

## CAMDEN GRAND RESORT APARTMENTS MASTER PLAN, 7050 S. KIRKMAN RD.

Following the September 6, 2022 Technical Review Committee (TRC) meeting, the applicant asked about a specific Urban Design condition #10, relative to building exteriors and the use of stucco and EIFS and asked if the condition was required by Code. After further discussion, staff has agreed to the following amendment to the condition as follows:

10. All building facades must be finished with the same materials and architectural details, including parking garages and accessory structures. The façade must be constructed of durable, high quality materials that are authentic to the style of architecture proposed for the building. The base must be constructed out of durable materials such as stone, brick, pre-cast or limestone up to at least 3-4 feet in height. Stucco or EIFS materials will be allowed on the upper portions of the façade, but are not allowed for the base of the building (within 3-4 feet of the ground).

The applicant also had questions about Land Development conditions #6 & 7, relative to minimum required buffer width/depth and phasing. For #6, LDC Section 61.312(a7) states the following:

Landscape areas adjacent to rights-of-way and property lines - 7.5 feet. Other building sites: minimum of 7.5 feet, or 5 feet where there is an abutting landscape area of 5 feet wide or greater on that adjacent property. When the 5 feet width is provided, the site shall provide a landscaped area 10 feet wide to accommodate canopy trees planted on 50 feet centers within the row of parking adjacent to the perimeter.

For the proposed multi-family residential use, minimum 7.5-ft. wide/deep buffers are required along the north lot line abutting an existing hotel, along the west lot line abutting a parking garage and existing hotels and along the south lot line abutting another existing hotel. The proposed apartment building abuts an interior drive aisle, so a minimum 3-ft. buffer is required there (per LDC Section 61.312(a6)). Thus, the condition should be amended as such:

6. Buffers - Minimum 7.5 ft. vehicular use buffers are required on the north, rear (west) and south all-sides of the proposed residential use.

For Condition #7, the applicant sought clarification that the multi-family use would not have a mixed use component, revised as follows:

7. Phasing - The residential ~~mixed-use~~ project will be constructed in one phase. Development of the future front commercial use will require approval of an administrative Master Plan (via Planning Official Determination).

# CAMDEN GRAND RESORT APARTMENTS MASTER PLAN, 7050 S. KIRKMAN RD.



Location Map

 Subject Site

## SUMMARY

### Applicant

Rebecca Wilson,  
Lowndes Law Firm

### Owner

Orlando View LLC

### Project Planner

Jim Burnett, AICP

**Property Location:** 7050 S. Kirkman Rd. (parcel #25-23-28-2786-00-010, on the west side of S. Kirkman Rd., between International and Precision Drives, and southeast of Interstate 4; ±6.5 acres, District 6).

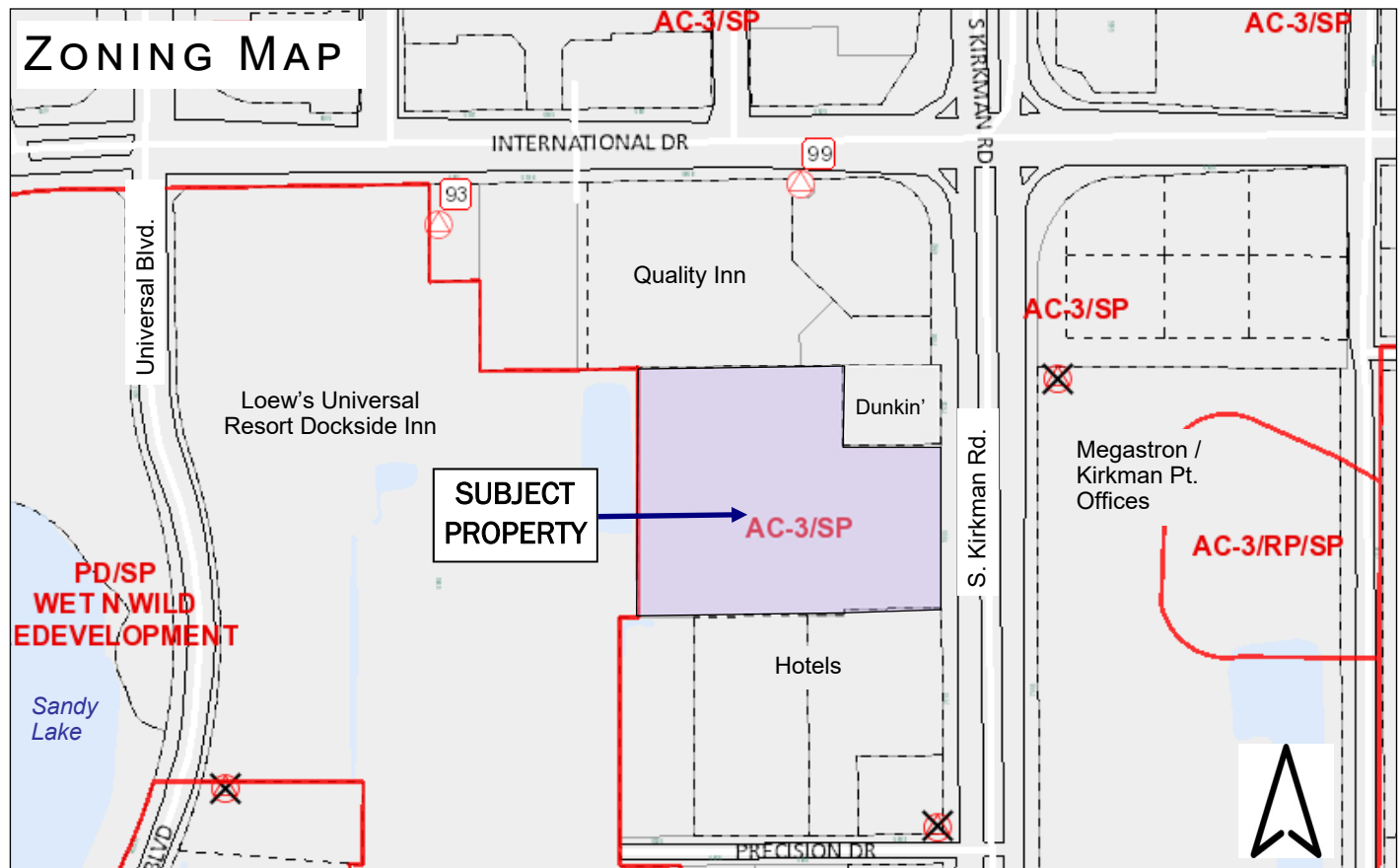
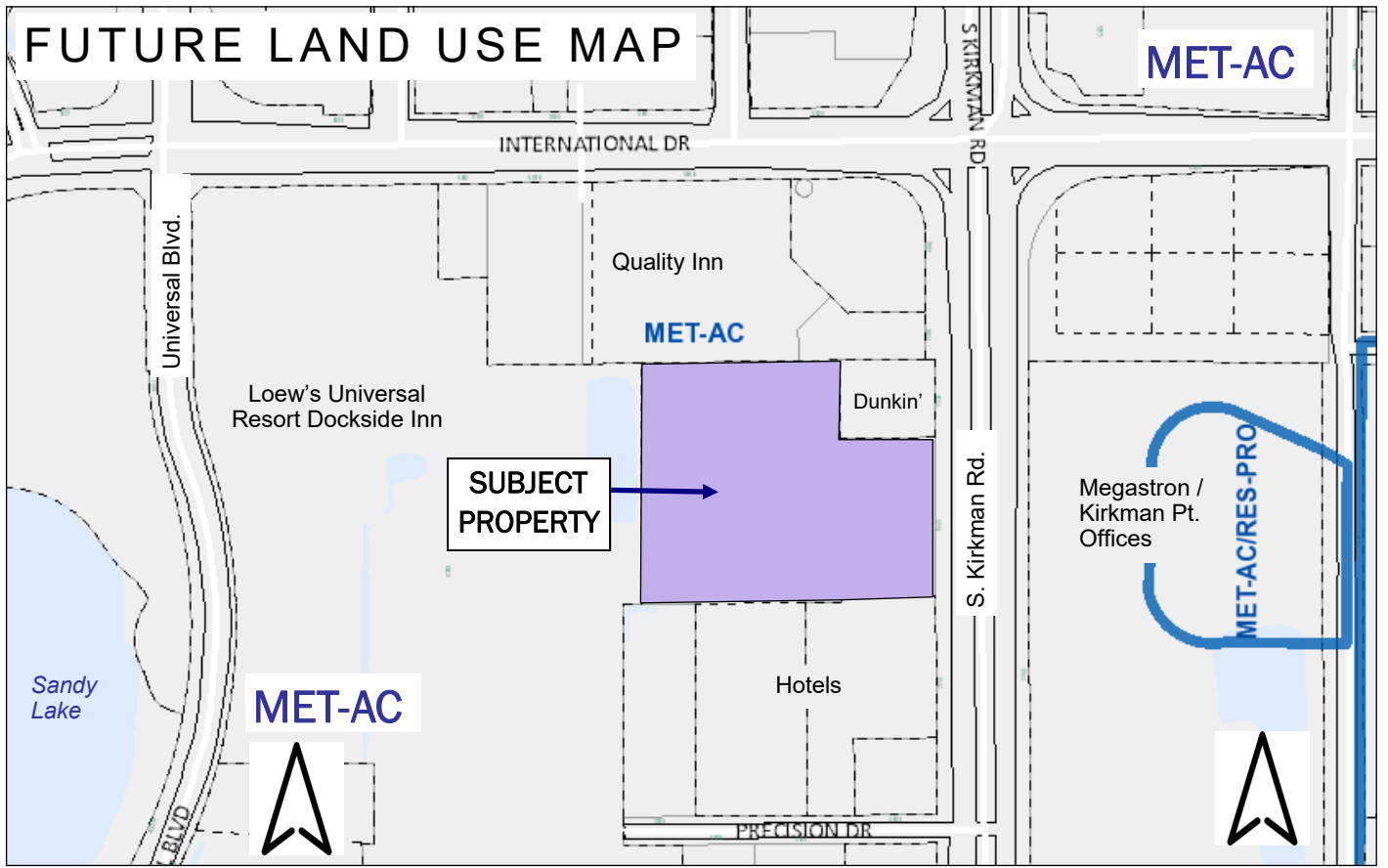
**Applicant's Request:** The applicant will be demolishing an existing hotel and is requesting Master Plan approval of a new 5-story 325-unit multi-family development with an integrated parking garage and a commercial outparcel on S. Kirkman Rd. The property is in the AC-3/SP zoning district and has Metropolitan Activity Center future land use.

