

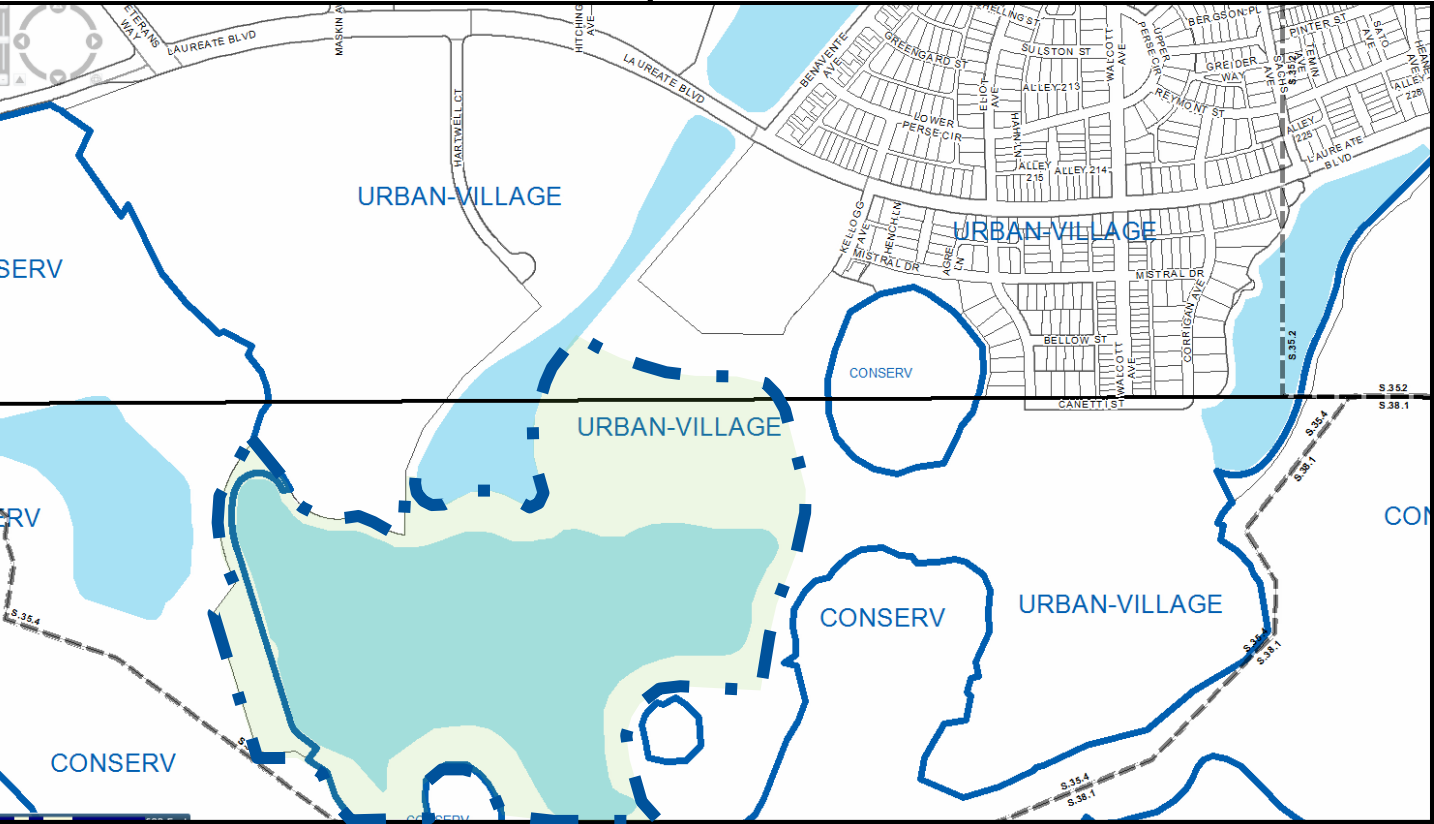
LAUREATE PARK COMMUNITY PARK AMENDMENT



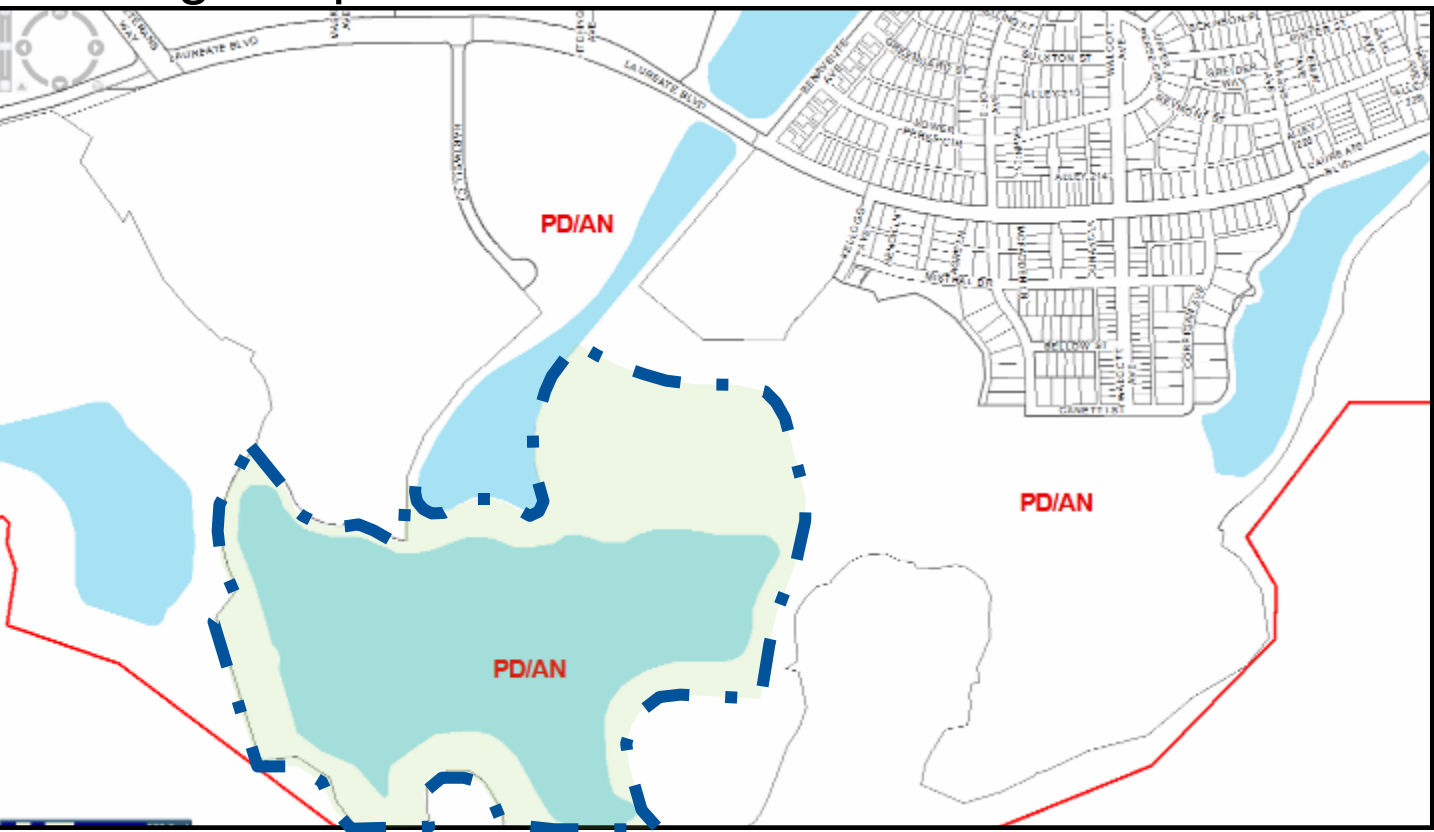
SUMMARY

<p>Owner</p> <p>James L. Zboril Lake Nona Land Co.</p> <p>Applicant</p> <p>Heather Isaacs Lake Nona Land Co</p> <p>Project Planner</p> <p>Wes Shaffer, Planner I</p> <p>Updated: May 15, 2017</p>	<p>Property Location: The subject property is located south of Laureate Boulevard, west of Kellogg Avenue, east of Boggy Creek Road and north of the Poitras property (±21 acres, District 1).</p> <p>Applicant's Request: Specific Parcel Master Plan (SPMP) amendment for Phase I of Laureate Park Community Park to include additional parking, a cable-supported wakeboarding facility, inflatable obstacle course, and high-ropes climbing tower.</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

In February 2017, the Southeast Town Design Review Committee (SETDRC) approved a Specific Parcel Master Plan for Laureate Park Community Park: a three phased development comprised of conservation, storm water, active park, and passive park uses across 345 acres of area. Only Phase I consists of an active park use, a portion of which will be conveyed to the City of Orlando (~20.2 acres). The applicant is requesting to amend the active use area of Phase I to include additional parking, a cable supported wakeboarding facility, a high-ropes climbing tower, and an inflatable obstacle course.

