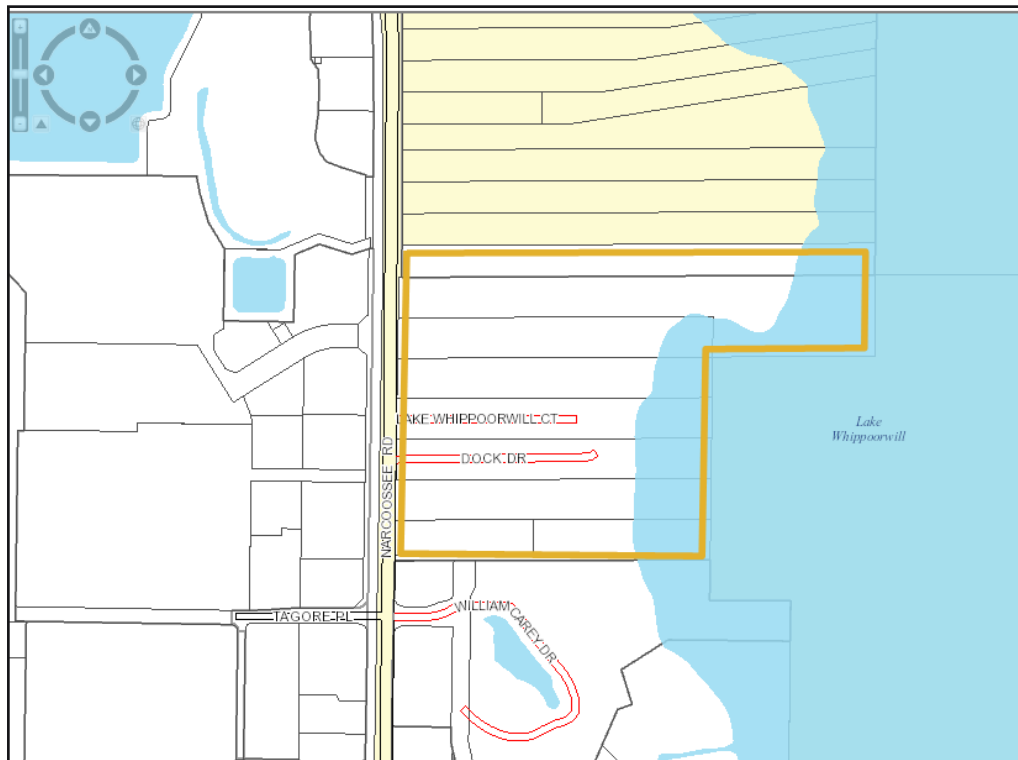



NARCOOSSEE COVE I SPMP



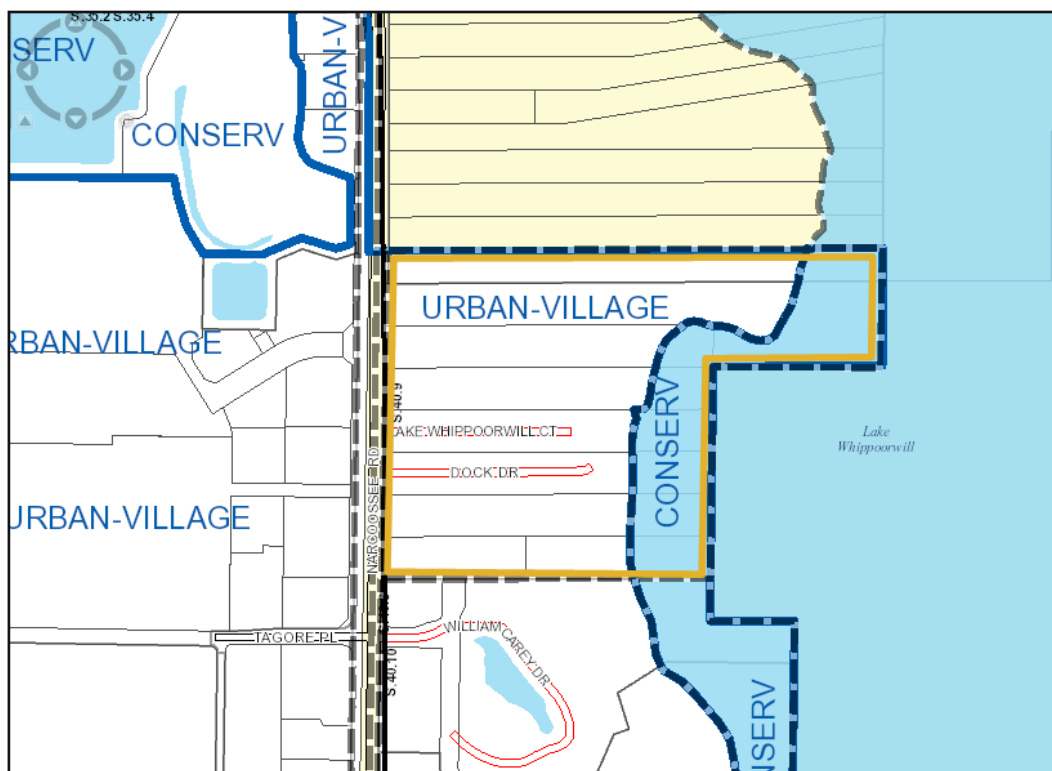
Location Map

 Subject Site

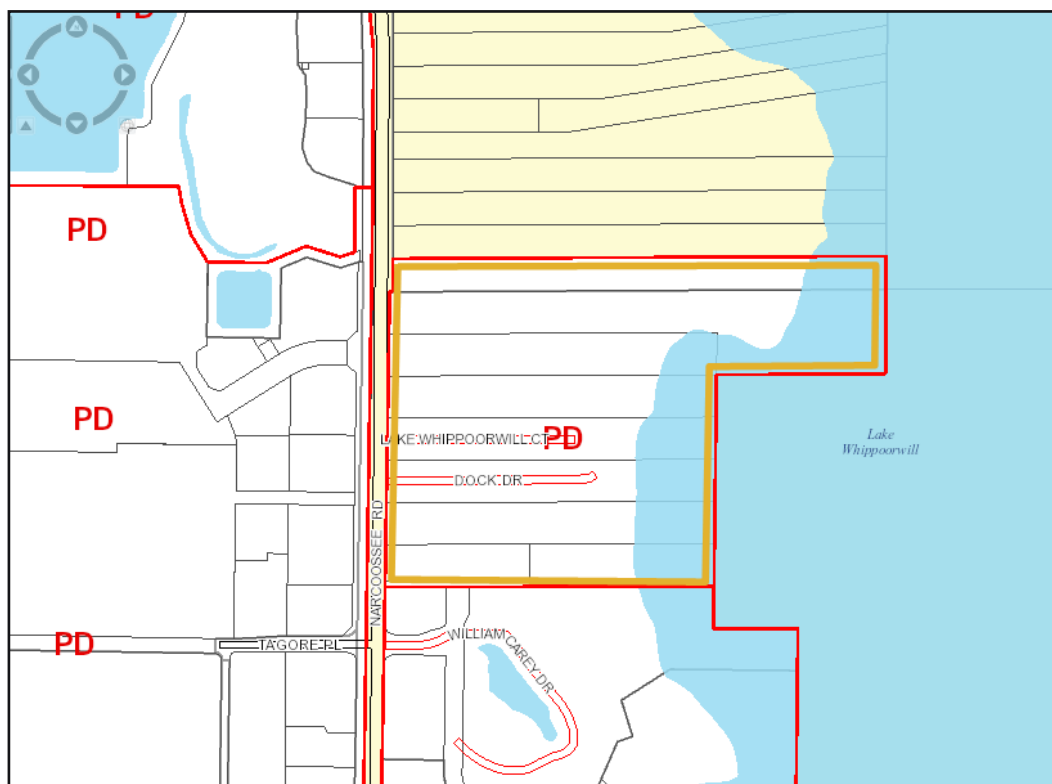
SUMMARY

<p>Owner</p> <p>Al Yamama, LLC and AL Kharj, LLC</p> <p>Applicant</p> <p>Rick Ortiz, P.E. Poulos & Bennett, LLC</p> <p>Project Planner</p> <p>Michelle Beamon Robinson, AICP</p> <p>Updated: June 2, 2017</p>	<p>Property Location: Located south of Kirby Smith Road, west of Narcoossee Road and north of Tagore Place. (±32 acres, District 1).</p> <p>Applicant's Request:</p> <ol style="list-style-type: none"> 1. Request for a Specific Parcel Master Plan (SPMP) for the master infrastructure improvements and delineation of developable parcels within the property. The master infrastructure includes construction of a master stormwater pond, a master lift station, the north-south connector roadway, the two entrance roadway connections to Narcoossee Road and mass grading for the commercial outparcels, Lots 1 thru 3. <p>Staff's Recommendation:</p> <p>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 property is generally located south of Kirby Smith Road, east of Narcoossee Road, north of Tagore Place and west of Lake Whippoorwill and is approximately 32 acres. The subject properties are currently developed with single family homes, a mobile home park and an auto parts store. The project is approved for a future mixed use development to allow for 90,000 sq. ft. of commercial/retail, 30,000 sq. ft. of office, 225 multifamily units and 129 townhome units. The property is in City Council District 1, which is represented by City Commissioner Jim Gray.

