

## **MODERA BALDWIN PARK**

### **CITY OF ORLANDO - MASTER PLAN**

MCRT Investments LLC (the “Applicant”) respectfully submits this request for Master Plan approval for Modera Baldwin Park, a 400-home, eight-story multifamily rental community with structured parking and related amenities (the “Proposed Community”) at 740 Bennett Road and 3901 E Colonial Drive, Orlando, FL (the “Property”). The Proposed Community will replace the existing Gilt Nightclub and an adjacent flex-office/retail building currently located on the Property, further enhancing the Bennett Road corridor which serves as a primary entrance to the Baldwin Park neighborhood.

MCRT Investments LLC is a wholly-owned entity of Mill Creek Residential. At Mill Creek, we develop, build, acquire and operate high-quality rental communities in the nation’s best markets. Since 2011, we have grown to become the nation’s third largest apartment developer, and we have completed more than 42,000 apartment homes. We have extensive, national experience developing communities similar to Modera Baldwin Park.

Modera Baldwin Park would represent our third community in the City of Orlando. We are currently finalizing construction of Modera Creative Village, a 292-home midrise community with ground floor retail located within the Creative Village master plan. Previously, we developed Modera Central, a 350-home high rise overlooking Lake Eola in Downtown Orlando.





## **GENERAL INFORMATION**

### **Name of the Development:**

Modera Baldwin Park

### **Legal Description of the Property to be Developed:**

#### **PARCEL 1:**

Lot 1, of CINEDRAFT SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 57, at Page 126, Public Records of Orange County, Florida

#### **PARCEL 2:**

A portion of Lots 12 through 17, Block D, DAWSON MANOR, as recorded in Plat Book N at page 43 of the Public Records of Orange County, Florida, and part of vacated and abandoned Prime and Pinecrest Avenues; being more particularly described as follows: Begin at the intersection of the Westerly right-of-way line of Prime Avenue (a 54.66 feet right-of-way, now vacated and abandoned) with the center line of Pinecrest Avenue (a 50.00 feet right-of-way as now determined) thence South 0 Degrees 59 Minutes 06 Seconds East along side right-of-way for 160.00 feet, thence South 89 Degrees 57 Minutes 44 Seconds West for 311.54 feet to a point on the Westerly right-of-way of aforementioned Prime Avenue, thence North 1 Degree 9 Minutes 22 Seconds West for 160.00 feet to the point of beginning; all being situate and lying in Orange County, Florida.

Lots 11 through 18, inclusive, Block "A", CALVERT MANOR, according to the Plat thereof, as recorded in Plat Book "N", Page 42, of the Public Records of Orange County, Florida.

Also the South 25 feet of Pinecrest Avenue (vacated) lying between the West boundary of said CALVERT MANOR and the East line of the Northernly extension of Block "A" of said CALVERT MANOR and South of center line of Pinecrest Avenue of said CALVERT MANOR.

Also the 32.5 feet of Un-named Street (vacated) on the West boundary of said CALVERT MANOR lying South of the center line of Pinecrest Avenue and North of the Westerly extension of the South line of Lot 11, Block "A" of said CALVERT MANOR and East of the West boundary of said CALVERT MANOR

