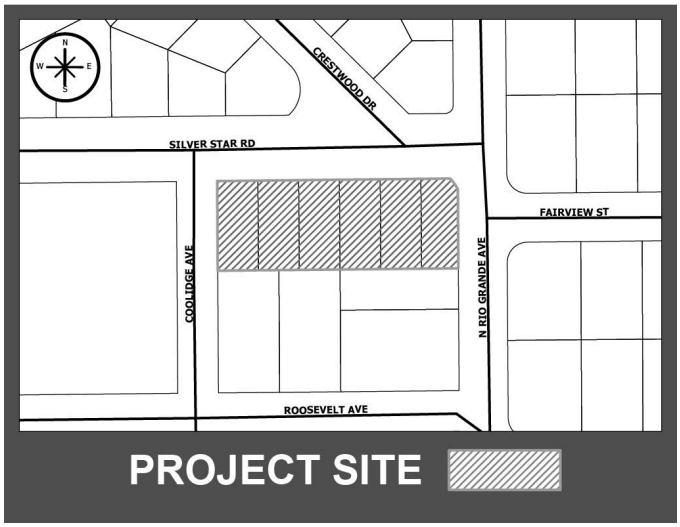
Silver Star Redevelopment Solicitation

Redevelopment opportunity to provide Residential Development on Silver Star Road, in the City of Orlando

SOLICITATION

The City of Orlando ("City") hereby invites proposals from qualified developers interested in developing a minimum of nine (9) residential dwelling units on .76 acres in the Fairvilla Park/College Park Neighborhood. Proposals are due on or before December 22, 2026, at 4 p.m. eastern standard time. Proposals submitted after 4 p.m. on this date will be rejected. A Selection Committee (Committee) will review all timely received proposals based on the criteria set forth in Exhibit A (Evaluation Criteria) and will recommend one proposer to City Council. More information on the evaluation and selection process is set forth in the Section titled, "Evaluation of Proposals".



PROJECT OVERVIEW

The real property is approximately .76 acres and is generally located in the Fairvilla Park neighborhood, near College Park, on Silver Star Road, west of North Rio Grande Avenue, east of Coolidge Avenue and north of Roosevelt Avenue ("Property"). The City is seeking to convey fee simple title to a developer who will finance, design and construct a minimum of 9 residential dwelling units for sale (Project). A map of the property is attached as Exhibit B.

The Property includes six parcels located at 1500, 1502, 1506, 1510, and 1514 Silver Star Road, as well as 2815 Coolidge Avenue. The eastern corner parcel, 1500 Silver Star Road, is a corner lot previously improved with a

CONTACT

For information, questions, and inquiries, please contact:

Tonie McNealy
Real Estate Project Manager
407.246.2655
tonie.mcnealy@orlando.gov

City of Orlando
Real Estate Management Division
City Hall, 7th Floor
400 South Orange Avenue
Orlando, FL 32801

single-family home and measures 45’ x 110’. The remaining five parcels each measure 50’ x 110’, which may be subdivided into ten 25’ x 110’ lots, were previously improved with five duplex buildings. The Coolidge Avenue parcel is situated on the western corner. All parcels are currently vacant and ready for redevelopment.

The proposed Project must include 9 - 11 dwelling units with rear loaded garages for townhome or multifamily development, and shared driveways as practical for duplex and tandem development and adhere to Traditional City Design Standards as set forth in Exhibit C. Additionally, the City requires the Project to meet specific design standards and other requirements that are outlined under the Developer & Development Requirements on page 2.

NEIGHBORHOOD OVERVIEW

The Property was annexed (ANX2005-00043) in 2006, a Growth Management Plan amendment (GMP2005-00034) assigned the Residential Low Intensity Future Land Use Designation to the Property and an initial zoning of R-3A (ZON2005-00042). All of the parcels that make up the Property may be combined or replatted. The maximum density for the Property is 12 dwelling units per acre (du/ac) or approximately 9 units. This can be increased through a density bonus to allow 3 additional du/ac or 11 units. Additional information regarding the bonus is found under Sec. 58.1133 of the City’s Land Development Code. Further, five of the six parcels are eligible to develop as tandem or duplex development, which could yield up to 11 units, with the final easternmost parcel (1500 Silver Star) being single-family. In such a scenario, the City would encourage shared driveways to pair properties as much as practical.

