

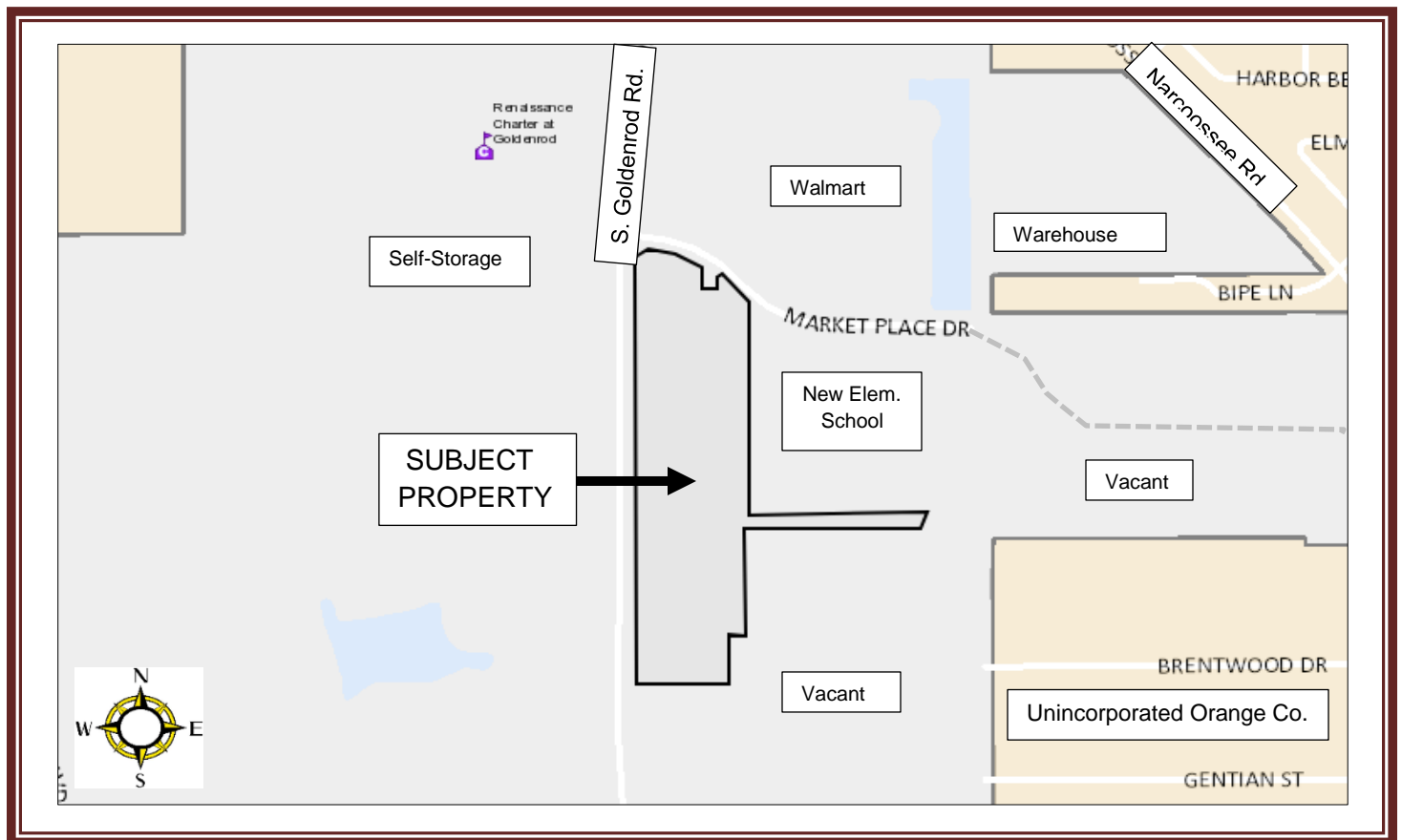
# Orlando Office Center PD Amendment & Master Plan

(updated 7/1/2020)

**NOTE:** The information presented in this project overview is based on staff's preliminary review of the submitted application and is subject to change. Contact the Project Planner for the latest project information.

**Case Number(s):** ZON2020-10012 & MPL2020-10048

**Project Location & Property Size:** The subject 61.82-acre property is located at the southeast corner of S. Goldenrod Rd. and Marketplace Dr., in the Orlando Corporate Center PD.



**Project Description:** The applicant is requesting an amendment to the Orlando Corporate Center PD and Master Plan approval of a 2-phased 159,000 sq. ft. flexspace warehouse project with rear (east-facing) dock-high loading, to all be located on a vacant 61.82-acre parcel. The PD Amendment will specifically allow dock-high loading on Business Park parcel #13A, where currently prohibited.

