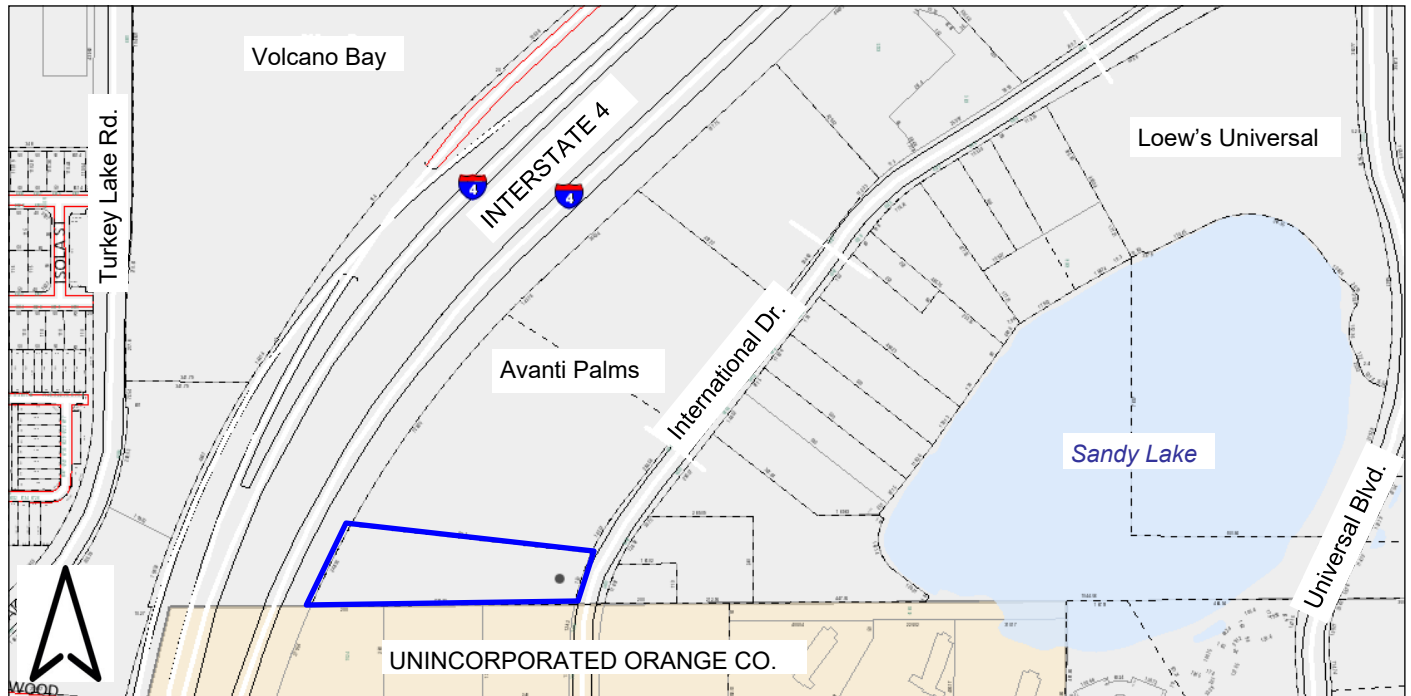


INTERNATIONAL DRIVE LUXURY APTS. MASTER PLAN



Location Map

 Subject Site

SUMMARY

Applicant

Jennifer Stickler, PE,
Kimley-Horn & Assoc.

Owner

Six I-Drive, LLC

Project Planner

Jim Burnett, AICP

Property Location: 6603 International Dr. (parcel #25-23-28-5404-02-010, on the west side of International Dr., north of Carrier Dr., west of S. Kirkman Rd. and southwest of Interstate 4; ±2.9 acres, District 6).

Applicant's Request: The applicant is requesting approval of a Master Plan to allow an 8-story 329-unit luxury apartment building with internal parking and retail uses on the bottom two levels. The property is the last parcel in the City before crossing into Orange County.