The applicant has submitted a Special Parcel Master Plan (SPMP) for the master infrastructure improvements and delineation of developable parcels within the Property. The master infrastructure includes construction of a master storm-water pond, a master lift station, the north-south connector roadway, the two entrance roadway connections to Narcoossee Road and mass grading for the commercial outparcels, Lots 1 thru 3. The applicant request also includes the mass grading of Lot 4, the residential area; staff does not support the mass grading of Lot 4 since no site plan and building elevations were submitted for that site. Each building is required to submit an SPMP application prior to building permit submittal.

Previous Actions:

- **2016 February 16**—Municipal Planning Board (MPB) recommended approval of the annexation, assignment of Urban Village Future Land Use designation, creation of GMP Subarea Policy S.40.9 to include the property in the Southeast Orlando Sector Plan and the initial zoning of PD—Village Center/Residential Neighborhood to allow for 90,000 sq. ft. of commercial/retail, 30,000 sq. ft. of office, 225 multifamily units and 129 townhome units (Narcoossee Cove I, 44.919 acres). (ANX2015-00028, GMP2015-00050, GMP2015-00051, ZON2015-00052 and ZON2015-00053)
- **2016 October 24**—City Council approved Ordinance 2016-34 (Doc. Num. 1610241205) which approved the annexation, assignment of Urban Village Future Land Use designation and creation of GMP Subarea Policy S.40.9 to include the property in the Southeast Orlando Sector Plan and Ordinance 2016-35 (Doc. Num. 1610241204) which approved the initial zoning of PD—Village Center/Residential Neighborhood to allow for 90,000 sq. ft. of commercial/retail, 30,000 sq. ft. of office, 225 multifamily units and 129 townhome units

Project Context

The subject property is generally located south of Kirby Smith Road, east of Narcoossee Road, north of Tagore Place and west of Lake Whippoorwill and is approximately 32 acres. The property is designated as Urban Village on the Official Future Land use Map and zoned PD on the Official Zoning Map. Table 1 below summarizes the surrounding future land uses and zoning districts.

Table 1—Project Context			
	Future Land Use	Zoning	Surrounding Use
North	Rural Settlement-1/2 (within Orange County)	R-CE	Vacant
East	N/A	N/A	Lake Whippoorwill
South	Urban Village	Pioneers PD	Religious Use
West	Urban Village	Education Village PD	Vacant

Conformance with the GMP—Urban Village Future Land Use Designation

Objective 2.4 and Policy 2.4.4 of the Future Land Use Element provide standards relating to the Urban Village future land use designation. A portion of Policy 2.4.4 states:

The Urban Village future land use designation provides for a mixture of land uses and intensities within a development site in order to preserve conservation areas, to reduce public investment in provision of services, to encourage flexible and creative site design and to provide sites for schools, recreation and other public facilities which provide an area-wide benefit to the community. The Urban Village future land use designation is specifically intended to provide a means of streamlining the development review process where a DRI, a Sector Plan, and/or Master Plan, have already fully accounted for the impacts of development. The designation shall be structured to ensure that the Urban Village are compatible with existing or projected surrounding land uses, taking into consideration environmental con-

straints, health and safety issues, and the appropriateness and potential impact of the Urban Village on adjacent existing and future land uses.

The subject property is within the Southeast Orlando Sector Plan. Future Land Use Policy 4.1.9, outlines standards in the Southeast Orlando Sector Plan, and allows the Urban Village future land use designation. Projects that utilize the Urban Village designation shall be developed under the Planned Development (PD) zoning classification, as specified by the City's Land Development Code. This site is in compliance with this section as it has an approved PD ordinance.

Conformance with the GMP— Village Center and Residential Neighborhood Designations

Policy 4.1.9 of the Future Land Use Element provide standards relating to the Village Center and Residential Neighborhood designation. The Village Center designation requires a mix of land uses which is detailed in Policy 4.1.9. and has a minimum density of 7 du/acre and no minimum for non-residential uses and a maximum density of 30 du/acre and no maximum for non-residential uses. Conventional design standards are allowed for non-residential development less than 0.4 FAR. Traditional design standards (LDC Chapter 68) are encouraged for development less than 0.4 FAR and required for development greater than 0.4 FAR. The Residential Neighborhood designation allows for single family and multifamily residential up to fourplexes, ancillary dwelling units, parks, golf course and a residential center. There is no minimum intensity and a maximum intensity of 12 du/gross acre.

This SPMP application is for the infrastructure and does not contain details of the uses or buildings. Therefore this section will be evaluated when the 1st SPMP for a building is submitted.

Conformance with the GMP— Subarea Policy S.40.9

This property is within Subarea Policy S.40.9, which provides for the maximum development capacity for the project; 354 dwelling units, 90,000 sq. ft. of commercial/retail and 30,000 sq. ft. of office or an equivalent amount of other non-residential uses allowed by the Village Center designation. This submittal is in accordance with this policy.

Conformance with the LDC—Chapter 68 Southeast Orlando Sector Plan

In order to be consistent with the Southeast Orlando Sector Plan, applications must be reviewed for compliance with LDC Chapter 68, which lays out detailed development guidelines and standards for the Southeast Plan area. The proposed development is categorized as Village Center and Residential Neighborhood as discussed above. According to LDC Section 68.200(a)(2), Village Centers "shall be developed as important destinations for each Residential Neighborhood, providing a variety of shops, services, restaurants, and civic facilities that serve the needs of the surrounding neighborhoods." LDC Section 68.200(b)(1), "(t)he majority of housing in the Southeast Plan area shall be located in Residential Neighborhoods. These medium to low density areas shall be scaled to the needs of pedestrians, with local destinations, such as Centers, schools, and community parks, within walking distance.

Development Standards

The proposed development must adhere to the standards within Policy 4.1.9 of the Future Land Use Element as well as the Southeast Orlando Sector Plan (LDC Chapter 68) and the approved Narcoossee Cove I Planned Development Ordinance. The proposed SPMP is consistent with the PD zoning designation. The details of the project will be submitted with the SPMP application for each specific development site.

Urban Design

Per water management district standards, and requirements of this master plan, the stormwater pond must either have a littoral zone covering 30% of the water surface (not linear shoreline), 80% of which must be planted; or (a) An additional 50% of the appropriate permanent pool volume as required in section 8.5 or 8.13, or (b) Pre-treatment of the stormwater prior to the stormwater entering the wet detention pond. The level of pre-treatment must be at least that required for retention, underdrain, exfiltration, or swale systems. These plantings will be reviewed at the time of permitting.

A preliminary landscaping and lighting plan have been submitted as part of this application. These will be evaluated in detail during permitting.

Lot 4 Soil Placement Area

While Lot 4 is not permitted to be mass grading at this time, a 100' by 100' area on Lot 4 is approved to be used for soil placement/stock pile. The location of the soil placement is identified on the paving, grading and drainage plan on page 12 of this staff report. This is for the soil that is removed to create the stormwater pond and is a temporary pile that shall be removed with the development of Lot 4.

Lift Station

The lift station location is shown on the site plan on page 8 of this staff report. The lift station fencing/hedging appears to be directly adjacent to the multiuse trail. A buffer area of at least 2 feet shall be between the multiuse trail and the lift station hedging/fencing. The specific landscaping surrounding the lift station shall be evaluated at the time of permitting.

Transportation

This submittal contains the roadway configuration and cross sections, see pages 9 and 10 of this staff report. The roadway configuration is consistent with the Development Plan that was approved as part of the PD. The site plan on page 11 displays the autoturn for the site, which is acceptable.

