

Appearance Review Board Staff Report

January 15, 2026

610 Lake Dot Circle Multi Unit Residential Building Courtesy Review

Case Number	ARB2025-10078
Applicant	Katie Liang
Owner	Alan Liang
Requested Action	Request for a Courtesy Review for a 3 unit apartment building at the front of the site.
Recommendation	Courtesy Review, no Board action required.
Project Planner	Richard Forbes, AIA Appearance Review Official



Aerial Photograph Subject Property



Summary

Project Description
Request for a Courtesy Review for a 3 unit apartment building at the front of the site.

Public Notice
A placard advertising this ARB meeting was posted at the subject property; as of January 8, 2026, no inquiries or comments have been received regarding this application.

- Project Background**
- Parcel ID: 292223160010083
 - The project site consists of .18 acres and is zoned MU-1/T/PH.
 - Existing circa 1930 structure was demolished in 2023. ARB2023-10040.
 - An administrative Master Plan will be required.

ARB Staff Review

Property History

The project site is located on the west side of Lake Dot Circle. The property comprises .18 acres and is zoned MU-1/T/PH. The site originally had a single family house from circa 1930 and a detached two story garage apartment. The main house was demolished in 2023 and the post demolition conditions were approved via ARB2023-10040. The original garage apartment has been extensively altered and is currently a two floor unit. The demolished structure was a Frame Vernacular style structure with Craftsman details typical of the period. The site front property line follows Lake Dot Circle which curves to follow the circular shape of the lake. The property is immediately adjacent to older residential homes to the north and south. The adjacent residential homes as well as the existing unit on site are roofed with asphalt shingles and have details and materials consistent with their construction dates. Two lots to the north there is a large day nursery school that was constructed circa 2005. This site is highly visible on the curve of Lake Dot Circle and overlooks the lake. The site is also adjacent to the Creative Village. An administrative Master Plan will be required.

Proposal

The proposal shows a 3 unit, 2 story building to be constructed at the front of the site with 2 units on the ground floor and 1 on the second floor. With the existing unit in the rear the total units for the site will be four. The notes for the Master Plan show that there are 4 units in the new building for a total of 5. It is unclear what number is proposed. Plans show a 5 foot front yard setback. The location of the proposed building will be in front of the existing structure to the north by approximately 10 feet. The proposal shows a very simple 2 story building with minimal roof overhangs, metal roofing, stucco wall material and simple windows. The detail is not commensurate with the neighboring properties or the Creative Village area to the south. The entry to the building ground floor is on the north side and the stair to the upper level is on the rear and wraps to the north. A landscaping plan has not been included and will need additional staff review. The setback for the driveway is required to be a minimum of 2 feet. The renderings do not match the elevations.

Staff Analysis

The site plan shows a water retention swale in the front yard that does not enhance the street frontage. The existing streetscape is Treatment 5 with what appears to be a six foot wide park strip and concrete sidewalk. Traditional City and the Parramore Heritage Overlay standards require a building entrance and entry porch features facing the street. The porch must be a minimum of 6 feet deep and cover 60 percent of the front elevation and connected by a sidewalk to the public sidewalk. The proposed building would be more compatible with the surrounding area if it were shifted back on the site at least 5 feet. The MU-1 zoning allows a 0 foot setback or through footnote 20 allows for a front yard setback of up to 15 feet. Pushing the building back would allow room to provide an interesting entry porch feature.

The ARB does not review interior arrangements, however, staff notes that the plan layout of the units is inefficient and not well planned. In addition, the interiors should be rearranged so that an entry and entry features are facing the street for the front ground floor unit.

The architectural design of the building is undeveloped and needs additional refinement. The building should be oriented to the street with a porch and entry elements for the ground floor unit. The porch could extend to the second floor as well. Blank walls should be avoided. The required minimum transparency is 30 percent for the first floor and 15 percent on the second. The elevations show an unbalanced second floor fenestration arrangement and the windows should be similar and aligned on both floors. The plan notes show that the ground floor is concrete block and the upper level is frame construction. The windows should have the same inset on both the ground and second floor. Window trim and sills are required and the trim surrounding the windows should be consistent and compatible with the neighboring buildings. The proposed roof is shown as metal and that is similar to the school to the north but dissimilar to the immediate adjacent properties that have asphalt shingle roofing. The existing building on site is roofed with asphalt shingles and the wall material appears to be stucco over wood frame.