## Future Land Use and Zoning Classifications

Future Land Use – INDUS/RES-PRO, OFFICE-LOW/RES-PRO & OFFICE-LOW (Industrial/Resource Protection, Office Low Intensity/Resource Protection and Office Low Intensity)

Zoning District – PD/AN (Orlando Corporate Center Planned Development, with Aircraft Noise (AN) Overlay)

## Application Documents

**Scroll down** for plans submitted by the applicant for this project.

If you wish to review the file, please submit a Public Records Request at [orlando.nextrequest.com](http://orlando.nextrequest.com).

Additional or revised documents may be included in the Staff Report, to be posted on the City's website a week before the tentative public hearing date below, at [orlando.gov/mpb](http://orlando.gov/mpb) - then click on "Current Agenda."

## Public Hearing

This project is tentatively scheduled for a public hearing at the Municipal Planning Board meeting on August 18, 2020. (8:30AM, Location TBD).

## Parking Availability (if not a Virtual Meeting)

At the City Commons Parking Garage located on Boone Ave., between South St. and Anderson St. (on the west side of City Hall). This garage charges a fee. For more information, go to:

<https://www.orlando.gov/Directory/City-Buildings-Centers/City-Hall>

## Contact Information:

Applicant	Staff - Project Planner
Name: Sean Fortier, PE, KCG Engineering Address: 1700 N. Orange Ave., Ste 400, Orlando, FL 32804 Phone: 407-898-7858 Email: <a href="mailto:scfortier@kcg.com">scfortier@kcg.com</a> ; <a href="mailto:rab@bavarproperties.com">rab@bavarproperties.com</a> (Owner: Orlando Offcenter, LLC, Lutherville/Timonium, MD)	Name: Jim Burnett, AICP Email: <a href="mailto:james.burnett@orlando.gov">james.burnett@orlando.gov</a> Phone: 407-246-3609

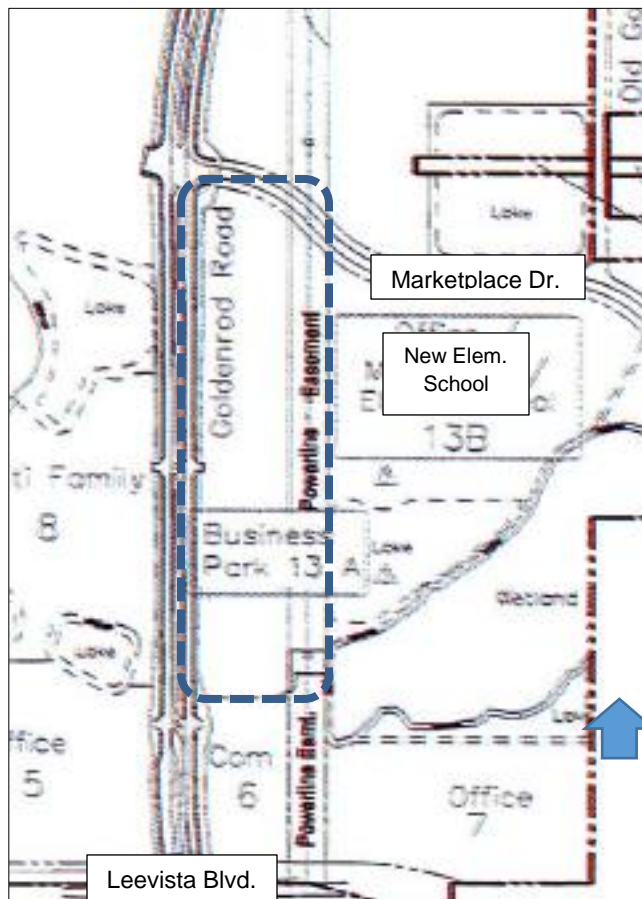
## Project Status and Next Steps

June 22, 2020	Application received by City Planning Division
August 12, 2020	Staff Report available at <a href="http://orlando.gov/mpb">orlando.gov/mpb</a>
August 18, 2020	at 8:30 AM - Municipal Planning Board meeting (tentative)