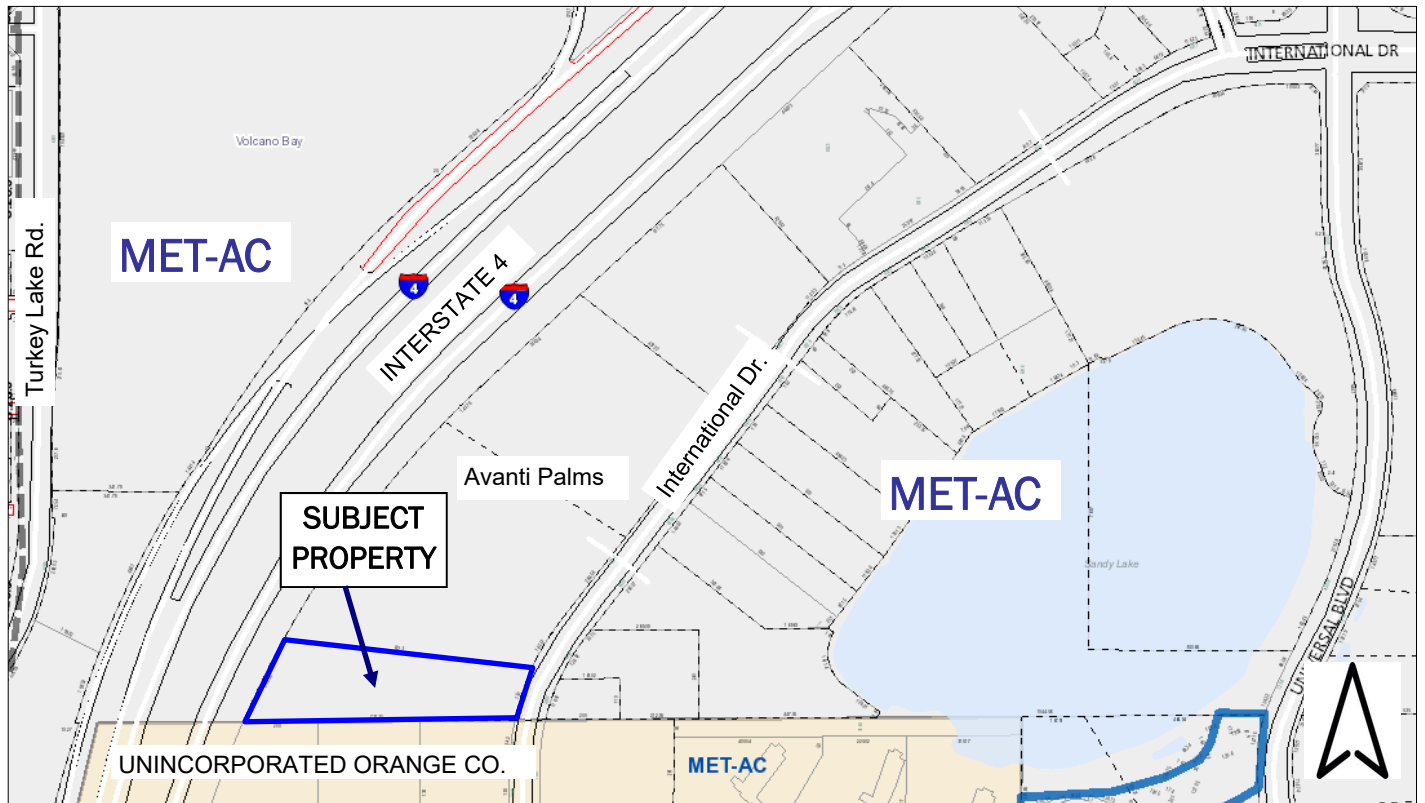
Staff Recommendation: Approval of the Master Plan, per the conditions in the staff report.

Public Comment

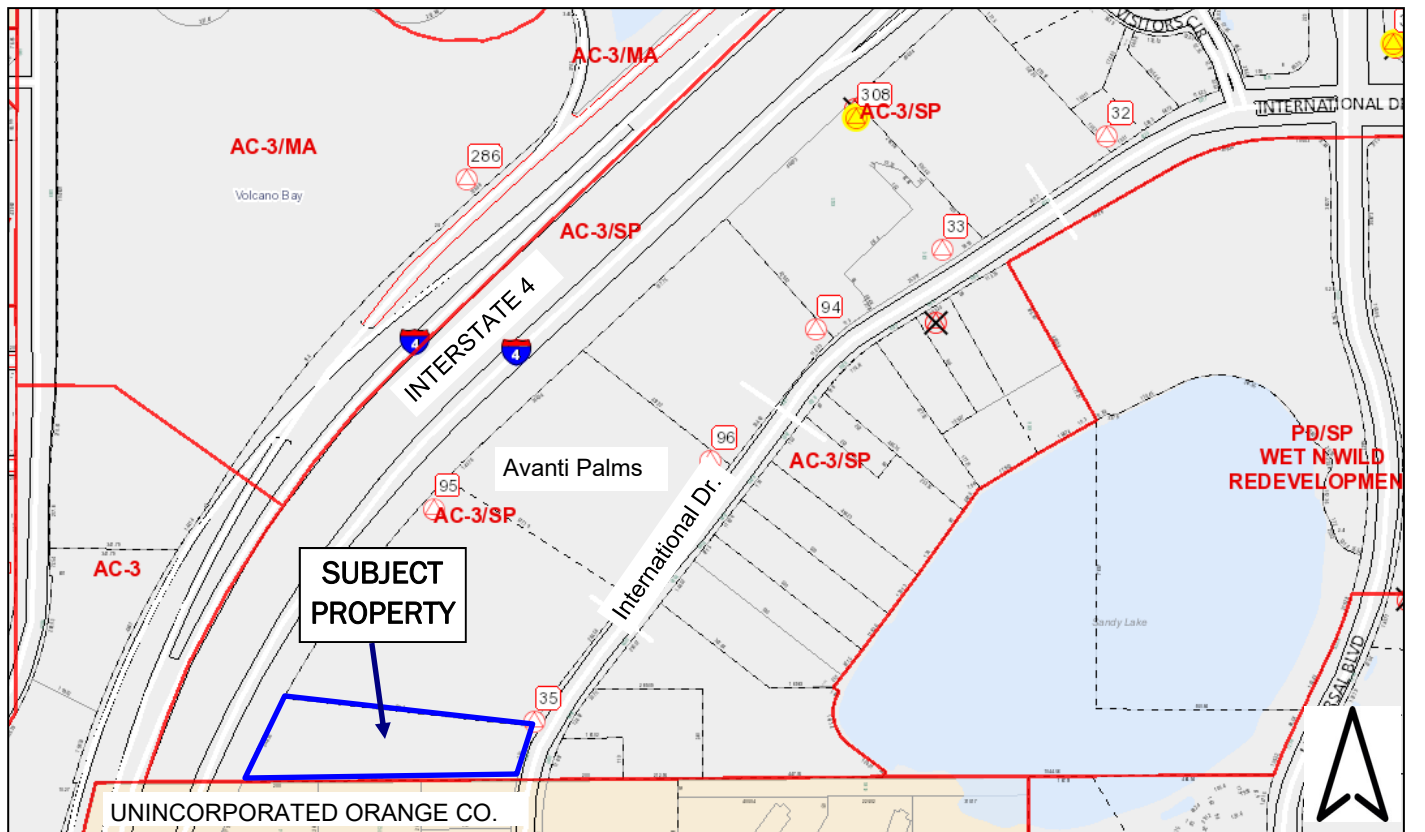
Courtesy notices were mailed to property owners within 300 ft. of the subject property the week of June 6, 2022. As of the published date of this report, staff has not received any comments from the public regarding the proposed Master Plan.

