

1 **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY**
2 **OF ORLANDO, FLORIDA, DESIGNATING CERTAIN**
3 **LAND GENERALLY LOCATED NORTH OF W. CHURCH**
4 **ST., EAST OF GLENN LN., SOUTH OF W. CENTRAL**
5 **BLVD., AND WEST OF S. TERRY ST., AND**
6 **COMPRISED OF 10.5 ACRES OF LAND, MORE OR**
7 **LESS, AS PLANNED DEVELOPMENT DISTRICT WITH**
8 **THE TRADITIONAL CITY AND PARRAMORE**
9 **HERITAGE ZONING OVERLAY DISTRICTS ON THE**
10 **CITY'S OFFICIAL ZONING MAPS; PROVIDING**
11 **SPECIAL LAND DEVELOPMENT REGULATIONS OF**
12 **THE ORLANDO SOCCER STADIUM PLANNED**
13 **DEVELOPMENT DISTRICT; PROVIDING FOR**
14 **AMENDMENT OF THE CITY'S OFFICIAL ZONING**
15 **MAPS; PROVIDING FOR SEVERABILITY,**
16 **CORRECTION OF SCRIVENER'S ERRORS, AND AN**
17 **EFFECTIVE DATE.**
18

19 **WHEREAS**, at its regularly scheduled meeting of December 16, 2014, the
20 Municipal Planning Board (the "MPB") of the City of Orlando, Florida (the "City"),
21 considered zoning application case number ZON2014-00028, requesting the Planned
22 Development zoning district designation, along with the Traditional City and Parramore
23 Heritage zoning overlay districts, for approximately 10.5 acres of land, generally located
24 north of W. Church Street, east of Glenn Lane, south of W. Central Boulevard, and west
25 of S. Terry Avenue, and more precisely described by the legal description attached to
26 this ordinance as **Exhibit "A"** (hereinafter the "Property"); and
27

28 **WHEREAS**, based upon the evidence presented to the MPB, including the
29 information and analysis contained in the "Staff Report to the Municipal Planning Board"
30 for application case number ZON2014-00028 (entitled "Item #4B – Orlando Soccer
31 Stadium PD" and hereinafter referred to as the "Staff Report"), and subject to certain
32 conditions contained within the Staff Report, the MPB recommended that the City
33 Council of the City of Orlando, Florida (the "Orlando City Council"), approve said zoning
34 application and adopt an ordinance in accordance therewith; and
35

36 **WHEREAS**, zoning application case number ZON2014-00028 is requesting the
37 Planned Development zoning district designation for the purpose of permitting the
38 development of a Major League Soccer stadium (the "Project"); and
39

40 **WHEREAS**, the MPB found that the Project is consistent with the City's adopted
41 Growth Management Plan (the "GMP") including the applicable goals, objectives, and
42 policies associated with the Property's partially existing and partially then-proposed
43 Future Land Use Map designation of Public, Recreational, and Institutional; and
44

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

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

49
50 **WHEREAS**, the Orlando City Council hereby finds that the Project and this
51 ordinance is in the best interest of the public health, safety, and welfare, and is
52 consistent with the applicable provisions of the City’s GMP, including the applicable
53 goals, objectives, and policies associated with the Property’s Future Land Use Map
54 designation of Public, Recreational, and Institutional; and

55
56 **NOW, THEREFORE, BE IT ENACTED BY THE CITY COUNCIL OF THE CITY**
57 **OF ORLANDO, FLORIDA, AS FOLLOWS:**

58
59 **SECTION 1. ZONING.** After due notice and public hearing, and pursuant to part
60 2Q, Chapter 58, Orlando City Code, and other relevant portions of the Orlando City
61 Code, the zoning designation for the Property is hereby changed from the Public district,
62 along with the Traditional City and Parramore Heritage zoning overlay districts (denoted
63 as “P/T/PH” on the official maps of the City), in part, and the Urban Activity Center
64 district, along with the Traditional City and Parramore Heritage zoning overlay districts
65 (denoted as “AC-2/T/PH” on the official maps of the City), in part, to Planned
66 Development district with the Traditional City and Parramore Heritage zoning overlay
67 districts on the City’s official zoning maps (to be denoted as “PD/T/PH” on the official
68 maps of the City), as depicted in **Exhibit “B”** to this ordinance. This planned
69 development zoning district may be known as the “Orlando Soccer Stadium Planned
70 Development.”

71
72 **SECTION 2. OTHER DEVELOPMENT LAWS.** In accordance with section
73 58.367, Orlando City Code, except as expressly provided in this ordinance, the Orlando
74 Soccer Stadium Planned Development zoning district remains subject to all applicable
75 federal, state, and local laws, and nothing in this ordinance shall be construed to exempt
76 the Property from the lawful authority or jurisdiction of any federal, state, or local agency.

