



July 21, 2020

Antonio Ortiz
TAAO Group LLC
2050 Coral Way, St 306
Miami, FL 33145
786.338.3367
antonio@taaogroup.com

RE: Determination for an Administrative Master Plan for SODO House by the Lake town-home development at 316 W Michigan St, Orlando, FL **MPL2020-10017**

Dear Mr. Ortiz:

We have received your request for an Administrative Master Plan Determination for the proposed town-home project at 316 W. Michigan St. (parcel #02-23-29-0000-00-017), specifically you are requesting to construct a 25 unit, fee simple townhome development.

With your application, you have provided a site plan, landscape plan, and elevations of the proposed project. [Attached]

Analysis - In review of your request and City Code, I have found the following:

Existing Conditions – The 2.12 acre site is currently vacant. Site will be cleared for construction of this project.

Zoning – The property is zoned Low Intensity Development District (R-3A) with a Future Land Use designation of Residential Low Intensity (RES-LOW). The zoning district permits attached dwelling units (townhomes) development.

Setbacks – The R-3A district is subject to the following setback standards: front setback (Lake Holden Terrace) and rear setbacks of 25 ft. each, a street side setback (Michigan Ave.) of 15 ft. and a minimum side setback of 15 ft. Portion of the side is adjacent to a waterbody (Lake Holden) and will require a 50 ft. setback from the Normal Highwater Elevation Mark.

FAR – The R-3A zoning district requires a maximum Floor Area Ratio of 0.50.

Density - Maximum residential density is 12 dwelling units per acre (du/ac), in a 2.11 acres site the maximum allow is 25 units, as proposed.

Parking – Section 61.322 of the LDC requires townhomes 1 parking space plus an additional spaces for units over 1,500 sq. ft. of gross floor area. All units are above the 1,500 sq. ft. and require 2 parking spaces. Each unit has a two-car garage and is code compliant. Guest parking is required at a ratio of 1 space per 5 dwellings. The development requires 50 spaces for the residences and 5 guest spaces. Proposed parking is shown as 50 parking spaces for residents and 18 guest spaces. The proposed project is adequately parked and will meet parking requirements.

Height – The maximum permitted height is 35 ft. Roof decks that are either covered or open air are included within the height of the building at a minimum height of 8 feet. Buildings 4 and 6 contain an aluminum screen that exceeds the permitted building height and are permitted as they are part of mechanical equipment screening. Your overall proposed height of +/-35 ft will meet City code.

Bufferyards – Bufferyard 'A' (5-7 ft. wide) is required along the southern and western property boundaries. Where the bufferyard width is less than 7 ft. wide, a 6 ft. tall masonry wall must be provided. LDC section 65.302 allows administrative reduction not to exceed 50% of the code requirement for landscaping. You propose a 2.5 ft. width along the southern boundary that is not part of the lake. Therefore, a 6 ft. tall wall is required along the southern property line.

Site Plan – The proposed site plan appears to comply with the R-3A development standards, except as noted on recommendation below.

Recommendation – Based on the above information, staff supports Administrative Master Plan for the construction of a 25 unit townhome development at 316 W. Michigan St, Orlando, FL (02-23-29-0000-00-017), according to the provided plans in this Administrative Master Plan and subject to the following conditions:

Land Development

1. **Subject To Codes** – Except as provided herein, the development is subject to all codes and ordinances of the State of Florida, City of Orlando, and all other applicable regulatory agencies.
2. **Development Requirements** – Except as modified herein, the project shall be developed in accordance with the requirements of the Growth Management Plan, and any other pertinent provisions of the Conventional LDC.
3. **Consistency** – The Site Plan (as submitted for permitting) shall be consistent with the size, dimensions, site location, and appearance shown on the plans submitted with this Administrative Master Plan. The Site Plan must comply with all regulations and conditions (as noted within this letter).
4. **Preliminary Review** – This was a preliminary review of your plans and elevations. The City reserves the right to make further comments on the compliance of the proposed development with the Land Development Code during permit review. While we did not see any major departure from the requirements of the Land Development Code, the Site Plan must be compliant with all aspects of the LDC to include (but not limited to) landscaping, buffers, proper circulation, and all of the requirements of the Land Development Code.
5. **Signage** – Signs identifying a subdivision or multi-family development may be erected at entranceway. Maximum Sign Area per face is limited to eighteen (18) square feet of signage. All signage must comply with Chapter 64 of the Land Development Code.
6. **Plat** – The lots are required to be replatted. Proper easements will be required for any common access and utilities (to include air condition conduit if needed).
7. **ISR** – The Impervious Surface Ratio shall be calculated per each zoning district. The R-3A zoned site is limited to an ISR of 0.60.

Contact: Manuel E. Ospina, 407.246.3235 or at manuel.ospina@orlando.gov

Urban Design/Landscaping

Architecture

1. An Appearance review / Final site plan via a Planning Official determination will be required prior to submitting to permitting to ensure all conditions of approval have been met.
2. The fiber cement board material is not a material that is depicted on the illustrated rendering. The rendering depicts a wood like materials that is suitable for the proposed architecture. Revise the material labels to reflect the actual material illustrated in the rendering.
3. Its encouraged the stone veneer must be compatible with the modern style architecture proposed. The stone veneer should be more rectangular in shape vs using a random stacked stone.

