibit "A"** (hereinafter the "Property"); and

WHEREAS, based upon the evidence presented to the MPB, including the information and analysis contained in the "Staff Report to the Municipal Planning Board" for application case number ZON2014-00028 (entitled "Item #4B – Orlando Soccer Stadium PD" and hereinafter referred to as the "Staff Report"), and subject to certain conditions contained within the Staff Report, the MPB recommended that the City Council of the City of Orlando, Florida (the "Orlando City Council"), approve said zoning application and adopt an ordinance in accordance therewith; and

WHEREAS, zoning application case number ZON2014-00028 is requesting the Planned Development zoning district designation for the purpose of permitting the development of a Major League Soccer stadium (the "Project"); and

WHEREAS, the MPB found that the Project is consistent with the City's adopted Growth Management Plan (the "GMP") including the applicable goals, objectives, and policies associated with the Property's partially existing and partially then-proposed Future Land Use Map designation of Public, Recreational, and Institutional; and

WHEREAS, the Orlando City Council hereby finds that the Project is consistent with the intent and purpose of the planned development district zoning designation as

established by Part 2Q, Chapter 58, Code of the City of Orlando, Florida (the “Orlando City Code”); and

WHEREAS, the Orlando City Council hereby finds that the Project and this ordinance is in the best interest of the public health, safety, and welfare, and is consistent with the applicable provisions of the City’s GMP, including the applicable goals, objectives, and policies associated with the Property’s Future Land Use Map designation of Public, Recreational, and Institutional; and

NOW, THEREFORE, BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF ORLANDO, FLORIDA, AS FOLLOWS:

SECTION 1. ZONING. After due notice and public hearing, and pursuant to part 2Q, Chapter 58, Orlando City Code, and other relevant portions of the Orlando City Code, the zoning designation for the Property is hereby changed from the Public district, along with the Traditional City and Parramore Heritage zoning overlay districts (denoted as “P/T/PH” on the official maps of the City), in part, and the Urban Activity Center district, along with the Traditional City and Parramore Heritage zoning overlay districts (denoted as “AC-2/T/PH” on the official maps of the City), in part, to Planned Development district with the Traditional City and Parramore Heritage zoning overlay districts on the City’s official zoning maps (to be denoted as “PD/T/PH” on the official maps of the City), as depicted in **Exhibit “B”** to this ordinance. This planned development zoning district may be known as the “Orlando Soccer Stadium Planned Development.”

SECTION 2. OTHER DEVELOPMENT LAWS. In accordance with section 58.367, Orlando City Code, except as expressly provided in this ordinance, the Orlando Soccer Stadium Planned Development zoning district remains subject to all applicable federal, state, and local laws, and nothing in this ordinance shall be construed to exempt the Property from the lawful authority or jurisdiction of any federal, state, or local agency.

SECTION 3. DEFAULT ZONING DISTRICT. Except as expressly provided otherwise by this ordinance, the Property shall be governed by the land development regulations of the AC-2 Urban Activity Center District along with the Traditional City and Parramore Heritage zoning overlay districts (denoted as “AC-2/T/PH” on the official maps of the City).

SECTION 4. SPECIAL LAND DEVELOPMENT REGULATIONS. The Planned Development zoning district for the Property is subject to the following special land development regulations:

1) Land Development

- a) *Development Plan.* Subject to any modifications expressly contained in the text of this ordinance, development and maintenance of the Property must be consistent with the development plan attached to this ordinance as **Exhibit "C"** (hereinafter the "Development Plan"). In the event of a conflict between the text of this ordinance and the Development Plan, the text of this ordinance shall control. References in this ordinance to lots, parcels, buildings, phases, and other development features refer to such features as identified on the Development Plan.
- b) *Variances and modifications.* Zoning variances and modification of standards may be approved pursuant to the procedures set forth in Part 2J and Part 2F, Chapter 65, Orlando City Code, respectively. The planning official may also approve minor modifications and design modifications to fences, walls, landscaping, accessory structures, signs, and bufferyard requirements.
- c) *Phasing.* The Property may be developed in multiple phases, but if developed in multiple phases, each phase must be developed in a manner that allows the individual phases to function independently of each other. The purpose of this requirement is to ensure that the first phase, and each subsequent phase, can fully function and operate as intended by the Development Plan in the event that subsequent phases are delayed or abandoned.
- d) *Existing uses and structures.* Lawfully established uses and lawfully constructed structures on the Property as of the effective date of this ordinance are hereby made lawful and conforming to this ordinance.
- e) *Beverage sales.* The Property is hereby made exempt from the land development regulations of Part 4B, Chapter 58, Orlando City Code.

