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**NOTICE OF PUBLIC MEETING**  
**September 24, 2019- 6:30 PM**

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**CITY OF BELLE ISLE**  
**PLANNING AND ZONING BOARD REGULAR SESSION**

1. Call to Order, Confirmation of Quorum and Pledge to the Flag
- [2.](#) Approval of the July 23, 2019 minutes
- [3.](#) PUBLIC HEARING CASE #2018-08-057 - Pursuant to Belle Isle Code Sec. 42-64 the Board shall consider and take action on a requested variance from Sec. 50-72 (a) (1) to allow a parking space ratio of 0.65 parking spaces per Hotel guestroom in lieu of the required one parking space for every hotel guestroom plus one per each 100 square feet of office/ lobby and take action on a requested variance from Sec. 50-73 (a), to allow for a maximum building height of 33 feet in lieu of the required 30 feet maximum building height in the C-1 Zoning District and take action on a requested variance from Sec. 50-76 (3) (a) (1), to allow for no trees along a portion of the McCoy Road Right-of-way in lieu of the required one tree for each 30 linear feet or fraction thereof, submitted by applicant Capital Lodging, LLC, located at 1853 McCoy Road, Belle Isle FL 32809, also known as Parcel # 30-23-30-0000-00-012.
- [4.](#) Public Hearing Case #2018- 08-062 - Proposed Development Site Plan. Pursuant to Belle Isle Code Sec. 54-79 (f) (4), the Board shall review and take action on the proposed site plan, submitted by applicant Capital Lodging, LLC, located at 1853 McCoy Road, Belle Isle FL 32809, also known as Parcel # 30-23-30-0000-00-012.
5. OTHER BUSINESS: Discussion on Land Development Code Changes (*continued*)  
Draft language for fence/wall overlay regulations
6. Adjourn

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Should any person decide to appeal any decision made regarding any matter considered at this meeting such person may need to ensure that a verbatim record of the proceedings is made to include testimony and evidence upon which the appeal is to be based, Persons with disabilities needing assistance to participate in these proceedings should contact the City Clerk at 407-851-7730 at least 24 hours in advance of the meeting.

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**NOTICE OF PUBLIC MEETING****September 24, 2019 – 6:30PM**

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**CITY OF BELLE ISLE  
PLANNING AND ZONING BOARD REGULAR SESSION****ITEM 2**

Approval of Minutes

- a. Approval of the July 23, 2019 minutes

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Should any person decide to appeal any decision made regarding any matter considered at this meeting such person may need to ensure that a verbatim record of the proceedings is made to include testimony and evidence upon which the appeal is to be based. Persons with disabilities needing assistance to participate in these proceedings should contact the City Clerk at 407-851-7730 at least 24 hours in advance of the meeting.



### City of Belle Isle Planning & Zoning Board Regular Session Minutes July 23, 2019 – 6:30 pm

Dan Langley City Attorney	David Woods Vice-Chairman District 1	Chris Shenefelt District 2	Shawn Jervis District 3	Randy Holihan Chairman District 4	Rainey Lane District 5	Open District 6	Leonard Hobbs District 7
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On Tuesday, July 23, 2019, the Belle Isle Planning & Zoning Board met in a regular session at 6:30 pm in the Belle Isle City Hall Council Chambers.

Present was Chairman Holihan, Vice Chairman Woods, Board member Lane, Board member Shenefelt and Board member Hobbs. Also present was Attorney Geller, City Manager Francis, City Planner April Fisher and City Clerk Yolanda Quiceno.

Absent was Board Member Jarvis and open District 6 seat.

1. Call to Order

Chairman Holihan called the meeting to order at 6:30 pm and opened with the Pledge of Allegiance.

2. Approval of June 25, 2019 minutes

Attorney Geller requested a correction to the minutes to reflect that the City Attorney was present.

**Board member Lane motioned to approve the minutes of June 25, 2019, as corrected.**

**Vice-Chairman Woods seconded the motion which passed unanimously 5:0.**

April Fisher, City Planner requested Item #5: Discussion on Land Development Code Changes be tabled to the next meeting to allow staff to gather additional information.

**Council consensus was to table Item #5 to the next scheduled Planning & Zoning meeting.**

Chairman Holihan requested that the email request sent by Emily Wakley regarding Item #5 be added for the record.

3. Public Hearing Case #2019-07-002 – Pursuant to Belle Isle Code Sec. 42-63 AND SEC. 54-75 (c) (5) the Board shall consider and take action on a requested special exception to allow conversion of a previously permitted storage shed to become what the land development code defines as a guest cottage on a single-family residential property with a primary detached single-family dwelling, submitted by applicant josh brown, located at 2705 Nela Avenue, Belle Isle, FL 32809 also known as Parcel # 19-23-30-5888-03-060.

April Fisher, City Planner, gave a brief overview of the variance requesting a special exemption on permitted storage shed to a guest cottage. There is a provision in the code to allow a guest cottage, however, will need to be approved by the Board. The code does not define a structure with bathroom facilities or a/c outside the primary residence, because it can be construed an accessory dwelling unit. The shed was approved in 2014 and based on limited records; it is difficult to determine if what is built on the site currently conforms to the structure that was permitted at that time. The applicant has provided supporting documentation addressing the special exception criteria.

Based on Section 54-75(c)(5), Ms. Fisher has recommended approval of the request subject to the following conditions;

1. The guest cottage shall be used exclusively for housing members of the family occupying the principal building and their nonpaying guests, such quarters shall have no kitchen facilities and shall not be rented or otherwise used as a separate dwelling;
2. The plans shall be revised to remove the kitchen facilities before submitting for building permitting;
3. The guest cottage must be maintained in a functional and aesthetically pleasing manner so as not to impact the public interest adversely; and,

4. Since the structure currently exists in a manner and materials different than what would normally be approved for a storage shed, the building permit application, survey, and plans must provide certification that all setbacks, maximum structure height, and size of the guest cottage structure meet code requirements as at the time originally permitted for an accessory building. Otherwise, a variance approval will be required for any deficiency before the building permit approval may be granted.

Board member Shenefelt disclosed that he is the property owner next door to the applicant and has spoken to Ms. Fisher on the variance.

John Brown applicant and homeowner of 2705 Nela Avenue spoke briefly on the background of the storage shed approval. He said he communicated with the original architect and submitted plans to convert the storage shed to use year-round and provide a better use of the structure. He will not change the footprint of the existing structure but will update some of the windows and add an additional door.

Vice-Chairman Woods said the plans did show a sink and a refrigerator and asked if they were planning on having a kitchen. The applicant said no, however, he would like to have a wet-bar available.

Chairman Holihan opened for public comment.

- Kirk Leff residing at 2704 Nela Avenue is the property owner across the street from the applicant spoke in favor of the variance.

There being no further comment Chairman Holihan closed public comment and opened for Board discussion and motion.

Chairman Holihan disclosed that the Board did receive a couple of emails in favor and one opposed for the record.

Board member Shenefelt asked how the City will enforce the conditions if approved. Ms. Fisher said the first condition is a code issue and will have to be met even if he sells the home. The other three conditions will have to be reviewed and approved during the building permit process.

Attorney Geller read Section 54-75 aloud for consideration and to ensure that the Board is made aware of the code when considering approval of a special exception.

The Board discussed the required set back requirements for an accessory structure, a guest cottage, and a primary residence. Vice-Chairman Woods said in compliance with the Land Development Code, and the variance d to the guest house an accessory structure, the code is defining for a 5-foot setback. Ms. Fisher agreed.

**After discussion, Board member Shenefelt moved the criteria of Section 42-63 and 54-75 (c)(5) of the Belle Isle Land Development Code having been met TO APPROVE the special exception to allow conversion of an of a previously permitted storage shed to become what the land development code defines as a guest cottage on a single-family residential property with a primary detached single-family dwelling submitted by applicant Josh Brown, located at 2705 Nela Avenue, Belle Isle, FL 32809 also known as Parcel # 19-23-30-5888-03-060 with the following conditions;**

1. The guest cottage shall be used exclusively for housing members of the family occupying the principal building and their nonpaying guests, such quarters shall have no kitchen facilities and shall not be rented or otherwise used as a separate dwelling;
2. The plans shall be revised to remove the kitchen facilities before submitting for building permitting;
3. The guest cottage must be maintained in a functional and aesthetically pleasing manner so as not to impact the public interest adversely; and,
4. Since the structure currently exists in a manner and materials different than what would normally be approved for a storage shed, the building permit application, survey, and plans must provide certification that all setbacks, maximum structure height, and size of the guest cottage structure meet code requirements as at the time originally permitted for an accessory building. Otherwise, a variance approval will be required for any deficiency before the building permit approval may be granted.



**Board member Lane seconded the motion which passed unanimously.**

April Fisher said the applicant should wait for 15-days from approval for any appeals before submitting for a permit.

- 4. Public Hearing Case #2019-07-020- Pursuant to Belle Isle Code Sec. 50-102 (b) (5), Sec. 50-102 (b) (16) and Sec. 42-64, the Board shall consider and take action on a requested variance to place a six-foot-high fence with gate in the front yard of a residential property, submitted by applicant Peter Clarke, located at 7600 Daetwyler Drive, Belle Isle, FL 32812 also known as Parcel #29-23-30-8036-02-010.

Pete Clarke applicant and homeowner of 7600 Daetwyler Drive gave a brief overview of his proposed fence. Mr. Clarke said the property is heavily wooded, and the main reason for the fence is for security. He further added that the proposed fence does fit in with the neighborhood. Mr. Clarke said he would add landscaping along the fence so that the chain link fence will not be visible.

Vice-Chairman Woods stated that a site plan was not included in his agenda packet for review. April Fisher provided a copy of the site plan for the record and review.

Chairman Holihan asked if Daetwyler is one of the streets the staff is looking at for discussion on Land Development Code Changes. April Fisher said yes.

Chairman Holihan opened for public comment.

- Mike Gentile residing at 7606 Daetwyler spoke in support of the variance.

There being no further comment Chairman Holihan closed public comment and opened for Board discussion and motion.

**After discussion, Board member Lane moved, the criteria of Section 50-102 (b) (5), Sec. 50-102 (b) (16) and Sec. 42-64 of the Belle Isle Land Development Code having been met TO APPROVE the variance to place a six-foot-high fence with gate in the front yard of a residential property, submitted by applicant Peter Clarke, located at 7600 Daetwyler Drive, Belle Isle, FL 32812 also known as Parcel #29-23-30-8036-02-010. Vice-Chairman Woods seconded the motion which passed unanimously 5:0.**

April Fisher said the applicant should wait for 15-days from approval for any appeals before submitting for a permit.