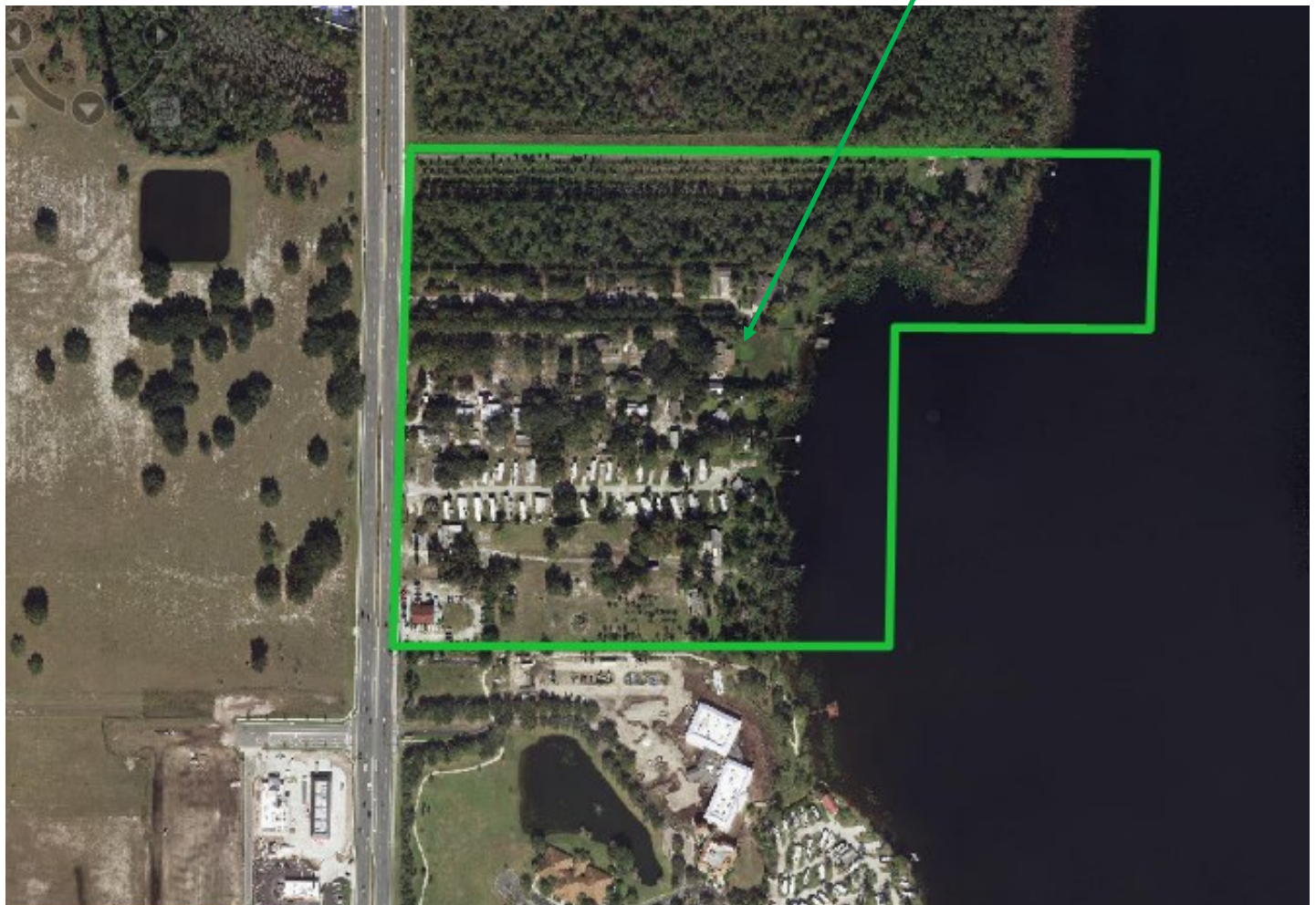
Signage

While signage details were submitted as part of this application, the signage details cannot be approved since no building details have been submitted. The signage details shall be submittal for review/approval with an SPMP which contains building details.

