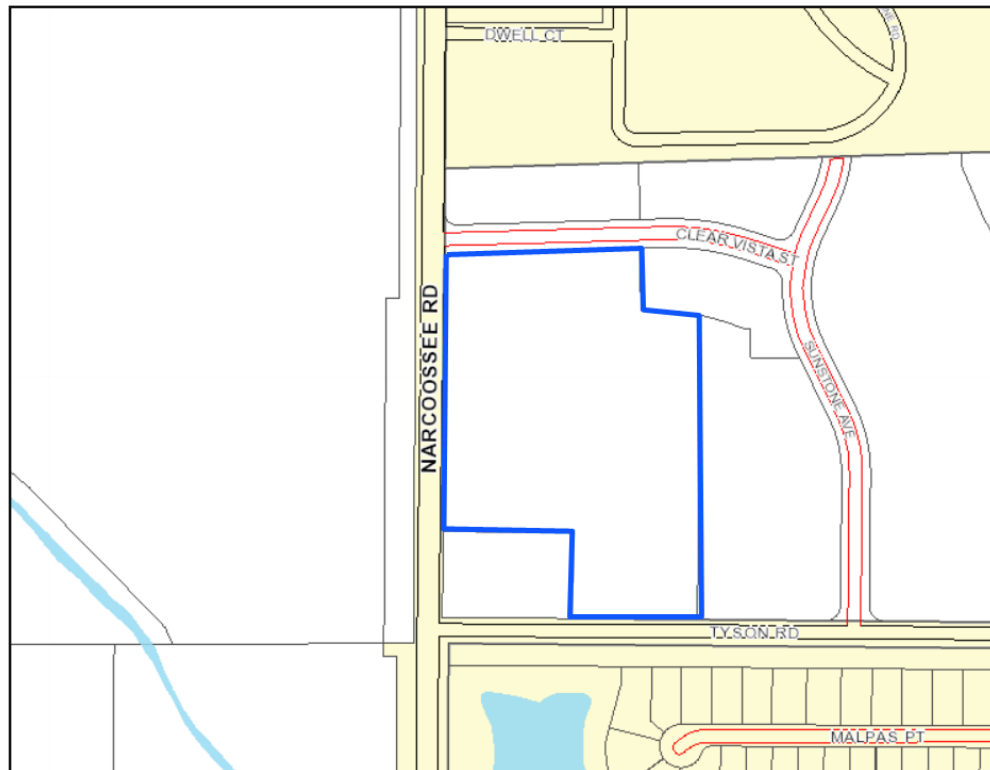



April 12, 2018
Staff Report to the Southeast
Town Design Review Committee

CASE #MPL2018-10010
Item #1

TYSONS CORNER II COMMERCIAL SPMP



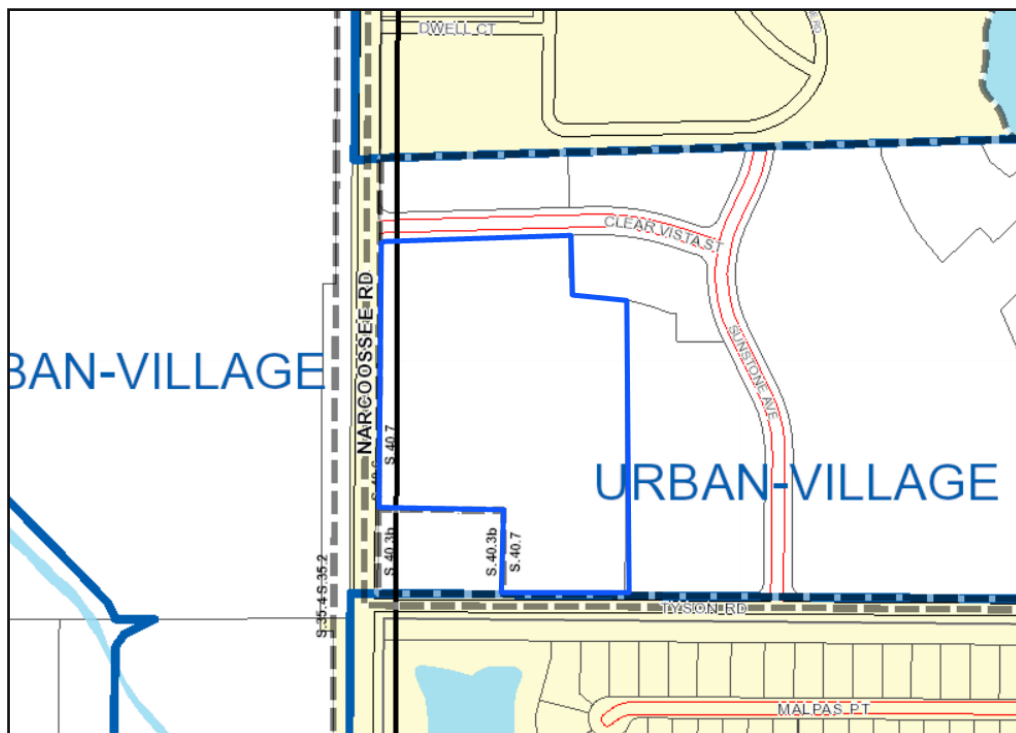
Location Map

 Subject Site

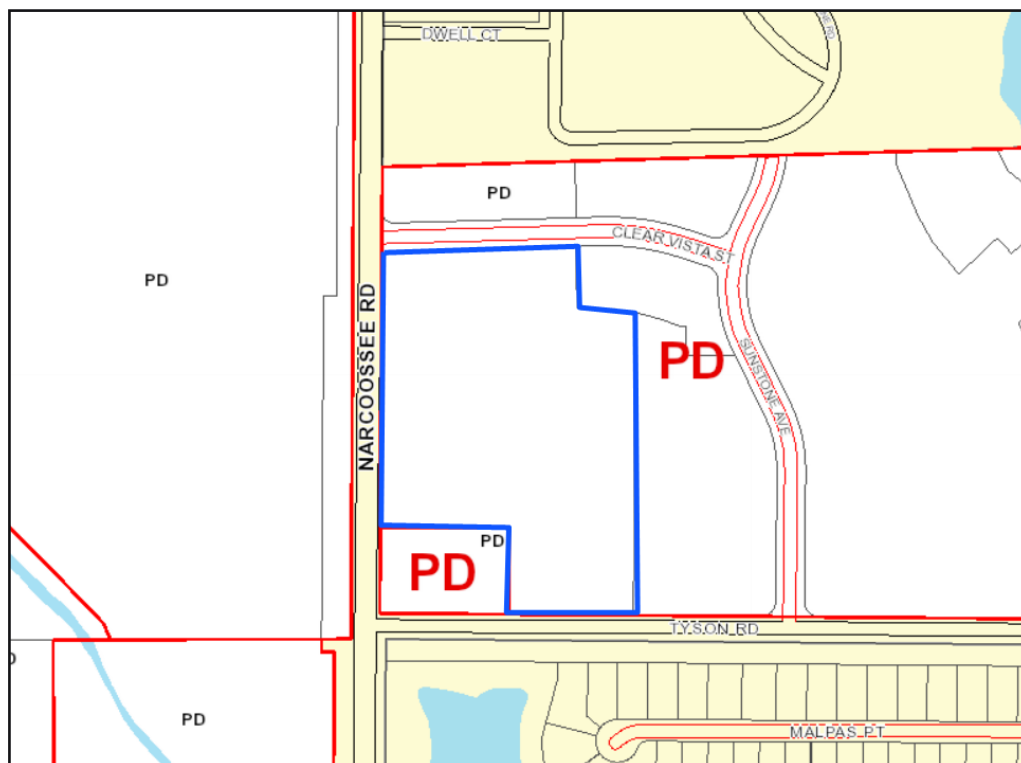
SUMMARY

<p>Owner Lake Nona Holdings, LLC</p> <p>Applicant Andrew Hupp, Managing Member Epic Retail Lake Nona, LLC</p> <p>Project Planner Michelle Beamon Robinson, AICP</p> <p>Updated: April 13, 2018</p>	<p>Property Location: Located north of Tyson Road, east of Narcoossee Road and south of Clear Vista Street (±9.69 acres, District 1).</p> <p>Applicant's Request: 1. Request for a Specific Parcel Master Plan (SPMP) for 72,850 sq. ft. commercial uses, such as retail sales and service, office and restaurant uses and the associated infrastructure.</p> <p>Staff's Recommendation: Approval, subject to the conditions in the staff report.</p>
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Future Land Use Map



Zoning Map



Project Analysis

Project Description

The subject property is located north of Tyson Road, east of Narcoossee Road and south of Clear Vista Street and is approximately 9.69 acres. The subject property is currently vacant. The property is within City Council District 1, which is represented by City Commissioner Jim Gray. The applicant is requesting a Specific Parcel Master Plan (SPMP) for 72,850 sq. ft. commercial uses, such as retail sales and service, office and restaurant uses. Drive in facilities is requested for Buildings A, B, and F. As part of the request, the applicant is requesting an alternative mix of uses, shown in Table 2, than what is required as part of Future Land Use Policy 4.1.9; the proposed project is smaller than the PD is approved for. The property will be subdivided into 5 parcels with a shared access tract.