2) Urban Design

- a) *Architecture.* Architectural elevations for each building are subject to review and approval for consistency with this ordinance and applicable Orlando City Code as part of each final site plan application. The Property must be developed and maintained in accordance with the final approved architectural elevations. All approved elevations must conform to the following minimum requirements:
 - i) Architecture of the Project must be substantially consistent with the elevations attached to this ordinance as **Exhibit "D,"** except as otherwise approved by certificate of appearance approval.
- b) *Service areas, mechanical equipment, utilities, venting.* Final site plans depicting service areas, mechanical equipment, utilities, venting, and other similar

development infrastructure, both private and public, must conform to the following minimum regulations:

- i) Utilities, dumpsters, compactors, and other "back-of-house" facilities must be located on the interior of parking garages and buildings to the maximum extent reasonably feasible, and should not be adjacent to sidewalks and other pedestrian areas if reasonably possible.
- ii) All ground and roof-mounted mechanical equipment (both private and public) must be screened in accordance with the Orlando City Code and the conditions of the appearance review official.
- iii) Buildings should be designed to accommodate future placement of telecommunications equipment (including any communications equipment required by the police or fire department). It is recommend that screening areas be built into rooftop areas so that the placement and screening of the equipment is consistent with the design of the principal structure.
- iv) All restaurant venting and restaurant exhaust shall be directed to the roof of the stadium structures, shall not be visible from the public right-of-way, and is not permitted on any façade of the stadium structures. All other venting and exhaust for mechanical equipment and utilities shall be a minimum of 12 ft. above grade, and shall be designed and integrated into the stadium structures so as to be seamless with the overall architecture of the structures. Venting shall not occur over or be directed towards primary pedestrian areas.
- v) Where physically practicable, public and private utility equipment must be installed underground.
- vi) Backflow preventers must be hidden from the public right-of-way and sidewalks where reasonably feasible and otherwise screened from view with complimentary architectural treatment or approved landscaping.
- vii) The final location of exterior or rooftop mechanical equipment, utilities and vents shall be submitted for an ARB Minor Review prior to submittal for final building permit.
- c) *Crosswalks.* Decorative crosswalks shall be installed at the Glenn Lane and Service Yard driveway crossings as well as pedestrian crossings in the Premium Parking and Drop-Off Area. Crosswalks at driveways shall be raised to be at the same grade as the sidewalk adjacent to the driveway in order to clearly define the pedestrian area. The driveway slope transition from street grade to the sidewalk grade shall occur in the Streetscape Furniture Zone. The crosswalk surface shall be treated with a material, color or texture that contrasts with the

driveway surface. Reflective paint alone is not an acceptable treatment, however may be used in conjunction with pavers or other surfaces to define the pedestrian path for night time safety.

- d) *Glenn Lane Streetscape*. Single acorn streetlights shall be added to the planting strip on Glenn Lane along the Premium Parking Area. The proposed tree spacing in the landscape plan shall be re-configured to accommodate the single acorn streetlights. Pedestrian level lighting, such as bollards shall be added in the Service Yard buffer planting strip or incorporated into the design of the screen wall on Glenn Lane only.
- e) *Stadium Ingress and Egress Paving Treatments*. At each stadium ingress and egress point colored concrete with unique scoring may be utilized from the entry to the back of curb provided those area are constructed to meet the construction standards of the Downtown Streetscape Design Guidelines. All other pedestrian areas around the exterior of the stadium shall be saw-cut concrete, or as otherwise approved by certificate of appearance approval.
- f) Final streetscape hardscape, landscape and furnishings plans shall be submitted for an ARB Minor Review prior to submittal for final building permit.
- g) *Fencing*. All fencing on the site shall be an open, CPTED-approved fence, such as aluminum or wrought-iron picket fencing. Chain link fences are prohibited except for construction fencing.
- h) *Lighting*. The pedestrian path on the east side of the stadium between Church Street and Central Avenue will be an important neighborhood pedestrian connection. Significant pedestrian level lighting of the walkway area that provides a secure pedestrian environment after dark shall be provided and shall be in continuous night time operation.
- i) Landscape and Hardscape Plans
 - i) *Church Buffer*. The Project must provide a minimum 4 foot-wide landscape buffer along the western boundary of the church property that includes a 4-foot tall CPTED fence beginning at the W. Church St. right-of-way line for 25-feet. After the first 25-feet the fence height shall transition from a 4-foot tall fence to a 6-foot tall fence for the rest of the length of the bufferyard.
 - ii) *Structural Soil*. To minimize root damage to adjacent pavement areas structural soil or a Planning Official approved equivalent shall be installed around all oak street trees consistent with Detail 3.4-O and 3.4-P of the Downtown Streetscape Guidelines.