OTHER BUSINESS

The City Clerk asked for approval on the edits made to the minutes of May 28, 2019, to include,

Edit Page 1

Reads, "Absent were Attorney Langley and City Planner April Fisher.

Should read, "Absent was ~~ere~~ ~~Attorney Langley and~~ City Planner April Fisher.

Edit Page 2

Reads, "...maximum height of 4-feet except for the decorate gate in conformance with the code."

Should read, "...maximum height of 4-feet except for the ~~decorate~~ decorative gate in conformance with the code."

Add – Page 3

"Vice-Chairman Woods was called away to attend to an immediate problem at his home. At this point there was no longer a quorum, so discussion on this issue was terminated."

**Board member Lane moved to approve the changes as submitted.**

**Vice-Chairman Woods seconded the motion which passed unanimously 5:0.**

- 5. ADJOURNED

There being no further business Chairman Holihan adjourned the meeting at 7:15 pm.

Yolanda Quiceno  
City Clerk, CMC

## NOTICE OF PUBLIC MEETING

September 24, 2019 – 6:30PM

### CITY OF BELLE ISLE PLANNING AND ZONING BOARD REGULAR SESSION

#### ITEM 3 MEMORANDUM

**TO:** Planning and Zoning Board

**DATE:** September 24, 2019

PUBLIC HEARING CASE #2018-08-057 - Pursuant to Belle Isle Code Sec. 42-64 the Board shall consider and take action on a requested variance from Sec. 50-72 (a) (1) to allow a parking space ratio of 0.65 parking spaces per Hotel guestroom in lieu of the required one parking space for every hotel guestroom plus one per each 100 square feet of office/ lobby and take action on a requested variance from Sec. 50-73 (a), to allow for a maximum building height of 33 feet in lieu of the required 30 feet maximum building height in the C-1 Zoning District and take action on a requested variance from Sec. 50-76 (3) (a) (1), to allow for no trees along a portion of the McCoy Road Right-of-way in lieu of the required one tree for each 30 linear feet or fraction thereof, submitted by applicant Capital Lodging, LLC, located at 1853 McCoy Road, Belle Isle FL 32809, also known as Parcel # 30-23-30-0000-00-012.

**Background:**

1. On August 26, 2019, Capital Lodging LLC submitted the application and required paperwork.
2. A Notice of Public Hearing legal advertisement was placed in the Saturday, September 14, 2019, Orlando Sentinel.
3. Letters to the abutting property owners within 300 feet of the subject property were mailed on Friday, September 13, 2019.

The Board may adopt all, some, or none of these determinations as part of their findings-of-fact. The Board may also add any additional findings-of-fact that are presented at the public hearing. The Board will need to determine if the criteria set forth in Chapter 42, Article III, Section 42-64(1) of the Land Development Code have been met, and approve, approve with conditions, or deny this request.

**SAMPLE MOTION TO APPROVE:**

"I move, the criteria of Section 42-64 of the Belle Isle Land Development Code having been met TO APPROVE the requested variance from Sec. 50-72 (a) (1) to allow a parking space ratio of 0.65 parking spaces per Hotel guestroom in lieu of the required one parking space for every hotel guestroom plus one per each 100 square feet of office/ lobby and take action on a requested variance from Sec. 50-73 (a), to allow for a maximum building height of 33 feet in lieu of the required 30 feet maximum building height in the C-1 Zoning District and take action on a requested variance from Sec. 50-76 (3) (a) (1), to allow for no trees along a portion of the McCoy Road Right-of-way in lieu of the required one tree for each 30 linear feet or fraction thereof, submitted by applicant Capital Lodging, LLC, located at 1853 McCoy Road, Belle Isle FL 32809, also known as Parcel # 30-23-30-0000-00-012.

**SAMPLE MOTION TO DENY:**

"I move, the justifying criteria of the Belle Isle Land Development Code, having NOT been met; ***[use only if NONE of the justifying criteria have been met]*** the requirements of section 42-63, Subsections: ***[STATE ONLY THE SUBSECTIONS BELOW THAT ARE NOT SATISFIED]*** **having NOT been met;** ***[may be used in addition to above or alone]*** **TO DENY** the requested variance from Sec. 50-72 (a) (1) to allow a parking space ratio of 0.65 parking spaces per Hotel guestroom in lieu of the required one parking space for every hotel guestroom plus one per each 100 square feet of office/ lobby and take action on a requested variance from Sec. 50-73 (a), to allow for a maximum building height of 33 feet in lieu of the required 30 feet maximum building height in the C-1 Zoning District and take action on a requested variance from Sec. 50-76 (3) (a) (1), to allow for no trees along a portion of the McCoy Road Right-of-way in lieu of the required one tree for each 30 linear feet or fraction thereof, submitted by applicant Capital Lodging, LLC, located at 1853 McCoy Road, Belle Isle FL 32809, also known as Parcel # 30-23-30-0000-00-012.

**SUBSECTION (D)**, a literal enforcement of the provisions of the zoning ordinances would result in unnecessary hardship and that said hardship is created by special conditions and circumstances peculiar to the land, structure or building involved, including but not limited to dimensions, topography or soil conditions.

**SUBSECTION (E)**, personal hardship is not being considered as grounds for a variance since the variance will continue to affect the character of the neighborhood after title to the property has passed and that the special conditions and circumstances were not created in order to circumvent the Code or for the purpose of obtaining a variance.

**SUBSECTION (F)**, the variance is the minimum variance that will make possible the reasonable use of the land, building or structure.

**SUBSECTION (G)**, the granting of the variance will be in harmony with the general purpose and intent of the Code, will not be injurious to the neighborhood, will not be detrimental to the public welfare, and will not be contrary to the public interest.

Should any person decide to appeal any decision made regarding any matter considered at this meeting such person may need to ensure that a verbatim record of the proceedings is made to include testimony and evidence upon which the appeal is to be based. Persons with disabilities needing assistance to participate in these proceedings should contact the City Clerk at 407-851-7730 at least 24 hours in advance of the meeting.



April Fisher, AICP  
[fisherpds@outlook.com](mailto:fisherpds@outlook.com)  
 407-494-8789

September 13, 2019

**Variance Application:** 1853 McCoy Road

**Applicant Request:** VARIANCE FROM SEC. 50-72 (A) (1) TO ALLOW A PARKING SPACE RATIO OF 0.65 PARKING SPACES PER HOTEL GUESTROOM IN LIEU OF THE REQUIRED 1 PARKING SPACE FOR EVERY HOTEL GUESTROOM PLUS 1 PER EACH 100 SQUARE FEET OF OFFICE/ LOBBY, AND TAKE ACTION ON A REQUESTED VARIANCE FROM SEC. 50-73 (A), TO ALLOW FOR A MAXIMUM BUILDING HEIGHT OF 33 FEET IN LIEU OF THE REQUIRED 30 FEET MAXIMUM BUILDING HEIGHT IN THE C-1 ZONING DISTRICT, AND TAKE ACTION ON A REQUESTED VARIANCE FROM SEC. 50-76 (3) (A) (1), TO ALLOW FOR NO TREES ALONG A PORTION OF THE MCCOY ROAD RIGHT-OF-WAY IN LIEU OF THE REQUIRED ONE TREE FOR EACH 30 LINEAR FEET OR FRACTION THEREOF, SUBMITTED BY APPLICANT CAPITAL LODGING, LLC, LOCATED AT 1853 MCCOY ROAD, BELLE ISLE FL 32809, ALSO KNOWN AS PARCEL # 30-23-30-0000-00-012.

**Zoning/ Existing Use:** C-1 commercial/ Existing Hotel

### **Review Comments**

This variance application seeks a variance as identified above. The property is currently developed with a hotel and the applicant is seeking to add additional rooms to the hotel.

The applicant has provided supporting documentation addressing the variance criteria.

### **Staff Recommendation**

Staff provides an evaluation based on the variance criteria for the application below.

#### **1. Special Conditions and/ or Circumstances (Section 42-64 (1) d):**

- a) Special conditions for this property exist with respect to meeting maximum height requirements. There is an existing hotel that is 33 feet in height. The application is seeking to match the height of this existing building with the proposed building addition.
- b) There are utilities and easements within the South buffer area, which the applicant can not change or control. This presents a special condition in which tree planting is prohibited so as not to interfere with the utility provision.

**2. Not Self- Created (Section 42-64 (1) e):**

The request for a variance is not self-created as the application is seeking entitlements that match the existing building design and height and placement of the utilities and easement are currently in place.

**3. Minimum Possible Variance (Section 42-64 (1) f):**

- a) The requested variance from the height requirement is the minimum possible variance to make reasonable use of the land. The proposed height increase does not exceed the height of the existing building.
- b) If trees are placed along the southern property line adjacent to McCoy Road, parking spaces would be required to be lost, which would additionally impact the need to meet parking. Weighing both concerns together, releasing the requirement for the trees is the minimal possible variance needed.

**4. Purpose and Intent (Section 42-64 (1) g):**

The requested variances are in harmony with the general purpose and intent of the land development code and not injurious to the neighborhood given that the existing hotel on the property is already at a maximum height of 35 feet, and the site is currently developed without a row of trees along the southern property line.

- 5.** With respect to the requested variance for a parking ratio of 0.65 spaces for every room, this deviation is a reflection of changing transportation needs based on the demands of the use, as identified in the alternative Parking Demand Study prepared by Traffic Planning and Design, Inc., July 2019. Many hotel guests, particularly in close proximity to an airport, do not have cars at the hotel, but use some type of public or for-hire transportation. The proposed reduction does not appear to be detrimental to public health, safety, and welfare for the proposed hotel addition.

The ratio requested in the variance is lower to account for the tree variance possibly not being granted. In the event of this, the applicant would need to remove parking spaces to accommodate the required trees. In this case, the parking would be lower than the planned 0.72 parking spaces per room shown on the Concept Plan. The 0.65 parking spaces per room is the alternative ratio identified for this site in the Study Conclusions of the Parking Demand Study prepared by Traffic Planning and

Design, Inc., July 2019. If the tree variance is granted, staff recommends that a parking ratio of 0.72 spaces per hotel guest room be approved instead of the 0.65 ratio.

Staff provides a recommendation to approve the requested variances as discussed above.

**Additional Notes**

Please note that the Board may approve the proposed variance application as it is presented to them, approve with specific conditions, continue the application if additional information is being requested for consideration, or deny the application, citing which variance criteria are not met.

A decision by the Board may be appealed by an aggrieved person to the City Council pursuant to Code Sec. 42-71.



June 28, 2019

To: April Fisher  
City Planner  
City of Belle Isle  
1600 Nela Avenue  
Belle Isle, FL 32809

Re: **Continuance of Public Hearing Cases 2018-08-057 and 2018-08-062 for 1853 McCoy Road**

Dear Ms. Fisher,

Please find below our responses in **bold** to the City of Belle Isle Planning and Zoning Board comments dated March 26, 2019.

