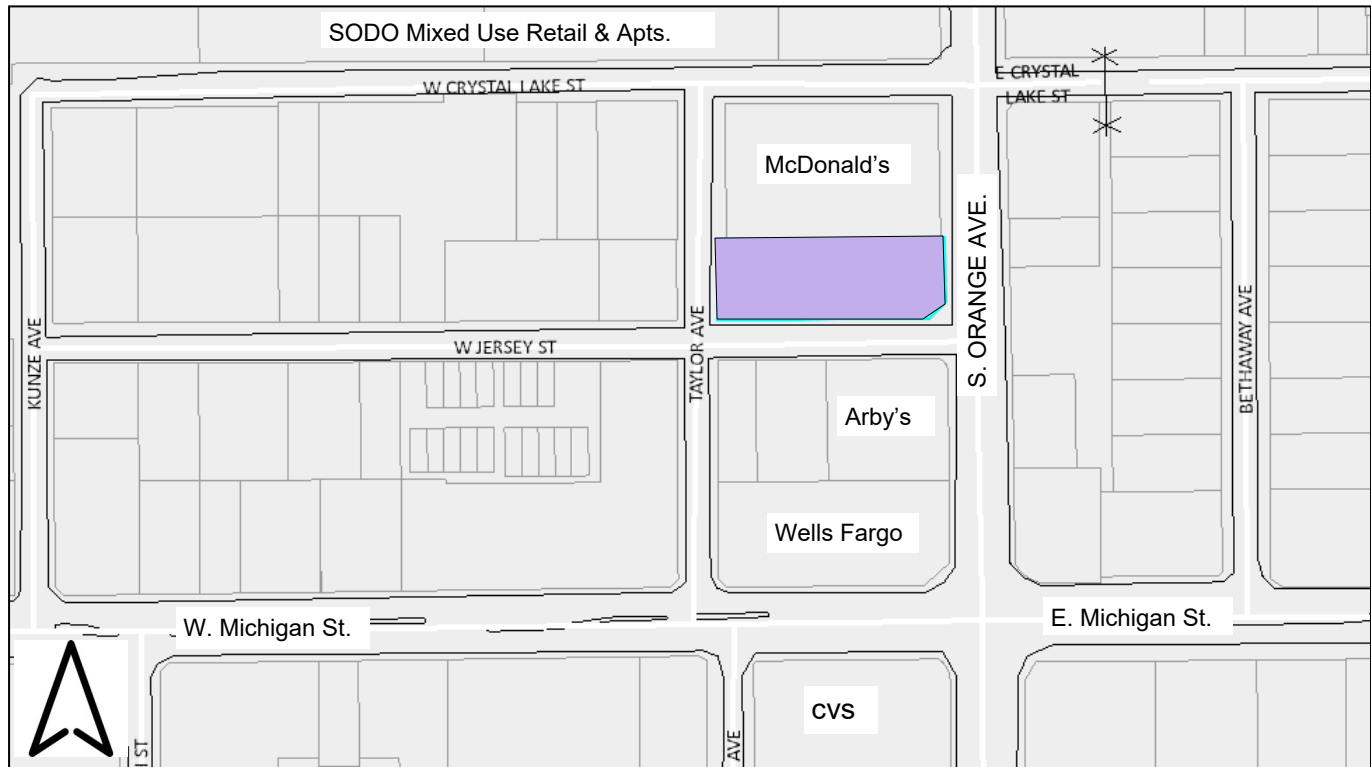


POLLO CAMPERO - SoDo (RE-INSTALLATION OF DRIVE-THROUGH)



Location Map

 Subject Site

SUMMARY

Owner

Dhingra Brothers LP

Applicant

Linda Nunn
NunnCo, Inc.

Project Planner

Jim Burnett, AICP

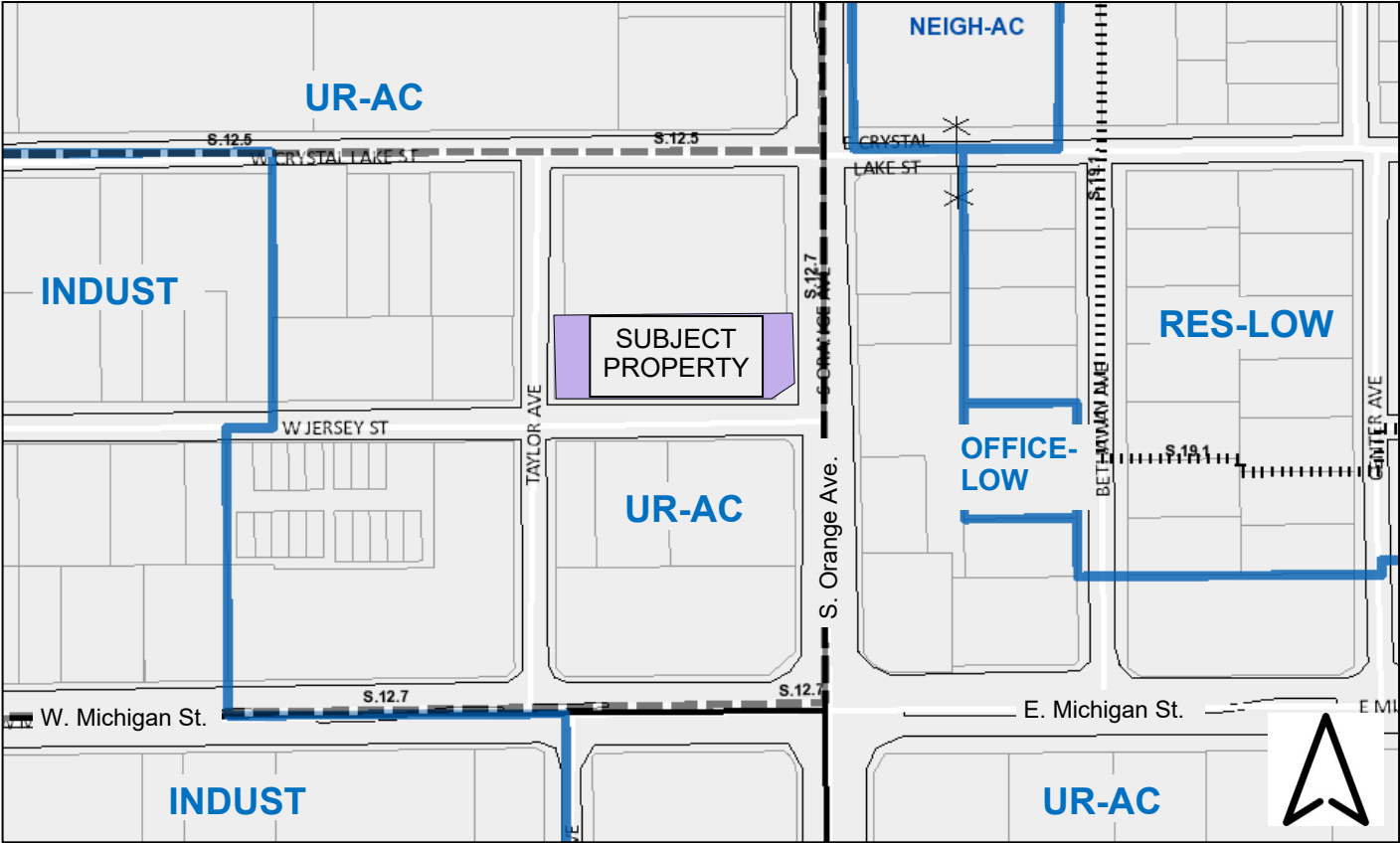
Property Location: 2520 S. Orange Ave. (Parcel #02-23-29-3976-00-010, located on the west side of S. Orange Ave., south of W. Crystal Lake St. and north side of W. Jersey St., in the Sodo neighborhood)(±0.6 acres, District 4).

