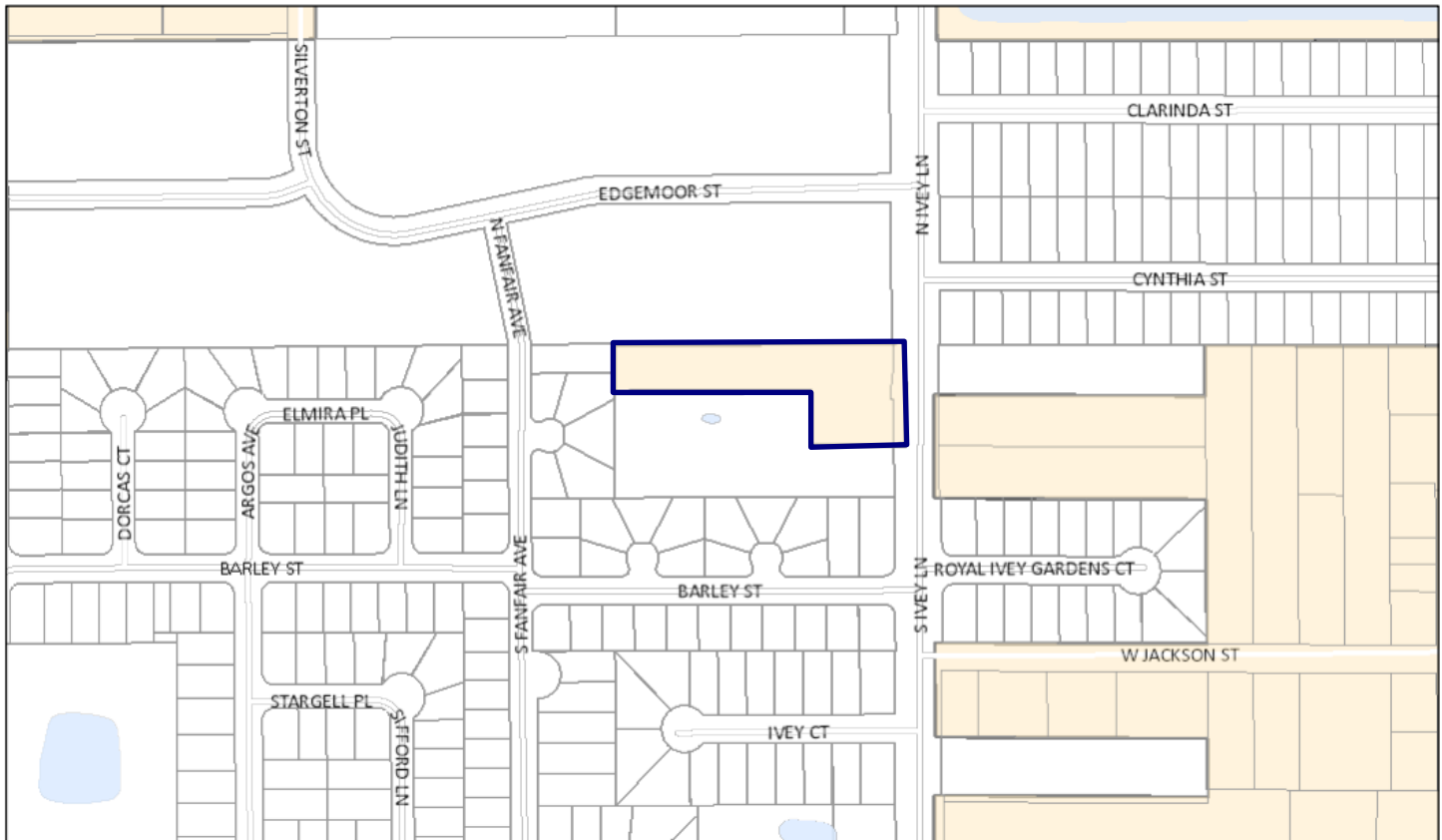




Staff Report to the
Municipal Planning Board
September 20, 2022

ANX2022-10008
GMP2022-10023
ZON2022-10020

10 S. IVEY LANE



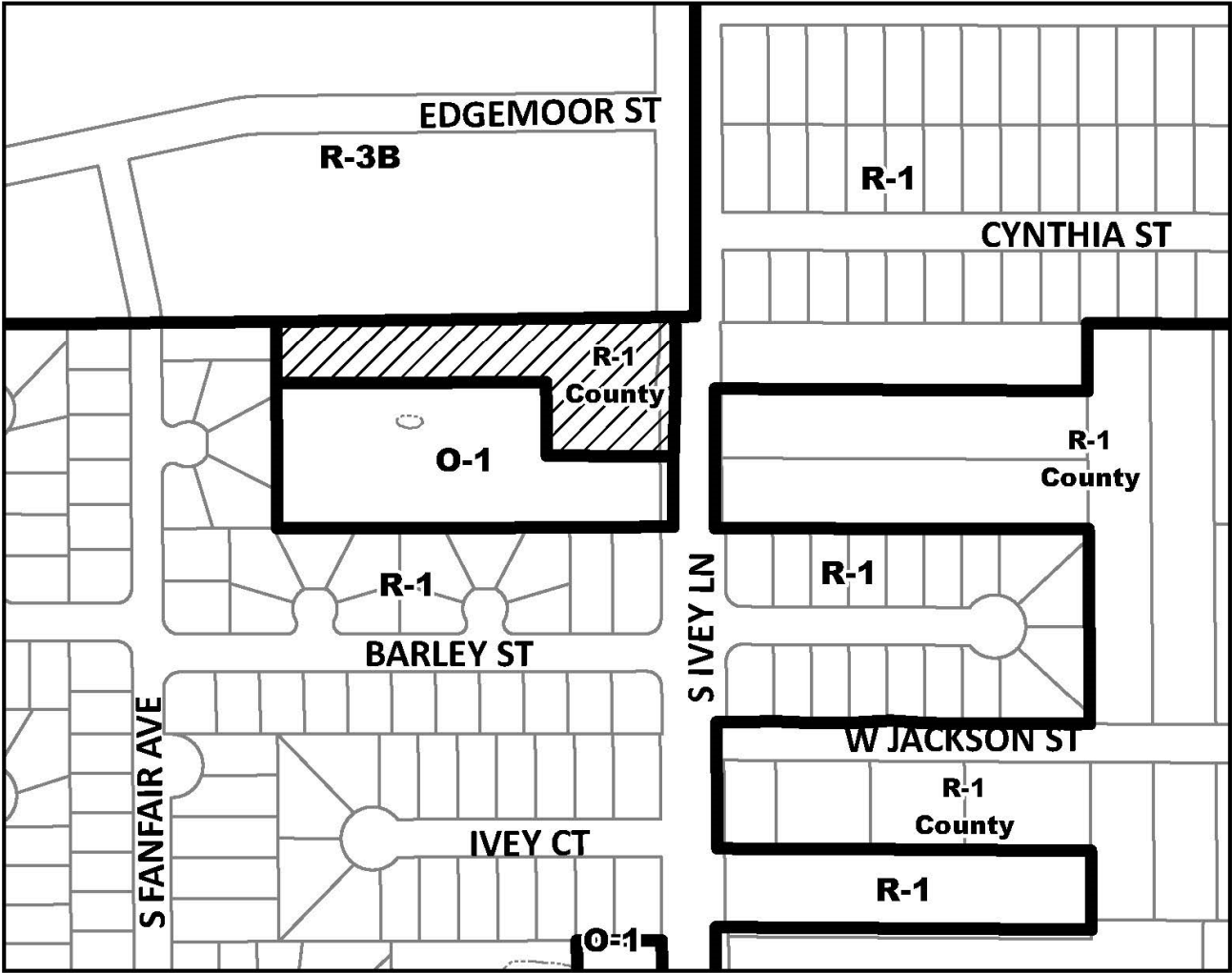
Location Map

 Subject Site

SUMMARY

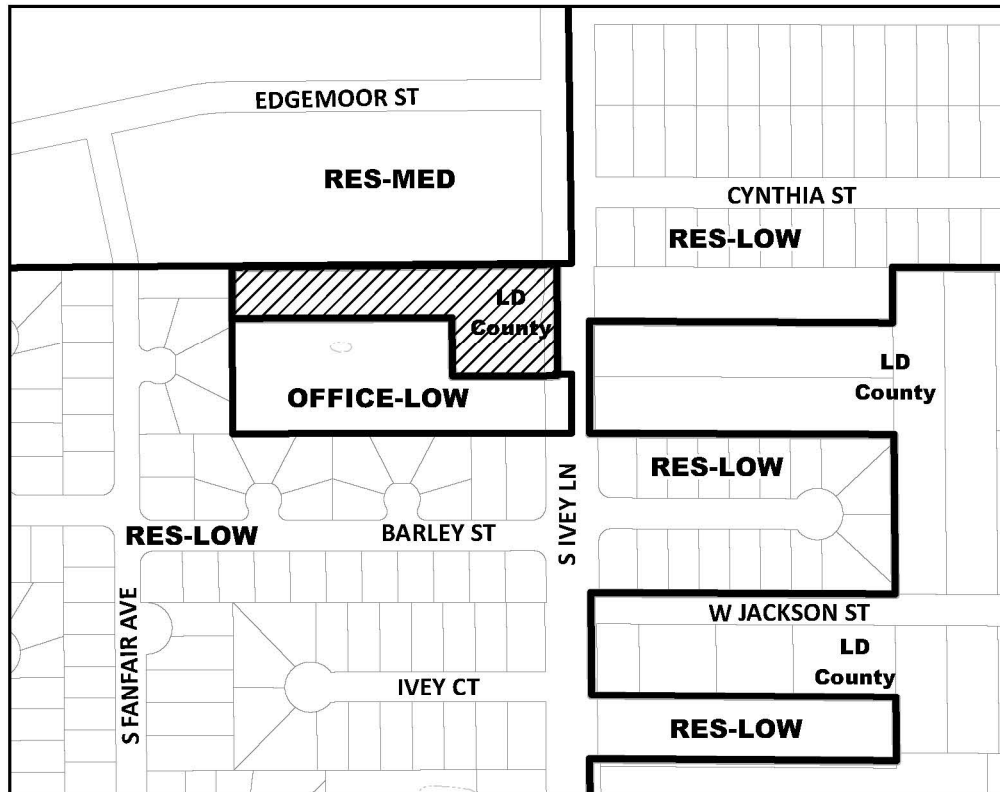
<p>Owner AMH Property Holdings, LLC</p> <p>Applicant Ryan Von Weller, Wendover Housing Partners</p> <p>Project Planner Colandra Jones, AICP</p> <p>Updated: September 14,</p>	<p>Property Location: The subject property is located west of S. Ivey Lane, south of Edgemoor Street, east of S. Fanfair Avenue and north of Barley Street, and addressed as 10 S. Ivey Lane (PID: 29-22-29-0000-00-087) (±1.85 acres, District 5)</p> <p>Applicant's Requests:</p> <ol style="list-style-type: none"> 1. Annex subject property. 2. Assign the Office Low Intensity future land use designation. 3. Assign the O-1 zoning. 	<p>Staff's Recommendation: Approval of the request, subject to the conditions in this report.</p> <p>Public Comment The petition for annexation was approved by City Council on August 15, 2022. Courtesy notices were mailed to property owners within 300 ft. of the subject property the week of September 5, 2022. As of the published date of this report, staff has not received any comments from the public concerning this request.</p>
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Annexation Map