**Staff Recommendation:** Approval of the Master Plan, per the conditions in the staff report.

### Public Comment

Courtesy notices were mailed to property owners within 300 ft. of the subject property the week of September 6, 2022. As of the published date of this report, staff has not received any comments from the public regarding the proposed Master Plan.

**Updated:**  
September 19, 2022



# PROJECT ANALYSIS

## Project Description

The applicant is requesting Master Plan approval of a new 5-story 325-unit multi-family development with an integrated parking garage and a commercial outparcel on S. Kirkman Rd. The property is zoned AC-3/SP and has Metropolitan Activity Center future land use. The property is located in the Florida Center/ International Dr. neighborhood.

## Previous Actions

1971: Property annexed into the City as part of the House Bill #2492 Annexation.

1973: Existing 2-story ±58,000 sq. ft. hotel and ±20,000 sq. ft. restaurant with surface parking constructed on the northern-most 6.5-acre site (opened as Gateway Inn, with Crazy Horse Saloon (restaurant).

2000: Hotel rebranded as a Howard Johnson's Inn & Suites.

2007: Hotel rebranded as a Rodeway Inn & Suites.

2014: Hotel rebranded as A Nice Inn & Suites.

2016: Hotel rebranded as International Dr. Grand Resort & Suites (closed 2021).

7/2021: Northern 6.5-acre hotel property acquired by current owner (southern 2.4-acre hotel being re-branded into a Sonder (short-term rental) hotel.

10/2021: Front ±20,000-sq. ft. restaurant building demolished (permit #DEM2021-10110).

## Project Context

The property is on the west side of S. Kirkman Rd., between International and Precision Drives and south-east of Interstate 4. Adjacent uses, zoning and future land use designations are shown in Table 1 below.

Table 1 - Project Context			
	Future Land Uses	Zoning	Adjacent Uses
North	Metropolitan Activity Center (MET-AC)	AC-3/SP (Metropolitan Activity Center, with N. International Drive Special Plan Overlay)	Choice Hotels Quality Inn (on International Dr.) & Dunkin Donuts (on S. Kirkman Rd.)
East	(Across S. Kirkman Rd.) MET-AC	AC-3/SP	Megastron / Kirkman Point Office Complex
South	MET-AC	AC-3/SP	Sonder Hotel (proposed) & Hampton Inn
West	MET-AC	PD/SP (Wet N' Wild Planned Development, with N. International Drive Special Plan Overlay)	Loew's Universal Endless Summer Dockside Inn & Suites

**Master Plan Criteria** (LDC Section 65.335) - The Municipal Planning Board and City Council shall consider the following factors in their review of Master Plan applications and amendments:

1. Purpose and Intent. The purpose and intent of the use and all other requirements of the LDC.
2. Growth Management Plan (GMP). The consistency of the proposal with all applicable policies of the City's adopted GMP.
3. Use and District Requirements. The proposal must conform to the requirements of the zoning district(s) in which it is located and, where applicable, to the requirements of Chapter 58 for the particular use or activity under consideration.
4. Performance and Design Regulations. The proposal must conform to all applicable performance and design regulations of LDC Chapters 58, 60, 61, and 62.
5. Public Facilities and Services. Necessary public facilities (both on- and off-site), such as transportation, sanitation, water, sewer, drainage, emergency services, education, recreation, etc. will be adequate to serve the proposed use.

## Conformance with Growth Management Plan (GMP) and Land Development Code (LDC)

The property is designated Metropolitan Activity Center on the City's Future Land Use Map and is zoned AC-3/SP (Metropolitan Activity Center, with N. International Dr. Special Plan Overlay). Hotels, apartments, retail and restaurant uses are all allowed in the 2nd most entitled area of the City (after Downtown Orlando). The AC-3/SP zoning requires Master Plan review.

Property development standards are provided in Table 2 at right. The proposed Master Plan is consistent with the GMP and Land Development Code, except as where noted under the minor subheadings below.

<b>Table 2 - Development Standards (AC-3/SP zoning)</b>							
	<i>Lot Size (acres)</i>	<i>Setbacks (Min) (ft.)</i>			<i>FAR/ Density (max)</i>	<i>ISR (%) (max)</i>	<i>Building Height (max)</i>
		<i>Front (E)</i>	<i>Sides (N &amp; S)</i>	<i>Rear (W)</i>			
Min/Max Requirements (unless otherwise stated)	na	Min. 10 Max. 40	0 or 3	10	1.50 / 200 du/ac	90	200 ft.
5-story 325-unit multi-family use	±5.1 acres (±222,156sf)	±15 (faux front drive)	±32 N; ±12 S	±12	63.7 du/ac	78	±60 ft.
Commercial outparcel	1.4-acres	To be determined (via Admin Master Plan)					

### Transportation

The site has primary access from S. Kirkman Rd. via a 24-ft. wide drive that also provides sole access to an existing Dunkin' Donuts to the northeast. To provide street access/frontage for the proposed multi-family use, the 24-ft. wide drive will be extended to the south and then to the east and south, to create a 1.4-acre front outparcel and a second access to S. Kirkman Rd. via the adjacent Hampton Inn property to the south. Another cross-access is being provided to a Sonder Hotel to the southwest, to afford access to Precision Dr. further to the south. Turning movements from and on-to S. Kirkman Rd. will be right-in/right-out only unless the owner can negotiate a revised turn-lane reconfiguration with FDOT, to line up with the Megastron / Kirkman Pointe offices to the east. Access to the parking garage will be provided through two locations with the primary entry along the eastern side of the garage and a secondary entry and service area located at the western, rear, side of the garage. The applicant is proposing to park the site primarily within an integrated parking garage as well as some on-street parking spaces. Additional parking may be provided at the time of the retail space development.

<b>Table 3 - Parking</b>			
<i>Use</i>	<i>Amount</i>	<i>Rate</i>	<i>Min Parking</i>
Studio/1-bed < 750 sq. ft.	159	1	159
1 bed >= 750 sq. ft.	49	1.5	73.5
2 bed	112	1.75	196
3 bed	5	2	10
<b>Total Res</b>	<b>325</b>		
<b>Min Parking Req.</b>			<b>439</b>
<b>Parking Proposed</b>			<b>529</b>

**Parking.** The 325-unit apartments and future commercial outparcel use will require a minimum 492 parking spaces. At least 529 garage spaces and 13 surface spaces are proposed (542 spaces), meeting Code.

### Water Reclamation (Sewer)

The master plan represents a change from a purely hotel use to a residential use with retail/restaurant use in a front outparcel. These land use changes continue to represent an additional load to the existing sanitary sewer infrastructure downstream of the point of connection. The potential increased loads that this and additional multi-family projects within the International Drive area (within the City limits) will continue to result in system upgrades that the property owner may need to share via a proportional cost share program. Thus, the owner/applicant must evaluate the impact of potential flows on the system prior to permit application consideration. If capacity limitations are identified, improvements to the City's sanitary sewer network may be required.

### Urban Design

The proposed apartments will be a backward "6"-shaped building, 5-stories (60 ft.) tall, with a parking garage wrapped on 3 sides (the rear of the garage faces another garage on the adjacent Loew's Universal property to the west). The property is within the International Dr. Special Plan (SP) Overlay, which has a list of principles relative to design and landscaping and overall aesthetics.

Stormwater will be handled via on-site exfiltration.

Buffers & Landscaping. The proposed apartments abut hotel uses to the north, west, and south, although there has been speculation on another possible hotel to apartment conversion to the north (Quality Inn site on International Dr.) and conversion of the south end of the Megastron / Kirkman Pointe site to apartments (to the east across S. Kirkman Rd.). The applicant has noted their belief that adjacent uses are similar enough to not require buffers, but LDC Section 61.312(a7) requires a minimum 7.5-ft. wide/deep buffer between vehicle-use areas (parking lots and drive aisles) and lot lines. These buffers are required on all sides of the proposed use and must be installed per I-Drive Special Plan (SP) requirements.

Signage. Apartment signage is limited to that allowed by LDC Section 64.257 for the apartment use and any applicable allowances of the International Dr. SP Overlay. Any high-rise signage (located higher than