Applicant's Request: The applicant requests Conditional Use Permit (CUP) approval to convert the existing Five Guys restaurant into a new Pollo Campero restaurant with a drive-through window. Location within the So-Do Special Plan Overlay requires the CUP request for the drive-through lane.

Staff's Recommendation: Approval of the Conditional Use Permit, subject to the conditions in this report.

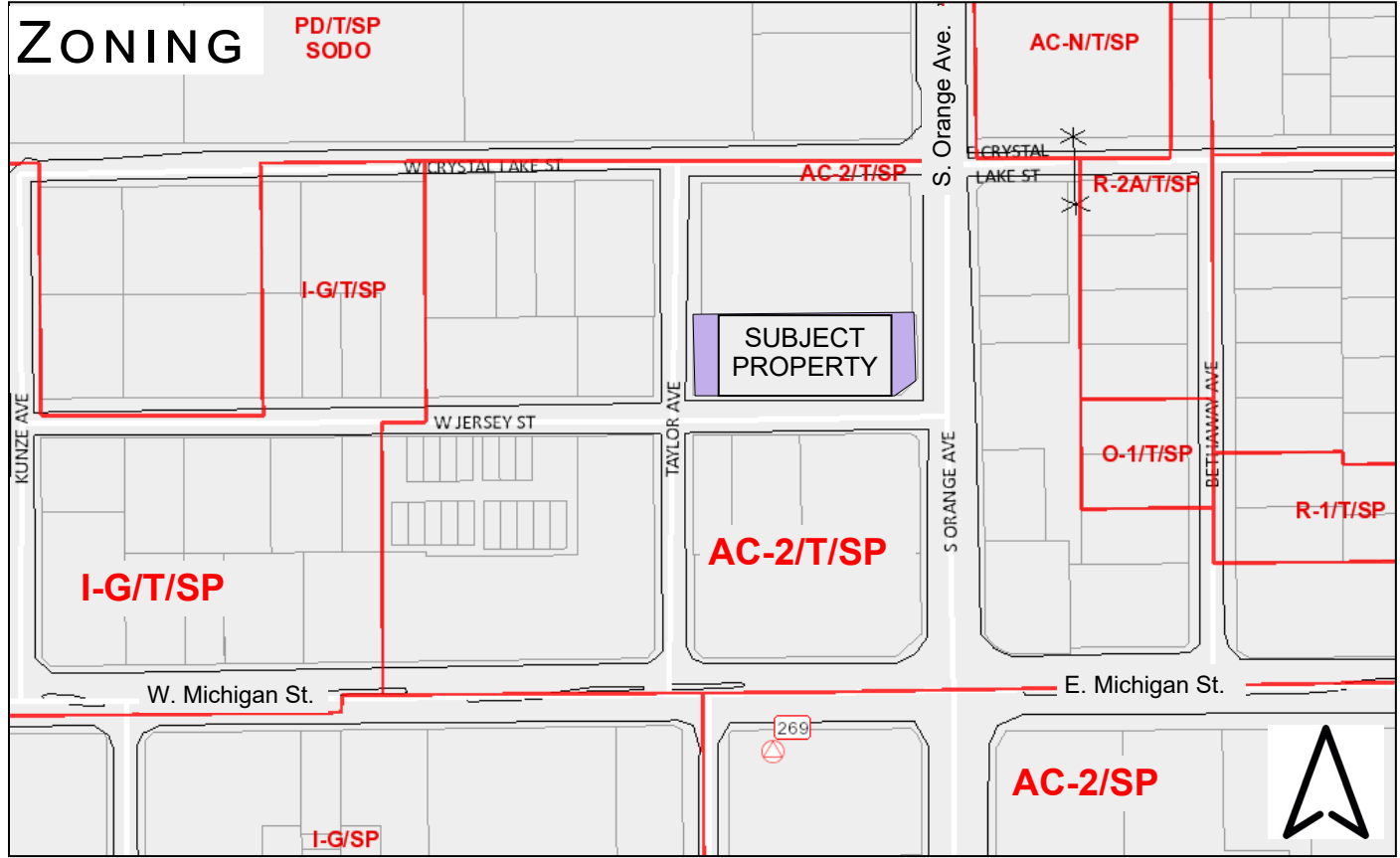
Public Comment: Courtesy notices were mailed to property owners within 300 ft. of the subject property the week of July 5, 2022. As of the published date of this report, staff has received no comments from the public concerning the CUP request.