Updated:
June 12, 2022

FUTURE LAND USE MAP



ZONING MAP



PROJECT ANALYSIS

Project Description

The applicant is requesting approval of a Master Plan for an 8-story 329-unit luxury apartment building with internal parking and retail uses on the bottom two levels. The property is the last parcel in the City before crossing into Orange County and is located in the Florida Center/International Dr. neighborhood.

Previous Actions

1968: Property annexed into the City as part of the Major Realty Annexation (City Doc. #8032A).

1971: Property platted as part of Major Center Unit 2.

1972: Existing 3-story hotel structures and parking constructed.

7/2021: Property acquired by current owner.

Project Context

The property is on the west side of International Dr., north of Carrier Dr., west of S. Kirkman Rd. and south-west 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 Dr. Special Plan Overlay)	Avanti Palms Resort Hotel
East	(Across International Dr.) MET-AC	AC-3/SP	Retail Plaza
South	Orange County Commercial	Orange County C-1	Retail & Restaurant Uses
West	(Across Interstate 4) MET-AC	AC-3/SP & AC-3/MA (Major Attractions Overlay)	Volcano Bay Resort

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

Table 2 - Development Standards (AC-3/SP zoning)							
	Lot Size (acres)	Setbacks (Min) (ft.)			FAR/ Density (max)	ISR (%) (max)	Building Height (max)
		Front (E)	Sides (N & S)	Rear (W)			
Min/Max Requirements (unless otherwise stated)	na	Min. 10 Max. 40	0 or 3	10	1.50 / 200 du/ac	90	200 ft.
I Drive Luxury Apts. & retail/restaurant	±3.0 acres (130,679 sf)	±10	±30 N; 10 S	10	0.10 FAR/ 109.6 du/ac	83	±92 ft.

GMP and Land Development Code, except as where noted under the minor subheadings below.

Transportation

The site is accessed solely from N. International Dr. via a proposed 20-ft. wide 2-way drive aisle located along the north lot line, with no immediate cross-access to adjacent properties to the north. The applicant is accordingly being asked to provide a “pork-chop” or similar raised median at the entry/exit at N. I Drive Dr. to limit turning movements to right-in/right-out only.

Parking. The ground floors will feature retail and restaurant uses with an internal garage on the first two floors, and apartment units in the upper 6 floors. The 329-unit apartments and ground floor retail/restaurant uses will require a minimum 543 parking spaces. At least 484 spaces are proposed, representing a short-fall of 11% (59 spaces). Staff is providing a list of specific conditions to achieve the requested 11% parking reduction (under Transportation conditions).

Water Reclamation (Sewer)

The master plan represents a change from a purely hotel use to a high density residential with retail/restaurant uses. 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 stand-alone rectangle-shaped building, 8-stories (92 ft.) tall, with parking, restaurant and retail on the initial two stories and apartments on the upper 6 stories. 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 apartments and retail/restaurant uses abut other similar uses to the south, north and east (across International Dr.). Minimum 7.5-ft. vehicle-use/lot line buffers are required on all sides of the proposed use and must be installed per I-Drive Special Plan requirements.

Signage. Apartment signage is limited to what is allowed by LDC Section 64.257 for the apartment use and to what is allowed based on building frontage facing International Dr. and the allowances of the International Dr. Special Plan 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 and retail/restaurant uses will be within the internal parking structure.

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 329-unit multi-family proposal, a minimum 0.5-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.