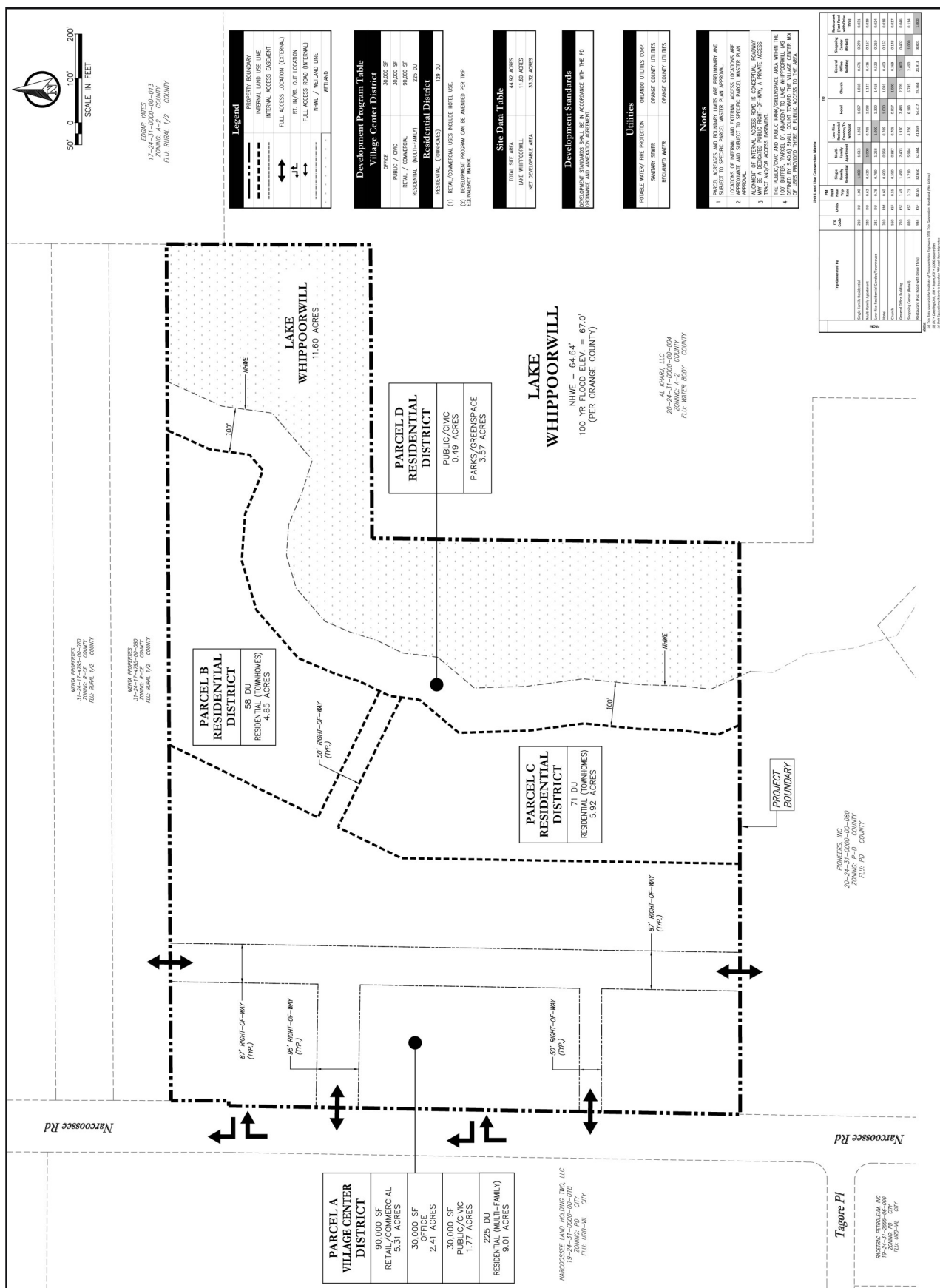
Aerial Photo



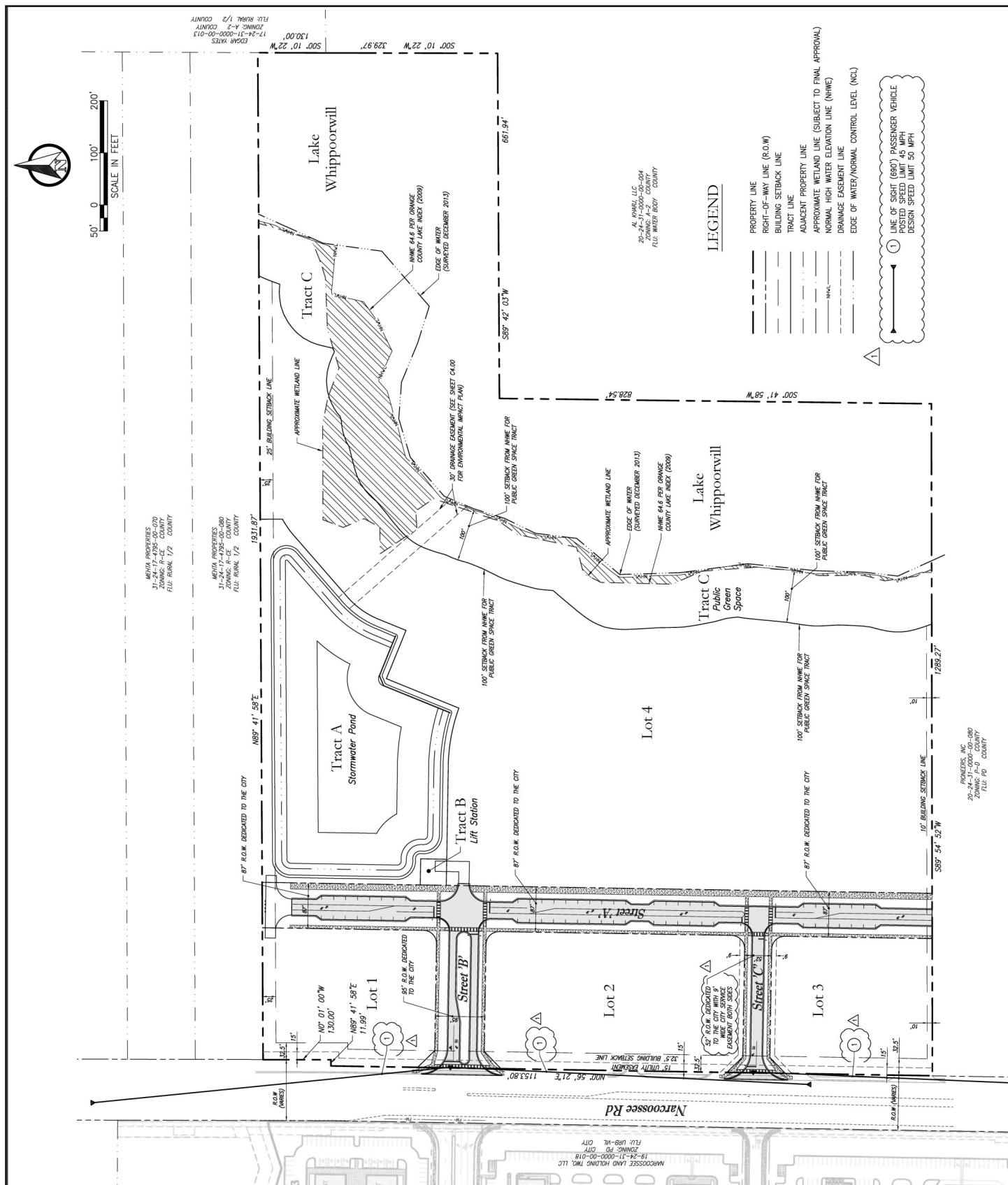
Subject Site



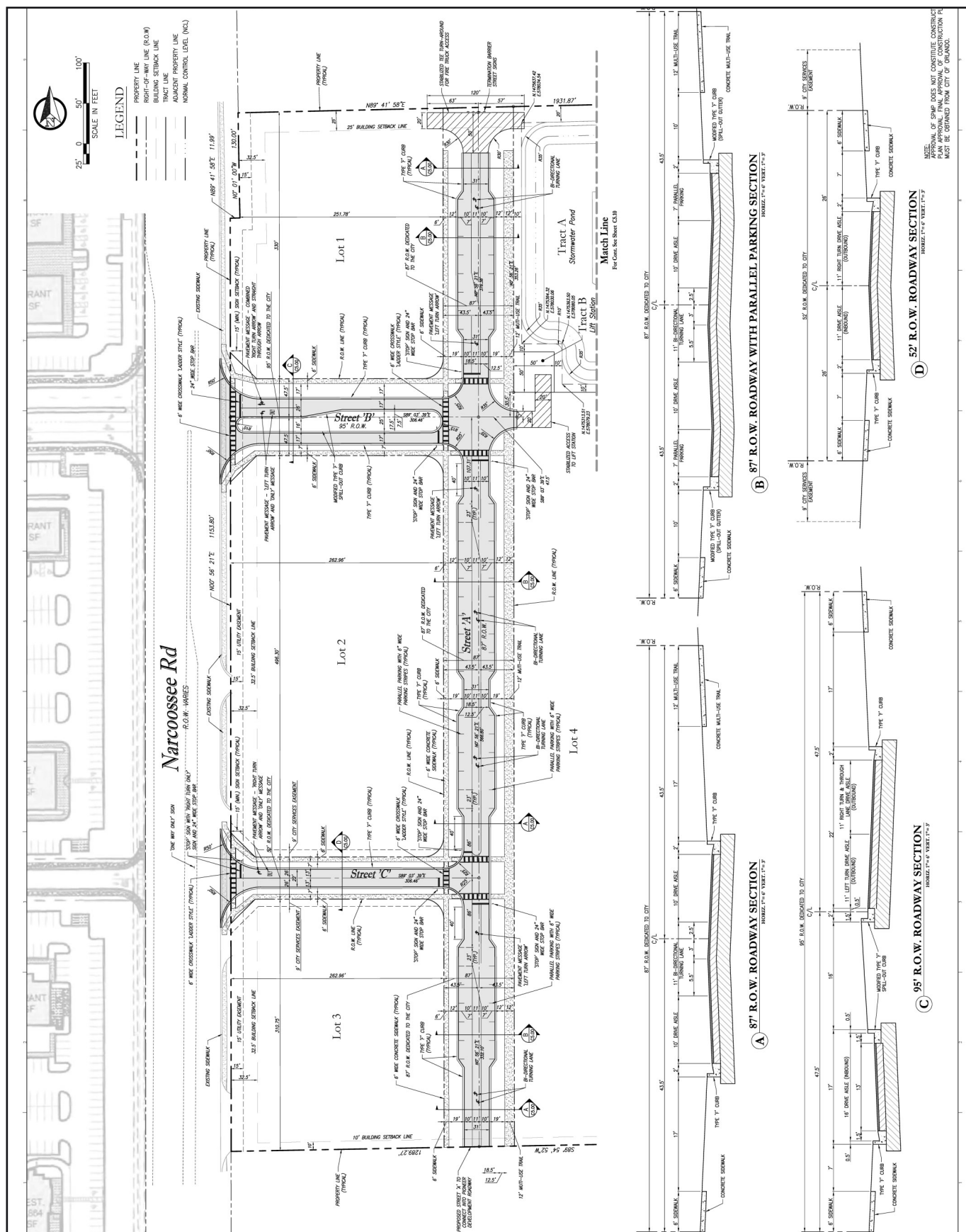