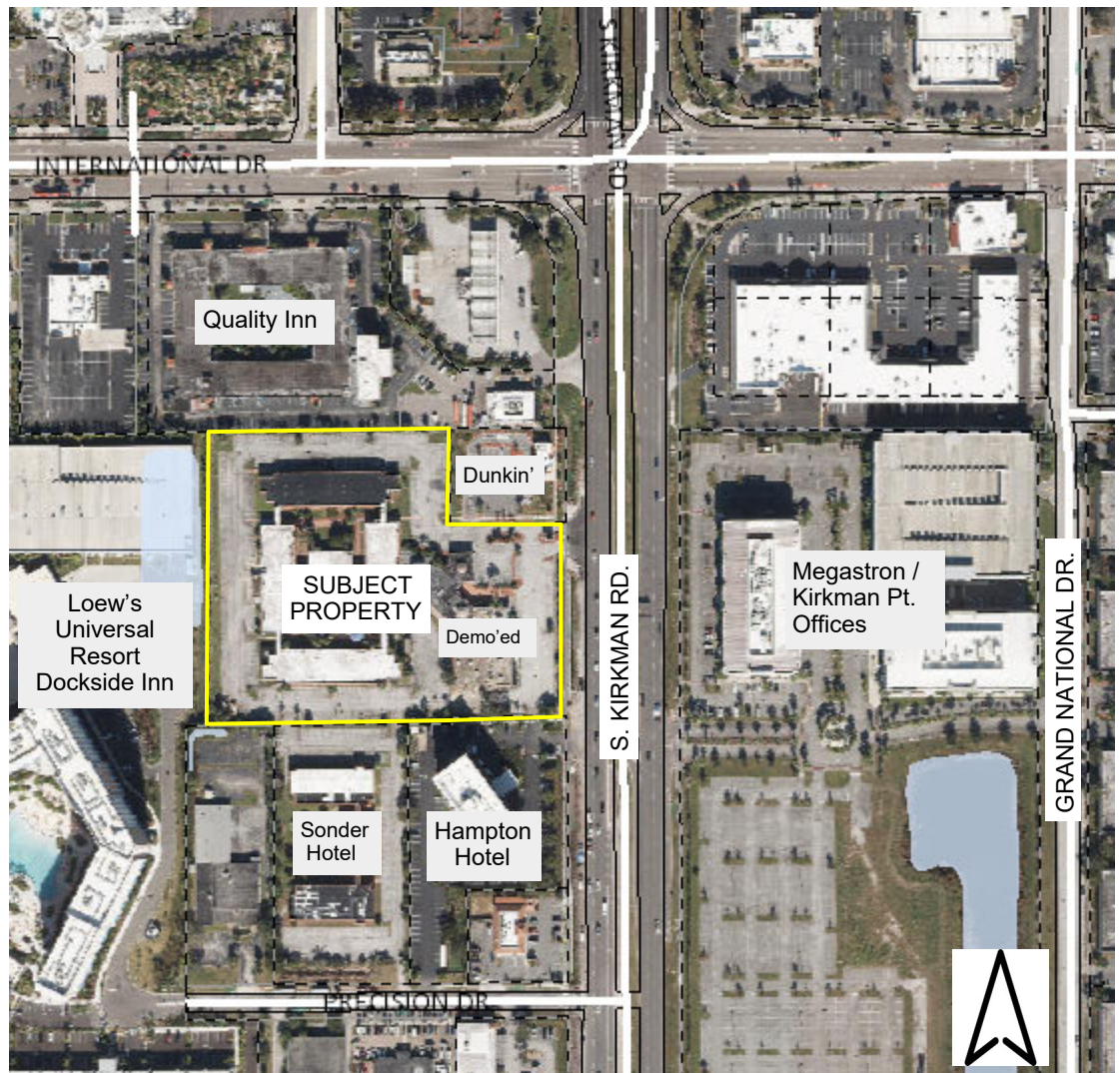
30-ft. above adjacent grade) must be white at night. All on-site signage requires permits prior to fabrication and erection on the property.

**Solid Waste.** The solid waste enclosure for the new apartments will either be within the internal parking structure or located inline with the northernmost access drive, adjacent to a loading space for the apartment use.

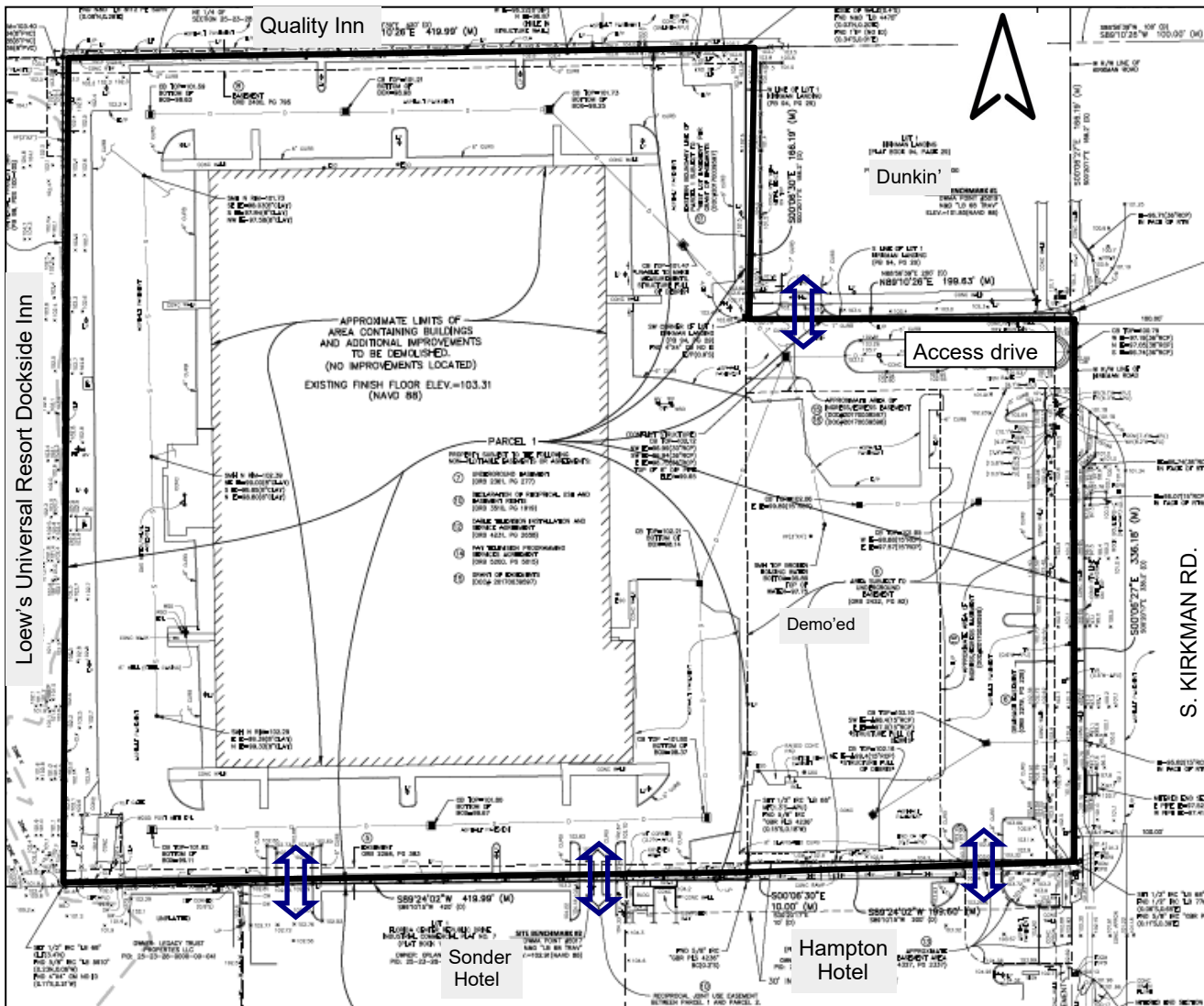
**Parks.** The subject property is located in Neighborhood Park Special Study Area G. Growth Management Plan (GMP) Recreation Element Policy 1.1.18 requires that, "New residential projects located in this area shall include parks/recreational amenities consistent with the City's neighborhood park level of service standards." The level of service standard is 0.75 acres per thousand population, which equates to 0.0015 acres per unit. Thus, for the 325-unit multi-family proposal, a minimum 0.48-acre park/recreational area is required. Parks staff must receive a list of potential on-site recreational amenities to determine if a contribution must be made to the City's Park Fund for the subject site.

**School Impacts** - The proposed 325-unit apartment use is subject to Orange County Public School (OCPS) concurrency requirements. A OCPS application was submitted and a concurrency management agreement (CMA) is required. The applicant has corresponded with OCPS staff and the CMA must be approved for the proposed residential use prior to recording of the plat for the multi-family use (and prior to building permits being issued).

## AERIAL PHOTO



## SITE SURVEY



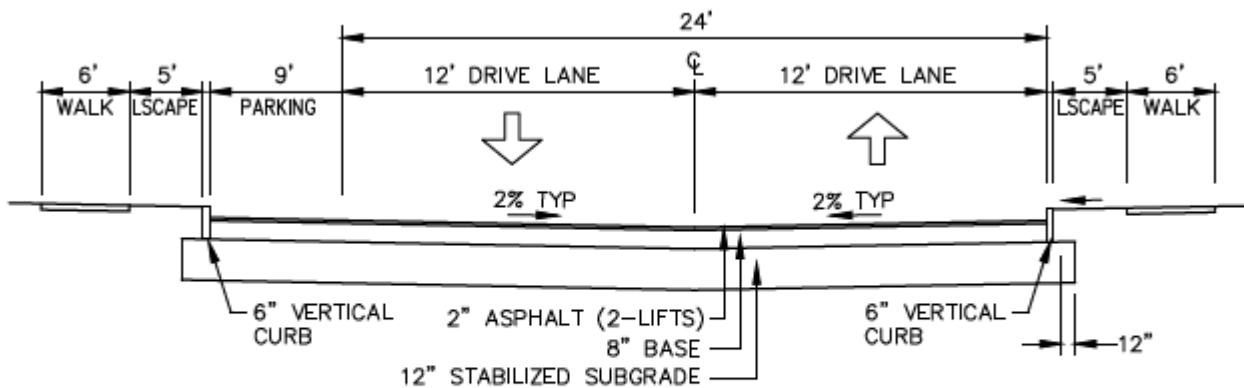
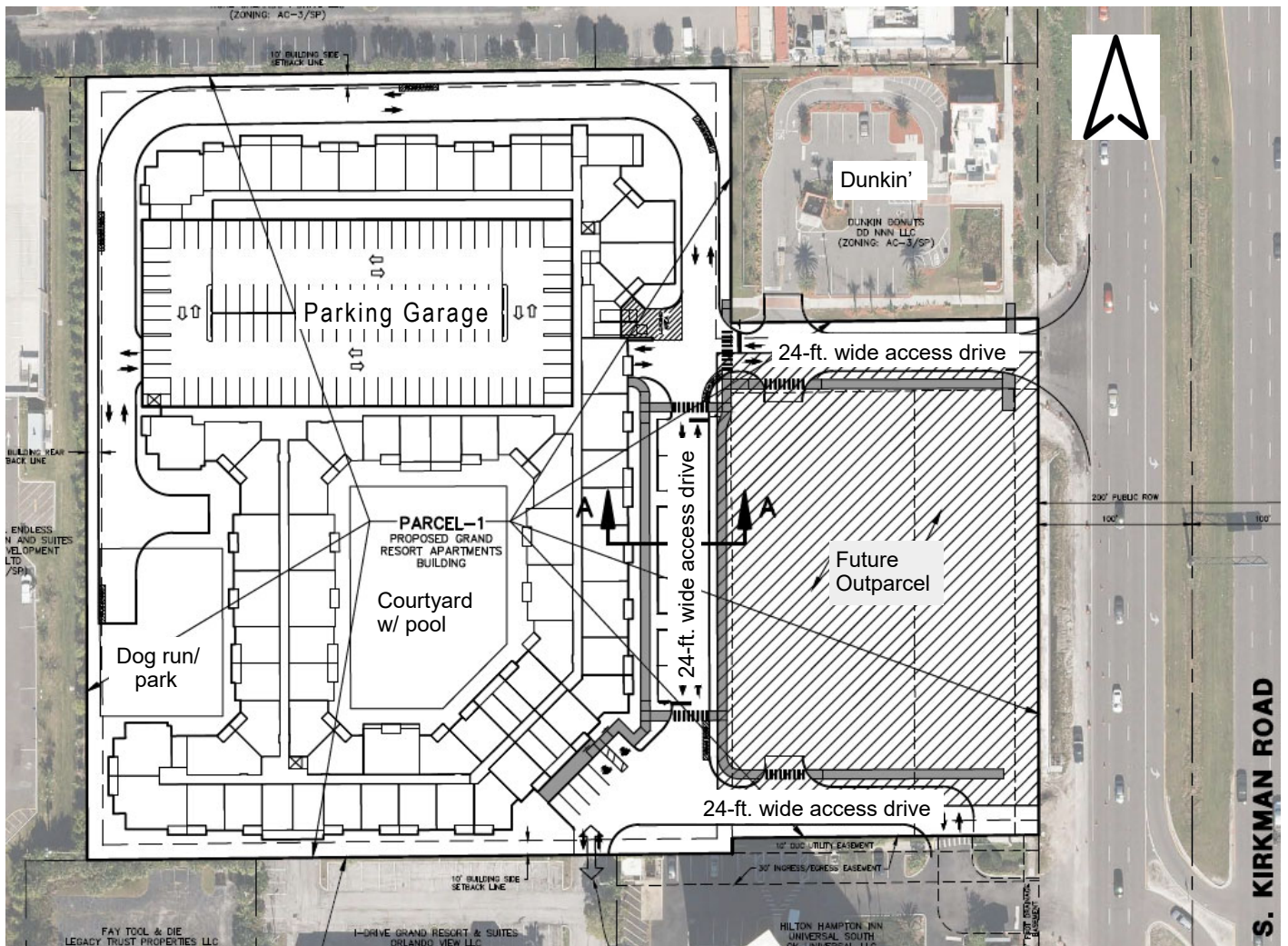
## GOOGLE STREETVIEW



