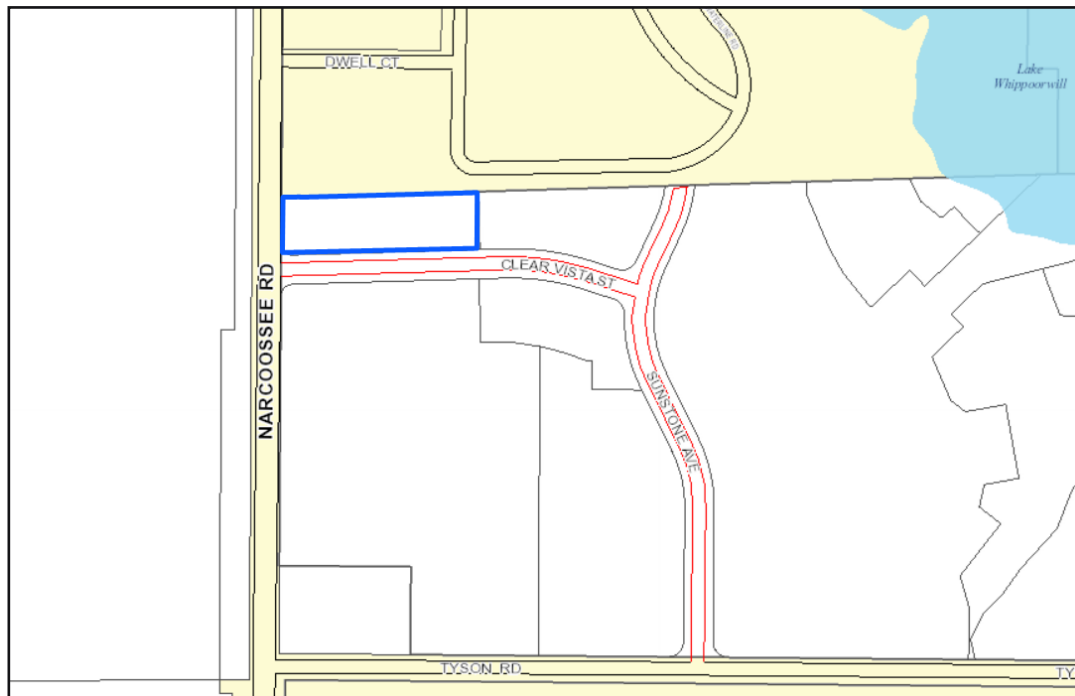


**April 12, 2018  
Staff Report to the Southeast  
Town Design Review Committee**

**CASE #MPL2018-10011  
Item #2**

# **TYSONS CORNER II DENTIST OFFICES SPMP**



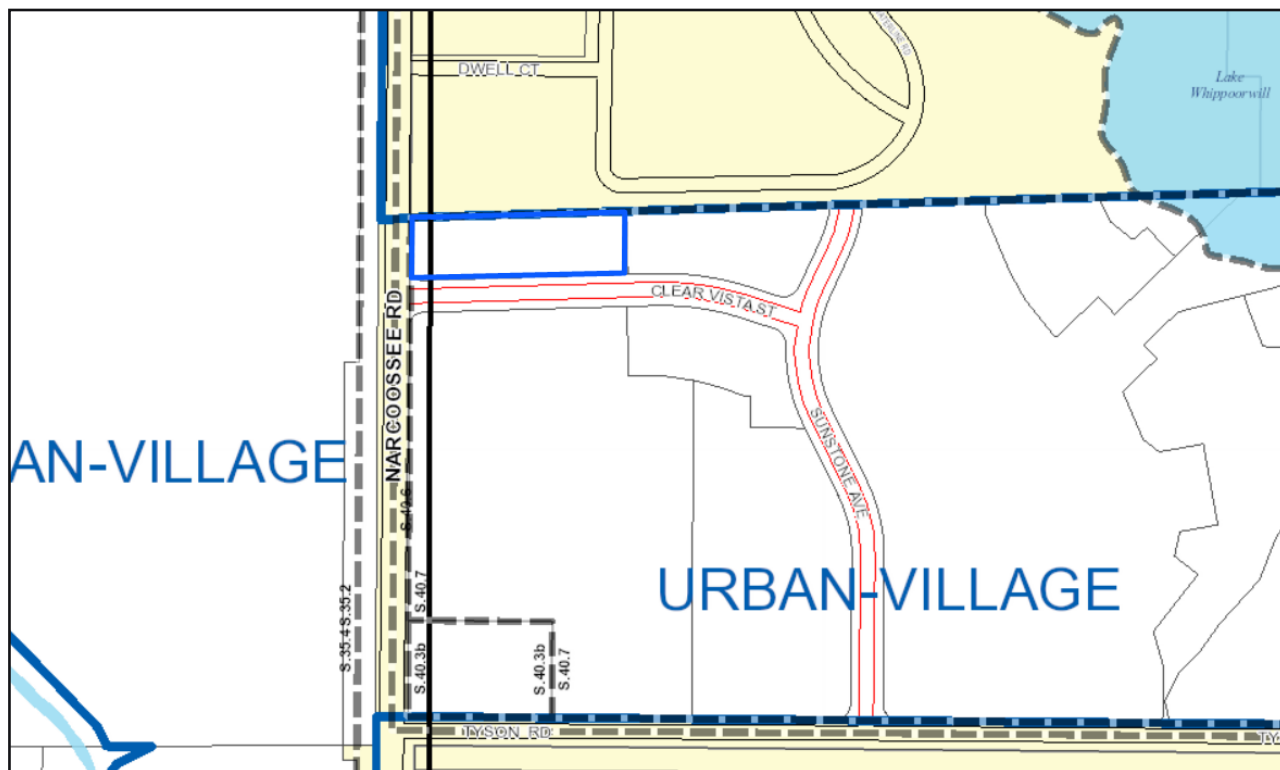
**Location Map**

 Subject Site

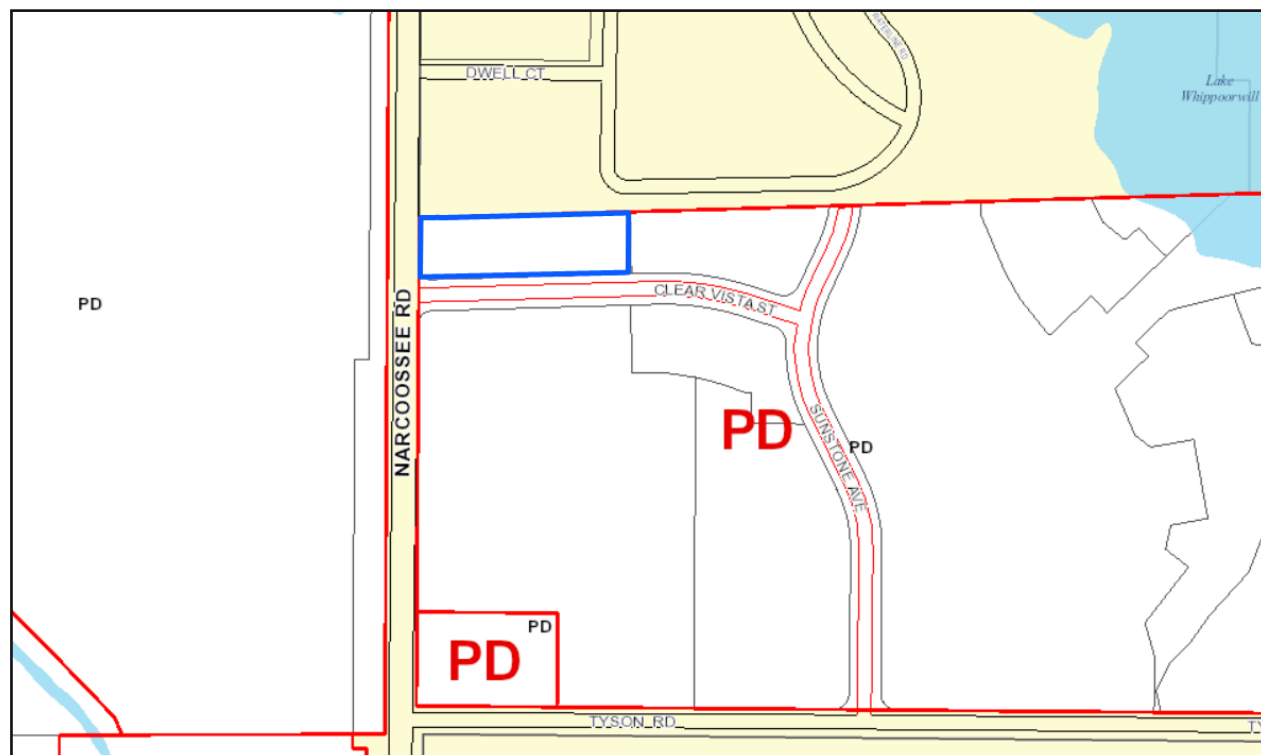
## **SUMMARY**

<p><b>Owner</b> ANON, LLC</p> <p><b>Applicant</b> James R. Lax The Trilax Group, LLC</p> <p><b>Project Planner</b> Michelle Beamon Robinson, AICP</p> <p><b>Updated:</b> April 9, 2018</p>	<p><b>Property Location:</b> Located north of Clear Vista Street, east of Narcoossee Road and south of Dwell Court (±1.35 acres, District 1).</p> <p><b>Applicant's Request:</b> 1. Request for a Specific Parcel Master Plan (SPMP) for 13,050 sq. ft. of dentist office use.</p> <p><b>Staff's Recommendation:</b> 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 Clear Vista Street, east of Narcoossee Road and south of Dwell Court and is approximately 1.35 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 13,050 sq. ft. of dental office use. 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 3 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 Clear Vista Street, east of Narcoossee Road and south of Dwell Court. The Lake Nona High School is to the west, the Dwell Nona Place multifamily development is to the north, a stormwater pond is to the east and the proposed commercial area is to the south. 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	PD-C/O/MDR/TH/RS 1/2 (within Orange County)	Lake Whipoorwill Landing P-D	Dwell Nona Place multifamily
East	Urban Village	Tyson's Corner PD	Stormwater
South	Urban Village	Tyson's Corner PD	Vacant
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 areas and the overall non-residential is only 4% less than required.

Table 2—Conformance with GMP Policy 4.1.9 42.64 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 the 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 office portion of the Village Center. It is designed to allow easy connections from Clear Vista Street, 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 which is within the Village Center was approved under MPL2015-00041.
- **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 western office building frames the Narcoossee Road and Clear Vista Street with parking to the rear. The two other office buildings face Clear Vista Street with two rows of parking in between the building and the street.