Approved PD Master Plan



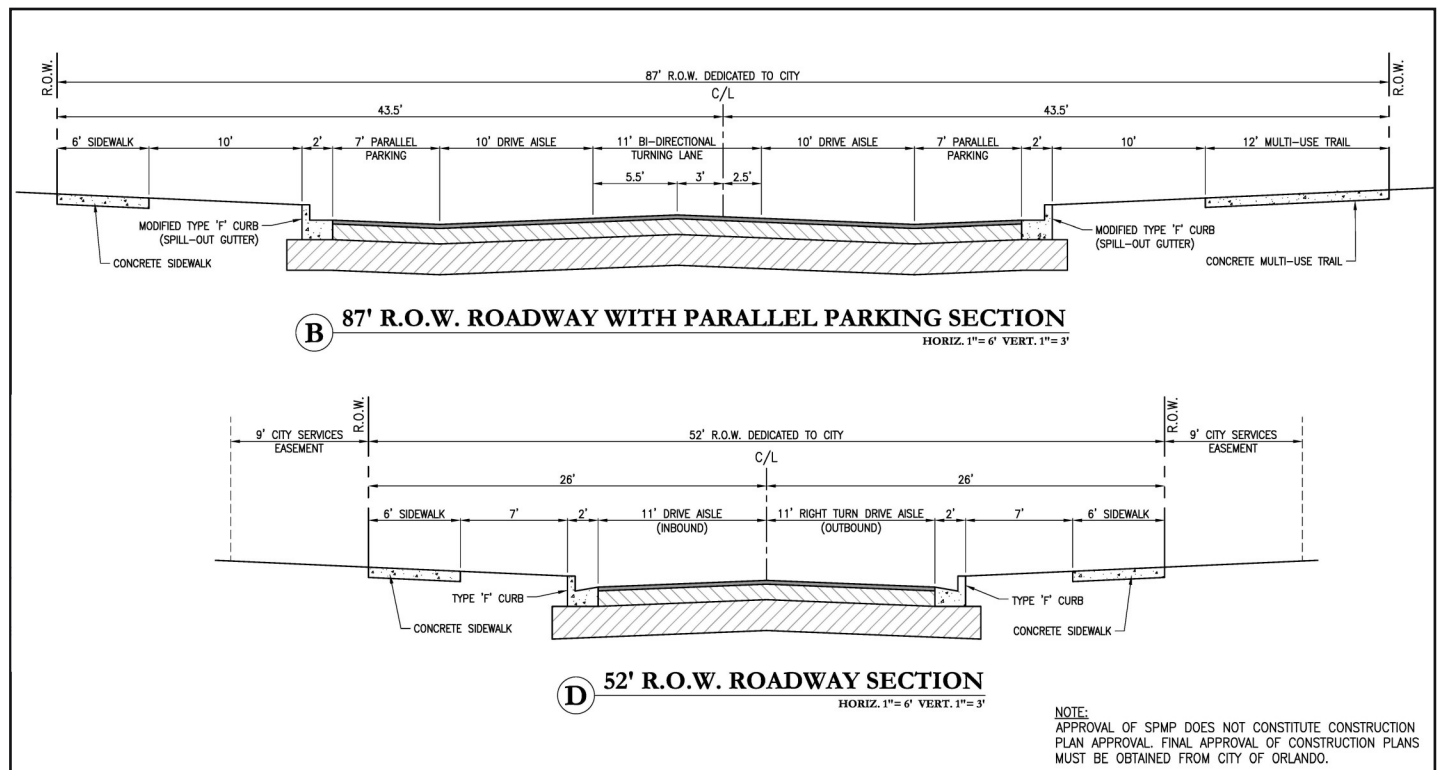
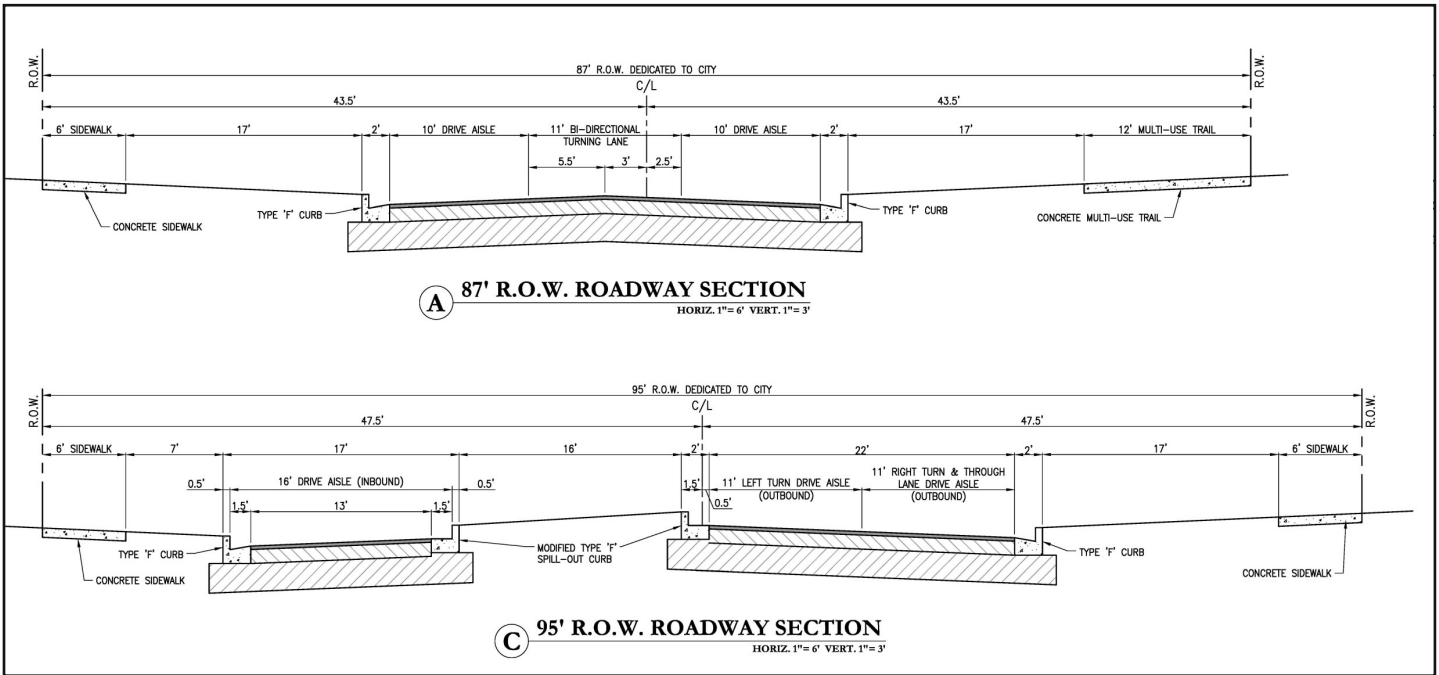
Proposed Development Plan