Landscape

1. A landscape worksheet is required to be submitted at time of permitting. All landscape plans must achieve the Minimum Required Landscape Score (MRLS) required for the proposed type and intensity of development and meet the requirements of Chapters 60 and 61, Orlando City Code. A spreadsheet showing compliance with the Minimum Required Landscape Score must be included with the plans. A digital spreadsheet form is available at <http://www.cityoforlando.net/city-planning/landscape-code/>
2. Tree clearing (excluding the clearing of invasive exotic species) shall not commence until full site and building development plans have been approved.
3. The parkway strip must be a minimum width of 7.5ft.
4. Street trees must be provided along Michigan St. and Lake Holden Ter.
5. Townhomes are required to meet the multifamily standards of the landscaping code (Chapter 60) for the development site as a whole. In addition, stormwater swales or ponds are not allowed in the front or street side setbacks unless low impact design standards for rain gardens are met.
6. Adjacent to wall along Michigan St, must be at minimum a 2ft landscape strip for low growing plantings.

Site

1. 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.
2. 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.
3. Units facing Michigan Street must have a pedestrian sidewalk leading from the front door to the ROW sidewalk.
4. All dumpsters and trash compactors must be screened with solid walls to match the principal structure. Decorative gates must be installed to coordinate with principal structure. Landscape screen including low hedge and groundcover is required to soften the view.
5. Any fencing on the site shall be an open, CPTED-approved fence, such as aluminum or wrought-iron picket fencing.

6. Units with fences facing Michigan St. and Lake Holden Terrace Have a max height of 4ft.
7. AC locations are not permitted to front along Michigan St. and Lake Holden Terrace. the lake, a/c units cannot be located within the drive aisle.
8. Its encouraged a/c units and utility meters are not ganged on the one side of the building. In fact, its strongly encouraged a/c units and utility meters are located on each unit. If a/c are ganged, a masonry wall must be provided for screening purposes and landscape must be provided adjacent to the screen wall.
9. Prior to the approval of a building permit, a plat for the lots on the entire building site must be approved and recorded. [Sec. 65.272]
10. Prior to approval of the plat the developer/builder shall submit, with the plat, documents that establish a means of common ownership and for the management of all common improvements and open space including a funding mechanism for the maintenance of the common improvements and open space. [Sec. 65.580 through Sec. 65.582]
11. The plat must include easements for all shared or comingled utilities, common open space and common improvements.

Contact: Terrence Miller, 407.246.3292 or at terrence.miller@orlando.gov

Transportation Review

1. Compliance
 - a. Except as where noted in this staff report, 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.
 - b. 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.
2. Sightlines - Proper sight-lines must be maintained at all driveways and parking areas. Site plans and landscaping plans submitted to Permitting Services should include sightline triangles and dumpster pad locations. AutoTurn analysis for emergency vehicles and solid waste collection should be attached to plans to prevent delays in processing.
3. Construction Work - For any construction work planned or required within a public right-of-way or City sidewalk easement adjacent to a public right-of-way (including but not limited to: irrigation, drainage, utility, cable, sidewalk, driveway, road construction/reconstruction or landscaping), the Owner/Applicant shall submit the following:
 - a. Maintenance of traffic plans (M.O.T.) (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)

Staff Planning Division acknowledges this project has been reviewed by the City Planning Division of the City of Orlando and meets the conditions listed in the staff report or approval letter.

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- c. A copy of all required County and State permits (If permits are pending attach a copy of the application)
4. Auto Turn - Provide auto turn exhibits for intended design vehicle at the time of permitting.
5. Curbcuts - The Owner/Applicant must remove all unused or unapproved curbcuts / driveways and must restore all curbs, gutters, parkways and sidewalks to Orlando Engineering Standards Manual (ESM) requirements and standards.
6. Dumpster - The final site plan must show the location and size of the on-site solid waste compactor(s) / dumpster(s) with concrete pads, and enclosures with doors. The solid waste container(s) must not be located adjacent to any single-family houses or directly adjacent to the public street. Dumpsters must be located to provide a minimum 50 feet of clear backup space and constructed per Orlando Engineering Standards Manual (ESM) requirements, OR documentation must be provided from the City's Solid Waste Division indicating curb pick-up or other approved arrangement.
7. Vehicular parking must be provided in accordance with LDC Section 61.322.
8. The AC units locations shall not block the garage doors or encroach into the drive aisle.
9. Drive Aisle Width - The drive aisle must be a minimum of 23' to allow for maneuvering from the perpendicular parking spaces and the garage spaces (Figure 17 in Section 61.399). This can be 23' of clear pavement, or 22' of clear pavement and 2' clear area adjacent to the 22'.
10. Canopy trees must be planted in the Michigan Street ROW as well as at the back of sidewalk on Lake Holden Terrace.
11. A crosswalk must be added at the project entrance. The crosswalk must be constructed at the grade of the adjacent sidewalks unless conditions make this prohibitive. Colored and stamped concrete or asphalt may be used but pavers are not permitted. Pavement markings shall comply with MUTCD ladder style design guidelines or parallel line style guidelines if so required.

Contact: Michelle Robinson at 407.246.3145 or at michelle.robinson@orlando.gov

Development Review

1. Section 1.04 of the Engineering Standards Manual provides that all utility lines shall be installed beneath the surface of the ground. Subdivision construction plans must include all proposed utilities.
2. In accordance with City Code Section 28.15, as approved by City Council on March 11, 2019, all new Multi-Family and Commercial developments are required to participate in the Recycling Program. The enclosure (minimum 26' wide) must have a minimum opening of 12' wide for each side with a clear depth of 10' forward of any bollards within the enclosure. A straight 50' backup forward of the dumpster opening is required.
3. 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 Bureau Staff.
4. Fees – Parks – MF A Parks Impact Fee in the amount of \$825.00/unit shall be due at the time of building permit issuance.