DEVELOPER & DEVELOPMENT REQUIREMENTS

- The Developer must have prior development experience and must have completed at least one project within the last 10 years.
- The Developer must provide proof of its financial stability and financial viability to construct the Project including anticipated funding sources and adequate bonding capacity.
- The Developer must demonstrate that the proposed Project is financially feasible and shall include estimated construction cost and timeline consistent with prevailing industry standards.
- Developer must demonstrate evidence of sufficient experience and capability to navigate all applicable permitting processes and the Project must comply with all applicable codes and regulations of the City of Orlando and all other applicable governmental and regulatory entities and agencies.
- The Project must include 9 - 11 dwelling units with rear loaded garages for townhome or multifamily development, and shared driveways as practical for duplex and tandem development.
- The Project must follow the Traditional City Design Standards found in City Code

Chapter 62 Part 6 as outlined in Exhibit C. Architectural elements should be modern or traditional, or a combination of both as allowed by Code.

SELECTION PROCESS

A Selection Committee (Committee) will review all timely received proposals based on the Developer and Development Requirements and the Evaluation Criteria set forth in Exhibit A and will recommend one proposal to City Council. The City may accept any proposal that it deems to be in the public interest and reserves the right to reject all proposals.

CONVEYANCE OF TITLE

The City anticipates entering into a purchase and sale agreement with the successful proposer for the conveyance of the property and other Project details, including standard terms and conditions for a real estate closing ("PSA"). Conveyance of title is subject to City Council approval. The City will transfer title of the Property to the Developer via a special warranty deed in accordance with the terms of the PSA. The PSA will specify the terms, conditions and actions required prior to the City conveying title to the Developer, including the obligation to have approved permits and financing prior to closing, and to begin substantial construction within six (6) months after the closing. The Developer shall be responsible for all customary closing costs, and will pay any documentary stamp tax.

GENERAL INFORMATION

Incurred Expenses
The successful proposer shall be responsible for all expenses incurred in preparing, submitting and/or presenting a proposal responsive to this solicitation.

Interviews
The Committee reserves the right to conduct interviews and/or require presentations by one or more proposers prior to its selection of a Project Proposal, which at the Committee's discretion, may be virtual.

Request for Additional Information
The City reserves the right to request additional information from each proposer (or short-listed proposer) as the City deems necessary to properly evaluate a proposal, provided that all proposers (or short-listed proposers) are notified of such request.

The City reserves the right to make investigations of the qualifications of the proposers as it deems appropriate, including, but not limited to, background investigation.

Rejection of Proposals
The City reserves the right to cancel this Solicitation or to reject any and all proposals submitted, in its sole discretion, at any time prior to the execution of the PSA.

Irregularities in Procedures
The City reserves the right to waive minor irregularities in procedures.

City of Orlando Requirements
The Developer, at its sole cost, must conform to all applicable permitting, planning, building, engineering, stormwater, and land development regulations. The Project shall also be subject to all review and approval procedures of the City's Municipal Planning Board and Board of Zoning Adjustment.

Questions and Other Inquiries
All communication related to this Solicitation, including questions and other inquiries must be directed to Tonie McNealy, Real Estate Project Manager, at 407.246.2655 or tonie.mcnealy@orlando.gov.

Except as set forth above, communication initiated by or on behalf of a proposer to any City Official or employee evaluating or considering the Project Proposal (up to and including the Mayor and members of the City Council), prior to final selection is prohibited. Except as set forth above, any communication between a Developer and the City will be initiated by the appropriate City Official or employee, in order to obtain information or clarification needed to develop a proper, accurate evaluation of the Project Proposal. Communications initiated by a proposer in violation of this section shall be grounds for disqualifying the offending proposer from this solicitation.

Updates and Revisions
If it becomes necessary to update or revise any part of this redevelopment opportunity, all interested parties who have provided an email address will be notified via email and the revision will also be posted online at https://www.orlando.gov/Our-Government/Records-and-Documents/Property-Information/Find-Real-Estate-for-Redevelopment.

Proposal Content and Submission Deadline
To ensure a uniform review process and obtain the maximum degree of comparability, proposals must be prepared in portrait format and organized based on the Evaluation Criteria and shall include the Required Submittals set forth in Exhibit A.

The City will accept mailed or hand-delivered Project Proposals until **Tuesday, December 22, 2026** at **4 p.m.** eastern standard time. Packages submitted after 4 p.m. on this date will be rejected.