The site has a Future Land Use (FLU) designation of Urban Village and zoning designations of PD (Planned Development), the Tysons Corner II PD.

Previous Actions:

- September 15, 2015—The Municipal Planning Board approved the annexation of the property (ANX2015-0008), assignment of the Urban Village Future Land Use designation (GMP2015-00015), creation of a new subarea policy S.40.7 to include the property within the Southeast Orlando Sector Plan (GMP2015-00016) and assign zoning of PD—Village Center to allow for 288 multifamily units, 163,000 sq. ft. of commercial and a 42,000 sq. ft. church facility (ZON2015-00008).
- February 29, 2016—The City Council adopted the annexation and planned development ordinance, Ordinance 2016-2.
- March 14, 2016—The City Council adopted the winter 2016 cycle of amendments to the Department of Economic Opportunity, GMP2015-00015 and GMP2015-00016 were included in this package.

Project Context

The subject property is located north of Tyson Road, east of Narcoossee Road and south of Clear Vista Street. The Lake Nona High School is to the west, the Eagle Creek subdivision is to the south, the future church site is to the east and the proposed dentist office is to the north. The surrounding future land uses, zoning districts and uses are depicted in the table below.

Table 1—Project Context			
	Future Land Use	Zoning	Surrounding Use
North	Urban Village	Tyson's Corner PD	Vacant
East	Urban Village	Tyson's Corner PD	Vacant and multifamily
South	PD (within Orange County)	Eagle Creek PD	Single family homes and a stormwater pond
West	Urban Village	Education Village PD	Lake Nona High School

Conformance with the GMP— Urban Village Future Land Use Designation

The proposed SPMP 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) along with Goal 4 and its associated goals, objectives and policies, Subarea Policy S.35.4, Subarea Policy S.35.2 and Policy 4.1.9.

The mix of uses is determined by Future Land Use Policy 4.1.9, see table 2 on the following page. As part of the request, the applicant is requesting an alternative mix of uses than what is required because the project is smaller than what was originally approved through the Tysons Corner II PD. The alternative mix is 3% office use where a minimum of 10% is required and 26% of non-residential where a minimum of 30% is required. This is acceptable since there are other offices uses in the area and the overall non-residential is only 4% less than required.

Table 2—Conformance with GMP Policy 4.1.9 40.93 Total Acres			
Use	Minimum Land Area Required	Maximum Land Area Required	Proposed
Residential	25%	40%	37% (15.40 AC)
Commercial, Retail & Services	20%	60%	23% (9.69 AC)
Office	10%	25%	3% (1.35 AC)
Overall Non-Residential	30%	60%	26% (11.04 AC)
Public and Civic	10%	No Maximum	11% (4.60 AC)
Public Parks and Greenspace	5% (of total)	No Maximum	24% (9.89 AC) *

*The public parks and greenspace category includes approximately 6.89 acres of stormwater ponds. Normally stormwater ponds would not be included in this category however, these ponds provide public green space for the community. The two ponds adjacent to Clear Vista Street are adjacent to the public sidewalk and the pond is surrounded by grass and landscape areas which provide a public view shed. Also, one of these stormwater ponds has a public playground adjacent to it. The two stormwater ponds adjacent to the multifamily will have walking trails around the ponds that connect with the pedestrian trail adjacent to Lake Whippoorwill.

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 the detailed development guidelines and standards for the Southeast Plan area. The proposed development is categorized as “Village Center” in the Tysons Corner II PD. According to LDC Section 68.200 (a) (2), a Village Center is described 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. Section 68.203 outlines the guidelines that applies to Village Centers. The various components consist of primary activity center, housing, urban design character, mid-block connections, land use transitions, relationship of building to public spaces, central feature or gathering place, direct pedestrian connections, arterial streets as edges and integration of the transit stop.

- *Primary Activity Center.* According to Section 68.203, “Village Centers should 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.” This SPMP is for the majority of the retail, office and restaurant portion of the Village Center. It is designed to allow easy connections from Tyson Road and Narcoossee Road and to the residential areas on site.
- *Housing.* According to Section 68.203, “Medium intensity housing, located within the Village Center, should surround the core commercial area and be integrated with its design. Appropriate housing types include: apartments/condominiums, elderly housing, residential over commercial, townhouses, duplexes, bungalows, small-lot single family and standard lot single family.” This SPMP does not include housing; the adjacent multifamily development in this Village Center was approved under MPL2015-00041 and has been built.
- *Urban Design Character.* According to Section 68.203, “Buildings should be placed to form active street fronts and other connecting pedestrian spaces, with rear or courtyard style parking. The dominance of parking shall be reduced by breaking large lots into small blocks of parking, locating employee parking in less-used areas, and maximizing on-street parking.” The buildings are placed to face Narcoossee Road and Tyson Road. The parking is broken up into smaller lots by the buildings.
- *Mid-Block Connections.* According to Section 68.203, “Pedestrian and/or auto connections shall be provided at mid-block locations for mixed use and commercial blocks to increase the permeability of the site and encourage walking for some daily trips. Mid-block connections should be provided every 200 to 400 feet.” This Village Center has streets that bisect the site, Clear Vista Street and Sunstone Avenue. There are additional vehicle cross access and connections as well as pedestrian connections throughout the site.
- *Land Use Transitions.* According to Section 68.203, “Land use boundaries and density changes in Village Centers should occur at mid-block locations whenever possible, rather than along streets so that buildings facing each other

are compatible and transitions between uses are gradual.” This SPMP is for commercial and office, therefore there are no transitions.

- *Relationship of Building to Public Spaces.* According to Section 68.203, “Buildings should reinforce and revitalize streets and public spaces, by providing an ordered variety of entries, windows, bays, and balconies along public ways. Buildings should have human scale in details and massing. Free-standing or monument buildings should be reserved for public uses.” The buildings are distributed throughout the site. The building elevations have not been submitted. The building elevations will be evaluated in accordance with this condition when the Appearance Review Application has been submitted.
- *Central Feature or Gathering Place.* According to Section 68.203, “A Village Center shall include a comfortable, centrally located park or plaza with public amenities such as civic buildings, benches, monuments, kiosks, and public art.” This Village Center provides a small park at the intersection of Clear Vista Street and Sunstone Avenue as well as provides access to a trail adjacent to Lake Whippoorwill.
- *Direct Pedestrian Connections.* According to Section 68.203, “Direct local street access from surrounding neighborhoods shall be provided so visitors do not need to use arterial streets to access the Village Center. When existing developed areas are redeveloped or retrofitted, ensure that pedestrian and/or auto access from surrounding neighborhoods is provided. Providing direct connections from the public pedestrian network to the front door of businesses and residences is essential.” Direct pedestrian connections are provided throughout the site; with access from Narcoossee Road, Tysons Road and Clear Vista Street.
- *Arterial Streets as Edges.* According to Section 68.203, “Arterial streets should be considered edges Village Centers, unless they are designed as a one-way couplet or substantial pedestrian improvements are made and traffic through the Village Center is slowed. The Primary Conservation Network may also be used as an edge for Village Centers.” The arterial street, Narcoossee Road, is located at the edge of the Village Center.
- *Integration of the Transit Stop.* According to Section 68.203, “Village Centers should be considered major stops on the local transit network. Associated transit stop facilities should be integrated into the design of the center, centrally located, and easily accessible for pedestrians walking to and from the surrounding neighborhoods.” While no transit stop is planned at this time, the site plan allows for a transit stop to be incorporated at a future date through the street cross section design.

The minimum density within the Village Center future land use designation is 7 du per acre and no minimum FAR for nonresidential uses. The maximum density is 25 du/gross acres and no maximum FAR for nonresidential uses. The site acreage is 9.69 for 72,850 sq. ft. of use, yielding an intensity of 0.17 FAR. Since the FAR is less than 0.4 FAR, this development must follow the conventional LDC and the AC-1 development standards. Table 3 below displays the mix of uses for this neighborhood center.

Table 3—Village Center Development Program

Phase	Acreage	Proposed Land Use	Development Program	Total Land Area
1	15.40	Multifamily Residential	288 units and associated amenity area.	37%
	2.77	Conservation and Lake	Conservation and Lake	7%
	7.77	Park, Open Space and Stormwater	Park (public playground), Open Space and Stormwater	19%
2	9.69	Commercial	72,850 sq. ft. commercial uses, such as retail sales and service, office and restaurant uses.	23%
	1.35	Office	13,050 sq. ft. of dentist office use.	3%
3	4.60	Civic	30,000 sq. ft. of church facility with 12,000 sq. ft. of ancillary uses (office, kitchen, assembly area and classrooms)	11%
Total	41.58	n/a	288 multifamily units with the associated amenity area, 163,000 sq. ft. of commercial and 30,000 sq. ft. of church facility with 12,000 sq. ft. of ancillary uses (office, kitchen, assembly area and classrooms).	100%

Conformance with the LDC

The development site has existing zoning designations of the Tysons Corner II PD (Planned Development). The PD district is intended to provide a process for the evaluation of unique, individually planned developments which are not otherwise permitted in the zoning districts and provide superior design.