1. Clarify and provide the total square-footage of office and lobby area on the site plan pages. This is defined as office and any common useable areas by office staff and/or customers.

**Please see the Concept Layouts sheet for the existing, proposed and total public areas.**

2. Correct the parking space counts and calculations provided to accurately reflect the actual existing spaces on the property, clarify the ratios (number of spaces per Belle Isle code requirements) for what is existing and what is proposed. Please note that the site plan page C-1 previously submitted has conflicting tables.

**Please see the project information provided on the cover for the total number of existing paces, total number of proposed spaces, Belle Isle Code of Ordinances minimum parking required, and proposed parking ratio.**

3. Provide extended stay restriction language you are proposing to the Board along with documentation of the industry standards for a flag hotel that define required guest and in-room amenities such as microwaves and refrigerators, and on-site guest laundry facilities. With this information, please provide a response to the City Attorney's draft language regarding the extended stay restriction:

***As a condition of the variances requested, there is a prohibition on extended stay hotels on the property. For the purposes of this restriction 'extended stay hotel' means a hotel, motel or other public lodging establishment with guest rooms for lodging offered to the public for compensation, which: (i) ore advertised, designed, intended or routinely utilized for weekly or monthly occupancy; or (ii) any of the guest rooms have cooking facilities, dishwasher, kitchenette sink or a refrigerator larger than 3.2 cubic feet. "Cooking Facilities" shall mean a stove top burner; a hotplate that does not serve as an integral part of an appliance design.***

*solely to produce coffee; a conventional oven; a convection oven; a grill; a hibachi; or any oven producing heat using resistance heating elements or infrared heating sources. Microwaves and coffee makers shall not be considered Cooking Facilities.*

**The developer takes no objections to the extended stay restriction language as proposed by the City of Belle Isle.**

4. Provide documentation that the existing fence on-site has been patched-up so that there are no gaps in the fence. This may be achieved with temporary materials such as chain-link fencing.

**Photos of repaired fence are attached at the end of this response letter.**

5. Provide a site plan page that shows detail of the proposed fence replacement for the property. This must include locations of the new fencing and adequate details of fence style, dimensions, and design.

**Please see site plan sheet C100.**

6. Provide a site plan page that shows detail of the proposed security camera upgrades. This must include locations of the proposed and existing cameras both inside and outside the hotel (both the existing and proposed buildings). With this, specifications and data must be provided that identify how the security system will interface with the Belle Isle Police Department.

**Please see Security Concept Plan and additional camera system specifications provided at the end of this response letter.**

7. Provide a conceptual drainage plan for the site plan that details existing drainage conditions and systems; piping; where the water goes; and, treatment proposed for the existing development and proposed addition.

**The existing development drains to a wet retention area on the northeast corner of the site, which then discharged through an existing 24" pipe, which connects to an existing curb inlet within the McCoy Road ROW. The proposed conceptual drainage plan provides new drainage sewers and manholes to route the existing system around the proposed improvements. The proposed drainage system shall use the existing retention area to treat the runoff. The existing outfall pipe shall be re-routed to accommodate the new structure, but the outfall will remain tied into the existing curb inlet serving McCoy Road. The existing control structure may be modified if necessary. Complete stormwater calculations shall be provided with a future submittal. See sheet C200 Conceptual Paving, Grading & Drainage Plan for proposed storm sewer layout.**

8. Provide a landscaping plan consistent with Belle Isle Code Sec. 50-75. This shall include upgrading the existing buffers on site to meet current code requirements with respect to planting materials required and replacement of any existing dead or declining buffer vegetation on the whole property.

**Please see sheet L-1 Landscape Plan**

9. Provide a lighting photometric plan with foot-candle data to ensure no light pollution occurs onto adjacent residential properties.

**Please see Site Photometrics plan sheet.**

Should you have any questions, please contact me by phone at 407-574-7806, or via email at [amenna@jordancompanies.com](mailto:amenna@jordancompanies.com).

Sincerely,

Alexander Menna, P.E.  
Senior Civil Engineer

INTEGRITY  
IS OUR  
FOUNDATION



EXISTING ON-SITE FENCE PHOTOS

EAST SIDE OF PROPERTY FACING SOUTH:





EAST SIDE OF PROPOERTY LOOKING SOUTH:



EAST SIDE OF PROPERTY LOOKING SOTUH:





WEST SIDE OF PROPERTY LOOKING SOUTH:



WEST SIDE OF PROPOERTY LOOKING SOUTH:





**Critical Integrated Systems, LLC**  
**FIRE • INTRUSION • ACCESS • VIDEO SURVEILLANCE • NURSECALL**  
 530 S. Ronald Reagan Blvd, Suite 132 • Longwood, FL 32750  
 Tel: 407-834-0051 • Toll Free: 888-350-5965 • EC13003162

<b>PROPOSAL SUBMITTED TO:</b>			
DATE: 07-02-19	ATTN: Amir Dhanji	JOB NAME: Same	
NAME: Days Inn and Suites OIA		STREET:	
STREET: 1853 McCoy Road		CITY:	STATE:
CITY: Orlando	STATE: Fl. 32809	PHONE: (561) 846-9200	EMAIL: Ardhanji@gmail.com

CIS proposes to perform the following: Install the CCTV camera system.

- 1- (1) 32 Chanel NVR 4K.
- 2- (26) Indoor/ Outdoor Bullet Cameras.
- 3- (2) POE Switches
- 4- (1) Surge Power Strip Outlet
- 5- (21) Surge suppression for outdoor cameras.
- 6- 2,500ft of Cat 6 wire.
- 7- Wire and miscellaneous hardware for the devices.
- 8- Labor to install, program and testing of newly installed equipment.
- 9- (1) Scheduled In Service (class) for instructions on utilizing equipment.

Notes:

- 1- Price is based on normal working hours Monday – Friday 7:30am – 4:30pm.
- 2- Priced based on all locations agreed upon before installation.
- 3- Customer to provide reliable network for remote access IP address, subnet, gateway.
- 4- Customer to provide computer for remote access.
- 5- Customer to provide access to chase ways for interior work.
- 6- Customer to provide raceway from building to building (telephone room). No to include unforeseen deficiencies in existing wire.
- 7- Price based on utilizing existing wire any faulty wiring or wire not compatible will require an additional pricing.
- 8- Price based on mounting cameras on existing walls or poles (no pedestals or mounts included).
- 9- If no access to camera locations through provided chase ways, hollow ceilings or telephone rooms, exterior conduit will be installed.
- 10- Not to include paint or patch work that maybe required after installation.
- 11- Not to include a Lift.
- 12- Not to include core drilling
- 13- Not to include trenching.
- 14- Any additional equipment or service requested other than mentioned above or changes will be considered an addition to the dollar amount.

Payment as follows:  
 50% contract Execution  
 40% Installation Complete  
 10% Permit and Final Inspection with customer  
 Plus sales tax when applicable.

We hereby propose to furnish labor and materials-complete in accordance with the above specifications, FOB our company's warehouse unless otherwise specified.  
**Thirty Two Thousand Two Hundred Dollars**----- dollars ( **\$32,200.00** )with payment to be made as follows: **Progress Billing**

----- Terms: Net 15, 1 1/2%/MTH On Overdue Accounts.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs, will be executed only upon written orders, and will become an extra charge over and above the estimate.

All agreements contingent upon strikes, accidents or delays beyond our control.

We will provide a one year warranty covering materials & labor, excluding Acts of God, fire theft, vandalism, or tampering by unauthorized personnel.  
 This proposal subject to acceptance by officer of Critical Integrated Systems and within **30** days and is void thereafter at the option of the undersigned.

Company Representative **Manuel Perez** Date: 7/3/2019  
 Authorized Officer Signature Manuel Perez  
Ken Sample Date: \_\_\_\_\_

**ACCEPTANCE OF PROPOSAL**

The above prices , specifications and conditions are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.  
 The terms and conditions contained on the reverse side of this agreement are incorporated herein and by reference made a part hereof.

ACCEPTED: \_\_\_\_\_ Signature: \_\_\_\_\_  
 Date \_\_\_\_\_ Signature: \_\_\_\_\_