Staff Permit Unit acknowledges this project has been reviewed by the City Planning Division of the City of Orlando and the conditions listed in the staff report or approval letter.
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5. 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.
6. All future elevation shown on a boundary/topographic survey shall use the North American Vertical Datum of 1988 (NAVD 88).
7. 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. 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.
8. Contact the Bureau of Parks (407) 246-2283 for a tree removal permit before removing any 6" caliper or larger trees.
9. Contact the Bureau of Parks (407) 246-2283 for a tree encroachment permit prior to encroaching within the canopy of any 6" caliper or larger trees. 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.
10. 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.
11. The owner/developer is required to pay the Sewer Benefit Fee in accordance with the Sewer Services Policy. As part of the sanitary sewer system installation and roadway improvements to the Albert Shores, a proportionate share was assessed to each commercial parcel by dividing the sq. ft. land by a rate of \$7.86 of total property sq. ft. per property within the service area. This fee will be assessed to each parcel within the service area at the time of development, the assessed amount for this property will be \$10,171.50.
12. All new Multi-Family construction, Townhomes, Single Family Subdivision, change in use to residential and/or redevelopments of residential properties are required to submit a Concurrency Encumbrance letter (CEL) from Orange County Public Schools as a part of the building plan review process.

Floodplain

1. Part of this site is located within a floodplain, the finished floor elevation must be one (1) foot above the 100' flood elevation. Any flood storage volume displaced by the building must have compensating storage.
2. In accordance with Federal Emergency Management Act (FEMA) requirements; a letter of map revision maybe required by the owner or engineer as part of this application review.
3. This project may require a Florida Department of Environmental Protection (FDEP) permit for the sanitary sewer system. The Office of Permitting Services processes the permit for projects with reserved sewer capacity. At the time of FDEP permit submittal to the Office of Permitting Services.

The Office of Permitting Services recommends approval of the proposed Master Plan, subject to the above listed conditions and requirements. For questions regarding Engineering or Zoning contact Keith Grayson at 407.246.3234 or keith.grayson@orlando.gov

Fire Review

1. TRC fire code site review is preliminary in nature and is not an official approval of the project as a whole. It is intended to expose or prevent evident design deficiencies with State and City Fire Codes. The architectural design of the building, life safety features, floor plans, egress system, fire protection systems, fire department access and MEP will be reviewed in detail for State, Fire Code, FFPC and City Fire Code compliance at the time of permit application.
2. CONDITION USE PLAN: The change of is granted conditional to compliance with requirements for Fire Department Access. For use of an existing space or building an inspection from the Office of Emergency Management is required before use can be granted. Call 407-246-3012 to schedule an inspection.
3. Interior Access: Conditional to this review the design of all buildings must account for fire department access. The access road itself must extend 50ft. from an exterior doorway that allow access to the building's interior via a common hall or common lobby area, or the largest tenant area if the building does not have a common interior area. NFPA 1.18.2.3.2.1
4. Manual Suppression: 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]
5. Approved Turnaround: an approved turnaround shall be provided for fire apparatus where an access road is a dead end in access of 150 ft. When a dead end road will not accommodate an approved t-turn or turn-a-bout a minimum width of 25 ft. will be required. The turnabout shall be the minimum 20ft. width of the fire department access road and sized for the dimensions of the largest OFD apparatus. Use of areas subject to obstruction by vehicles such as loading docks and parking garages are prohibited. Acceptable turnarounds can include T-turn, Y-turn or cul-de-sac (designs and dimensions are subject to the approval of Orlando Fire Department). See Exhibits in NFPA Fire Code handbook. NFPA 1.18.2.3.4.4
6. Fire Department Access Road: All fire department access roadways shall have an 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] City of Orlando apparatus requires a turning radius dimension of 30 inside and 50 exterior and shall maintain the minimum 20ft. width. An auto-turn analysis is required for the radius turns indicated on the site plan. NFPA 1.18.3.4.3.1 and NFPA 1.18.3.4.3.2
7. Water Supply: 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.
8. 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) Residential properties are required to indicate a hydrant within 500 ft of the residence and the street and its width for the fire department access.
9. Request a meeting with the Fire Department. The design chapter of FFPC, Fire Code, NFPA 1.18 has specific mandatory criteria to be included when designing Fire Department Access and calculating water supply. The OFD, Fire Marshal adopts the entire chapter as applicable to the City of Orlando territory by which it serves.

10. The consideration of Fire Department Access is an essential element and mandatory requirement in site design. Should existing conditions, topography and/or grading require an official determination from the Fire Department please Call 407-246-2310 to schedule a cursory discussion with the Fire Marshal and/or representative of the Office of Emergency Management.

Contact: Chip Howard at 407.246.2143 or at charles.howard@orlando.gov

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City of Orlando acknowledges this project has been reviewed by the City Planning Division of the City of Orlando and meets the conditions listed in the staff report or approval letter.
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Growth Management

1. The property has a Residential Low Intensity (RES-LOW) Future Land Use designation, with a Low Intensity Development (R-3A) zoning district. The proposal is consistent with the City of Orlando, Growth Management Plan (GMP), as the proposed use (residential) is allowed in the district.
2. The maximum residential density is 12 dwelling units per acre (du/ac), in a 2.11 acres site the maximum allow is 25 units, so the proposal is in compliance with the district. No subarea policies on the site.
3. Schools: The proposed project is subject to school concurrency requirements. The applicant shall submit a school concurrency application to OCPS.
4. Environment: According to the National Wetlands Inventory of the US Fish and Wildlife service mapping a portion of the site is within a wetland, the property owner will be required to submit approved wetland removal permits from the St. John Water Management District, the Army Corps of Engineers and any other applicable local, state and federal agencies. In addition, shall comply with the GMP Conservation Element and its related policies. FEMA-Floodplain- Part of the property is located within the AE FEMA flood zone classification of 2018 as defined: 1 % annual chance flood (100 year flood); Base Flood Elevations determined.
5. The site must be developed in accordance with any floodplain management requirements from federal, state and local regulations. Applicant should comply with Chapter 63, Environmental Protection and the Floodplain regulations.