- iii) *Root Barriers.* Where a canopy tree is installed within 10 ft. of any existing or proposed underground utility line a root barrier should be installed.
 - iv) *Service Yard Screening.* A minimum 4-foot tall landscape buffer shall be provided along the Glenn Lane perimeter of the Service Yard.
 - v) *Premium Parking Area Screening*—a minimum 3-foot tall landscape buffer shall be provided along the perimeter of the Premium Parking Area.
 - vi) *East Façade Tree Plantings.* Four 4-foot by 6-foot tree grates with high rise oak canopy trees shall be added along the eastern edge of the pedestrian walkway north of the Pine Street stadium entry. The tree wells shall be centered between the pedestrian lighting fixture locations. Structural soil as specified in the Downtown Streetscape Design Guidelines shall be used in the tree grate and surrounding areas.
 - vii) *Landscape and Hardscape Plans.* Final Landscape and hardscape plans shall be submitted for ARB Minor Review prior to submittal for building permits.
- j) *Architecture*
 - i) *Durable Materials.* A durable material such as stone, brick, pre-cast concrete, polished concrete terrazzo block or thermochromax that extends from finished grade to 8-ft. above finished grade shall be provided along the exterior facades of the stadium. Exposed, painted 8" by 16" concrete block and split-faced concrete block are not suitable materials. The use of stucco as an exterior building finish is permitted above 8-ft.
 - ii) *Principal Entrances.* The principal pedestrian stadium entrances shall be architecturally treated and emphasized with canopies, awnings, enhanced hardscape, landscape or other material changes or architectural features.
 - iii) *Articulation.* Not more than 30 ft. of any exterior façade shall be unbroken by architectural changes such as materials, colors, patterns, windows, columns, canopies, recesses, projections, pilasters, etc. Long single plane exterior walls should be avoided.
 - iv) *Transparency.* It is understood that the functions and facilities of a stadium complex are unique and oriented inward, however, providing 15% of transparency along the exterior ground floor of the stadium structures is encouraged. Reflective glass, spandrel glass and glass block are not considered transparent materials.

- v) *Glazing.* All glass at the ground level should be clear. Minimum light transmittance shall be 80%. High performance or low-e glass may be considered as an alternative with a minimum transmittance of 60%. No windows shall be dry-walled, or have permanent partitions installed on the interior to block natural surveillance. Tinted or reflective glass shall not be permitted.
- vi) *Exterior Doors.* At a minimum a 4-inch by 6-inch view panel shall be provided in all exterior solid doors that provide ingress or egress to the stadium in order to provide visibility for entering and exiting pedestrians. Mechanical and equipment room doors are exempt from this requirement.
- vii) *Stormwater Run-off.* Water shall not spill out onto the sidewalk or plaza areas from any downspout, nor shall any downspout project into the public ROW. Canopies shall incorporate downspouts or other rain water management systems that prevent water spillage or drainage onto the pedestrian path or ROW.
- viii) *Art Panels.* Artwork for the fabric scrim art panels shall be reviewed and included in the Master Sign Plan. The artwork in the future may be changed as part of an ARB Minor Review. The scrim panels shall be periodically replaced as needed in order to maintain and preserve the visual integrity and vibrancy of the artwork and the fabric scrim.
- ix) *W. Pine Street [East] Façade.* The recesses along east façade conflict with Crime Prevention Through Environmental Design [CPTED] principles and are a security concern during non-event times at the stadium. Additional lighting, surveillance options and/or additional barriers and buffers to increase pedestrian safety and security along the eastern pedestrian path should be considered.
- x) *Fencing.* Security fencing between the stadium structures of the east façade shall be moved as far east as feasible to improve security and reduce potential hiding areas adjacent to the pedestrian pathway.
- xi) *Appearance Approval.* Final architectural elevations shall be provided for approval for ARB Minor Review prior to submittal of building permits.