Staff Courtesy Review Comments

1. **ARB Final Review**—Prior to submittal of building permits for vertical construction the project must be submitted for a Final Review determination and receive an ARB Major Certificate of Appearance Approval. The final ARB submittal must include a comprehensive overview of the project, architectural floor plans, color elevations and color perspective renderings and samples or information on the materials, colors and any exterior furnishings.
2. **Streetscape**
 - A. Streetscape Design Guidelines:
 - i. All streetscape design and construction is required to comply with the design and construction requirements of the Downtown Orlando Streetscape Design Guidelines.
 - ii. Maintenance Agreement— Where applicable, the applicant must enter into a maintenance agreement with the City to define maintenance responsibilities for the streetscape zone and any proposed outdoor dining areas inside of the right-of-way.
 - iii. City Services Easement—Where applicable, a city services easement must be provided by the applicant for any portion of the required streetscape zone outside of the right-of-way.
 - B. General Streetscape Requirements:
 - i. Street Lights – Double acorn LED streetlights consistent with the Downtown Streetscape Design Guidelines must be used. They should include banner arms and a 110 volt power outlet at the top of the pole. The streetlights exist on the lake side of the street.
 - ii. Materials—Materials in the streetscape must be those approved in the Downtown Streetscape Design Guidelines. Specialty pavers and furniture other than those in the streetscape design guidelines are not permitted in the required streetscape zone.
 - iii. Valve and Junction Boxes—All at grade junction, valve and control boxes in the required streetscape zone must be traffic bearing grade boxes and lids.
 - iv. Curbing and Curb Cuts—All unused curb cuts must be removed with the construction of the new streetscape and replaced with curbing. All curbing in the ROW must be Type A curb and gutter per the LDC and ESM.
 - v. Landscape and Hardscape Plans— Detailed landscape and hardscape plans must be submitted for staff review and show the location of specific plant material and must be approved prior to issuance of foundation permits.
 - C. Streetscape Treatments:
 - i. Lake Dot Circle—The streetscape treatment on Lake Dot Circle must match Treatment 5 of the Downtown Streetscape Design Guidelines with a minimum 6 foot park strip and 6 foot wide sidewalk.
 - D. Fencing—Any fencing on the site must be an open, CPTED-approved fence, such as aluminum picket or welded wire. Except for construction fencing, chain link fencing is prohibited.
3. **Architecture**
 - A. Design—The design is not sufficiently developed and more detail is needed for final review.
 - i. The building is required to have an entry porch facing the street. The porch must be a minimum of 6 feet deep and cover 60 percent of the front elevation and connected by a sidewalk to the public sidewalk.
 - ii. The design should share details and form with the previous structure and neighboring structures.
 - iii. The windows shall be symmetrical on both the ground and second floor and have the same inset on both floors and have appropriate sills and trim.
 - iv. A durable base of brick or block shall be added to the building.
 - v. Staff recommends using asphalt shingles to be more compatible with immediate surroundings.
 - vi. The building shall be shifted 5 feet west on the lot so that the proposed building is not as far in front of the structure to the north.
 - vii. The driveway is required to be setback a minimum of 2 feet from the north property line.
 - B. Transparency
 - i. The ground floor building walls facing all streets must contain a minimum of 30% transparent materials. A minimum of 15% transparency must be provided on all floors facing the street above the ground level.
 - ii. All glass at the ground level must be clear with a minimum light transmittance of 80%. High performance or low-e glass may be considered as an alternative with a minimum transmittance of 60%.
 - iii. No windows may be dry-walled, or have permanent partitions installed on the interior to block natural surveillance.
 - iv. Tinted, reflective, or spandrel glass does not count towards meeting the transparency requirements.
4. **Mechanical Equipment**
 - A. Rooftop Mechanical Equipment — If rooftop mechanical equipment is proposed, it must be screened to the height of the

Staff Courtesy Review Comments

mechanical equipment with parapets, louvered panels and/or perforated metal screen walls. The color of the rooftop mechanical equipment should also match the roof color as closely as is feasible.