Police

The Orlando Police Department has reviewed the plans for SODO House by The Lake located at 316 W. Michigan 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 overlapping strategies in CPTED that apply to any development: Natural Surveillance, Natural Access Control, Territorial Reinforcement, Target Hardening, and Maintenance and Management. For questions regarding the Orlando Police Department plan review, please contact: Audra Rigby at 407.246.2454 or audra.rigby@orlando.gov.

This approval letter serves as your finding of sufficiency pursuant to Florida statute 166.033. This Letter of Determination does not constitute approval to develop. It addresses only the Land Development Code standards expressly represented in this letter. The determinations of this letter are also restricted to this specific parcel of land and are not transferable to other parcels of land. The applicant shall comply with all other applicable requirements of the Land Development Code, including any additional review require-

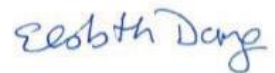
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ments and shall receive all necessary permits before initiating development. Do not respond to this termination letter; merely revise your engineering plans accordingly and apply for permits at the City Permitting Division.

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.

If you have any questions, please contact Manuel E. Ospina, Planner I, 407.246.3235 or at manuel.ospina@orlando.gov

Sincerely,

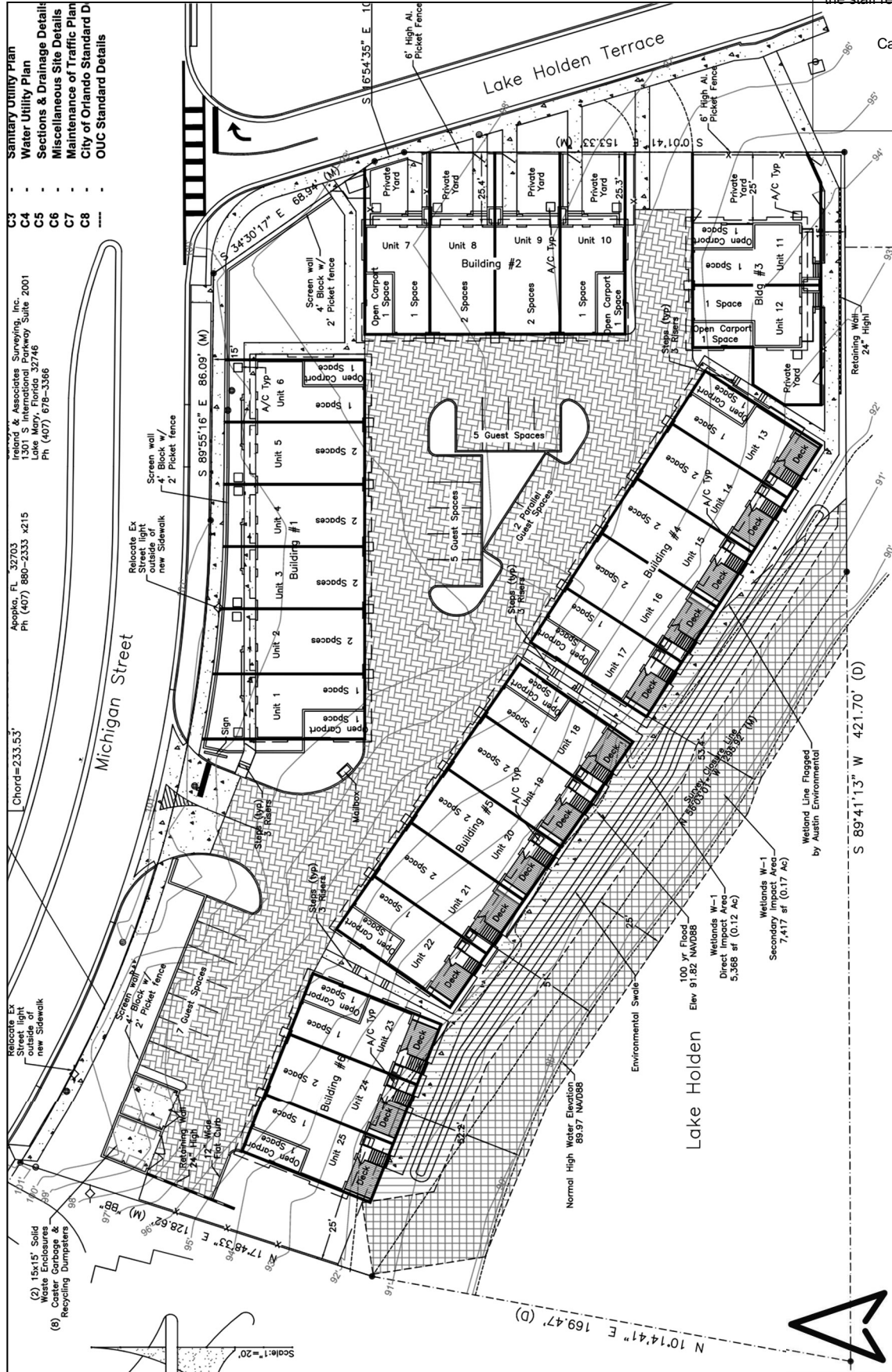


Elisabeth Dang, AICP
Planning Division Manager/Planning Official

the City Planning Division acknowledges this project has been reviewed by the City Planning Division of the City of Orlando, subject to conditions listed in the staff report or approval letter.

