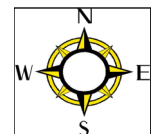
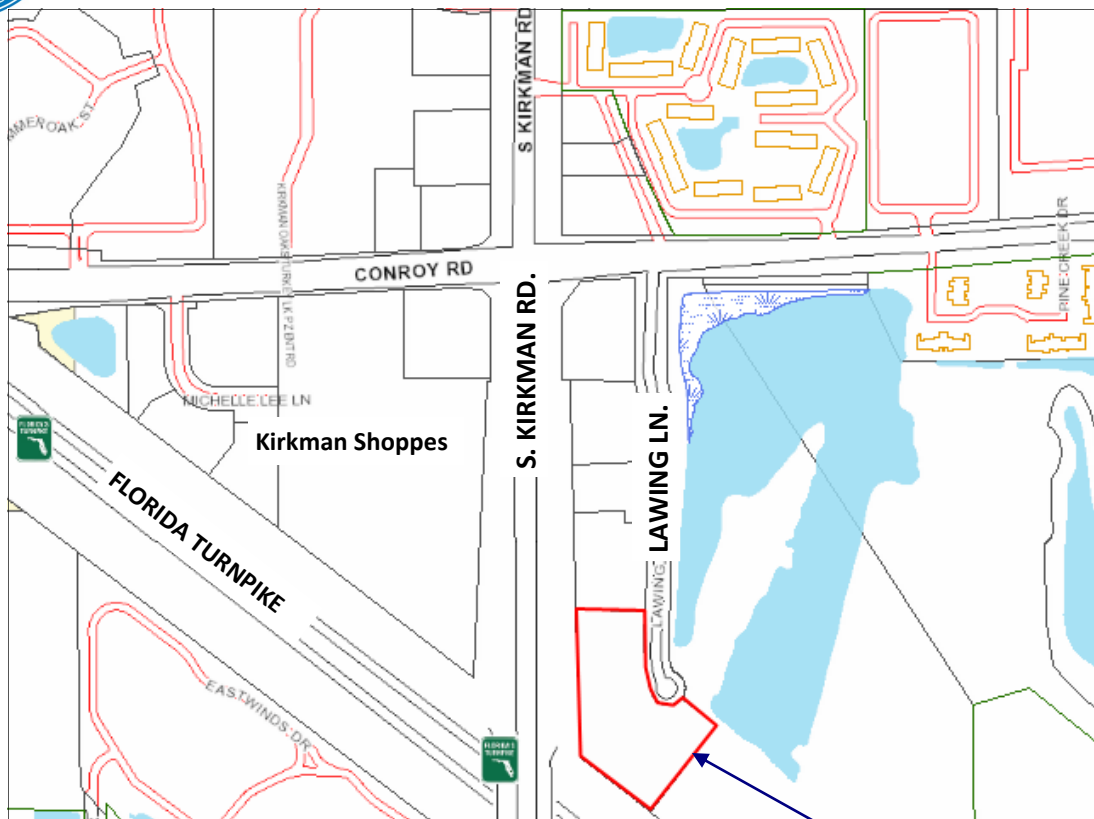




SHOOTERS WORLD ORLANDO REPLAT 4850 LAWING LN.