### **Acreage of the Property to be Developed:**

3.98 acres

### **Existing Zoning on the Property, including any Overlay Districts:**

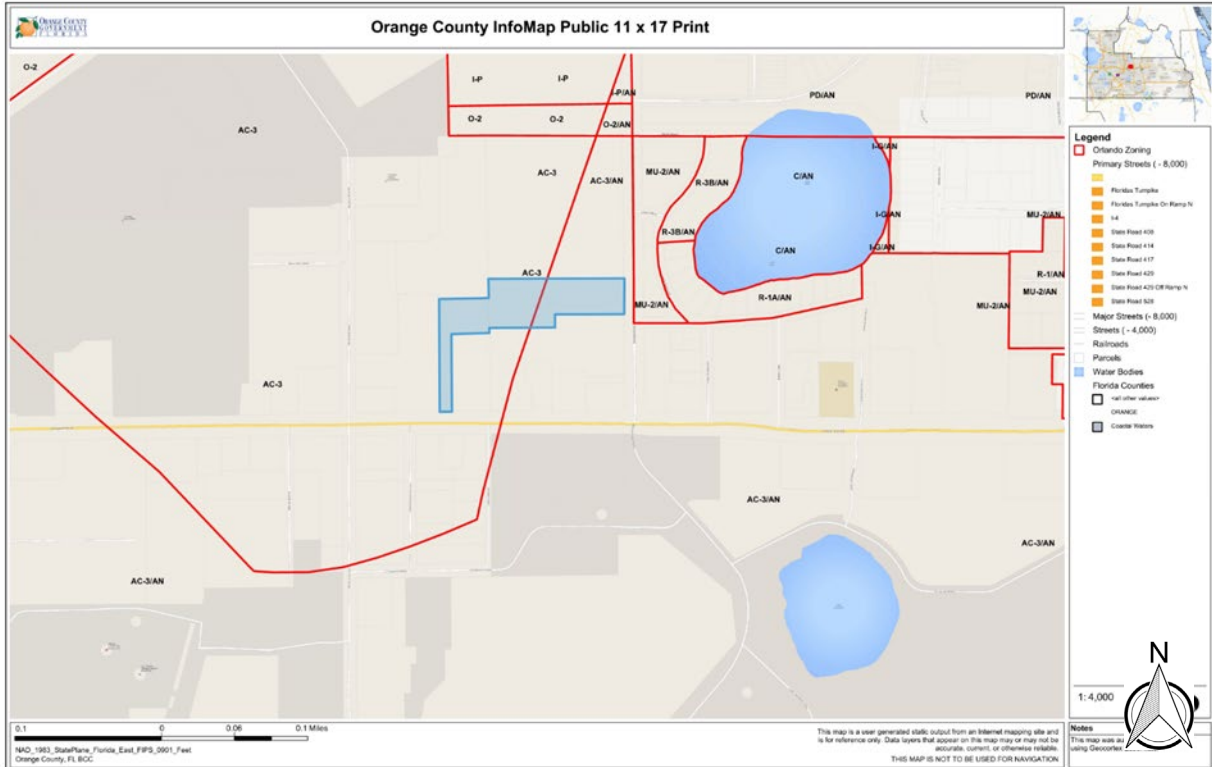
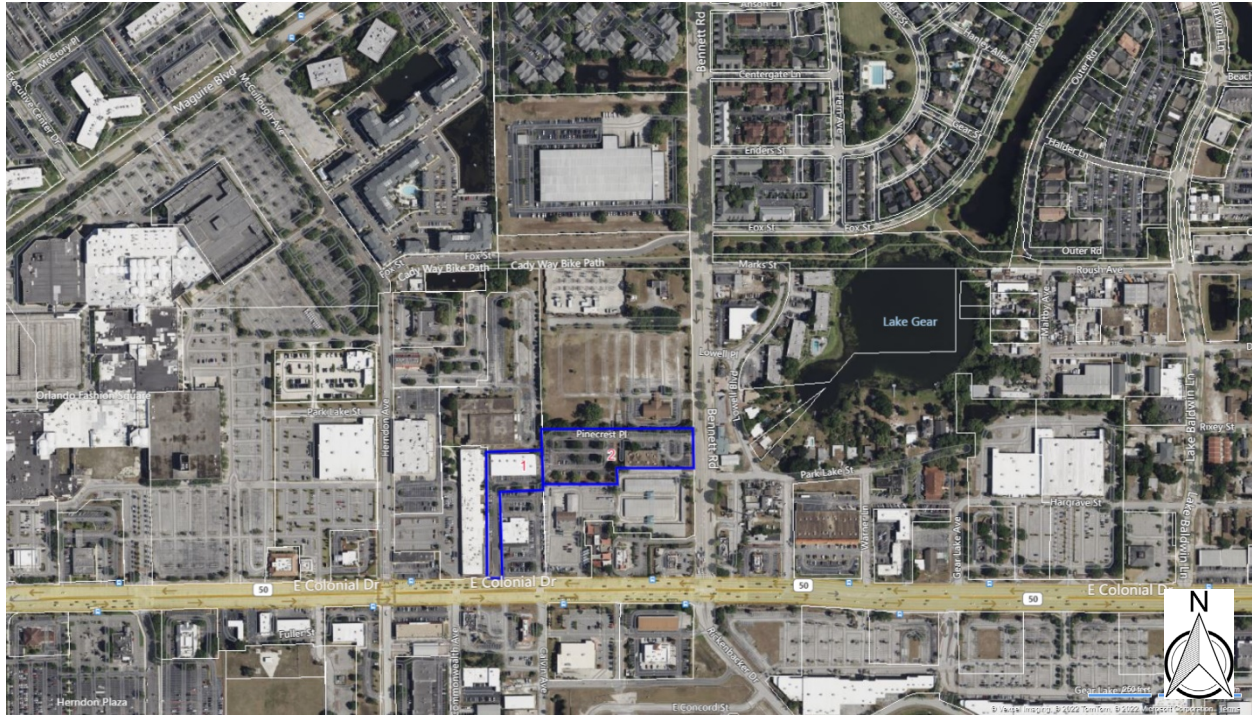
AC-3, AC-3/AN