- **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 three office buildings, 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 through out the site and frame the streets. The buildings are human and scale and detailing as can be seen on the building elevations which are contained on pages 13-15 of this staff report.
- *Central Feature or Gathering Place.* According to Section 68.203, “A Village Center shall include a comfortable, centrally located park or plaza with 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 and Clear Vista Street.
- *Arterial Streets as Edges.* According to Section 68.203, “Arterials 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 1.35 for 13,050 sq. ft. of use, yielding an intensity of 0.22 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 on the following page 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	69,400 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**

Lot/Tract	Use	Block Size (acres)	Proposed Development	Village Center Intensity		Building Height		Impervious Surface Ratio (ISR)	
				Max.	Proposed	Max.	Proposed	Max.	Proposed
Tract B	Office (dental)	1.35	13,050 sq. ft.	None	0.16	3 stories	1 story, app 33'	0.85	0.74

**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 1.35 for 13,050 sq. ft. of use, yielding an intensity of 0.22 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. The proposed elevations depict one story buildings at a maximum of approximately 33'.

**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 or 3 feet for the side yard and 20 feet for the rear yard setback. Further, the Narcoossee Road setback is 32.5'. The setbacks are for the site as a whole, Table 5 summarizes the proposed setbacks.

***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 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.

Table 5—Setbacks		
Yard	Building Setbacks	
	Minimum	Proposed
Front (Narcoossee Rd.)	32.5'	37'
Street side (Clear Vista St.)	0' or 3' to 15'	8.5'
Side (north)	0' or 3' to 30'	10'
Side (east )	0' or 3' to 30'	17'

***Parking—LDC Section 61.322***

The Village Center —commercial blocks requires 3 spaces per 1,000 sq. ft., this yields 40 spaces for the 13,050 units. The site plan is providing 64 parking spaces.

***Building Elevations***

The building elevations have been submitted, see page 13-15 of this staff report. Staff will review building permit applications to be sure the urban design conditions are met.