FUTURE LAND USE



ZONING

PD/T/SP
SODO



PROJECT ANALYSIS

Project Description

The subject property consists of the current Five Guys restaurant, which will be converted into a new Pollo Campero (Guatemalan chicken) restaurant with a drive-through window. Location within the SoDo Special Plan (SP) Overlay requires a Conditional Use Permit to re-establish the drive-through for the restaurant. The property is at the northwest corner of S. Orange Ave. and W. Jersey St. south of the Sodo Mixed Use Plaza & Apartments.

Project Context

The property has Urban Activity Center future land use and is zoned AC-2/T/SP (Urban Activity Center, with Traditional City (T) and South of Downtown Orlando (Sodo) Special Plan (SP) overlays. Adjacent uses, zoning and future land use designations are provided in Table 1 below.

Table 1—Project Context			
	Future Land Use	Zoning	Existing Use(s)
North	Urban Activity Center (UR-AC)	AC-2/T/SP (Urban Activity Center, with Traditional City and SODO Special Plan Overlays)	McDonald's
East	(Across S. Orange Ave.) UR-AC	AC-2/T/SP	Numero Uno & Sports Medicine / Aspen Dental Offices
South	(Across W. Jersey St.) UR-AC	AC-2/T/SP	Arby's, Contractors Office and Vacant Lot
West	(Across Taylor Ave.) UR-AC	AC-2/T/SP	Jupiter School (Childcare)

Previous Actions:

1925: Property platted as part of Jersey Heights Subdivision.

1960: Property annexed into the City as part of Grant to Michigan annexation (City Doc. #3921).

1983: Property acquired by current owners.

1996: 2,952 sq. ft. Schlotsky's restaurant with drive-through constructed on the property (closed 2002).

2003: Schlotsky's Deli converted to Donato's Pizza (drive-through closed) (business closed 2008).

2010: Former Donato's converted to Five Guys Burgers.

Conditional Use Permit (LDC Section 65.285) Criteria - The Municipal Planning Board and City Council shall consider the following factors in their review of Conditional Use Permit (CUP) applications:

1. Purpose and Intent. The purpose and intent of the use and all other requirements of the LDC.
2. Growth Management Plan (GMP). The consistency of the proposal with all applicable policies of the City's adopted GMP.
3. Use and District Requirements. The proposal must conform to the requirements of the zoning district(s) in which it is located and, where applicable, to the requirements of Chapter 58 for the particular use or activity under consideration.
4. Performance and Design Regulations. The proposal must conform to all applicable performance and design regulations of LDC Chapters 58, 60, 61, and 62.
5. Public Facilities and Services. Necessary public facilities (both on- and off-site), such as transportation, sanitation, water, sewer, drainage, emergency services, education, recreation, etc. will be adequate to serve the proposed use.

Conformance with the GMP

As previously noted, the property has Urban Activity Center future land use and is zoned AC-2/T/SP. The purpose of the Conditional Use Permit (CUP) is to restore the drive-through function for a new restaurant going where the Five Guys restaurant is currently located. There are existing fast food businesses to the north and south (across W. Jersey St.) and both pre-existing drive-through lanes.

The proposed (new) restaurant with a single drive-through lane will be compatible with the adjacent commercial uses in the S. Orange Ave. corridor. The proposed CUP request is consistent with the Urban Activity Center future land use designation and the City's Growth Management Plan.

Conformance with the LDC

The subject parcel is zoned AC-2/T/SP, which allows restaurants as a permitted use, but the drive-through

requires a Conditional Use Permit (CUP) when in the SoDo Special Plan Overlay (per Land Development Code (LDC) Section 62.499, as amended in January 2021). The Traditional City (T) Overlay signifies that the property is located in an area platted or developed prior to WWII (plat dates to 1925).

Development standards for the proposed restaurant with re-established drive-through lane are provided in Table 2 below/right.

SODO (South of Downtown Orlando (former Orange-Michigan) Special Plan (SP) Overlay (LDC Section 62.499) -
The subject property is located in the SODO SP Overlay, the purpose of which is "to provide a vibrant, recognizable, mixed-use, multi-modal neighborhood that thrives on the synergies afforded by the continued growth of the Orlando Health campus and related medical uses, and the continued success of the SODO Main Street District. The primary goals of this Special Plan is to preserve and strengthen commercial activities and redevelopment opportunities within the area, enhance pedestrian safety and main street character, and protect existing residential neighborhoods from encroachment. "

Table 2 - Development Standards (AC-2/T/SP zoning)								
Criteria	<i>Lot Size (acres)</i>	<i>Setbacks (Minimum) (ft.)</i>				<i>FAR (max)</i>	<i>ISR (%) (max)</i>	<i>Building Ht (max)</i>
		<i>Front</i>	<i>St Side</i>	<i>Side</i>	<i>Rear</i>			
Min. / Max. Requirements (unless otherwise stated)	NA	0	0	0 or 3	10	1.0	90	100 ft.
1-story ±2,952 sq. ft. sit-down restaurant with re-established drive-through	0.64	11 (E)	15 (S)	12 (N)	226 (W)	0.11	<90%	23 ft.

Because the building and property are only being repurposed with another restaurant use, this time with a drive-through, only limited portions of the SODO SP Overlay requirements can be requested as conditions of approval for the CUP. Some improvements that staff recommends be implemented include screening of AC and utility equipment, including the existing rooftop mechanical equipment, and straightening of the sidewalk on W. Jersey St.