3) Transportation

- a) *Walkability and streetscape.* The Project must provide sidewalks and streetscape consistent with the Downtown Orlando Streetscape Guidelines and other applicable City regulations. In addition, the following regulations apply:

- 309
- 310 i) Minimum Width - At a minimum the streetscape zone on W. Church Street
- 311 shall be 14-feet from back-of-curb and shall include Streetscape Furniture
- 312 and Street Tree Zone [Furniture Zone] combined with an unencumbered
- 313 Pedestrian Clear Zone. The minimum streetscape width on W. Central
- 314 Avenue shall be 13-feet and shall provide a Furniture and Streetscape Zone
- 315 and an unencumbered Pedestrian Clear Zone. At a minimum Glenn Lane
- 316 shall provide a 5-foot pedestrian clear zone or 6-feet if located on the back of
- 317 curb.
- 318
- 319 ii) Streetscape Finishes and Furniture – Streetscape treatments adjacent to the
- 320 soccer stadium site should be consistent with the existing W. Church Street
- 321 and W. Central Avenue streetscape treatments. This includes concrete
- 322 sidewalks with saw cut joints; double-acorn LED street lights, the lights shall
- 323 be perpendicular to the adjacent centerline; 4'x6' street tree grates with a 1-
- 324 foot concrete ribbon band for high-rise oak street trees. Construction
- 325 standards and specifications shall be consistent with the requirements of the
- 326 Downtown Orlando Streetscape Design Guidelines. Other streetscape
- 327 treatments and alternatives may be approved through an ARB Minor Review.
- 328
- 329 iii) Curbing. Unless otherwise approved all streets shall have Type “F” curb with
- 330 gutter.
- 331
- 332 iv) Utility Boxes. Utility boxes and covers in the streetscape zone shall be traffic
- 333 bearing grade.
- 334
- 335 b) *Vehicle Hardening.* Any streetscape sidewalks that may be used to support
- 336 motorized vehicles, maintenance vehicles or loading and unloading, including the
- 337 east side pedestrian path between Church Street and Central Avenue shall be 6-
- 338 inches thick in order to support the weight of motorized vehicles.
- 339
- 340 c) *Dumpsters and compactors.* Final site plans must depict the location and size of
- 341 dumpsters and trash compactors, including concrete pads and enclosures with
- 342 doors. Dumpsters and compactors may not be located directly adjacent to a
- 343 public street. Dumpsters and trash compactors must be screened with solid
- 344 walls. Walls and gates must match nearby principal buildings. If located outside,
- 345 screening walls must be softened from the perspective of the public rights-of-way
- 346 and neighboring properties with approved low hedges, groundcover, and
- 347 understory landscaping. Dumpsters and compactors must be located to provide
- 348 at least 50' of clear back-up space and must be constructed and maintained in
- 349 accordance with the current City of Orlando Engineering Standards Manual.
- 350
- 351 d) *Bicycle parking.* The Project must provide at least 80 short-term bicycle parking
- 352 spaces and 14 long-term bicycle parking spaces. Short-term spaces shall be

located within 120 ft. of and clearly visible from the Church Street, Pine Street, and Central Avenue stadium entrances; long-term spaces shall be located within 500 ft. of the office uses and employee entrances. The short term spaces may be evenly distributed among the various stadium entrances. Covered bicycle parking is encouraged wherever the design of the building or use being served by the bicycle parking facility includes a covered area that could accommodate such facilities either as proposed or through economical redesign.

SECTION 5. SCRIVENER'S ERROR. The City Attorney may correct scrivener's errors found in this ordinance by filing a corrected copy of this ordinance with the City Clerk.

SECTION 6. SEVERABILITY. If any provision of this ordinance or its application to any person or circumstance is held invalid, the invalidity does not affect other provisions or applications of this ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are severable.

SECTION 7. EFFECTIVE DATE. This ordinance takes effect upon the effective date of City of Orlando Ordinance #2015-3, relating to a portion of the Property's Future Land Use Map designation.

DONE, THE FIRST READING, by the City Council of the City of Orlando, Florida, at a regular meeting, this _____ day of _____, 2015.

DONE, THE PUBLIC NOTICE, in a newspaper of general circulation in the City of Orlando, Florida, by the City Clerk of the City of Orlando, Florida, this _____ day of _____, 2015.

DONE, THE SECOND READING, A PUBLIC HEARING, AND ENACTED ON FINAL PASSAGE, by an affirmative vote of a majority of a quorum present of the City Council of the City of Orlando, Florida, at a regular meeting, this _____ day of _____, 2015.

BY THE MAYOR/MAYOR PRO TEMPORE
OF THE CITY OF ORLANDO, FLORIDA:

Mayor / Mayor Pro Tempore

ATTEST, BY THE CLERK OF THE
CITY COUNCIL OF THE CITY OF
ORLANDO, FLORIDA:

ORDINANCE NO. 2015-4

399 City Clerk

400

401 APPROVED AS TO FORM AND LEGALITY

402 FOR THE USE AND RELIANCE OF THE

403 CITY OF ORLANDO, FLORIDA:

404

405

406 _____
City Attorney

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