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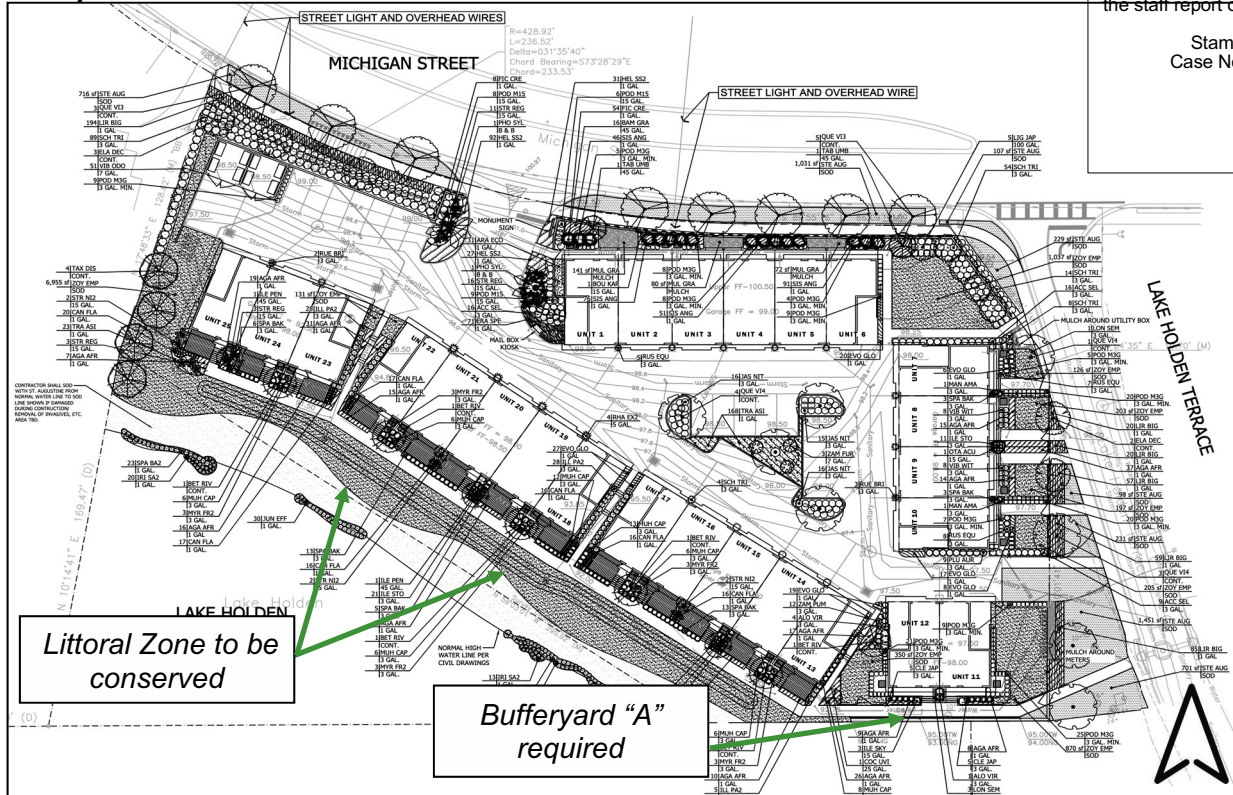
Overall Site Plan



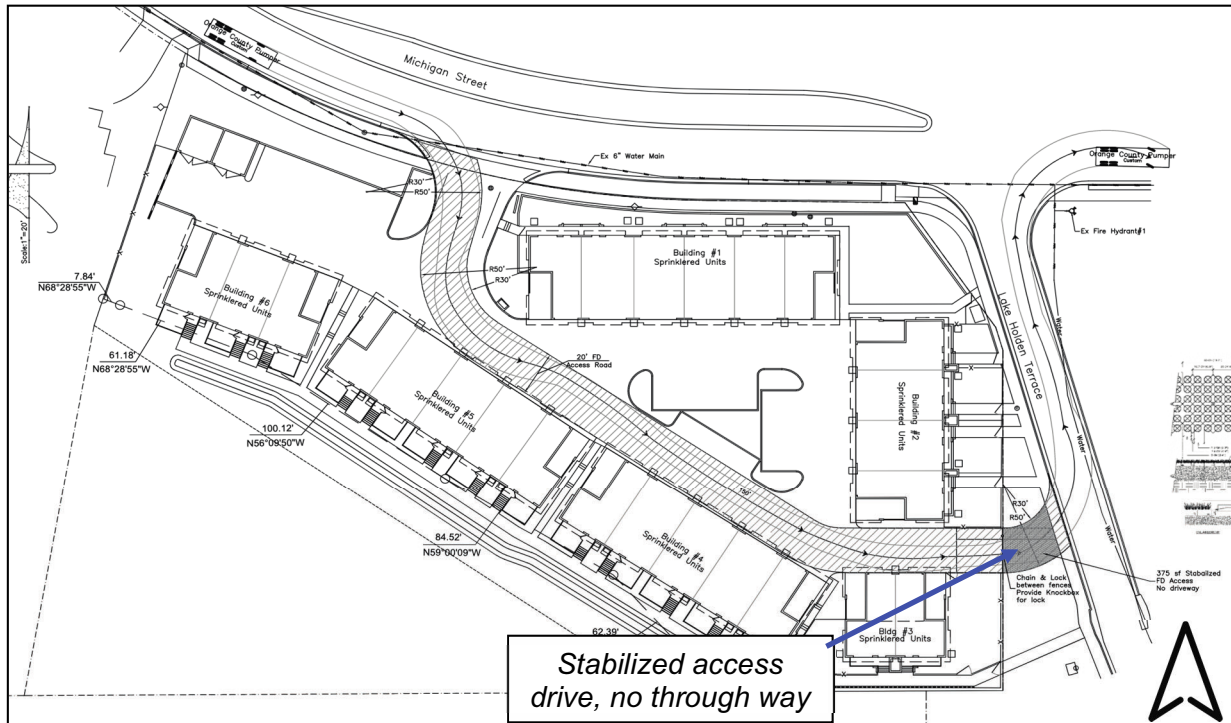
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Landscape Plan