Unless noted elsewhere in this staff report, the proposed CUP to operate a new sit-down restaurant with a single-lane drive-through will comply with all aspects of the Land Development Code, unless otherwise noted below.

Urban Design
The restaurant with drive-through will continue to have the main entry facing S. Orange Ave., with a single drive-through lane in the rear, visible from W. Jersey St. Elevations are available beginning on page 7.

Transportation

The proposed restaurant with a drive-through will be accessed solely from W. Jersey St. The driveway is being relocated further west on the site, to afford ample stacking and traffic flow internal to the site.

Per Property Appraiser records, the site has 30 existing parking spaces. The restaurant, including outdoor seating, is required to have a minimum 24 and not more than 59 parking spaces. With re-insertion of the drive-through lane, the site will have 25 parking spaces, including one handicapped space.

There are existing sidewalks on S. Orange Ave. and W. Jersey St. Internal sidewalks/crosswalks must connect or be extended to the public sidewalks to the south along W. Jersey St.

Landscaping & Buffers

Existing buffers will be augmented with fresh landscaping to adequately bring the site up to Code. A full landscape plan is required at time of permit submittal.

Signage - Signage for the new restaurant must be per LDC Section 64.201, with sign allowance based on building frontages facing S. Orange Ave., W. Jersey St. and Taylor Ave. In total, the new restaurant can have no more than 260 sq. ft. of signage. Owing to location within the Traditional City and Sodo SP Overlays, ground, pole and pylon signs are prohibited. All signs must be permitted prior to fabrication; digital and wind-operated signs are also prohibited.

Solid Waste: A dumpster enclosure is shown in the north rear portion of the parking lot, with ample backup space for the refuse truck.

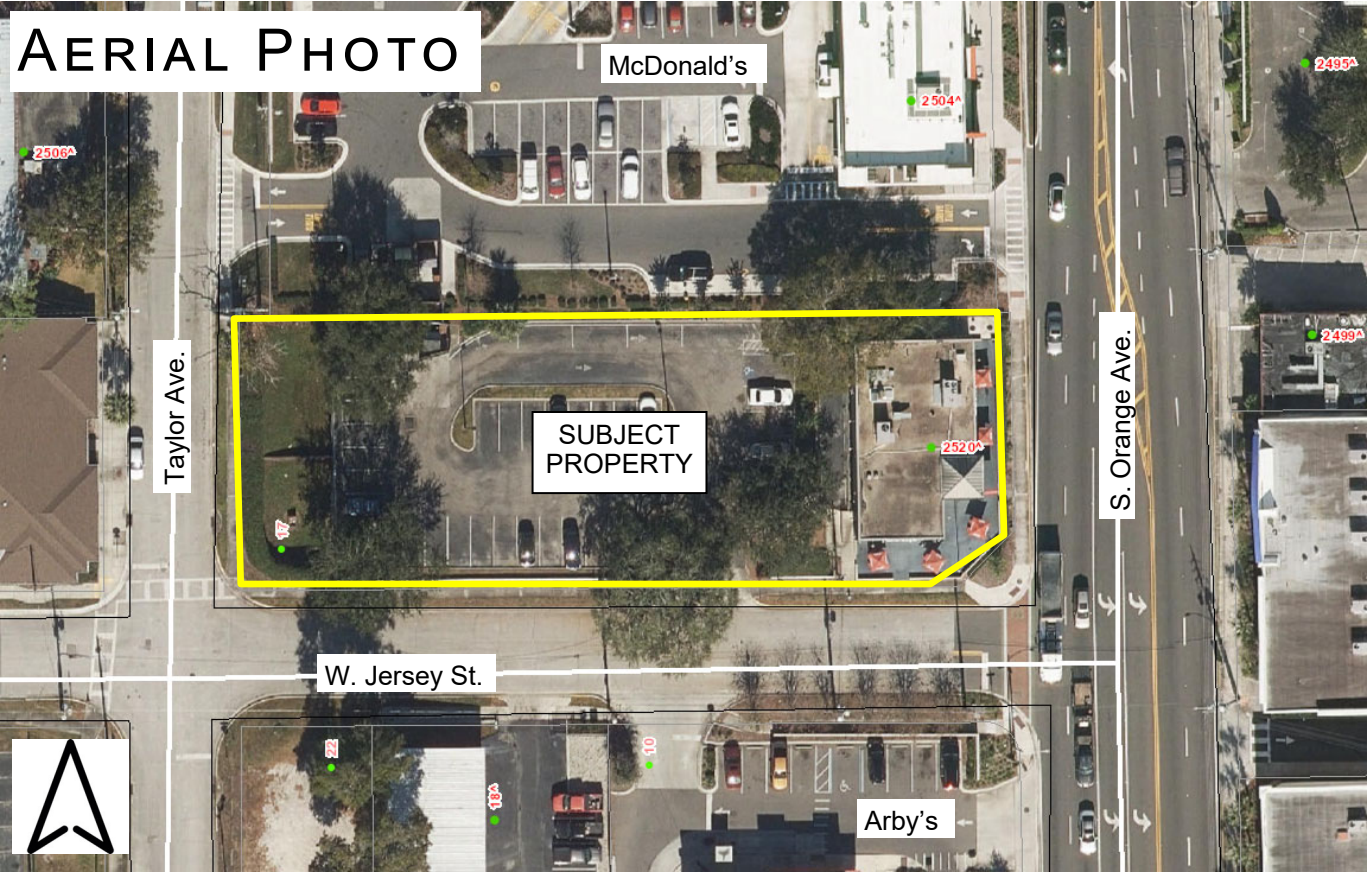
Sewer/Water Reclamation: The building is already connected to existing sewer mains. Stormwater will be directed to an existing stormwater pond on the far west end of the site.