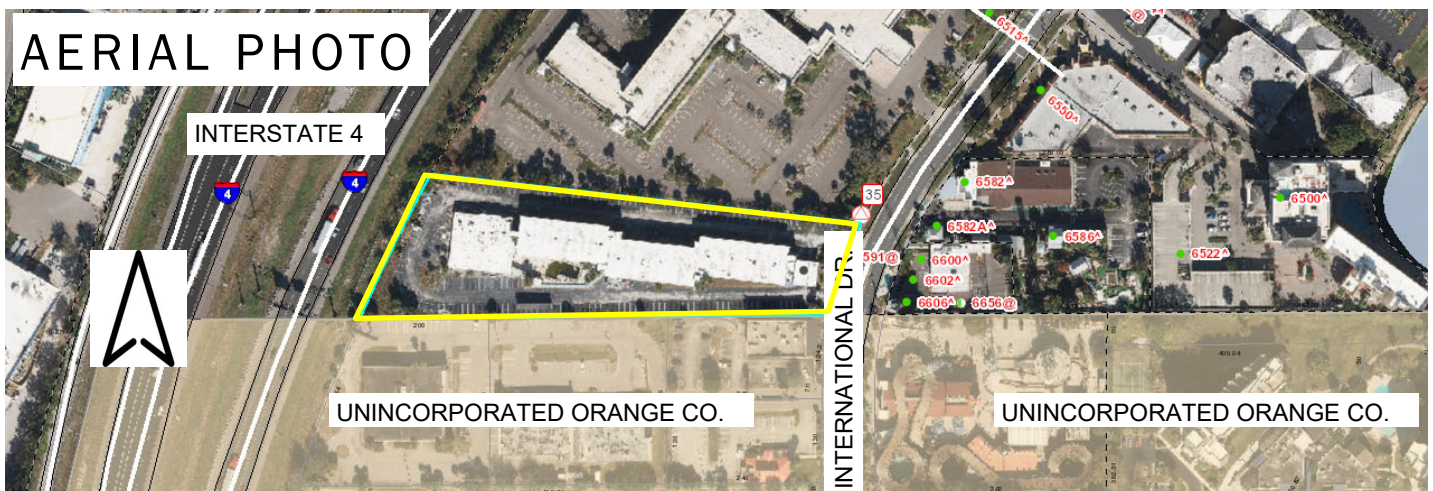
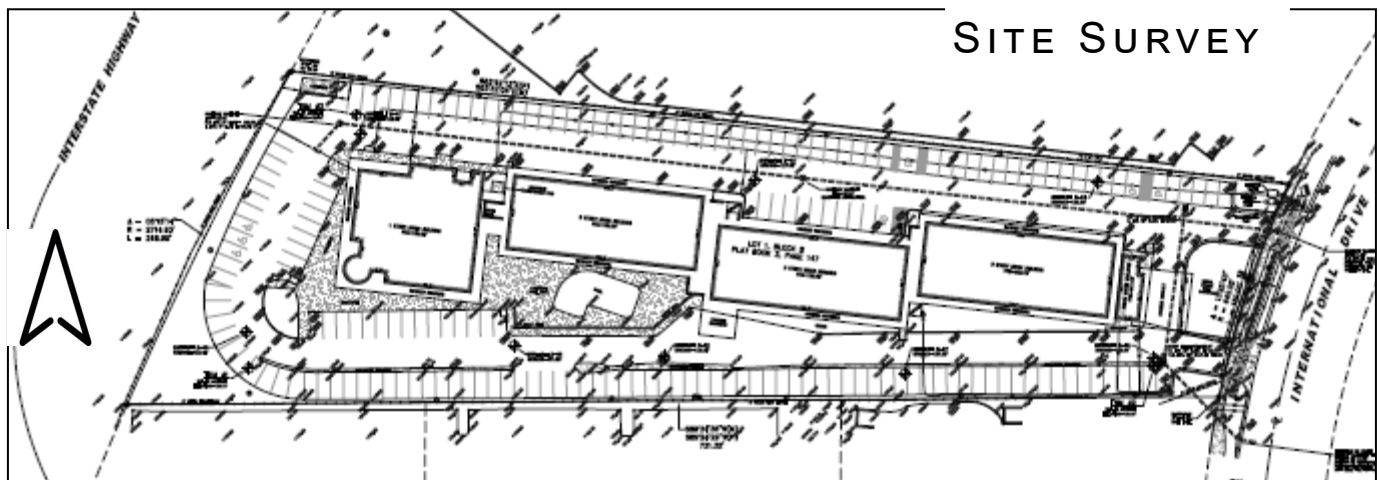
School Impacts - The proposed 329-unit apartment use is subject to Orange County Public School (OCPS) concurrency requirements. A OCPS application was submitted and a concurrency management agreement (CMA) is required. The applicant has corresponded with OCPS staff and the CMA must be approved for the proposed residential use prior to recording the plat for the multi-family use (and prior to building permits being issued).

Project Description

The proposed project is 3.00 acres located between International Drive and SR 400 (I4), north of Carrier Dr. The project site consists of the following parcel ID: 25-23-28-5404-02-010. The property address for the parcel is as follows: 6603 International Dr., Orlando, FL 32819. The site is currently zoned AC-3/I-Drive SP.