Hotel / proposed multi-family site as seen from west side of S. Kirkman Rd., south of International Dr., with Loew's Universal Resort hotels in the background (further west).



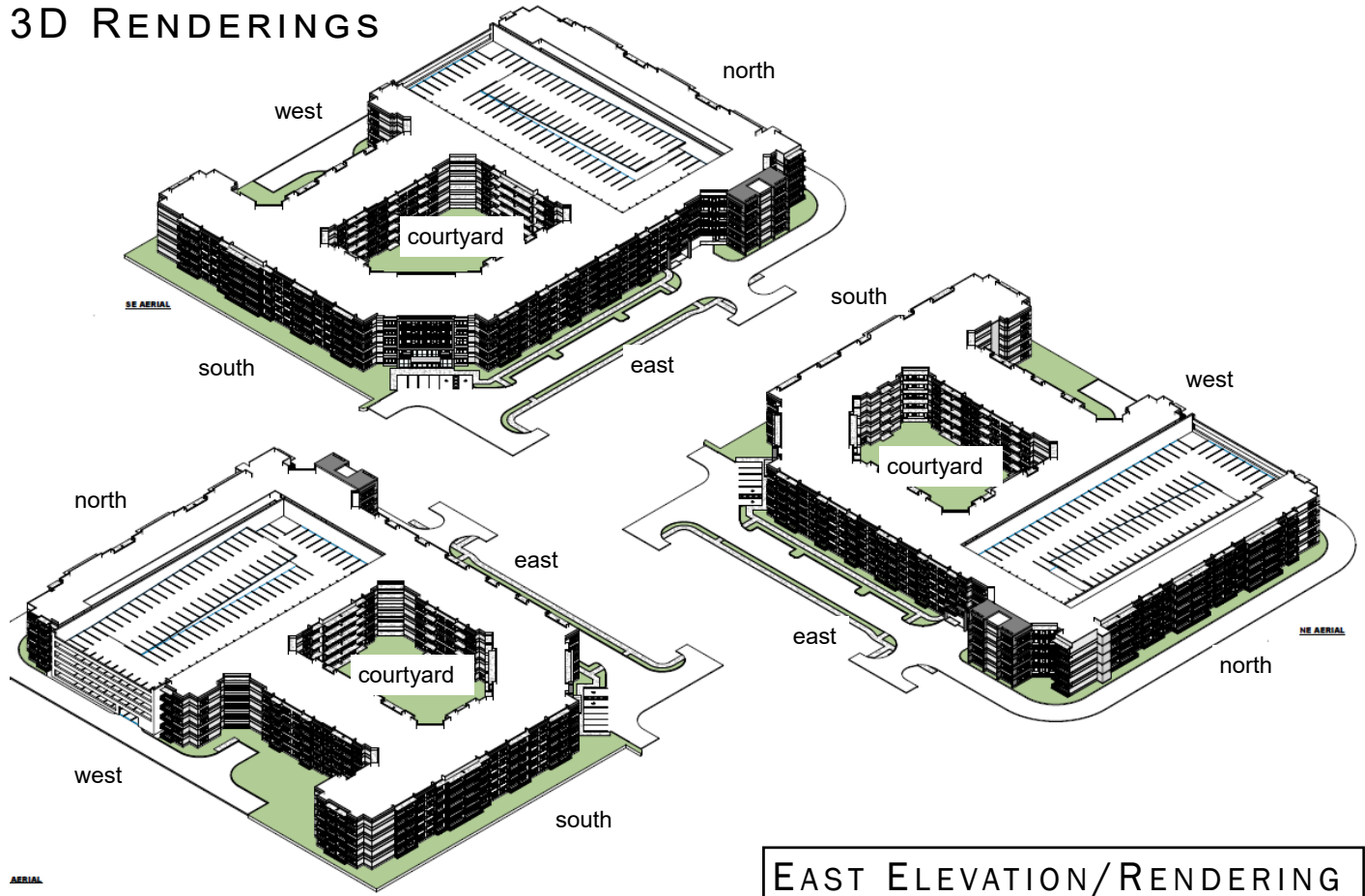
# MASTER SITE PLAN



**SECTION A-A**  
**PROPOSED INTERNAL ACCESS**  
**ROAD SECTION (INVERTED CROWN)**



### 3D RENDERINGS



GRAND NATIONAL DR.



SUBJECT PROPE

INTERNATIONAL DR.