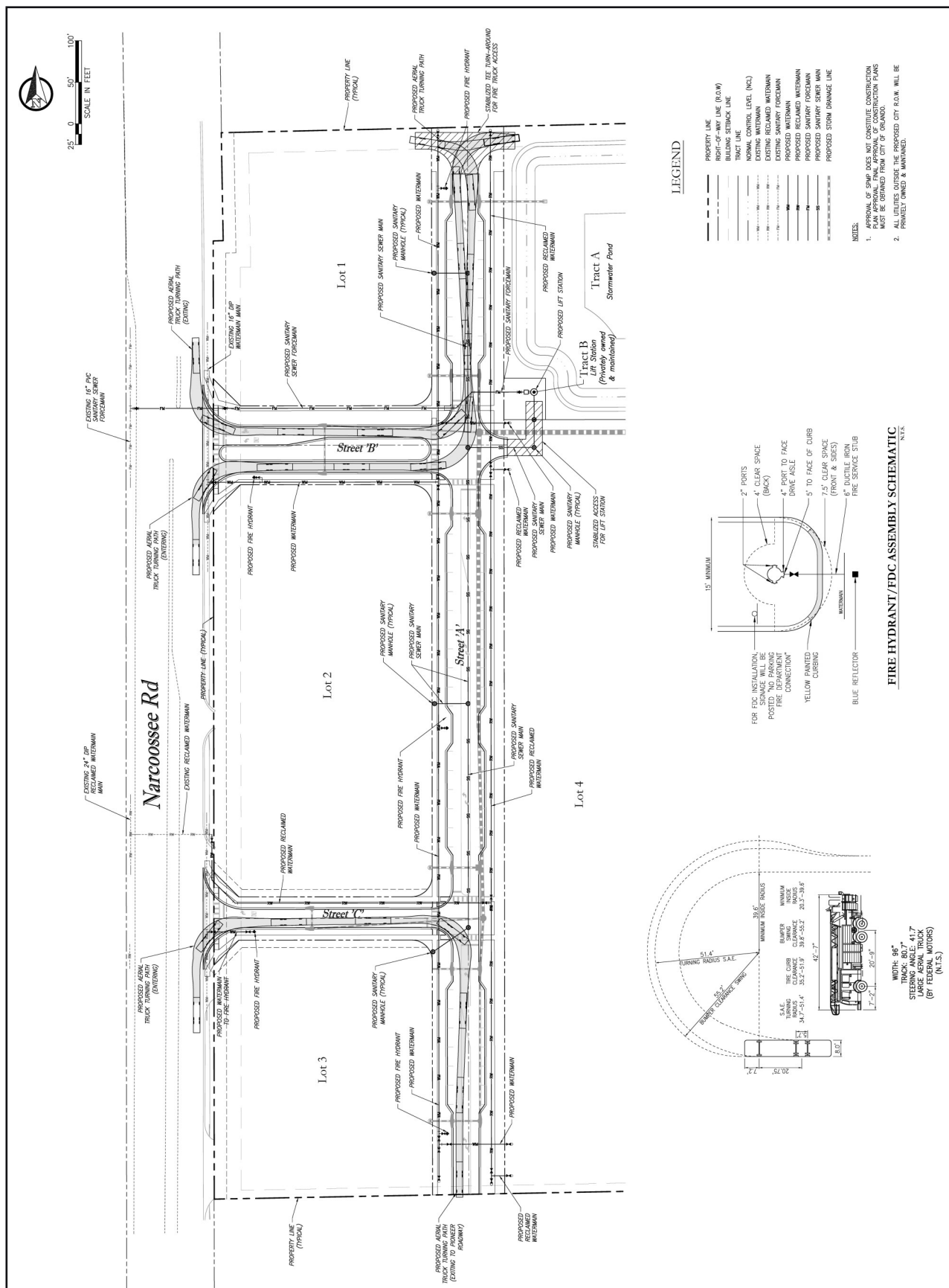
Cross Sections



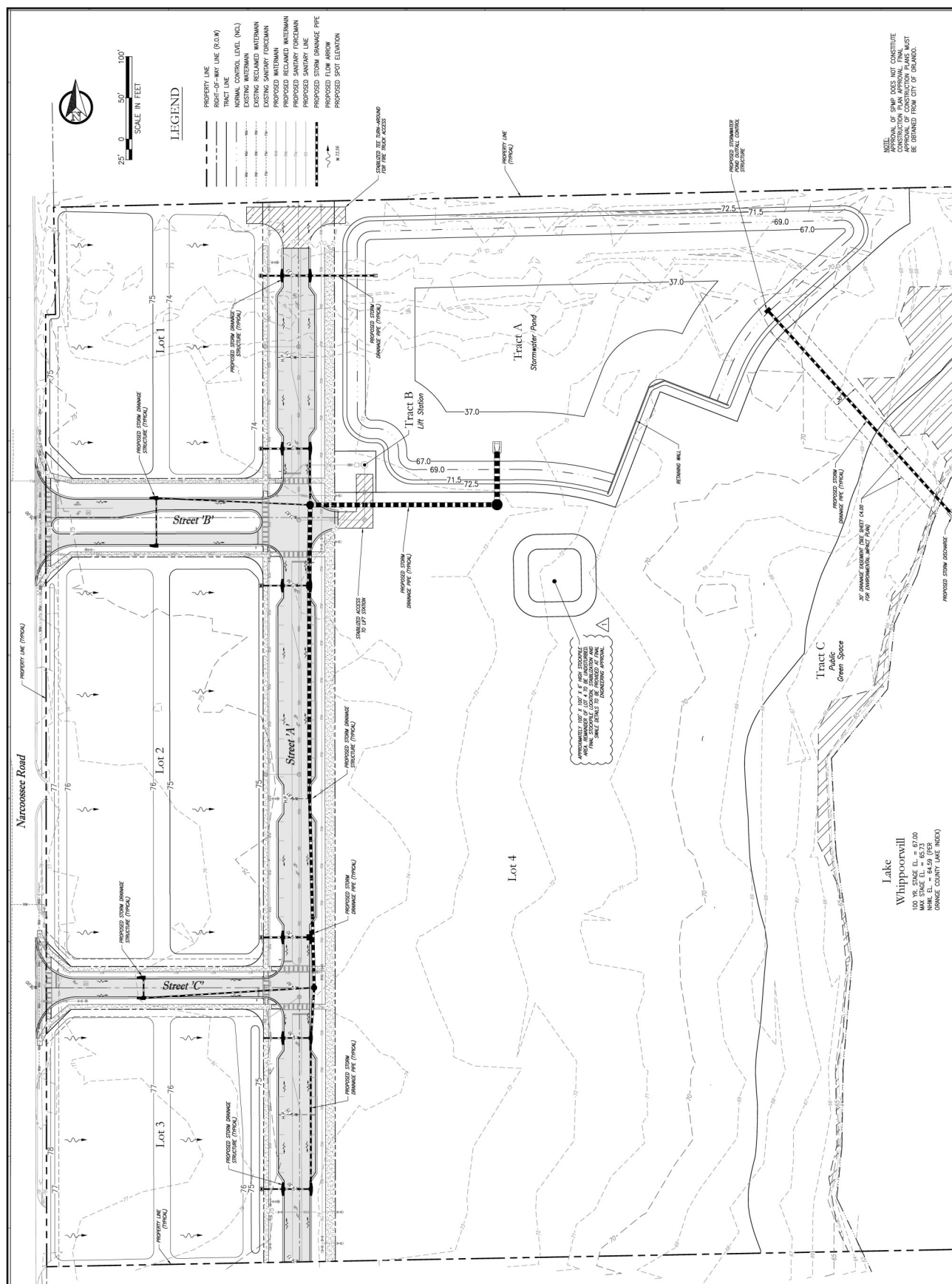
Cross Sections Close Up



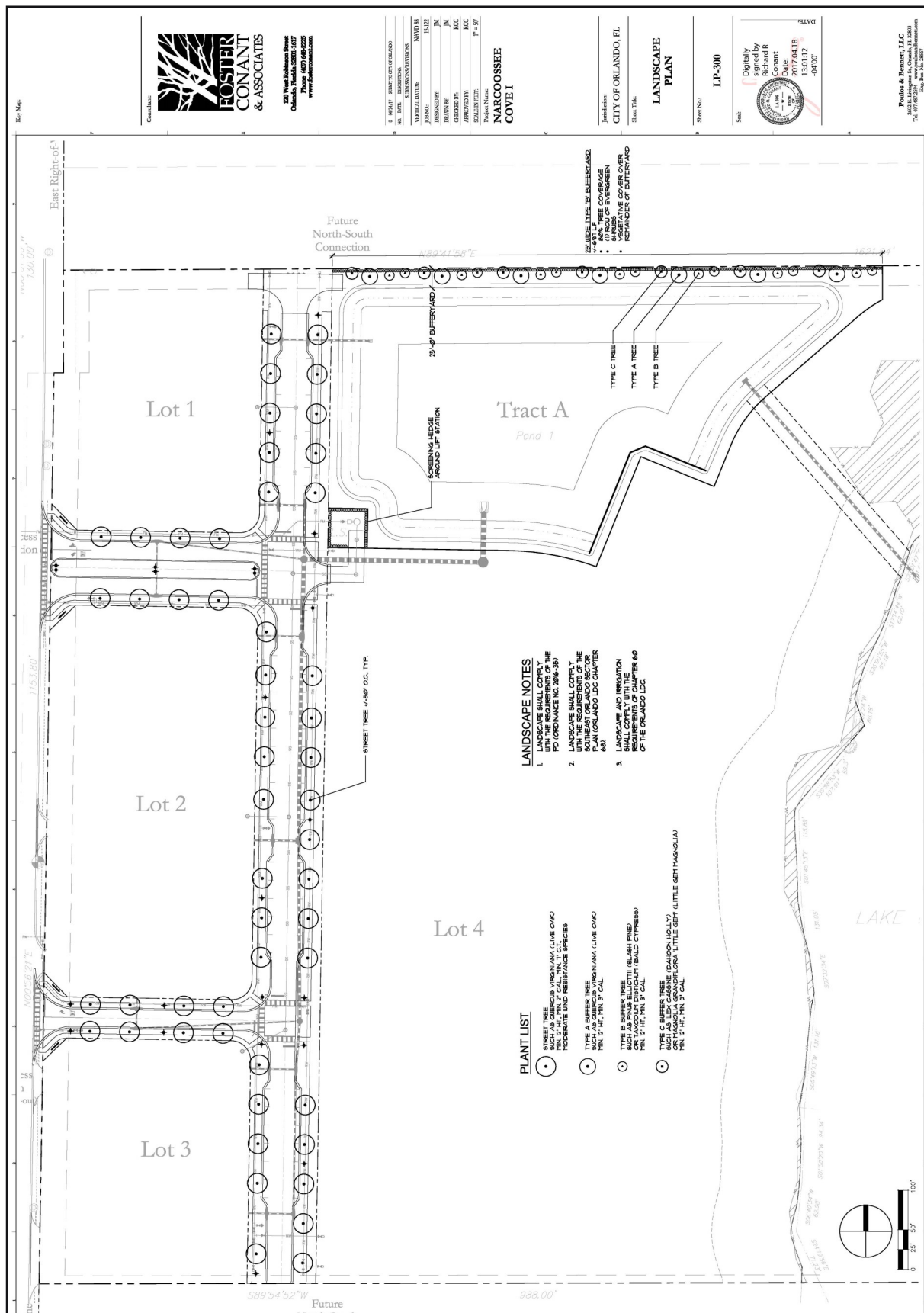
Utility Plan



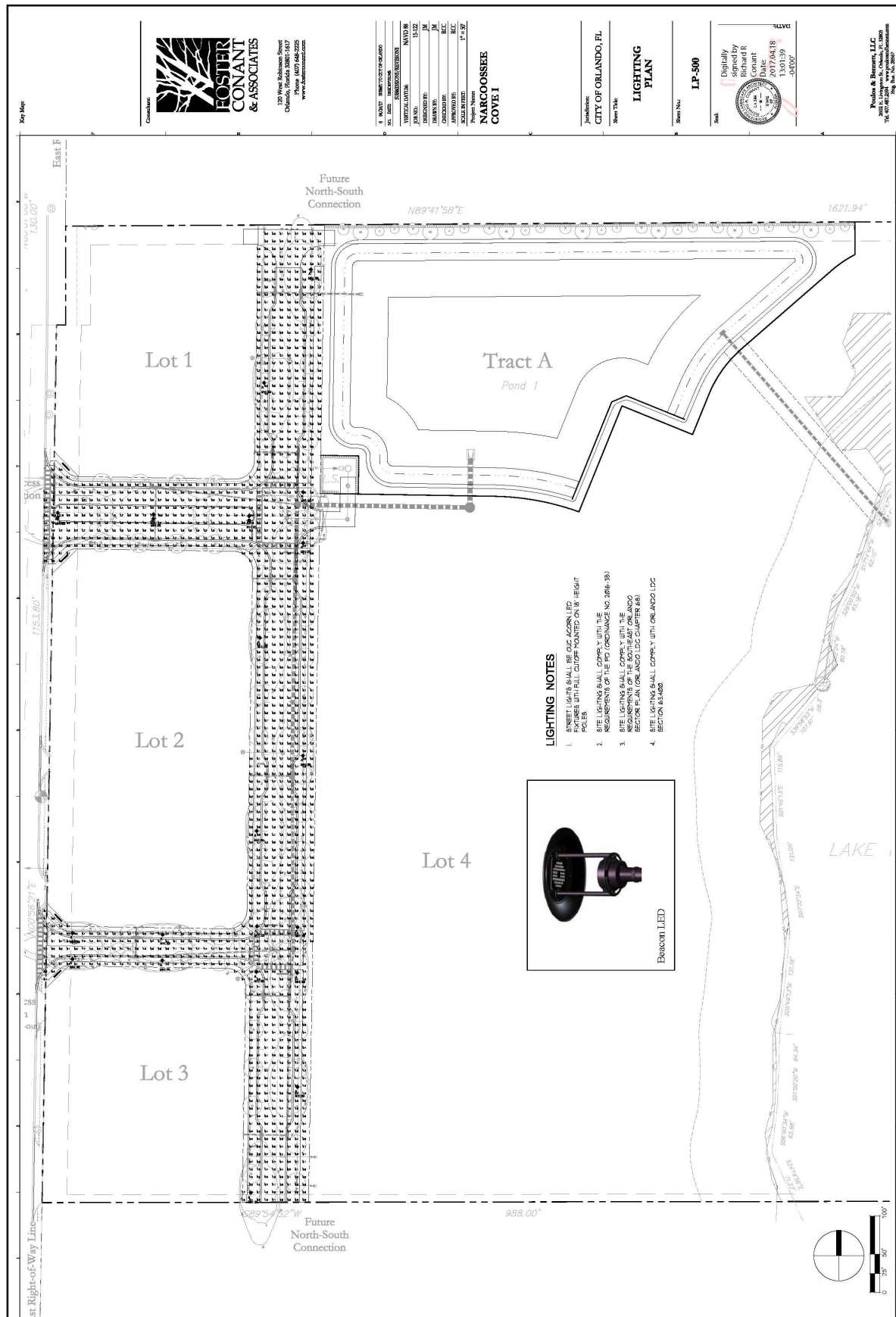
Paving, Grading & Drainage



Landscaping Plan



Lighting Plan



Site Photos



Narcoossee Road looking south.



Narcoossee Road looking north.



From the corner of Narcoossee Road and Lake Whippoorwill Court looking northeast.

Findings

Subject to the conditions contained herein, the proposal is consistent with the requirements for approval of the proposed Specific Parcel Master Plan amendment 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, Chapter 68 of the Land Development Code.
6. The proposal is consistent with the requirements of the Narcoossee Cove I
7. The proposal is compatible with the surrounding development and neighborhood 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 Specific Parcel Master Plan subject to the conditions below:

Conditions of Approval

Growth Management

Recommend Approval with Conditions

1. GENERAL CODE COMPLIANCE

Development of the proposed project shall be consistent with the conditions in this report. Conditions in this report shall supersede conflicting provisions in all codes and ordinances of the City of Orlando. The project shall comply with applicable requirements of the State of Florida, and all other applicable regulatory agencies. All other applicable state or federal permits must be obtained before commencing development.

2. DEVELOPMENT PERMIT

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.

3. APPROVAL

Approval of the Specific Parcel Master Plan amendment by the Southeast Town Design Review Committee (SETDRC) 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 amendment (Southeast Town Design Review Committee) 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.

3. SPECIFIC PARCEL MASTER PLAN (SPMP)

Development of each phase shall be subject to review by the Southeast Town Design Review Committee.

4. MASS GRADING

Mass grading is approved for the commercial outparcels, Lots 1, 2 and 3. Mass grading is not approved for Lot 4 or for the lake edge.

5. CROSS SECTIONS

The cross sections located on pages 9 and 10 of this staff report are approved. These cross sections contain the street tree details as well as the required multiuse trail.

6. *SOIL PLACEMENT/STOCK PILE*

