

FAR RATIOS (MAXIMUM ALLOWABLE 1.7 FAR)					
PHASE I		PHASE II		COMBINED FAR	
Floor	SF	Floor	SF	Floor	SF
One	6,177	One	6,177	One	12,354
Two	12,565	Two	12,565	Two	25,130
Three	12,565	Three	12,565	Three	25,130
Four	12,565	Four	12,565	Four	25,130
Five	12,565	Five	12,565	Five	25,130
Six	12,565	Six	12,565	Six	25,130
Total Bldg SF	69,002	Total Bldg SF	69,002	Total Bldg SF	138,004
PHASE I Site SF	45,385	PHASE II Site SF	36,623	Total Site SF	82,008
FAR	1.52	FAR	1.88	FAR	1.68

0' SIDE SETBACK

(8) BICYCLE SPACES WHICH IS EQUAL TO (2) PARKING SPACE.

5' BUFFER

GROUND FLOOR
ACTIVE USE
SPACES

5' BUFFER

GROUND SIGN
LESS THAN 8'
HIGH AND
48 SF

15.5' FRONT
SETBACK

SEE LANDSCAPE
PLANS FOR TRANSFORMED
SCREENING

PHASE 2

15. FLEDRONT

GROUND SIGN

ACTIVE USE
SPACES

101 001TEMP0

CONNECTION OF
REPLACEMENT
STORMPIPE.

SITE DATA Phase I			
TYPE	ORDINANCE 2023-16 w/ Minor Site Plan Amendment		AMENDMENT
Project Area	1.03 acres		1.042 acres
Max Density	97.75 DU per Gross Acre or 100.6 units		97.75 DU Per Acre or 101.8 Units
Lot Width	174 ft.		
Maximum Bldg Height (To to of Parapets)	66 ft. 4 inches		68 ft.
Setback	Front	15.5 ft.	
	Rear	15 ft.	
	North Side	24.43 ft.	
	South Side	9.5 ft.	
	Multi-Family (Min.)	Efficiency 1 Bdrm	430 SF 576 SF
Impermeable	Large Lot	61%	59.37%
Maximum Wall Heights	Height with SBIP		68 ft.
Building Lot Coverage	27.72%		27.69%

SITE DATA Phase II			
TYPE	ORDINANCE 2023-16 w/ Minor Site Plan Amendment		AMENDMENT
Project Area	0.78 Acres		0.84
Max Density	97.75 DU per gross acre or 76 Units		97.75 DU per gross acre or 82 Units
Lot Width	146 ft.		
Maximum Bldg Height (To top of Parapets)	66 ft. 4 inches		68 ft.
Setback	Front	15.5 ft.	
	Rear	15 ft. min.	
	North Side	9 ft.	
	South Side	6.95 ft.	* 7.5 ft.
Living Area	Multi-Family (Min.)	Efficiency 430 SF 1 Bdrm 576 SF	
Impermeable	Large Lot	65%	71.80%
Maximum Wall Heights	Height with SRP		68 ft.
Building Lot Coverage	36.08%		34.31%
* Waiver Requested			

PARKING REQUIRED PER PD Ordinance 2023-16			
Unit Type	Unit Qty	Req. Per Unit	Required
Studio	16	0.7	11.2
One Bedrooms	166	0.7	116.2
Total			127.4
Category		Qty	
Handicapped		8	
Standard		110	
Street		5	
Sub-Total		123	
Compact & Equivalents			
Compact		2	
Bicycle Equivalent Spaces *		4	
Motorcycle/Scooter Equivalent Spaces *		0	
Sub-Total		6	
Total Proposed Parking Spaces		129	
Percentage of Compact & Equivalents *		4.7%	

* Four bicycle rack spaces count as one (1) parking space * Two motorcycle or scooter spaces count as one (1) parking space * Maximum percentage of compact & equivalents is 25%			
PARKING - PHASE I			
Unit Type	Unit Qty	Req. Per Unit	Required
<i>Studio</i>	8	0.7	5.6
<i>One Bedroom</i>	83	0.7	58.1
Total			63.7
Category	Qty		
<i>Handicapped</i>	4		
<i>Standard</i>	55		
<i>Street</i>	5		
Sub-Total	64		
Compact & Equivalents			
<i>Compact</i>	1		
<i>Bicycle Equivalent Spaces *</i>	2		
<i>Motorcycle/Scooter Equivalent Spaces *</i>	0		
Sub-Total	3		
Total Parking Spaces	67		
Percentage of Compact & Equivalents *	4.5%		

* Four bicycle rack spaces count as one (1) parking space * Two motorcycle or scooter spaces count as one (1) parking space * Maximum percentage of compact & equivalents is 25%			
PARKING - PHASE II			
Unit Type	Unit Qty	Req. Per Unit	Required
Studio	8	0.7	5.6
One Bedroom	83	0.7	58.1
Total			63.7
Category	Qty		
Handicapped	4		
Standard	55		
Street	0		
Sub-Total	59		
Compact & Equivalents			
Compact	1		
Bicycle Equivalent Spaces *	2		
Motorcycle/Scooter Equivalent Spaces *	0		
Sub-Total	3		
Total Parking Spaces	62		
Percentage of Compact & Equivalents *	4.8%		
* Four bicycle rack spaces count as one (1) parking space * Two motorcycle or scooter spaces count as one (1) parking space * Maximum percentage of compact & equivalents is 25%			

AA26004029
1007 CHATHAM BREAK ST.
ORLANDO, FL. 32828
PHONE:407-759-8822
DM@DMARCHS.COM

ISSUE HISTORY		
No.	Description	Date
1	URBAN PLANNED DEVELOPMENT	5/24/23

REVISION HISTORY		
No.	Description	Date
1	CITY COMMENTS	6/21/23
2	MINOR SITE MODIFICATIONS	8/22/24
2a	CITY COMMENTS	11/18/24
2b	CITY COMMENTS	12/09/24
3	MAJOR SITE MODIFICATIONS	2/07/25
3a	MAJOR SITE MODIFICATIONS	3/13/25
3b	MAJOR SITE MODIFICATIONS	6/04/25
3c	MAJOR SITE MODIFICATIONS	7/01/25

MADISON TERRACE	
MASTER DEVELOPMENT PLAN	
Project number	23-0
Date	
Drawn by	ND
Checked by	DA

A110

DAVID A. MALLORY
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