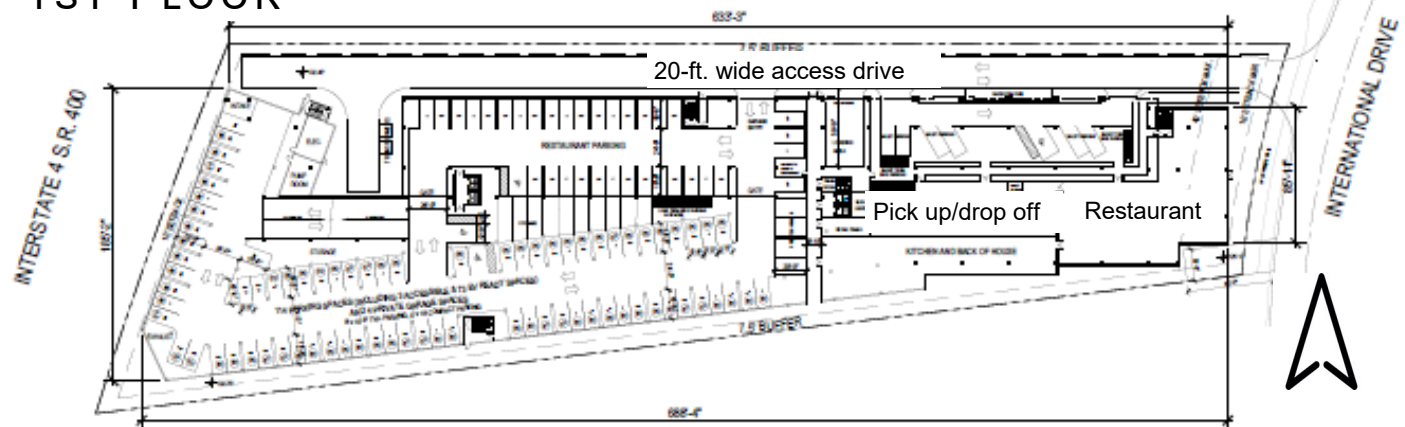
The existing site consists of a vacant hotel with existing utility infrastructure and parking. The entire site is proposed to be demolished and redeveloped.

The project will be constructed in one (1) phase. The improvements will consist of an 8-story luxury apartment building with internal structured parking and retail uses on the bottom 2 levels (podium style) and apartments above. An underground stormwater management system and utility improvements are proposed to serve the site.