While Lot 4 is not permitted to be mass grading at this time, a 100' by 100' area on Lot 4 is approved to be used for soil placement/stock pile. The location of the soil placement is identified on the paving, grading and drainage plan on page 12 of this staff report. This is for the soil that is removed to create the stormwater pond and is a temporary pile that shall be removed with the development of Lot 4.

7. *BUFFER TO THE NORTH*

The required 25' buffer to the property to the north is shown on the site plan on page 8, as required by the PD.

8. *LIFT STATION*

The lift station location is shown on the site plan on page 8 of this staff report. The lift station fencing/hedging appears to be directly adjacent to the multiuse trail. A buffer area of at least 2 feet shall be between the multiuse trail and the lift station hedging/fencing. The specific landscaping surrounding the lift station shall be evaluated at the time of permitting.

9. *SIGNAGE*

While signage details were submitted as part of this application, the signage details cannot be approved since no building details have been submitted. The signage details shall be submittal for review/approval with an SPMP which contains building details.

Urban Design

1. *STORMWATER POND*

Per water management district standards, and requirements of this master plan, the stormwater pond must either have a littoral zone covering 30% of the water surface (not linear shoreline), 80% of which must be planted; or (a) An additional 50% of the appropriate permanent pool volume as required in section 8.5 or 8.13, or (b) Pre-treatment of the stormwater prior to the stormwater entering the wet detention pond. The level of pre-treatment must be at least that required for retention, underdrain, exfiltration, or swale systems. These plantings will be reviewed at the time of permitting.

Transportation

Recommend for Approval.

Version 2 of the submitted plans (contained in this staff report) fully address all Transportation Dept. conditions and comments entered in the changemarks for previous submittals. No additional comments or conditions are required.

Development Review

Recommend Approval with Conditions.

The Office of Permitting Services recommends approval of the proposed Master Plan, subject to the below listed conditions and requirements.

1. *EASEMENT*

Need to provide an easement for the storm pipe shown outside of the right-of-way within Lot 4.

2. *WETLANDS*

If the proposed wetlands are to be altered, the owner/developer needs to submit documentation from South Florida Water Management District and/or the Army Corp of Engineers.

3. *ON SITE INSPECTION FEE*

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.