***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.

***Transportation***

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

***Capital Improvement Program***

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

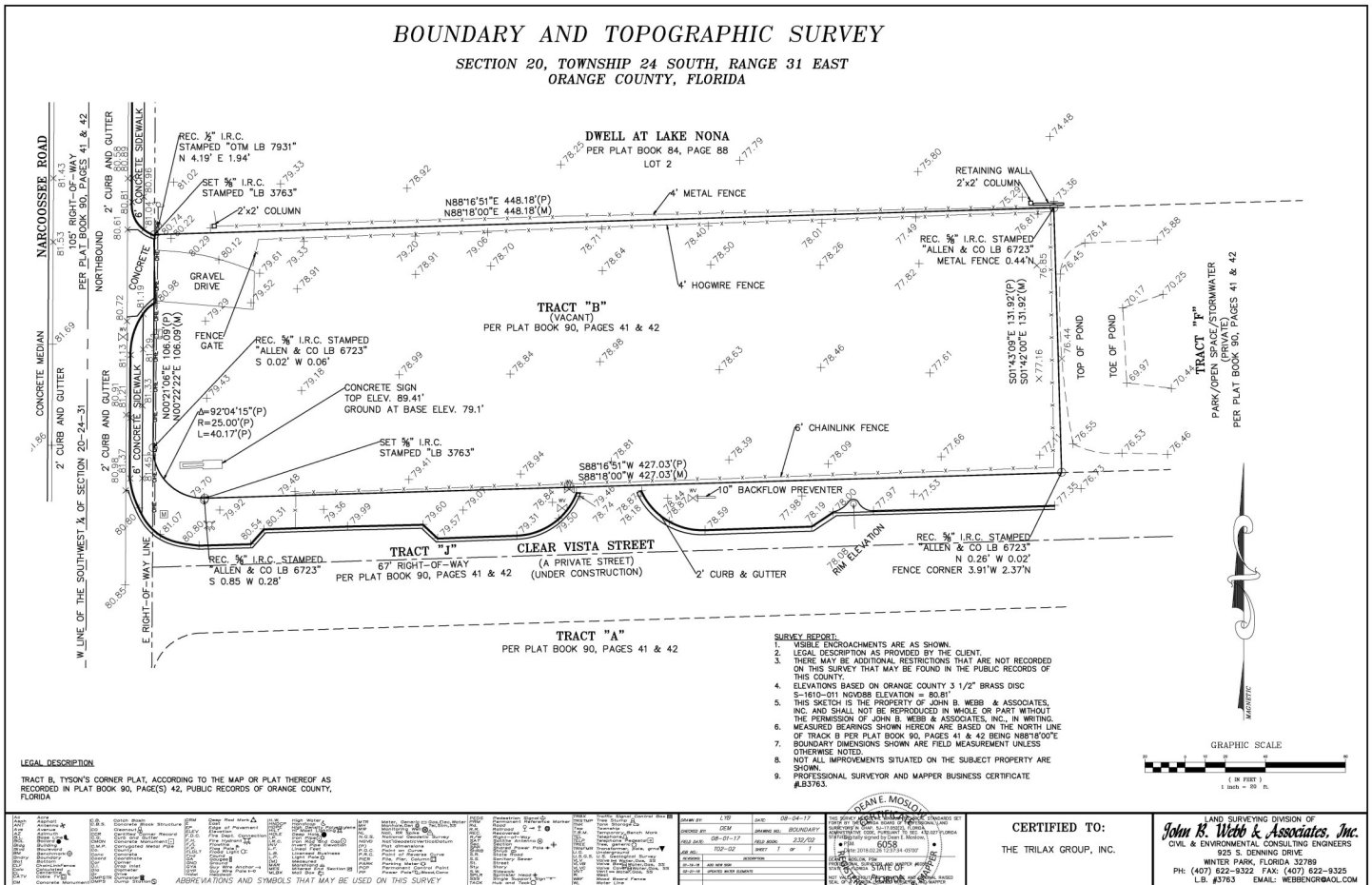
***School Capacity***

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

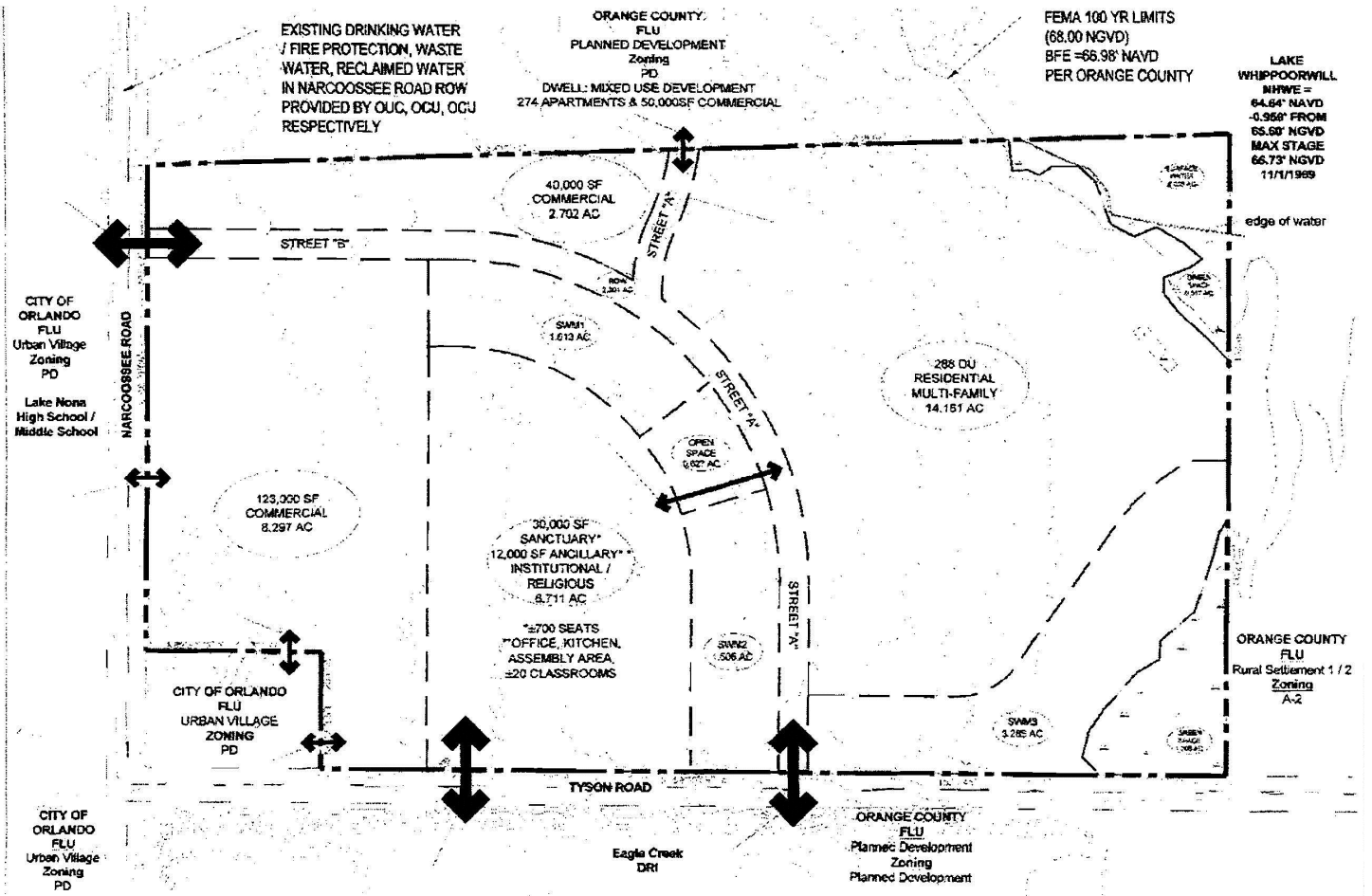


# Boundary Survey

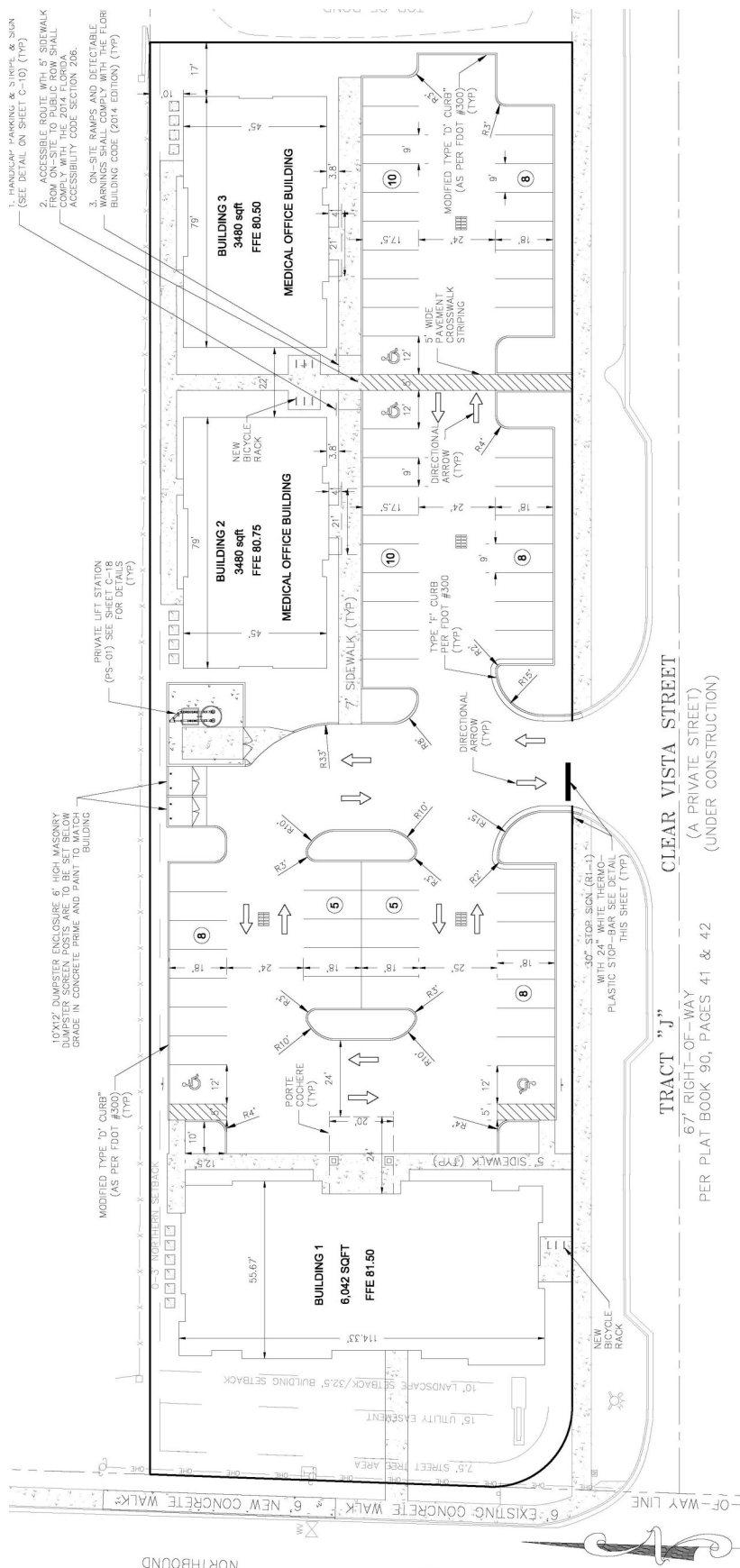




# PD Development Plan

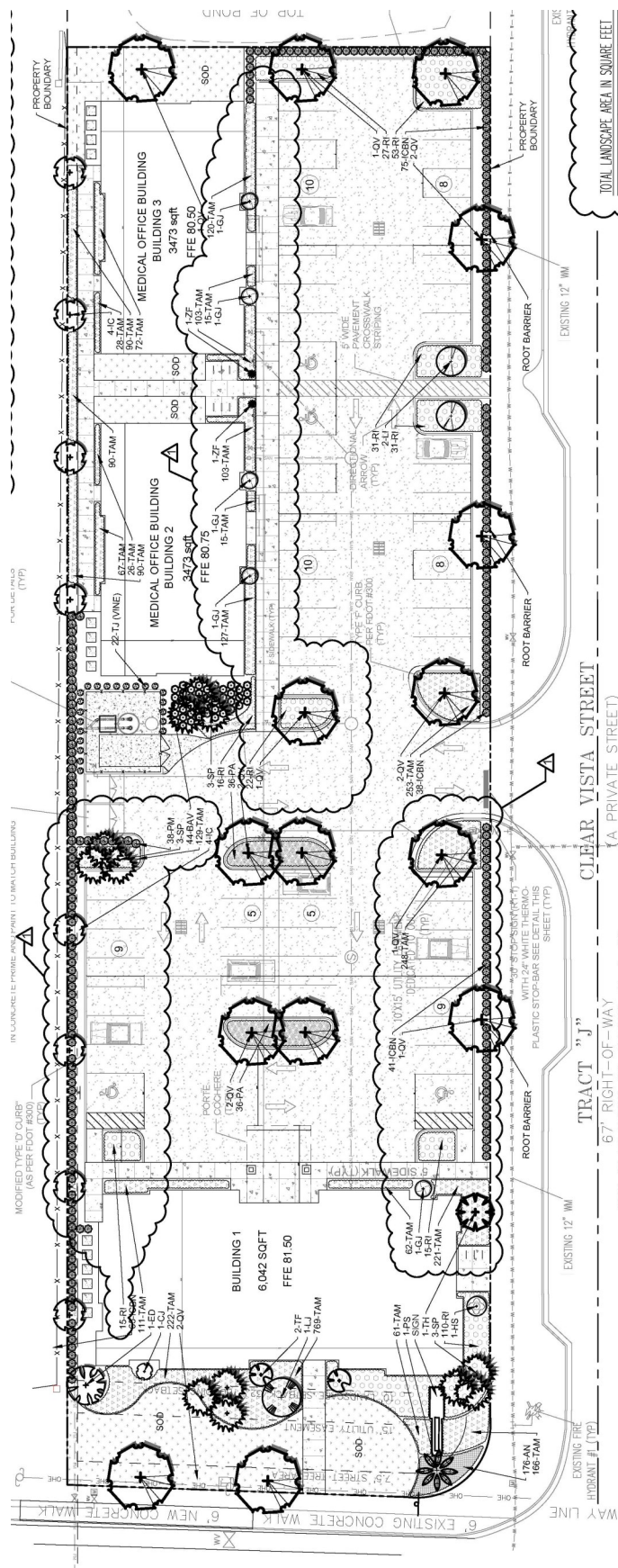


# Proposed SPMP Site Plan

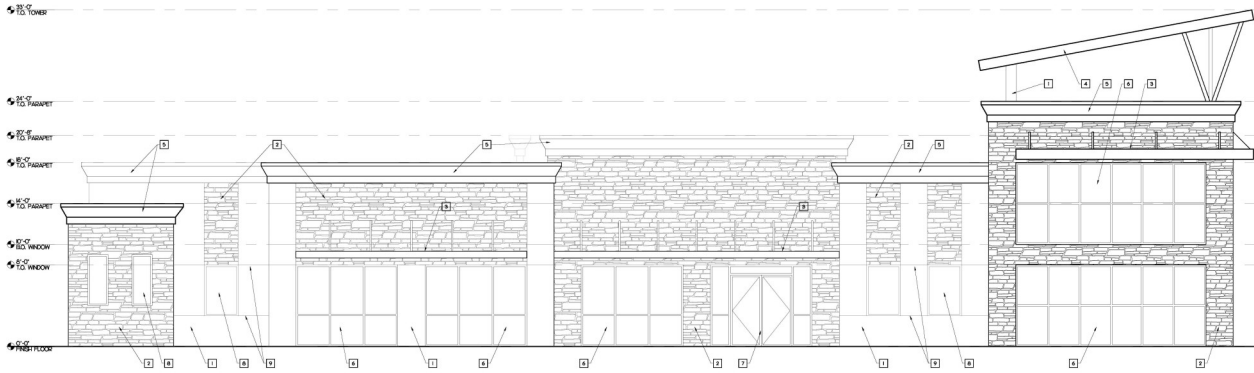




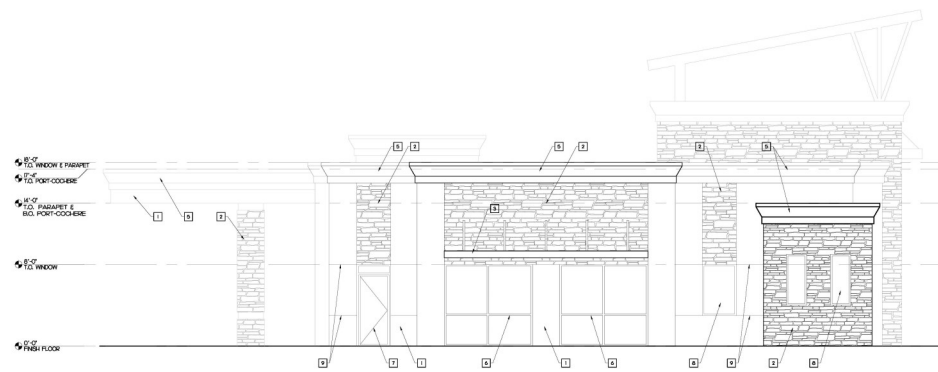
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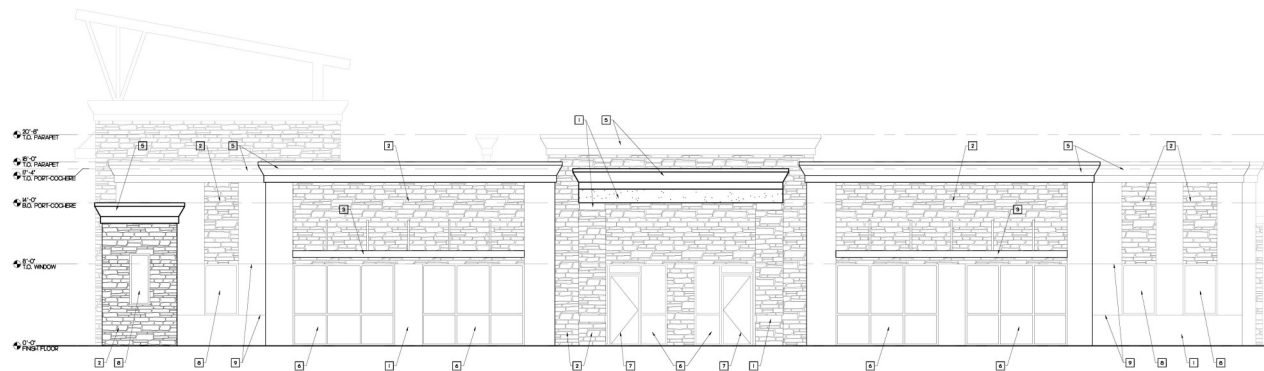