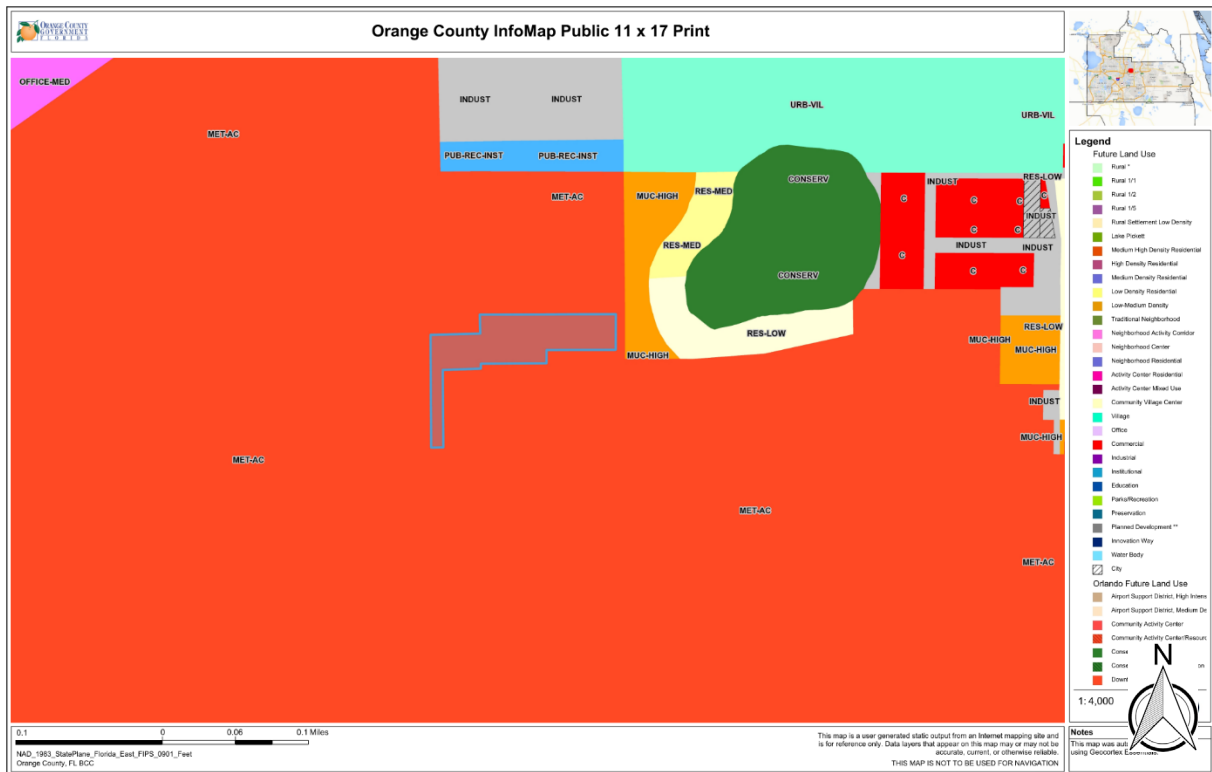


**Contact Information:**

|                     |                                                                                                  |
|---------------------|--------------------------------------------------------------------------------------------------|
| Property Owner      | Cinedraft Inc. & Cinedraft II Inc.<br>2500 N. Forsyth Road<br>Orlando, FL 32807                  |
| Developer           | MRCT Investments, LLC<br>225 E. Robinson Street, Suite 360<br>Orlando, FL 32801<br>407.337.6326  |
| Civil Engineer      | Hamilton Engineering & Surveying, LLC<br>3409 W. Lemon Street<br>Tampa, FL 33609<br>813.520.3535 |
| Survey              | Hamilton Engineering & Surveying, LLC<br>3409 W. Lemon Street<br>Tampa, FL 33609<br>813.520.3535 |
| Landscape Architect | GAI<br>618 E. South Street, Suite 700<br>Orlando, FL 32801<br>407.423.8398                       |
| Architecture        | LRK<br>671 Front Street, Suite 220<br>Celebration, FL 34747<br>407.566.2575                      |

## Vicinity Map:



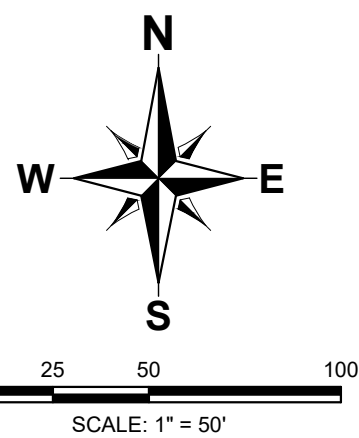
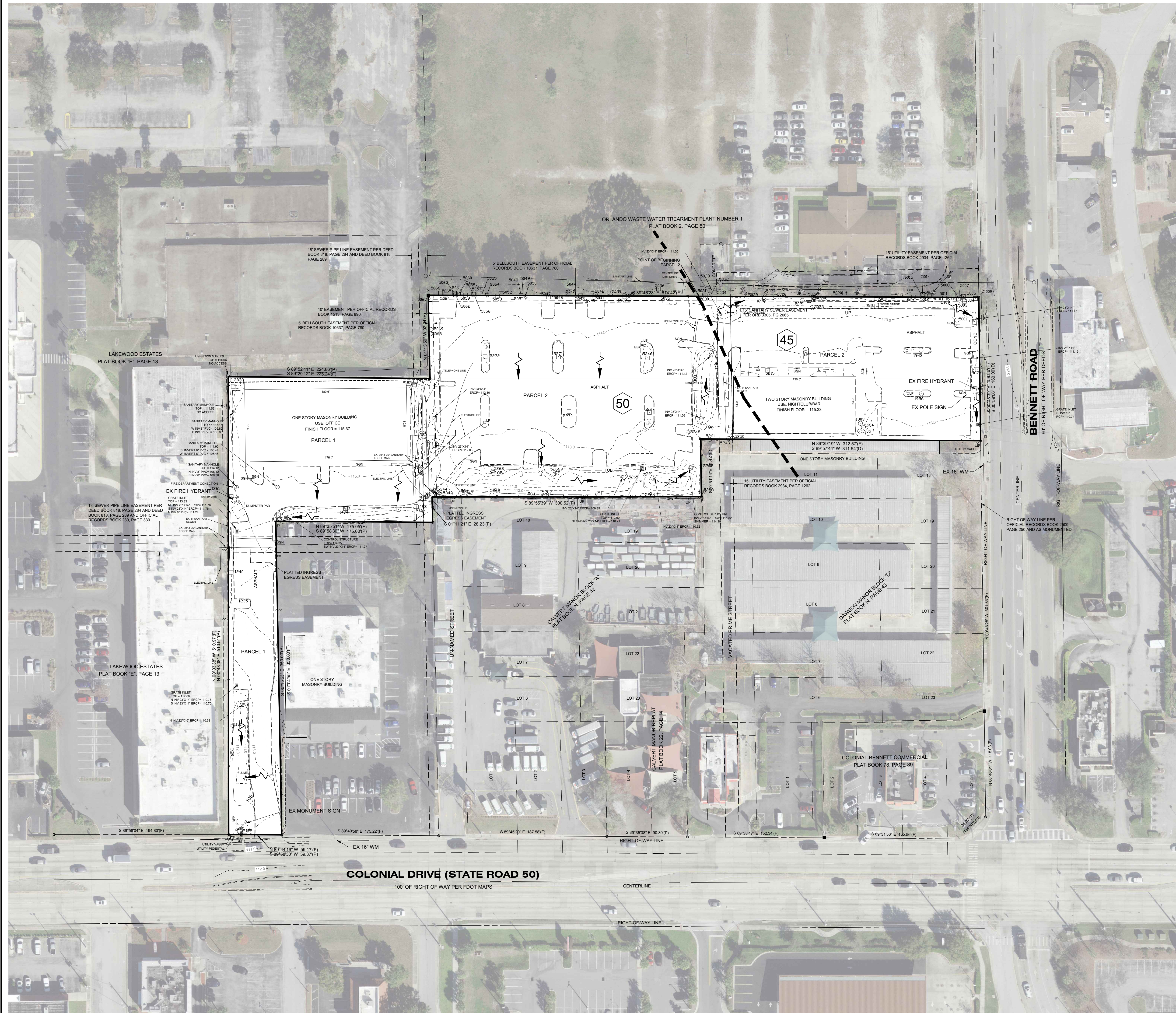


## EXISTING CONDITIONS MAP

Please reference the following plan sheet.