Previous Actions:

- **February 2003**—The City and the property owner entered into the Lake Nona Memorandum of Agreement Regarding Park Conveyance and Development which set forth the agreement of developing a public park within the Lake Nona DRI.
- **August 2007**—The City and the property owner entered into a Developer's Agreement for road network, maintenance of infrastructure and the requirement for Lake Nona to plan, design and construct, and then dedicate a community park to the City.
- **March 2015**—The Municipal Planning Board recommended approval for a DRI amendment to change the designation for Parcel 24d from "Residential Neighborhood" to "Civic", and to change Parcel 25 from "Elementary School" and "Community Park" to "Residential Neighborhood". The relocation of the elementary school and community park provided a better overall location and fit for the community (Case #DRI2015-00001).
- **December 2016**—The City Council approved the Amended and Restated Developer's Agreement Regarding Lake Nona which outlines the agreement for the building and conveyance of a public park in Laureate Park and the East Airfield (Doc. #161212C05).
- **February 2017**—The Southeast Town Design Review Committee approved a Specific Parcel Master Plan to allow Phase I of a three phase park project that includes 20 acres of active park and 15 acres of passive park (Case #MPL2016-00058).

Project Context

The subject property is located within the Southeast Orlando Sector Plan and Lake Nona Development of Regional Impact (DRI); south of Laureate Park Blvd, west of Narcoossee Rd, and east of Lake Nona Blvd. The Future Land Use map shows the site designated as Urban Village and Conservation. The Southeast Sector Plan Map shows the majority of the subject site as Publinc/Institutional with the portion near the stormwater area as Park/Neighborhood Green Plaza. Table 1 summarizes the surrounding uses. The active park uses proposed at this site are compatible with the surrounding context.

Table 1—Project Context			
	Future Land Use	Zoning	Surrounding Use
North	Urban Village	PD/AN	Laureate Park Residential Neighborhood, Laureate Park Elementary School, VA Hospital
East	Urban Village & Conservation	PD/AN	Lake Nona Middle School, Publix Shopping Center
South	Urban Village & Conservation	PD/AN	Poitras Property (undeveloped)
West	Urban Village	PD/AN	Vacant Land

Conformance with the GMP

The proposed SPMP amendment is consistent with the GMP Policies related to the Southeast Orlando Sector Plan, including Future Land Use Element Policy 2.4.4 (Urban Village policy), Subarea Policy S.35.4, and Goal 4 which, among other requirements, "encourage flexible and creative site design" to provide recreation to the community.

Conformance with the LDC

In order to be consistent with the Southeast Orlando Sector Plan, applications must be reviewed for compliance with LDC Chapter 68, which lays out the detailed development guidelines and standards for the Southeast Plan area. The

proposed development is categorized as “Civic” and “Primary Conservation Network” in the Lake Nona DRI/PD. According to LDC Section 68.200 (d) (1), Public/Recreational/Institutional is described as such: “This land use category is applied to proposed locations for schools and parks (community, neighborhood, plazas and greens).”

Development Standards:

LDC Chapter 68 Part 5 depicts the Open Space guidelines and standards. This project is reviewed under the Community Park guidelines set forth in Section 68.500. Community Parks provide facilities that serve the needs of greater Southeast Orlando, such as organized playing fields, swimming pools, amphitheaters, tennis and basketball complexes, and larger picnic areas. Park acreage should be distributed to provide adequate facilities throughout the community while emphasizing neighborhood recreation within walking distance of most residents. The proposed site plan shows four multipurpose play fields, multiple pavilions, a 10 ft. wide trail, and a playground.

The Climbing Tower

The High Ropes Climbing Course is comprised of galvanized steel masts that connect wooden platforms arranged in a hexagonal pattern. The proposed tower will consist of three levels of course stations with a fourth level “event platform” at the top. Each level is accessible by stairway. The maximum height is approximately 57 feet and area is approximately 4,675 square feet. According to the manufacturer’s product information package, this course can accommodate up to 50 climbers at once and requires 2—3 staff at full capacity.

Wibit Inflatable Obstacle Course

The “Wibit” is an inflatable water-based obstacle course with a maximum height of approximately 13 feet and area of 12,800 square feet. According to the manufacturer’s product information webpage, the proposed course can accommodate between 80 to 100 participants at once. Approximately 3—4 staff are required daily.

Cable-Supported Wakeboarding Course

The cable-supported wakeboarding course is designed to carry 9 riders at once with up to 120 riders daily. The course will include 6—8 wake board features (such as ramps) with heights of approximately 2—5 feet. Approximately 2—3 staff are required daily.

Transportation

Off-Street Parking

The proposed site plan shows 217 parking spaces. At least 180 parking spaces will be required for City park users; 40 spaces per field x 4 fields plus 20 spaces for park users who will use the paths, playground, etc. All parking spaces will be on property conveyed to the City. City of Orlando Family Parks and Recreation Department and Tavistock will enter into an agreement regarding the use of these parking spaces for the private park uses. It is expected that on-street parking spaces provided along Hartwell Court will adequately absorb overflow parking.

On-Street Parking

Hartwell Court includes on-street parking and the conditions of this report require that curb extensions (or bulbouts) are added, at a minimum, every 5 spaces, to define the on-street parking and provide traffic calming when the parking stalls are not in use. This requirement is based on LDC Section 61.312, specifying that landscaping areas are required every 10 parking spaces for parking lots. In this context, 5 parallel spaces is the equivalent separation distance as 10 perpendicular spaces (approximately 100 feet).



FIGURE 1: CLIMBING TOWER



FIGURE 2: INFLATABLE OBSTACLE COURSE



FIGURE 3: CABLE WAKEBOARD COURSE

Hartwell Court Extension

At the time of this writing, Hartwell Court terminates northwest of the subject site, adjacent to the Orlando Veterans Administration Medical Center. The subject proposal shows Hartwell Court extending southeast, across SMA-11A and along the north and east perimeters of the subject site (see page 10). In the future, Hartwell Court is expected to continue south, across the Primary Conservation Network, and into the Poitras Development.

Kellogg Avenue Extension

At the time of this writing, Kellogg Avenue terminates northeast of the subject site, adjacent to an existing Lift Station that services Laureate Park neighborhood. The subject proposal shows Kellogg Avenue extending south and west, connecting with the Hartwell Court extension, providing primary access to the community park from Laureate Park Phase 1A Neighborhood.

Bicycle Trails

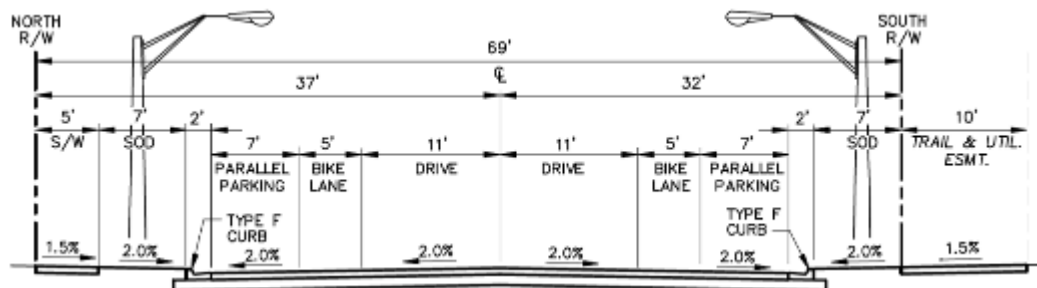
According to the Growth Management Plan Transportation Support and Recreation Policy Documents adopted by City Council, an “off-street dual use facility” should connect Hartwell Court with Laureate Park Boulevard in two locations; west of SMA-11A and east of SMA-11A (see Figure 4).



FIGURE 4: GMP PLANNED BIKEWAYS

Revised Hartwell Court Cross-Section

According to conditions outlined in MPL2016-00059 and SUB2016-00101, Hartwell Court should include a 10 ft. multiuse path, 7 ft. landscape buffer on each side, 9 ft. parallel parking with curb/gutter on each side, two 5 ft. bicycle lanes, two 11 ft. travel lanes, and a 5 ft. sidewalk for a combined cross section of 79 ft. (see the cross section below).