Location Map

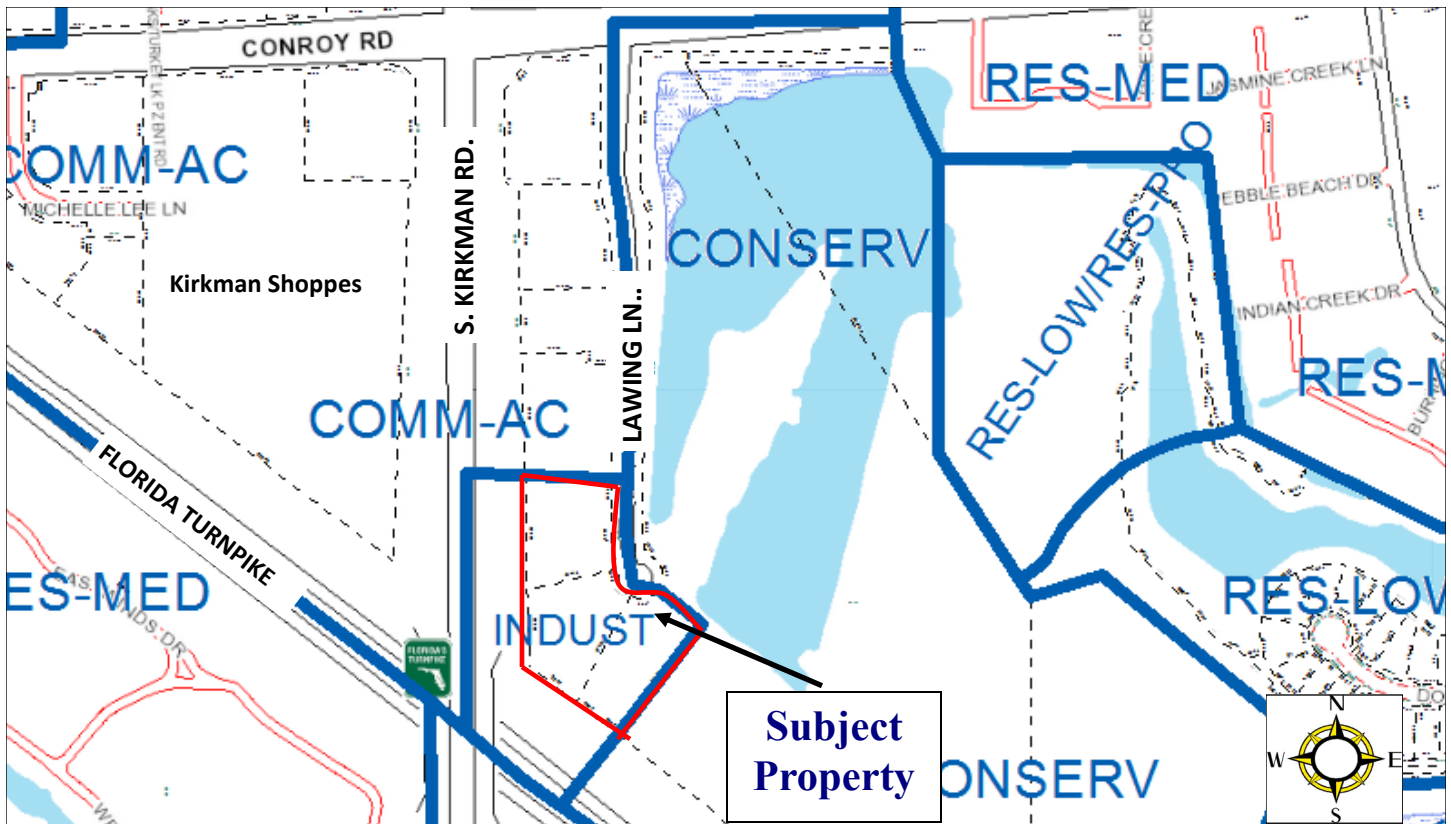


Subject Site

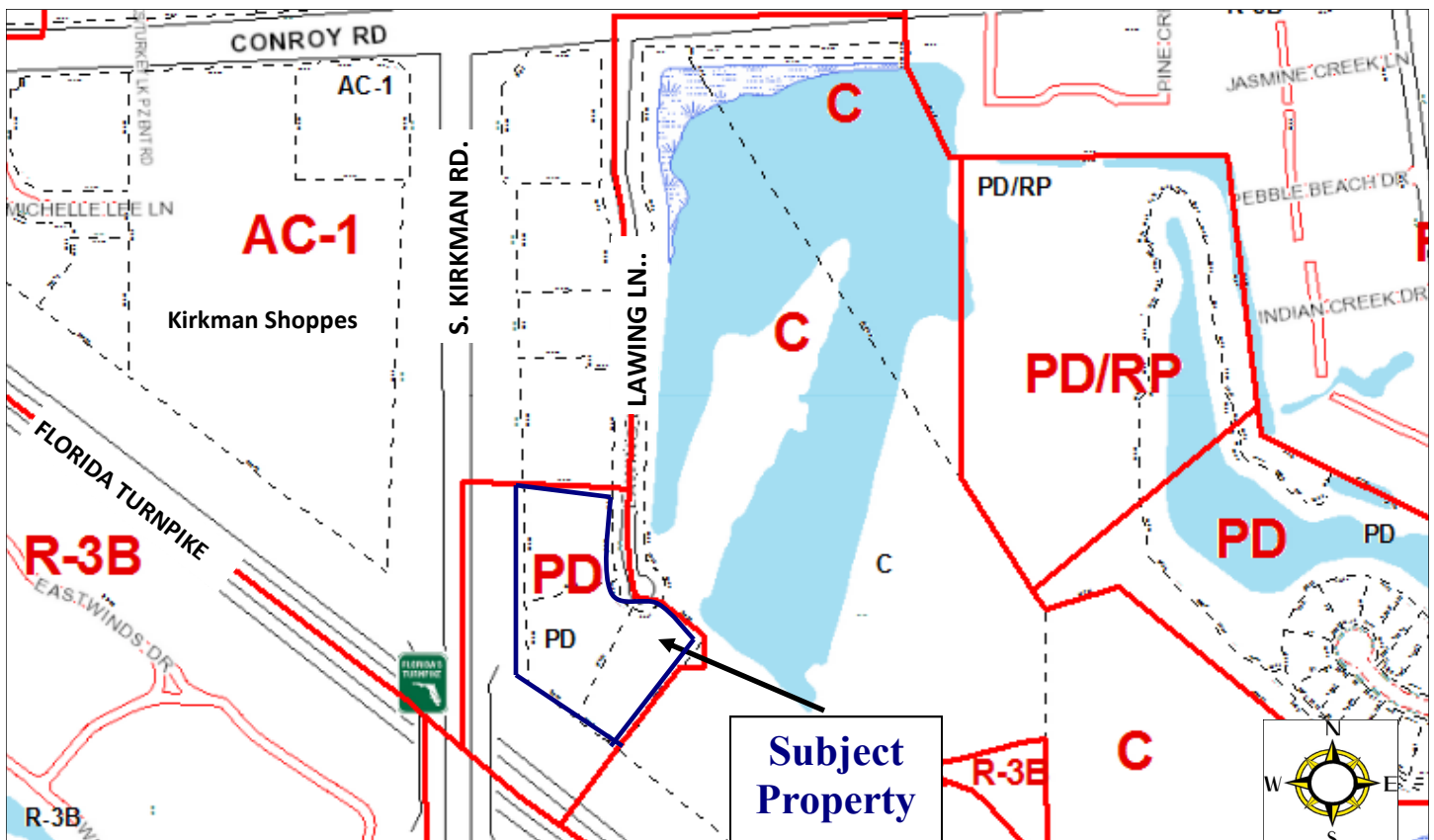
SUMMARY

<p>Owner/Applicant Dainya Miller, Project Coordinator Shooters World Orlando, LLC</p> <p>Project Planner Katy Magruder</p> <p>Updated: October 6, 2015</p>	<p>Property Location: 4850 Lawing Ln. (south of the intersection of Lawing Ln. and Conroy Rd., north of Florida's Turnpike, and east of Kirkman Rd.; PID: 18-23-29-2785-00-040) (±3.0 acres, District 6)</p> <p>Applicant's Request: The applicant is requesting Minor Subdivision Plat to reconfigure the property into one lot for future development of Shooters World Orlando, an indoor shooting range with retail, museum, arcade, and snack/lounge components.</p>	<p>Staff's Recommendation: Approval of the request, subject to the conditions in this report.</p>
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FUTURE LAND USE MAP



ZONING MAP



PROJECT ANALYSIS

Project Description

The subject site is located at 4850 Lawing Ln., at the south end of Lawing Ln., east of S. Kirkman Rd. and north of the Florida Turnpike. The site consists of 3.00 acres, or 130,776 sq. ft., with existing parking lots and a vacant building. The site is zoned PD (Shooters World Planned Development) governed by the land development regulations for I-P (Industrial Park) with a future land designation of Industrial.