### Additional Conditions

#### Cost of Living

1. The cost of any charges and/or additions to the system as herein contracted or as originally installed, made at the request of or made necessary or required by Client's action, or which may be required by any government agency or insurance interest or inspection and rating bureaus are to be borne by Client. CLIENT ACKNOWLEDGES THAT CLIENT HAS CHOSEN THE SYSTEM AND THAT ADDITIONAL PROTECTION IS AVAILABLE AND MAY BE OBTAINED FROM COMPANY OVER AND ABOVE THAT PROVIDED HEREIN, AT AN ADDITIONAL COST TO CLIENT. All risk of loss or damage to the system shall be borne exclusively by Subscriber.
2. IT IS UNDERSTOOD AND AGREED BY THE PARTIES HERETO THAT THE COMPANY IS NOT AN INSURER, AND THAT INSURANCE, IF ANY, COVERING INJURY AND PROPERTY LOSS OR DAMAGE ON CLIENT'S PREMISES SHALL BE OBTAINED BY THE CLIENT THAT THE PAYMENTS HEREIN BEFORE NAMED ARE BASED SOLELY UPON THE VALUE OF THE SERVICES HEREIN DESCRIBED AND IT IS NOT THE INTENTION OF THE PARTIES THAT THE COMPANY ASSUME RESPONSIBILITY FOR ANY LOSS OR DAMAGE SUSTAINED THROUGH BURGLARY, THEFT, ROBBERY, FIRE OR OTHER CAUSE, OR THAT THERE EXISTS OR SHALL EXIST ANY LIABILITY ON THE PART OF THE COMPANY BY VIRTUE OF THIS AGREEMENT OR BECAUSE OF THE RELATIONSHIP HEREIN ESTABLISHED IF NOTWITHSTANDING THE ABOVE PROVISIONS, THERE SHOULD ARISE ANY LIABILITY IS AND SHALL BE LIMITED TO A SUM EQUAL IN AMOUNT TO THE SERVICE CHARGE HEREUNDER FOR A PERIOD OF SERVICE NOT TO EXCEED SIX (6) MONTHS, OR \$250.00 WHICHEVER IS THE GREATER, WHICH SUM SHALL BE PAID AND RECEIVED AS LIQUIDATED DAMAGES, AND NOT AS A PENALTY, AND THE LIABILITY FOR SAID PAYMENTS SHALL BE COMPLETE AND EXCLUSIVE. IN THE EVENT THAT THE CLIENT WISHES THE COMPANY TO ASSUME GREATER LIABILITY, THE CLIENT MAY, AS A MATTER OF RIGHT, OBTAIN FROM THE COMPANY A HIGHER LIMIT BY PAYING AN ADDITIONAL AMOUNT PROPORTIONED TO THE RESPONSIBILITY AND A RIDER SHALL BE ATTACHED TO THIS AGREEMENT, SETTING FORTH THE ADDITIONAL LIABILITY OF THE COMPANY AND THE ADDITIONAL CHARGES, HOWEVER SUCH ADDITIONAL OBLIGATION SHALL IN NO WAY BE INTERPRETED TO HOLD THE COMPANY AS AN INSURER.
3. In the event any person, not a party to this Agreement, shall make any claim or file any lawsuit against Company for any reason relating to Company's duties and obligations pursuant to this Agreement, including but not limited to the design, installation, maintenance, monitoring, operation, or nonoperation of the alarm system. Client agrees to indemnify, defend and hold Company harmless for any and all claims and lawsuits, including the payment of all damages, expenses, cost, and attorney's fees, whether these claims be based upon alleged intentional conduct, active or passive negligence, or strict or product liability on the part of the Company, its agents, servants or employees.
4. Client acknowledges that this Agreement, and particularly those paragraphs relating to disclaimer of warranties, liquidated damages and third party indemnification, more to be the benefit of and are applicable to any subcontractors employed by Company to provide monitoring, maintenance, installation or service of the alarm system(s) provided herein, and that they bind Client to said subcontractors with the same force and effect as they bind Client to Company.
5. Company shall have the right to assign this Agreement to any other person, firm, or corporation without notice to Subscriber and shall have the further right to subcontract any services which it may perform.
6. Client and/or its agents represents and covenants that he has full authority to enter into this Agreement and the undersigned personally guarantees all payments covered by this Agreement.
7. In the event any of the terms or provisions of this Agreement shall be invalid or inoperative, all of the remaining terms and provisions shall remain in full force and effect.
8. This writing is intended by the parties as a final expression of their agreements and as a complete and exclusive statement of the terms thereof. This agreement supersedes all prior representations, understanding or agreements of the parties, and the parties rely only upon the contents of this Agreement in executing it. This agreement can only be modified in writing signed by the parties or their duly authorized agent. No waiver of a breach of any term or condition of this Agreement shall be construed to be a waiver of any succeeding breach.
9. All notices to be given hereunder shall be in writing and may be served either personally or by mail, postage prepaid to the addresses set forth in the agreement or to any other from time to time.
10. COMPANY'S LIABILITY, DISCLAIMER OF WARRANTIES COMPANY DOES NOT REPRESENT OR WARRANT THAT THE ALARM SYSTEM MAY NOT BE COMPROMISED OR CIRCUMVENTED: OR THAT THE SYSTEM WILL PREVENT ANY LOSS BY BURGLARY, HOLDUP, FIRE OR OTHERWISE: OR THAT THE SYSTEM WILL IN ALL CASES PROVIDE THE PROTECTION FOR WHICH IT IS INSTALLED OR INTENDED, CLIENT ACKNOWLEDGES AND AGREES: THAT COMPANY HAS MADE NO REPRESENTATIONS OR WARRANTIES, EXPRESSED OR IMPLIED, AS TO ANY MATTER WHATSOEVER INCLUDING WITHOUT LIMITATION THE CONDITION OF THE EQUIPMENT, IT'S MERCHANTABILITY, OR ITS FITNESS FOR ANY PARTICULAR PURPOSE: NOR HAS CLIENT RELIED ON ANY REPRESENTATIONS OR WARRANTIES, EXPRESSED OR IMPLIED: THAT ANY AFFIRMATION OF FACT OR PROMISE SHALL NOT BE DEEMED TO CREATE AN EXPRESS WARRANTY AND THAT THERE ARE NO WARRANTIES WHICH EXTEND BEYOND THE FACE OF THE AGREEMENT HEREOF; THAT COMPANY IS NOT AN INSURER; THAT CLIENT ASSUMES ALL RISK OF LOSS OF THIS AGREEMENT, PARTICULARLY PARAGRAPH 2 WHICH SETS FORTH COMPANY'S MAXIMUM LIABILITY IN THE EVENT OF LOSS OR DAMAGE TO CLIENT OR ANYONE ELSE.
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# PWR-POE-16

## 16-Port 10 / 100 / 1,000 Ethernet PoE Switch

Power-over-Ethernet (PoE) integrates 48V power and data onto a single cable, eliminating the need to have AC power available at all equipment locations. Power and Data are integrated onto the same cable, supporting both Cat5E and Cat6 wiring.

The switch provides power to PoE compatible devices, such as VOIP Telephones, Wireless LAN access points, and IP Security Cameras. PoE devices are readily in the market, saving up to 50% of overall installation costs by eliminating the need to install separate electrical wiring and power outlets.



Revision: 1.0; August 2017

### IC Realtime LLC

3050 N Andrews Avenue Extension  
Pompano Beach, FL 33064  
(866) 997-9009

[www.icrealtime.com](http://www.icrealtime.com)



# SPECIFICATIONS

Technical	
Ethernet Ports	2 – 10 / 100 / 1,000 Base-T 16 – 10 / 100 Base-T PoE Power Supply
PoE Power Consumption	≤ 30W / port; ≤ 250W Total
PoE Protocols	IEEE802.3af & IEEE802.3at
Switching Capacity	24.8G
Packet Forwarding Rate	5.36Mpps
Operating Humidity	10% - 90%
Power	AC100 / 40V
Lightning Protection	Common Mode: 2KV Differential Mode: 1KV
Operating Temperature	4°F ~ 131°F / -10°C ~ 55°C
Weight	5.93lbs. / 2.69kg
Dimensions (WxDxH)	17.4"x4.9"x1.8" / 442mmx124mmx44.5mm

Service Characteristics	
System	Username / password: admin/admin IP Address :192.168.1.200/24

PoE Budget	250W
MAC Table	16K
VLAN	Port-based VLAN 802.1Q Standard VLAN
Spanning Tree	STP RSTP
Port Aggregation	Link aggregation
Mirroring	Supports many-to-one port mirroring
Flow Control	Supports half-duplex based on back-pressure type control Supports full duplex based on PAUSE frame
Multicast	IGMP Snooping
Security Features	Hardware supports IP & MAC binding based on port Supports IEEE802.1x port authentication
System Maintenance	Supports config file upload & download Supports updated packet upload Supports system logs
Network Management	Web GUI (HTTP & HTTPS supported)



**Check Out Our Mobile App Lineup**

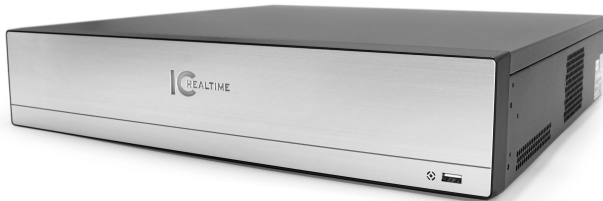
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- Smart H.265+/H.265/Smart H.264+/H.264
- Max 200Mbps Incoming Bandwidth
- Up to 8MP Resolution for Preview and Playback
- Up to 2ch@4K/8ch@1080P decoding
- HDMI/VGA simultaneous video output

### System Overview

The 700 series is introduced as the first Lite series NVR that supports for 4K and H.265 encoding technology with excellent performance at an affordable price. For applications where image details are highly required, it delivers the capability of 4K resolution processing. The NVR can be served as edge storage, central storage or backup storage with an intuitive shortcut operation menu for remote management and control. Due to its cost-effective and easy-to-install design, this NVR is ideal for a wide range of applications such as public safety, water conservancy, transportation, city centers, education, and financial institutions. The NVR is compatible with numerous third-party devices making it the perfect solution for surveillance systems that work independently of video management system (VMS). It features an open architecture that supports for multi-user access and is compatible with ONVIF 2.4 protocol, enabling interoperability with IP cameras.

#### 4K Resolution

4K resolution is a revolutionary breakthrough in image processing technology. 4K delivers four times

the resolution of standard HDTV 1080p cameras and offers superior picture quality and image details. 4K resolution improves the clarity of a magnified scene to view or record crisp forensic video from large areas.

#### Smart H.265+

Smart H.265+ is the optimized implementation of the H.265 codec that uses a scene-adaptive encoding strategy, dynamic GOP, dynamic ROI, flexible multi-frame reference structure and intelligent noise reduction to deliver high-quality video without straining the network. Smart H.265+ technology reduces bit rate and storage requirements by up to 70% when compared to standard H.265 video compression.

#### Intelligent Video System

Working with IVS-enabled IP cameras, the NVR recognizes and records video that contains IVS data on all IP channels. The NVR records standard intelligence at-the-edge features, as well as premium IVS features that detect abandoned or missing objects, Tripwire violations, and intrusion violations. The NVR is also capable of recording business analysis data – Facial Detection, People Counting, and Heat Map – from IP cameras with built-in Intelligent Business Analytics.



## Technical Specification

### System

Main Processor	Quad-core embedded processor
Operating System	Embedded LINUX

### Video

IP Video Input	32 Channel
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### Audio

Input	N/A
Output	N/A
Two-way Talk	1 Channel Input, 1 Channel Output, RCA

### Display

Interface	1 HDMI, 1 VGA
Resolution	HDMI: 3840×2160, 1920×1080, 1280×1024, 1280×720 VGA: 1920×1080, 1280×1024, 1280×720
Decoding Capacity	2ch@4K 30fps, 8ch@1080P 30fps
Display Split	1/4/8/9/16/25/36
OSD	Camera title, Time, Camera lock, Motion detection, Recording

### Recording

Video/Audio Compression	Smart H.265+/H.265/Smart H.264+/H.264
Image Resolution	8Mp/ 6Mp/ 5MP/ 4MP/ 3MP/ 1080P/ 1.3MP/ 720P etc.
Record Rate	200Mbps
Bit Rate	16Kbps ~ 20Mbps Per Channel
Record Mode	Manual, Schedule (Regular, Continuous), MD (Video detection: Motion Detection, Tampering, Video Loss), Stop
Record Interval	1 ~ 120 min (default: 60 min), Pre-record: 1 ~ 30 sec, Post-record: 10 ~ 300 sec

### Video Detection & Alarm

Trigger Events	Recording, PTZ, Tour, Video Push, Email, Snapshot, Buzzer and Screen Tips
Video Detection	Motion Detection, MD Zones: 396 (22 × 18), Video Loss and Tampering
Alarm Input	16 Channel
Relay Output	3 Channel + 1 12V Channel