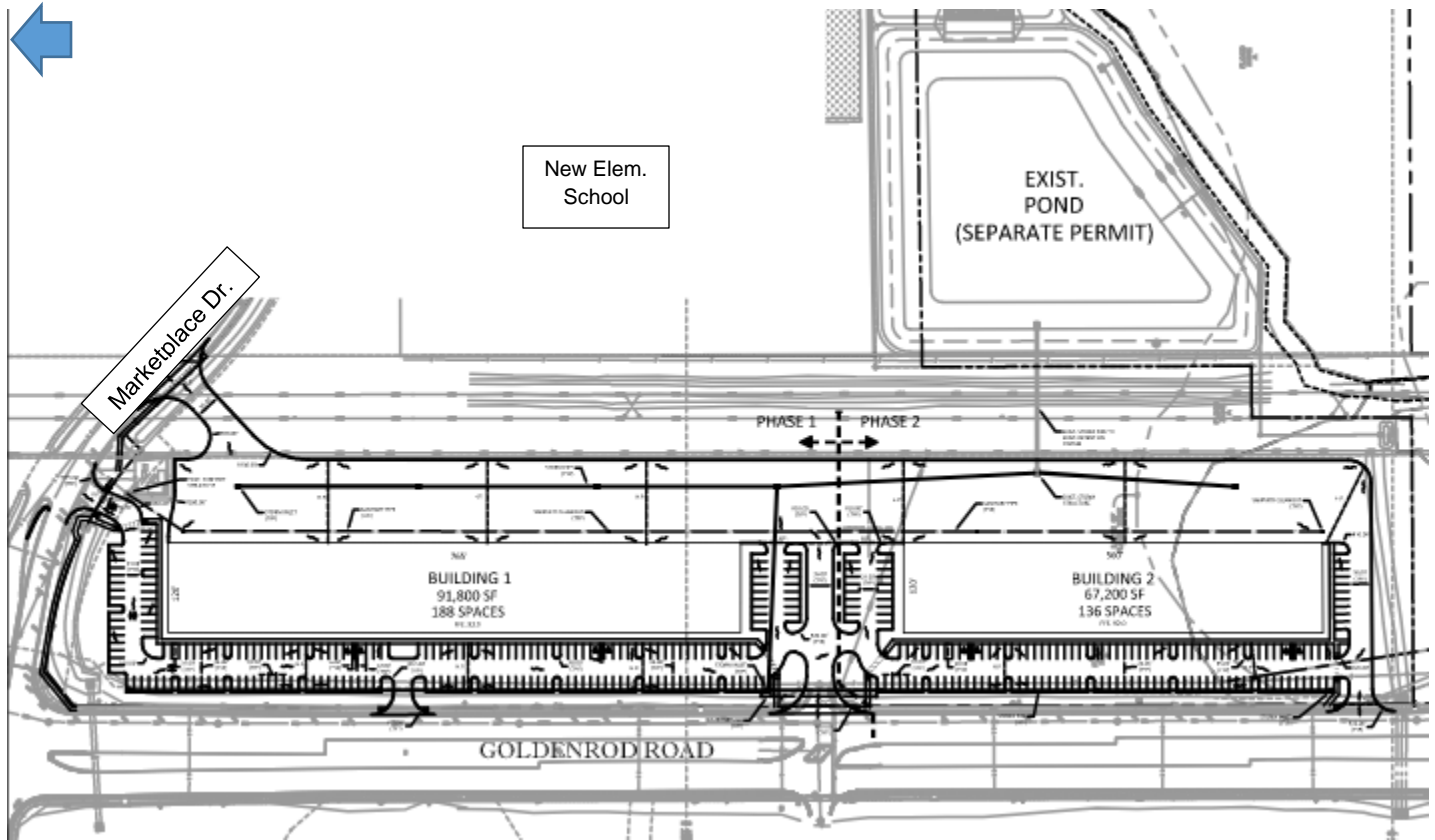
Aerial Photo



Orlando Corp Ctr. PD Development Map

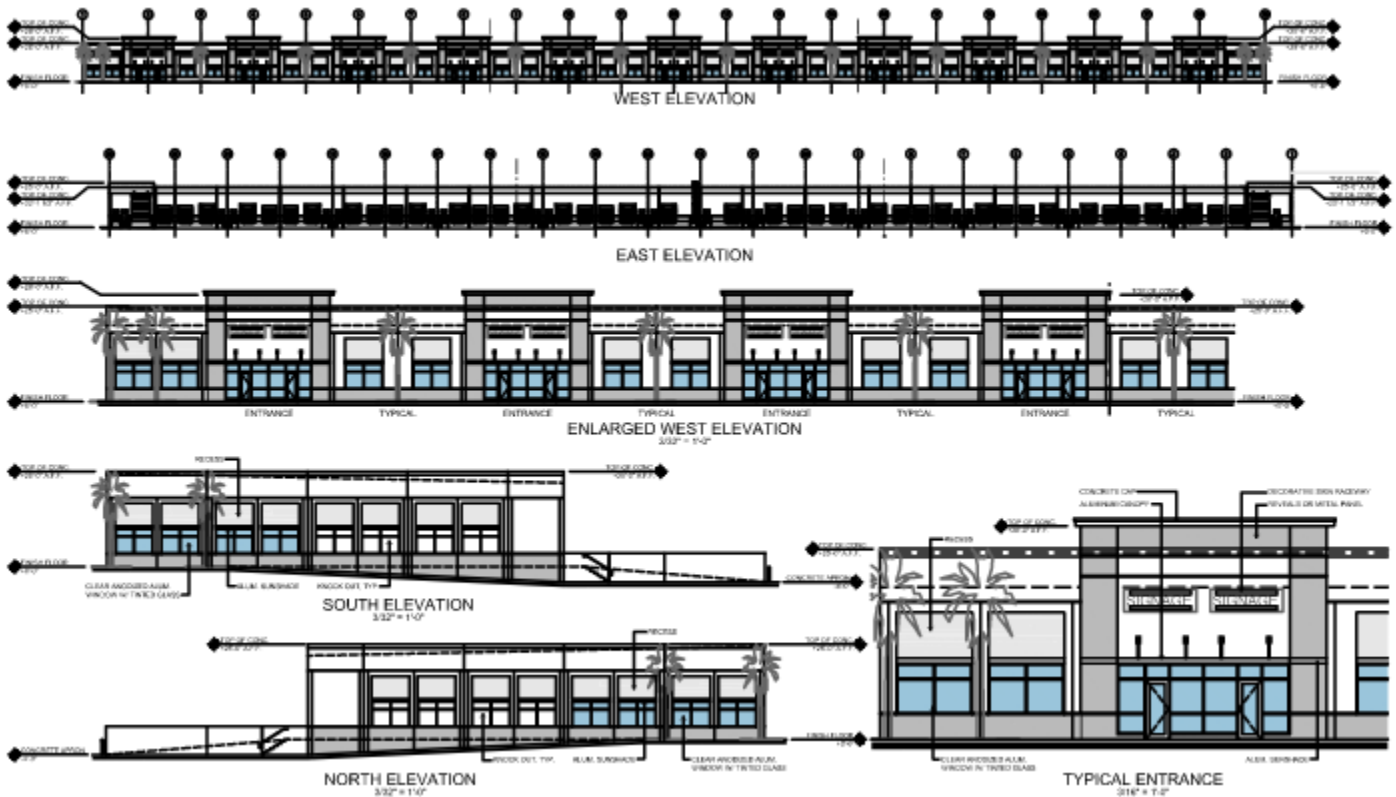