The applicant is requesting approval of a minor subdivision plat to reconfigure the property into one lot. The applicant's intent is to build an indoor shooting range with a snack bar, classrooms, retail gun store, museum and an arcade on the 4850 Lawing Ln. property replacing the existing vacant building.

Previous Actions:

1968: Property annexed into the City (City Doc. #8032A) as part of the Major Realty Properties.

1987: Property platted as part of Florida Center Turnpike Cypress Creek Golf Course Residential/Commercial Area, Plat No. 7.

1988: 28,688 sq. ft. 2-3 story Bally's Fitness Center & 251-space surface parking lot constructed.

1996: Property purchased by current owner.

8/2012: Bally's Fitness Center closed, LA Fitness opened (closed 10/2013).

7/2014: Future Land Use designation changed to Industrial (GMP2014-00008); PD approved to convert former fitness center into an indoor shooting range, retail store, classrooms, snack bar, and museum (Shooters World, ZON2014-00001); Variance granted to permit various setbacks for a new structure (existing structure to be demolished) (VAR2014-00103).

TABLE 1 - PROJECT CONTEXT

<i>Direction</i>	<i>Future Land Use</i>	<i>Zoning</i>	<i>Adjacent Uses</i>
North	Community Activity Center (COMM-AC)	AC-1 (Community Activity Center)	Outback Steakhouse
East	(Across Lawing Ln.) C (Conservation)	C (Conservation)	Vacant
South	(Across Florida's Turnpike) Metropolitan Activity Center (MET-AC)	AC-3 (Metropolitan Activity Center)	Florida's Turnpike & Vacant
West	(Across S. Kirkman Rd.) COMM-AC	AC-1	Kirkman Shoppes

Minor Subdivision Plat

Minor Subdivision Plat review is intended for subdivisions that do not require construction of streets or public improvements. In so doing, the review ensures that development in the City of Orlando takes place in an orderly and efficient manner. In this case the property will be developed into an indoor shooting range with a snack bar, classrooms, retail gun store, museum and an arcade.

Existing Zoning and Future Land Use

The property is designated Industrial on the City's Future Land Use Map, and is zoned PD (Shooters World Planned Development) with a default zoning designation of I-P (Industrial Park).

The re-plat request complies with standards for platting of lands as contained in LDC Chapter 65 Part 3C. Through a variance, the subject property received reduced front and rear setback requirements, and reduced landscape buffers for parking lot strips (VAR2014-00103).

Table 2 - Development Standards (I-P)

<i>Use & Proposed Lot</i>	<i>Lot Size (sq. ft.)</i>	<i>Lot Dimensions (min.)</i>
Shooting Range	25,000 sq. ft.	N/A
Lot 1	130,776 sq. ft. (3.0 acres)	Irregular dimensions

Proposed Development

The site consists of 3.00 acres, or 130,776 sq. ft. The proposed development is an indoor shooting range with retail, museum, arcade, and snack/lounge components, to be located in a new building. Sole access to the property is from Lawing Ln. via Conroy Rd.

School Impacts

Based on the proposed use as a shooting range, no school impact analysis is needed.

Findings/Recommendation

Subject to the conditions contained herein, the Shooters World Subdivision is consistent with the requirements for approval of Minor Subdivision Plat applications as contained in Section 65 Part 3C of the Land Development Code (LDC):

1. The proposed replat is consistent with the purpose and intent of the City's Growth Management Plan.
2. The proposed replat is consistent with the requirements of the Land Development Code.
3. The replat will not result in incompatible land uses.
4. All future development will be in accordance with Chapter 59 of the LDC, the Concurrency Management Ordinance, which ensures that adequate public facilities are available to serve said development.

Based on the information provided in the staff report and the findings noted above, staff recommends approval of the Shooters World Subdivision, subject to the conditions in this staff report.