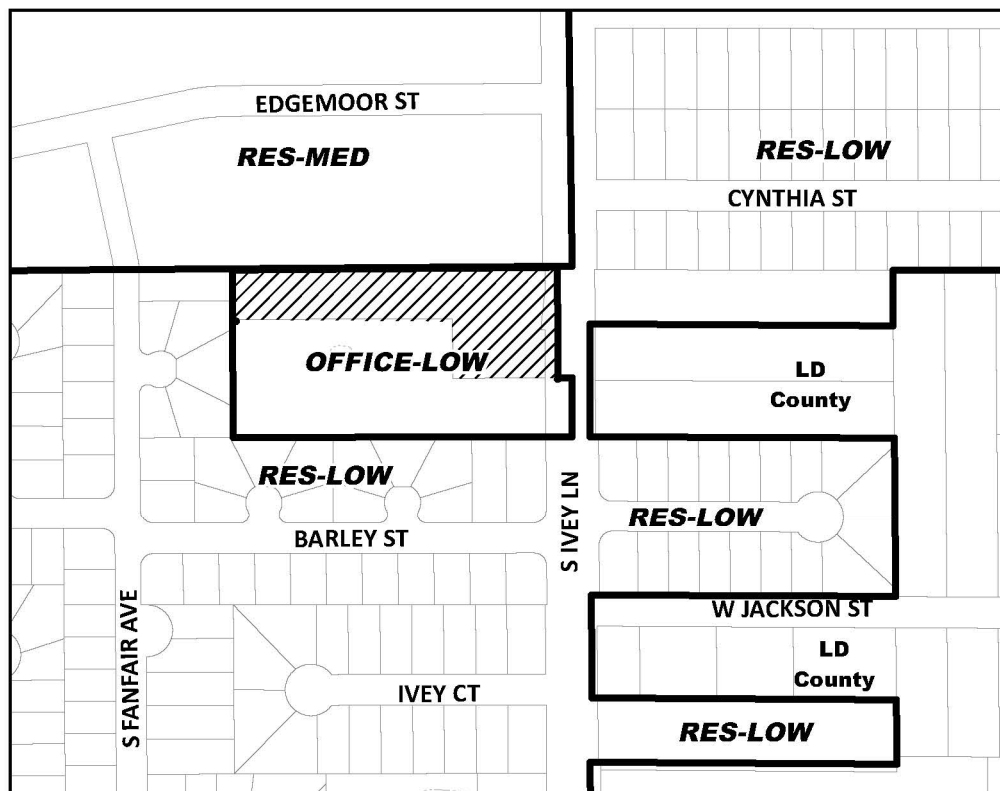


ANX2022-10008

Future Land Use Map



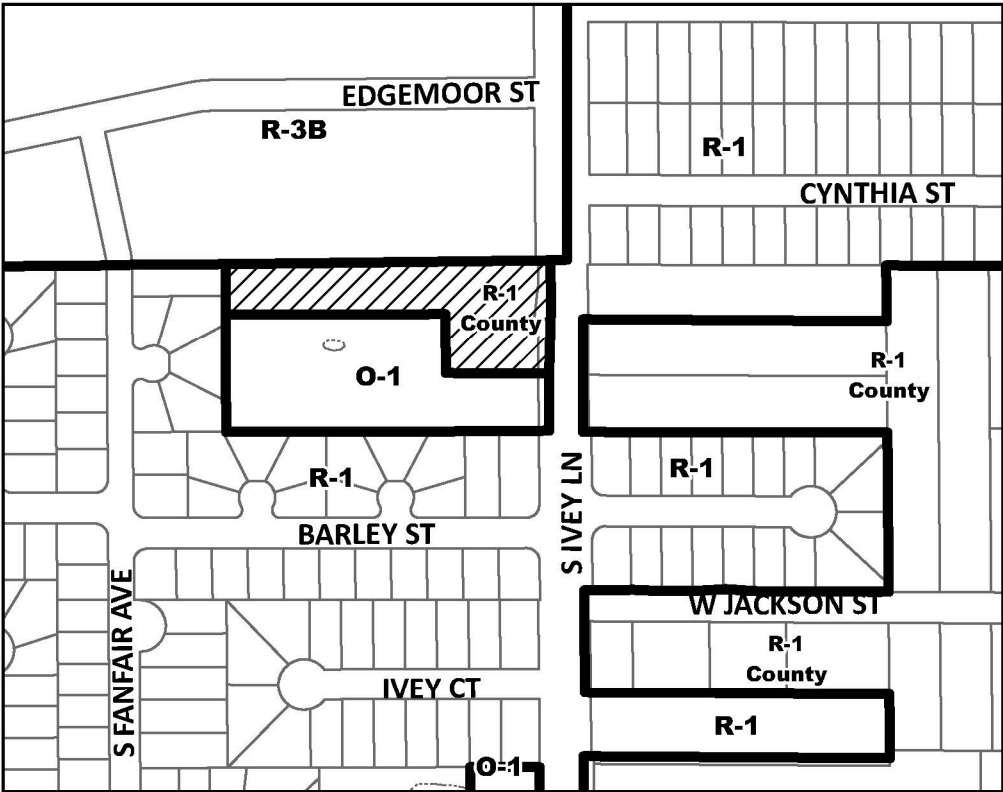
Future Land Use - Existing GMP2022-10023



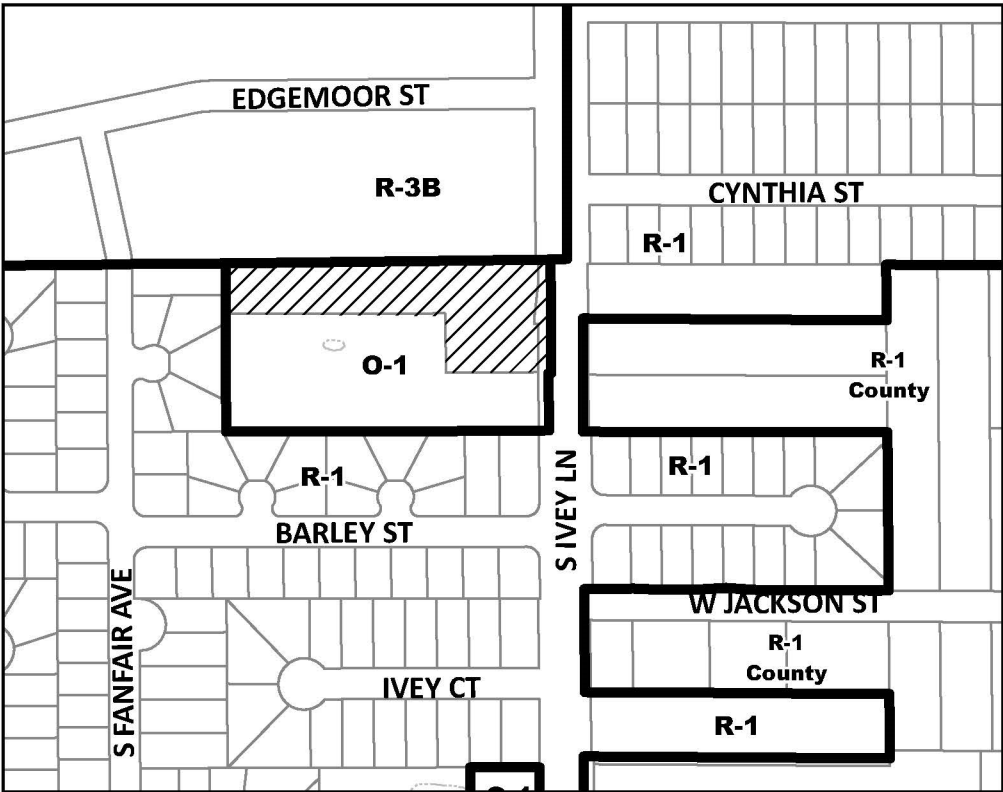
Future Land Use - Proposed GMP2022-10023



Zoning Map



Zoning - Existing ZON2022-10020



Zoning - Proposed ZON2022-10020



Project Analysis

Project Description

The subject site is located in unincorporated Orange County, west of S. Ivey Lane, south of Edgemoor Street, east of S. Fanfair Avenue and north of Barley Street, and is approximately 1.85 acres in size. The subject property is currently vacant. The applicant is requesting annexation in order to facilitate a multi-family residential development by combining the property to the south which is currently within the City limits. Upon annexation into the City of Orlando, the property will be in City Council District 5, which is represented by City Commissioner Regina I. Hill. At this time, no master plan application was submitted with this request, but will be required prior to building permits.