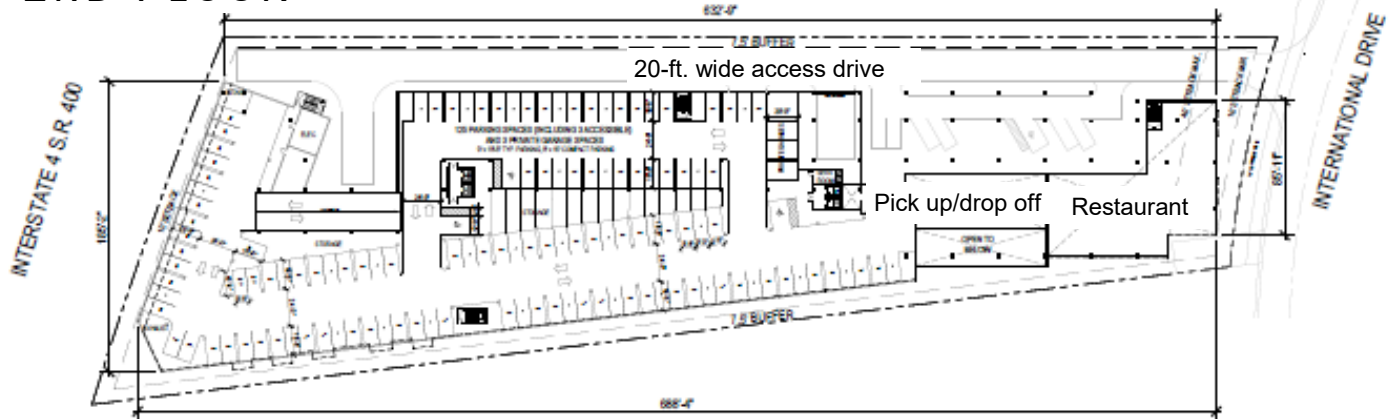


FLOOR PLANS

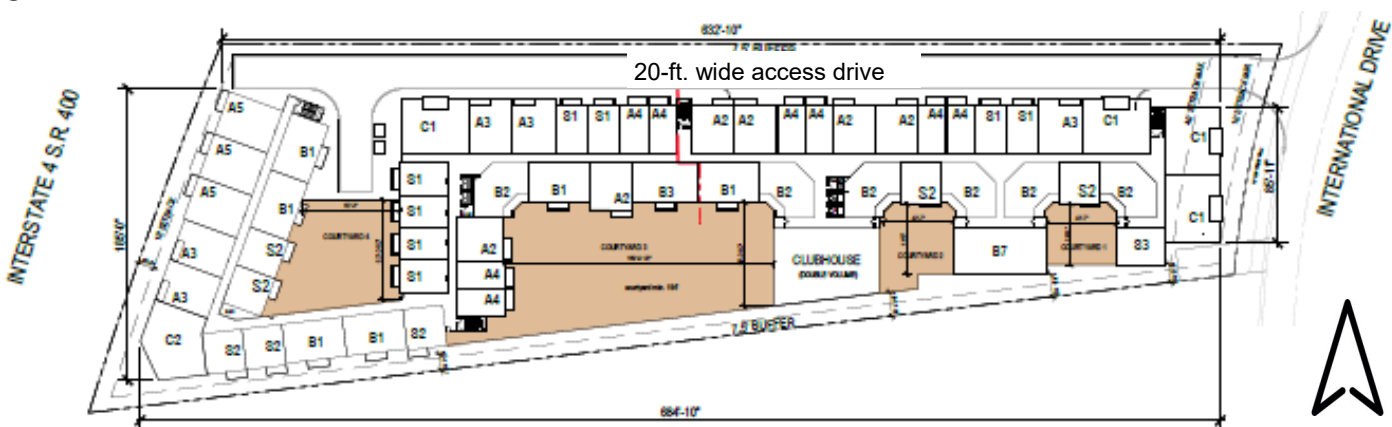
1ST FLOOR



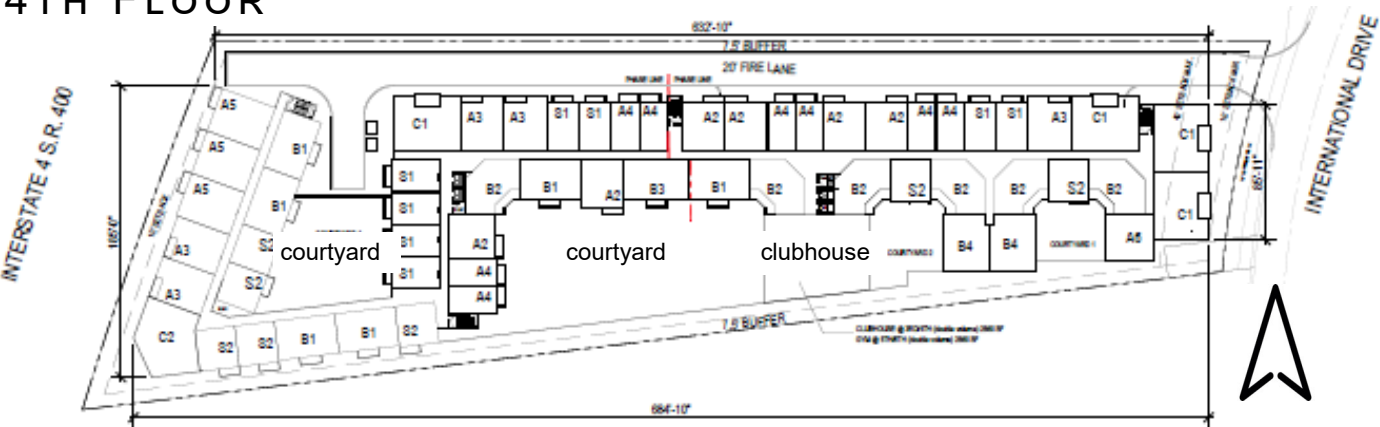
2ND FLOOR



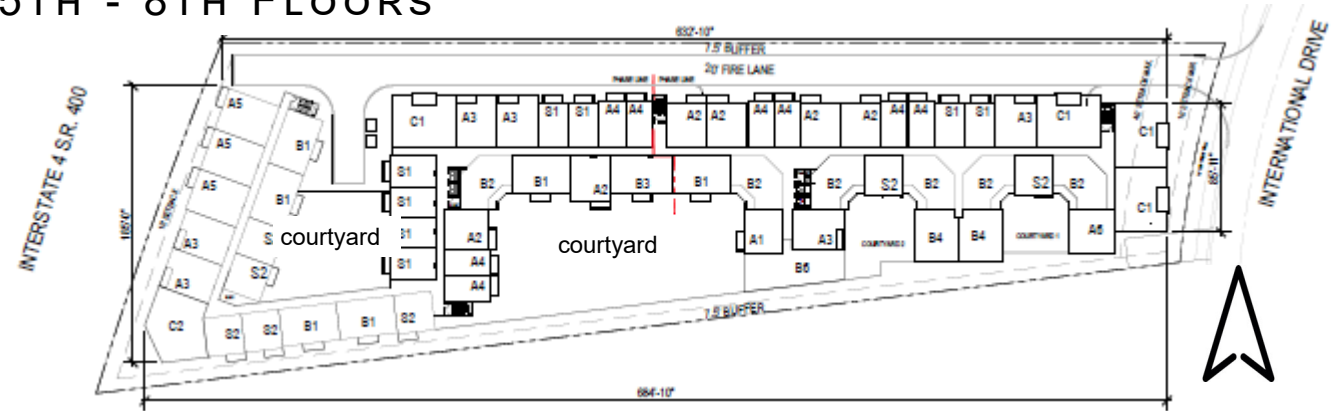
3RD FLOOR



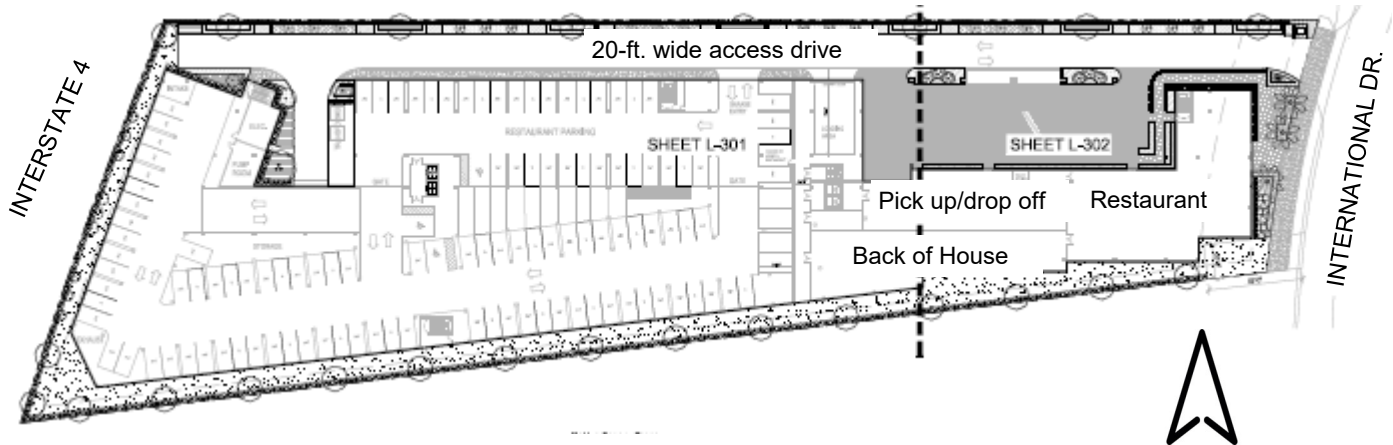
4TH FLOOR



5TH - 8TH FLOORS

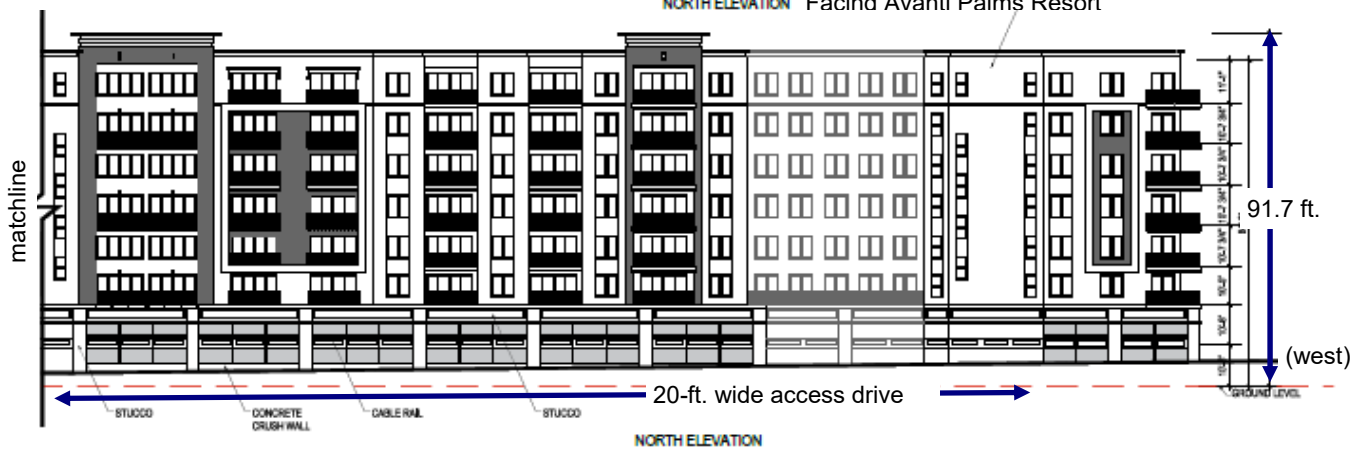


CONCEPTUAL LANDSCAPE PLAN





ELEVATIONS



FINDINGS

Staff finds that the proposed I Drive Luxury 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 mixed use.

Staff Recommendation

Based on the information provided in the staff report and the findings noted above, staff recommends **approval** of the I Drive Luxury Apartments master plan, per the conditions below.

CONDITIONS OF APPROVAL - REQUIRED

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 (196,018 sq. ft. Gross Floor Area (GFA) (there is no minimum density outside of the Traditional City overlay).
3. Density - Residential density cannot exceed 200 dwelling units per acre (600 dwelling units max.), per AC-3/SP zoning and MET-AC future land use designation.
4. Parking - A minimum 543 spaces are required for the proposed multi-family apartments and small retail/restaurant uses, while only 484 spaces are proposed, requiring a 12% parking reduction waiver.
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 mixed use project.
7. Phasing - The residential mixed use project will be constructed in one phase.
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 13 of this report)

Urban Design

