UTILITY COMPANIES

CITY OF ORLANDO

WASTEWATER DEPARTMENT 6003 PERSHING AVENUE ORLANDO, FL 32822 PH: (407) 434-2558 FAX (407) 434-2621

ORLANDO UTILITIES COMMISSION

WATER DIVISION 3800 GARDENIA AVENUE ORLANDO, FL 32839 PH: (407) 649-4415 FAX: (407) 649-4420

ORLANDO UTILITIES COMMISSION

ELECTRICAL DIVISION 6003 PERSHING AVENUE, 2ND FLOOR ORLANDO, FL 32822 PH: (407) 384-4013 FAX: (407) 384-4126

TECO/PEOPLES GAS SYSTEM, INC.

600 WEST ROBINSON STREET ORLANDO, FL 32802-2433 PH: (407) 420-2678 FAX: (407) 839-0768

<u> AT&T</u>

5100 STEYR STREET, ROOM 115 ORLANDO, FL 32819 PH: (407) 351-8191 FAX: (407) 345-8179

CHARTER COMMUNICATION (aka SPECTRUM)

3767 ALL AMERICAN BOULEVARD ORLANDO, FL 32810 PH: (407) 532-8509 FAX: (407) 532-8544

PROJECT DESCRIPTION

THIS APPLICATION REQUESTS THE APPROVAL OF A MASTER PLAN FOR A ±5.048 ACREAGE 5-STORY APARTMENT BUILDING COMPLEX WITH INTEGRATED PARKING GARAGE AND AMENITIES, INTERNAL ACCESS ROADS AND OTHER ASSOCIATED SITE INFRASTRUCTURE, AND A ±1.415 ACREAGE FUTURE OUTPARCEL RETAIL LOCATED ON A PORTION OF THE SITE, COMBINED ONTO PARCEL 1 WITH A TOTAL AREA OF 6.463 ACRES.

THE EXISTING SITE CONSISTS OF THE FORMER I-DRIVE GRAND RESORT & SUITES, A 2-STORY COMPLEX WITH POOL AND AMENITIES. THE EXISTING BUILDINGS ARE CURRENTLY CONDEMNED, VACANT, AND PARTIALLY DEMOLISHED. THE PROPOSED DEVELOPMENT ZONED AC-3/SP IS INLINE WITH THE CHARACTER AND RELATIONSHIP OF THE SURROUNDING PROPERTIES WHICH ARE ALSO ZONED AC-3/SP OR PD/SP. THE PROPOSED ZONING, LAND USE, BUILDING HEIGHT, DENSITY, PEDESTRIAN AND VEHICULAR CONNECTIVITY ARE CONSISTENT WITH THE CITY'S GROWTH MANAGEMENT PLAN.

PROJECT LANDUSE SUMMARY

SITE ADDRESS: 7050 S. KIRKMAN ROAD, ORLANDO, FLORIDA 32819 AC-3/SP (NORTH INTERNATIONAL DRIVE SPECIAL PLAN) **EXISTING ZONING:** FUTURE LAND USE: M-AC METROPOLITAN ACTIVITY CENTER DENSITY: 30 UNITS PER ACRE (MIN.), 200 UNITS PER ACRE (MAX.) **DENSITY PROPOSED:** 64 UNITS PER ACRE PARTIALLY DEMOLISHED, VACANT, FILLED & MASS GRADED EXISTING USE/VEGETATION: MULTIFAMILY RESIDENTIAL APARTMENT COMPLEX WITH FUTURE OUTPARCEL RETAIL PROPOSED USE: BUILDING GROSS FLOOR AREA (±SF): 319,792 SF BUILDING HEIGHT MAXIMUM PERMITTÉD: 200 FT BUILDING HEIGHT PROPOSED: 60 FT MAXIMUM FLOOR AREA RATIO PERMITTED (FAR): FLOOR AREA RATIO PROVIDED (FAR): 1.46 MULTIFAMILY UNITS: 325 NUMBER OF STORIES PROPOSED: 5 STORIES