Development Standards

This proposal has been reviewed for conformance with the Village Center requirements shown in Future Land Use Policy 4.1.9 and the AC-1 zoning district. According to LDC Figure 68-A, development in the Village Center designation must adhere to Traditional Design for non-residential development equal to or greater than 0.4 FAR and for residential development equal to or greater than 25 du/gross acres. Non-residential development less than 0.4 FAR and residential development less than 25 du/gross acres follow the conventional land development code, AC-1 zoning district. This development is less than 0.4 FAR and must follow AC-1 standards.

Table 4—Development Standards									
				Village Center Intensity		Building Height		Impervious Surface Ratio (ISR)	
Lot/Tract	Use	Block Size (acres)	Proposed Development	Max.	Proposed	Max.	Proposed	Max.	Proposed
Tract A	Commercial and office	9.69	72,850 sq. ft.	None	0.17	3 stories	1 story, 35'	0.85	tbd

Intensity

According to Future Land Use Policy 4.1.9, the minimum density is 7 du per acre and no minimum FAR for nonresidential uses. The maximum density is 25 du/gross acres and no maximum FAR for nonresidential uses. The office acreage is 9.69 for 72,850 sq. ft. of use, yielding an intensity of 0.17 FAR.

Height—LDC Section 68.317

Height is limited by the number of stories, not the overall height to provide variety to the skyline in the mixed use centers. The Village Center designation allows for 1 to 3 stories.

Impervious Surface Ratio (ISR)

The maximum ISR permitted is 0.85 according to the AC-1 default zoning.

Setbacks—LDC Section 68.315

The required setbacks for the Village Center (AC-1 standards) are 0 feet for the front yard and street side yard, 0 feet for the side yard and 20 feet for the rear yard setback. Further, the Narcoossee Road setback is 32.5' and the Tyson Road setback is 21'. Table 5 summarizes the proposed setbacks. An alternative standard is requested for the rear (east) setback for Building E, a 16.6' setback is requested where a 20' minimum is required. While this is the rear of the site, it also doubles as a side to the church parcel to the east. As such, it is acceptable for the setback to be 16.6'.

Table 5—Building Setbacks					
	Lot A	Lot B/C	Lot D	Lot E	Lot F
North	55.8' (0' minimum)	49.8'	27.5' (0' minimum)	135.9'	82.0'
East	52.4'	87.7'	77.3'	16.6' (0' minimum)	32.4' (20' minimum)
South	151.0'	7.5' (Lot C— 0' minimum)	51.2'	7.5'	95.3' (21' minimum)
West	84.1' (32.5' minimum)	102.9' (32.5' minimum)	7.5'	149.4'	77.1'

Landscaping and Street Furnishings—LDC Section 68.324

The proposed landscaping plan shows a 7.5 ft. minimum landscaping depth around the perimeter of the site. The site must also adhere to the required setback and landscaping requirement for Narcoossee Road and Tyson Road from the Tysons Corner II PD. Narcoossee Road setback is 32.5', which includes 15' utility easement, 7.5' street tree area and a 10' wide landscape buffer. Tyson Road setback is 21', which includes the area required for an additional travel lane on Tyson Road, a bike lane, a sidewalk, all of which have been constructed, and a 10' landscape buffer.

Parking

This site is proposed to be a mixture of commercial, office and restaurant use. Buildings A and B have been identified as being restaurant use (12,750 sq. ft.), the remainder of the site (60,100 sq. ft.) was calculated using the shopping center requirements. 60,100 square feet of the site must meet the shopping center requirements; 2.5:1,000 sf GFA minimum to a maximum of 5:1000 sf GFA, this yields a minimum of 150 spaces and a maximum of 300 spaces. 12,750 square feet of the site must meet the restaurant requirements; 5:1,000 sf GFA minimum to a maximum of 20:1000 sf GFA, this yields a minimum of 63 spaces and a maximum of 255 spaces. Therefore, the total allowed for the site is minimum of 213 spaces and a maximum of 555 spaces and the site plan is providing 414 parking spaces.

Building Elevations

The building elevations have not been submitted to date. Prior to the submittal of building permits, the building elevations must be submitted for review through a Determination Application.

Signage

All signage shall meet the requirements of LDC Chapter 64. A determination application for the signage shall be required to ensure sign consistency across the Tysons Corner II site. A management control plan must be submitted at time of permitting signs. The plan must include allocation of sign area and sign locations for the entire building site.

Transportation

The City has adopted a Transportation Concurrency Exception Area (TCEA) citywide. Site access may be provided from Narcoossee Road, Tyson Road and Clear Vista Street.

Capital Improvement Program

The City does not have any Capital Improvement Program (CIP) projects in the vicinity of the subject site.

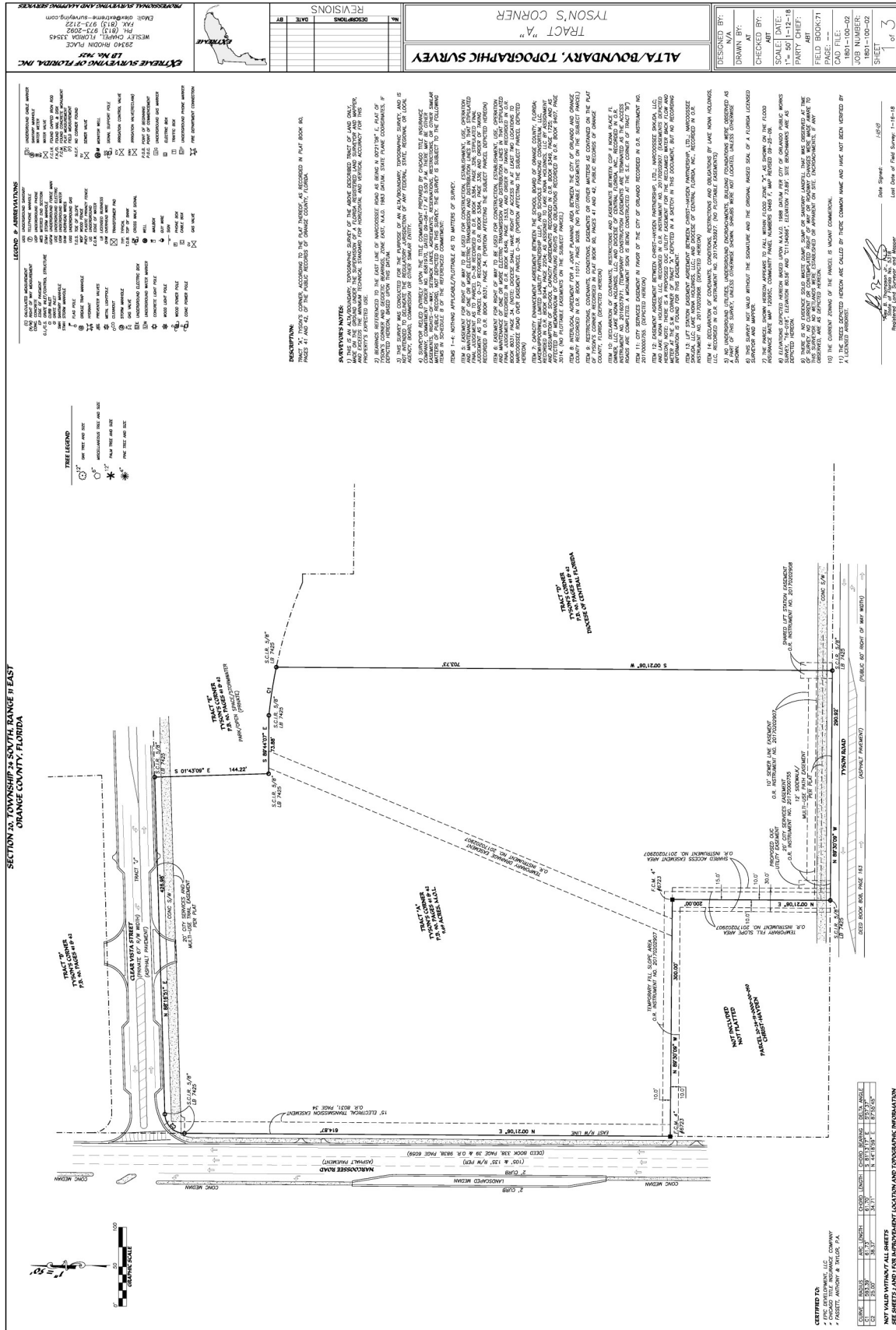
School Capacity

Orange County Public Schools (OCPS) has two school review processes. The Capacity Enhancement Process (CEP) applies to land use approvals, including GMP amendments, that increase residential density. The concurrency process applies to all residential development that is not de minimus or previously vested through a DRI Development Order or another agreement. The proposal is for non-residential development so this is not applicable.