1. All landscape plans must achieve the Minimum Required Landscape Score (MRLS) required for the proposed type and intensity of development. A digital spreadsheet (available at <http://www.cityoforlando.net/city-planning/landscape-code/>) showing compliance with the MRLS must be included when plans are submitted for permits.
2. The site is within the North International Drive Special Plan (SP), which requires lush tropical landscaping (increasing the MRLS score by 10%).
3. Direct pedestrian access must be provided from all building and garage entryways to N. International Dr.
4. All building facades must be finished with the same materials and architectural detailing. Durable materials such as stone, brick, or limestone must be utilized at the base of the building (no EIFS or stucco).
5. Surface detailing, such as score lines, do not serve as a substitute for distinctive massing and articulation.
6. The principal façade must include a clearly articulated public entryway oriented towards N. International Dr. The entryway must include a substantial sheltering element, such as a porch, awning, arcade or portico.
7. Transformer areas outside of the building envelope must be screened on three sides with landscaping and/or a decorative, opaque wall and gates up to 6 ft. tall. Landscaping must include a hedge a minimum of 3 ft in height at the time of planting and maintained at a minimum 4 ft height.
8. All ground-mounted and rooftop mechanical equipment must be screened from view and must meet LDC screening requirements. An interior screen wall or parapet for rooftop equipment is required and must be the same height as the installed equipment.