LOT SUMMARY:

201 001		
LOT TRACT	LANDUSE DESCRIPTION	AREA (AC)
APARTMENT BUILDING	MULTIFAMILY RESIDENTIAL AND AMENITIES	5.048
FUTURE OUTPARCEL RETAIL	RETAIL	1.415
TOTAL PARCEL 1		6.463

IMPERVIOUS AREA SUMMARY:

LOT TRACT	SURFACE DESCRIPTION	IMPERVIOUS AREA (SF)
APARTMENT BUILDING	ROOF AREA	111,620
	PAVING, SIDEWALK, WATER SURFACE (ETC)	59,515
	TOTAL	171,135
FUTURE OUTPARCEL RETAIL	ROOF AREA	FUTURE TBD
	PAVING, SIDEWALK, WATER SURFACE (ETC)	FUTURE TBD
	TOTAL	FUTURE TBD

NOTE: ALL SURFACE AREAS LISTED ABOVE ARE APPROXIMATE AND SUBJECT TO CHANGE WITH FINAL DESIGN AND PERMITTING.

MAXIMUM PERMITTED IMPERVIOUS SURFACE RATIO (ISR): 0.90 PROPOSED IMPERVIOUS SURFACE RATIO (ISR) (APARTMENT BUILDING TRACT ONLY): 0.78 ISR FOR FUTURE OUTPARCEL RETAIL: FUTURE TBD (SHALL BE LESS THAN 0.90)

PERMITTED SETBACKS: RFAR:

10 FT

FRONT (KIRKMAN RD FRONTAGE): 10 FT MIN., 40 FT MAX (PER I-DRIVE SPECIAL PLAN)

NOTE: THE FUTURE OUTPARCEL RETAIL SHALL COMPLY WITH KIRKMAN FRONTAGE CRITERIA.

PARKING SUMMARY: REQUIRED PARKING:

SURFACE PARKING:

MINIMUM PARKING (1.75 SPACES PER UNIT): 569 SPACES MAXIMUM PARKING: PROVIDED PARKING (GARAGE SPACES): 529 SPACES

GENERAL DEVELOPMENT NOTES

- 1. PROPOSED IMPROVEMENTS SHOWN FOR APARTMENT COMPLEX AND ASSOCIATED INTERNAL ACCESS ROADS WILL BE CONSTRUCTED IN ONE PHASE, AND THE RETAIL OUTPARCEL WILL BE A FUTURE PHASE BY OTHERS.
- 2. ALL PROPOSED IMPROVEMENTS WILL BE PRIVATELY OWNED AND MAINTAINED BY THE PROPERTY OWNER(S). THE INTERNAL ACCESS ROAD(S) WILL BE PRIVATELY OWNED AND MAINTAINED. PUBLIC UTILITY EASEMENTS WILL BE DEDICATED TO OUC AND THE CITY OF ORLANDO OVER ANY PUBLICLY OWNED FACILITY AS REQUIRED.