- B. Venting & Exhaust—All venting and exhaust for mechanical and other utilities must be integrated with the building design so as to be seamless with the overall architecture of the building. Venting and louver panels must be painted to match the surrounding façade area.
- C. Transformer—Transformers, if required, shall be screened with decorative, opaque walls and gates up to 6-feet in height or they should be screened with a vegetative buffer and understory trees..
- D. Backflow Preventer—Backflow preventers [BFP] must be located so as to not be directly visible from the right-of-way or located between the building and the street. The BFP should also be screened from view where necessary. The BFP must be clearly identified on the final utilities plan in the permitting submittal.
- E. Elevations—The location and configuration of all exterior venting and mechanical equipment must be depicted on the building elevations in the permitting submittal. The permitting submittal must also include a rooftop plan that depicts any proposed rooftop equipment and proposed equipment screening.

Site Photos



Original House that was demolished in 2023.

Site Photos



View of Site Looking West



View Looking North on Lake Dot Circle



View Across Site Looking South.

Site Photos



View Looking South
Toward Site

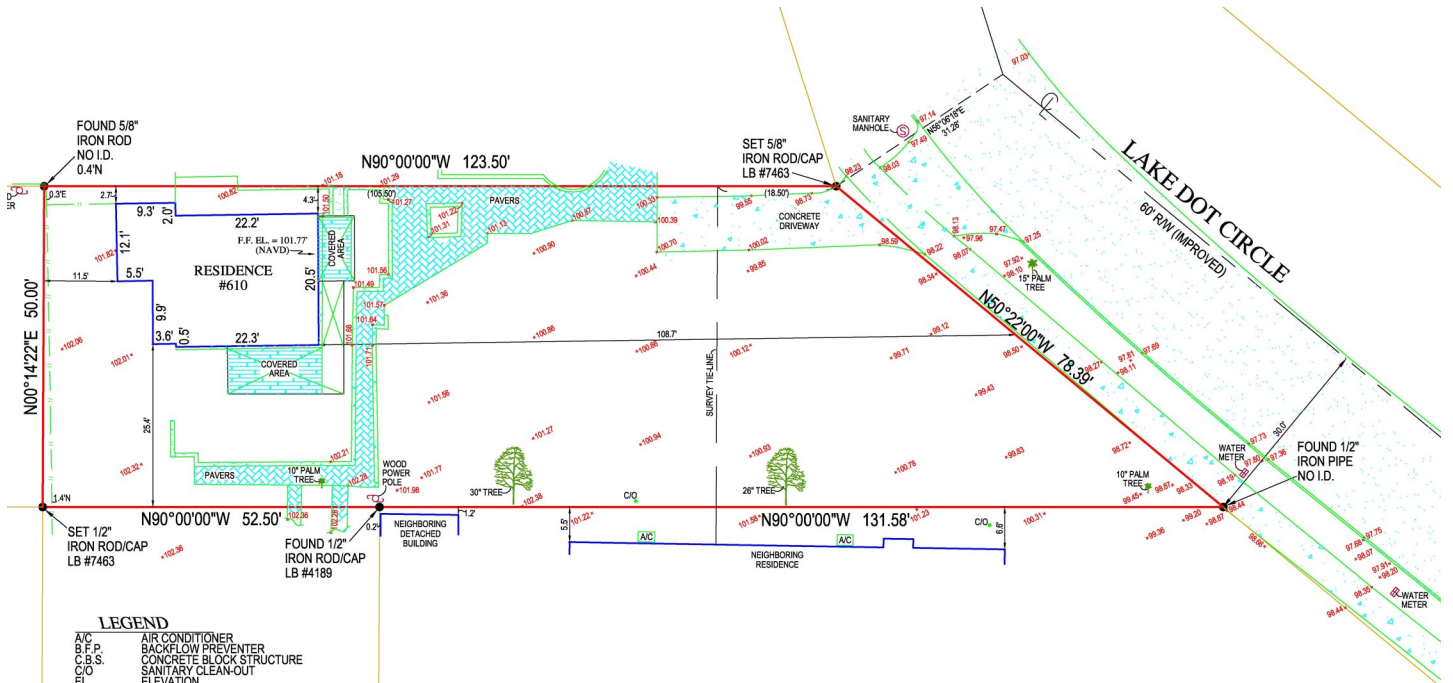


View Looking North
on Lake Dot Circle



View of Lake Dot.