After further analysis, staff is revising the conditions for Hartwell Court to eliminate the two 5 ft. bicycle lanes and 5 ft. sidewalk and add two 12 ft. multiuse paths. In this specific context, the application of on-street bicycle lanes adds to the physical and perceived width of the street travel way without substantially improving bicycle safety and accessibility. By eliminating each bike lane, the curb-to-curb width of Hartwell Court narrows, contributing to traffic calming. In general, on-street bicycle lanes appeal to a relatively limited spectrum of bicycle riders, many of whom are likely to feel a comparable level of comfort sharing a travel lane with automobiles when speeds are slower. Off-street, multiuse pathways appeal to a broader range of bicycle riders and are substantially safer than on-street bicycle lanes, even when mixed with pedestrian traffic. Thus, the proposed cross section shown on page 16 is expected to benefit a greater number of local residents in their multimodal options. Moreover, this configuration is preferred for the anticipated extension of Hartwell Court into Poitras property, which will include over 3,500 single-family housing units.

Architecture/Urban Design

The amended site plan shows two buildings additional—each approximately 1,500 sq. ft. in area—intended for pro-shop retail, equipment rental, bathrooms, and some eating & drinking. The plan also shows café seating between the buildings and mean waterline.

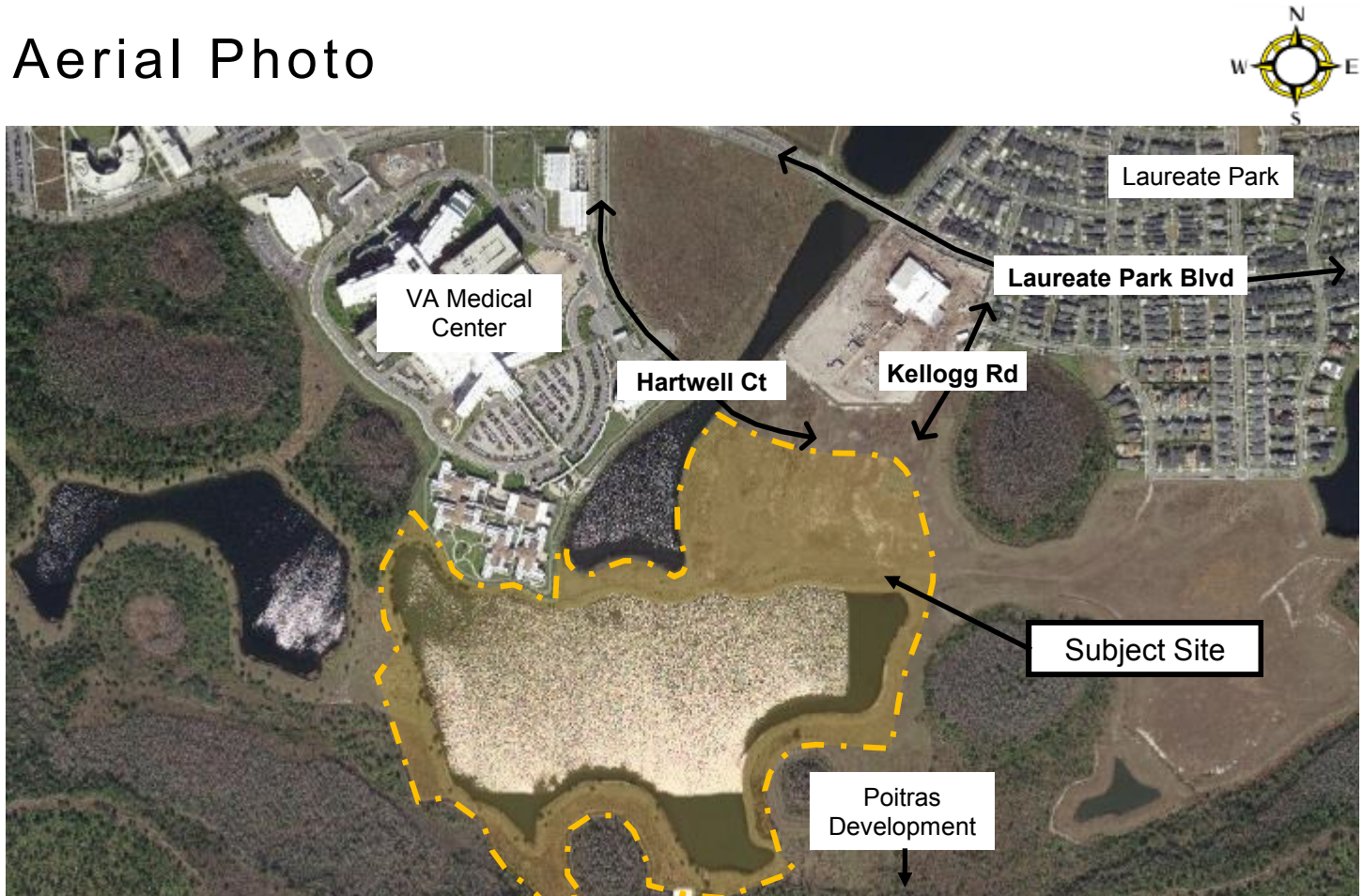
All structure designs shall consider the distinctive qualities and character of the surrounding architectural vernacular and incorporate those qualities into the design where appropriate. All design of structures and park elements shall implement unifying architectural features such as repeating details, colors, and materials in these elements throughout the park. Foundation planting may be incorporated where planted areas occur adjacent to buildings. Tinted or spandrel glass shall not be included in ground floor transparency requirements. Low-E high efficiency glass with a minimum transmittance of

60% may be permitted. The base shall be constructed out of durable materials, such as brick, stone, precast, or similar. Buildings shall be finished with high quality materials that are authentic to the style of architecture for which the building is proposed.

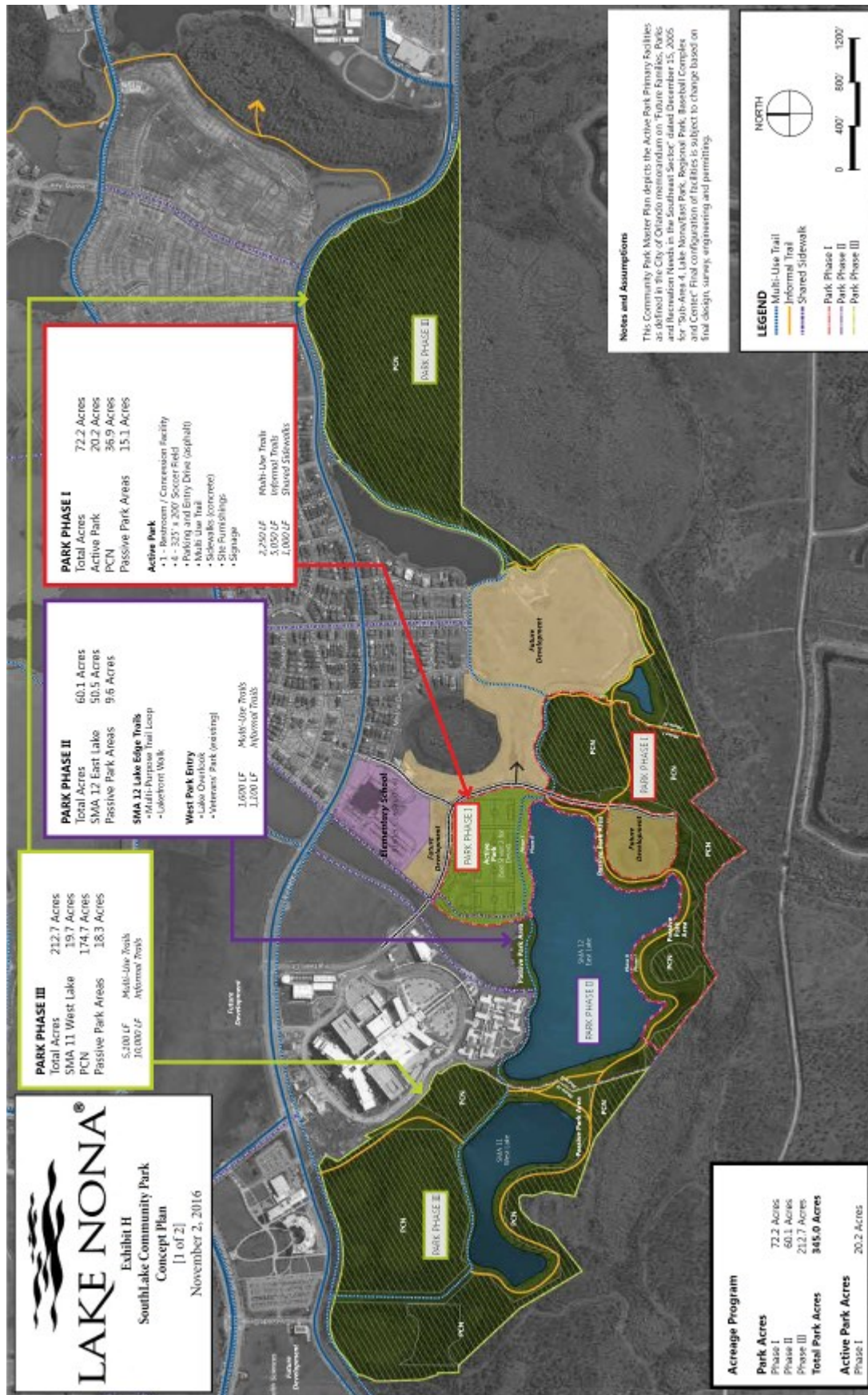
Signage

A signage package was not provided for this request and requires appearance review prior to issuance of permits.