L:\3501 To 3990\037M MCR1 S. FL. Const\0005 Baldwin Park\ENGR1 D\WG\Construction\C1.0 EX COND.dwg (EX COND) Lucas Mar 09, 2022 - 2:35pm



LEGEND

- SOILS DELINEATION LINE
- 45 SOIL: SMYRNA FINE SAND-URBAN LAND COMPLEX, 0 TO 2% SLOPES
- 50 SOIL: URBAN LAND, 0 TO 2% SLOPES
- DIRECTION OF SURFACE FLOW
- EXISTING CONTOUR

NOTES

- ACCORDING TO CURRENT FLOOD INSURANCE MAPS ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THE PROPERTY SHOWN APPEARS TO LIE WITHIN ZONE "X", PANEL NO. 12095C0265F DATED SEPTEMBER 25, 2009. AREA WITH MINIMAL FLOOD HAZARD AND OUTSIDE OF THE 100 YEAR FLOOD AREA.

TREE #, TYPE AND DIAMETER TABLE

|                           |                            |
|---------------------------|----------------------------|
| 1181, CYPRESS 5"          | 5038, LAUREL OAK 11"       |
| 1235, LIVE OAK 15"        | 5039, JACKARANDA 19"       |
| 1240, SHUMARD OAK 6"      | 5040, LAUREL OAK 17"       |
| 1261, LIVE OAK 17"        | 5041, LAUREL OAK 15"       |
| 1365, LIVE OAK 18"        | 5042, CABBAGE PALM 14"     |
| 1404, LIVE OAK 18"        | 5043, LAUREL OAK 6"        |
| 1428, LIVE OAK 17"        | 5044, LAUREL OAK 7"        |
| 1867, LAUREL OAK 13"      | 5045, LAUREL OAK 11" 7"    |
| 1903, CABBAGE PALM 10"    | 5046, LAUREL OAK 13"       |
| 1904, CABBAGE PALM 11"    | 5047, LAUREL OAK 11"       |
| 1905, CABBAGE PALM 8"     | 5048, LAUREL OAK 18"       |
| 1943, SYLVESTER PALM 16"  | 5049, LAUREL OAK 17"       |
| 1956, SYLVESTER PALM 16"  | 5050, EAR POD TREE 13"     |
| 2133, SHUMARD OAK 11"     | 5051, LAUREL OAK 18"       |
| 2185, SHUMARD OAK 11"     | 5052, LAUREL OAK 20" 14"   |
| 2338, SHUMARD OAK 14"     | 5053, LAUREL OAK 7"        |
| 5001, CABBAGE PALM 12"    | 5054, CHINABERRY 11"       |
| 5002, LAUREL OAK 12"      | 5055, LAUREL OAK 12"       |
| 5003, LAUREL OAK 9"       | 5056, LAUREL OAK 9"        |
| 5004, LAUREL OAK 6"       | 5057, LAUREL OAK 7"        |
| 5005, LAUREL OAK 9"       | 5058, LAUREL OAK 8"        |
| 5006, LAUREL OAK 14"      | 5059, LAUREL OAK 14"       |
| 5007, LAUREL OAK 6"       | 5060, LAUREL OAK 13"       |
| 5008, LAUREL OAK 6"       | 5061, CABBAGE PALM 14"     |
| 5009, LAUREL OAK 9"       | 5062, LAUREL OAK 14"       |
| 5010, LAUREL OAK 8"       | 5063, LAUREL OAK 12"       |
| 5011, LAUREL OAK 10"      | 5064, LAUREL OAK 22"       |
| 5012, LAUREL OAK 10"      | 5065, LAUREL OAK 19"       |
| 5013, LAUREL OAK 12"      | 5066, LAUREL OAK 18"       |
| 5014, LAUREL OAK 6"       | 5067, CABBAGE PALM 14"     |
| 5016, LAUREL OAK 7"       | 5068, CABBAGE PALM 13"     |
| 5017, LAUREL OAK 11" DEAD | 5069, CABBAGE PALM 14"     |
| 5018, LAUREL OAK 16"      | 5215, LAUREL OAK 25"       |
| 5019, LAUREL OAK 14"      | 5246, LIVE OAK 22"         |
| 5020, LAUREL OAK 22"      | 5247, LIVE OAK 23"         |
| 5021, CABBAGE PALM 14"    | 5248, CAMPHOR 16"          |
| 5022, LAUREL OAK 12"      | 5249, CABBAGE PALM 14"     |
| 5023, CABBAGE PALM 13"    | 5250, CABBAGE PALM 13"     |
| 5024, LAUREL OAK 10"      | 5261, CABBAGE PALM 7"      |
| 5025, CHINABERRY 10"      | 5262, CABBAGE PALM 13"     |
| 5026, CABBAGE PALM 13"    | 5263, CABBAGE PALM 15"     |
| 5027, JACKARANDA 9" 8" 7" | 5264, CABBAGE PALM 12"     |
| 5028, JACKARANDA 10"      | 5265, LIVE OAK 18"         |
| 5029, JACKARANDA 10"      | 5266, CAMPHOR 21" 12"      |
| 5030, LAUREL OAK 9"       | 5267, CABBAGE PALM 13"     |
| 5031, LAUREL OAK 9"       | 5268, DYING LAUREL OAK 22" |
| 5032, LAUREL OAK 10"      | 5269, CABBAGE PALM 12"     |
| 5033, LAUREL OAK 10"      | 5270, LIVE OAK 16"         |
| 5034, LAUREL OAK 14"      | 5271, LIVE OAK 22"         |
| 5035, LIVE OAK 20"        | 5272, LIVE OAK 17"         |
| 5036, LAUREL OAK 10"      | 5342, CABBAGE PALM 13"     |
| 5037, CABBAGE PALM 12"    | 5343, SCRUB OAK 14"        |
|                           | 5344, SCRUB OAK 12"        |