### Playback & Backup

Sync Playback	128 Mbps in Raid 5 Mode; 64 Mbps in single HDD Mode
Search Mode	Time /Date, MD and Exact Search (accurate to second), Smart search
Playback Functions	Play, Pause, Stop, Rewind, Fast play, Slow Play, Next File, Previous File, Next Camera, Previous Camera, Full Screen, Backup Selection, Digital Zoom
Backup Mode	USB Device/Network

### Network

Ethernet	2 RJ-45 Ports
Network Functions	HTTP, HTTPS, TCP/IP, IPv4/IPv6, UPnP, RTSP, UDP, SMTP, NTP, DNS, IP Filter, PPPoE, DDNS, FTP, SNMP, IP Search
Max. User Access	128 users
Smart Phone	Android, iOS, iPhone
Interoperability	ONVIF 2.4, SDK, CGI

### Storage

Internal HDD	8 SATA III Ports, Up to 6 TB capacity for each HDD
HDD Mode	Single
External HDD	N/A

### Auxiliary Interface

USB	3 ports(2 USB2.0, 1 USB3.0)
RS232	1 Port, for PC Communication and Keyboard
RS485	1 Port, for PTZ Control

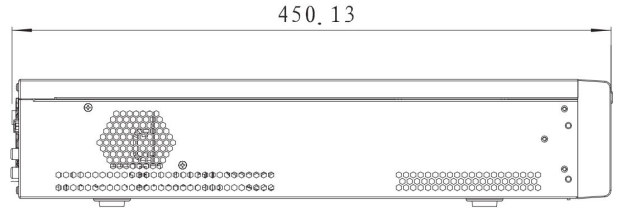
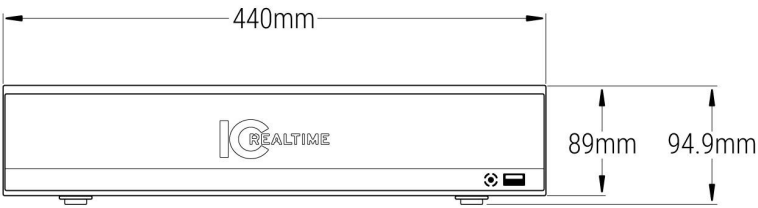
### General

Power Supply	AC100V ~ 240V, 50 ~ 60 Hz
Power Consumption	< 12W(without HDD)
Working Environment	-10°C ~ +55°C (+14°F ~ +131°F), 86 ~ 106kpa
Dimensions (W×D×H)	2U, 440mm×450.1mm×95mm (17.3" x 17.7" x3.7")
Weight	9.5kg(20.9 lb)(without HDD)

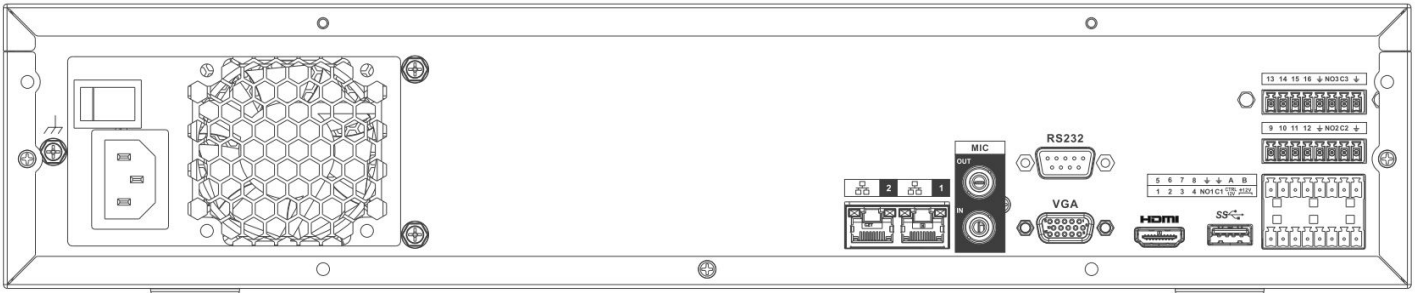
### Certifications

Certifications	CE: EN55032, EN55024, EN50130-4, EN60950-1 FCC: Part 15 Subpart B, ANSI C63.4-2014 UL: UL60950-1
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Dimensions (mm/in)



Panels





**Critical Integrated Systems, LLC**  
**FIRE • INTRUSION • ACCESS • VIDEO SURVEILLANCE • NURSECALL**  
 530 S. Ronald Reagan Blvd, Suite 132 • Longwood, FL 32750  
 Tel: 407-834-0051 • Toll Free: 888-350-5965 • EC13003162

<b>PROPOSAL SUBMITTED TO:</b>			
DATE: 07-02-19	ATTN: Amir Dhanji	JOB NAME: Best Western	
NAME: Days Inn and Suites OIA		STREET:	
STREET: 1853 McCoy Road		CITY:	STATE:
CITY: Orlando	STATE: Fl. 32809	PHONE: (561) 846-9200	EMAIL: Ardhanji@gmail.com

CIS proposes to perform the following: Install the CCTV camera system.

- 1- (1) 32 Chanel NVR 4K.
- 2- (23) Indoor/ Outdoor Bullet Cameras.
- 3- (2) POE Switches
- 4- (1) Surge Power Strip Outlet
- 5- (1) Surge suppression for outdoor cameras.
- 6- 2,500ft of Cat 6 wire.
- 7- Wire and miscellaneous hardware for the devices.
- 8- Labor to install, program and testing of newly installed equipment.
- 9- (1) Scheduled In Service (class) for instructions on utilizing equipment.

Notes:

- 1- Price is based on normal working hours Monday – Friday 7:30am – 4:30pm.
- 2- Priced based on all locations agreed upon before installation.
- 3- Customer to provide reliable network for remote access IP address, subnet, gateway.
- 4- Customer to provide computer for remote access.
- 5- Customer to provide access to chase ways for interior work.
- 6- Customer to provide raceway from building to building (telephone room). No to include unforeseen deficiencies in existing wire.
- 7- Price based on utilizing existing wire any faulty wiring or wire not compatible will require an additional pricing.
- 8- Price based on mounting cameras on existing walls or poles (no pedestals or mounts included).
- 9- If no access to camera locations through provided chase ways, hollow ceilings or telephone rooms, exterior conduit will be installed.
- 10- Not to include paint or patch work that maybe required after installation.
- 11- Not to include a Lift.
- 12- Not to include core drilling.
- 13- Not to include trenching.
- 14- Any additional equipment or service requested other than mentioned above or changes will be considered an addition to the dollar amount.

Payment as follows:  
 50% contract Execution  
 40% Installation Complete  
 10% Permit and Final Inspection with customer  
 Plus sales tax when applicable.

We hereby propose to furnish labor and materials-complete in accordance with the above specifications, FOB our company's warehouse unless otherwise specified.  
**Twenty Four Thousand Two Hundred Dollars**----- dollars ( **\$24,200.00** )with payment to be made as

follows: **Progress Billing**----- Terms: Net 15, 1 1/2%/MTH On Overdue Accounts.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs, will be executed only upon written orders, and will become an extra charge over and above the estimate.

All agreements contingent upon strikes, accidents or delays beyond our control.  
 We will provide a one year warranty covering materials & labor, excluding Acts of God, fire theft, vandalism, or tampering by unauthorized personnel.  
 This proposal subject to acceptance by officer of Critical Integrated Systems and within **30** days and is void thereafter at the option of the undersigned.

Company Representative **Manuel Perez** Date: 7/3/2019  
 Authorized Officer Signature Manuel Perez  
Ken Sample Date: \_\_\_\_\_

**ACCEPTANCE OF PROPOSAL**

The above prices , specifications and conditions are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.  
 The terms and conditions contained on the reverse side of this agreement are incorporated herein and by reference made a part hereof.

ACCEPTED: \_\_\_\_\_ Signature: \_\_\_\_\_  
 Date \_\_\_\_\_ Signature: \_\_\_\_\_

### Additional Conditions

#### Cost of Living

1. The cost of any charges and/or additions to the system as herein contracted or as originally installed, made at the request of or made necessary or required by Client's action, or which may be required by any government agency or insurance interest or inspection and rating bureaus are to be borne by Client. CLIENT ACKNOWLEDGES THAT CLIENT HAS CHOSEN THE SYSTEM AND THAT ADDITIONAL PROTECTION IS AVAILABLE AND MAY BE OBTAINED FROM COMPANY OVER AND ABOVE THAT PROVIDED HEREIN, AT AN ADDITIONAL COST TO CLIENT. All risk of loss or damage to the system shall be borne exclusively by Subscriber.
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4. Client acknowledges that this Agreement, and particularly those paragraphs relating to disclaimer of warranties, liquidated damages and third party indemnification, more to be the benefit of and are applicable to any subcontractors employed by Company to provide monitoring, maintenance, installation or service of the alarm system(s) provided herein, and that they bind Client to said subcontractors with the same force and effect as they bind Client to Company.
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# ICIP-B4001IR-I

4MP WDR IR Mini Bullet Network Camera



- 1/3" 4 Megapixel progressive scan CMOS
- H.265&H.264 triple-stream encoding
- 25/30fps@4M(2688 x 1520)
- Smart Detection Supported
- WDR(120dB), Day/Night(ICR), 3DNR,AWB,AGC,BLC
- 2.8mm fixed lens
- Max. IR LEDs Length 30m
- IP67, PoE

## System Overview

A little bullet camera, packing some big brain power – the ICIP-B4001-IR-I.

This small form factor bullet camera adopts a 4MP, 1/3" CMOS sensor enabling 4 Megapixel video at up to 30FPS. This sensor sits atop a 2.8mm fixed lens, and is paired with IR LEDs capable of supplying illumination up to 98'. The image sensor itself has a strong 120 dB dynamic range, making this bullet camera a 'True WDR' camera.

The real magic of this camera lies in it's AI (Advanced Intelligence) suite of features, which includes: Tripwire, Intrusion, Scene Change, and Face Detection.

With all of the above features packed into a small form factor, this bullet camera excels in a wide array of installation environments including: retail outlets, commercial business, public venues, and even municipalities can benefit from AI.

## Functions

### Wide Dynamic Range

Embedded with industry leading wide dynamic range (WDR) technology, vivid pictures are achieved even in the most intense contrast lighting conditions. For applications with both bright and low lighting conditions that change quickly, True WDR (120dB) optimizes both the bright and dark areas of a scene at the same time to provide usable video.

### Intelligent Video System (IVS)

With built-in intelligent video analytics, the camera has the ability to detect and analyze moving objects for improved video surveillance. The camera provides optional standard intelligence at the edge allowing detection of multiple object behaviors such as abandoned or missing objects. IVS also supports Tripwire analytics, allowing the camera to detect when a predetermined line has been crossed, ideal for business intelligence, and Facial Detection, for searching or identification of individuals.