REQUIRED CONDITIONS (CONTINUED)

9. Backflow preventers must be located so as to not be directly visible from the adjacent right-of-way or should be screened from view if necessary.
10. All dumpsters and trash compactors must be screened with solid walls to match the principal structure. Decorative gates must be installed to coordinate with primary structure architecture. Landscape screening, include a low hedge and groundcover, is required to soften the view.
11. All utilities, including street light poles, must not interfere with pedestrian circulation.

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. Turn Restriction: The access point to the site is limited to a R-In / R-Out only. A "pork-chop" or other mountable divider, must be provided at the driveway (from N. I Drive) to limit left turns into or out of the development.
7. On-site sidewalks must be a minimum of 5 ft. or 6 ft. wide when adjacent to drive aisles or parallel parking and 7 ft. wide when adjacent to parking stalls unless wheel stops are used.
8. 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 and designated with high intensity markings in a "ladder" pattern per Manual of Uniform Traffic Control Devices (MUTCD) standards.
9. Parking - A total of 484 parking spaces are proposed, which is below the minimum 543 spaces required. The applicant is proposing an 11% reduction in the number of parking spaces. Thus, the developer must meet the following conditions in order to qualify for the full proposed 12% parking reduction:
 - A. Additional pedestrian and bicycle facilities (5% reduction): In order to qualify for the full 5% reduction, a bike repair station must be provided on-site, available to the building residents and to customers of the restaurant/retail space.
 - B. The developer must facilitate in a discussion (with the local International Dr. agency and Lynx) about

REQUIRED CONDITIONS (CONTINUED)

possible upgrades to the existing I-Ride Trolley & Lynx Bus Stop located approximately 120 ft. to the north of the site. Improvements should be related to making the stop more user friendly through the provision of better sheltering elements or accessibility design features. A letter providing details of the I-Ride Trolley/Lynx approved enhancements such as a canopy or waste receptacle, or a letter declining such enhancements must be provided at the time of permitting.

- C. Complementary Land Uses in the same Building or Site (up to 2% reduction): The site must continue to include a substantial, over 10,000 sq. ft., non-residential use or component.
- D. Separation from Residential Neighborhoods with On-Street Parking (5% reduction): The closest residential neighborhood with on-street parking is over one mile away.
- 10. EV Parking Spaces
 - a. EV Capable parking spaces: A minimum of 108 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 10 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: If built, all EV Parking spaces provided must meet the requirements of LDC Section 61, Part 3G.
- 11. Two Wheeled Vehicle Parking: At least two 2-wheel vehicle (motorcycle/scooter) parking spaces must be provided in accordance with LDC Sec. 61.322 (d).
- 12. 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 33 short term and 33 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

- 1. The proposed development entails a multifamily residential complex with parking and represents an additional load to the existing gravity sanitary sewer infrastructure downstream of the point of connection, with emphasis to the 8-inch gravity system on International Dr.
- 2. The Applicant must evaluate the impact of the project peak discharge wastewater flow on the existing 8-inch public gravity piping on International Dr to determine if offsite improvements are required prior to submittal of construction plans for building permit approval.
- 3. Civil/site utility plans must be prepared by a Professional Engineer and submitted with the construction plans for WRD review and approval prior to permit issuance.
- 4. The Water Reclamation Division will need to review construction and utility plans prior to permit issuance to assure that the sanitary sewer facilities to serve the proposed multi-family development will meet the City's Standards including Chapter 9 of the Engineering Standards Manual (current Edition) and all applicable City Standard Details.

Parks

- 1. Park for the Multi-family Use: 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 neigh-

REQUIRED CONDITIONS (CONTINUED)

borhood 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. For the 329 unit multifamily mixed use proposal, a minimum 0.49-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. Project may impact scattered trees located on this parcel. If tree removal is desired, the 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.

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 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

INFORMATIONAL COMMENTS (CONTINUED)

instructions are available at 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. Other comments may arise depending on the contents submitted to permitting.

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 formal 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 turnaround 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

INFORMATIONAL COMMENTS (CONTINUED)

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 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.

INFORMATIONAL COMMENTS (CONTINUED)

CONTACT INFORMATION

Growth Management

Contact Colandra Jones at 407-246-3276 or at colandra.jones@orlando.gov.

Land Development

Contact Jim Burnett at 407-246-3609 or at james.burnett@orlando.gov.

Urban Design

Contact Shannan Stegman at 407-246-2861 or at shannan.stegman@orlando.gov.

Transportation

Contact Jacques Coulon at 407-246-2293 or at jacques.coulon@orlando.gov.

Police

Contact Terrence Miller at 407-246- or at terrence.miller@orlando.gov.

Sewer/Water Reclamation

Contact Julio Morais at 407-246-3724 or at julio.morais@orlando.gov, or David Breitrick at 407-246-3525 or at david.breitrick@orlando.gov.

Parks/Tree Encroachment or Removal

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

Orlando Fire Dept.

Contact Charles "Chip" Howard at 407-246-2143 or at Charles.howard@orlando.gov.

REVIEW/APPROVAL PROCESS-NEXT

1. Following the MPB meeting, the City Council will review and approve the June 21, 2022 MPB meeting minutes on Monday July 18, 2022.
2. Following the MPB meeting, the applicant may submit final revisions for the Final Site Plan determination (2-3 week administrative review) and then for building permit submittal. Once the Final Site Plan determination has been issued, site plans can be modified and permits can be submitted/requested.
3. No permits can be issued until following approval of the June 2022 MPB meeting minutes.