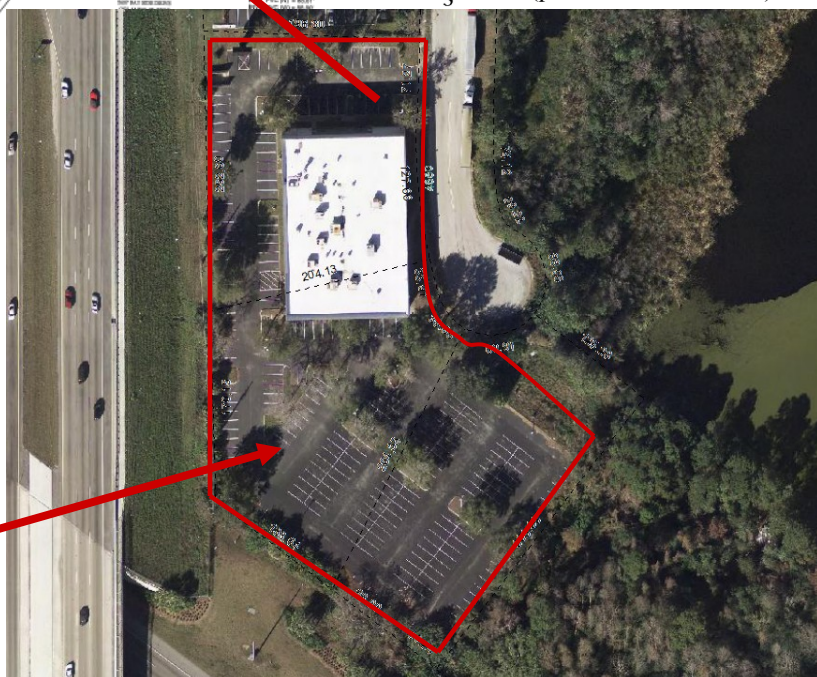
AERIAL VIEW OF 4850 LAWING LN.