13 SPACES

- 3. REFUSE WILL BE HANDLED VIA ON-SITE DUMPSTER ENCLOSURES. ENCLOSURES TO BE FULLY SCREENED FROM ADJOINING PROPERTY AND RIGHTS-OF-WAY. ENCLOSURES SHALL HAVE SIMILAR ARCHITECTURAL MATERIALS, COLORS AND DESIGN TO THAT OF THE PRINCIPAL BUILDINGS. CURRENTLY THE DUMPSTER HAS BEEN LOCATED WITHIN THE PROPOSED PARKING GARAGE NEAR THE SOUTHWEST CORNER.
- 4. ALL LANDSCAPING SHALL COMPLY WITH THE CITY OF ORLANDO LAND DEVELOPMENT CODE (LDC). AND THE NORTH INTERNATIONAL DRIVE SPECIAL PLAN, SEE ATTACHED PRELIMINARY LANDSCAPE PLANS FOR MORE INFORMATION.
- 5. ALL SITE LIGHTING SHALL COMPLY WITH THE CITY OF ORLANDO LDC AND ORANGE COUNTY LIGHTING ORDINANCE NO.
- 6. STORMWATER MANAGEMENT FACILITIES PROPOSED INCLUDE THE CONSTRUCTION OF A STORMWATER VAULT, WHICH CAN BE MADE OF CAST-IN-PLACE CONCRETE, PRE-CAST SEGMENTAL CONCRETE, STORMTECH CHAMBERS, STORMTRAP SYSTEM OR APPROVED EQUAL FOR WATER QUALITY TREATMENT VOLUME. ALL PROPOSED SITE DEVELOPMENT AND STORMWATER MANAGEMENT SYSTEM DESIGN SHALL COMPLY WITH SFWMD AND FDOT CRITERIA. STORMWATER DISCHARGE WILL BE INTO THE EXISTING FDOT DRAINAGE DITCH SYSTEM WITHIN KIRKMAN ROAD RIGHT OF WAY AND HEADING SOUTH.
- 7. THERE ARE NO EXISTING WETLANDS OR CONSERVATION AREAS WITHIN THE PROPOSED DEVELOPMENT AREA.
- 8. FEMA NATIONAL FLOOD INSURANCE PROGRAM, LOMR CASE NO.: 20-04-1937P VERSION NUMBER: 2.1.3.0, MAP NUMBER: 12095C0405F PANEL 405 OF 750, ISSUE DATE: APRIL 15, 2022; EFFECTIVE DATE: AUGUST 29, 2022 CITY OF ORLANDO NO: 120186-0405 F. FCS-114 ZONE AE BFE = 100.6 (FEET NAVD 88) WITHIN THE 1% ANNUAL CHANCE FLOODPLAIN.
- 9. ALL UTILITIES SHALL BE LOCATED UNDERGROUND, INCLUDING BUT NOT LIMITED TO ELECTRIC, CABLE, TELECOM, AND OTHER DISTRIBUTION LINES. LOCATION, TYPE AND SIZE OF UTILITY SYSTEMS WILL BE DETERMINED IN THE CONSTRUCTION PLANS/FINAL ENGINEERING PLANS STAGE OF DEVELOPMENT. SEE LIST ON THIS SHEET FOR UTILITY PROVIDERS.
- 10. ALL BUILDING MECHANICAL EQUIPMENT IS TO BE FULLY SCREENED FROM VIEW PER SECTION 58-982 OF THE CITY OF
- 11. VEHICULAR STREET CONNECTIONS TO THE OFF-SITE STREET NETWORK ARE INCORPORATED INTO THE DESIGN OF THE DEVELOPMENT SITE TO REDUCE PEAK HOUR CONGESTION AND TO PROVIDE ALTERNATIVE ACCESS FOR SERVICE AND EMERGENCY VEHICLES.
- 12. PEDESTRIAN ACCESS WILL BE PROVIDED TO THE LOBBY FRONT DOOR OF THE APARTMENT BUILDING AND TO THE PRIMARY GARAGE ACCESS FROM MULTIPLE SIDEWALK CONNECTIONS TO KIRKMAN ROAD.
- 13. THE INTERNAL ACCESS ROAD(S) SHOWN HEREIN SHALL BE DESIGNED AND CONSTRUCTED TO PROVIDE THE MINIMUM REQUIREMENTS FOR CROSS-ACCESS CORRIDORS.
- 14. PER USDA SOIL SURVEY MAPS THE ONSITE SOILS ARE: 50: URBAN LAND, 0 TO 2 PERCENT SLOPES.
- 15. THERE ARE NO KNOWN THREATENED OR ENDANGERED SPECIES ONSITE.

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