The Orange County future land use designation for the subject property is Low Density Residential and the associated County zoning is R-1. The applicant has requested the City's Office Low Intensity future land use designation and O-1 zoning, which is the same designation as the property to the south.

Project Context

As shown in the table below, the surrounding uses include multi-family residential to the north, single family residential to the east and west, an office building to the south and a church in Orange County to the east. Further south is single

Table 1—Project Context			
	Future Land Use	Zoning	Surrounding Use
North	Residential Medium Intensity	R-3B	Multi-Family Residential
East	Residential Low Intensity (City) & Low Density Residential (County)	R-1 (City) & R-1 (County)	Single Family Residential & A Church
South	Office Low Intensity	O-1	Office Building
West	Residential Low Intensity	R-1	Single Family Residential

family residential. The proposed residential use is compatible with the surrounding uses.

Consistency with Chapter 171, Florida Statutes

The proposed annexation meets the criteria set forth in Subsection 171.043, Florida Statutes, Character of the area to be annexed. The subject property's boundary is contiguous to the City's boundary, the property is reasonably compact, is not part of another incorporated municipality and will be used for urban purposes. The proposed annexation will not create a new enclave.

Consistency with 163, Florida Statutes

The proposed GMP amendment is being processed as a small scale amendment to the Official Future Land Use Map in accordance with the requirements of Chapter 163.3187, Florida Statutes. As provided in Chapter 163, small scale amendments require only one public hearing before City Council (the adoption hearing) and are not subject to review process by the State Department of Economic Opportunity—Division of Community Planning unless challenged by an affected party within 30 days of the adoption hearing. If not challenged, the amendment is effective 31 days after the adoption hearing.

Conformance with the GMP

Objective 2.3 and Policy 2.3.1 of the Future Land Use Element provide standards relating to development outside of activity centers and mixed-use corridors. Policy 2.3.1 states:

"Standards for land use categories outside of activity centers and mixed-use corridors shall be shown in Figure LU-1. The densities and intensities established in Figure LU-1 for land use categories outside of activity centers and mixed use corridors shall not be altered except by amendment of this Growth Management Plan. The intensity of use allowed on land outside of activity centers and mixed use corridors shall be based on:

- Appropriate topography, soil conditions, and the availability of facilities and services; redevelopment and renewal of blighted areas; elimination or reduction of uses inconsistent with the community's character and future land uses; protection of natural resources and historic resources; and discouragement of urban sprawl;*
- Compatibility with existing development in the area; and*
- The public services and facilities which exist or are available to the location, based upon the policies of the Capital Improvement Element and the City's Concurrency Management System."*

The request complies with this GMP Policy 2.3.1.

Project Analysis

Environmental

Conservation Element Policy 1.4.1 states that all projects requiring Municipal Planning Board and City Council review shall provide an Environmental Assessment. Developments exempt from this requirement includes those located within the “Urbanized Disturbed Lands” are shown in Figure C-1 of the Conservation Element. According to Figure C-1 of the Conservation Element, the subject property lies outside of the Urbanized Disturbed Land area. A Level A Environmental Assessment was required since the site consists of legally cleared lands with sparse or absent vegetation. This assessment consists of aerial photos and a site visit was conducted and revealed no additional findings.

Public Facilities Analysis

State law requires the City to perform a public facilities evaluation for GMP amendments that would increase the allowable density or intensity of a property. The proposed GMP amendment to change the future land use designation to Office Low Intensity for ±1.85 acres would permit densities on the subject property more than that permitted under the existing Orange County Low Density Residential future land use designation. This evaluation assumes that the property is developed at the maximum intensity and density allowed by each future land use category. Typically, sites are developed at a lesser intensity, so these impacts represent an upper limit, rather than a true projection of demand.

Each year, the City prepares the Capacity Availability Report (CAR) to identify any surpluses or deficiencies in the ability to provide public services. The CAR also accounts for future population and employment growth consistent with the City’s adopted future land use categories. Because the growth associated with this GMP amendment was not included in the growth projections, this analysis is performed to ensure capacity is available to serve the development.

Projected Demand

Evaluation 1—This evaluation considered the impact of developing the site at the maximum density permitted by the existing Orange County Low Density Residential future land use designation (1.85 acres @ 4 du/ac = 7 du).

Evaluation 2—This evaluation considered the impact of developing the site at the maximum density/intensity permitted by the proposed Office Low Intensity future land use designation (1.85 acres @ 21 du/ac = 39 du & 1.85 acres @ 0.40 FAR = 32,234 sq. ft.)

Net Increase/Decrease—The net increase of residential development is 32 du and increase of non-residential is 32,234 sq. ft. The amount of development included in the evaluations above translates to a total project demand for public facilities shown in the table on the following page. Details about how the impacts were calculated are available in the City’s Capacity Availability Report.

	Potable Water (GPD)	Wastewater (GPD)	Comm. Parks (Acres)	Neigh. Parks (Acres)	Transportation (Trips)
Evaluation #1	2,275	1,750	0.02	0.01	67
Evaluation #2	11,235	8,659	0.08	0.05	589
Net Increase	8,960	6,909	0.07	0.04	522

Potable Water, Wastewater and Parks

The table below summarizes available capacity, existing demand, projected increases in demand from city-wide growth, projected increases in supply (such as from construction of a new facility) and the maximum demand expected from this GMP amendment. The proposed amendment will not adversely impact the level of service for potable water, wastewater and parks.