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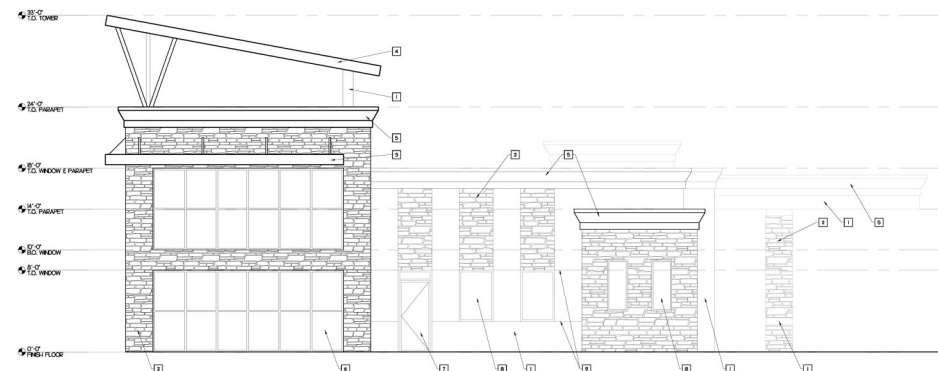
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**2 NORTH ELEVATION**

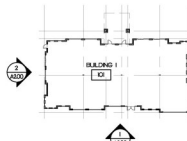


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**2 SOUTH ELEVATION**  
SCALE: 1/4" = 1'-0"

ELEVATION KEYNOTES	
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4	METAL CORNBARS FINISH: METAL PANEL OF TUBE STEEL COLOR: TRD
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7	ALUMINUM AND GLASS ENTRANCE DOORS COLOR: TRD GLASS: TRD
8	ALUMINUM AND GLASS PIED WINDOW COLOR: TRD GLASS: TRD
9	STUCCO REVEAL



**KEY PLAN -OVERALL**



**FARMER**  
ARCHITECTURE  
Daniel H. Farmer, A.I.A.  