Please submit one (1) original, nine (9) printed copies and one (1) digital copy (email or flash drive) to:

Tonie McNealy
Real Estate Management Division
Orlando City Hall, Seventh (7) Floor
400 South Orange Avenue
Orlando, FL 32801
tonie.mcnealy@orlando.gov
407.246.2655

EVALUATION OF PROPOSALS

The Committee will review and evaluate the proposals taking into consideration the Developer & Development Requirements and Evaluation Criteria and recommend a proposal to City Council. The Committee reserves the right to shortlist proposers and to conduct interviews of and require presentations by one or more proposers. City Council may accept any proposal that it deems to be in the public interest and reserves the right to reject all proposals. City Council reserves the right to reconvene the Committee for the purpose of recommending another proposer to City Council if an agreement with the first proposer approved by City Council cannot be reached within a reasonable amount of time. This solicitation is being issued by the City's Real Estate Division Manager who is authorized to take any actions related to this solicitation on behalf of the City.

EXHIBIT A – EVALUATION CRITERIA

Evaluation Criteria	Required Submittals	Project Review
Development Team Experience and Past Performance	Provide: ☐ Description of at least 1 project completed in the last 10 years. ☐ Qualifications of development team including Developer, architect, contractor, etc.	Demonstrates the ability to design and construct a development and provide solid qualifications of team members and detailed information about previous project(s) that have been built successfully.
Financial Feasibility and Ability to Proceed	Provide: ☐ Evidence of financial stability of developer ☐ Evidence of financial viability to construct the project ☐ Construction timeline consistent with prevailing industry standards ☐ Estimated construction cost ☐ Anticipated funding sources ☐ Evidence of sufficient bonding capacity.	Demonstrates financial feasibility of the Developer and ability to proceed by providing detailed financial reports and cost estimates in a complete development proforma. Demonstrates a readiness to proceed by providing financial commitments and a project schedule timeline with a construction start within 6 months of closing. The City may request audited financial statements.
Quality of Design and Construction	☐ Preliminary plans and/or renderings of what Developer proposes to build on the site. ☐ Demonstrate adherence to Traditional City Design Standards	Presents a site plan and elevations for the Project, meets development goals and city code requirements.
Quality of Proposal	☐ Project summary, including how the Developer proposes to meet all of the Development Requirements ☐ Complete proposal with all required documents attached.	Provides a proposal that is complete.

EXHIBIT B – Location Map



EXHIBIT C – Traditional City Design Standards

PART 6. - TRADITIONAL CITY DESIGN STANDARDS
RESIDENTIAL DESIGN STANDARDS IN RESIDENTIAL AND OFFICE DISTRICTS

- Sec. 62.600. - General Requirements.

The following standards shall apply to all residential uses located in residential and office districts in the Traditional City. These standards shall not apply to residential uses in other districts.

(a) *Projections and Recesses.* In order to encourage projections, recesses and varied building planes in Traditional City neighborhoods, the Appearance Review Officer shall be authorized to permit up to 30% of the building frontage of residential principal structures to extend up to a maximum of 20% of the required front yard setback into the front yard setback. The Appearance Review Officer shall be responsible to review both the amount of the projection into the setback and the width of the projection. Wherever such a projection into the front yard setback has been approved, no other modification of front yard setback standards (see Chapter 65, Part 2F) shall be approved by the Zoning Official. All projections legally existing on the effective date of this ordinance shall be considered conforming. Approval of projections into the front yard setback shall be based upon the following standards:

1. *Scale.* The apparent size and bulk of the components of the facade shall be in proportion to the apparent size and bulk of the structure.
2. *Facade Material.* The exterior facade material for a projection shall be the same as the existing principal structure.
3. *Roof Styles.* Roof styles for a projection shall either be the same as the existing principal structure or shall be a combination as shown in Figure 47 (Compatible Roof Shapes).