EXISTING CONDITIONS MAP

MODERA BALDWIN PARK  
740 BENNETT RD & 3901 E. COLONIAL DR  
ORLANDO, ORANGE COUNTY, FLORIDA

| NO. | DATE       | REVISION | BY  | SHEET TITLE |
|-----|------------|----------|-----|-------------|
| 1   | 01/11/2022 |          | LLW |             |

|                                                       |                                              |
|-------------------------------------------------------|----------------------------------------------|
| LUCAS CARLO, PE<br>LICENSE NO. 61636<br>March 9, 2022 |                                              |
| FLOOD ZONE:<br>X                                      | PANEL NO.<br>12095C0265F<br>DATED 09/25/2009 |
| NAVD88                                                |                                              |
| SEC TWP RING:<br>20/22/30                             | DATE:<br>02/16/2022                          |
| JOB NO.:<br>03704.0005                                |                                              |
| C1.0                                                  |                                              |
| SHEET - OF -                                          |                                              |



L:\3501 To 3899\0374 MCR2 FL Const\0005 Baldwin Park\GR1 DWG\Construction\C2.0 DEV PLAN.dwg (PLAN.dwg) Lucas Mar 09, 2022 2:36pm

| LEGEND |                     |
|--------|---------------------|
|        | CURB                |
|        | CONCRETE WALK       |
|        | PARKING SPACE COUNT |

**LEGAL DESCRIPTION:**  
(AS PER TITLE COMMITMENT ISSUING OFFICE FILE NUMBER 144628.00112 ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY BEARING AN EFFECTIVE DATE OF NOVEMBER 05, 2021 AT 8:00 AM)

PARCEL 1:  
LOT 1, OF CINEDRAFT SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 57, AT PAGE 126, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA

PARCEL 2:  
A PORTION OF LOTS 12 THROUGH 17, BLOCK D, DAWSON MANOR, AS RECORDED IN PLAT BOOK N AT PAGE 43 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AND PART OF VACATED AND ABANDONED PRIME AND PINECREST AVENUES, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF PRIME AVENUE (A 54.66 FEET RIGHT-OF-WAY, NOW VACATED AND ABANDONED) WITH THE CENTER LINE OF PINECREST AVENUE (A 50.00 FEET RIGHT-OF-WAY, NOW VACATED AND ABANDONED); THENCE RUN NORTH 89 DEGREES 57 MINUTES 44 SECONDS EAST ALONG SAID CENTERLINE OF PINECREST AVENUE FOR 312.02 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF BENNETT ROAD (A 90.00 FEET RIGHT-OF-WAY AS NOW DETERMINED) THENCE SOUTH 0 DEGREES 59 MINUTES 06 SECONDS EAST ALONG SAID RIGHT-OF-WAY FOR 160.00 FEET, THENCE SOUTH 89 DEGREES 57 MINUTES 44 SECONDS WEST FOR 311.54 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF AFOREMENTIONED PRIME AVENUE, THENCE NORTH 1 DEGREE 9 MINUTES 22 SECONDS WEST FOR 160.00 FEET TO THE POINT OF BEGINNING; ALL BEING SITUATE AND LYING IN ORANGE COUNTY, FLORIDA.

LOTS 11 THROUGH 18, INCLUSIVE, BLOCK "A", CALVERT MANOR, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK "N", PAGE 42, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

ALSO THE SOUTH 25 FEET OF PINECREST AVENUE (VACATED) LYING BETWEEN THE WEST BOUNDARY OF SAID CALVERT MANOR AND THE EAST LINE OF THE NORTHERLY EXTENSION OF BLOCK "A" OF SAID CALVERT MANOR AND SOUTH OF CENTER LINE OF PINECREST AVENUE OF SAID CALVERT MANOR.

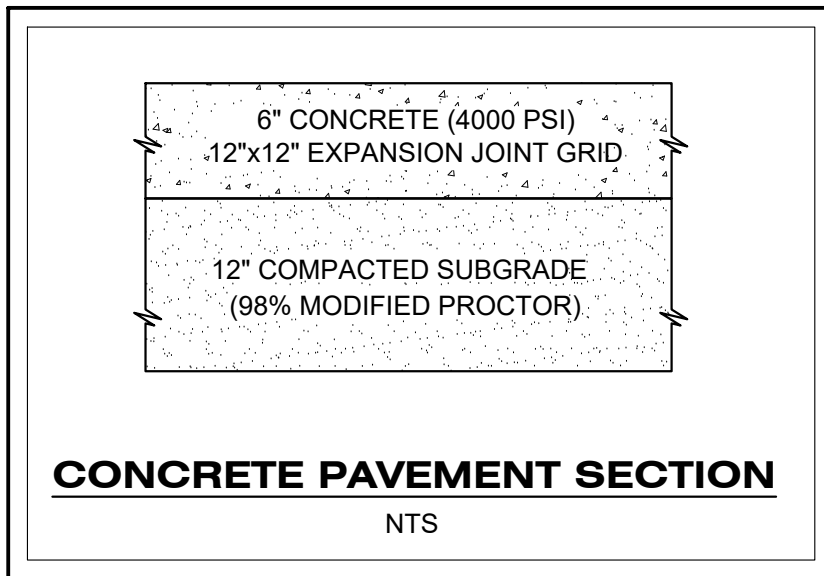
ALSO THE 32.5 FEET OF UN-NAMED STREET (VACATED) ON THE WEST BOUNDARY OF SAID CALVERT MANOR LYING SOUTH OF THE CENTER LINE OF PINECREST AVENUE AND NORTH OF THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 11, BLOCK "A" OF SAID CALVERT MANOR AND EAST OF THE WEST BOUNDARY OF SAID CALVERT MANOR