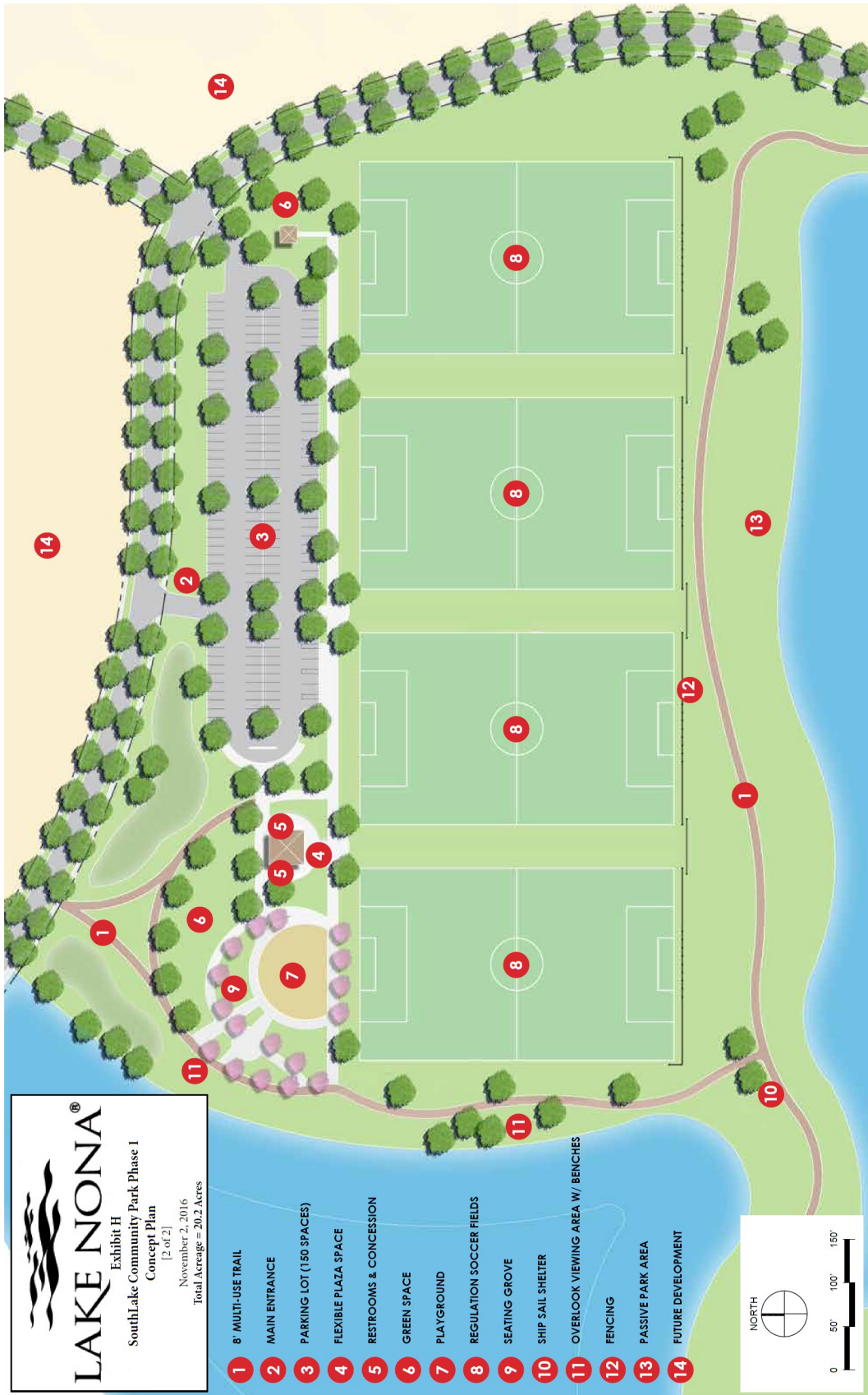
Aerial Photo



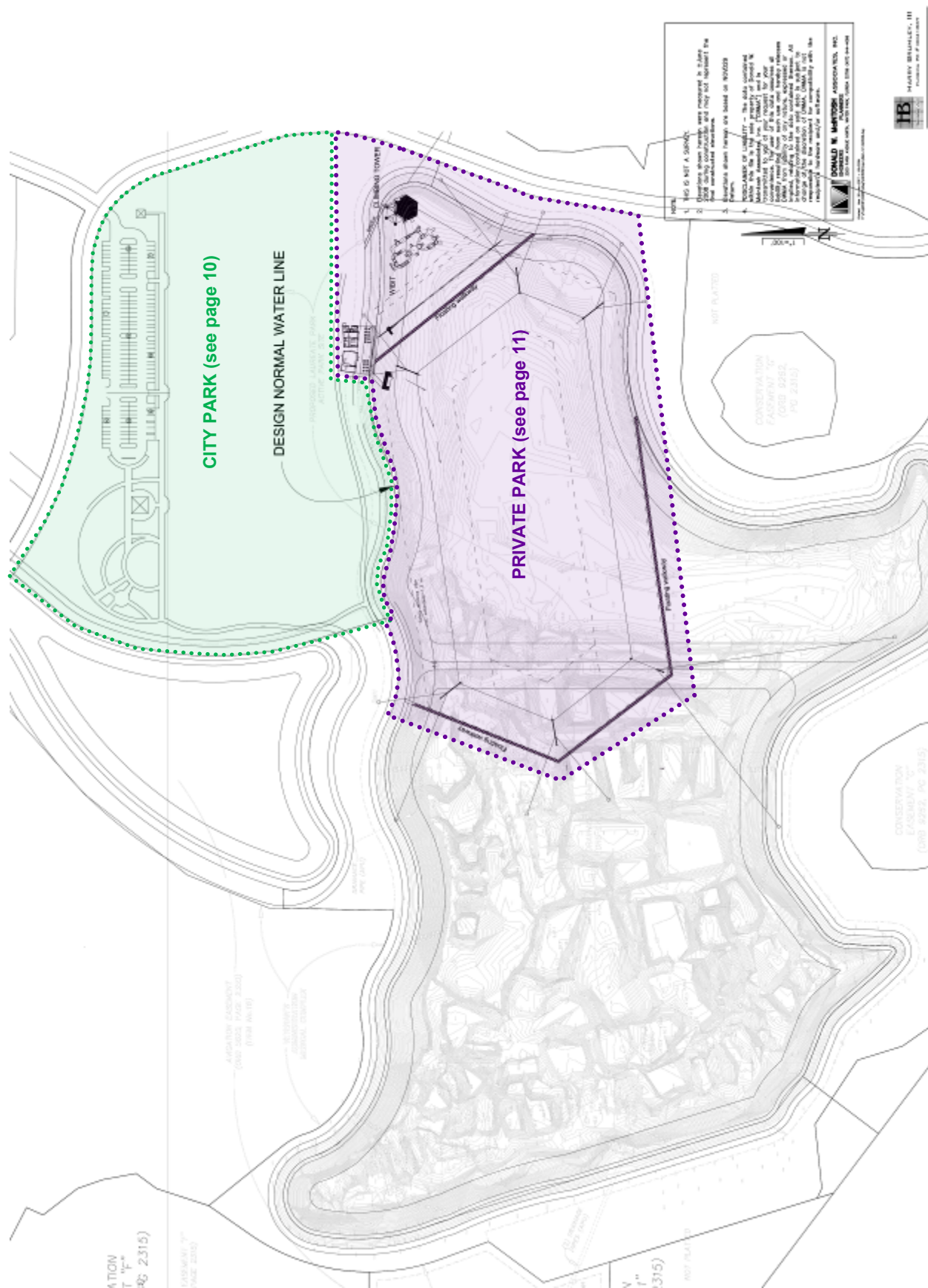
Laureate Park Community Park Overview