	Potable Water (MGPD)	Wastewater (MGPD)	Comm. Parks (Acres) for CPS 3	Neigh. Parks (Acres) for NPSA 11
Capacity	100.10	52.16	354.79	26.51
Reported Demand—2021	83.69	41.51	117.26	15.14
Projected increase in Demand 2022-2026	4.55	2.75	7.61	0.02
Projected increase in Supply 2022-2026	0.00	0	0.00	0.00
Demand from GMP2022-10023	0.01	0.01	0.07	0.04
Net Available Capacity	11.85	7.89	229.86	11.31

Project Analysis

Stormwater and Solid Waste

The City's adopted stormwater level of service standards require new development to provide on-site stormwater retention and/or detention consistent with the requirements of the Water Management District. Therefore, each increment of new development, if properly permitted, will meet the stormwater level of service standard. Solid Waste collection is funded by user fees, therefore any new customers generate revenues sufficient to fund any capital costs. Therefore, a solid waste capacity analysis was not performed.

Transportation

The City has adopted a Transportation Concurrency Exception Area (TCEA) citywide. Therefore, the City requires projects to support the multi-modal transportation system. The subject property is located in 2040 Transportation Analysis Zone 679, Transportation Area 7, and Transportation Mobility Area B. Lynx currently have a bus route along Ivey Lane. Also, there are bike lanes along Ivey Lane. Projects generating 1,000 trips or more per day are required to submit a transportation study and mitigate for impacts to the roadway network. According to the Projected Demand chart on the previous page for this GMP amendment, there is a net increase in trips of 522 which is significantly less than the 1,000 trips required for a study. Therefore, a transportation study is not required for this GMP amendment.

Capital Improvement Program

There are currently no Capital Improvement Program (CIP) projects that directly affect the subject site.

Conformance with the LDC

Section 65.366 of the LDC requires that all rezonings and/or initial zonings be in conformance with any applicable substantive requirements for Chapters 58 through 66 of the LDC. The applicant is requesting a rezoning to O-1, which is consistent with the proposed Office Low Intensity future land use designation. Development standards for O-1 zoning district are shown in Figure 1C.LDC and Figure 2B.LDC.

O-1—Office and Residential District

Section 58.281 of the LDC identifies the purpose of the O-1 zoning district as follows: *"The O-1, O-2 and O-3 districts are intended to provide for flexibility in building and site design in locations where development or redevelopment of offices or a mixture of offices and housing is desired. The O-2 and O-3 districts are also intended to allow a fringe of declining intensity adjacent to activity centers. The O-1 district is intended to encourage offices of a scale and design compatible with surrounding residential neighborhoods..."*

School Impacts

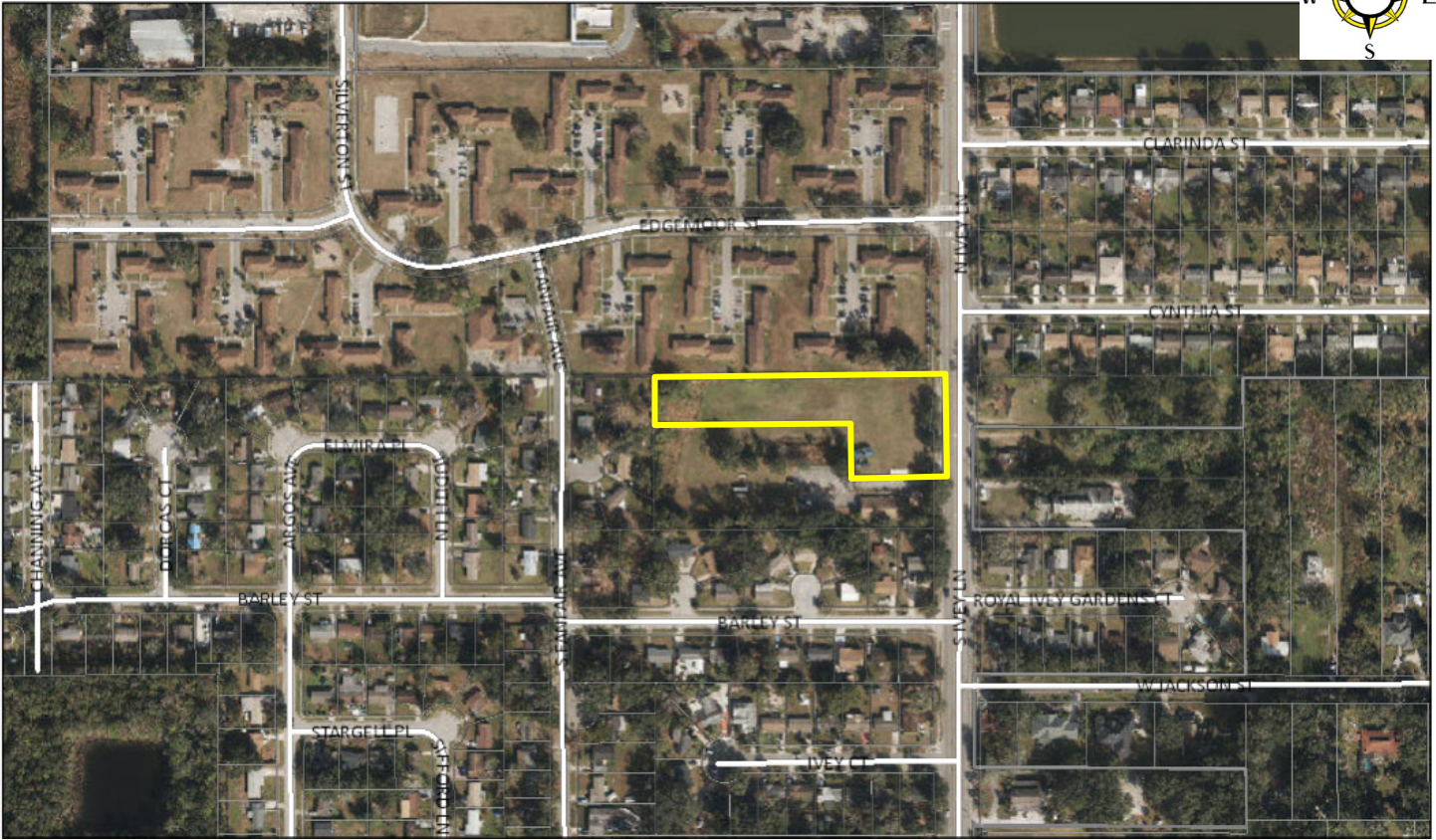
On July 7, 2008, the City adopted a Public School Facilities Element (PSFE) and the Amended Interlocal Agreement for Public School Facility Planning and Implementation of Concurrency which requires all residential developments be subject to school concurrency review. A list of exemptions from this review is provided under Section 18.2 of the Agreement, none is applicable to this case. The requested item is subject to the concurrency process with Orange County Public Schools. Under the terms of the agreement, the City will advise OCPS of comprehensive plan amendments, zoning amendments, and development proposals that may have the effect of increasing existing density.