License # A020750  
941 Lake Baldwin Lane  
Orlando, FL 32814  
P. 321.443.3309

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**TYSON'S CORNER**  
Narcosisse Road  
Orlando, FL 32832

DATE: 2/21/18  
PROJECT: 17085  
DRAWN: RM  
CHECKED: D. FARMER  
SCALE: 1/4" = 1'-0"



**FARMER**  
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Daniel H. Farmer, A.I.A.  
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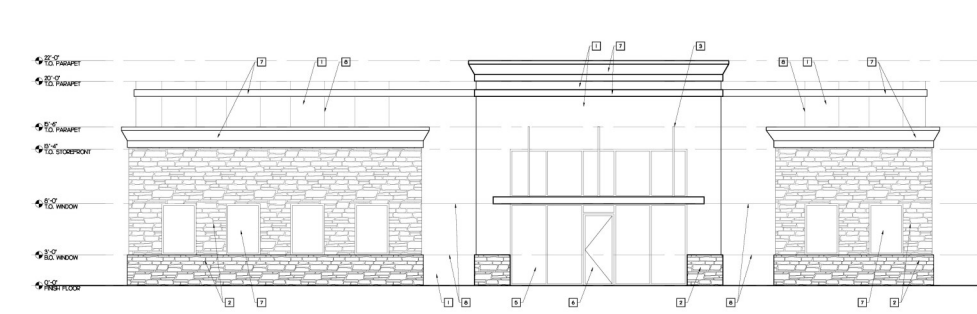
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Narcosisse Road  
Orlando, FL 32832

DATE: 2/21/18  
PROJECT: 17085  
DRAWN: RM  
CHECKED: D. FARMER  
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EXTERIOR ELEVATIONS -  
BUILDING 1