INTERSTATE 4

courtyard

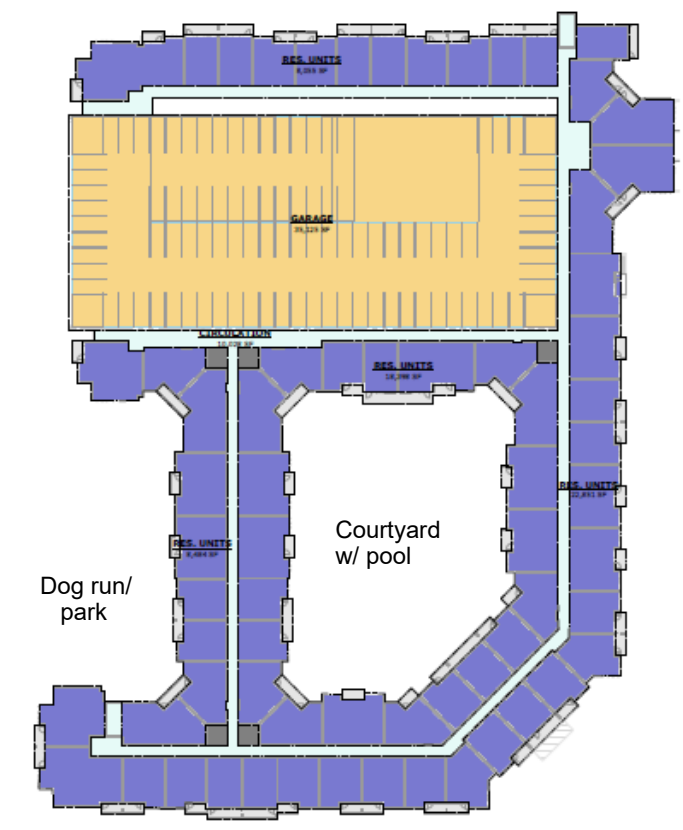
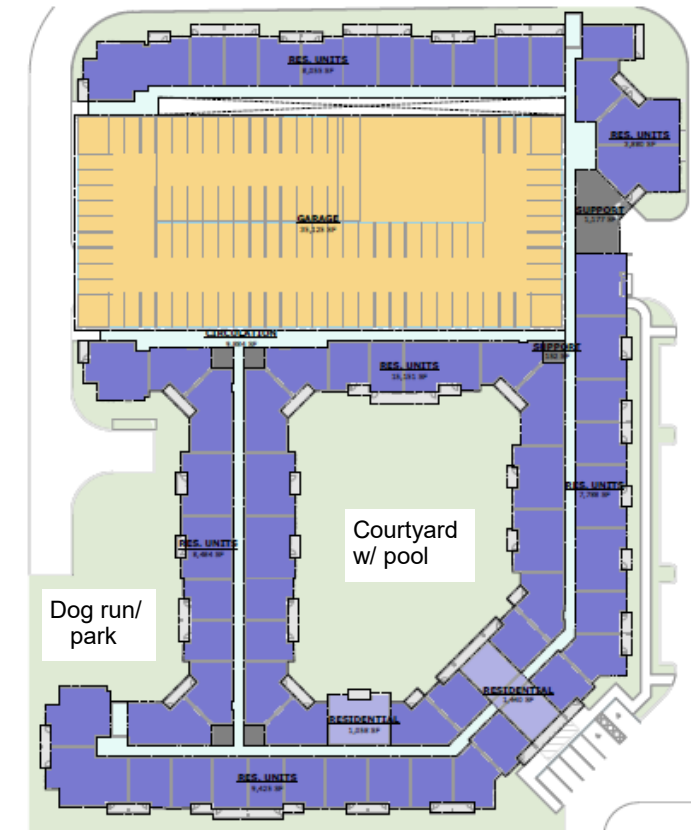
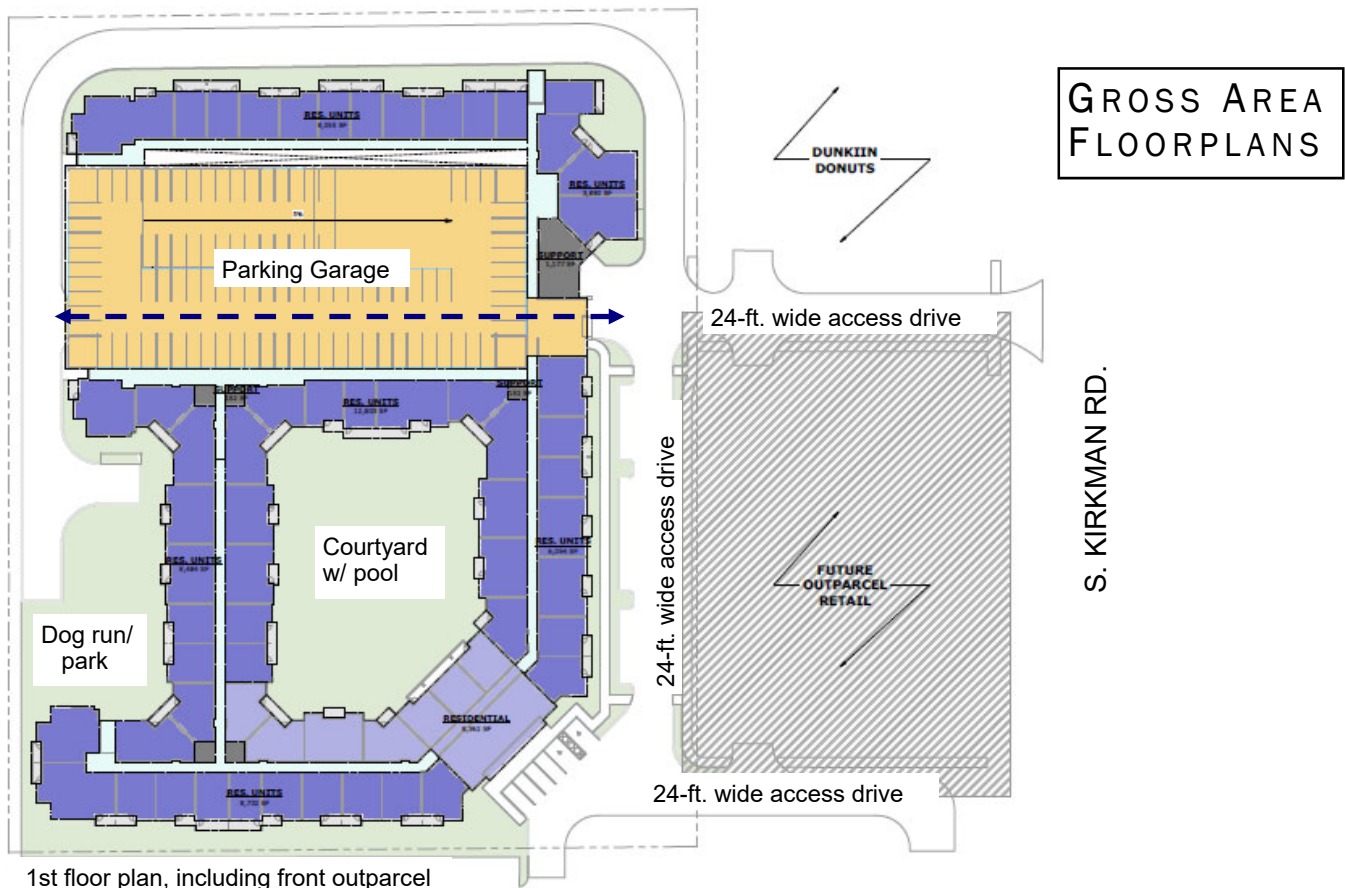
20-ft. wide access drive

Restaurant

West Elevation, facing Interstate 4

Back of House

Pick up/drop off



## CONCEPT PLANT SCHEDULE



## CATEGORY A

*Magnolia grandiflora* 'Brackens Brown Beauty' / Bracken's Southern Magnolia  
*Quercus virginiana* / Southern Live Oak

---, 2" cal. min, 12' ht, 7' CT  
 ---, 2" cal. min, 12' ht, 7' CT



## CATEGORY B

*Betula nigra* 'Dura Heat' / Dura Heat River Birch  
*Elaeocarpus decipiens* / Japanese Blueberry Tree  
*Ligustrum japonicum* / Japanese Privet - Multi-trunk  
*Pinus elliptica* / Slash Pine  
*Tabeula umbellata* / Yellow Trumpet Tree  
*Taxodium distichum* / Bald Cypress

---, 2" cal. min, 12' ht, 7' CT  
 ---, 3" cal. 12' ht, 3' spd  
 ---, 12' ht. x 5' spd.  
 ---, 2" cal. min, 12' ht, 7' CT  
 ---, 2.5" cal. 12' ht, 4' spd  
 ---, 2" cal. min, 12' ht, 7' CT



## CATEGORY C

*Cupressus sempervirens* / Italian Cypress  
*Ilex x attenuata* 'Eagleston' / Eagleston Holly  
*Lagerstroemia indica* 'Tuscorora' / Crape Myrtle - Deep Pink - Multi-trunk  
*Washingtonia filifera* / California Fan Palm

---, 8" ht. x 4' spd.  
 ---, 8" ht., 4' spd., 2.5" cal.  
 ---, 8" ht. x 4' spd.  
 ---, 8"-18" CT, as shown



## CATEGORY D

*Livistona chinensis* / Chinese Fan Palm  
*Sabal palmetto* / Cabbage Palm

---, 8"-12" CT, as shown  
 ---, 8"-18" CT, as shown



## LARGE PALM

*Phoenix dactylifera* 'Medjool' / Medjool Date Palm  
*Sabal palmetto* / Cabbage Palmetto  
*Washingtonia robusta* / Washington Palm

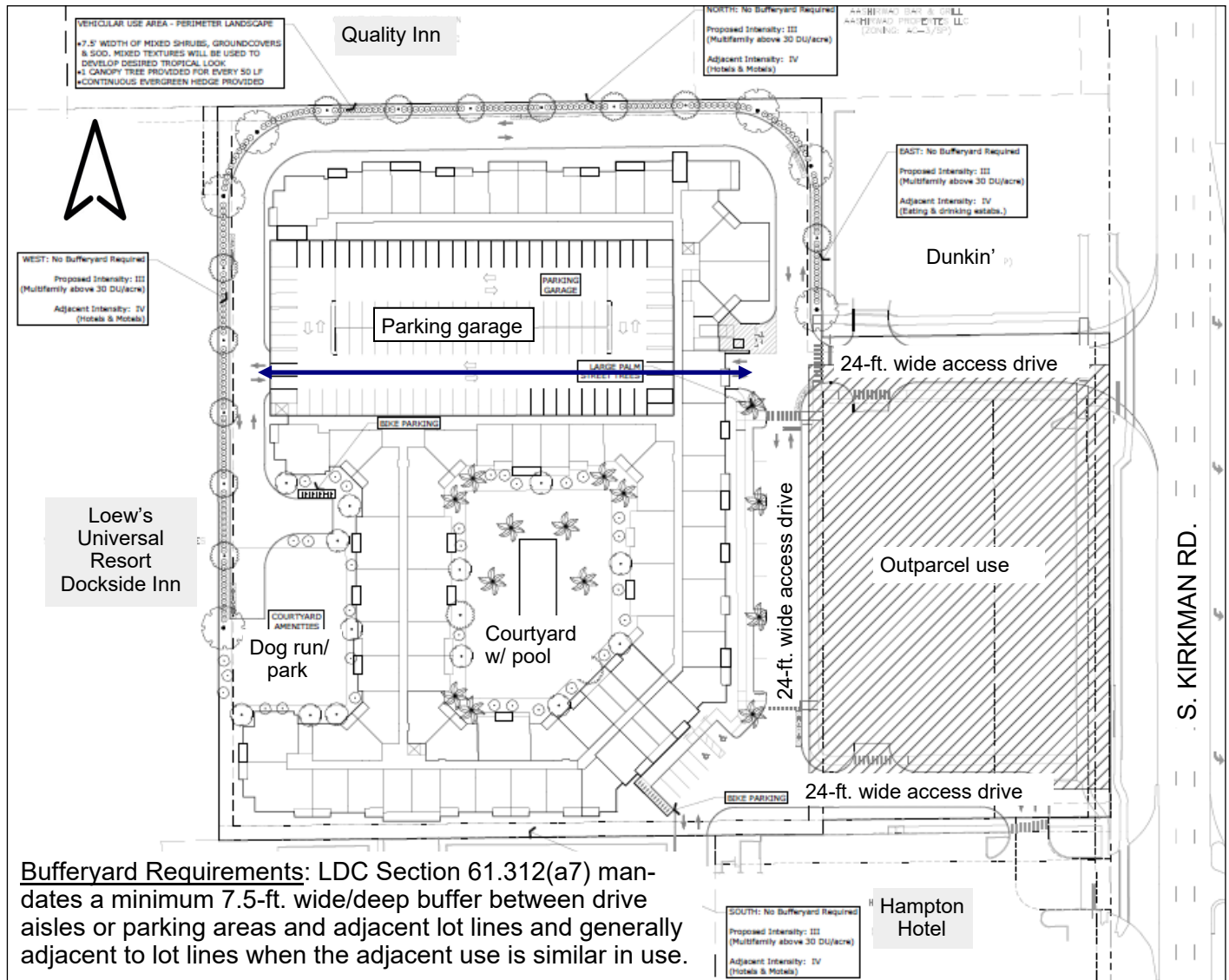
---, 14" C.T.  
 ---, 10"-28" C.T.  
 ---, 10"-28" C.T.