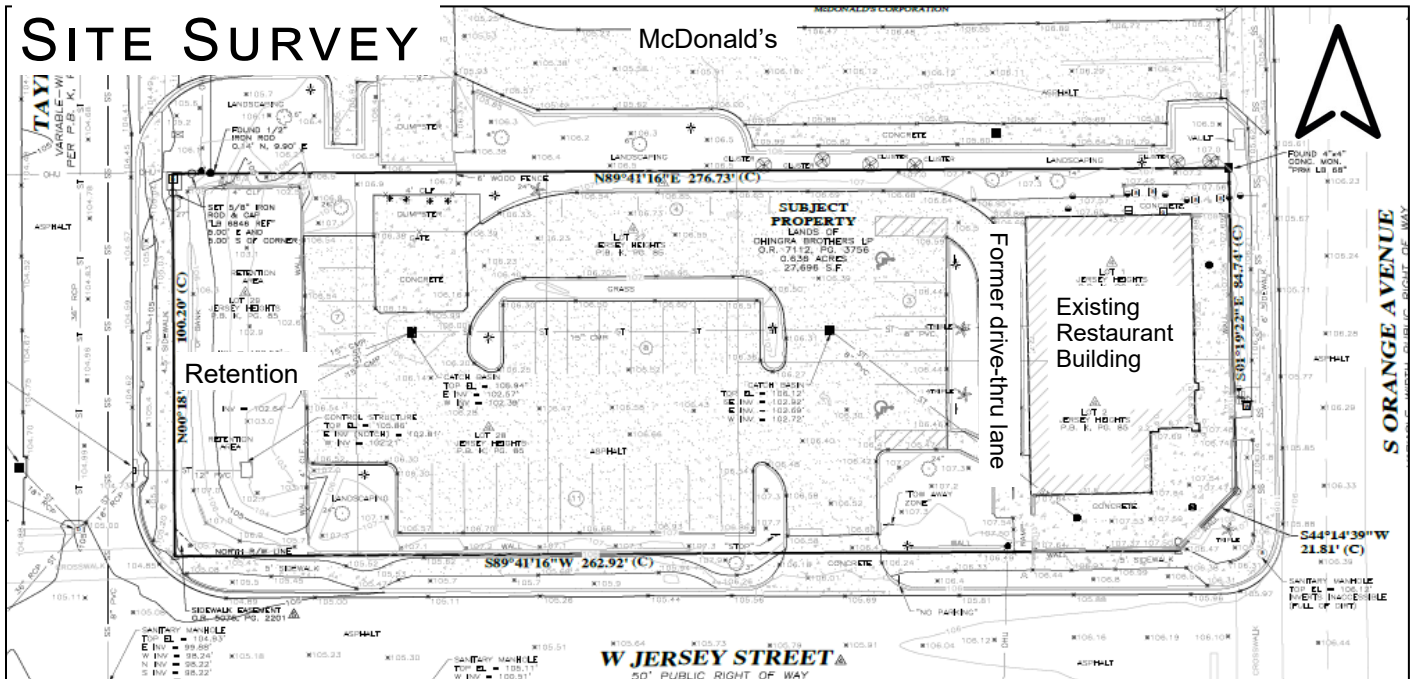
School Impacts - The proposed development will be a non-residential fast-food/sit-down restaurant with a drive-through, and thus, not subject to OCPS concurrency/capacity requirements.

GOOGLE STREET PHOTO

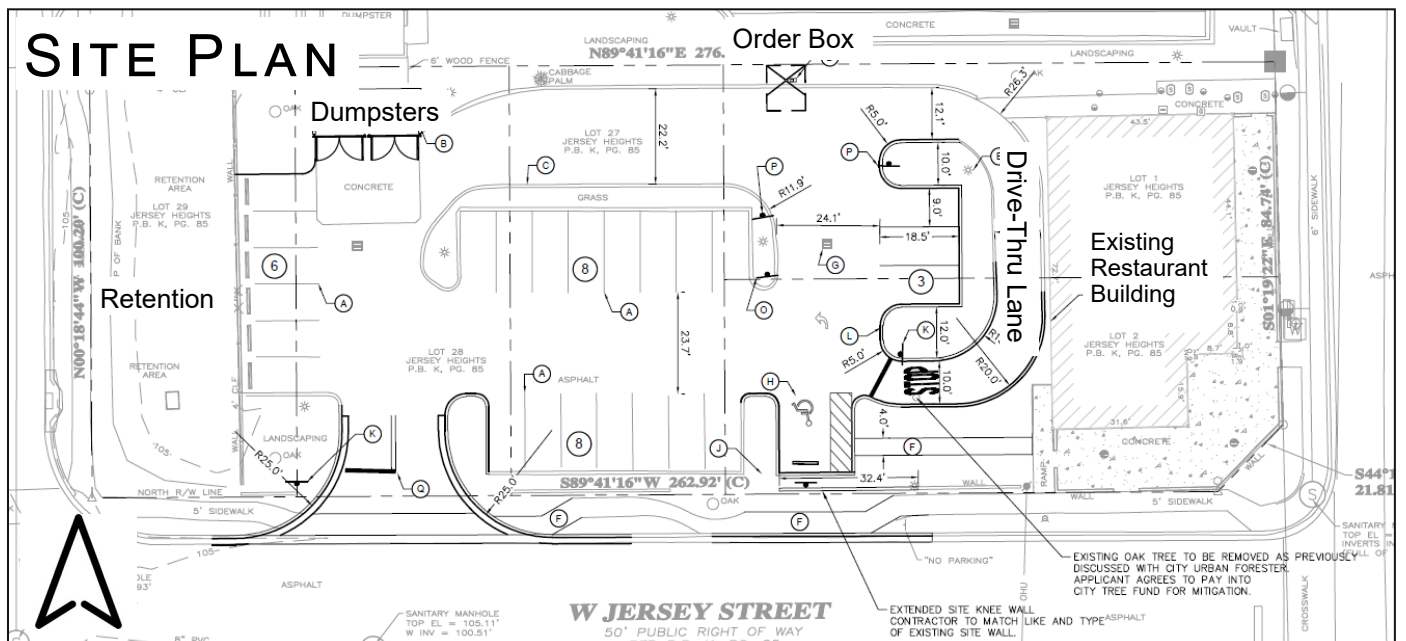


AERIAL PHOTO





GOOGLE STREET PHOTO



BUILDING ELEVATIONS



Facing S. Orange Ave.