# Building Elevations, Building 2

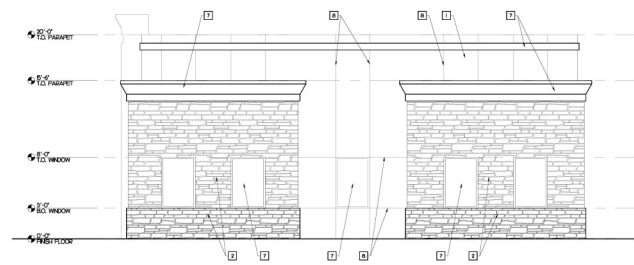


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8	STUCCO REVEAL



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Daniel H. Farmer - AR12750  
COORDINATOR

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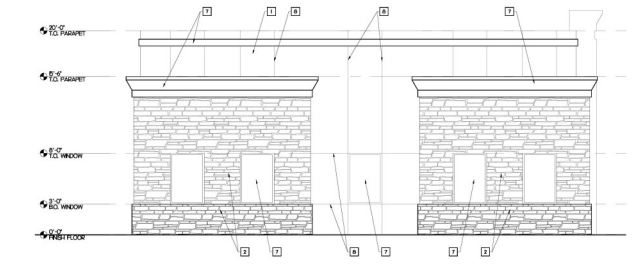


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8	STUCCO REVEAL

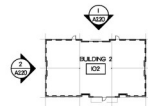


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COORDINATOR

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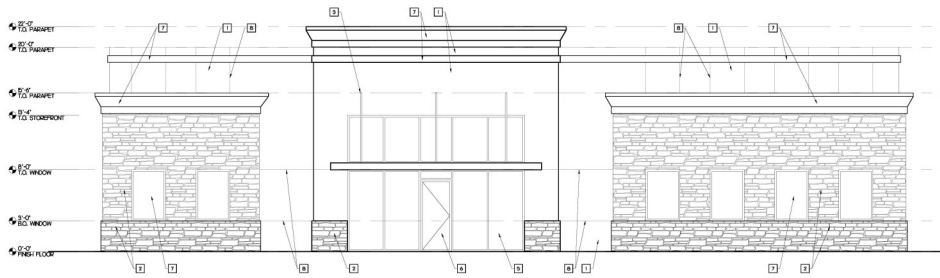
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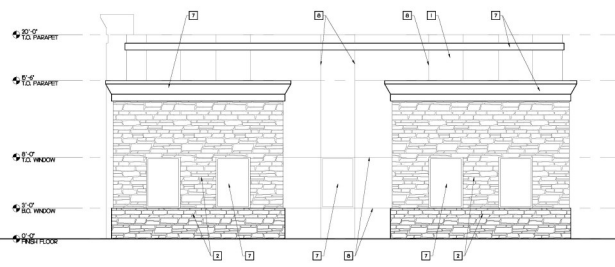
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CHECKED: D. FARMER  
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EXTERIOR ELEVATIONS - BUILDING 2

# Building Elevations, Building 3



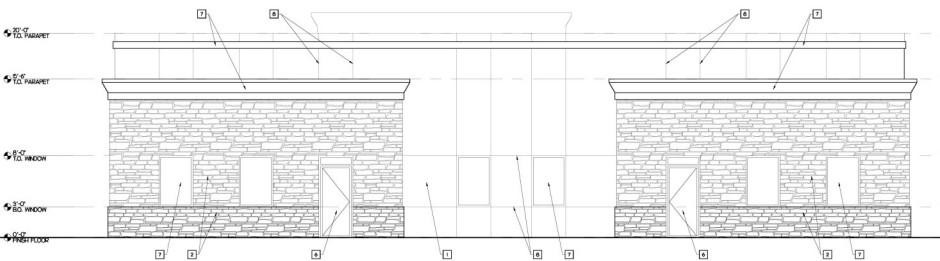
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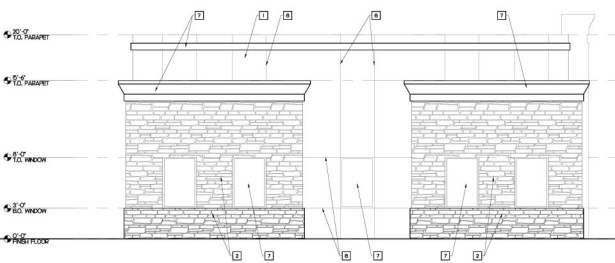
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1 NORTH ELEVATION

SCALE: 1/4" = 1'-0"



2 WEST ELEVATION

SCALE: 1/4" = 1'-0"

ELEVATION KEYNOTES:	
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7	ALUMINUM AND GLASS FIXED WINDOW COLOR: T80 GLASS: T80
8	STUCCO REVEAL



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Date: 2018.02.11 16:43:05  
Daniel H. Farmer - AR10750  
CONSULTANT

PROJECT DESCRIPTION:  
**TRACT B**  
**TYSON'S CORNER**  
Narcossee Road  
Orlando, FL 32832

TSET  
DATE: 2/21/18  
PROJECT: 17086  
DRAWN: RM  
CHECKED: D. FARMER



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Daniel Farmer  
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Daniel H. Farmer - AR10750  
CONSULTANT

PROJECT DESCRIPTION:  
**TRACT B**  
**TYSON'S CORNER**  
Narcossee Road  
Orlando, FL 32832

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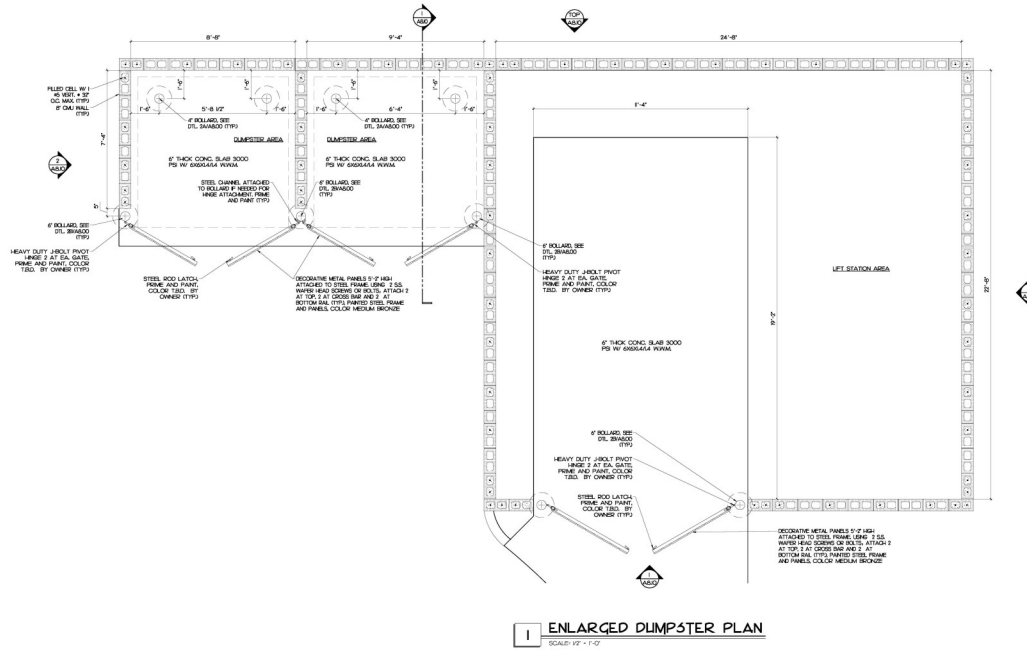
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EXTERIOR ELEVATIONS -  
BUILDING 3