4. *ON SITE STORM WATER SYSTEM*

The owner/developer is required to design and construct an on-site storm water system in accordance with the approved Master Drainage Plan. Approval from South Florida Water Management District is required. The system is to be privately owned and maintained.

5. **FLOW THRU EASEMENT**
The owner/developer needs to provide a flow-thru easement to the City of Orlando for the purpose of accepting Storm Water run-off from publicly dedicated roadways into their private retention system.
6. **CONSTRUCTION ACTIVITIES**
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.
7. **SANITARY SEWER**
The site is presently being serviced by Orange County via a 16" force main within the right-of-way of Narcoossee Road. Therefore, future sanitary sewer service shall be coordinated with Orange County Utilities.
This site will be serviced by Orange County Public Utilities, prior to issuance of permits an invoice or receipt will be required by the Office of Permitting Services.
8. **DRAINAGE CALCULATION**
Need to provide drainage calculation and Geotechnical report for this development. A Stormwater Pollution Prevention Plan need to be submitted in accordance with the Florida Department of Environmental Protection (FDEP) requirement.
9. **ENGINEERING STANDARDS MANUAL**
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 to the ESM.
10. **FUTURE ELEVATION**
All future elevation shown on a boundary/topographic survey shall use the North American Vertical Datum of 1988 (NAVD 88).
11. **CONCURRENCY MANAGEMENT**
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.
12. **CONSTRUCTION WITHIN NARCOOSSEE ROAD**
Any construction within the Narcoossee Road (SR 15) right of-way of will require Florida Department of Transportation (FDOT) and/or Orange County approval/permit prior to construction.
13. **PLAT REQUIRED**
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.
14. **TREE REMOVAL PERMIT**
Contact the Bureau of Parks (407) 246-2283 for a tree removal permit before removing any 4" caliper or larger trees.
Contact the Bureau of Parks (407) 246-2283 for a tree encroachment permit prior to encroaching within the canopy of any 4" caliper or larger trees.
15. **REFUSE CONTAINERS**
In accordance with City Code Section 28.6 (f) 1-3, the Office of Permitting Services is authorized to make a determination of approval/disapproval of refuse container sites.
The dumpster must have a minimum opening of 12' wide and a clear depth of 10' forward of any bollards within the enclosure.
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.
16. **SIDEWALK**
As per Section 61.225 of the Land Development Code, a 5 foot wide concrete sidewalk is required along all dedicated rights-of-way. Any existing sidewalk damaged or broken is to be repaired.

17. STREET TREE TRUST FUND

The Orlando City Council approved a Resolution at the January 27, 1997 City Council Meeting. Section 61.226 of the City's Land Development Code provides for a Street Tree Trust Fund. The developer is responsible for the installation of street trees prior to final of the building permit. The Street Tree specifications are 12'-14' height of canopy tree.

18. STREET NAME

The proposed name of the new street shall be submitted to the Engineering Bureau for review for duplication of established street names, same sounding name, type of spelling, etc., in accordance with the City Land Development Code, Sections 58.64c34 (b) and 58.3122.

19. FEES

Fees – Parks – MF

A Parks Impact Fee in the amount of \$825.00/unit shall be due at the time of building permit issuance.

Fees – PIF Credits

Any exemptions or credits against the City's Parks Impact Fee(s) must be reviewed prior to application. Please contact Nancy Ottini at (407) 246-3529 or nancy.jurus-ottini@cityoforlando.net

Police

Recommend for Approval with Conditions.

1. DEVELOPMENT PERMIT

The Orlando Police Department has reviewed the plans to amend the East Park PD located at 10192 Dowden Rd., utilizing CPTED (Crime Prevention Through Environmental Design) principles. CPTED emphasizes the proper design and effective use of a created 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.

Fire

Recommend for Approval.

Parks

Recommend for Approval with Conditions.

Wastewater

Recommend for Approval with Conditions.

The subject property lies outside of the City sewer and reclaimed water service areas. No sanitary sewer or reclaimed water service will be provided by the City unless amendments to the City of Orlando/Orange County Utilities Territorial Sewer and Reclaimed Water Service Area Agreements are approved and executed.

Solid Waste

No review Required.

Informational Comments

Fire

There are no objections to this request.

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.

An approved turnaround shall be provided for fire apparatus where an access road is a dead end in access of 150 ft, and roadways shall have all-weather driving surface, capable of supporting the load of fire apparatus, shall be at least 20 ft. in width, and shall have a minimum vertical clearance of at least 13 ft. 6 in. [NFPA 1 18.2.2.5.4 and NFPA 1 18.2.3.4.1.1]

Building

No review required.

Building Plan Review is not applicable to this case at this time.

The building design will be reviewed for code compliance during the design development or construction documents phase.

Parks

These comments relate to the entire Narcoossee Cove I PD area.

1. The plan shows a 3.57 acre park/greenspace and .49 public/civic in a 100' wide space along the shoreline of Lake Whippoorwill. A portion of lake buffer area may be counted towards the park requirements.
2. The developer must dedicate at least the amount park land consistent with overall City level of service standards of 3.25 acres per 1,000 population, which has a Unit Equivalent of 0.0074 acres per residential unit. Based on the number of dwelling units shown on the current plan (354), a total of 2.62 acres should be public parks.
3. Land used for stormwater retention, drainage structures or wetlands and buffers will not be counted towards park land requirements.
4. All acreage requirements for parks according the City's Level of Service Standards shall be met or exceeded.
5. Parks shall be prominent within their neighborhoods and easily accessible. All residential units shall be within .25 miles of a public park.
6. Park land shall have well-drained soils suitable for building and development
7. At least 50% of the perimeter of any park or recreation facility shall be bound by public streets.
8. All parks and recreation facilities shall incorporate the principles of Crime Prevention Through Environmental Design (CPTED).
9. Parks shall be designed and constructed to meet the Americans with Disabilities Act (ADA) requirements and guidelines.
10. Parks shall be open to the public and shall not be fenced or gated or otherwise restricted in who has use of them. Portions of parks may be fenced and gated, upon approval by City Planning Official, if deemed necessary for maintenance or operational requirements.
11. Parks and other recreation facilities shall undergo specific parcel master plan review by City prior to issuance of any building permits.
12. Park and recreation facility amenities shall be provided in compliance with the Recreation Element of the City's Comprehensive Plan.
13. Neighborhood parks shall be constructed when 25% of the residential units in the neighborhood have been constructed or sooner.
14. For informational purposes: The City has implemented a Parks Impact Fee on all residential housing units to help meet the recreation needs of Orlando's residents. All new housing units are subject to the fee.
15. Any new construction, change in use, addition or redevelopment of a site or structure shall be subject to a review for Parks Impact Fees. Applicable fees will be due at the time of building permit issuance, subject to change upon final permit plan review.

16. However, Parks Impact Fee credit may be given on residential units that were or are going to be demolished if eligibility requirements are met. For questions and information regarding Parks Impact Fee rates you may contact Nancy Ottini at (407) 246-3529 or nancy.jurus-ottini@cityoforlando.net
17. Any exemptions or credits against the Parks Impact Fee must be reviewed prior to permit issuance. All Parks Impact Fee Credits shall be reviewed and processed by the Parks Impact Fee Coordinator, if applicable, upon request by applicant.

Contact Information

Growth Management

For questions regarding Growth Management plan review, please contact Michelle Beamon Robinson at (407) 246-3145 or michelle.robinson@cityoforlando.net.

Transportation Planning

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 Engineering plan review, please contact Lauren Torres at 407-246-3220 or lauren.torres@cityoforlando.net

Development Review

For questions regarding Concurrency Management contact Keith Grayson at 407.246.3234 or keith.grayson@cityoforlando.net. To obtain plan review status, schedule/cancel an inspection and obtain inspection results, please call PROMPT, our Interactive Response System at 407.246.4444.

Police

For questions regarding Police plan review or to obtain a copy of the brochure, please contact Audra Rigby at 407.246.2454 or audra.rigby@cityoforlando.net.

Fire

For any questions regarding fire issues, please contact Charles Howard at 407.246.2143 or charles.howard@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.

Building

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

Parks

For questions regarding Parks Plan Review issues contact Denise Riccio at 407.246.4249 or denise.riccio@cityoforlando.net or Justin Garber at Justin.garber@cityoforlando.net.

Review/Approval Process—Next Steps

1. Southeast Town Design Review Committee (SETDRC) meeting.
2. SETDRC meeting minutes scheduled for review and approval by City Council.
3. Plat
4. Building permits