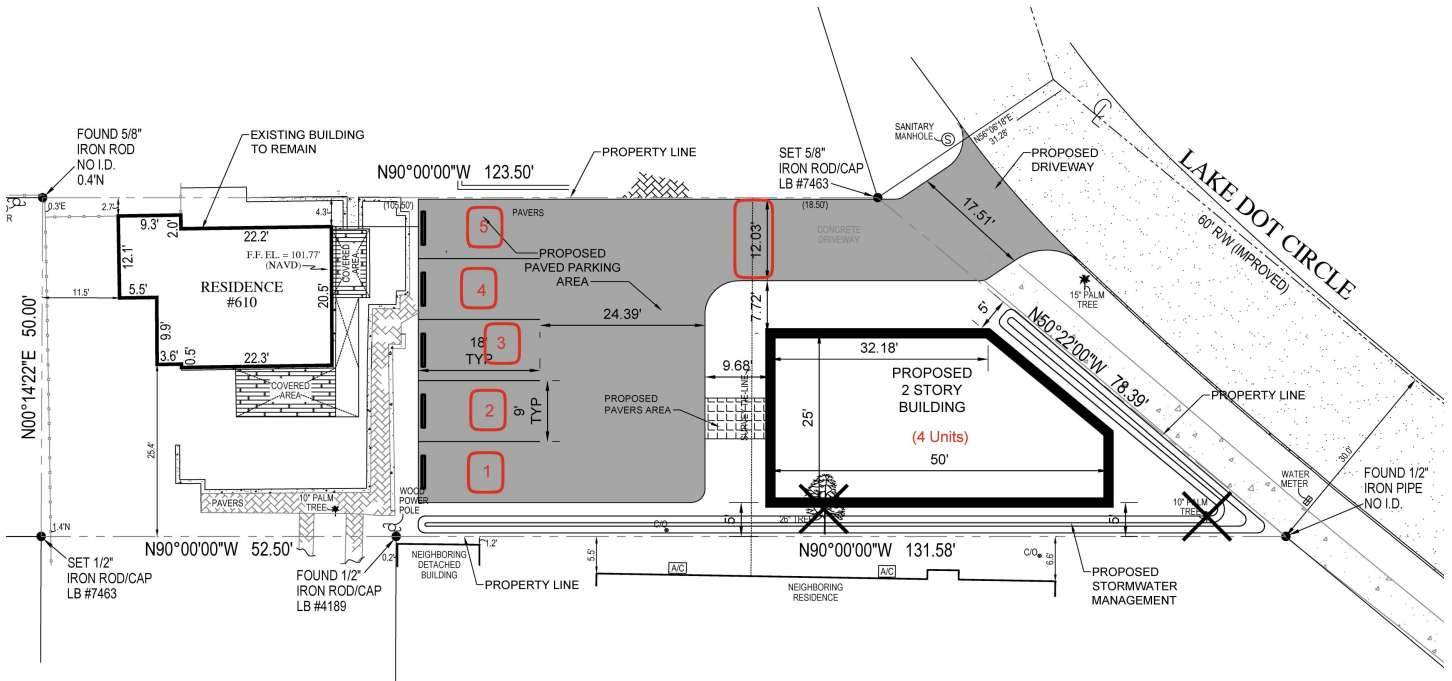
Site Survey



- LEGEND**
- A/C AIR CONDITIONER
 - B.F.P. BACKFLOW PREVENTER
 - C.B.S. CONCRETE BLOCK STRUCTURE
 - C/O SANITARY CLEAN-OUT
 - EL ELEVATION
 - F.F. FINISHED FLOOR
 - I.D. IDENTIFICATION
 - L LENGTH
 - L.B. LICENSED BUSINESS
 - M MEASURED
 - N.T.S. NOT TO SCALE
 - N&D NAIL & DISC
 - N.A.V.D. 88 NORTH AMERICAN VERTICAL DATUM 1988
 - N.G.V.D. NATIONAL GEODETIC VERTICAL DATUM
 - O.R.B. OFFICIAL RECORDS BOOK
 - P PLAT
 - PSM PROFESSIONAL SURVEYOR AND MAPPER
 - P.R.M. PERMANENT REFERENCE MONUMENT
 - PG PAGE
 - P.S. PLAT BOOK
 - PK PARKER KYLON NAIL
 - R RADIUS
 - R/W RIGHT-OF-WAY
 - TAN TANGENT
 - T.B.M. TEMPORARY BENCH MARK
 - C CENTERLINE
 - & AND
 - # NUMBER
 - Δ DELTA OR CENTRAL ANGLE
 - CONCRETE CONCRETE
 - CHAINLINK FENCE CHAINLINK FENCE
 - WOOD FENCE WOOD FENCE
 - METAL FENCE METAL FENCE
 - TOPOGRAPHIC ELEVATION TOPOGRAPHIC ELEVATION