## EVERGREEN HEDGE

*Podocarpus macrophyllus* / Yew Pine  
*Viburnum obovatum* / Walter's Viburnum

to spec, 36" ht. full  
 to spec, 36" ht. x 24" spd.

CONCEPTUAL  
LANDSCAPE PLAN



## FINDINGS & RECOMMENDATION

Staff finds that the proposed Camden Grand Resort S. Kirkman Apartments master plan is consistent with the requirements for approval of a Master Plan as contained in LDC Section 65.335:

1. The master plan is consistent with the City's Growth Management Plan.
2. The master plan is consistent with the City's Land Development Code.
3. The proposed development will comply with the applicable regulations of the AC-3/SP zoning district.
4. Existing public facilities and services are adequate to serve the proposed residential and future commercial use.

### Staff Recommendation

Based on the information provided in the staff report and the findings noted above, staff recommends **approval** of the Camden Grand Resort S. Kirkman Apartments master plan, per the conditions below.

## CONDITIONS OF APPROVAL - REQUIRED

### Growth Management

Recreation-Open Space- Policy 1.1.18, of the GMP Recreation and Open Space Element, is applicable to this property. The site is located within Study Area G and shall include parks/recreational amenities consistent with the City's neighborhood park level of service standards. For the complete document, see:

<https://www.orlando.gov/files/sharedassets/public/documents/city-and-district-plans/comprehensive-plan/policy-documents/08-recreation-supp20.pdf>.

### Land Development

1. Impervious Surface Ratio (ISR) - Total ISR is limited to 90% under AC-3/SP zoning.
2. Intensity/Floor Area Ratio (FAR) - Total intensity/FAR cannot exceed 1.5 for the future commercial out-parcel (91,476 sq. ft. Gross Floor Area (GFA) (there is no minimum intensity outside of the Traditional City overlay)).
3. Density - Residential density cannot exceed 200 dwelling units per acre (1,020 dwelling units max.), per AC-3/SP zoning and the MET-AC future land use designation.
4. Parking - A minimum 492 spaces are required for the proposed multi-family apartments and future retail/restaurant use, while 542 spaces are proposed, meeting Code.
5. Signs - Signage for the multi-family use must be per LDC Section 64.257. while sign area for retail/restaurant uses is based on building frontage facing International Dr. Permits are required prior to fabrication and installation of all on-site signs. Any high-rise signs (not more than 2 such signs) must glow white at night and each not be visible from any one vantage point.
6. Buffers - Minimum 7.5 ft. vehicular use buffers are required on all sides of the proposed residential use.
7. Phasing - The residential mixed use project will be constructed in one phase. Development of the future front commercial use will require approval of an administrative Master Plan (via Planning Official Determination).
8. Scope of Master Plan - The proposed development must be as described within this report. Any changes in the future use and operation of the site as described herein may require an amendment to the Master Plan. This approval is not transferable to another property or parcel.

(see three (3) additional informational comments beginning on page 15 of this report)

### Urban Design

#### GENERAL

1. Appearance Review is required prior to building permitting to ensure all comments and conditions have been met.
2. Prior to submitting for building permits, a sign plan and elevations must be provided to the Community Planning Division for a courtesy review.
3. The project must be consistent with the N. International Drive Special Plan (SP) Design Standards (LDC Chapter 62, Part 4).

#### ARCHITECTURAL

4. Architecture must be consistent with LDC Sec 62.496(3)(b)(ii) and building design standards.
5. Additional height and articulation must be added at the four building corners to increase the skyline variations and to better define the mass and extent of the building



## REQUIRED CONDITIONS (CONTINUED)

6. The building entry module should be increased in height and should be the more defined and articulated module in the building.
7. A single material should be chosen to organize, provide continuity and to define the base of the building. Additional material and finish details are necessary and must be reviewed during the Appearance Review.
8. The parking garage facade should be better architecturally integrated and more consistent with the other building facades by incorporating the same materials and colors as the primary building facades.
9. Primary pedestrian entrances should have a special/more prominent architectural treatment.
10. All building exteriors, including parking garages and accessory structures, must be constructed of durable permanent architectural materials. The base must be constructed out of durable materials such as brick, stone, pre-cast materials or similar; stucco or EIFS are not allowed (this is a stock condition that will be checked during Appearance Review).
11. Canopies are encouraged along street fronts to provide pedestrian protection from the elements.
12. Parapets must have a 3-D appearance. Typically, 5 ft. is added to wrap the parapet so that it is less 2-dimensional in appearance.
13. Mail kiosks, trash compactors, or similar accessory structures visible from the public rights-of-way or from neighboring properties must be constructed of compatible and consistent materials, as well as like finishes, forms and colors, as the primary building.

### SITE & UTILITIES

14. The main (C-shaped) ingress/egress connecting the apartments to Kirkman Rd must be improved, with landscaping along the north side (adjacent to Dunkin') being designed per LDC Sec 62.496(4), along with pedestrian-oriented design features and complete street improvements per LDC Sec. 62.496.
15. Transformer areas outside building envelopes must be screened on three sides with landscaping and or a decorative, opaque wall and gates up to 6 ft in height. Landscaping must include a minimum 3-ft tall hedge at the time of planting and maintained at a minimum 4 ft height.
16. All ground-mounted and rooftop mechanical equipment must be screened from view. The interior screen wall or parapet must be the same height as the installed mechanical equipment.
17. Backflow preventer[s] must be located to not be directly visible from the right-of-way and must be screened from view where necessary. They must be clearly identified on the final utilities plan and architectural elevations.
18. All dumpster and trash compactors must be screened with solid walls to match the principal structure. Decorative gates must be installed to coordinate with the principal structure. A landscape screen including low hedge and groundcover is required to soften the view.
19. Lighting fixtures in pedestrian and plaza areas must be decorative in appearance, style and finish and must not exceed 15 ft in height.
20. Direct pedestrian access must be provided from principal building entrances to public sidewalks on S. Kirkman Rd. Internal pedestrian connections must also be provided to connect all buildings with sidewalks.

### LANDSCAPING

21. The landscape plant list must adhere to LDC Chapter 60, as well as the N. International Drive Special Plan (LDC Sec 62.496).
22. Additional review is required for the landscape plans and plant list palette prior to permitting to ensure all comments and conditions have been met. This can be done at the time of building permit review.
23. Pursuant to LDC Section 60.228, landscape plans must achieve the Minimum Required Landscape Score (MRLS) required for multi-family uses and must comply with applicable portions of LDC Chapters 60 and 61 relative to landscaping, as well as a 10% point increase per the N. International Drive Special Plan (LDC Sec 62.496). An MRLS spreadsheet (available at [https://www.orlando.gov/files/a80a809c-b06e-4c4d-9fec-3da1b6d1783f/Landscape\\_Point\\_System\\_2019.xlsx](https://www.orlando.gov/files/a80a809c-b06e-4c4d-9fec-3da1b6d1783f/Landscape_Point_System_2019.xlsx)) showing compliance must be included with the plans.
24. Row-end landscape islands must be a minimum 10 ft. in width with canopy trees in them. Pursuant to LDC Sec. 62.496, palm trees cannot be used to fulfill Parking Lot Landscaping requirements.
25. An irrigation system must be designed in compliance with LDC Sec. 60.229 and maintained with industry standard water efficiency measures or equipment, such as:
  - a. A weather-based evapotranspiration controller;

## REQUIRED CONDITIONS (CONTINUED)

- b. Zoned soil-moisture sensors; or
  - c. Low volume system, using drip emitters for shrubs and groundcover and flood bubblers for trees. Impact sprinklers are prohibited.
26. Existing trees used to satisfy the requirements of LDC Chapter 60 must meet the tree health provisions of LDC Chapter 60, Part 2, Sec. 2J(d).
  27. Proposed buffer yards must meet the standards in LDC Sec 62.496. All hedges installed must be a minimum 3-ft tall at the time of planting and maintained at a minimum 4-ft height. Canopy Trees must also be provided in the buffer yards

### Transportation

1. Compliance - Except where noted in this staff report, all aspects of the site plan are required to conform to all applicable minimum standards set forth in editions of the City Code and the City Engineering Standards Manual (ESM) in force at the time of construction of this project. Any conditions put forth in the previous Master Plan and subsequent amendments must still be met for the amended Master Plan.  
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. AutoTurn analysis for emergency vehicles and solid waste collection should be provided to plans to prevent additional delay in processing and review.
3. At all project entrances, clear sight distances for drivers and pedestrians must not be blocked by signs, buildings, building columns, landscaping, or other visual impediments. No structure, fence, wall, or other visual impediment must obstruct vision between 2- and 8-ft in height above street level. The street corner / driveway visibility area must be shown and noted on construction plans and any future site plan submittals. The applicant must design the site plan as necessary to comply with the Florida Greenbook and the FDOT Design Standards Index. Sight lines shall be provided on both site plans and landscape plans.
4. For any construction work planned or required within a public right-of-way (ROW) or City sidewalk easement adjacent to a public ROW (including but not limited to: irrigation, drainage, utility, cable, sidewalk, driveway, road construction/reconstruction or landscaping), the Owner/Applicant must submit the following:
  - a. Maintenance of traffic (MOT) plans (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)
  - c. A copy of all required County and State permits (if pending, attach a copy of the application(s)).
5. Solid Waste: 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. 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.
6. S Kirkman Road: Any proposed work on or within the S Kirkman Rd. ROW must be permitted through FDOT, with copies of these permits to be provided with the City Permitting application.
7. TIA Mitigation: TIA was provided on 9/9/22; all good.
8. (Only Within Scope of Project if Precision Dr. Cross-Access to be Used) Precision Dr. Curbcut: The curbcut and driveway located on Precision Dr. must be reconstructed to meet LDC and ESM standards including the installation of a sidewalk along the length of the property and up to the driveway apron of the adjacent property to the east.
9. Kirkman Rd. Streetscape: The streetscape along S Kirkman Rd. must meet the requirements of the N. I-Drive Special Plan and must include a 5 ft. streetscape zone between the back of curb and the required sidewalk, as well as a minimum 10 ft. wide sidewalk. A city services easement must be provided for any portion of the sidewalk located outside the ROW.
10. Sidewalks: On-site sidewalks must be a minimum of 5 ft. or 6 ft. wide when adjacent to drive aisles or