On January 11, 2021, the City amended GMP Policy 1.3.1 which allows school capacity to be taken into account when evaluating land use. The site will be subject to concurrency at the time of site plan review.

Conceptual Site Plan

A conceptual development plan can be found on page 9 of this staff report. It includes the subject property and the property to the south to make a unified development site for a multi-family residential development. The applicant must submit a master plan application, and at the time, a more in-depth review of the site plan will be reviewed by staff.

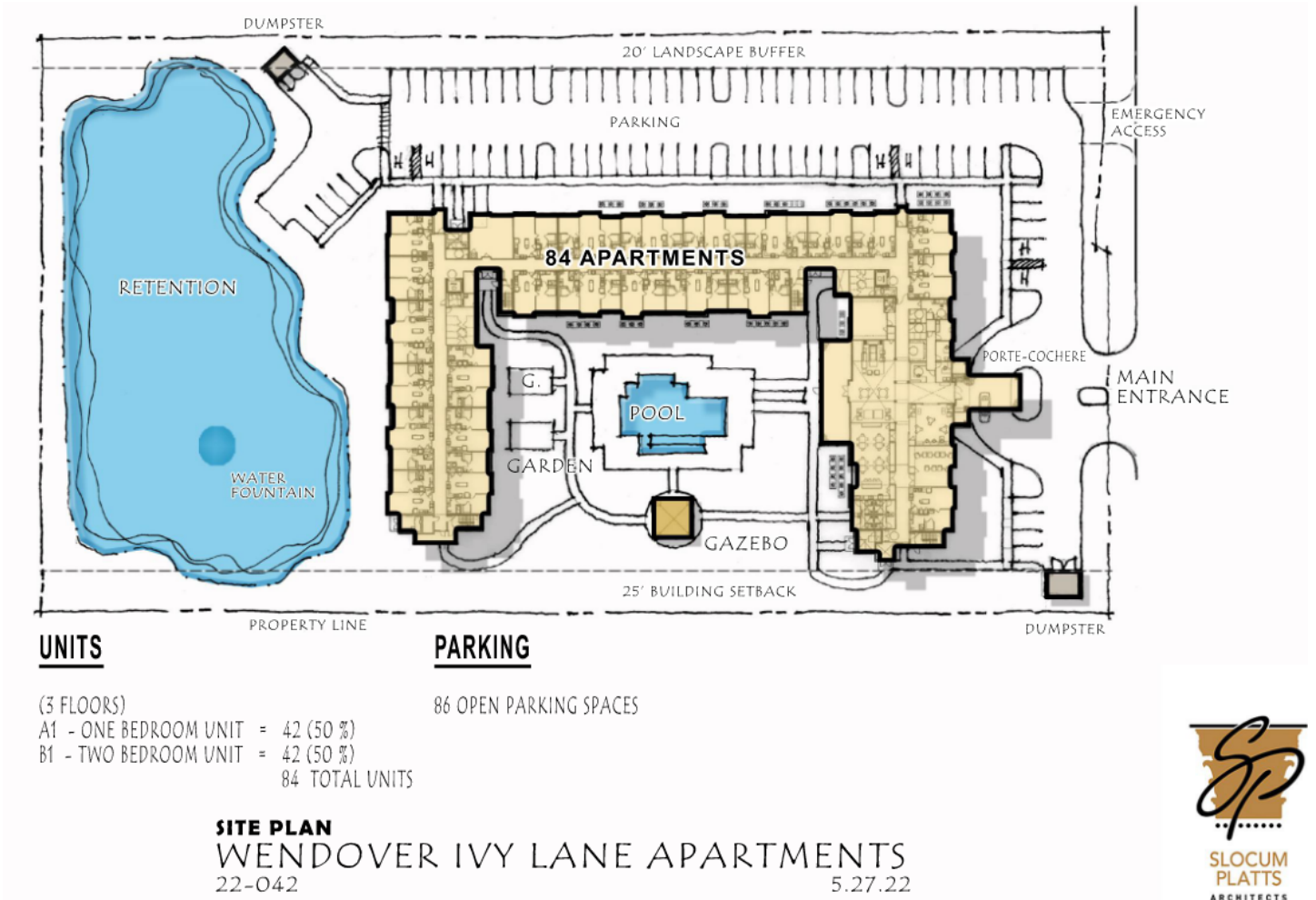
Aerial Photo—2021



Conceptual Development Plan



This plan is conceptual in nature and is not approved. A Master Plan is required and will include a more detailed, code compliant, site plan.



Findings

Subject to the conditions contained herein, the proposal is consistent with the requirements for approval of the annexation, future land use and zoning applications contained in Chapter 65 of the Land Development Code (LDC):

1. The proposed annexation meets the annexation criteria set forth in section 171.043, Florida Statutes.
2. The proposed Future Land Use Map amendment is consistent with the State Comprehensive Plan (Chapter 187, Florida Statutes).
3. The proposed Future Land Use Map amendment is consistent with the East Central Florida Strategic Policy Plan.
4. The proposed Future Land Use Map amendment is consistent with the provisions of Chapter 163, Part II, Florida Statutes.
5. The proposed Future Land Use Map amendment is consistent with the objectives and policies of the City's adopted Growth Management Plan (GMP); particularly, Future Land Use Objective 2.3, Policy 2.3.1, and Figure LU-1.
6. The proposed annexation, Future Land Use Map amendment and initial zoning are consistent with the purpose and intent of the requirements of the Land Development Code.
7. The proposed Future Land Use Map amendment and initial zoning are compatible with the surrounding development pattern.
8. The proposal will not result in demands on public facilities and services that exceed the capacity of such facilities and services since it is subject to Chapter 59 of the City Code, the Concurrency Management Ordinance.

Staff recommends approval of the annexation, GMP Future Land Use Map and Policy amendment, and initial zoning subject to the following conditions:

Conditions of Approval

City Planning

1. *DENSITY OF DEVELOPMENT*

Development of the subject property at densities/intensities higher than what is permitted by the Orange County future land use designation shall not be permitted prior to the effective date of this GMP amendment and initial zoning.

2. *GENERAL CODE COMPLIANCE*

The proposed project shall be developed consistent with the conditions in this report and all codes and ordinances of the City of Orlando, the State of Florida, and all other applicable regulatory agencies.