FLOOD ZONE: X
 COMMUNITY NUMBER: 120186
 PANEL: 12095C0245
 SUFFIX: F
 BASE FLOOD ELEVATION: N/A
 FIRM DATE: 09-25-2009
 FIRM EFFECT./REV DATE: 09-25-2009

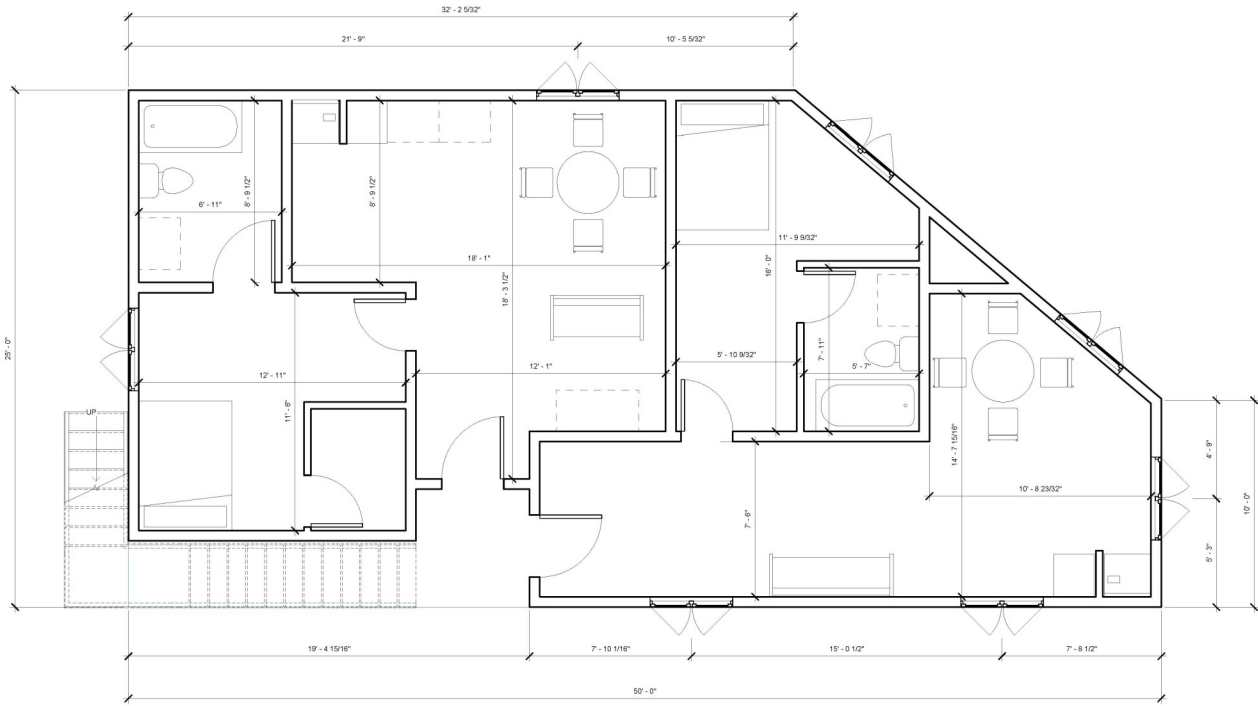
Site Plan



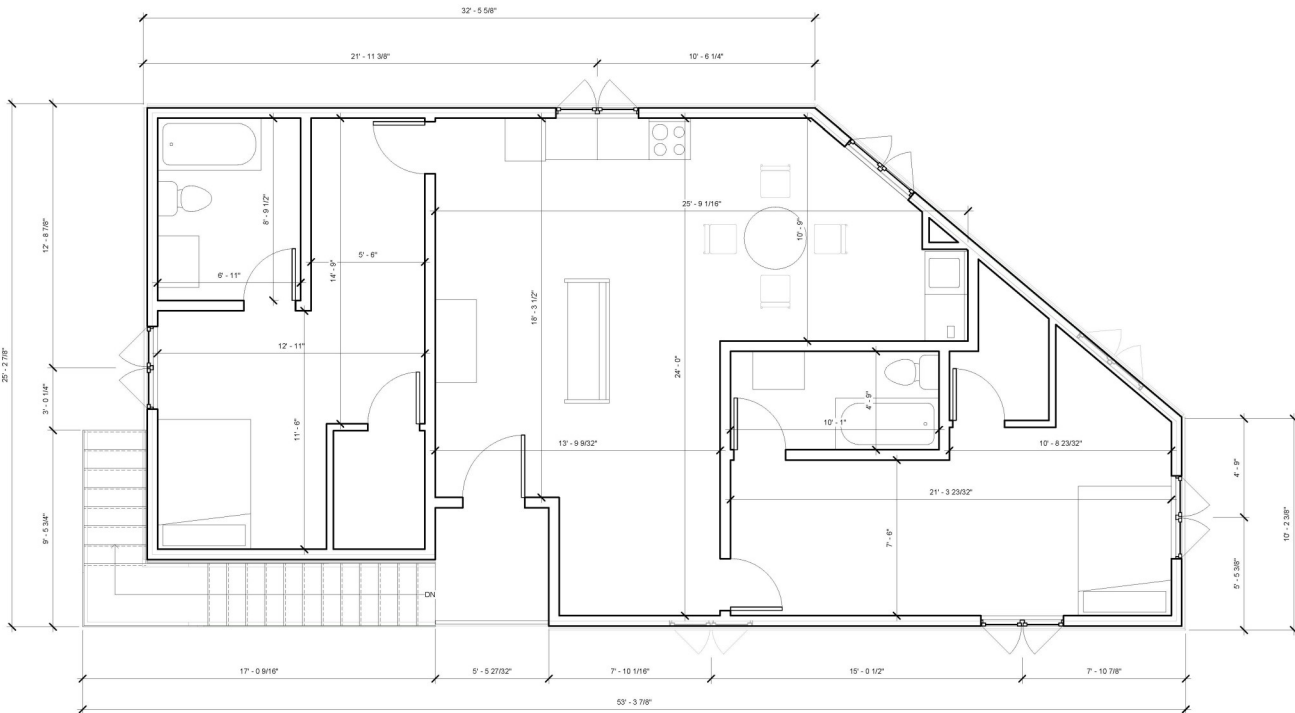
PROJECT SITE DATA

PARCEL ID:	23-22-29-1600-10-083
SITE ADDRESS:	610 LAKE DOT CIRCLE ORLANDO, FL 32801
TOTAL AREA:	7690 SF
PROP USE:	QUADPLEX BUILDING
CURRENT ZONE:	MU-1
FLOOD MAP:	X
FIRM PANEL:	12095C0245
SPECIAL ZONES:	NONE
WATER/SEWER SERVICE:	TBD