### Environmental

With a temperature range of -30 °C to +60 °C (-22 °F to +140 °F), the camera is designed for extreme temperature environments. Subjected and certified to rigorous dust and water immersion tests, the IP67 rating makes it suitable for demanding outdoor applications.

### Protection

Supporting ±30% input voltage tolerance, this camera suits even the most unstable conditions for outdoor applications. Its 4KV lightning rating provides protection against the camera and its structure from the effects of lightning.

### Smart H.265+

Deliver high quality video without straining the network, Smart H.265+ is the optimized implementation of H.265. The Smart H.265+ encoding technology includes a scene adaptive encoding strategy, dynamic GOP, dynamic ROI, flexible multi-frame reference structure and intelligent noise reduction, providing saving of up to 70% of bandwidth and storage when compared with standard H.265.

### HEVC (H.265)

The H.265 (ITU-T VCEG) video compression standard offers double the data compression ratio at the same level of video quality, or substantially improved video quality at the same bit rate, as compared to older video compression technologies. H.265 offers such impressive compression by expanding the pattern comparison and difference coding, improving motion vector prediction and motion region merging, and incorporating an additional filtering step called sample-adaptive offset filtering.

## Technical Specification

### Camera

Image Sensor	1/3" 4 Megapixel progressive scan CMOS
Effective Pixels	2688(H)x1520(V)
RAM/ROM	512MB/32MB
Scanning System	Progressive
Electronic Shutter Speed	Auto/Manual, 1/3(4)~1/100000s
Minimum Illumination	0.08 Lux/F2.0( Color,1/3s,30IRE) 0.3 Lux/2.0( Color,1/30s,30IRE) 0 Lux/F2.0(IR on)
S/N Ratio	More than 50dB
IR Distance	Distance up to 30m (98ft)
IR On/Off Control	Auto / Manual
IR LEDs	18

### Lens

Lens Type	Fixed				
Mount Type	Board-in				
Focal Length	2.8mm				
Max. Aperture	F2.0				
Angle of View	H: 104°, V: 57°				
Optical Zoom	N/A				
Focus Control	Fixed				
Close Focus Distance	N/A				
DORI Distance	Lens	Detect	Observe	Recognize	Identify
	2.8 mm	207ft	82ft	43ft	20ft

### Pan/Tilt/Rotation

Pan/Tilt/Rotation Range	Pan:0°~360°; Tilt:0°~90°; Rotation:0°~360°
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### Intelligence

IVS	Tripwire, Intrusion, Object Abandoned/Missing
Advanced Intelligent Functions	Face Detection

### Video

Compression	H.265+/H.265/H.264+/H.264
Streaming Capability	3 Streams
Resolution	4M(2688x1520)/3M(2304x1296)/ 1080P(1920x1080)/1.3M(1280x960)/ 720P(1280x720)/D1(704x576/704x480)/ VGA(640x480)/CIF(352x288/352x240)
Frame Rate	Main Stream: 4M(1~25/30fps) Sub Stream: D1(1~25/30fps) Third Stream: 720P(1~25/30fps)
Bit Rate Control	CBR/VBR
Bit Rate	H.264: 24~10240Kbps H.265: 14~9984Kbps
Day/Night	Auto(ICR) / Color / B/W
BLC Mode	BLC / HLC / WDR(120dB)
White Balance	Auto / Natural / Street Lamp / Outdoor / Manual
Gain Control	Auto / Manual
Noise Reduction	3D DNR
Motion Detection	Off / On (4 Zone, Rectangle)
Region of Interest	Off / On (4 Zone)

Electronic Image Stabilization (EIS)	N/A
Smart IR	Support
Defog	N/A
Digital Zoom	16x
Flip	0° / 90° / 180° / 270°
Mirror	Off / On
Privacy Masking	Off / On (4 Area, Rectangle)

### Audio

Compression	N/A
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### Network

Ethernet	RJ-45 (10/100Base-T)
Protocol	HTTP; HTTPS; TCP; ARP; RTSP; RTP; UDP; SMTP; FTP; DHCP; DNS; DDNS; PPPOE; IPv4/v6; QoS; UPnP;NTP; Bonjour; 802.1x; Multicast; ICMP; IGMP; SNMP
Interoperability	ONVIF, PSIA, CGI
Streaming Method	Unicast / Multicast
Max. User Access	10 Users /20 Users
Edge Storage	NAS Local PC for instant recording
Web Viewer	IE, Chrome, Firefox, Safari
Management Software	SmartICRSS, DSS
Smart Phone	IOS, Android

### Certifications

Certifications	CE (EN 60950:2000); UL:UL60950-1 FCC: FCC Part 15 Subpart B
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### Interface

Video Interface	N/A
Audio Interface	N/A
RS485	N/A
Alarm	N/A

### Electrical

Power Supply	DC12V, PoE (802.3af)(Class 0)
Power Consumption	<6W

### Environmental

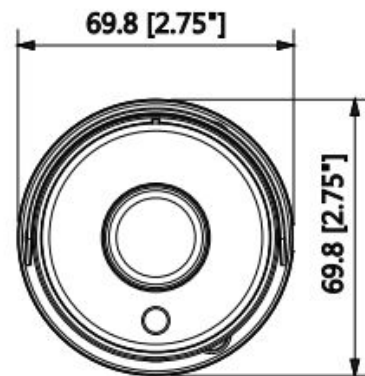
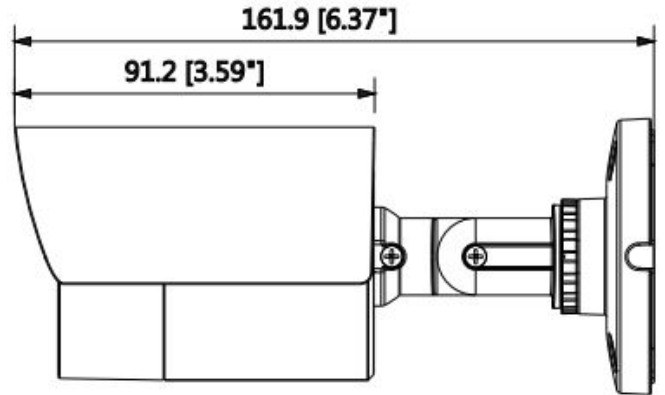
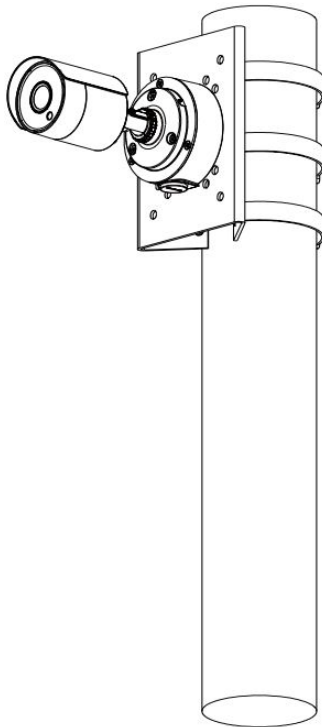
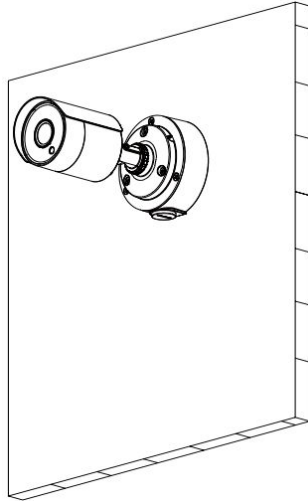
Operating Conditions	-30° C ~ +60° C (-22° F ~ +140° F) / Less than 95% RH
Storage Conditions	-30° C ~ +60° C (-22° F ~ +140° F) / Less than 95% RH
Ingress Protection	IP67
Vandal Resistance	N/A

### Construction

Casing	Metal
Dimensions	161.9mmx69.8mmx69.8mm (6.37"x2.75"x2.75")
Net Weight	0.38Kg (0.84lb)
Gross Weight	0.44Kg (0.97lb)

Accessories

Dimensions (mm/in)



# Variance Request – Application Supplement

<p><b>*Standards of Variance Justification</b></p>	<p>Section 42-64 of the Land Development Code (LDC) states that no application for a Zoning Variance shall be approved unless the Planning and Zoning Board finds that all of the following standards are met. Please answer each bold-text question in a separate typed or written document and submit it to the City as part of your variance request.</p>
<p>Special Conditions and/or Circumstances Section 42-64 (1) d</p>	<p>The applicant must prove that literal enforcement of the provisions of the zoning ordinances would result in unnecessary hardship and that said hardship is created by special conditions and circumstances peculiar to the land, structure or building involved, including but not limited to dimensions, topography or soil conditions. <b>WHAT ARE THE SPECIAL CONDITIONS AND CIRCUMSTANCES UNIQUE TO YOUR PROPERTY? WHAT WOULD BE THE UNNECESSARY HARDSHIP?</b></p>
<p>Not Self-Created Section 42-64 (1) e</p>	<p>The applicant must prove that the special conditions and circumstances do not result from the actions of the applicant. A personal (self-created) hardship shall not justify a variance; i.e. when the applicant by their own conduct creates the hardship alleged to exist, they are not entitled to relief. <b>HOW WERE THE SPECIAL CONDITIONS NOTED ABOVE CREATED?</b></p>
<p>Minimum Possible Variance Section 42-64 (1) f</p>	<p>The applicant must prove that the zoning variance is the minimum variance that will make possible the reasonable use of the land, building or structure. <b>CAN YOU ACCOMPLISH YOUR OBJECTIVE IN ANOTHER WAY? LIST ALTERNATIVES YOU HAVE CONSIDERED AND EVIDENCE AS TO WHY THEY ARE NOT FEASIBLE.</b></p>
<p>Purpose and Intent Section 42-64 (1) g</p>	<p>The applicant must prove that approval of the zoning variance will be in harmony with the general purpose and intent of the Code and such zoning variance will not be injurious to the neighborhood, not detrimental to public welfare, and not contrary to the public interest. <b>WHAT EFFECTS WILL APPROVAL OF THE VARIANCE HAVE ON ADJACENT PROPERTIES OR THE SURROUNDING NEIGHBORHOOD? (FOR EXAMPLE: ADEQUATE LIGHT, AIR, ACCESS, USE OF ADJACENT PROPERTY, DENSITY, COMPATIBILITY WITH SURROUNDING LAND USES, TRAFFIC CONTROL, PEDESTRIAN SAFETY, ETC)</b></p>

\*For a variance application from Sec. 50-102 (b) fences and walls, please also identify how you comply with the variance criteria identified in Sec. 50-102 (b) (16). Please note for a fence variance, you do not have to comply with Sec. 42-64 (1) d and (1) f.