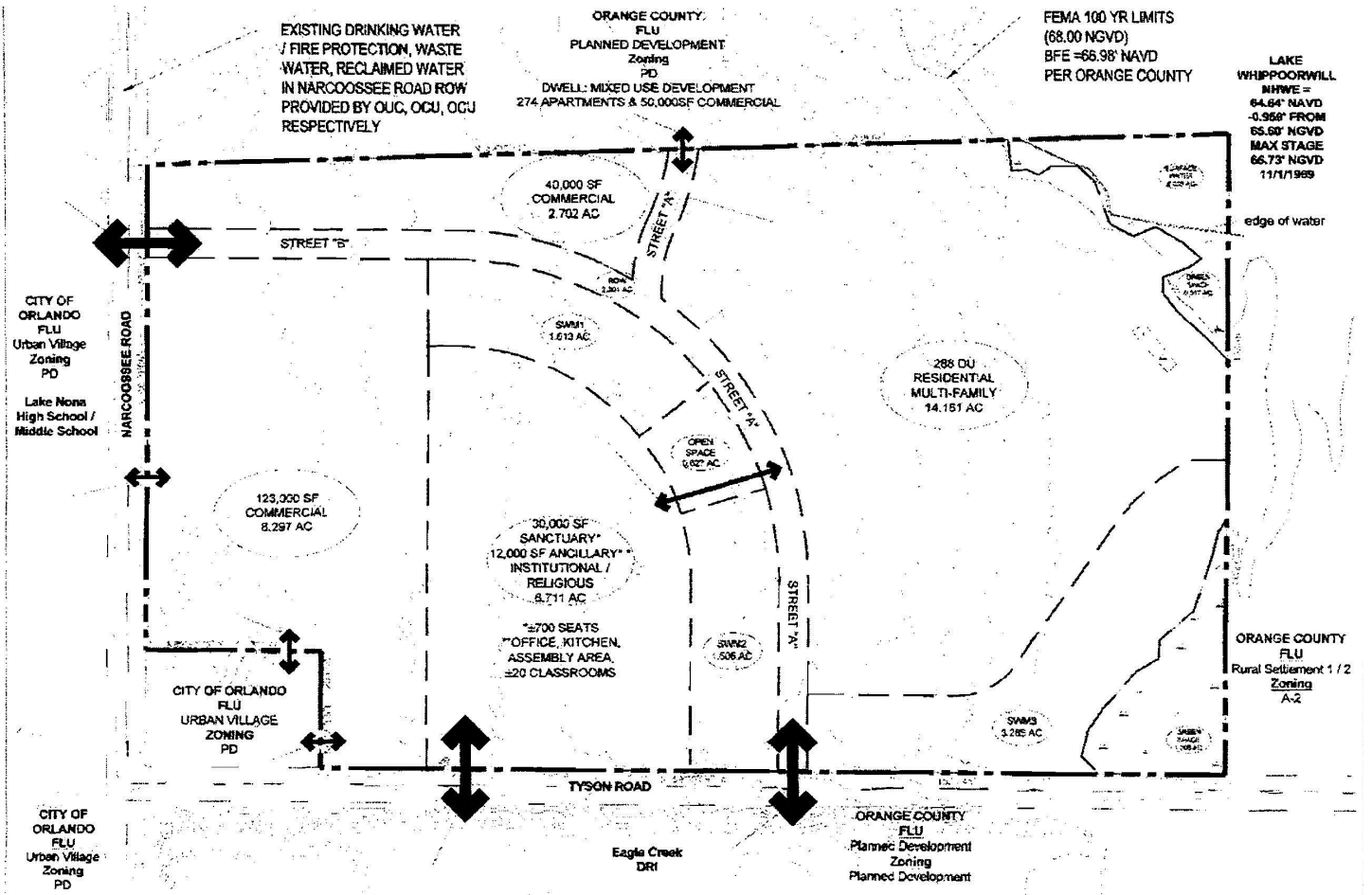
Aerial Photo



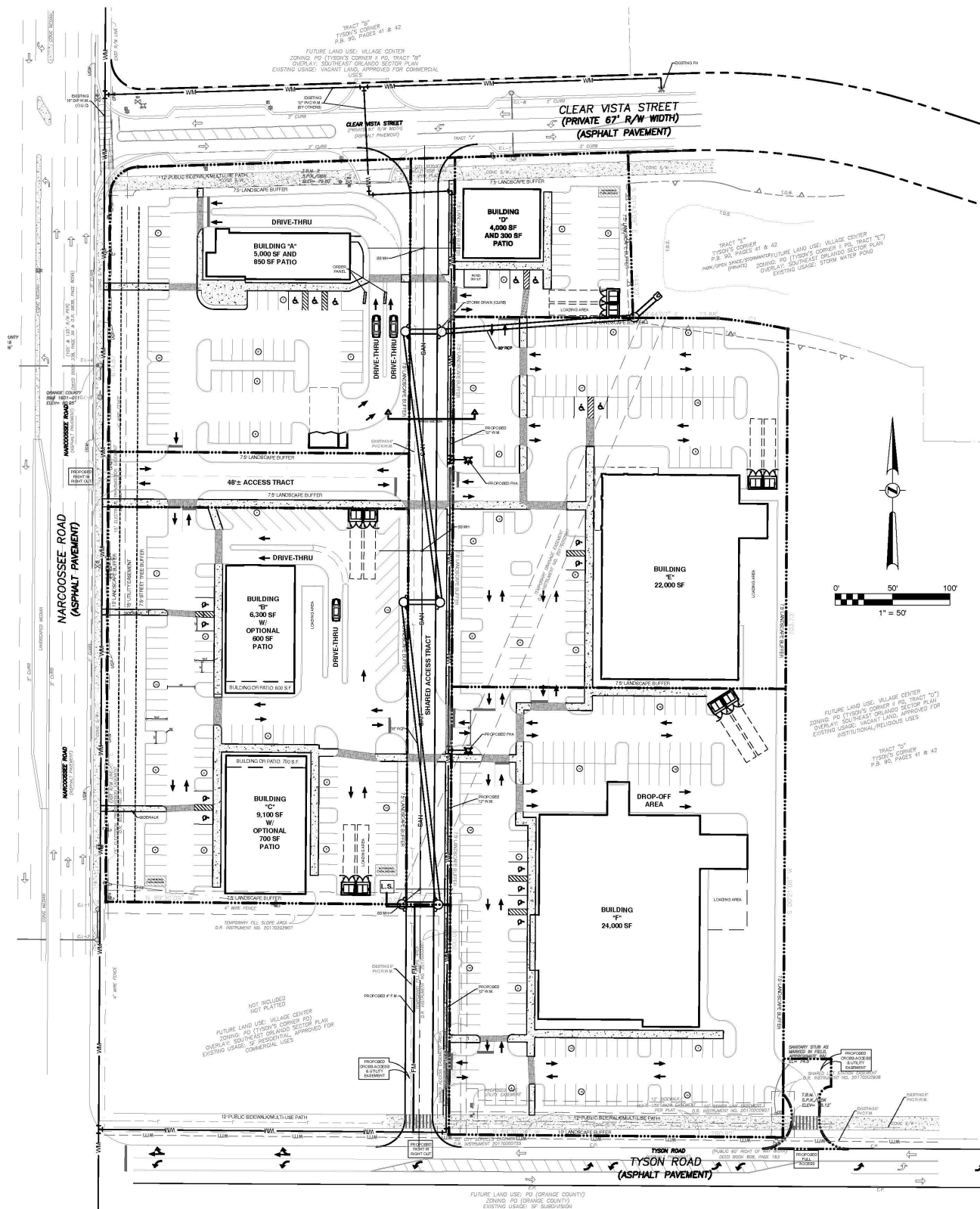
Existing Survey



PD Development Plan

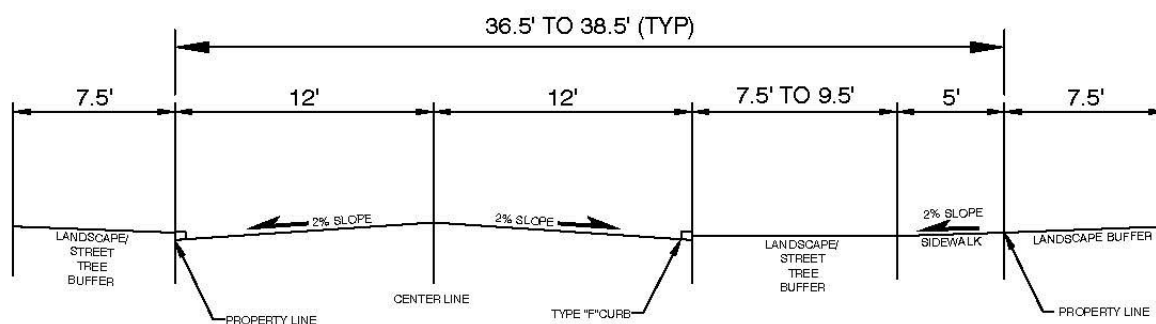


TYSON'S CORNER II PD, TRACT "A" COMMERCIAL
SPECIFIC PARCEL MASTER PLAN AND PRELIMINARY SUBDIVISION PLAN
CITY OF ORLANDO, ORANGE COUNTY, FL



