

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ORLANDO, FLORIDA, DESIGNATING CERTAIN LAND GENERALLY LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF S. KIRKMAN RD. AND THE FLORIDA TURNPIKE, AND COMPRISED OF 3 ACRES OF LAND, MORE OR LESS, AS PLANNED DEVELOPMENT DISTRICT ON THE CITY'S OFFICIAL ZONING MAPS; PROVIDING SPECIAL LAND DEVELOPMENT REGULATIONS OF THE PLANNED DEVELOPMENT DISTRICT; PROVIDING FOR SEVERABILITY, CORRECTION OF SCRIVENER'S ERRORS, AND AN EFFECTIVE DATE.

**WHEREAS**, at its regularly scheduled meeting of April 15, 2014, the Municipal Planning Board (the "MPB") of the City of Orlando, Florida (the "City"), considered zoning application case number ZON2014-00001, requesting the Planned Development zoning district designation for approximately 3 acres of land, generally located at the northeast corner of the intersection of S. Kirkman Rd. and the Florida Turnpike, 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 ZON2014-00001 (entitled "Item #9B – Shooters World Planned Development (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 ZON2014-00001 is requesting the Planned Development zoning district designation for the purpose of permitting the redevelopment and reuse of an existing but vacant former fitness center into an approximately 81,000 square feet indoor shooting range with ancillary retail, classroom, snack bar/lounge, and museum use (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 proposed Future Land Use Map designation of Industrial (see the associated small-scale GMP Future Land Use Map amendment application case number GMP2014-00008); 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 proposed Future Land Use Map designation of Industrial; 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 Property is hereby designated as Planned Development district on the City's official zoning maps (to be denoted as "PD" 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 "Shooters World Planned Development."

**SECTION 2. OTHER DEVELOPMENT LAWS.** In accordance with section 58.367, Orlando City Code, except as expressly provided in this ordinance, the Shooters World 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 Industrial Park zoning district (denoted as "I-P" 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) *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.
- b) *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.

c) *Site Plans*. Each phase of redevelopment is subject to Master Plan and Final Site Plan review and approval pursuant to Part 2H, Chapter 65, Orlando City Code, except that each Master Plan may be reviewed and approved by official determination of the planning official. Development on the Property must be built and maintained consistent with final and approved Master Plans and Final Site Plans.

d) *Uses*. Permitted land uses on the Property are limited to the following:

i) Indoor shooting range and ancillary classrooms, snack bar and lounge, retail, and museum.

e) *Impervious surface ratio*. The impervious surface ratio may not exceed 0.85.

## 2) Urban Design

a) *Signs*. Signs on the Property must comply with applicable provisions of Chapter 64, Orlando City Code.

## 3) Transportation

a) *Parking*. Parking spaces must be provided consistent with the minimum and maximum parking space regulations of Figure 27, Chapter 61, Orlando City Code. Required parking must be consistent with all applicable provisions of Chapter 61, Orlando City Code.

b) *Sight distance requirements*. Street corner visibility must conform to the requirements of sections 60.141 through 60.143, Orlando City Code.

c) *Traffic control devices*. All onsite traffic control devices are subject to review and approval by the City transportation engineer as part of the Final Site Plan and must conform to the applicable standards of the City's current Manual on Uniform Traffic Control Devices. All onsite traffic control devices must be built and maintained in accordance with the approved Final Site Plan.

d) *Walkability and disability access*. All onsite sidewalks must be at least 5' wide. Where disability-access parking stalls are connected to a building entrance by a sidewalk, the sidewalk must provide disability-access ramps.

e) *Dumpsters and compactors*. Final site plans must depict the location and size of dumpsters and trash compactors, including concrete pads and enclosures with

doors. Dumpsters and compactors may not be located directly adjacent to a public street. Dumpsters and trash compactors must be screened with solid walls if not located internal to a parking garage or principal building. Walls and gates must match nearby principal buildings. If located outside, screening walls must be softened from the perspective of the public rights-of-way and neighboring properties with approved low hedges, groundcover, and understory landscaping. Dumpsters and compactors must be located to provide at least 50' of clear back-up space and must be constructed and maintained in accordance with the current City of Orlando Engineering Standards Manual.

**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 sections one and two of City of Orlando Ordinance #2014-22.

**DONE, THE FIRST READING,** by the City Council of the City of Orlando, Florida, at a regular meeting, this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

**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 \_\_\_\_\_, 2014.

**DONE, THE SECOND READING, 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 \_\_\_\_\_, 2014.

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:

180

181 \_\_\_\_\_  
City Clerk

182

183 APPROVED AS TO FORM AND LEGALITY

184 FOR THE USE AND RELIANCE OF THE

185 CITY OF ORLANDO, FLORIDA:

186

187 \_\_\_\_\_

188 City Attorney

189

\*\*[Remainder of page intentionally left blank.]\*\*