**CONTACT INFORMATION:**  
**ENGINEER/SURVEYOR**  
HAMILTON ENGINEERING & SURVEYING, LLC  
ATTN: LUCAS CARLO, PE  
3409 W LEMON STREET  
TAMPA, FLORIDA 33609  
(813) 250-3535  
lucasc@hamiltonengineering.us

**DEVELOPER**  
MORT INVESTMENTS LLC  
ATTN: DAMON KOLB  
225 E. ROBINSON STREET, SUITE 360  
ORLANDO, FLORIDA 32801  
(407) 608-7321  
DKolb@MCRTrust.com

**OWNER**  
Cinedraft, Inc.  
209 E Marks Street  
Orlando, FL 32803

Cinedraft II, Inc.  
209 E Marks Street  
Orlando, FL 32803



#### STANDARD PAVEMENT

1. 1-1/2" TYPE SP 9.5 ASPHALTIC SURFACE COURSE
2. 6" CRUSHED CONCRETE (150 LBR) or 6" SOIL CEMENT (300 PSI MIN)

#### HEAVY DUTY PAVEMENT

1. 2" TYPE SP 12.5 ASPHALTIC SURFACE COURSE
2. 8" CRUSHED CONCRETE (150 LBR) or 8" SOIL CEMENT (300 PSI MIN)

### ASPHALT PAVEMENT SECTION

NTS

#### STANDARD ASPHALT

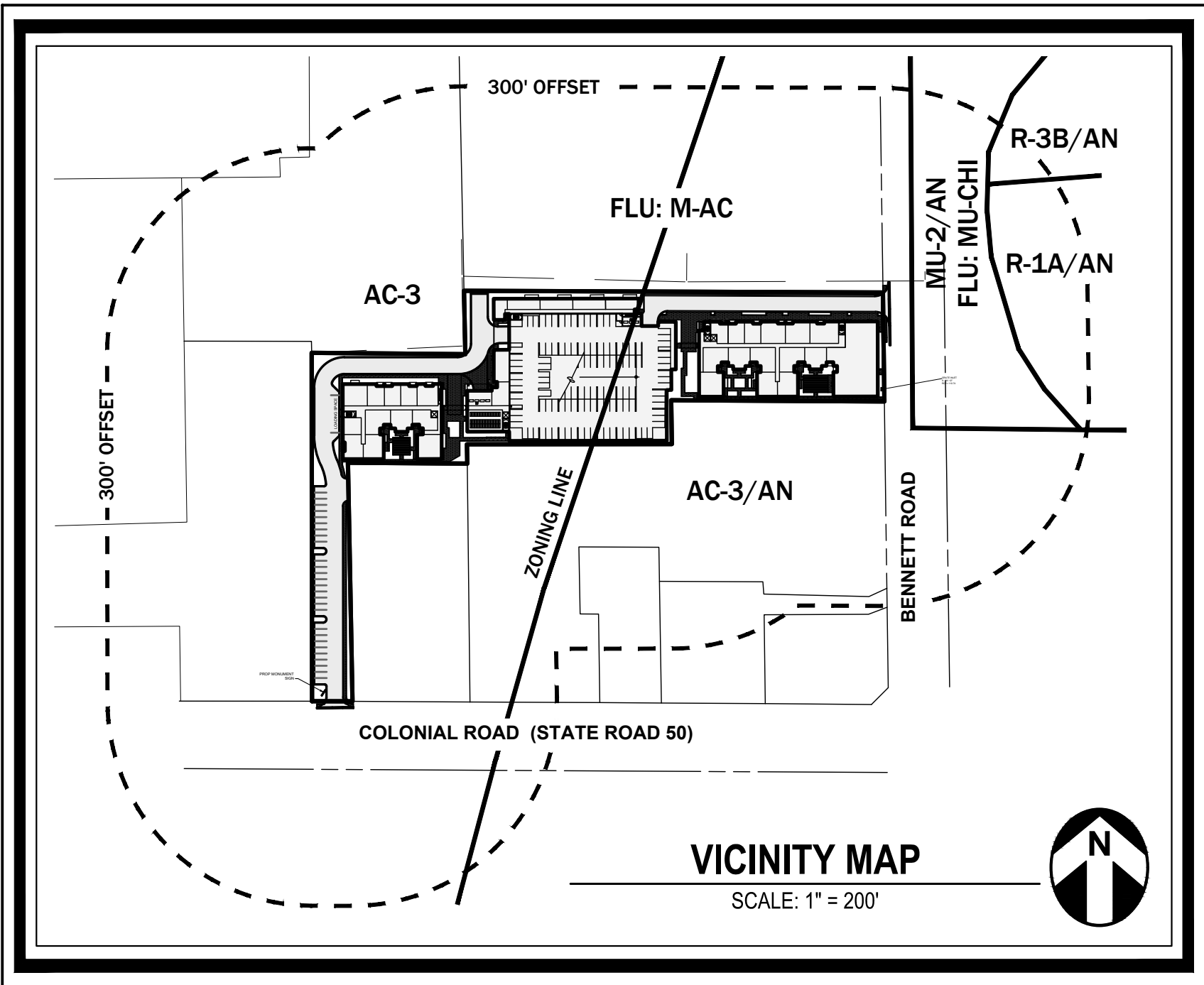
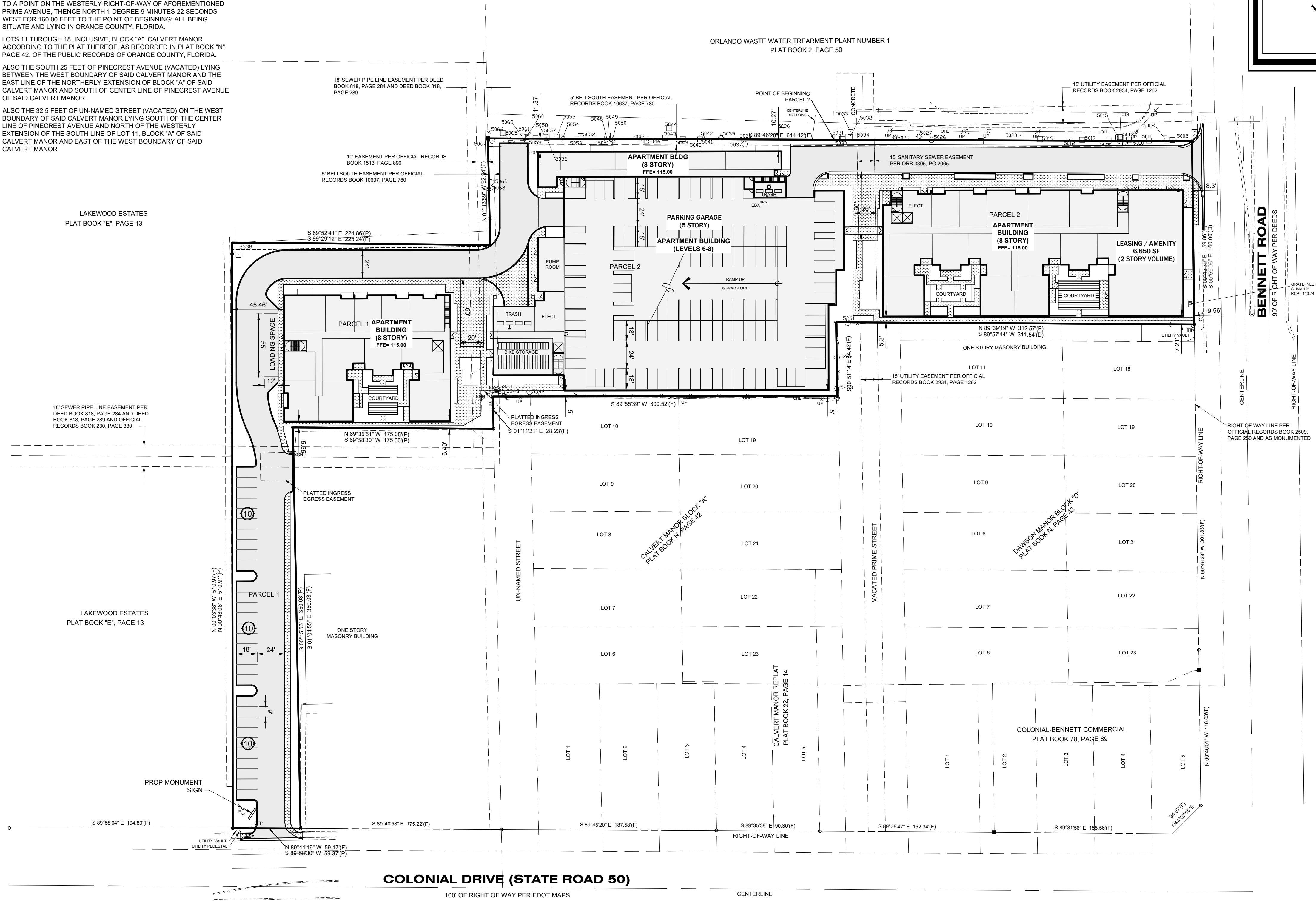
##### STRUCTURAL NUMBER