## REQUIRED CONDITIONS (CONTINUED)

- parallel parking and 7 ft. wide when adjacent to parking stalls unless wheel stops are used.
11. Crosswalks must be installed across each driveway entrance and wherever a designated pedestrian path crosses a vehicle travel lane. Each crosswalk must be clearly marked / designated with high intensity markings in a "ladder" pattern per Manual of Uniform Traffic Control Devices (MUTCD) standards.
  12. Parking must be provided per LDC Chapter 61 standards.
    - A. Parking space design: All parking spaces must be marked and designed per LDC CH 61, Part 3.
    - B. A total of 529 parking spaces are proposed, which exceeds the minimum required 439 spaces solely for the multi-family portion. Parking for the front outparcel will be determined at time of Administrative Master Plan review for said outparcel.
  13. EV Parking Spaces
    - a. EV Capable parking spaces: A minimum of 87 spaces (20% of the required parking spaces) must be EV Capable. EV capable means that a certain number of parking spaces are prepared for future Electric Vehicle Supply Equipment (EVSE) installation by providing dedicated electrical capacity in the service panel (40amp breaker for every two EV Capable two spaces) and conduit to the EV Capable space." These spaces do not require wiring to the space or a receptacle.
    - b. EVSE Installed parking spaces: A minimum of 9 spaces (2% of required parking spaces) must be EVSE Installed, meaning that "these parking spaces are reserved for EVs and provide drivers the opportunity to charge their electric vehicle using EV charging stations rated at a minimum of 32amp 7.2 kW." These spaces should be installed per the requirements of the National Electrical Code (NFPA 70) as adopted and amended by the State of Florida.
    - c. EV Design Requirements: When built, all EV Parking spaces must meet the requirements of LDC Section 61, Part 3G.
  14. Two Wheeled Vehicle Parking: At least two 2-wheeled vehicle (motorcycle/scooter) parking spaces must be provided in accordance with LDC Sec. 61.322 (d).
  15. Bicycle Parking: Bicycle must be provided per the standards of LDC Chapter 61, Part 3D and must be made available prior to the issuance of any Certificate of Occupancy for the use being served. Bicycle parking should be spread across the development as evenly as possible to provide equitable access to bicycle parking.
    - a. A total of 32 short term and 32 long-term bicycle parking spaces are required for the proposed development.
    - b. Outdoor bike racks meeting the requirement for short term parking must be installed on an impervious surface, within 50 ft of the primary entrance, and situated to avoid conflicts with pedestrians or other vehicles.
    - c. Long-term bicycle parking must be located on the same building site as the use being served. All long-term bicycle parking spaces must be located within 200 feet of the principal entrance to the building.

### Water Reclamation

The following must be incorporated into the Planner's Staff Report for review and acceptance by the Applicant and into the Construction Plans submitted for review prior to building permit issuance:

1. This re-development may represent an additional load to the existing public gravity sanitary sewer infrastructure. The Applicant must prepare a capacity study to document pre- and post-development buildout wastewater discharges and assess the existing gravity for capacity and condition from the point of connection to the gravity manhole at S. Kirkman Rd. prior to building permit issuance.
2. The Civil/site utility plan must be prepared by a professional engineer (PE) and submitted with construction plans for review and approval prior to permit issuance.
3. The easement along the northern boundary of the property will need to be updated, to be centered on the actual field-located pipe and provide the current minimum width of 20-ft over the 8-inch gravity sewer main.
4. No permanent structures can be built within the easement dedicated for access and maintenance of the sanitary sewer facility. Additionally, foundations of permanent structures must be kept a minimum 10 ft from the outside diameter of the 8-inch gravity main.
5. The property must be platted in accordance with the City's LDC and recorded prior to building permit is-

## REQUIRED CONDITIONS (CONTINUED)

suance. A Hold Harmless agreement and deposit may be provided after the plat has gone to TRC to allow early permit issuance while the plat continues to be reviewed and recorded.

6. All private and public sanitary sewer collection and conveyance systems must be designed and constructed in accordance with the City of Orlando's Engineering Standards Manual (ESM), Current Edition, and applicable standard construction details.

### Parks

1. Park for the Multi-family Use: As noted under the Growth Management conditions, the subject property is located in Neighborhood Park Special Study Area G. The level of service standard is 0.75 acres per thousand population, which equates to 0.0015 acres per unit. For the 325 unit multifamily mixed use proposal, a minimum 0.48-acre park/recreational area is required. A list of recreational amenities must be provided prior to Permitting to determine how much of a contribution may be required.
2. Trees - Applicant must obtain an approved tree removal permit from a Parks Department official prior to any trees being removed from the site. Tree removal will require mitigation by the replanting of all tallied inches of tree caliper removed from the site. A payment can be made into the tree fund for any remaining inches of caliper unable to replant due to the design of the project. A landscape plan can be submitted along with the construction plans for the project to reduce any fees associated with tree removal.

### Solid Waste

Plans should include a double enclosure measuring at least 24-ft. wide by 10-ft. deep that accommodates both garbage and recycling dumpsters. Dumpsters should be accessible without the need for excessive effort or time. Standards can be found in the City's Engineering Standards Manual.

## INFORMATIONAL COMMENTS

### Land Development

1. Minor Modifications - Minor modifications and design changes including but not limited to fences, signs, landscaping, interior alterations, and other minor changes, that are required beyond those previously reviewed by the Municipal Planning Board, may be approved by the Planning Official without further review by the Municipal Planning Board. Major changes will require additional review by the Municipal Planning Board.
2. Master Plan Expiration - Approval of the Master Plan by the City Council (via approval of the associated MPB meeting minutes) allows the applicant to submit for building permits. If the permit for the new residential mixed use is not issued within two (2) years of approval of the Master Plan, said Master Plan will expire. However, upon written application filed 30 days prior to the expiration date, the Planning Official may extend the Master Plan for one period of up to 1 year, providing good cause is shown.
3. Regulations Subject to Code - Except as provided herein, the proposed project is subject to the conditions of this report and all codes and ordinances of the State of Florida, City of Orlando and all other applicable regulatory agencies.

### Site Engineering

1. Per Section 7.01 of the City's Engineering Standards Manual (ESM), any project to be built that alters the existing topographic characteristics will be required to provide stormwater treatment. Alterations of surface drainage (with the exception of resurfacing and landscaping elements only) is defined as: changing the flow patterns within the redevelopment area; changing the mode of transport from overland flow or open channel to a closed conduit, etc.; changing an impervious surface's character (from building to parking, wet bottom pond or a new building or vice versa); changing the character of a parking surface (from shell base to asphalt, etc.); or remodeling of an existing building which changes its footprint or number of floors.
2. A stormwater report must be provided that includes a narrative describing the existing and proposed conditions and should also include water quality, water quantity calculations and storm tabulations if pipes are being proposed (refer to Chap. 7 of the ESM). Per City ESM Section 7.02(C)(11), a certification must be provided, signed by the Engineer licensed in the State of Florida, responsible for the design, which must read as follows: "I hereby certify that to the best of my knowledge and belief, the design of the Stormwater Management System for the project known as: (Project Name) meets all of the requirements and has been designed substantially in accordance with the City of Orlando Stormwater



## INFORMATIONAL COMMENTS (CONTINUED)

Management Criteria."

3. A signed and sealed existing topographic survey must be provided, with datum and official benchmark in the NAVD88 vertical datum. Per the City's ESM Section 7.01.A.1, survey data must be gathered to at least 25 ft beyond the property line or as far offsite as required to ensure offsite drainage patterns are maintained.
4. A copy of the Geotechnical Exploration Report must be provided.
5. Construction activities including clearing, grading and excavating activities must obtain an FDEP NPDES NOI. A copy of the NPDES NOI Acknowledgement letter must be received in the Office of Permitting Services prior to permit approval.
6. A signed and dated private/public improvements cost sheet must be provided. Cost sheet forms and instructions are available at [www.cityoforlando.net/permits](http://www.cityoforlando.net/permits).
7. A performance guarantee for public improvements is needed in the amount of 110% of the cost of all public improvements. A Performance Guarantee is also required before the issuance of the permit. The original needs to be hand delivered to the receptionist at Permitting Services with the referenced case number. In addition, a copy of this must be provided in the resubmitted package. Please allow approximately 1 week after the Performance Guarantee is submitted to allow for the City's Legal Office to review.
8. The approved Water Management District permit or modification must also be provided.
9. The area breakdown must also be provided in the plan. It should include pervious and impervious areas for pre- and post-development.
10. All proposed and existing sidewalks that are touched during construction will need to be updated to the newest ADA requirement.
11. Artificial turf must be treated as impervious area and must be included in the impervious area calculation for stormwater management.

### Orlando Police Dept.

1. Natural Surveillance: A photometric plan must be submitted at time of permitting.
  - A. All lighting for this project will meet or exceed the guidelines in LDC Section 63.400, Lighting.
  - B. In order to create a sense of safety, pedestrian-scale lighting must be used in all high-pedestrian traffic areas to include building entrances, pedestrian promenades, parking facility entrances, amenities and common areas, open green spaces, walkways and service areas.
  - C. Entry doors on all units must contain a minimum 180° viewers.
  - D. For interior corners, elevator lobbies and elevator cars, using convex mirrors or reflective materials to support surveillance around, into and out of these areas must be used/provided.
  - E. For interior stairwells it is strongly encouraged for the use of convex mirrors or reflective materials at each landing to improve the opportunity for users to view potential offenders or threats when entering these areas.
  - F. Window signs and graphics and any lifestyle images used for branding and or leasing are prohibited between three (3) and six (6) ft from ground level to allow visibility for security.
  - G. Tree branches must be kept trimmed to no lower than 6 ft from the ground and shrubs should be kept trimmed to no higher than 2.5-ft. Avoid conflicts between landscaping and lighting, especially lighting adjacent to canopy trees. Landscaping should not create blind spots or hiding places and should not block/cover windows. Open green spaces should be observable from nearby structures.
  - H. Outdoor furniture placed in common areas is a good way to increase surveillance and encourage positive community interaction while creating more eyes on the street. Consider furniture designs that encourage stopping and resting but reduce opportunities for potential offenders (i.e. a ribbed design rather than solid and center rails or arm rests to discourage sleeping).
2. Natural Access Control: The location of roof ladder(s) must be such on the building that access cannot be gained by the general public.
3. Target Hardening: This can be accomplished by features that prohibit entry or access such as window locks, dead bolts for doors and interior door hinges.
  - A. Entry doors to the property, offices, common areas must contain a minimum 180° viewers or small windows with security glass, interior or security hinges, single cylinder deadbolt locks with a minimum one-inch throw, metal frames with three-inch screws in the strike plates, and be made of solid

## INFORMATIONAL COMMENTS (CONTINUED)

core material.