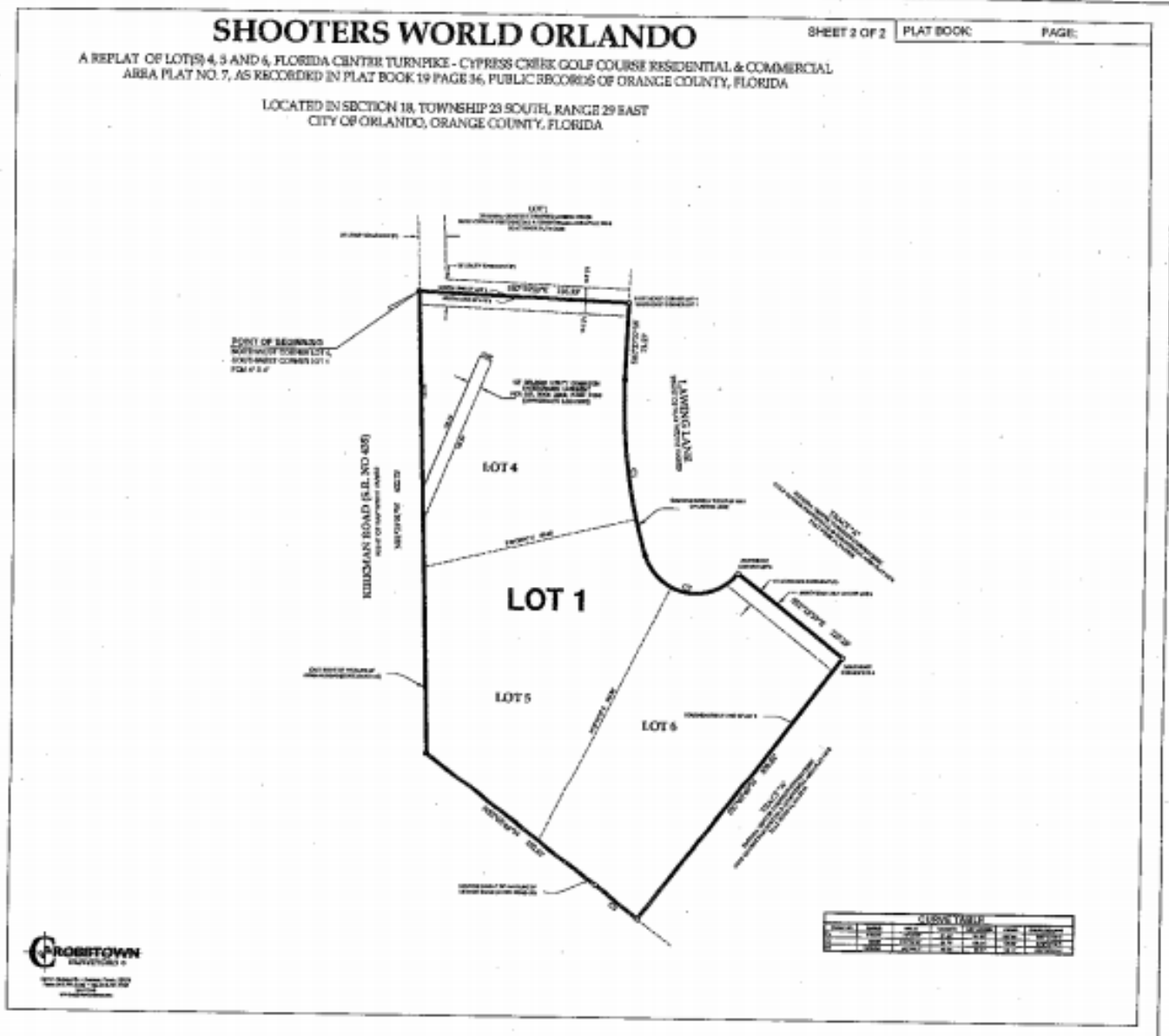
BOUNDARY, TOPOGRAPHIC AND SPECIFIC



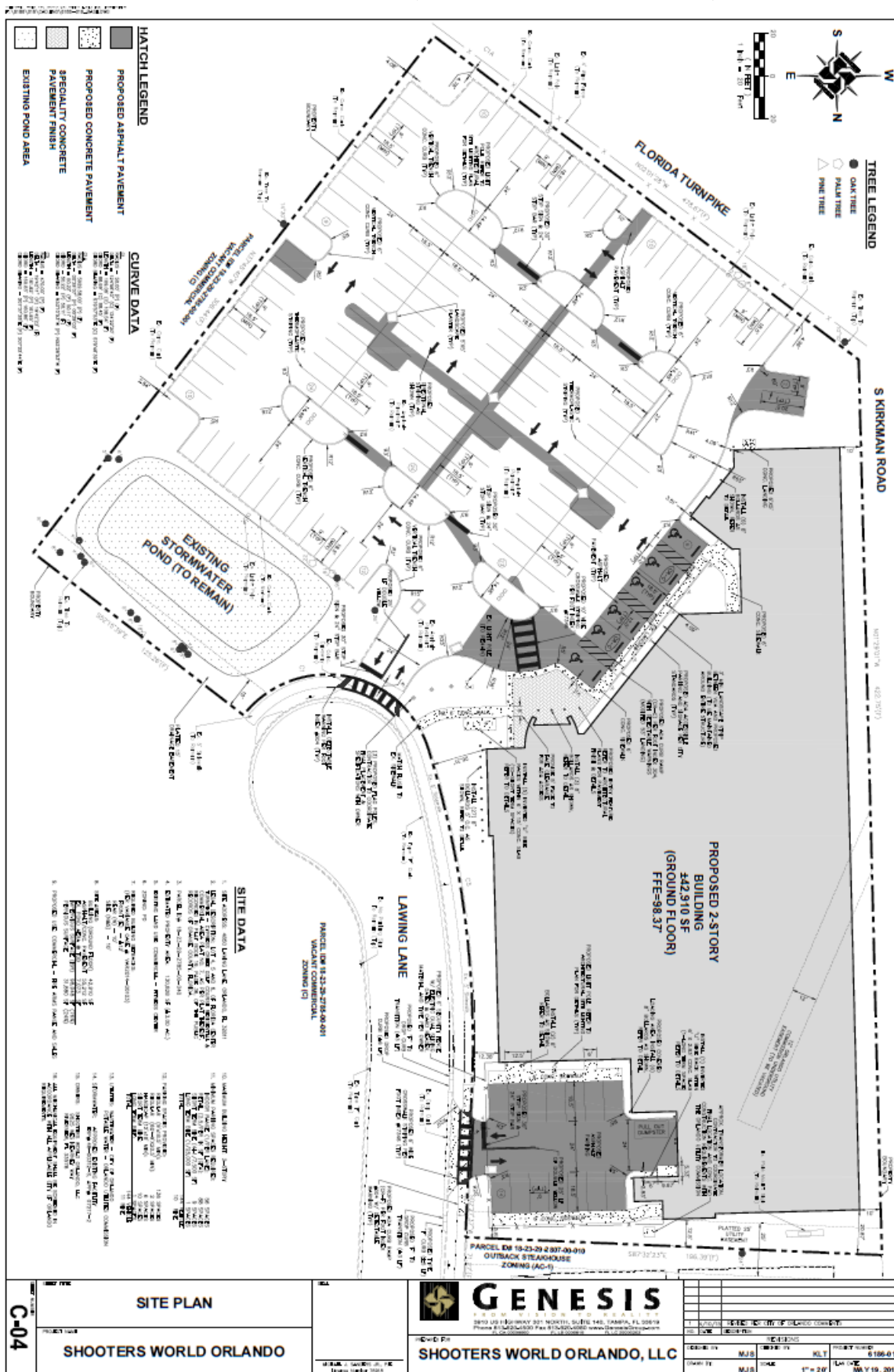
Subject Property



PROPOSED PLAT



APPROVED SITE PLAN (VAR2014-00103)



REQUIRED-CONDITIONS OF APPROVAL

City Surveyor

A letter sent from Ken Brown with City of Orlando Public Works to the applicant's surveyor on September 8, 2015, reflects that there are issues with the submitted survey. Refer to this letter for specific changes needed.

Transportation Planning

1. EASEMENT ENCROACHMENT—The final plat shall contain the following note: There shall be no building encroachment, roof-over-hang or underground structure in the easement.

Legal

1. The word "corporation" must be changed in the notary block to "limited liability company". LLC are organized and existing under the laws of Florida, not incorporated.
2. Remove "Compass Bank" from the dedication paragraph and remove the corresponding signature block. A separate joinder & consent form was submitted.
3. Please check note 4 on the cover page. There is no tract c shown on the plat.
4. If anything is to be dedicated to the public, it must be stated in the dedication block. If nothing is to be dedicated to the public it must so state "nothing."

Orlando Police Department (Informational)

The Orlando Police Department has no objections to the replat request for Shooters World located at 4850 Lawing Ln. A complete CPTED review was completed as part of the PD review. We encourage developers and property owners to incorporate