Fire Access

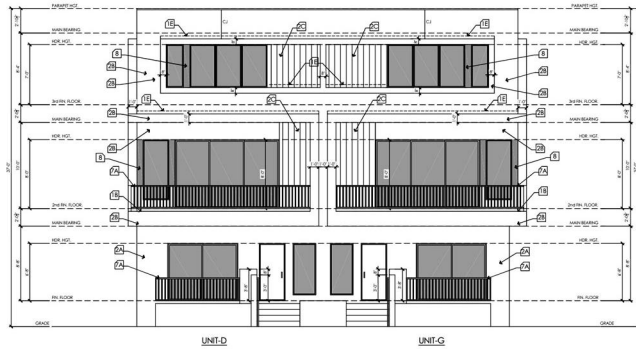


I, _____, the undersigned, hereby certifies that I am the duly authorized officer and acknowledges this project has been reviewed by the City Planning Division of the City of Orlando, subject to conditions listed in the staff report or approval letter.

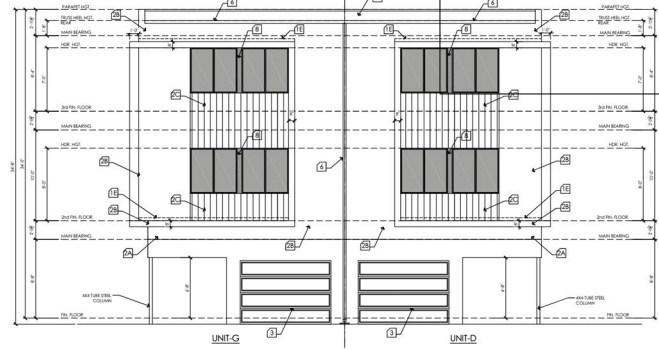
2 Unit Building

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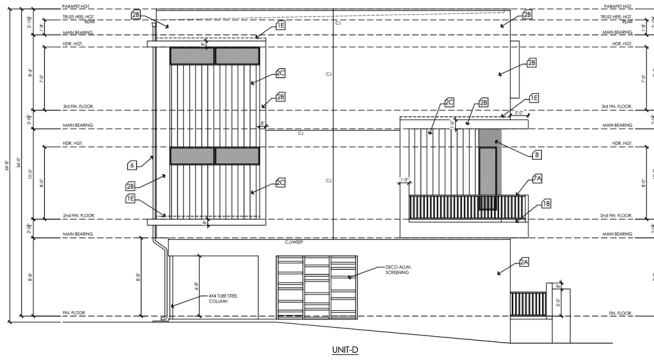
Exterior Elevations