Cross Section for the Shared Access Tract

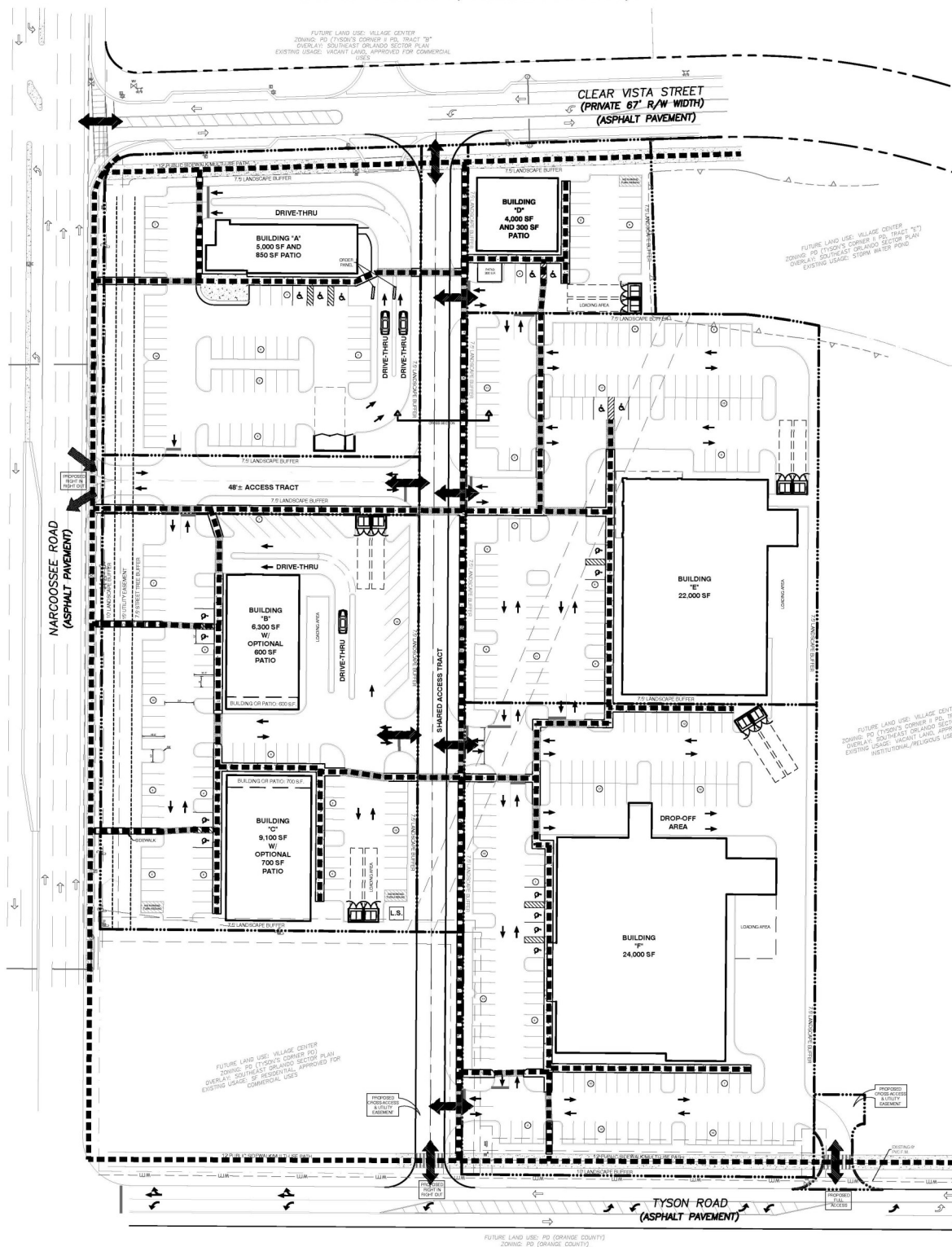
SHARED ACCESS TRACT CROSS SECTION



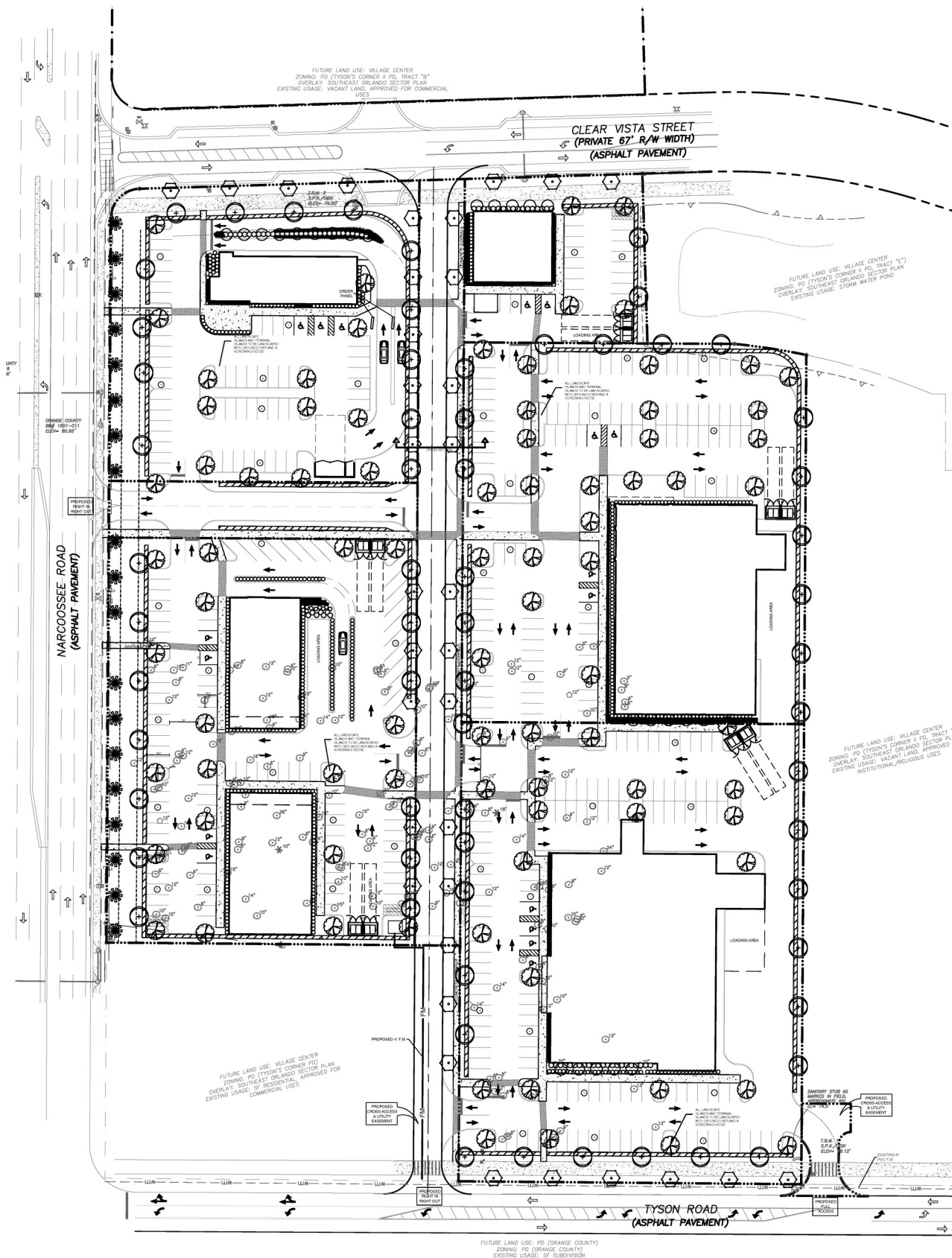
TYSON'S CORNER II PD, TRACT "A" COMMERCIAL

VEHICULAR AND PEDESTRIAN CIRCULATION PLAN

CITY OF ORLANDO, ORANGE COUNTY, FL



Proposed Landscape Plan



Proposed Landscape Plan Legend

NOTES

Tree Mitigation - All existing trees are proposed to be removed, and shall require replacement with a number of trees or caliper inches of trees as determined by the Parks Official to be of equivalent environmental benefit; or shall be remedied by a monetary value











All plants used to meet the requirements of this Part shall be selected from the Approved Plant List. The Approved Plant List includes botanical and common names, Spacing Category for trees, mature height and canopy spread, growth habit, soil requirements, wind resistance for trees, soil moisture requirements, and general cultural notes. Recommended additional references for plant cultural characteristics are provided by the University of Florida Institute of Food and Agricultural Services (UF/IFAS) and the St. Johns River Water Management District Waterwise landscaping references or its successor. In order to absorb and slow stormwater runoff, and to mitigate erosion, wind-borne dust, heat gain, and noise, at least 45% of new trees shall be evergreen or semi-deciduous

All landscape plans must achieve the Minimum Required Landscape Score (MRLS) required for the proposed type and intensity of development.