77
78 **SECTION 3. DEFAULT ZONING DISTRICT.** Except as expressly provided
79 otherwise by this ordinance, the Property shall be governed by the land development
80 regulations of the AC-2 Urban Activity Center District along with the Traditional City and
81 Parramore Heritage zoning overlay districts (denoted as “AC-2/T/PH” on the official
82 maps of the City).

83
84 **SECTION 4. SPECIAL LAND DEVELOPMENT REGULATIONS.** The Planned
85 Development zoning district for the Property is subject to the following special land
86 development regulations:

87
88 **1) Land Development**
89

- 90 a) *Development Plan*. Subject to any modifications expressly contained in the text
91 of this ordinance, development and maintenance of the Property must be
92 consistent with the development plan attached to this ordinance as **Exhibit "C"**
93 (hereinafter the "Development Plan"). In the event of a conflict between the text
94 of this ordinance and the Development Plan, the text of this ordinance shall
95 control. References in this ordinance to lots, parcels, buildings, phases, and
96 other development features refer to such features as identified on the
97 Development Plan.
98
99 b) *Variances and modifications*. Zoning variances and modification of standards
100 may be approved pursuant to the procedures set forth in Part 2J and Part 2F,
101 Chapter 65, Orlando City Code, respectively. The planning official may also
102 approve minor modifications and design modifications to fences, walls,
103 landscaping, accessory structures, signs, and bufferyard requirements.
104
105 c) *Phasing*. The Property may be developed in multiple phases, but if developed in
106 multiple phases, each phase must be developed in a manner that allows the
107 individual phases to function independently of each other. The purpose of this
108 requirement is to ensure that the first phase, and each subsequent phase, can
109 fully function and operate as intended by the Development Plan in the event that
110 subsequent phases are delayed or abandoned.
111
112 d) *Existing uses and structures*. Lawfully established uses and lawfully constructed
113 structures on the Property as of the effective date of this ordinance are hereby
114 made lawful and conforming to this ordinance.
115
116 e) *Beverage sales*. The Property is hereby made exempt from the land
117 development regulations of Part 4B, Chapter 58, Orlando City Code.
118

119 **2) Urban Design**
120

- 121 a) *Architecture*. Architectural elevations for each building are subject to review and
122 approval for consistency with this ordinance and applicable Orlando City Code as
123 part of each final site plan application. The Property must be developed and
124 maintained in accordance with the final approved architectural elevations. All
125 approved elevations must conform to the following minimum requirements:
126
127 i) Architecture of the Project must be substantially consistent with the
128 elevations attached to this ordinance as **Exhibit "D,"** except as otherwise
129 approved by certificate of appearance approval.
130
131 b) *Service areas, mechanical equipment, utilities, venting*. Final site plans depicting
132 service areas, mechanical equipment, utilities, venting, and other similar

ORDINANCE NO. 2015-4

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

- 135
- 136 i) Utilities, dumpsters, compactors, and other "back-of-house" facilities must be
137 located on the interior of parking garages and buildings to the maximum
138 extent reasonably feasible, and should not be adjacent to sidewalks and
139 other pedestrian areas if reasonably possible.
- 140
- 141 ii) All ground and roof-mounted mechanical equipment (both private and public)
142 must be screened in accordance with the Orlando City Code and the
143 conditions of the appearance review official.
- 144
- 145 iii) Buildings should be designed to accommodate future placement of
146 telecommunications equipment (including any communications equipment
147 required by the police or fire department). It is recommend that screening
148 areas be built into rooftop areas so that the placement and screening of the
149 equipment is consistent with the design of the principal structure.
- 150
- 151 iv) All restaurant venting and restaurant exhaust shall be directed to the roof of
152 the stadium structures, shall not be visible from the public right-of-way, and is
153 not permitted on any façade of the stadium structures. All other venting and
154 exhaust for mechanical equipment and utilities shall be a minimum of 12 ft.
155 above grade, and shall be designed and integrated into the stadium
156 structures so as to be seamless with the overall architecture of the structures.
157 Venting shall not occur over or be directed towards primary pedestrian areas.
- 158
- 159 v) Where physically practicable, public and private utility equipment must be
160 installed underground.
- 161
- 162 vi) Backflow preventers must be hidden from the public right-of-way and
163 sidewalks where reasonably feasible and otherwise screened from view with
164 complimentary architectural treatment or approved landscaping.
- 165
- 166 vii) The final location of exterior or rooftop mechanical equipment, utilities and
167 vents shall be submitted for an ARB Minor Review prior to submittal for final
168 building permit.
- 169
- 170 c) *Crosswalks.* Decorative crosswalks shall be installed at the Glenn Lane and
171 Service Yard driveway crossings as well as pedestrian crossings in the Premium
172 Parking and Drop-Off Area. Crosswalks at driveways shall be raised to be at the
173 same grade as the sidewalk adjacent to the driveway in order to clearly define
174 the pedestrian area. The driveway slope transition from street grade to the
175 sidewalk grade shall occur in the Streetscape Furniture Zone. The crosswalk
176 surface shall be treated with a material, color or texture that contrasts with the

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

180

181 d) *Glenn Lane Streetscape*. Single acorn streetlights shall be added to the planting
182 strip on Glenn Lane along the Premium Parking Area. The proposed tree
183 spacing in the landscape plan shall be re-configured to accommodate the single
184 acorn streetlights. Pedestrian level lighting, such as bollards shall be added in
185 the Service Yard buffer planting strip or incorporated into the design of the
186 screen wall on Glenn Lane only.