CPTED strategies in their projects. A brochure entitled Crime Prevention Through Environmental Design, Your Guide to Creating a Safe Environment, which includes crime prevention techniques for various land uses, is available by email.

CONTACT INFORMATION

Land Development

For questions regarding Land Use Development plan review, please contact Katy Magruder at 407.246.3355 or kathleen.magruder@cityoforlando.net.

Transportation Planning

For questions regarding Transportation Planning plan review, please contact John Rhoades at 407-246-2293 or john.rhoades@cityoforlando.net

Engineering/Zoning

For questions regarding Engineering or Zoning contact John Groenendaal at (407)246-3437 or john.groenendaal@cityoforlando.net. To obtain plan review status, schedule/cancel an inspection and obtain inspection results, please call PROMPT, our Interactive Voice Response System at 407.246.4444.

Growth Management

For questions regarding Growth Management plan review, please contact Colandra Jones at (407) 246-3415 or Colandra.Jones@cityoforlando.net

Orlando Police Department

For questions regarding Orlando Police Department plan reviews or to obtain a copy of the brochure, contact Audra Nordaby at 407.246.2454 or Audra.Nordaby@cityoforlando.net.

REVIEW/APPROVAL PROCESS-NEXT STEPS

Following the Technical Review Committee review, plat review, including scheduling City Council approval of the plat, is handled by John Groenendaal (see contact information above, and next steps under Conditions above).