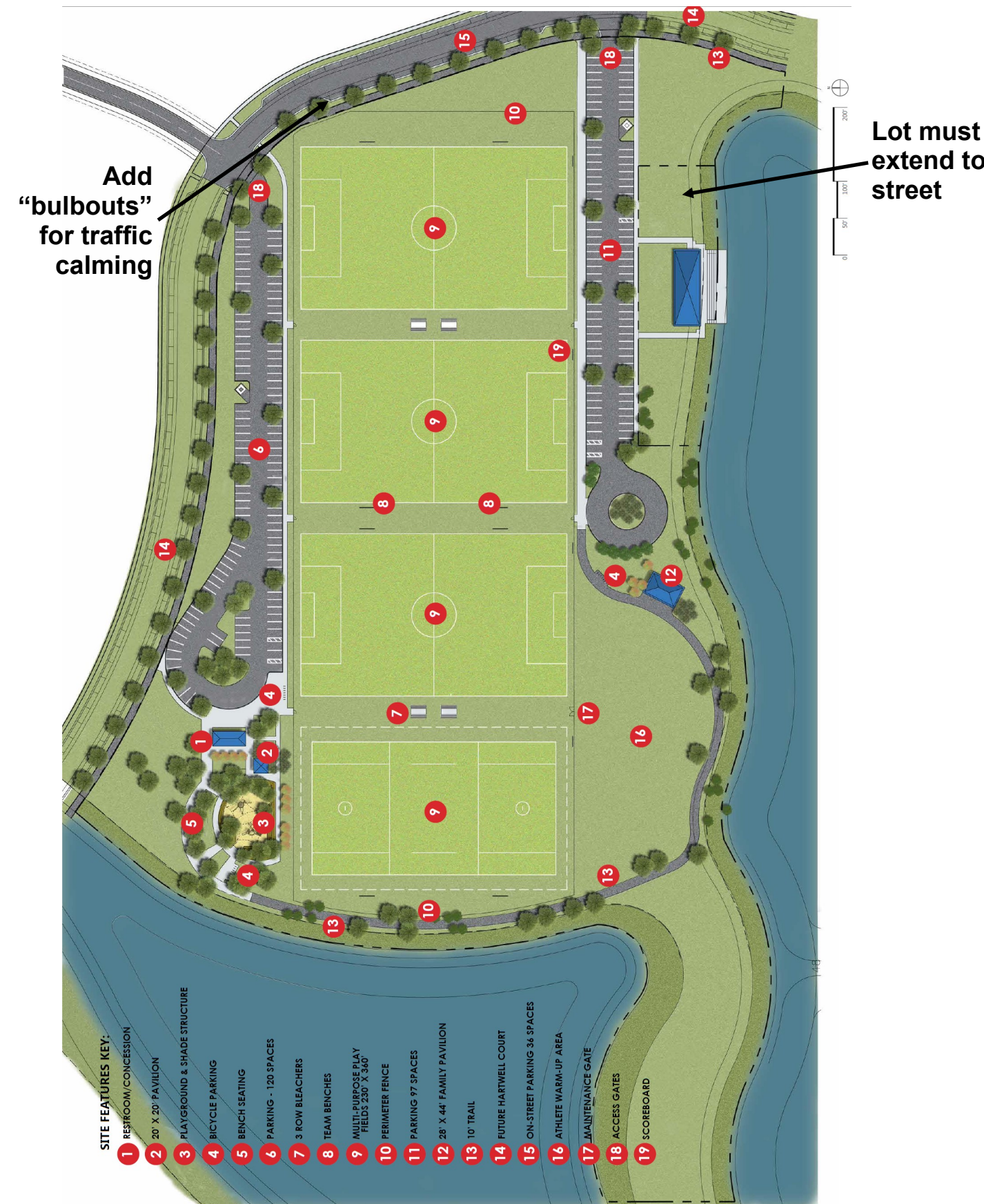
Previously Approved Site Plan



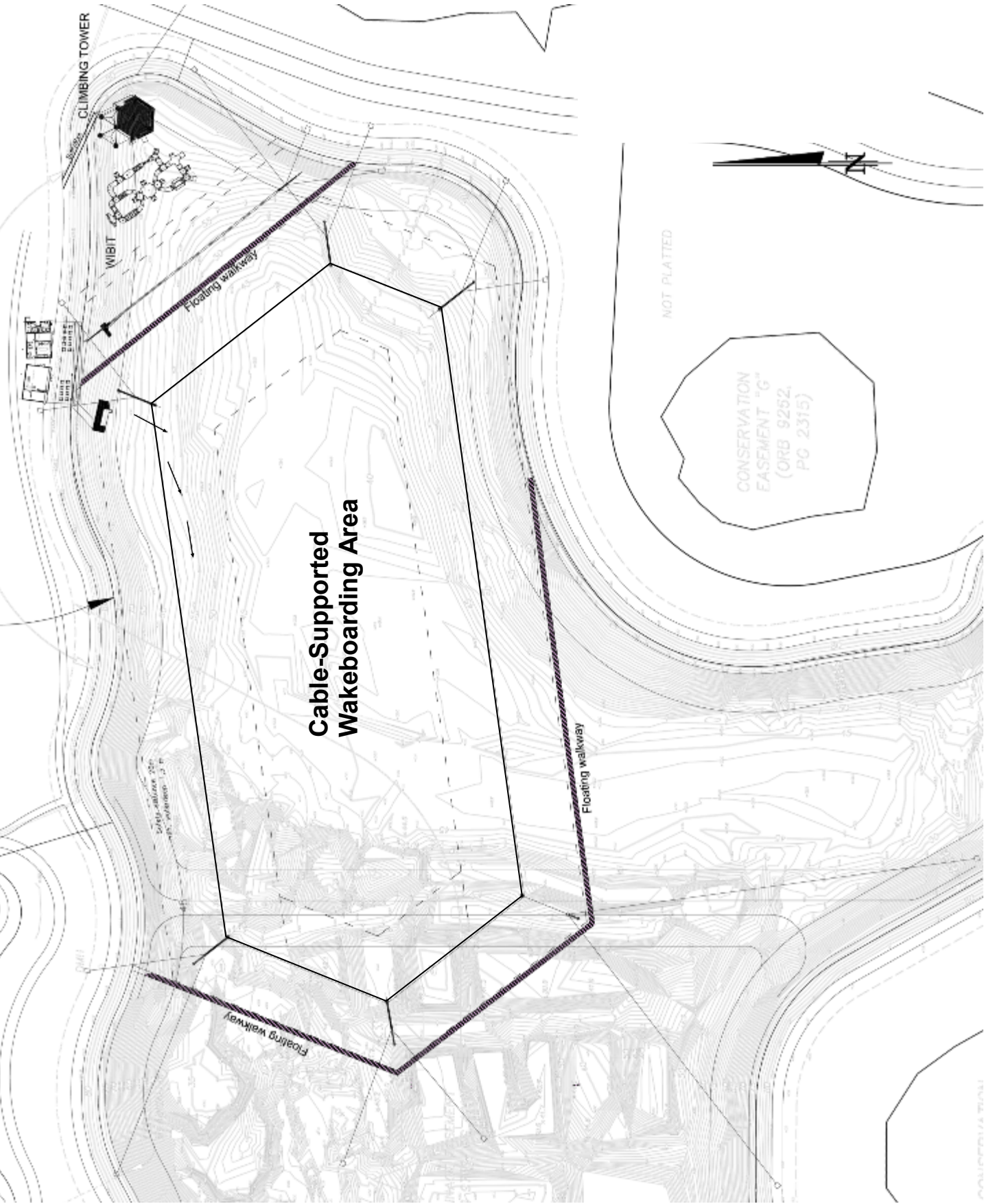