| COURSE                      | DEPTH (IN.) | SN        |
|-----------------------------|-------------|-----------|
| SP-9.5                      | 1.5         | 0.44 0.68 |
| CRUSHED CONC BASE / LBR 150 | 6           | 0.15 0.90 |
| STABILIZED SUBGRADE / LBR40 | 12          | 0.08 0.96 |
| STRUCTURAL NUMBER = 2.52    |             |           |

#### HEAVY DUTY ASPHALT

##### STRUCTURAL NUMBER

| COURSE                      | DEPTH (IN.) | SN        |
|-----------------------------|-------------|-----------|
| SP-12.5                     | 2.0         | 0.44 0.88 |
| CRUSHED CONC BASE / LBR 150 | 8           | 0.15 1.2  |
| STABILIZED SUBGRADE / LBR40 | 12          | 0.08 0.96 |
| STRUCTURAL NUMBER = 3.04    |             |           |



**PROJECT LOCATION**  
740 BENNETT RD & 3901 E. COLONIAL DR  
ORLANDO, FLORIDA 32803  
ORANGE COUNTY

**PARCEL ID**  
20-22-30-1332-00-010, AND 20-22-30-1980-04-120

**PROPOSED LAND USE**  
RESIDENTIAL, MULTI-FAMILY

**FUTURE LAND USE**  
M-AC METROPOLITAN ACTIVITY CENTER

**ZONING / OVERLAY DISTRICT**  
AC-3, AC-3/AN METROPOLITAN ACTIVITY CENTER WITH AN AIRCRAFT NOISE OVERLAY DISTRICT

| BUILDING DWELLING UNIT MIX |        |
|----------------------------|--------|
| S (STUDIO) - ±550 SF       | 9 DU   |
| A (1 BEDROOM - ±750 SF)    | 160 DU |
| B (2 BEDROOM - ±1,050 SF)  | 171 DU |
| C (3 BEDROOM - ±1,300 SF)  | 60 DU  |
| TOTAL DWELLING UNITS       | 400 DU |