Backflow preventer[s] shall be located so as to not be directly visible and as far away as possible from the right-of-way. Backflow Preventers should be screened from view where necessary with landscaping.

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

PLANT LIST

SYM.	QTY.	BOTANICAL/COMMON NAME	SIZE
	35	STREET TREE - CANOPY SHUMARD OAK SOUTHERN MAGNOLIA LIVE OAK WINGED ELM	4" CAL. 12' HT.
	19	STREET TREE - UNDERSTORY LITTLE GEM MAGNOLIA CHICKASAW PLUM YAUPOH HOLLY CABBAGE PALM	2" CAL. 8' HT.
	24	TREE - UNDERSTORY LITTLE GEM MAGNOLIA CHICKASAW PLUM YAUPOH HOLLY CABBAGE PALM	2" CAL. 8' HT.
	84	LANDSCAPE ISLAND TREE- CANOPY SHUMARD OAK SOUTHERN MAGNOLIA LIVE OAK WINGED ELM	4" CAL. 12' HT.
	62	VUA PERIMETER TREE- CANOPY SHUMARD OAK SOUTHERN MAGNOLIA LIVE OAK WINGED ELM	4" CAL. 12' HT.
	1883	VUA PERIMETER NATIVE EVERGREEN SHRUBS/GROUND COVER	MAX 4' HT., MIN HT 18" 60% TO HAVE A NATURAL MATURE HT. OF 3'
	77	LARGE SHRUB STOPPER SPP. FIREBUSH ILEX SPP. WALTERS VIBURNUM	3 GALLON
	200	MEDIUM SHRUB WAX MYRTLE FIREBUSH BEAUTYBERRY WALTERS VIBURNUM	3 GALLON
	597	SMALL SHRUB DWARF YAUPOH HOLLY SCRUB PALMETTO COONTIE DWARF FIREBUSH	3 GALLON
	597	GROUND COVER ELLIOTT'S LOVEGRASS TWINFLOWER SUNSHINE MIMOSA	1 GALLON
SOD	TBD	ARGENTINE BAHIA	MAX 60% OF LANDSCAPE AREAS TO BE SODDED

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PROJ. MANAGER C. MORAHAN PROJ. # 319031 DATE 03/26/2018	
AVID GROUP CJM DESIGNS, LLC 2116 RIVERS EDGE COURT CLEARWATER, FLORIDA 33763 PHONE: (727) 734-3368	
TYSON'S CORNER II PD, TRACT "A" COMMERCIAL CITY OF ORLANDO, ORANGE COUNTY, FL	LANDSCAPE PLAN
SHEET NO.	L1

Site Photos



Facing south on Clear Vista Street and the subject property, Narcoossee Road is on the right of the photograph.



Facing east on Sunstone Avenue and the subject property, Lake Nona High School is in the background.



Facing west of Tyson Road, the subject property is on the left side of the photograph.

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 Tysons Corner II PD.
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 after the PD adoption 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. MAXIMUM INTENSITY

The proposed development is 72,850 sq. ft. of commercial and office use.

5. ALTERNATIVE MIX OF USES

The applicant is requesting an alternative mix of uses than what is required as part of Future Land Use Policy 4.1.9; the proposed project is smaller than the PD is approved for. The alternative mix of uses, as displayed in Table 2, is 3% office use where a minimum of 10% is required and 26% of non-residential where a minimum of 30%. This is acceptable since there are other offices uses in the areas and the overall non-residential is only 4% less than required.

6. BUILDING HEIGHT

The building height is maximum shall be one story, 35'.

7. IMPERVIOUS SURFACE RATIO

The maximum ISR for the subject site shall be consistent with the AC-1 zoning district standard of 0.85.

8. SETBACKS

- a. The building setbacks shall adhere to the table below. An alternative standard is requested for the rear (east) setback for Building E, a 16.6' setback is requested where a 20' minimum is required. This alternative standard is approved.
- b. Setbacks may be amended by 5' through the appearance review determination in order to accommodate architectural and site design requirements. However, the setbacks may not go below the minimum requirements or the alternative rear setback for Lot E.

Building Setbacks					
	Lot A	Lot B/C	Lot D	Lot E	Lot F
North	55.8' (0' minimum)	49.8'	27.5' (0' minimum)	135.9'	82.0'
East	52.4'	87.7'	77.3'	16.6' (20' minimum)	32.4' (20' minimum)
South	151.0'	7.5' (Lot C— 0' minimum)	51.2'	7.5'	95.3' (21' minimum)
West	84.1' (32.5' minimum)	102.9' (32.5' minimum)	7.5'	149.4'	77.1'

9. APPEARANCE REVIEW

Appearance Review is required prior to permitting for all building, via Planning Official determination. Submittal shall include the site plan, landscaping plan, elevations of all four sides of the building and the transparency calculations.

Urban Design

Recommendation approval with conditions.

1. SIGNAGE

All signage shall meet the requirements of LDC Chapter 64. A determination application for the signage shall be required to ensure sign consistency across the Tysons Corner II site. A management control plan must be submitted at time of permitting signs. The plan must include allocation of sign area and sign locations for the entire building site.

2. ARCHITECTURAL DETAILING

- a. No one particular style is dictated over another; however, architecture should be authentic to the style employed.
- b. Architectural continuity between the buildings is required to be incorporated into each building so that there are not random buildings that are unrelated to each other. Continuity can be provided by building materials, a common stone base or a common architectural theme.
- c. Principal facades or any façade facing a street, pedestrian path or plaza shall have a minimum of 30% transparency in ground floor elevations. Secondary facades shall have a minimum of 15% transparency in ground floor elevations.
- d. The base material of the buildings must be of durable material. Stucco or EIFS is not an acceptable materials must be stone, brick or similar material.
- e. Each principal building must have a clearly defined, highly visible principal pedestrian entrance. Additional entrances on secondary facades should also be architecturally highlighted.
- f. Parapets must have a 3-d appearance. Typically 5-ft is added so that the parapet is less two dimensional.
- g. All facades shall express a recognizable base, middle, and top.
- h. Tinted, mirrored, and spandrel glass does not count toward transparency.
- i. Blank walls shall not occupy over 50% of a principal frontage, and a section of blank wall shall not exceed 20 linear feet without being interrupted by a window, entry, pilaster, change in plane, or similar element.
- j. For all Loading Zones: Screen walls shall conceal trailers when parked at loading bays to the extent that such loading bays are not otherwise screened from the public ROW.
- k. All buildings shall be finished with durable, high quality materials that are authentic to the style of architecture for which the building is proposed. All facades shall be finished with the same materials and architectural details. Side and rear building façades that are visible from a public street shall contain architectural detail comparable in

appearance and complexity to the front of the building

- i. No windows at the ground floor level shall be dry-walled, or have permanent partitions installed on the interior to block natural surveillance.

2. *ALL BUILDINGS*

The rear facades of Building E and Building F must not appear to be back of house. The rear facades must contain the same level of architectural detail in appearance and complexity as the front façade and sides.

3. *LANDSCAPING*

- a. All surface parking areas shall meet the minimum landscape requirements of Chapter 60 of the LDC.
- b. Street trees are required within established rights-of-way along public and private streets (Sec. 60.216)
- c. Canopy trees shall be planted in the parkways on both sides of the street, in accordance with Chapter 61.
- d. The minimum width of landscape parking lot islands are 10ft.
- e. Every row end parking must have a landscape island. Each row end parking must have a tree.
- f. The maximum number of parking spaces allowed between landscape area is 10 parking spaces or refer to Section 61.312.
- g. 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/>.

4. *CART CORRALS*

- a. Cart corrals within the sidewalk immediately adjacent to building storefronts shall be screened with CPTED solid walls to match the principal structure or fully screened with a solid wall integrated into the building façade.
- b. Cart corrals in parking lots Landscape screen including low hedge and groundcover shall be shall be screened with solid walls on 3 sides to match the principal structure. A landscape screen including low hedge and groundcover shall be provided to soften the view from the public ROW.