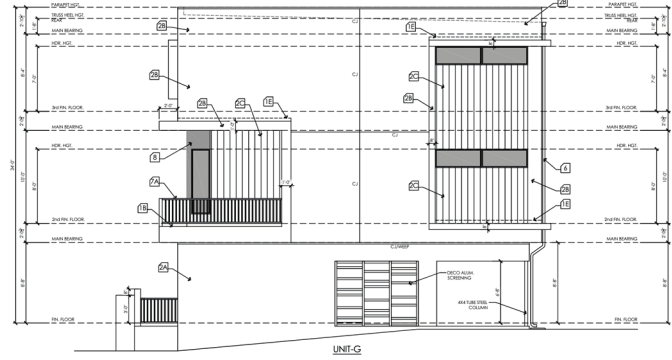
Front Elevation



Rear Elevation

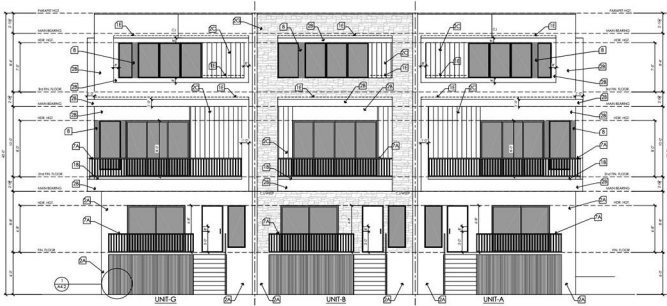


Left Elevation

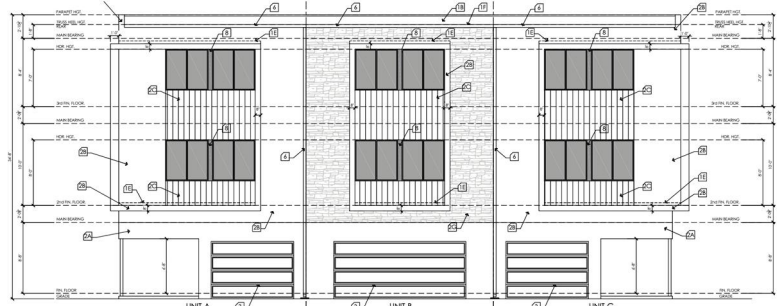


Right Elevation

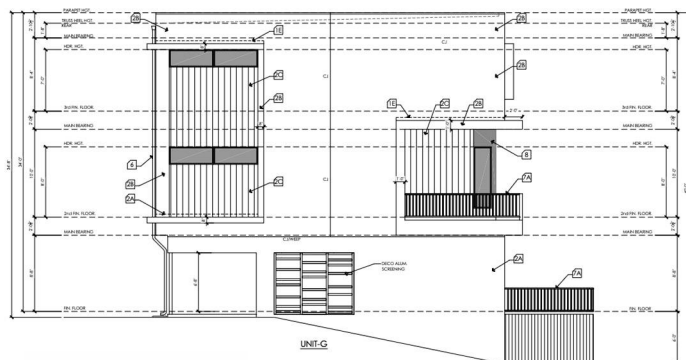
3 Unit Building



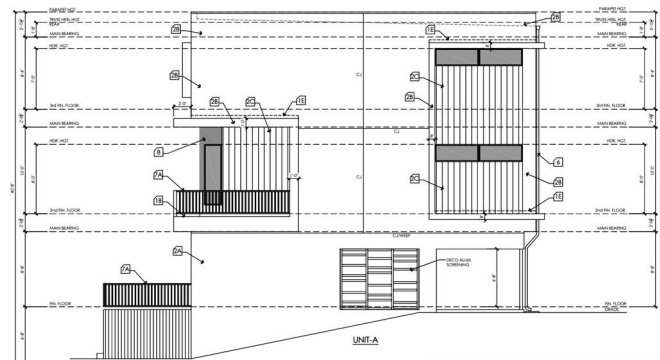
Front Elevation



Rear Elevation



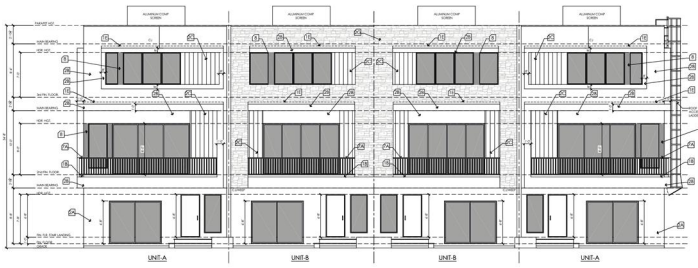
Left Elevation



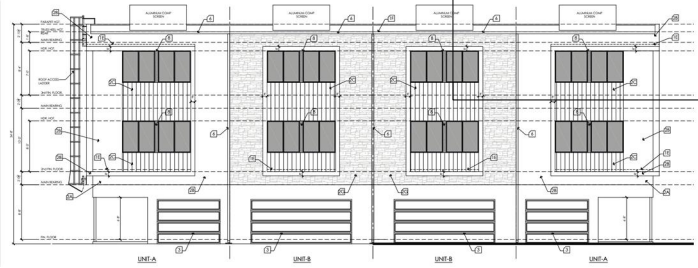
Right Elevation

I hereby acknowledge that this project has been reviewed by the City Planning Division of the City of Orlando, subject to conditions listed in the City Planning Division approval letter.

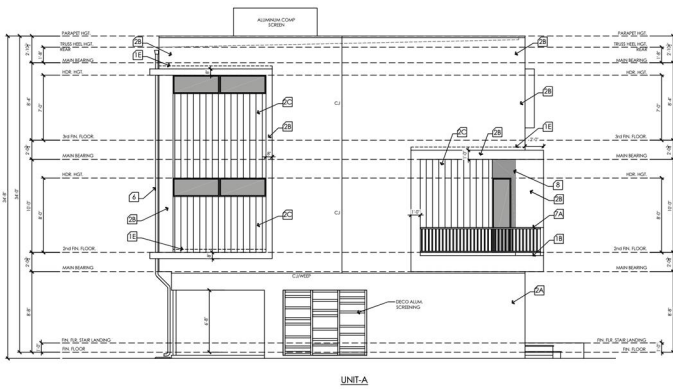
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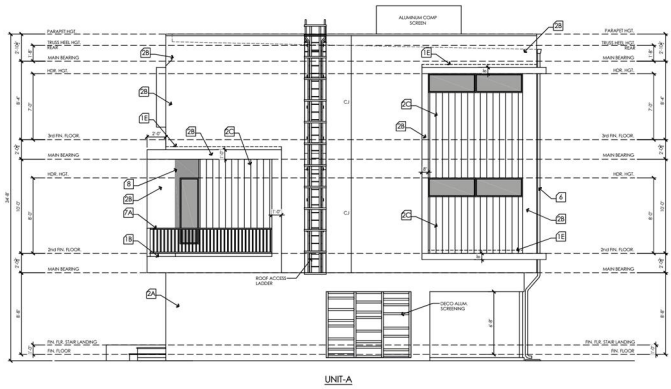
Front Elevation