3. *DEVELOPMENT PERMITS*

As provided by subsection 166.033(5), Florida Statutes, issuance of a development permit by a municipality does not in any way create any right on the part of an applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the municipality for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. In accordance with subsection 166.033(5), Florida Statutes, it is hereby made a condition of this permit that all other applicable state or federal permits be obtained before commencement of the development.

4. *MASTER PLAN REVIEW*

A Master Plan is required prior to building permits. The proposed master plan will have to meet the multi-family standards as outlined in LDC Sections 58.572 & 58.573.

Informational Comments

Transportation

The Transportation Department recommends approval of the proposed annexation without further comment or condition.

Engineering/Zoning

1. All new construction, change in use, additions, or redevelopments are required to submit a Concurrency Management application as a part of the building plan review process
2. The A/C condensing units shall be screen from adjacent view.
3. This property is required to plat in accordance with Section 65.401 of the City's Land Development Code prior to the issuance of building permits.
4. Construction activities including clearing, grading, and excavating activities shall obtain an Environmental Protection Agency (EPA) National Pollution Discharge Elimination System (NPDES) permit, except: Operations that result in the disturbance of one-acre total land area which are not part of a larger common plan of development or sale.

Informational Comments

Engineering/Zoning (cont.)

5. At the time of development, the owner/developer is required to pay an on-site inspection fee that is a percentage of the cost of the on-site improvements, excluding the building, in accordance with City Land Development Code, Section 65.604.
6. A Parks Impact Fee in the amount of \$825.00/unit shall be due at the time of building permit issuance.
7. The owner/developer is required to pay the Sewer Benefit Fee in accordance with the Sewer Service Policy and Chapter 30 of the Land Development Code.
8. The City Council Adopted the Engineering Standards Manual (ESM), Fifth Edition on April 18, 2016. All plans must conform to the ESM and all construction must be accomplished in accordance with the ESM.
9. All future elevation shown on a boundary/topographic survey shall use the North American Vertical Datum of 1988 (NAVD 88). All new Multi-Family construction, Townhomes, Single Family Subdivision, change in use to residential and/or redevelopments of residential properties are required to submit a Concurrency Encumbrance letter (CEL) from Orange County Public Schools as a part of the building plan review process.
10. Contact the Bureau of Parks (407) 246-2283 for a tree removal permit before removing any 6" caliper or larger trees and for a tree encroachment permit prior to encroaching within the canopy of any 6" caliper or larger trees.
11. In accordance with City Code Section 28.15, as approved by City Council on March 11, 2019, all new Multi-Family and Commercial developments are required to participate in the Recycling Program. The enclosure (minimum 26 feet wide) must have a minimum opening of 12' wide for each side with a clear depth of 10' forward of any bollards within the enclosure. A straight 50 foot backup forward of the dumpster opening is required. Approval/disapproval of the use of commercial hand pick-up of refuse from any non-residential entity shall be determined solely by the Refuse Collection Bureau Staff.
12. As per Section 61.225 of the Land Development Code, a 5 foot wide concrete sidewalk is required along all rights-of-way. Any existing sidewalk damaged or broken is to be repaired.

Fire

The site review of the conceptual designs presented is preliminary and cursory in nature, as such, the comments communicated are not official determinations. The intent of comments provided is to alert designers to conditions and/or other considerations that require a deeper consideration of the FFPC, Florida Fire Code, NFPA 1. 18, State administrative requirements and City of Orlando, Municipal Code (Chapter 24) Fire Prevention, when finalizing the design for formal plan review.

1. The architectural design of the building, floor plans, life safety egress system, fire protection systems, and fire department access will be reviewed in detail for State, Fire Code, FFPC and City Fire Code compliance at the time of permit application for formal plan review of 100% drawings. ZERO LOT LINE BUILDING DESIGN. The conceptual design should indicate the location of stairs in relation to the access road, hydrants – existing and proposed, sprinkler riser room, fire pump room, and access roads – existing or proposed. The following conditions are to be considered in zero lot line designs.
2. REQUIRED ACCESS. The Orlando Fire Department requires access to two sides of a building or structure.
3. HAZARD DETERMINATION. The location of a hazard natural or manmade cannot be predetermined. As such designs incorporating predetermined locations for staging by OFD apparatus are not applicable for review of fire department access.
4. MANUAL STAGING. The Orlando Fire Department does not conduct manual staging operations under a structure. Any travel otherwise under a structure must be reviewed and approved by Orlando Fire Department prior to formal plan review.
5. FIRE PROTECTION FEATURES. Zero Lot Line site conditions often do not meet the specific requirements of the FIRE CODE. Wherein no access is provided to the sides or rear of a building. In such cases, the AHJ is authorized to require additional fire protection features to offset increased hazard and or delays created by the design. NFPA 1.18.2.3.1.4. PRESUBMITTAL MEETING WITH PERMITTING SERVICES. A TRC review is not applicable for review of conceptual architectural drawings. A pre-submittal meeting is required in order to receive cursory insight into Florida Building Code (FBC) and Florida Fire Prevention Code (FFPC, NFPA) requirements impacting a conceptual architectural drawings. Official determinations are not provided at these discussions.

Informational Comments

Fire (cont.)