KEY PLAN -OVERALL  
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# Proposed Dumpster Plan



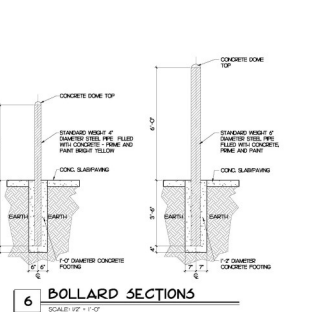
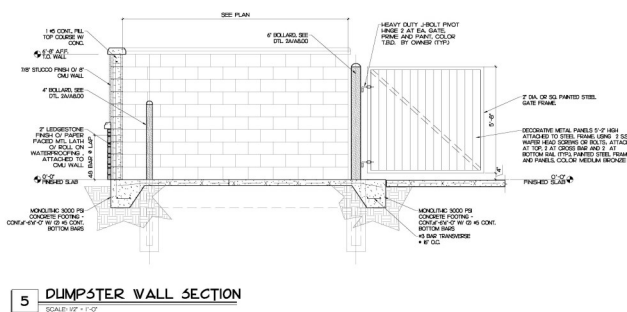
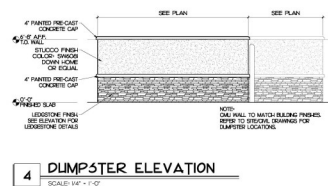
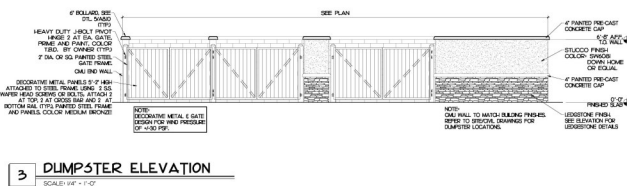
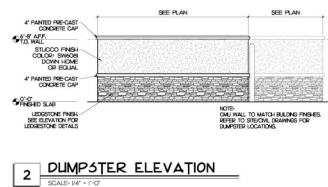
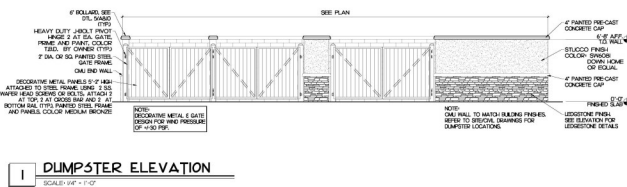
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ARCHITECTURE  
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License # AB03750  
961 Lake Baldwin Lane  
Orlando, FL 32815  
T: 321.441.3320

**Daniel Farmer** Digitally signed by Daniel Farmer  
Date: 2018.02.21 11:47:15 -05'00'

Daniel H. Farmer - AB03750

**PROJECT DESCRIPTION:**  
**TRACT B**  
**TYSON'S CORNER**  
Narcossee Road  
Orlando, FL 32832

**PERMIT SET**  
DATE: 2/21/18  
PROJECT: 17005  
DRAWN: RM  
CHECKED: D. FARMER  
**A8.00**  
DUMPSTER PLAN



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DUMPSTER ELEV. & SECTIONS

# Site Photos



The subject property, facing west on Clear Vista Street.



Facing east from the subject property.



The subject property, facing north on Narcoossee Road.

# 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 13,050 sq. ft. of office use (dental offices).

#### 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 33' as shown in the building elevations.



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*

The setbacks are 37' for the front (Narcoossee Road), 8.5' for the street side (Clear Vista Street), 10' for the side (north) and 17' for the side (east).

9. *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.

**Urban Design**

Recommend for approval with conditions.

1. *SITE PLAN*

If at all possible provide a sidewalk connection from building 1 to building 2. It is encouraged the sidewalk is provided internally on the site.

2. *BUILDING ELEVATIONS*

- a. The building must 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
- b. Walls spanning 20ft or more must be articulated with columns.
- c. All parapets must have a 3-d appearance and must not appear to be 2-d. Wrap parapets at a min dimension of 3-5ft.

3. *LANDSCAPING*

- a. Row-end landscape areas must be provided at the end of parking stalls. - 10 feet min. requirement.
- b. Street trees are required within established rights-of-way along public (Sec. 60.216. - Street Trees).

4. *CROSSWALKS*

All crosswalks at driveways and curb cuts shall be designed with textured/colored concrete or similar treatment to clearly define the pedestrian zones. Reflective paint alone is not acceptable, but may be used in conjunction with other surfaces to outline the pedestrian path for night time safety.

5. *LIGHTING*

A lighting plan compliant with LDC Chapter 63 Part 2M, including photometrics and all proposed exterior lighting fixtures, must be submitted at time of permit review for the initial building within Phase 1.

6. *LIFT STATION*

Lift station must be screened with an opaque wall maximum of 6-feet in height. Similar building materials and architectural details shall be used for the finishes.

7. *TRANSFORMER AREA SCREENING*

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

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 or parapet for rooftop mechanical equipment is required. The interior screen wall or parapet shall be the same height as the installed mechanical equipment height.

9. *BACKFLOW PREVENTER*

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

**10. DUMPSTER ENCLOSURES/GATES**

Service areas and dumpster enclosures must incorporate architectural materials and design details similar to the principal buildings. Service areas shall have gates or screens that shield the areas from view when not in use. Design of gates shall be solid and have architectural interest to complement the building. Landscape screen including low hedge and ground-cover shall be provided to soften the view from the public ROW if stand alone structures.

**Transportation Planning**

Recommend for 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. EASEMENTS AND MAINTENANCE AGREEMENTS**

Easements and maintenance agreements for all shared vehicular use areas, dumpsters, and lift stations for these 3 parcels must be executed and recorded by the owners of all properties.

**3. PEDESTRIAN PATH**

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

**4. SIGHTLINES**

Proper vehicular sightlines must be maintained for driveways onto private or public streets.

**Development Review**

Recommendation of approval with conditions.

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

**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. STORMWATER**

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. 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.

**5. FUTURE ELEVATION**

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

**6. 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.

**7. NARCOOSSEE ROAD**

Any construction within the Narcoossee Road (SR 15) right-of-way will require Florida Department of Transporta-

tion (FDOT) and/or Orange County approval/permit prior to construction.

8. *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

9. *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. Note: where dual dumpster is to be installed a minimum opening of 24' is required unless previously approved by Solid Waste.

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.

10. *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.

11. *ORANGE COUNTY PUBLIC UTILITIES*

Per the Orlando-Orange County Wastewater Territorial Agreement the subject property is located within Orange County's territorial service area. 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.

**Parks**

Recommend for approval.

**Public Works**

Recommend for approval with conditions.

**Fire**

Recommend for approval.

**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.

**Wastewater**

No review required.

The project site lies outside of the City sewer and reclaimed water service areas. No review required by the Water Reclamation Division. Contact Orange County Utilities regarding sanitary sewer and reuse water requirements.

**Solid Waste**

No review required.

**Police**

Recommend for approval with conditions.