Amended Site Plan



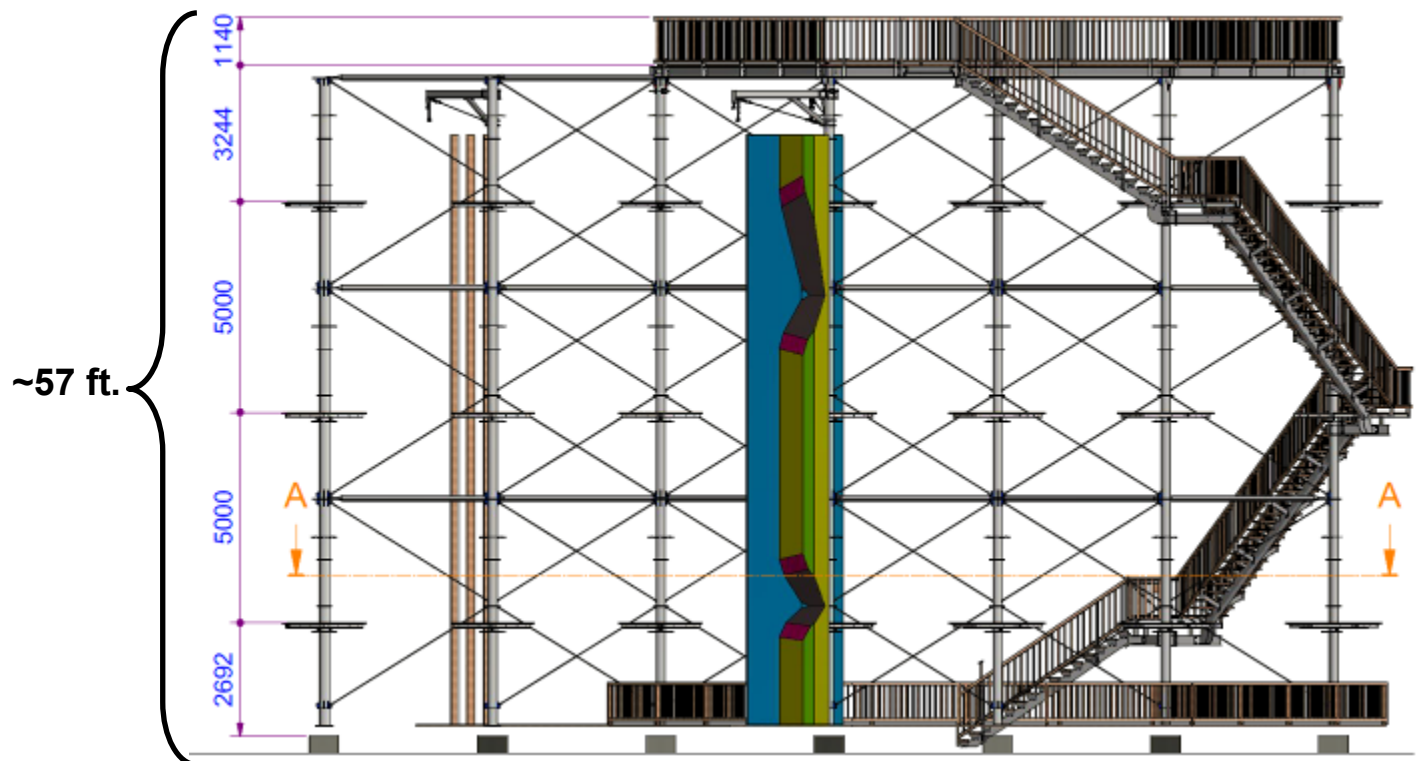
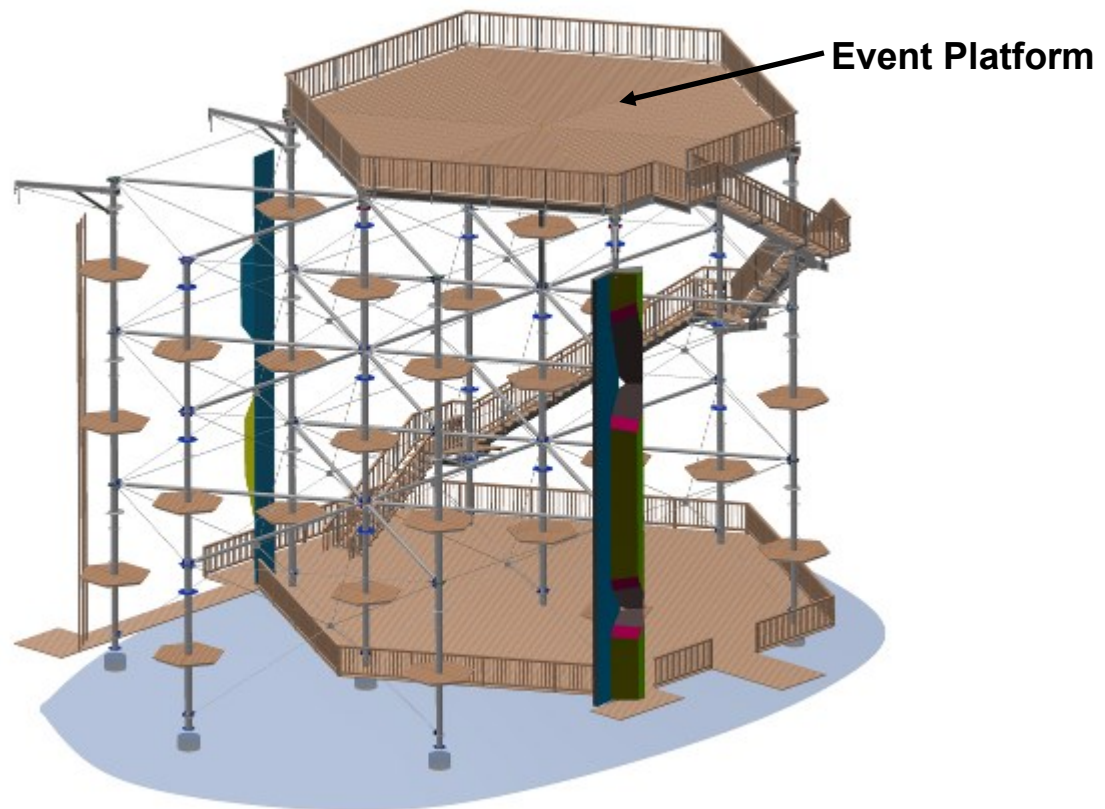
Amended City Park Site Plan