## Site Plan



## Building Elevations

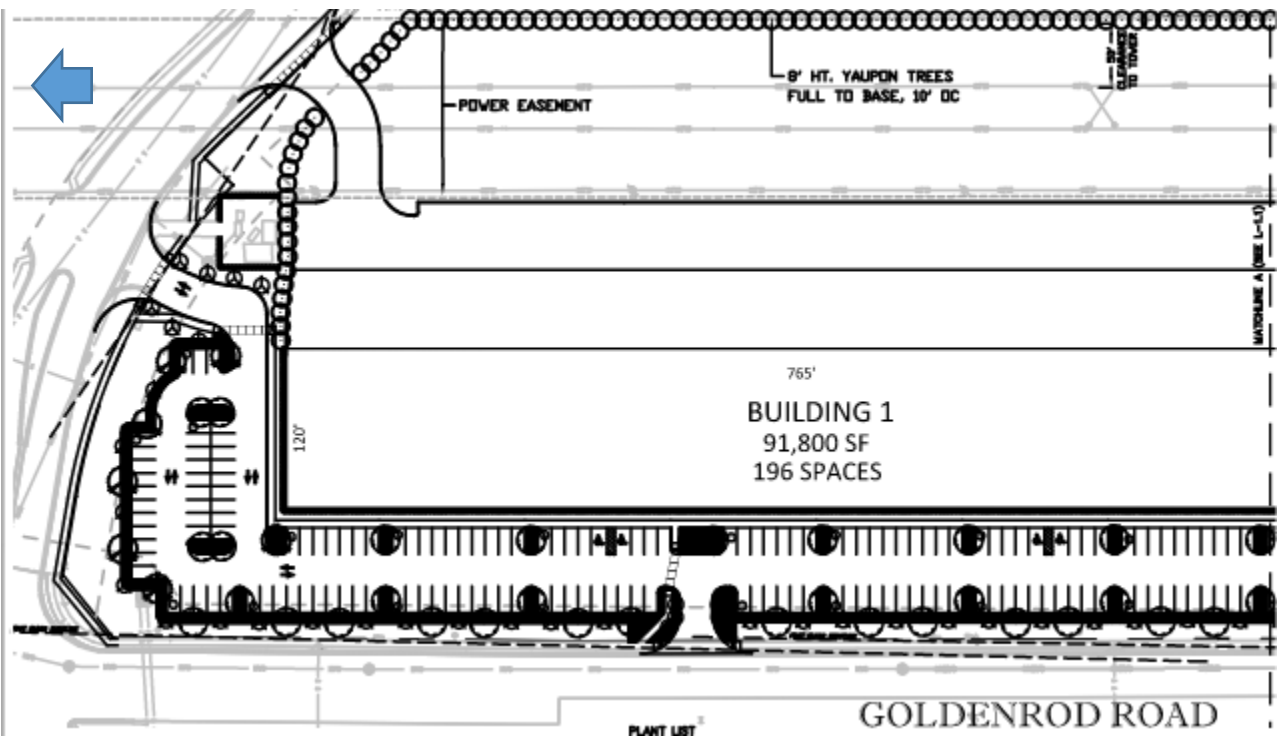
### Building #1 (North)