5. *PEDESTRIAN NETWORK*

- a. To create a sense of community, and promote logical street and sidewalk network to surrounding uses, the following standards shall apply:
 - i. Create a pedestrian network throughout the site, and connect to the public sidewalks along the ROW. Sec 61.314.
 - ii. Internal cross walk connections must be established to all buildings on the site.
 - iii. Pedestrian walkways shall be designed to provide direct connections between all building entrances, adjacent rights-of-way, transit stops, and outparcels.
- b. All crosswalks must be constructed with textured colored concrete or similar at all internal drives and intersections where a pedestrian connection occurs. Crosswalks at both main entrances shall also be decoratively treated so that the pedestrian path is visually dominant compared to the vehicular entrance. The path shall be constructed with a contrasting material, such as pavers or textures colored concrete or similar.
- c. Pedestrian Clear Zone — In no instance shall vertical structures or obstructions be allowed in the pedestrian clear zones.

6. *OUTDOOR LIGHTING*

All requirements of the LDC Ch 63.100 Outdoor lighting shall be met at the time of permitting. All utilities, including street light poles, shall be kept out of the pedestrian path. Light-emitting diode (LED) lamps are encouraged.

7. *DUMPSTER ENCLOSURE*

- a. All dumpsters and trash compactors shall be screened with solid walls to match the principal structure or all dumpster enclosures cab share a uniform design. Decorative gates shall be installed to coordinate with principal structure. Landscape screen including low hedge and groundcover required to soften the view from the public ROW.
- b. Recycling containers are not required but always encouraged.

8. *MECHANICAL EQUIPMENT*

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 for rooftop mechanical equipment may be required to provide additional screening at eye level.

9. *BACKFLOW PREVENTORS*

Backflow preventer[s] shall be located so as to not be directly visible and as far away as possible from the right-of-way. Backflow Preventers should be screened from view where necessary with landscaping.

10. *VENTING/EXHAUST*

All potential restaurant venting and restaurant exhaust shall be directed to the roof of the building and must not be visible from the street. Restaurant venting is not permitted on any street facing façade. All other venting and exhaust for mechanical and other utilities shall be a minimum of 10 ft. above grade and must be integrated with the building design so as to be seamless with the overall architecture of the building. In no instance shall exhaust venting be directed over pedestrian areas.

11. *TRANSFORMER AREAS*

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.

Transportation

Recommendation approval with conditions.

1. *COMPLIANCE*

All aspects of the site plan are required to conform to all applicable minimum standards set forth in the editions of the City Code and the City Engineering Standards Manual that are in force at the time of any construction of this project.

2. *DRIVEWAY SEPERATION*

Driveways and intersections onto Tyson Rd must be separated by a minimum of 125 feet and be permitted by Orange County Traffic Engineering. Driveways onto Narcoossee Rd must also be permitted by Orange County and meet their separation requirements and standards. Copies of all permits must be provided with engineering and building plans submitted to City Permitting Services.

3. *DRIVEWAY SIGHTLINES*

Vehicular sightlines at all driveways for public and private streets must meet City of Orlando and orange County standards.

4. *EASEMENTS*

Easements and maintenance agreements for all shared vehicular use areas for these parcels must be executed and recorded by the owners of al properties.

5. *PARKING MODULE*

Any parking module containing more than 9 parking stalls and only one entry point should contain at least one stall that is striped for no parking to allow vehicles to turn around if no stall is available.

6. *SIDEWALKS FOR PARKING STALLS*

City of Orlando requires the pedestrian path in front of 90 deg. parking stalls to be a minimum of 7 feet wide with an integrated curb that can serve as the wheel stop. The parking stall may be shortened to 16.5 feet to the face of the curb.

7. *SUNSTONE AVENUE*

Applicant shall request permission from the property owner to the north to eliminate the barrier at the northern terminus of Sunstone Ave. If permission is granted, the applicant shall construct the missing segment, including a speed table to provide traffic calming, after 70% of the commercial buildings are built.

8. *DRIVEWAYS ON CLEAR VISTA STREET*

The applicant must coordination with Orange County on the location of the driveways into buildings A & B just east of Narcoossee Road. Orange County has been requiring 70 ft of stacking space between the ROW line and the center-line of the first driveway. The applicant must verify with Orange County to verify that these driveway entrances are far enough east to meet Orange County criteria for these entrances.

Development Review

Recommend for approval with conditions.

1. *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.

2. *ON-SITE STORMWATER SYSTEM*

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

3. *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.

4. *SANITARY SEWER SERVICE*

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.

5. *FDEP*

This project will require a Florida Department of Environmental Protection (FDEP) permit for the sanitary sewer collection system.

6. *ESM*

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.

7. *FUTURE ELEVATION*

All future elevation shown on a boundary/topographic survey shall use the North American Vertical Datum of 1988 (NAVD 88).

8. *CONCURRENCY MANAGEMENT APPLICATION*

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.

9. *PLAT*

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.

10. *REFUSE CONTAINERS*

- a. 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.
- b. The dumpster must have a minimum opening of 12' wide and a clear depth of 10' forward of any bollards within the enclosure. Note: where dual dumpster is to be installed a minimum opening of 24' is required unless previously approved by Solid Waste.
- c. 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 Division Staff. The owner/developer must contact Solid Waste to fill out an application as part of the new recycling program.

11. *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.

12. *STREET TREE*

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.

Parks

Recommend for Approval

1. *TREE PERMIT*

Prior to removing any tree whose caliper is 4" or greater, a tree removal permit must first be obtained.

Police

Recommend for approval with conditions.

1. *DEVELOPMENT PERMIT*

The Orlando Police Department has reviewed the plans for Tyson's Corner II Commercial development located at 10113 Tyson Rd., applying 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 Orlando Police Department plan review, please contact Audra Rigby at 407.246.2454 or Audra.Rigby@cityoforlando.net.

Fire

Recommend for approval.

Public Works

Recommend approval with conditions.

Wastewater

No review required.

The subject property lies outside of the City sewer and reclaimed water service areas.

Solid Waste

No review required.

Building

No review required.

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

Informational Comments

Fire

1. TRC fire code review is preliminary in nature and is not considered a full life safety or architectural review. It is intended to expose or prevent evident design deficiencies with State and City Fire Codes. The building design, floor plans, egress system, fire protection systems and MEP will be reviewed in detail for State and City Fire Code compliance at the time of permit application.
2. Be advised that any new construction must adhere to the requirements of the Florida Fire Prevention Code, Sixth Edition, and The City of Orlando Fire Prevention Code Chapter 24.
3. Design of buildings must account for fire department access. The access road itself must extend 50ft. from at least one exterior doorway to allow access to the building's interior. 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]
4. 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, a minimum 20 ft. in width, and 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]

5. 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)

Public Works

1. Per Section 7.01 of the City's ESM, any proposed project to be built in the City of Orlando which alters the existing topographic characteristics will be required to provide stormwater treatment. Alterations of surface drainage (with the exception of resurfacing and landscaping elements only) is defined as: changing the flow patterns within the redevelopment area; changing the mode of transport from overland flow or open channel to a closed conduit, etc.; changing an impervious surface's character (from building to parking, wet bottom pond or a new building or vice versa); changing the character of a parking surface (from shell base to asphalt, etc.); or remodeling of an existing building which changes its footprint or number of floors. When applying for an Engineering Permit, please submit the Drainage Report, Geotech Report, Stormwater Tabulations, and all necessary docs needed in order to verify the City's, FEMA's and SFWMD standards are met. It appears that this site will discharge into a pond offsite. Was this part of a master system that was previously approved? If so, please provide.
2. Note, though roof runoff is excluded in SFWMD for treatment volume, this is a requirement per the City's ESM Section 7.04.01.
3. This site appears to be over 1 acre. Construction activities including clearing, grading and excavating activities shall obtain a FDEP NPDES NOI. A copy of the NPDES NOI Acknowledgement letter must be received in the Office of Permitting Services prior to permit approval.
4. Provide a certification signed by the Engineer, licensed in the State of Florida, responsible for the stormwater design which reads as follows:
"I hereby certify that to the best of my knowledge and belief, the design of the Stormwater Management System for the project known as: (Project Name) meets all of the requirements and has been designed substantially in accordance with the City of Orlando Stormwater Management Criteria."
5. All proposed and existing sidewalk that is touched during construction will need to be updated to the newest ADA requirement.
6. Please submit a signed and dated private improvements cost sheet. Cost sheet forms and instructions are available at our website at www.cityoforlando.net/permits.
7. The proposed dumpster pad needs to conform to the requirements of the Engineering Standards Manual details.
8. HDPE is not allowed in the City's ROW. IF HDPE is proposed on private property, please submit a letter signed, dated, and notarized by the Owner/Owner's Rep stating that they shall accept the responsibilities associated with using HDPE piping on the project. In addition, they understand that if the piping is not properly installed, it may fail and would accept full responsibility and liability for any issues that may come from failure. Per the City's ESM Section 9.03.02.H, HDPE is not allowed within City ROW. The copy should be attached during the resubmittal and the original to City Hall 8th floor addressed to Susan Ussach.
9. Please note the following may be asked as part of the submittal but not limited to: drainage report, private and/or public improvement cost sheet, performance bond, and NPDES NOI acknowledge letter.
10. Other comments may arise depending on the contents submitted to permitting.