- B. A uniform access control system is strongly encouraged so only authorized personnel have access to their respective business or residential areas, and any amenities or restricted areas. Common area doors or gates should have locks that automatically lock when the doors close.
  - C. If alarm or security systems are installed, each unique space should be clearly identified with a monitoring center and should be regularly tested and maintained by the authorized users. During working hours, commercial alarm systems (to include any common areas) should be programmed so that a short beep is sounded if an exterior door opens or is left open for a predetermined amount of time.
  - D. A video surveillance system capable of recording and retrieving an image to assist in offender identification and apprehension is strongly encouraged.
  - E. The use of tempered, impact resistant, or security glass or security film is encouraged for all large glass doors and windows. If security film is utilized, ensure that the light transmittance of the film is greater than or equal to the light transmittance of the window's glass.
4. Maintenance and Management: Maintenance is an important aspect of territorial reinforcement. Requirements of Chap. 14, City Code, will be enforced. Requirements of LDC Chapters 60 and 61 must also be met.

Additional precautions, such as alarms, personal safety, crime prevention strategies and neighborhood or community watch programs, should be discussed with OPD's Crime Prevention Unit, attn: James West, at [James.West@Orlando.gov](mailto:James.West@Orlando.gov).

### Permitting Review

- 1. See LDC Chapter 64 for sign requirements and regulations. Separate building permit applications are required for signs.
- 2. Parks Impact Fee - A Parks Impact Fee of \$825.00/unit is due at the time of building permit issuance.
- 3. All plans must conform to the most recent of the Engineering Standards Manual (ESM) and all construction must be accomplished in accordance with the ESM.
- 4. All future elevations shown on a boundary/topographic survey must use the North American Vertical Datum of 1988 (NAVD 88).
- 5. All new multi-family construction, 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 in order to acquire a building permit a Certificate of School Concurrency Letter of Authorization (LOA) is required.
- 6. This project requires a Florida Department of Environmental Protection (FDEP) permit for the sanitary sewer system.
- 7. 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.
- 8. The owner/developer is required to pay the Sewer Benefit Fee in accordance with the Sewer Service Policy and LDC Chapter 30.
- 9. Per LDC Section 61.225, a 5 ft wide concrete sidewalk is required along all rights-of-way. Any existing sidewalk damaged or broken is to be repaired.
- 10. 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 LDC Section 65.604.

### Orlando Fire Dept.

The site review of the conceptual designs presented is preliminary and cursory in nature, as such, the comments communicated are not official determinations. The intent of comments provided is to alert designers to conditions and/or other considerations that require a deeper consideration of the FFPC, Florida Fire Code, NFPA 1. 18, State administrative requirements and City of Orlando, Municipal Code (Chapter 24) Fire Prevention, when finalizing the design for formal plan review. The architectural design of the building, floor plans, life safety egress system, fire protection systems, and fire department access will be reviewed in detail for State, Fire Code, FFPC and City Fire Code compliance at the time of permit application for for-

## INFORMATIONAL COMMENTS (CONTINUED)

mal plan review of 100% drawings.

The following comments *may* require a revision of the conceptual design presented and include but not limited to the following.

1. DAS (Distributed Antenna System) Requirement. Florida Statute 633.202 (18) The authority having jurisdiction shall determine the minimum radio signal strength for fire department communications in all new high-rise and existing high-rise buildings. [NFPA 1.11.10, NFPA 101.11.8] • Existing buildings are not required to comply with minimum radio strength for fire department communications and two-way radio system enhancement communications as required by the Florida Fire Prevention Code until January 1, 2025. However, by January 1, 2024, an existing building that is not in compliance with the requirements for minimum radio strength for fire department communications must apply for an appropriate permit for the required installation with the local government agency having jurisdiction and must demonstrate that the building will become compliant by January 1, 2025.
2. Required Fire Department Access (Mandatory Requirement): Approved fire department access roads must be provided for every facility, building, or portion of a building hereafter constructed or relocated. NFPA 1.18.2.3.1.1; NFPA 1.18.2.3.1.2 Fire department access roads shall consist of roadways, fire lanes, parking lot lanes, or a combination thereof. The Orlando Fire Department requires access to two sides of a building or structure. Fire Department Access to Buildings: 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
3. 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]
4. Approved Turnaround: an approved turnaround shall be provided for fire apparatus where an access road is a dead end in excess 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 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 1.18.2.3.5.4
5. APPARATUS DIMENSIONS AND SPECIFICATIONS • Overall lengths tower Ladder Dimensions 95-95 ft • Width 12' Ft • Truck body length 60' Feet • Weight 75,000 pounds • H Jack Outriggers 6' feet each side • Truck width including outriggers is 21' feet • Boom fully retracted at 90 degrees truck length 29' ft • Vertical of Boom is 93' feet 7" inches.
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, an unobstructed width of not less than 20 ft. and a minimum vertical clearance of at least 13 ft. 6 in. NFPA 1 18.2.3.5; NFPA 1 18.2.3.5.1.1 and NFPA 1.18.2.3.5.1.2. The minimum required widths and clearances shall be maintained at all times. The minimum required width of a fire department access road shall not be obstructed by parking spaces or reduced in any other manner. Entrances to fire department access roads that have been closed with gates and barriers shall not be obstructed by parked vehicles.
7. TURNS. Turns in fire lanes shall be constructed to provide sufficient width to accommodate the largest piece of fire apparatus available to be operated on the fire access road, but in no case shall the radius to the outside curb line be less than 50 ft. and 30ft. interior.
8. ENGINEERED STABILIZATION. Fiber products installation for soil and turf reinforcement will be conditionally approved by the AHJ. A statement indicating that current and future owners of this property will maintain the integrity and stability of this treated soil or turf for the use of City of Orlando Fire Truck Apparatus must be recorded with the property's deed. Recorded documentation must be provided before final inspection (Document Hold Required). Also, the soil or turf access treated with this product will be made available to City of Orlando Fire Department Vehicles at any and all times for testing purposes. [NFPA 1:18.2.3.5 and 18.2.3.5.2]
9. POINT LOAD CALCULATION. The ground contact area for each stabilizer shall be such that a unit

## INFORMATIONAL COMMENTS (CONTINUED)

pressure of not greater than 75 psi (500 kPa) will be exerted over the ground contact area when the apparatus is loaded to its maximum in-service weight and the aerial device is carrying its rated capacity in every position permitted by the manufacturer. NFPA 1901.19.21.4.2

10. Water Supply: All site plans shall indicate the location of fire hydrants. All portions of an unsprinkled building must be within 300 ft. distance of a fire hydrant. All portions of a sprinkled building must be within 500 ft. distance of a fire hydrant. City Code Chapter 24.30; NFPA 1.18.3
11. Needed Fire Flow: The required fire flow for commercial structures shall be determined as specified in the standard: Determination of Required Fire Flow as published by the Insurance Services Office (ISO). The fire flow for a building when sprinkler protected in accordance with NFPA 13 will be calculated at 50% of a non-sprinkler protected building, but shall not be less than 1000 gpm. Calculations and a water supply analysis must be provided to demonstrate delivery of fire flow.

## CONTACT INFORMATION

### **Growth Management**

Contact Yolanda Ortiz at 407-246-3792 or at [Yolanda.ortiz@orlando.gov](mailto:Yolanda.ortiz@orlando.gov).

### **Land Development**

Contact Jim Burnett at 407-246-3609 or at [james.burnett@orlando.gov](mailto:james.burnett@orlando.gov).

### **Urban Design**

Contact Max Spann at 407-246-3292 or at [maxwell.spann@orlando.gov](mailto:maxwell.spann@orlando.gov).

### **Transportation**

Contact Jacques Coulon at 407-246-2293 or at [jacques.coulon@orlando.gov](mailto:jacques.coulon@orlando.gov).

### **Police**

Contact Terrence Miller at 407-246- or at [terrence.miller@orlando.gov](mailto:terrence.miller@orlando.gov).

### **Sewer/Water Reclamation**

Contact Julio Morais at 407-246-3724 or at [julio.morais@orlando.gov](mailto:julio.morais@orlando.gov), or David Breitrick at 407-246-3525 or at [david.breitrick@orlando.gov](mailto:david.breitrick@orlando.gov).

### **Parks/Tree Encroachment or Removal**

Contact Denise Riccio at [denise.riccio@orlando.gov](mailto:denise.riccio@orlando.gov). For tree issues, contact Greg Mallory at 407-246-3857 or at [condredge.mallory@orlando.gov](mailto:condredge.mallory@orlando.gov).

### **Orlando Fire Dept.**

Contact Charles "Chip" Howard at 407-246-2143 or at [Charles.howard@orlando.gov](mailto:Charles.howard@orlando.gov).

### **Solid Waste**

Contact Evan Novell at 407.246.4139 or at [Evan.novell@cityoforlando.net](mailto:Evan.novell@cityoforlando.net).

### **Permitting**

Contact Keith Grayson at 407.246.3234 or at [Keith.grayson@cityoforlando.net](mailto:Keith.grayson@cityoforlando.net).

## REVIEW/APPROVAL PROCESS-NEXT

1. Following the MPB meeting, the City Council will review and approve the Sept. 20, 2022 MPB meeting minutes on Monday October 24, 2022.
2. Following the MPB meeting, the applicant may submit final revisions for permit review.
3. No permits can be issued until a plat has also been submitted and gone through TRC review (then requires a Hold Harmless Agreement and deposit to allow early release of permits).