**City of Belle Isle**

1600 Nela Avenue, Belle Isle, Florida 32809 \* Tel 407-851-7730 \* Fax 407-240-2222

**APPLICATION FOR VARIANCE / SPECIAL EXCEPTION**

DATE: \_\_\_\_\_ P&Z CASE #: \_\_\_\_\_

VARIANCE  SPECIAL EXCEPTION  OTHER DATE OF HEARING: \_\_\_\_\_

APPLICANT: \_\_\_\_\_ OWNER: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

PHONE: \_\_\_\_\_

PARCEL TAX ID #: \_\_\_\_\_

LAND USE CLASSIFICATION: \_\_\_\_\_ ZONING DISTRICT: \_\_\_\_\_

DETAILED VARIANCE REQUEST: \_\_\_\_\_

SECTION OF CODE VARIANCE REQUESTED ON: \_\_\_\_\_

The applicant hereby states that the property for which this hearing is requested has not been the subject of a hearing before the Planning and Zoning Board of the kind and type requested in the application within a period of nine (9) months prior to the filing of the application. Further that the requested use does not violate any deed restriction of the property.

By submitting the application, I authorize City of Belle Isle employees and members of the P&Z Board to enter my property, during reasonable hours, to inspect the area of my property to which the application applies.

Applicant shall provide a minimum of ten (10) sets of three (3) photographs in support of this application as follows: at least one (1) photograph of the front of the property and at least two photographs (from different angles) of the specific area of the property to which the application applies.

APPLICANT'S SIGNATURE \_\_\_\_\_

OWNER'S SIGNATURE \_\_\_\_\_

**FOR OFFICE USE ONLY:**

**FEE: \$150.00**

\_\_\_\_\_  
Date Paid

\_\_\_\_\_  
Check/Cash

\_\_\_\_\_  
Rec'd By

Determination \_\_\_\_\_

Appealed to City Council:  Yes  No

Council Action: \_\_\_\_\_

## City of Belle Isle

1600 Nela Avenue, Belle Isle, Florida 32809 \* Tel 407-851-7730 \* Fax 407-240-2222

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### ABOUT YOUR PUBLIC HEARING

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The following information is provided to assist applicants in applying for a variance, special exception or use determination.

The City of Belle Isle's Planning and Zoning Board, which is comprised of seven (7) non-paid volunteer residents, meets on the fourth Tuesday of the month to hear various planning and zoning issues, including variances, special exceptions and use determinations. In recommending approval or denial of a request, the Board looks at each application individually to determine if the request meets the following criteria:

1. A written application for variance must be submitted to City Hall no later than 4:00 p.m. on the first Thursday of the month. The application must include:
  - a. the \$150.00 filing fee,
  - b. a completed application form,
  - c. proof of ownership of the property, or, a notarized statement from the owner with the representative's information,
  - d. 10 copies of a plot plan or survey showing all improvements to the property, 10 copies of a scale drawing of the planned construction, illustrated on the survey, and
  - e. for boat dock variances, the survey must clearly illustrate the 86.9 contour line of Lake Conway.
2. The literal enforcement of the provisions of the zoning ordinance would result in unnecessary hardship and that said hardship is created by special conditions and circumstances peculiar to the land, structure or building involved including, but not limited to, dimensions, topography or soil conditions.
3. Personal hardship is not being considered as grounds for a variance, since the variance will continue to affect the character of the neighborhood after the title to the property has passed, and that the special conditions and circumstances were not created in order to circumvent the zoning ordinance for the purpose of obtaining a variance.
4. The variance is the minimum variance that will make possible reasonable use of the land, building or structure.
5. The granting of the variance will be in harmony with the general purpose and intent of the zoning ordinances, will not be detrimental to the public welfare and will not be contrary to the public interest.

**Applications submitted must meet all of the above criteria before the Board can grant a variance.** The burden of proof is on the applicant to show compliance with the criteria.

A special exception addresses compatibility of uses, differing slightly from a variance. The approval of a special exception is dependent upon how the request affects the surrounding area. All uses allowed as special exceptions are listed within the individual zoning districts. Before the Board can approve a special exception, the request must meet all of the following criteria:

1. A written application for special exception must be submitted to City Hall no later than 4:00 p.m. on the first Thursday of the month. (See Above)
2. The Board shall make a finding that it is empowered under the section of the zoning ordinance described in the application to grant the special exception, and that granting of the special exception will not adversely affect the public interest.
3. It is determined that the public health, safety, comfort, order, convenience, prosperity, morals or general welfare is promoted, protected or improved.

#### **General Information**

1. Certain conditions may be prescribed on the special exception or variance approved by the Board.
2. The applicant must be present at all hearings.
3. Decisions rendered by the Board do not become final until fifteen (15) days after the hearing. The fifteen-day waiting period gives all aggrieved parties an opportunity to appeal the decision. Any person filing an appeal will submit, within fifteen (15) days of the decision, a notice stating where he or she feels the Planning and Zoning Board erred in their decision. An appeal hearing will then be held by Belle Isle's City Council.
4. Variances and special exceptions granted by the Board will become void if a permit necessary for utilization of the variance or special exception is not issued within six (6) months of the date approved by the Planning and Zoning Board

**PARKING DEMAND STUDY****DAYS INN @ 1853 McCOY ROAD  
CITY OF BELLE ISLE, FLORIDA**

Prepared for:

Go Construction Services  
P.O. Box 621874  
Orlando FL 32862

Prepared by:

Traffic Planning and Design, Inc.  
535 Versailles Drive  
Maitland, Florida 32751  
407-628-9955

July 2019 (Revised)

TPD № 5165

**PROFESSIONAL ENGINEERING CERTIFICATION**

I hereby certify that I am a Professional Engineer properly registered in the State of Florida practicing with Traffic Planning & Design, Inc., a corporation authorized to operate as an engineering business, EB-3702, by the State of Florida Department of Professional Regulation, Board of Professional Engineers, and that I have prepared or approved the evaluations, findings, opinions, conclusions, or technical advice attached hereto for:

**PROJECT:** Days Inn @ 1853 McCoy Road

**LOCATION:** City of Belle Isle, Florida

**CLIENT:** Go Construction Services

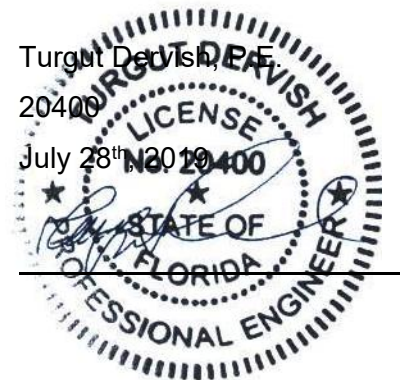
I hereby acknowledge that the procedures and references used to develop the results contained in these computations are standard to the professional practice of Transportation Engineering as applied through professional judgment and experience.

**NAME:** Turgut Derwish

**P.E. No.:** 20400

**DATE:** July 28<sup>th</sup>, 2019

**SIGNATURE:**



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## INTRODUCTION

This study was undertaken in order to assess the parking requirements for the requested 57 room addition to the existing 168 room Days Inn Hotel located at 1853 McCoy Road in the City of Belle Isle, Florida. The proposed project, with a total of 225 rooms, will be geared specifically towards Orlando theme attractions tourist and the Orlando International Airport market. The primary aim of the study is to determine a context appropriate parking ratio and supply for the proposed project to support a parking ratio variance request.

The existing Days Inn facility was bought as a distressed asset several years ago by current property owner. Over the past several years, the property owner invested a significant amount of time and effort in 'cleaning up', removing undesirable tenants, upgrading the interior and exterior, improving hotel service quality and increasing the overall occupancy of the hotel with considerable success. During this period, the owner noticed that roughly 50 to 60 percent of guests utilize shuttle buses, taxis, Uber and Lyft as means to travel to and from the hotel location. Consequently, much of the exiting parking spaces went unused.

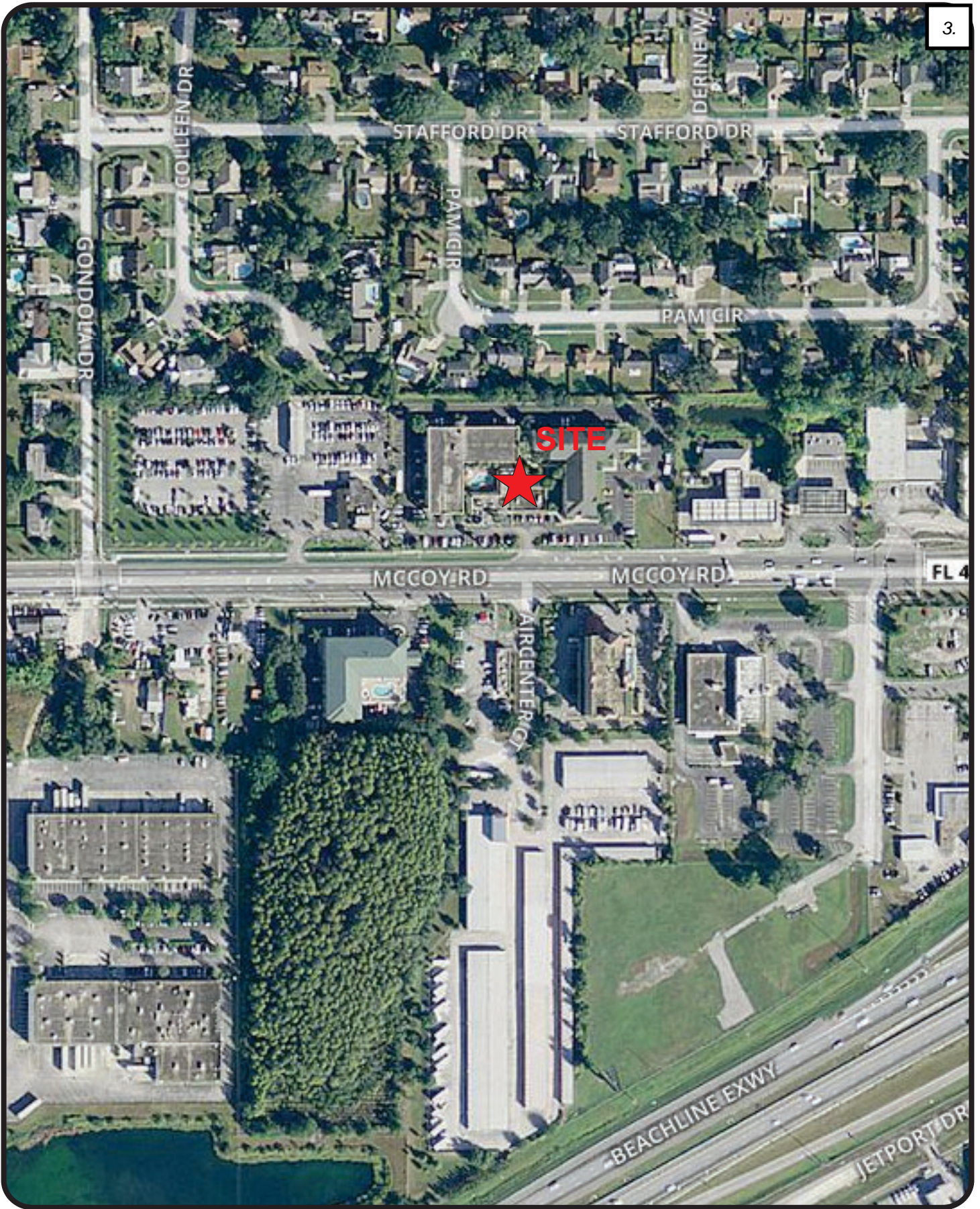
This study consisted of an evaluation of (a) the City of Belle Isle parking requirements; (b) an alternative parking calculation performed using guidance provided in the Institute of Transportation (ITE) *Parking Generation 4<sup>th</sup> Edition*; and, (c) past parking surveys at similar existing hotel sites to determine the existing parking usage during peak parking activity. Based on this evaluation, the projected parking usage was subsequently used to evaluate the adequacy of the proposed parking provisions at the subject hotel. **Figure 1** depicts the site location and **Figure 2** provides the proposed parking configuration.