Police

1. Construction Site Crime Prevention: Due to the continued trend of theft of building materials and equipment from construction sites, Orlando Police Department's Crime Prevention Unit strongly recommends that the developer institute the following crime prevention/security measures at this project site:
 - a. Post signs at the site that theft from the site or trespassing on a construction site is a felony under Florida Law and that the developer will prosecute.
 - b. To improve visibility of potential offenders by OPD patrol officers, perimeter lighting should be installed at a minimum of 150 foot intervals and at a height not less than fifteen (15') from the ground. The light source used

should have a minimum light output of 2,000 lumens, shall be protected by a vandal resistant cover, and shall be lighted during the hours of darkness.

- c. In addition to lighting, one of the following physical security measures should be installed:
 - i. Fencing, not less than six (6') feet in height, which is designed to preclude human intrusion, should be installed along the perimeter boundaries of the site and should be secured with chain and fire department padlocks for emergency vehicle access; post in a clear area, an emergency contact person and phone numbers for after hours, in case of an emergency; or
 - ii. A uniformed security guard should be hired to continually patrol the construction site during the hours when construction work has ceased.
- a. Valuable construction materials and tools should be protected in a secondary fenced, locked cage.
- b. Post in a clean, open area, the name and numbers of an emergency contact person for OPD in case of a night-time emergency.

If you have any questions, please call the Crime Prevention Unit, Officer Edgar Malave at 407.246.2513.

- 2. Natural Access Control: Design the site to decrease crime opportunity by denying access to crime targets and creating in offenders, a perception of risk. This can be accomplished by designing street, sidewalks, building and parking lot entrances to clearly indicate public routes and discourage access to private areas with structural and landscape elements.
 - a. Public entrances should be clearly defined by walkways, signs, architecture and landscaping.
 - b. Landscaping used around the property should create clear way-finding, be well lit and not block entrances or create ambush points.
 - c. There should be no easy access to the roof of any building.
 - d. Way-finding throughout the property can provide clear guidance for authorized users while discouraging potential offenders. Signs should clearly indicate - using words, international symbols, colors, maps, etc. - the location of entrances, public or private use routes, restrooms, retail space and authorized entrances.
 - e. Signage with hours of operation should be clearly visible at any public entrance.
 - f. Walkways should be a minimum 6' in width to enhance pedestrian flow.
 - g. The use of traffic calming measures as well as surface and gateway treatments can promote safe vehicle speeds, reduce collision frequency and increase the safety and the perception of safety for non-motorized users.
- 3. Natural Surveillance: Design the sites to keep intruders easily observable. This is promoted by features that maximize visibility of people, parking areas and building entrances; doors and windows that look out onto streets and parking areas; pedestrian-friendly sidewalks and street; and adequate nighttime lighting.
 - a. A photometric plan was not available at the time of this review. Lighting plays a very important role in CPTED. It is crucial that lighting sends the right messages to the public about the safe and appropriate use of space at different times of the day and night.
 - i. All lighting for this project shall meet or exceed the guidelines in Orlando City Code.
 - ii. In order to create a sense of safety, pedestrian-scale lighting should be considered in all high-pedestrian traffic areas to include building entrances, parking facility entrances, and common areas.
 - iii. Appropriate lighting should be included in all areas anticipated to be used after-dark.
 - iv. Lighting should not be screened out by landscaping or building structures such as overhangs or awnings.
 - v. Uniformity of light is crucial to avoid 'dark' spots, especially in parking areas and along pedestrian walkways.
 - vi. Any illumination shall not cause a glare or excessive brightness that adversely affects the vision of pedestrians or motor vehicle operators on public or private property.
 - vii. Pedestrian walkways, back lanes and access routes open to public spaces should be lit so that a person with normal vision is able to identify a face from a distance of 30 feet during nighttime hours.
 - viii. Shielded or full cut-off light fixtures can direct light where it is intended while reducing light trespass, glare, and waste. Fixtures should be reliable, easy to maintain, withstand the elements, and be vandal-resistant.
 - b. Landscaping is another crucial aspect of CPTED. Trees branches should be kept trimmed to no lower than 6 feet from the ground and shrubs should be kept trimmed to no higher than 30 inches. Avoid conflicts between landscaping and lighting, especially lighting adjacent to canopy trees. Landscaping should not create blind spots or hiding places and should not block/cover windows.
 - c. All sides of the buildings should have windows to observe the walkways, parking areas and driving lanes.
 - d. Exterior doors should contain a minimum 180° viewers/peep holes or small windows with security glass.
 - e. Window signs should cover no more than 15% of the windows.
 - f. Where possible, offices, lobbies, or customer service areas should have exterior windows or furniture oriented to improve surveillance of public areas.

4. Target Hardening: This is accomplished by incorporating features that prohibit entry or access such as window locks, single-cylinder dead bolts for doors and interior door hinges.
 - a. Exterior doors should contain a minimum 180° viewers/peep holes, interior hinges, single cylinder deadbolt locks with a minimum one-inch throw, metal frames with 3" screws in the strike plates, and be made of solid core material. Out-swinging doors are also a good option to consider.
 - b. Door locks should be located a minimum of 40 inches from adjacent windows.
 - c. An access control system can be used to keep private areas private such as employee break areas, storage rooms, bathrooms, employee only entrances and access to utility and mechanical rooms.
 - d. Air conditioner units should be caged and the cages should be securely locked.
 - e. If alarm or security systems are installed, each suite, business, or unique space should be clearly identified with the monitoring and alarm companies and the systems should be regularly tested and maintained by the occupants. During working hours, commercial alarm systems (to include any common areas) should be programmed so that a short beep is sounded if an exterior door opens or is left open for a predetermined amount of time.
 - f. A video surveillance system capable of recording and retrieving an image to assist in offender identification and apprehension is a good option at entry points and areas with limited or no natural surveillance. Cameras should be mounted at an optimal height to capture offender identification. Cameras should be placed in several locations including parking areas, entry/exit points, any outdoor seating areas and anyplace with limited or no natural surveillance such as sheer walls and around dumpster/service areas.
 - g. The use of tempered, impact resistant, or security glass or security film is encouraged for all large glass doors and windows. If security film is utilized, ensure that the light transmittance of the security film is greater than or equal to the light transmittance of the window's glass.
 - h. Non-public doors should be kept locked from the outside at all times. Internal business policy should prohibit the "propping open" of exterior doors.

Additional precautions such as alarms, retail theft training, or neighborhood and community watch programs should be discussed with OPD's Crime Prevention Unit Officer Edgar Malave at 407.246.2513.

5. Territorial Reinforcement: Design can create or extend a sphere of influence, where users develop a sense of territorial control, while potential offenders are discouraged. This is promoted by features that define property lines and distinguish private spaces from public spaces using landscape plantings, pavement designs, gateway treatments and CPTED open design (see-through) fences.
 - a. The businesses should have addresses that are clearly visible with numbers a minimum of five-inches high made of non-reflective material in a color that contrasts with the surface they are affixed to.
 - b. Low growing landscaping can be used to establish property boundaries. Hostile or thorny vegetation around restricted areas can deter potential offenders.
 - c. Fencing can be used in select areas to add security, delineate property lines, allow transparency for surveillance, be unobtrusive, and create a sense of community. CPTED open style fencing is a good option to consider. Another option is landscape buffers, which include hostile vegetation, to delineate public from private spaces. The fencing and landscape buffer may be used together to further define and control spaces.
 - d. Bollards are a good means for discouraging access or controlling movement. Spacing between bollards is important to meet ADA requirements yet deter intrusion from vehicles and unauthorized persons. Use bollard styles that are appropriate for the application; that is, bollards designed to stop vehicle traffic are a different density and strength than those used to direct pedestrian flow. Bollards can also serve a dual purpose when incorporated with lighting and/or way-finding.
 - e. To discourage vandalism and unwanted behavior, consider some of the following options for outdoor furniture elements, low walls, curbs, stairs, water features or planter boxes: skate deterrents, arm rests, seat dividers, breaks, bumps, or height variations.
 - f. Maintenance is an important aspect of territorial reinforcement. A well-maintained area sends the message that people notice and care about what happens in an area. This in turn discourages vandalism and other crimes.

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.

Urban Design

For questions regarding Urban Design plan review, please contact Terrence Miller at 407.246.3292 or terrence.miller@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 Impact Fees

For questions regarding and information regarding Transportation Impact Fee rates, please contact Nancy Ottini at 407.246.3529 or nancy.jurus-ottini@cityoforlando.net.

Engineering/Zoning

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.

Public Works

For questions regarding Public Works Plan Review issues contact Susan Ussach at 407.246.3195 or susan.ussach@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. Master Plan becomes effective.
4. Plat (if applicable)
5. Appearance Review application for the building elevations.
6. Building permits.