Building #2 (South)

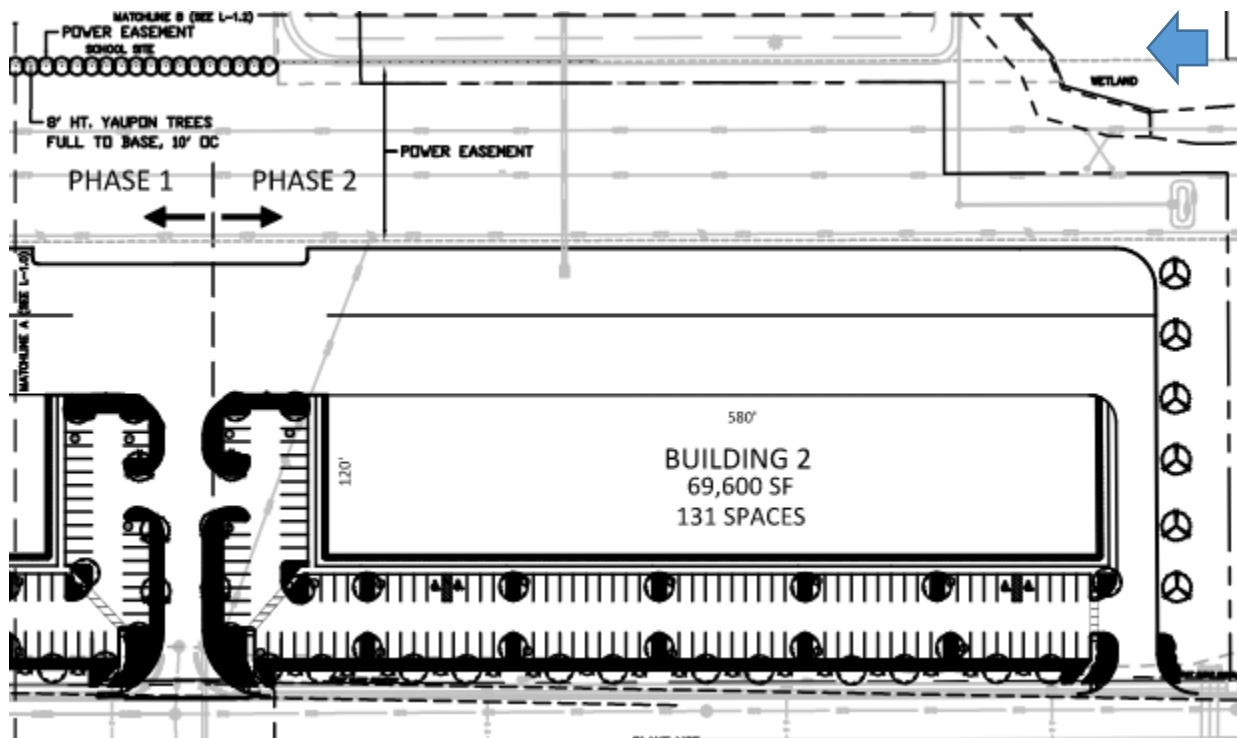


Landscape Plan  
North





Middle



Pond (existing, to east, south of the Elem. School)