SOUTH ELEVATION Facing W. Jersey St.

ELEVATIONS - REAR & NORTH SIDE



WEST ELEVATION Rear Elevation (facing Taylor Ave. & parking lot)



NORTH ELEVATION Facing McDonald's

APPLICANT'S PROJECT DESCRIPTION

The project involves renovation of an existing restaurant building and upgrades to the parking lot to facilitate re-opening of the drive through window lane that was closed off by the previous tenant.

The 2,968 SF building will not be expanded at all, nor will the existing patio seating area. The building will be renovated to incorporate changes to the both the interior and exterior. Exterior improvements will include changes to update the formal language of the entry tower and integrate colors and materials that reflect a more modern look and promote the Pollo Campero concept. New signage will be included as allowed per City code. The low wall surrounding the patio area will be repaired as needed, painted to match the building, and new furniture for outdoor seating will be provided.

Changes to the site will be limited, but will address what is needed to reopen the drive through window lane and provide safe access for patrons both, dine in and drive through. Per discussions with City Staff, the access point to the parcel will be moved west along Jersey Street and the existing access point will be closed. The existing grass bed that was added to close the drive through lane by the prior tenant will be reworked to allow reinstalling the needed southerly portion of the drive way. As part of that construction, the handicap accessible parking stall will be relocated to the south side of the site to provide access without crossing any active drive lanes. Queuing for the drive though will run along the north side of the parcel allowing stacking room for cars placing orders.

When the site was initially constructed many years ago an oak tree was planted very close to the drive through lane. In order to install the new portion of the drive through lane that tree will need to be removed. All other significant existing trees on site will remain. The applicant is proposing the addition of three new oak trees in newly created or enlarged landscape islands. The site already has numerous hedged areas and plant material. These areas will be evaluated for plant condition and upgraded as needed.

The applicant will also construct a new concrete trash enclosure to replace the existing chain link fence that does not provide adequate screening, extend the existing low screening wall on Jersey Street across the area of the removed easterly access point, and replace or repair any site items that may be damaged or in poor condition such as broken curbing, pavement wear areas, etc.

FINDINGS

Staff finds that the proposed CUP request to allow re-insertion of a drive-through lane for a new restaurant is consistent with the requirements for approval of CUP applications as contained in Section 65.285 of the Land Development Code (LDC):

1. The proposed CUP is consistent with the City's Growth Management Plan;
2. The proposed CUP is consistent with the City's Land Development Code;
3. The proposed restaurant with drive-through will meet standards for development in the AC-2/T/SP zoning district; and
4. Existing public facilities and services are adequate to serve the proposed use.

Staff Recommendation

Based on the information provided in the staff report and the findings noted above, staff recommends approval of the Pollo Campero w. Drive-through CUP, subject to the conditions in this staff report.

CONDITIONS OF APPROVAL

Growth Management

(no issues)

Land Development

1. Land Use and Zoning - Unless otherwise stated, development must be consistent with the standards provided herein and of the AC-2/T/SP zoning designation.
 2. Non-residential Floor Area Ratio (FAR) cannot exceed 1.0 (27,878 sq. ft. gross floor area (GFA)). No intensity bonuses are being requested via the CUP request.
 3. Impervious Surface coverage must not exceed 90%.
 4. Building Height of the total development cannot exceed 100 ft.
 5. Signage - All site signage must be consistent with LDC Sections 64.201, with total sign area not to exceed 260 sq. ft. All site signage must be permitted prior to fabrication and installation. Ground, pole and pylon signs, digital signs, grand opening banners, and other wind-operated devices are prohibited.
 6. Landscaping Buffers - Minimum 7.5-ft. landscaped buffers consistent with LDC Section 61.312 and commercial landscaping requirements are required along the north and south lot lines abutting public streets. A rear retention area provides adequate buffering to the west next to Taylor Ave.
 7. Phasing - Re-development of the site is proposed to be accomplished in a single phase.
- (see additional conditions under Informational Comments)

Urban Design

1. Appearance Review - The site is subject to Appearance Review at time of permit submittal, to ensure that the site plan and elevations and conditions of approval are being satisfied. The site plan must include all adjustments as required in this staff report and as conditioned by the MPB.

Architecture

2. All glass at the ground level must be clear. No windows may be dry-walled, or have permanent partitions installed on the interior to block natural surveillance. Tinted or reflective glass is not permitted.
3. Information on the finished materials and colors must be provided at the time of permitting to ensure consistency with the elevations reviewed and approved as part of the Conditional Use Permit.

Site

4. The parking lot knee wall must meet LDC Section 62.499(I) (Sodo SP) standards, described as follows:
 - i. The wall must be a minimum of three (3) ft and a maximum of four (4) ft in height.
 - ii. The portion of the wall above three (3) ft height must be no more than fifty (50) percent solid.
 - iii. The wall must be brick, masonry, stone, powder-coated aluminum or other decorative material that complements the finish of the restaurant building.
 - iv. As the parking lot is existing, where feasible, ground cover, hedges, or shrubs must be installed on both sides of the wall, in a 3-ft landscaping strip.
5. The sidewalk along W. Jersey St. must be as straight as feasible, while preserving the mature oak tree.
6. A crosswalk must be provided wherever a sidewalk/dedicated pedestrian travel path crosses a driveway or vehicular use area. All crosswalks at driveways and curb cuts must be designed with textured colored

CONDITIONS OF APPROVAL (CONTINUED)

concrete, or similar, to clearly define the pedestrian zone, as required by LDC Section 61.314(e). Thermoplastic paint may be incorporated but cannot meet this condition alone.