1. *DEVELOPMENT PERMIT*

The Orlando Police Department has reviewed the plans for the Medical Offices at Tyson's Corner located on the northeast corner of Narcoossee Rd. and Clear Vista St., 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.

# Informational Comments

## Public Works

Please note the following will need to be addressed and met during the Engineering permit review process.

1. Please include the City of Orlando ESM detail sheets 6 for dumpster details. Also update the dumpster dimension and location accordingly.
2. Since HDPE pipe is proposed, 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 Liuliu Wu.
3. 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 and SFRWMD standards are met.
4. 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.
5. 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.
6. 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."
7. Water quality recovery shall be recovered per the requirement of the SFRWMD. Please provide model demonstrating the recovery analysis. A SFRWMD water treatment permit may be required.
8. Please submit a signed and dated private/public improvements cost sheet. Cost sheet forms and instructions are available at our website at [www.cityoforlando.net/permits](http://www.cityoforlando.net/permits).
9. Other comments may arise depending on the contents submitted to permitting.

## 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)

#### Police

1. 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. 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 used in all high-pedestrian traffic areas to include building entrances, parking facility entrances, common areas, walkways and service areas.
    - iii. Appropriate lighting should be included in all areas anticipated to be used after-dark and should not be screened out by landscaping or building structures such as overhangs or awnings.
    - iv. Lighting should not be screened out by landscaping or building structures such as overhangs or awnings.
    - v. Uniformity of light in parking areas is crucial to avoid 'dark' spots, hiding places and ambush points.
    - 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. Outdoor furniture placed in common areas is a good way to supplement other surveillance measures and encourage positive community interaction. If used, consider furniture designs that encourage stopping and resting but reduce opportunities for potential offenders (i.e. a ribbed design rather than solid and center rails or arm rests to discourage sleeping).
  - d. Bicycle parking should be observable from building entrances, securely fastened, not located in remote or low-traffic areas and not hidden behind landscaping.
  - e. Vehicle and pedestrian entrances into parking facilities should be well lit and defined by landscaping, signage and/or architectural design.
  - f. Exterior (non-public) doors should contain a minimum 180° viewers/peep holes or small windows with security glass.
  - g. All sides of a building should have windows that look out onto parking, walkways, and low-traffic areas.
  - h. Since there is typically no natural surveillance around dumpsters or service areas, be sure these areas are well-lit and that lighting is well maintained.
  - i. Office and lobby areas should have exterior windows and/or furniture oriented to improve surveillance of entrances and public areas.
  - j. Advertisements and product displays should not be located in windows. If advertisements must be used, they

- should be small in size and located in an area that will not interfere with visibility through the windows.
- k. Public restrooms should be visible from the main common areas and away from outside exits.
  - l. For interior 90° corners in all hallways, consider using convex mirrors or reflective materials to augment surveillance around corners.
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, walkway, 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. Landscaping used around the property should create clear way-finding, be well lit and not block entrances or create ambush points.
  - b. There should be no easy access to the roof of any building.
  - c. Way-finding should provide clear guidance for authorized users while discouraging potential offenders. Signs should clearly indicate - using words, international symbols, colors, maps, etc. - the location of different businesses, entrances and public or private use routes.
  - d. Signage with hours of operation should be clearly visible at any public entrance.
  - e. 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.
  - f. Walkways should be a minimum 6' in width to enhance pedestrian flow. Multi-purpose paths (if installed) should be a minimum of 10' to accommodate different modes of travel simultaneously.
3. 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 incorporating features that define property lines and distinguish private spaces from public spaces such as; landscape plantings, pavement designs, gateway treatments and CPTED open design (see-through) fences.
- a. The property should be designed to encourage interaction between authorized users.
  - b. Each separate building should have an address that is clearly visible from the street and parking areas with numbers a minimum of five-inches high made of non-reflective material in a contrasting color from the surface it is affixed to.
  - c. Fencing, in select areas can add security, delineate property lines, allow transparency for surveillance, be unobtrusive, and create a sense of community. CPTED style fencing made of commercial grade steel or iron 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. The use of anti-graffiti coating or liquid repellent paint on sheer walls or those not easily observed from main traffic areas is a good option to discourage potential offenders from vandalizing these areas.
  - e. 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.
  - f. To discourage vandalism and unwanted behavior, consider some of the following options for outdoor furniture elements, low walls, curbs, water features or planter boxes: skate deterrents, arm rests, seat dividers, breaks, bumps, or height variations.
  - g. 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.
4. Target Hardening: This can be accomplished by features that prohibit entry or access such as window locks, dead bolts for doors and interior door hinges.
- a. Door locks should be located a minimum of 40 inches from adjacent windows.
  - b. Exterior doors should be made of solid core materials and contain a minimum 180° viewers/peep holes or small



windows made of security glass, interior or security hinges, single cylinder deadbolt locks with a minimum one-inch throw, metal frames and 3" screws in the strike plates.

- c. Any windows that open should have locks.
- d. Air conditioner units should be caged and the cages should be securely locked.
- e. If alarm or security systems are installed, each unique space should be clearly identified with a monitoring center and each should have a separate system that can be regularly tested and maintained by the occupants. During working hours, commercial alarm systems should be programmed so that a short beep is sounded if an exterior door opens or is propped 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 should be considered. Cameras should be mounted at an optimal height to capture offender identification. Cameras should be placed in several locations in the parking areas and anyplace with limited or no natural surveillance such as sheer walls and around dumpster enclosures.
- g. Back or service doors not open to the public should be kept locked from the outside at all times. Internal business policy should prohibit the "propping open" of exterior doors.
- h. Large glass doors and windows should be made of impact resistant glass or a security film to reduce the opportunity for burglaries. If installing security film, ensure that the light transmittance of the security film is greater than or equal to the light transmittance of the window's glass.

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. 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, will be protected by a vandal resistant cover, and will be lighted during the hours of darkness.
  - c. In addition to lighting, one of the following physical security measures should be installed:
  - d. 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
  - e. A uniformed security guard should be hired to continually patrol the construction site during the hours when construction work has ceased.
  - f. Valuable construction materials and tools should be protected in a secondary fenced, locked cage.
  - g. 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.



# 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](mailto: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](mailto: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](mailto: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](mailto:nancy.jurus-ottini@cityoforlando.net).

**Development Review**

For questions regarding Concurrency Management contact Keith Grayson at 407.246.3234 or [keith.grayson@cityoforlando.net](mailto: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](mailto:audra.rigby@cityoforlando.net).

**Fire**

For any questions regarding fire issues, please contact Charles Howard at 407.246.2143 or [charles.howard@cityoforlando.net](mailto: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](mailto:don.fields@cityoforlando.net).

**Public Works**

For questions regarding Public Works Plan Review issues contact Liuliu Wu at 407.246.3758 or [liuliu.wu@cityoforlando.net](mailto:liuliu.wu@cityoforlando.net).

**Parks**

For questions regarding Parks Plan Review issues contact Denise Riccio at 407.246.4249 or [denise.riccio@cityoforlando.net](mailto:denise.riccio@cityoforlando.net) or Justin Garber at [Justin.garber@cityoforlando.net](mailto: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. Master Plan becomes effective.
4. Plat.
5. Building permits.