6. Architects of Record and or Consultants are asked to prepare an agenda with questions pertaining to your project. This will afford staff to do research in advance before meeting. To schedule an appointment, see the following link. www.orlando.gov/Building-Development/Schedule-an-Appointment/Schedule-a-Permitting-Appointment
7. FEDERAL DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP). An FDEP clearance is required to release water supply to a construction site. Vertical construction of a building without water supply is prohibited. NFPA 1.16.4.3.1.3. It is therefore, critical, that the process to receive a FDEP permit and clearance for the use of treated water to sites and projects begins early in the conceptual stage. To begin the process see the following link www.fldeportal.com/DepPortal/go/apply
8. CUP - CONDITION USE PLAN. The change of use is granted conditional to compliance with the NFPA requirements for life safety and Fire Department Access. For use of an existing space or building an inspection from the Office of Fire Safety Management is required before use can be granted. Call 407-246-3144 to schedule an inspection.
9. Required Fire Department Access, A Mandatory Requirement. Approved fire department access roads shall be provided for every facility, building, or portion of a building hereafter constructed or relocated. NFPA 1.18.2.3.1.1; NFPA 1.18.2.3.1.2
10. Fire department access roads shall consist of roadways, fire lanes, parking lot lanes, or a combination thereof.
11. Fire Department Access to Buildings. The access road itself must extend 50ft. from an exterior doorway that allow access to the building's interior via a common hall or common lobby area, or the largest tenant area if the building does not have a common interior area. NFPA 1.18.2.3.2.1
12. Manual Suppression. Any portion of the building or exterior wall of the first story shall be located not more than 150 ft. from the fire department access road as measured by an approved route around the exterior of the building or facility. The distance can be increased to 450ft. if the building is protected by an automatic sprinkler system. [NFPA 1.18.2.3.2.2 and NFPA 1.18.2.3.2.2.1]
13. Staging under structures. The Orlando Fire Department does not conduct manual staging operations under a structure. All travel under structure must be reviewed and approved by Orlando Fire Department prior to formal plan review.
14. Approved Turnaround: An approved turnaround shall be provided for fire apparatus where an access road is a dead end in excess of 150 ft. When a dead-end road will not accommodate an approved t-turn or turn-a-bout, a minimum width of 25 ft. will be required. This provision is subject to review and approval of the Orlando Fire Department. The turnaround shall be the minimum 20ft. width of the fire department access road and sized for the dimensions and maneuvering space of the largest OFD apparatus (60 ft. length / 20 ft. width).
15. Use of areas subject to obstruction by vehicles such as loading docks and parking garages are prohibited. Acceptable turnarounds can include T-turn, Y-turn or cul-de-sac (designs and dimensions are subject to the approval of Orlando Fire Department). See Exhibits in NFPA Fire Code handbook. [NFPA 1.18.2.3.5.3]
16. Fire Department Access Road: All fire department access roadways shall meet the roadway design specifications of Policy on Geometric design of highways and Streets, American Association of State Highway and Transportation Officials and ESM Chap.6 for (Pavement, asphalt, concrete, brick and surfaces)
17. The access road shall have an all-weather driving surface, capable of supporting the load of fire apparatus, an unobstructed width of not less than 20 ft. and a minimum vertical clearance of at least 13 ft. 6 in. NFPA 1.18.2.3.5; NFPA 1.18.2.3.5.1.1 and NFPA 1.18.2.3.5.1.2. The minimum required widths and clearances shall be maintained at all times.
18. The minimum required width of a fire department access road shall not be obstructed by parking spaces or reduced in any other manner.
19. Entrances to fire department access roads that have been closed with gates and barriers shall not be obstructed by parked vehicles.

Informational Comments

Fire (cont.)

20. **URNS.** Turns in fire lanes shall be constructed to provide sufficient width to accommodate the largest piece of fire apparatus available to be operated on the fire access road.
21. **APPARATUS DIMENSIONS.** The dimensions for calculation of auto-turn analysis shall include the following for the Orlando Fire Department apparatus. Width 10' Feet, Truck body length 52' feet 22" Inches, Weight 75,000 pounds, Maneuvering radius 50 ft. exterior and 30 ft. interior.
22. **ENGINEERED STABILIZATION.** Fiber products installation for soil and turf reinforcement will be conditionally approved by the AHJ. A statement indicating that current and future owners of this property will maintain the integrity and stability of this treated soil or turf for the use of City of Orlando Fire Truck Apparatus must be recorded with the property's deed. Also, the soil or turf access treated with this product will be made available to City of Orlando Fire Department Vehicles at any and all times for testing purposes. [NFPA 1:18.2.3.5 and 18.2.3.5.2]
23. **POINT LOAD CALCULATION.** The ground contact area for each stabilizer shall be such that a unit pressure of not greater than 75 psi (500 kPa) will be exerted over the ground contact area when the apparatus is loaded to its maximum in-service weight and the aerial device is carrying its rated capacity in every position permitted by the manufacturer. NFPA 1901.19.21.4.2
24. **Water Supply:** All site plans shall indicate the location of fire hydrants. All portions of an unsprinklered building must be within 300 ft. distance of a fire hydrant. All portions of a sprinklered building must be within 500 ft. distance of a fire hydrant. Residential properties are required to indicate a hydrant within 500 ft. of the residence and street width for the fire department access. City Code Chapter 24.30; NFPA 1.18.3
25. **Needed Fire Flow:** The required fire flow for commercial structures shall be determined as specified in the standard: Determination of Required Fire Flow as published by the Insurance Services Office (ISO). The fire flow for a building when sprinkler protected in accordance with NFPA 13 will be calculated at 50% of a non-sprinkler protected building, but shall not be less than 1000 gpm. Calculations and a water supply analysis shall be provided to demonstrate delivering of fire flow.

Water Reclamation

1. The sanitary sewer to serve the subject development shall be private up to connection with the City's sewer network.
2. The City sewer main in S Ivey Ln is a 42" diameter pipe. A sewer lateral connection into the large diameter main will not be allowed. Installing a new manhole on the 42" sewer main to enable service connection is not advised and should be avoided.
3. A private sewer network in compliance with the City of Orlando Engineering Standards shall be designed, reviewed, and approved by the Water Reclamation Division prior to building permit issuance.
4. An existing private sewer network serves property at 30 S Ivey Lane, which appears to be included in the proposed development area. Sewer connection should involve assessing the condition of an existing sewer segment with a connection into a City sewer manhole in Ivey Lane and if found to be in good condition, and be of sufficient size and slope to handle the wastewater flow generated by the development, should be utilized to serve the new development.
5. The Applicant should acknowledge the cost and conditions associated with a compliant sewer connection as a condition of Water Reclamation Division support of annexation.
6. It is strongly advised that the Applicant's Civil Engineer contact the Water Reclamation Division to discuss site specific challenges and requirements related to sewer connection at the subject project site.

Contact Information

City Planning

For questions regarding City Planning plan review, please contact Colandra Jones at 407.246.3415 or colandra.jones@orlando.gov.

Transportation

For questions regarding Transportation plan review, please contact Jacques Coulon at 407.246.2293 or jacques.coulon@orlando.gov.

Engineering/Zoning

For questions regarding Engineering or Zoning, please contact Keith Grayson at 407.246.3234 or keith.grayson@orlando.gov.

Fire

For questions regarding Fire plan review, please contact Charles Howard at 407.246.3696 or charles.howard@orlando.gov.

Water Reclamation

For questions regarding Water Reclamation plan review, please contact Julio Morais at 407.246.3117 or julio.morais@orlando.gov.

Review/Approval Process—Next Steps

1. City Council approves the MPB minutes.
2. Staff forwards the annexation, GMP amendment and initial zoning request to City Attorney's Office.
3. First reading of the combined annexation, GMP amendment and initial zoning ordinance.
4. Second reading (adoption hearing) of the combined annexation, GMP amendment and initial zoning ordinance.
5. The ordinance becomes effective after 31 days.