

From: Arancha Lattanzio [<mailto:aranzazu.lattanzio@cityoforlando.net>]

Sent: Friday, March 25, 2016 10:32 AM

To: Aranzazu Lattanzio <arancha.lattanzio@cityoforlando.net>

Cc: Steve Auger <Steve.Auger@floridahousing.org>; Ken Reecy <Ken.Reecy@floridahousing.org>; Linda Rhinesmith <linda.rhinesmith@cityoforlando.net>; Dean Grandin <dean.grandin@cityoforlando.net>; Elisabeth Dang <elisabeth.dang@cityoforlando.net>; Mary-Stewart Droege <mary-stewart.droege@cityoforlando.net>; Mark Cechman <mark.cechman@cityoforlando.net>

Subject: Re: Comments regarding Rule Chapters 67-21 and 67-48, F.A.C

Good morning,

My apologies, but please find minor edits to our request for an Option 4 on the Site Form:

4. The above referenced Development is (a) new construction, or (b) rehabilitation with new construction, or (c) rehabilitation, without new construction, that requires additional site plan approval or similar process. The Development does not exceed the maximum number of residential units and/or FAR standards that are allowed by right according to the future land use designation and zoning district adopted for the property. The applicant has submitted the appropriate application(s) for site plan approval or similar process. Approval of the application(s) by the appropriate City/County legally authorized bod(ies) is pending and shall be required prior to final site plan approval.

Thank you again for your consideration to this request.

Arancha Lattanzio, Planner II
Housing & Community Development
400 South Orange Avenue
Orlando, FL 32802-4990
p.407.246.3413

On Thu, Mar 24, 2016 at 2:42 PM, Arancha Lattanzio <aranzazu.lattanzio@cityoforlando.net> wrote:

The City of Orlando (and perhaps other jurisdictions) requires LIHTC applicants to follow the standard site plan approval process, which often times includes a Master Plan approval that can take months to process. The current form above-captioned includes language that limits the City's flexibility by legally binding terms of requirements for site approval, as stated:

The necessary approval and/or review was performed on or before the submission deadline for the above referenced FHFC Request for Proposal/Application by the appropriate City/County legally authorized body; e.g. council, commission, board, department, division, etc., responsible for such approval process.

We understand applicants may not have the time/resources to go through the City's standard process given the competitive nature of LIHTC RFAs. In order for the City to be more flexible in

light of this reality, would FHFC consider including the following additional option on the Site Approval form? This would serve developer/applicant needs, as well as protect our policies/procedures.

4. The above referenced Development is (a)...(b)...(c)..., that requires additional site plan approval or similar process, and the Development does not exceed the maximum quantity of residential units that are allowed by right according to the future land use category and zoning district adopted for the property. The applicant has submitted the appropriate application(s) for site plan approval or similar process. Approval of the application(s) by the appropriate City/County legally authorized body shall be required prior to final site plan approval.

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From: Arancha Lattanzio [<mailto:aranzazu.lattanzio@cityoforlando.net>]

Sent: Thursday, March 24, 2016 1:10 PM

To: Kevin McCarthy <Kevin.McCarthy@floridahousing.org>

Cc: Linda Rhinesmith <linda.rhinesmith@cityoforlando.net>; Dean Grandin <dean.grandin@cityoforlando.net>; Elisabeth Dang <elisabeth.dang@cityoforlando.net>; Mary-Stewart Droege <mary-stewart.droege@cityoforlando.net>; Mark Cechman <mark.cechman@cityoforlando.net>

Subject: FHFC Local Government Verification of Status of Site Plan - Adding Section

Good afternoon Kevin:

The City of Orlando requires LIHTC applicants to follow the standard site plan approval process, which often times includes a Master Plan approval that can take months to process. The current form above-captioned includes language that limits the City's flexibility by legally binding terms of requirements for site approval, as stated:

The necessary approval and/or review was performed on or before the submission deadline for the above referenced FHFC Request for Proposal/Application by the appropriate City/County legally authorized body; e.g. council, commission, board, department, division, etc., responsible for such approval process.

We understand applicants may not have the time/resources to go through the City's standard process given the competitive nature of LIHTC RFAs. In order for the City to be more flexible in light of this reality, would FHFC consider including the following additional option on the Site Approval form? This would serve our developer/applicant needs, as well as protect our policies/procedures. We thought given the upcoming rule changes this would be an appropriate time to make this request and appreciate your consideration.

4. The above referenced Development is (a)...(b)...(c)..., that requires additional site plan approval or similar process, and the Development does not exceed the maximum quantity of residential units that are allowed by right according to the future land use category and zoning district adopted for the property. The applicant has submitted the appropriate application(s) for site plan approval or similar process. Approval of the application(s) by the appropriate City/County legally authorized body shall be required prior to final site plan approval.

Kind regards,

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