Private Water Park Site



High Ropes Climbing Tower



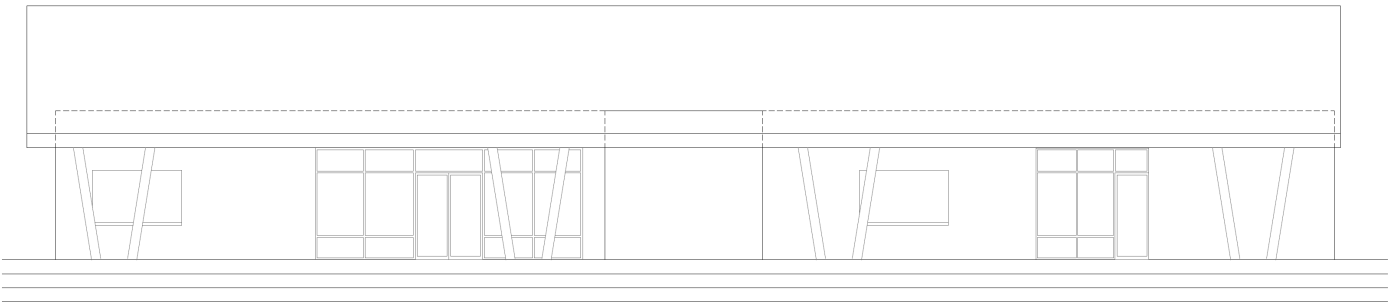
“Wibit” Inflatable Obstacle Course



Retail & Office Building Floorplan



Retail & Office Building Floorplan

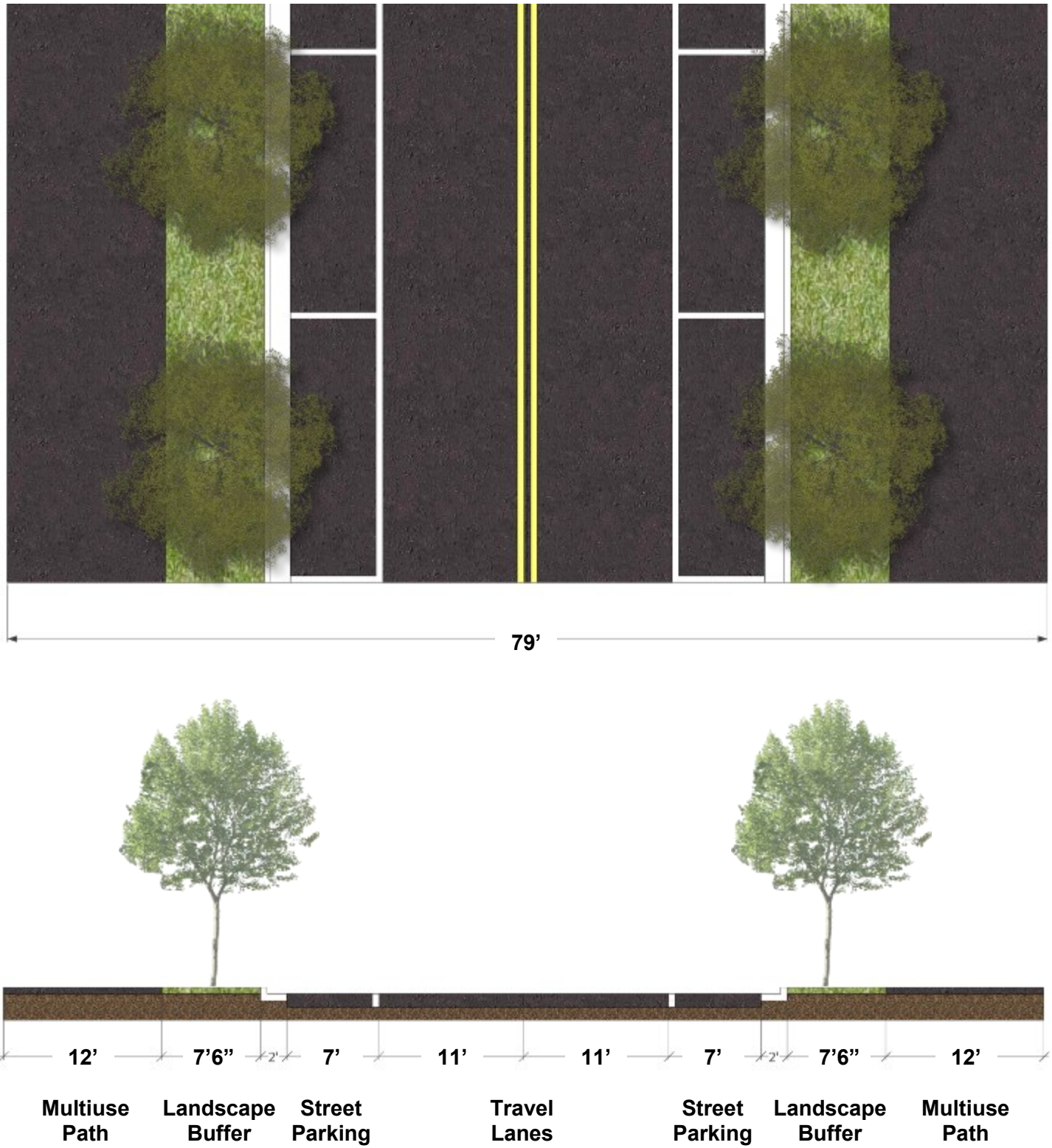


1 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



2 EAST ELEVATION
SCALE: 3/16" = 1'-0"

Revised Hartwell Court Cross-section



Findings

Subject to the conditions contained herein, the proposal is consistent with the requirements for approval of the proposed Specific Parcel Master Plan applications contained in Section 65.336 of the Land Development Code (LDC):

1. The proposal is consistent with the State Comprehensive Plan (Chapter 187, Florida Statutes).
2. The proposal is consistent with the East Central Florida Strategic Policy Plan.
3. The proposal is consistent with the provisions of Chapter 163, Part II, Florida Statutes.
4. The proposal is consistent with the objectives and policies of the City's adopted Growth Management Plan (GMP); particularly, Future Land Use Policy 2.4.4, Figure LU-1, Goal 4 and its associated objectives, policies, and figures.
5. The proposal is consistent with and implements the Southeast Orlando Sector Plan, including Chapter 68 of the Land Development Code.
6. 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 Specific Parcel Master Plan subject to the conditions below:

Conditions of Approval

City Planning

1. *SUBJECT TO CODES –ZONING*

Except as provided herein, the development is subject to all codes and ordinances of the State of Florida, City of Orlando, and all other applicable regulatory agencies.

2. *DEVELOPMENT REQUIREMENTS*

Except as modified herein, the project shall be developed in accordance with the requirements of the Growth Management Plan, Chapter 68 of the Land Development Code, the Lake Nona DRI/PD, and any other pertinent provisions of the Conventional LDC, and all previous agreements between the City and property owner.

3. *APPROVAL*

Approval of the Specific Parcel Master Plan by City Council shall grant the applicant authority to submit an application for site plan/master plan review for a building permit. The application must be submitted within thirty-six (36) months of approval of the Specific Parcel Master Plan (by the City Council) or the Master Plan shall expire. However, upon written application filed 30 days prior to the expiration date, the Planning Official may renew the Master Plan for one period of up to 12 months providing good cause is shown.

4. *APPEARANCE REVIEW*

Construction plans for the Active Park facility shall be provided to the City at 30%, 60% and 90% completion for review and approval by the City Families, Parks, and Recreation Director or designee prior to the submittal of the application for permits to construct any portion of the active park facilities. Lighting and Landscape Plan will be subject to appearance review at the time of building permit. The private buildings are also subject to appearance review via Planning Official Determination.

5. *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.

6. *STREET FRONTAGE*

All lots require street frontage. The private lot must be extended to front on Hartwell Court.

7. *SIGNAGE*

A complete sign package compliant with LDC Chapter 64 requires appearance review prior to issuance of permits.

Conditions of Approval

Parks

1. 12 FT. OPEN BUFFER

There must be a minimum of 12' open space beyond the corners of the fields to accommodate corner kicks for soccer and other sports activities. Sidewalks, fences and other barriers must not encroach in these zones.

2. MULTI-PURPOSE FIELD PERIMETER FENCING

The entire perimeter of the multi-purpose fields, leaving at least 12' open buffers on all sides of the field edges, must be fenced with gated openings between the parking lots and lined up between each set of fields, should be provided for pedestrian access. A double drive gate must be provided for maintenance.

There must be a minimum of 12' open space beyond the corners, sides and ends of the fields to accommodate corner kicks and errant balls. Sidewalks, fences and other barriers must not encroach in these zones.

The entire perimeter of the multi-purpose fields, leaving at least 12' open buffers on all sides of the field edges, must be fenced with gated openings between the parking lots and lined up between each set of fields, should be provided for pedestrian access. A double drive gate must be provided for maintenance.

3. PARKING SPACES

In addition to the 217 parking spaces the plan shows in two parking lots on the park site, on-street parking will be required to accommodate spectators for the water park amenities planned for the lake, including cable wake boarding, climbing tower and walkways.

The City of Orlando FPR Department and Tavistock will need to enter into agreement regarding the use of parking spaces (approximately 36) for the water park usage that are located on the City park property. At least 180 parking spaces will be required for City park users. That comprises 40 spaces per field x 4 fields plus 20 spaces for park users who just want to walk the paths or use the playground, etc.

Urban Design

1. STRUCTURE DESIGN

All structure designs shall consider the distinctive qualities and character of the surrounding architectural vernacular and incorporate those qualities into the design where appropriate.

2. UNIFYING ARCHITECTURAL FEATURES

All design of structures and park elements shall implement unifying architectural features such as repeating details, colors, and materials in these elements throughout the park.

3. PAVING AROUND THE BUILDING

Provide ample paving around the building perimeter for ease of accessibility and entry.

4. PLANTING AREAS ADJACENT TO BUILDINGS

Foundation planting may be incorporated where planted areas occur adjacent to buildings

5. INVASIVE PLANT SPECIES

Control and remove invasive plant species to minimize damage to local plant ecosystems.

6. GROUND FLOOR TRANSPARENCY

Tinted or spandrel glass shall not be included in ground floor transparency requirements. Low-E high efficiency glass with a minimum transmittance of 60% may be permitted.

7. DURABLE BASE MATERIAL

The base shall be constructed out of durable materials, such as brick, stone, precast, or similar.

8. BUILDING FINISH

Buildings shall be finished with high quality materials that are authentic to the style of architecture for which the building is proposed.

Conditions of Approval

9. BUILDING FACADES

A base, middle, and top must be expressed on all facades. All facades shall be finished with the same materials and architectural details. Side and rear building facades that are visible from a street and public view shall contain architectural detail comparable in appearance and complexity to the front of the building.

10. MINIMUM REQUIRED LANDSCAPE SCORE

All landscape plans must achieve the Minimum Required Landscape Score (MRLS) required for the proposed type and intensity of development. Meet City Code Chapters 60 and 61. A spreadsheet showing compliance with the Minimum Required Landscape Score must be included with the plans. A digital spreadsheet form is available at <http://www.cityoforlando.net/city-planning/landscape-code/>

11. PERIMETER TREES

Trees planted along the perimeter of the active park north of the proposed roadway may be included in the landscape calculations.