7. Streetscape. Due to site constraints, the sidewalk along S. Orange Ave. must be adjusted to be as close to the SODO Special Plan (LDC Sec. 62.499) as feasible, as follows:
 - i. From back of curb, a 4-ft. park strip/area must be provided. Landscaping must be tall grass with understory trees, unless the trees are deemed impractical due to underground utilities.
 - ii. A 6-ft. sidewalk must be installed on the back of the park strip, where possible. Where there is less than 6-ft. between the tree well and kneewall, the sidewalk will need to extend to the kneewall, with the existing kneewall to remain where currently located.
 - iii. The water meter and backflow preventer must be relocated westward, to leave the sidewalk as free of obstructions as feasible. Due to the new sidewalk location, landscape screening will not be required. A solid screening is encouraged.

Landscaping

8. All landscape plans must achieve the Minimum Required Landscape Score (MRLS) for the proposed type and intensity of development. The project must meet the landscaping requirements of LDC Chapters 60 and 61. A spreadsheet (available at <https://www.orlando.gov/Building-Development/Planning-Approvals/Landscape-Code#section-3>) showing compliance with the MRLS must be included with the plans when submitted for building permits.
9. A tree removal permit (requested and issued through the Parks Division) is required prior to any trees being removed from the overall project site. A copy of the tree permit must be provided with building permits. The Parks Division can be reached at 407-246-2283 or at trees@orlando.gov.

Utilities

10. All dumpsters and trash compactors must be screened with solid walls to match the restaurant building. Decorative gates that are architecturally integrated with the design of the restaurant building must be installed. A landscape screen including low hedge and groundcover is required to soften the view.
11. All a/c units must be located in such a way to minimize the appearance from the ROW and must not be located between the restaurant building and the ROW. AC units must be screened through the use of walls, fences or hedging along three sides. An interior screen wall or parapet is required for the existing rooftop mechanical equipment. The rooftop screen or parapet must be the same height, or higher than the installed mechanical equipment. The utility plan at the time of permit must clearly show the location of all mechanical equipment.

Lighting

12. A photometric plan must be provided with building permits to comply with LDC Chapter 63, Part 2M (City Lighting Code).

Signage

13. Signage must comply with both LDC Sections 64.201 and 62.499 (p) within the SODO Special Plan. Businesses in SODO are allowed up to two (2) building signs per street frontage (see Land Development condition #5 relative to max sign copy area).

Transportation

1. 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. Support of this submittal by the Transportation Dept. does not constitute final engineering approval of this concept for development. Materials and designs for transportation related elements of the project must meet or exceed standards in the versions of the City Code and Engineering Standards Manual in effect at the time of submittal to Permitting Services.
3. Maintenance of Traffic (MOT) Plans - For any construction work planned or required within a public right-of-way (R-O-W) or City sidewalk easement adjacent to a public R-O-W (including but not limited to: irrigation, drainage, utility, cable, sidewalk, driveway, road construction/ reconstruction or landscaping), the Owner/Applicant must submit the following:
 - a. Maintenance of Traffic (MOT) Plan (For more information/detailed requirements, contact the Office of Special Events & Permits at 407-246-3704).
 - b. Roadway plans including paving, grading, pavement markings and signage (Contact the Permitting Transportation Engineering Reviewer at 407-246-3079 for details).

CONDITIONS OF APPROVAL (CONTINUED)

- c. A copy of all required County and State permits (If permits are pending, attach a copy of the application).
 4. Proper sightlines must be maintained at all driveways and parking areas. Site plans and landscaping plans submitted to Permitting Services should include sightline triangles. AutoTurn analyses for emergency and solid waste collection vehicles should be attached to plans to prevent delays in processing.
- Pedestrian Access/Sidewalks
5. Orange Ave. Streetscape: The sidewalk along S Orange Ave. must be expanded west in accordance with the Orange Ave. streetscape standards as noted in the SODO Special Plan (LDC Sec. 62.499). See Urban Design condition #7 on the previous page.
 6. Water Connections: It appears that the water meter and backflow preventer are located between the kneewall and S. Orange Ave., within the expanded sidewalk zone. Both the water meter and backflow preventer must be shifted to the west as much as possible.
 7. W. Jersey St. Ped Connection: A pedestrian connection from the parking lot to the sidewalk along W. Jersey St. must be provided between the new curbcut and handicapped space (maybe on the east side of the new curbcut). Another option might involve the removal of one of the parking spaces along the south side of the parking lot or conversion of that space to a 2-wheeled vehicle space. To retain the same number of parking spaces, the landscape island directly west of the ADA space may be removed and paved for a parking space (if there are grade changes).
 8. Curb Cut Removal: The area where the curb cut that is being removed along W Jersey St. must have all curbs, gutters, parkways and sidewalks restored to Orlando Engineering Standards Manual (ESM) requirements and standards.
 9. Crosswalks must be installed across each driveway entrance and wherever a designated pedestrian path crosses a vehicle travel lane. Each crosswalk must be clearly marked and designated with high intensity markings in a "ladder" pattern per Manual of Uniform Traffic Control Devices (MUTCD) standards.

Water Reclamation (Sewer) Division (WRD) - (no objections/comments)

Parks (Tree Removal or Trimming)

A tree removal permit must be obtained from a Parks Department official prior to any trees being removed from the site. Tree removal will require mitigation via the replanting of all inches of tree caliper removed from the site. A monetary payment can be made into the tree fund for any remaining tree caliper unable to be replanted due to the design of the project. Landscape plans can be submitted to reduce any fees associated with tree removal.