FIGURE 47
COMPATIBLE ROOF SHAPES

	New Roof Shape							
Existing Principal Roof Shape*	Flat	Gable	Gambrel	Hip	Jerkinhead	Parapet	Pyramidal	Shed
Flat	X					X		X
Gable		X		X	X	X		X
Gambrel			X					X
Hip		X		X	X	X		X
Jerkinhead		X		X	X			X
Parapet	X	X		X		X		X
Pyramidal		X		X			X	X

If the existing roof shape is Flat, the new roof shape may be Flat, Parapet, or Shed. If the existing roof shape is Gable, the new roof shape may be Gable, Hip, Jerkinhead, Parapet, or Shed. If the existing roof shape is Gambrel, the new roof shape may be Gambrel, or Shed. If existing roof shape is Hip, the new roof shape may be Gable, Hip, Jerkinhead, Parapet, or Shed. If the existing roof shape is Jerkinhead, the new roof shape may be Gable, Hip, Jerkinhead, or Shed. If the existing roof shape is Parapet, the new roof shape may be Flat, Gable, Hip, or Shed. If the existing roof shape is Pyramidal, the new roof shape may be Gable, Hip, Pyramidal, or Hip.

*A second structure shall have the same roof form as the principal structure on the same building site.

(b) *Orientation.* At least one principal pedestrian entrance of each residential principal structure shall be oriented towards the front lot line or street side lot line. For duplex or tandem development on a corner lot or a through lot, both dwelling units must have a principal pedestrian entrance oriented toward their respective front lot lines.

(c) *Transparency.*

1. The front and street side exterior walls of such structures shall each contain a minimum of 15% of transparent or translucent materials on each story below the roof line.
2. The street side exterior walls of such structures shall each contain a minimum of 10% transparent or translucent materials on each story below the roof line.
3. The transparency/translucency requirement shall apply only to new construction or to those areas of a structure which are altered as part of a substantial enlargement or improvement. Garage facades shall not be included in the transparency/translucency calculation.

(d) *Pedestrian Access.* Pedestrian access from the public sidewalk, street right-of-way or driveway to the front doorway of the residential principal structure shall be provided via an improved surface. A pedestrian access up to 75 square feet that is separate from a driveway shall not be calculated as impervious surface.

(e) *Garages and Carports.*

1. In order to make the living area of a residential building visually more dominant than its parking facilities, no more than 50% of the lineal ground floor principal facade of the principal structure may be garage or carport.
2. An open-air parking space that includes living space above (except for an open-air balcony not to exceed 8 feet deep) shall be regulated as a carport.
3. All garages or carports shall be flush with, or recessed from, the ground floor principal facade of the principal structure.
4. Open-air porches shall not be considered part of the front facade of the principal structure.
5. Front facing garages or carports for a duplex must be recessed at least 5 feet from the ground floor principal façade of the principal structure.

(f) *First Story Porch.* An unscreened covered porch which is open on three (3) sides (except for supporting columns and architectural features) shall be permitted on the first story of a residential building. Such porch may extend into the required front yard setback up to eight (8) feet and into the required street side yard setback up to five (5) feet, provided that the following conditions are met:

1. The porch has a minimum depth of six (6) feet;
2. The porch is constructed of materials similar to that of the principal facade; and
3. The porch design is consistent with the architectural style of the principal structure as determined by the Appearance Review Officer in accordance with generally accepted architectural standards.

(g) *Second Story Porches and Balconies.* An unscreened porch or balcony may be permitted on the second story of a residential building. Such porch or balcony may encroach up to eight (8) feet into the required front yard setback and up to five (5) feet into the required street side yard setback, provided that the following conditions are met:

1. there is a first story porch directly below the second story porch or balcony;
2. the second story porch or balcony has a minimum depth of six (6) feet;
3. if covered, the second story porch or balcony has a separate roof line which is compatible with the design of the principal structure;
4. the second story porch or balcony is constructed of materials similar to that of the principal facade; and
5. the second story porch or balcony is consistent with the architectural style of the principal structure as determined by the Appearance Review Officer in accordance with generally accepted architectural standards.

(h) *Porch Roof Projections.* Roof projections (eaves) may encroach up to two (2) feet beyond the porch into the required front or street side yard. Wherever a porch or roof extends into the front yard or street side yard setbacks, as allowed by this section, no other modification of front yard or street side yard setbacks may be approved by the Zoning Official.

(Ord. of 9-16-1991, Doc. #25099; Ord. of 2-22-1993, Doc. #26392; Ord. of 3-28-2005, § 4, Doc. #050328903; Ord. of 3-9-2009, § 1, Doc. #0903091104; Ord. No. 2017-17, § 12, 4-10-2017, Doc. #1704101203; Ord. No. 2018-44, § 7, 9-4-2018, Doc. #1809041202)