12. AQUATIC PLANTINGS

Staff recommends that littoral zones be planted with appropriate native aquatic plants along at least 30% of the zone in accordance with LDC 60.226.

13. DUMPSTERS

Dumpsters shall not be located in any required parking space or vehicular use area, or in any required bufferyard or landscaping area. Dumpsters must be opaquely screened from view from public streets and adjacent properties to a height of at least 6 feet, or 6 inches higher than the height of the container (whichever is higher). This screening may be achieved by walls and landscaping. Decorative gates must be installed. Wood fencing is prohibited. The finish of the walls must be durable - split face block or CMU with a finished material such as stone, brick, or stucco. The top of the walls must be finished with a decorative cap or flashing.

14. LIGHTING PLAN

A lighting plan compliant with the City's lighting regulations [Chapter 63 2M.] including photometrics and all proposed exterior lighting fixtures shall be submitted at time of permitting

15. TRANSFORMER SCREENING

Transformer areas outside the building envelope shall be screened on three sides with landscaping and/or a decorative, opaque wall and gates up to 6-feet in height. Landscaping shall include a hedge that is a minimum 36-inches tall at the time of planting and maintained at a minimum 48 inches.

16. MECHANICAL EQUIPMENT SCREENING

All ground mounted and rooftop mechanical equipment shall be screened from view and meet the screening conditions of the Land Development Code. An interior screen wall or parapet for rooftop mechanical equipment is required. The interior screen wall or parapet shall be the same height as the installed mechanical equipment height.

17. BACKFLOW PREVENTER

Backflow preventer[s] shall be located so as to not be directly visible from the right-of-way or should be screened from view where necessary.

18. SOUTHERN SIDEWALK EXTENSION

Extend southern sidewalk to the western most play field entrance.

Transportation

1. BICYCLE PARKING

Per City Code Sec 61.333, bike racks must be installed to provide space for 9 bikes to be secured. The racks must conform to City standards and be located on an impervious surface so as not to interfere with pedestrian or other vehicular movements. The location must be shown on plans submitted to Permitting Services and be convenient to the entrance.

2. CROSSWALKS

Include high-visibility, ladder style pavement markings at all driveways. Add a raised crosswalk crossing Hartwell at the

Conditions of Approval

southern park entrance.

3. CURB EXTENSIONS

Add curb extensions and tree wells with appropriate plantings along the road to define the on-street parking and provide traffic calming when the parking stalls are not in use. Curb extensions must be spaced, at a minimum, every 5 parking spaces. An alternative standard may be approved provided that the design meets the intent of this condition.

4. DRIVEWAY SIGHT LINES

At all project entrances, clear sight distances for drivers and pedestrians shall not be blocked by signs, buildings, building columns, landscaping, or other visual impediments. No structure, fence, wall, or other visual impediment shall obstruct vision between 2 feet and 8 feet in height above street level. The street corner / driveway visibility area shall be shown and noted on construction plans and any future site plan submittals. The applicant shall design the site plan as necessary to comply with the Florida Greenbook and the FDOT Design Standards Index. Sight lines shall be provided on both site plans and landscape plans.

5. ON-SITE WALKWAYS

On-site pedestrian walkways in front of 90 deg parking stalls must be 7 ft minimum width if no wheel stops are provided and 5 ft minimum width with wheel stops. Walkways that parallel a drive aisle with no parkway/landscape strip should be 6 ft minimum width. All other on-site walkways must be 5 ft minimum width.

6. TRANSPORTATION IMPACT FEES

For questions and information regarding Transportation Impact Fee rates you may contact Nancy Ottini at (407) 246-3529 or nancy.jurus-ottini@cityoforlando.net

Any new construction, change in use, addition, or redevelopment of a site or structure shall be subject to a review for Transportation Impact Fees. An estimated Transportation Impact Fee in the amount of \$951,825.00, based on the development of 29.4 acres theme park facility, will be due at the time of building permit issuance, subject to change upon final permit plan review.

For a copy of the complete ordinance or impact fee rate chart, you may reference our website at: http://www.cityoforlando.net/transportation-planning/wp-content/uploads/sites/30/2014/03/Ex_A_2013_-Rate_Schedule.pdf

Any exemptions or credits against the Transportation Impact Fee must be reviewed prior to permit issuance. All Transportation Impact Fee Credits shall be initiated and processed by the Transportation Impact Fee Coordinator. Credit may be available through the Master Developer – Lake Nona Land Company, LLC.

Water Reclamation

Development density shall be consistent with the latest Master Utility Analyses. An updated hydraulic analysis shall be provided to confirm the sanitary and reclaimed systems will have sufficient capacity for the proposed development prior to issuance of building permits. The Water Reclamation Division shall review construction drawings for building permit review.

Informational Comments

Building

Building Plan Review is not applicable to this case at this time. For questions regarding Building Plan Review issues contact Don Fields at (407) 246-2654 or don.fields@cityoforlando.net

Fire

TRC fire code review is preliminary in nature, and is intended to expose or prevent evident design deficiencies with State and City Fire Codes. The design will be reviewed in detail for State and City Fire Code compliance at the time of permit application.

Be advised that any new construction must adhere to the requirements of the Florida Fire Prevention Code, Fifth Edition, and The City of Orlando Fire Prevention Code.

Per NFPA 1, sec. 18.2.4.1, the required 20 ft. width of a fire department access road shall not be obstructed in any manner. Minimum required widths and clearances shall be maintained at all times. Facilities and structures shall be maintained in a manner that does not impair or impede accessibility for fire department operations.

Dead-end fire department access roads in excess of 150 ft. in length shall be provided with approved provisions for the turning around of fire apparatus. NFPA 1 18.2.2.5.4

The plan indicates fire hydrants will be required. Because building information is not provided, fire hydrant location and spacing will be reviewed at the time of building permitting. All portions of an unsprinklered building must be within 300 ft hose lay distance of a fire hydrant. All portions of a sprinklered building must be within 500 ft hose lay distance of a fire hydrant. City Code ch 24.27(f)

Police

The Orlando Police Department has reviewed the plans for Laureate Park Community Park located at 9301 Tavistock Lakes Blvd., utilizing CPTED (Crime Prevention Through Environmental Design) principles. CPTED emphasizes the proper design and effective use of the built environment to reduce crime and enhance the quality of life. There are four overlapping strategies in CPTED that apply to any development: Natural Surveillance, Natural Access Control, Territorial Reinforcement and Target Hardening.

CPTED conditions will be emailed to the client by the Project Manager with the City. For questions regarding the Orlando Police Department plan review, please contact Audra Rigby at 407.246.2454 or Audra.Rigby@cityoforlando.net.

Contact Information

City Planning

For questions regarding City Planning review, please contact Wes Shaffer at 407.246.3792 or thomas.shaffer@cityoforlando.net.

Parks

For questions regarding Parks review, please contact Denise Riccio at 407.246.4249 or denise.riccio@cityoforlando.net.

Urban Design

For questions regarding Urban Design plan review, contact Terrance Miller at 407.246.4990 or terrance.miller@cityoforlando.net.

Transportation

For questions regarding Transportation Planning plan review, please contact John Rhoades at 407.246.2293 or john.rhoades@cityoforlando.net

Transportation Engineering

For questions regarding Transportation Planning plan review, please contact Lauren Torres at 407.246.3220 or lauren.torres@cityoforlando.net

Transportation Impact Fees

For questions and information regarding Transportation Impact Fee rates you may contact Nancy Ottini at (407)246-3529 or nancy.jurus-ottini@cityoforlando.net

Development Review and Engineering/Zoning

For questions regarding Development Review and Engineering or Zoning contact Keith Grayson at 407.246.3234 or keith.grayson@cityoforlando.net.

Building

For questions regarding Building Plan Review issues contact Don Fields at (407) 246-2654 or don.fields@cityoforlando.net.

Police

For questions regarding the Orlando Police Department plan review, please contact Audra Nordaby at 407.246.2454 or Audra.Nordaby@cityoforlando.net.

Fire

For questions regarding Fire review, please contact Charles Howard at 407.246.2143 or charles.howard@cityoforlando.net.

Water Reclamation

For questions regarding Wastewater review, please contact Vince Genco at 407.246.3722 or vince.genco@cityoforlando.net

Review/Approval Process—Next Steps

1. SETDRC minutes scheduled for review and approval by City Council.
2. The Appearance Review for the private buildings.
3. Review of Construction Plans by the City Families, Parks, & Recreation Director or designee prior to building permit application.
4. Building permits.