**DENSITY**  
400 DWELLING UNITS / 3.98 ACRE 100.5 U/A

**FLOOR AREA RATIO**  
483,321 GFA / 173,429 SF 2.79

**BUILDING HEIGHT**  
MAXIMUM HEIGHT ALLOWED 200 FEET  
PROPOSED NUMBER OF STORIES 8 STORIES  
PROPOSED BUILDING HEIGHT 87 FEET

| BUILDING SETBACKS |                                       |
|-------------------|---------------------------------------|
|                   | REQUIRED PROVIDED                     |
| FRONT             | 0 TO 5 FEET 8.3 FEET                  |
| SIDE              | 0 OR 3 FEET TO 30 FEET 5 TO 10.3 FEET |
| STREET SIDE       | 0 TO 5 FEET 8.3 FEET                  |
| REAR              | 10 FEET 45.6 FEET                     |

**MAXIMUM BUILD TO ZONE SETBACKS**  
FRONT 15 FEET  
SIDE 30 FEET

**MAXIMUM IMPERVIOUS AREA**  
MAX IMPERVIOUS AREA 90%  
(3.98 x 0.90) 3.58 AC

**PROPOSED IMPERVIOUS AREA**  
PROP IMPERVIOUS AREA 85.11%  
3.39 AC

| LAND USE CALCULATIONS                |            |         |        |
|--------------------------------------|------------|---------|--------|
| TOTAL SITE AREA                      | 173,429 SF | 3.98 AC | 100%   |
| BUILDING COVERAGE (INCLUDING GARAGE) | 90,658 SF  | 2.08 AC | 52.27% |
| ASPHALT / CONC                       | 56,995 SF  | 1.31 AC | 32.86% |
| OPEN SPACE                           | 25,776 SF  | 0.59 AC | 14.86% |
| TOTAL IMPERVIOUS                     | 147,653 SF | 3.39 AC | 85.14% |
| TOTAL PERVIOUS                       | 25,776 SF  | 0.59 AC | 14.86% |

| PARKING PROVIDED                                   |              |
|----------------------------------------------------|--------------|
| 9 (STUDIO) x 1.0 SPACES                            | 9 SPACES     |
| 160 (1-BR) x 1.5 SPACES                            | 240 SPACES   |
| 171 (2-BR) x 1.75 SPACES                           | 299 SPACES   |
| 60 (3-BR) x 2.0 SPACES                             | 120 SPACES   |
| SUBTOTAL SPACES REQUIRED                           | 668 SPACES   |
| PROVISION OF ONSITE CAR SHARE                      | 5% REDUCTION |
| PROVISION OF ENHANCED BIKE & PEDESTRIAN FACILITIES | 5% REDUCTION |
| TOTAL SPACES REQUIRED AFTER 10% REDUCTION          | 602 SPACES   |

| PARKING PROVIDED                |            |
|---------------------------------|------------|
| REGULAR SPACES (9'x18') SURFACE | 30 SPACES  |
| REGULAR SPACES (9'x18') GARAGE  | 550 SPACES |
| COMPACT SPACES (8'x16') GARAGE  | 54 SPACES  |
| ADA SPACES (12'x18') GARAGE     | 14 SPACES  |
| TOTAL SPACES PROVIDED           | 648 SPACES |

| PROPOSED PARKING RATIO |              |
|------------------------|--------------|
| 648 SPACES / 400 DU    | 1.62 SP / DU |

DEVELOPMENT PLAN

MODERA BALDWIN PARK

740 BENNETT RD & 3901 E. COLONIAL DR

ORLANDO, ORANGE COUNTY, FLORIDA

| BY SHEET TITLE |      |
|----------------|------|
| NO             | DATE |
| 1              |      |
| 2              |      |
| 3              |      |
| 4              |      |
| 5              |      |
| 6              |      |
| 7              |      |
| 8              |      |
| 9              |      |
| 10             |      |
| 11             |      |
| 12             |      |
| 13             |      |
| 14             |      |
| 15             |      |
| 16             |      |
| 17             |      |
| 18             |      |
| 19             |      |
| 20             |      |
| 21             |      |
| 22             |      |
| 23             |      |
| 24             |      |
| 25             |      |
| 26             |      |
| 27             |      |
| 28             |      |
| 29             |      |
| 30             |      |
| 31             |      |
| 32             |      |
| 33             |      |
| 34             |      |
| 35             |      |
| 36             |      |
| 37             |      |
| 38             |      |
| 39             |      |
| 40             |      |
| 41             |      |
| 42             |      |
| 43             |      |
| 44             |      |
| 45             |      |
| 46             |      |
| 47             |      |
| 48             |      |
| 49             |      |
| 50             |      |

LUCAS CARLO, PE  
LICENSE NO. 61636  
March 9, 2022

FLOOD ZONE: X PANEL NO. 120950026SF  
DATED 09/23/2009

DATUM: NAVD88

SEC TWP RING: 20/22/30 DATE: 03/07/2022

JOB NO: 03704.0005

C2.0

SHEET - OF -



776 W. WASHINGTON AVE  
TAMPA, FL 33609  
TEL: 407.362.5929

560 W. LEONARD ST  
TAMPA, FL 33609  
TEL: 813.250.9335

LB #7013 CA #6474  
www.HamiltonEngineering.us



[illegible]

|                          |  |                                              |  |
|--------------------------|--|----------------------------------------------|--|
| FLOOD ZONE:<br>X         |  | PARC. NO.<br>12095C0265F<br>DATED 09/25/2009 |  |
| DATE/TIME<br>NAVD88      |  |                                              |  |
| SEC TWP RANG<br>20/22/30 |  | DATE<br>02/16/2022                           |  |
| JOB NO.<br>03704.0005    |  |                                              |  |
| C3.0                     |  |                                              |  |
| SHEET - OF -             |  |                                              |  |