Rear Elevation

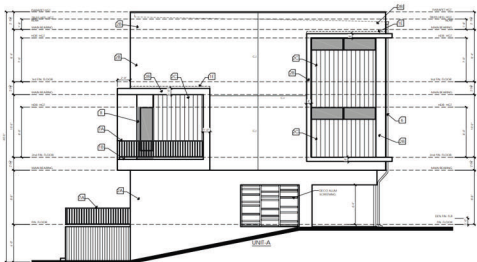


Left Elevation

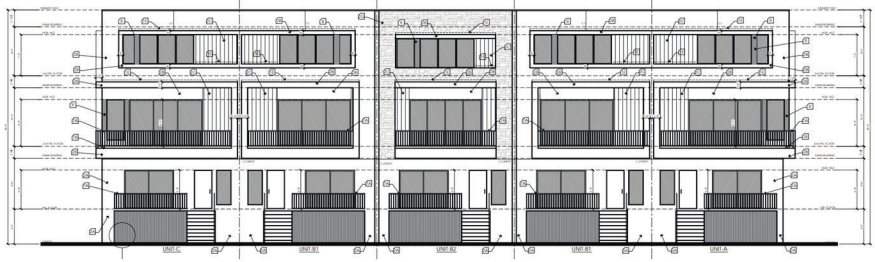


Right Elevation

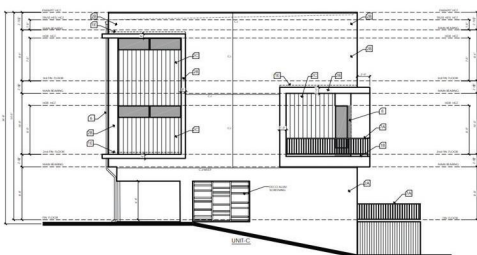
5 Unit Building



Right Elevation



Front Elevation



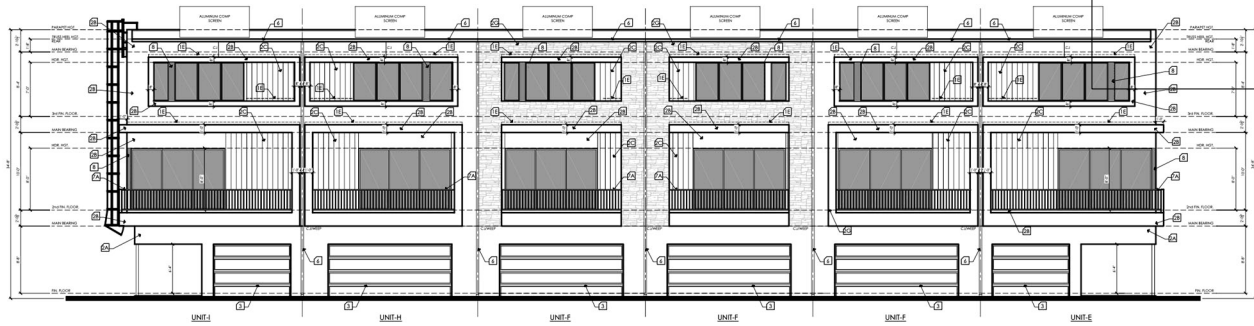
Left Elevation



Rear Elevation

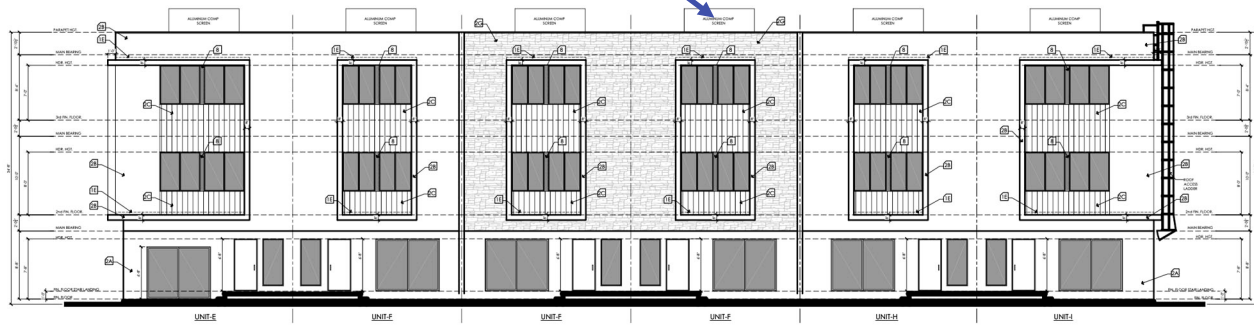
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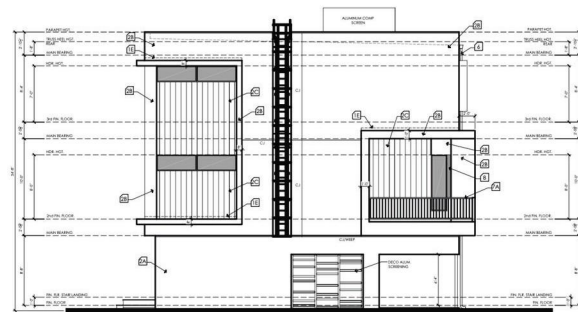


Rear Elevation

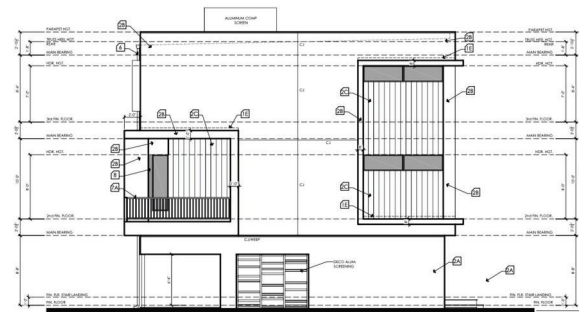
Aluminum screen on buildings 4 and 6 used for mechanical equipment screening



Front Elevation



Right Elevation



Left Elevation