187

188 e) *Stadium Ingress and Egress Paving Treatments*. At each stadium ingress and
189 egress point colored concrete with unique scoring may be utilized from the entry
190 to the back of curb provided those area are constructed to meet the construction
191 standards of the Downtown Streetscape Design Guidelines. All other pedestrian
192 areas around the exterior of the stadium shall be saw-cut concrete, or as
193 otherwise approved by certificate of appearance approval.

194

195 f) Final streetscape hardscape, landscape and furnishings plans shall be submitted
196 for an ARB Minor Review prior to submittal for final building permit.

197

198 g) *Fencing*. All fencing on the site shall be an open, CPTED-approved fence, such
199 as aluminum or wrought-iron picket fencing. Chain link fences are prohibited
200 except for construction fencing.

201

202 h) *Lighting*. The pedestrian path on the east side of the stadium between Church
203 Street and Central Avenue will be an important neighborhood pedestrian
204 connection. Significant pedestrian level lighting of the walkway area that provides
205 a secure pedestrian environment after dark shall be provided and shall be in
206 continuous night time operation.

207

208 i) Landscape and Hardscape Plans

209

210 i) *Church Buffer*. The Project must provide a minimum 4 foot-wide landscape
211 buffer along the western boundary of the church property that includes a 4-
212 foot tall CPTED fence beginning at the W. Church St. right-of-way line for 25-
213 feet. After the first 25-feet the fence height shall transition from a 4-foot tall
214 fence to a 6-foot tall fence for the rest of the length of the bufferyard.

215

216 ii) *Structural Soil*. To minimize root damage to adjacent pavement areas
217 structural soil or a Planning Official approved equivalent shall be installed
218 around all oak street trees consistent with Detail 3.4-O and 3.4-P of the
219 Downtown Streetscape Guidelines.

220

221
222
223
224
225
226
227
228
229
230
231
232
233
234
235
236
237
238
239
240
241
242
243
244
245
246
247
248
249
250
251
252
253
254
255
256
257
258
259
260
261
262
263
264

- 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 strongly encouraged. Reflective glass, spandrel glass and glass block are not considered transparent materials.

265
266
267
268
269
270
271
272
273
274
275
276
277
278
279
280
281
282
283
284
285
286
287
288
289
290
291
292
293
294
295
296
297
298
299
300
301
302
303
304
305
306
307
308

- 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
311
312
313
314
315
316
317
318
319
320
321
322
323
324
325
326
327
328
329
330
331
332
333
334
335
336
337
338
339
340
341
342
343
344
345
346
347
348
349
350
351
352

- i) Minimum Width - At a minimum the streetscape zone on W. Church Street shall be 14-feet from back-of-curb and shall include Streetscape Furniture and Street Tree Zone [Furniture Zone] combined with an unencumbered Pedestrian Clear Zone. The minimum streetscape width on W. Central Avenue shall be 13-feet and shall provide a Furniture and Streetscape Zone and an unencumbered Pedestrian Clear Zone. At a minimum Glenn Lane shall provide a 5-foot pedestrian clear zone or 6-feet if located on the back of curb.
 - ii) Streetscape Finishes and Furniture – Streetscape treatments adjacent to the soccer stadium site should be consistent with the existing W. Church Street and W. Central Avenue streetscape treatments. This includes concrete sidewalks with saw cut joints; double-acorn LED street lights, the lights shall be perpendicular to the adjacent centerline; 4'x6' street tree grates with a 1-foot concrete ribbon band for high-rise oak street trees. Construction standards and specifications shall be consistent with the requirements of the Downtown Orlando Streetscape Design Guidelines. Other streetscape treatments and alternatives may be approved through an ARB Minor Review.
 - iii) Curbing. Unless otherwise approved all streets shall have Type “F” curb with gutter.
 - iv) Utility Boxes. Utility boxes and covers in the streetscape zone shall be traffic bearing grade.
- b) *Vehicle Hardening.* Any streetscape sidewalks that may be used to support motorized vehicles, maintenance vehicles or loading and unloading, including the east side pedestrian path between Church Street and Central Avenue shall 6-inches thick in order to support the weight of motorized vehicles.
- c) *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. 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.
- d) *Bicycle parking.* The Project must provide at least 80 short-term bicycle parking spaces and 14 long-term bicycle parking spaces. Short-term spaces shall be

353
354
355
356
357
358
359
360
361
362
363
364
365
366
367
368
369
370
371
372
373
374
375
376
377
378
379
380
381
382
383
384
385
386
387
388
389
390
391
392
393
394
395
396
397
398

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

407

[Remainder of page intentionally left blank.]