PROPOSED PARKING:	5 SPACES
EXISTING IMPERVIOUS AREA :	1700 SF
IMPERVIOUS AREA TO BE DEMO:	562 SF
PROPOSED IMPERVIOUS AREA:	3500 SF

Floor Plans



1 First Floor
3/8" = 1'-0"



2 Second Floor
3/8" = 1'-0"

Elevations



East Elevation

① East
1/4" = 1'-0"



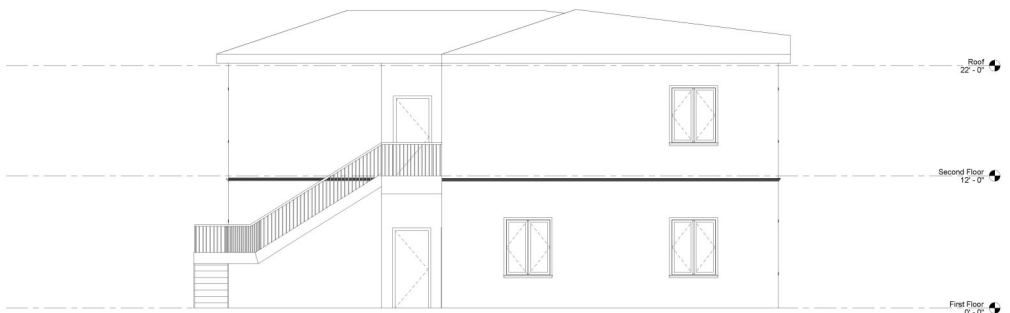
West Elevation

② West
1/4" = 1'-0"



North Elevation

① North
1/4" = 1'-0"



South Elevation

② South
1/4" = 1'-0"

Renderings



View from East



View from North

Rendering-View from West