INFORMATIONAL COMMENTS

Land Development

1. General Code Compliance. Development of the proposed project should be consistent with the conditions in this report and all codes and ordinances of the City of Orlando, the State of Florida, and all other applicable regulatory agencies. All other applicable state or federal permits must also be obtained before commencing development.
2. Minor Modifications. Minor modifications and design changes including but not limited to fences, accessory structures, signs, landscaping, interior alterations, and other minor changes, that are required beyond those previously reviewed by the Municipal Planning Board (MPB), may be approved by the Planning Official without further review by the MPB. Major changes may require additional review by the MPB.
3. Conformance with Site Plan Required. Construction and development shall conform to approved site plans, elevations, and landscaping plans on file with the City Planning Division and all conditions contained in this report, or as modified by the Municipal Planning Board and City Council. When submitting plans to the Permitting Division for permitting, the applicant must attach to each submittal a copy of this staff report, and the excerpts of the Municipal Planning Board minutes and any subsequent Final Site Plan/Appearance Review Determinations.
4. Scope of CUP/ - The proposed development must be as described within this report. Any changes in the future use and operation of the site as described herein may require an amendment to the CUP. This approval is not transferable to another property or parcel.

5. **CUP Expiration** - Approval of the CUP by the City Council (via approval of the associated MPB meeting minutes) allows the applicant to apply for building permits (see Urban Design Appearance Review comment on page 9). If permits for the new use are not issued within two (2) years of approval of the CUP, the CUP will expire. However, upon written application filed 30 days prior to the expiration date, the Planning Official may extend the CUP for one period of up to 1 year, providing good cause is shown.

Site Engineering (8th floor, Public Works)

1. Per Section 7.01 of the City's ESM, any project to be built in the City that alters the existing topographic characteristics will be required to provide stormwater treatment. When applying for an Engineering Permit, submit the Drainage and Geotech reports, Stormwater Tabulations, and all necessary documents in order to verify the City's and Water Management District (WMD) standards are met.
2. Water quality must be recovered per WMD requirements. A model must be provided demonstrating the recovery analysis. A WMD water treatment permit may be required.
3. A certification signed by the Engineer, licensed in the State of Florida, and responsible for the stormwater design, must be provided to read 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."
4. Construction activities including clearing, grading and excavating activities must obtain an EPA NPDES permit, except: Operations that result in the disturbance of less than one acre total land area which are not part of a larger common plan of development or sale. The NPDES permit must be received in the Office of Permitting Services prior to the issuance of City of Orlando permits. If the disturbed area is less than one acre, provide a note on the plans indicating the City of Orlando's Guidelines for Erosion Sediment Control (aka the Blue Sheet) will serve as a guide for the implementation of erosion sediment control measures. The Blue Sheet can be found on the City website and should be attached to the permit submittal.
5. A signed and dated private/public improvements cost sheet (available at www.cityoforlando.net/permits) must also be submitted.
6. A performance guarantee for public improvements is also needed in the amount of 110% of the public improvements cost. Cost sheet forms and instructions are available at the City website noted above. The performance guarantee is required prior to issuance of the permit. The original needs to be hand delivered to the receptionist at Permitting Services with the referenced case number. In addition, a copy must be provided in any resubmittal package. Allow approximately 1 week after the performance guarantee is to allow for City legal review.

Permitting Review (1st floor)

1. Any existing sidewalk damaged or broken is to be repaired.
2. 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, per LDC Section 65.604.
3. Construction activities including clearing, grading and excavating activities must 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. All plans must conform to and all construction must be accomplished in accordance with the City's ESM.
5. All future elevations shown on a boundary/topographic survey must use the North American Vertical Datum of 1988 (NAVD 88).
6. 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. Per City Code Section 28.15, all new commercial developments are required to participate in the Recycling Program. The recycling dumpster must have a minimum 12-ft wide opening and a clear 10-ft depth forward of any bollards within the enclosure. A straight 50-ft backup area in front of the dumpster opening is required.

Orlando Police

The Orlando Police Department has reviewed the proposed plans for the proposed Pollo Campero restaurant with re-established drive-through, applying CPTED (Crime Prevention Through Environmental Design) principles. CPTED emphasizes the proper design and effective use of a created environment to reduce

INFORMATIONAL COMMENTS (CONTINUED)

crime and enhance the quality of life. There are overlapping strategies in CPTED that apply to any development: Natural Surveillance, Natural Access Control, Territorial Reinforcement, Target Hardening, and Site Maintenance and Management. For personal safety, crime prevention strategies should be discussed with OPD's Crime Prevention Unit, Officer Eddie Rosado, at Eddie.Rosado@Orlando.gov.

Orlando Fire Dept. - Comments were provided but since this is merely a new restaurant replacing an existing restaurant, albeit the new one having a drive-through lane, the comments provided may have little impact to the new restaurant use.

CONTACT INFORMATION

Land Development

Contact Jim Burnett, Project Planner, at 407-246-3609 or at james.burnett@orlando.gov.

Growth Management

Contact Yolanda Ortiz at 407-246-3792 or at Yolanda.ortiz@orlando.gov.

Transportation

Contact Jacques Coulon at 407-246-2293 or at jacques.coulon@orlando.gov.

Orlando Police Department

Contact Terrence Miller at 407-246-2454 or at Terrence.miller@orlando.gov.

Urban Design

Contact Fernanda Paronetto at 407-246-3427 or at Fernanda.paronetto@orlando.gov.

Site Engineering (8th floor Public Works)

Contact Owen Blakely at 407-246-3758 or at Owen.blakely@orlando.gov.

Permitting (1st floor)

Contact Keith Grayson at 407-246-3234 or at keith.grayson@orlando.gov.

Sewer/Wastewater

Contact Julio Morais at 407-246-3724 or at julio.morais@orlando.gov.

Parks (Tree Removal/Mitigation)

Contact Greg Mallory at 407-246-3857 or at condredge.mallory@orlando.gov.

REVIEW/APPROVAL PROCESS - NEXT STEPS

1. Minutes from the July 19, 2022 MPB meeting are scheduled for review and approval by City Council on Monday, August 15, 2022.
2. Following the July 2022 MPB meeting, the applicant must make necessary site plan revisions and can then submit for building permits, but said permits cannot be approved until the City Council approves the July 2022 MPB minutes.