### Data and Methodology

Data used in the analysis consisted of site plan/development information provided by the Project Engineers, parking counts obtained by TPD, Inc. and parking guidance published by the Institute of Transportation Engineers (ITE) and as documented in the City of Belle Isle Land Development Code/Code of Ordinances. Excerpts from these documents are referenced in the study as appropriate and provided in the Appendix section.





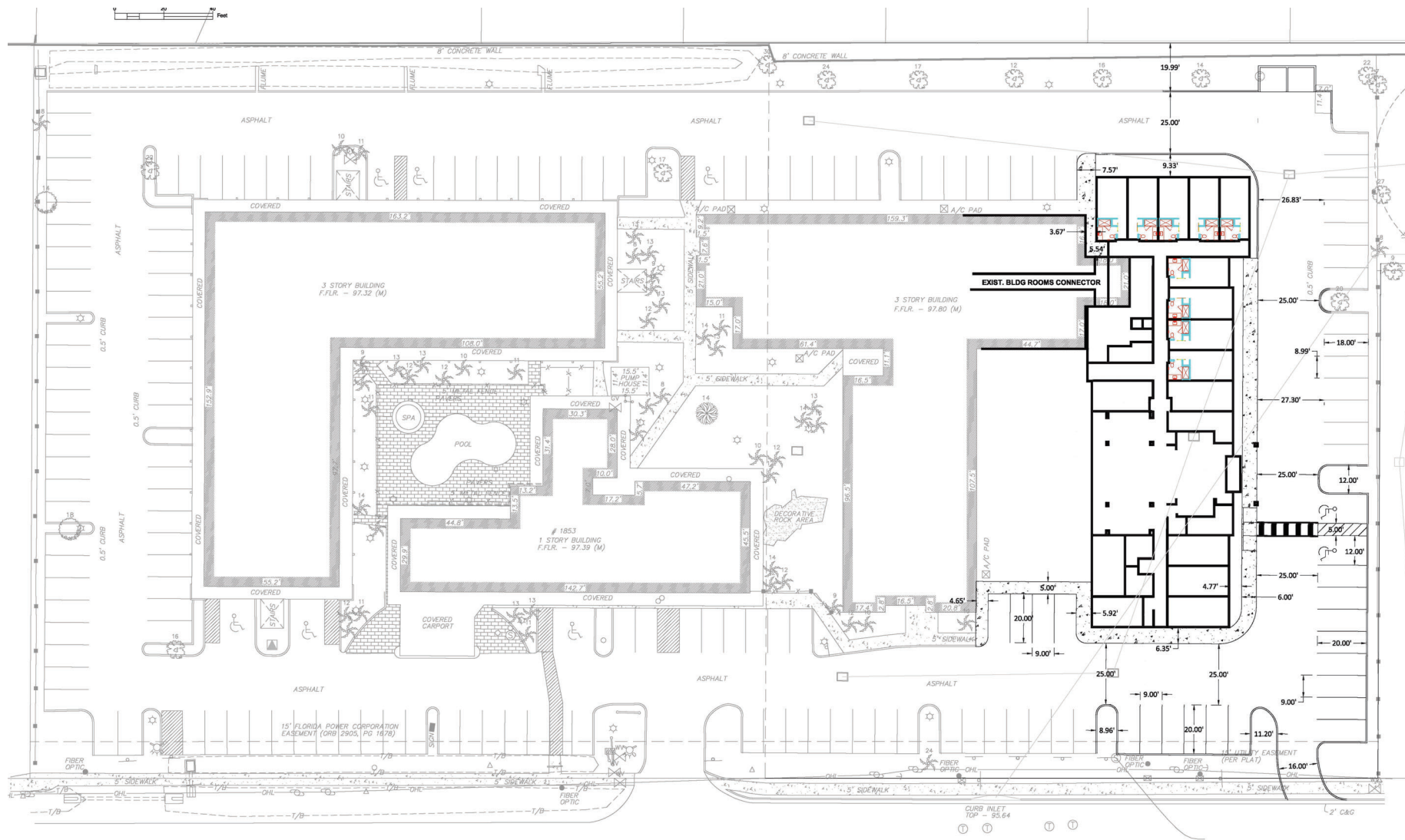


Days Inn @ 1853 McCoy Road  
 Project № 5165  
 Figure 1

**Project Location Map**







\*Not to scale



Days Inn @ 1853 McCoy Road  
 Project № 5165  
 Figure 2

**MULTIMODAL TRANSPORTATION OPTIONS**

A major premise of this variance request is the multimodal transportation options available to hotel guests which reduce the parking demand of the hotel. Specifically, with the mainstream prevalence of ride share services, such as Uber and Lyft, and the airport shuttle bus service that run 21 hours a day between the hotel and the airport, it is not necessary for hotel guests to obtain a rental car as their primary means of transportation. The airport shuttle bus service, is a free service available to guests at various hotels in the immediate area, paid for by the hotel owners. Guests are able to use the shuttle service to get to and from the hotel and then use Uber and Lyft to move around Orlando without the need to park a car in the hotel parking lot. The City's parking standards were developed prior to the advent of ride share services, such as Uber and Lyft, and likely were not developed for hotels which also operate a shuttle service.

**CITY OF BELLE ISLE PARKING REQUIREMENTS**

Based upon the City of Belle Isle Land Development Code (see **Appendix A** for excerpt), the parking requirements for the subject hotel use is provided in **Table 1**.

**Table 1  
City of Belle Isle Parking Requirement Calculation**

Number of Unites	County Parking Ratio	Spaces Required
225 Rooms	1 space per1 room = 1.00	225
5,879 sq. ft. office/lobby	1 space per 100 sq. ft. = 0.10	59
Total		284

As indicated, the proposed hotel is required by the City of Belle Isle to provide 284 parking spaces. It should be noted that while the hotel has a lobby area, this area is for hotel room guests and does not have an additional parking demand. More specifically, guests come to the hotel for the hotel rooms not the hotel lobby and, consequently, the parking requirement for the hotel rooms incorporates that of the lobby area. Therefore, additional parking for lobby use is not typically calculated.

In addition, shuttle service is currently provided at the hotel to take guest to and from the Airport.



Based on this experience, guests tend to use the shuttle to go to and from the airport and then use ride-share service (such as Uber and Lyft) to move around Orlando. Currently, this has reduced the existing Days Inn parking demand.

**ADJACENT JURISDICTION PARKING REQUIREMENTS**

A review was conducted of the City of Orlando and Orange County Land Development Codes (See **Appendix B** - Section 61.322 and Section 38-1476, respectively.) in an effort to compare parking requirements/standards in the area. The comparative parking requirements for the subject hotel use is provided in **Table 2**.

**Table 2  
Adjacent Jurisdiction Parking Requirements**

Number of Unites	County Parking Ratio	Spaces Required for Proposed Project
City of Orlando	0.5 spaces per 1 room = 0.5	113 spaces
Orange County	1 space per 1.5 room = 0.67	150 spaces

As indicated, the proposed hotel project would require 112 and 150 parking spaces per the City of Orlando and Orange County Land Development Codes, respectively.

**ALTERNATIVE PARKING CALCULATION**

An alternative parking calculation was performed utilizing trip generation rates compiled by the Institute of Transportation (ITE) in its 4<sup>th</sup> Edition *Parking Generation* (see **Appendix C** for excerpts). ITE provides trip generation data for different types of lodging facilities. The lodging types appropriate for this calculation are ITE Land Use Code 310: Hotel and Code 320: Motel.

Utilizing average peak period parking demand during weekdays, the parking demand calculations as per ITE rates was calculated for each type of lodging facility as follows:

- Hotel - 0.89 spaces/occupied room = 225 x 0.89 = 201 spaces
- Motel - 0.71 spaces/occupied room = 225 x 0.71 = 160 spaces
- Average Rate parking demand = (0.89+0.71) ÷ 2 = 225 x 0.80 = 180 spaces



**PARKING SURVEYS (ORLANDO AREA)**

The survey was performed on two days (Friday and Saturday) on January 5<sup>th</sup> and 6<sup>th</sup>, 2018 during peak winter tourist season in Orlando. It was conducted from 10:00 P.M. to 12:00 P.M. on each survey day. Based upon discussions with the hotel front desk staff, past similar project experience and field observations, this time period was determined to represent the peak parking activity/demand at each hotel. Three similar hotels were utilized as data was available from a past project and due to their similarity to the proposed hotel project. The hotels evaluated were:

- SpringHill Suites at SeaWorld - 10801 International Dr, Orlando, FL 32821
- Fairfield Inn & Suites at SeaWorld - 10815 International Dr, Orlando, FL 32821
- Courtyard South/John Young Parkway - 4120 W Taft Vineland Rd, Orlando, FL 32837

**Figure 3** and **Figure 4** provide aerial images of these hotels and their parking areas.

The survey consisted of a count every 15 minutes of the vehicles parked in the parking lot (parking accumulation) of the similar hotel sites as summarized in **Table 3**. The survey parking demand =  $225 \times 0.73 = \underline{165 \text{ spaces}}$ .

**Table 3**  
**Parking Supply Summary (Orlando Area)**

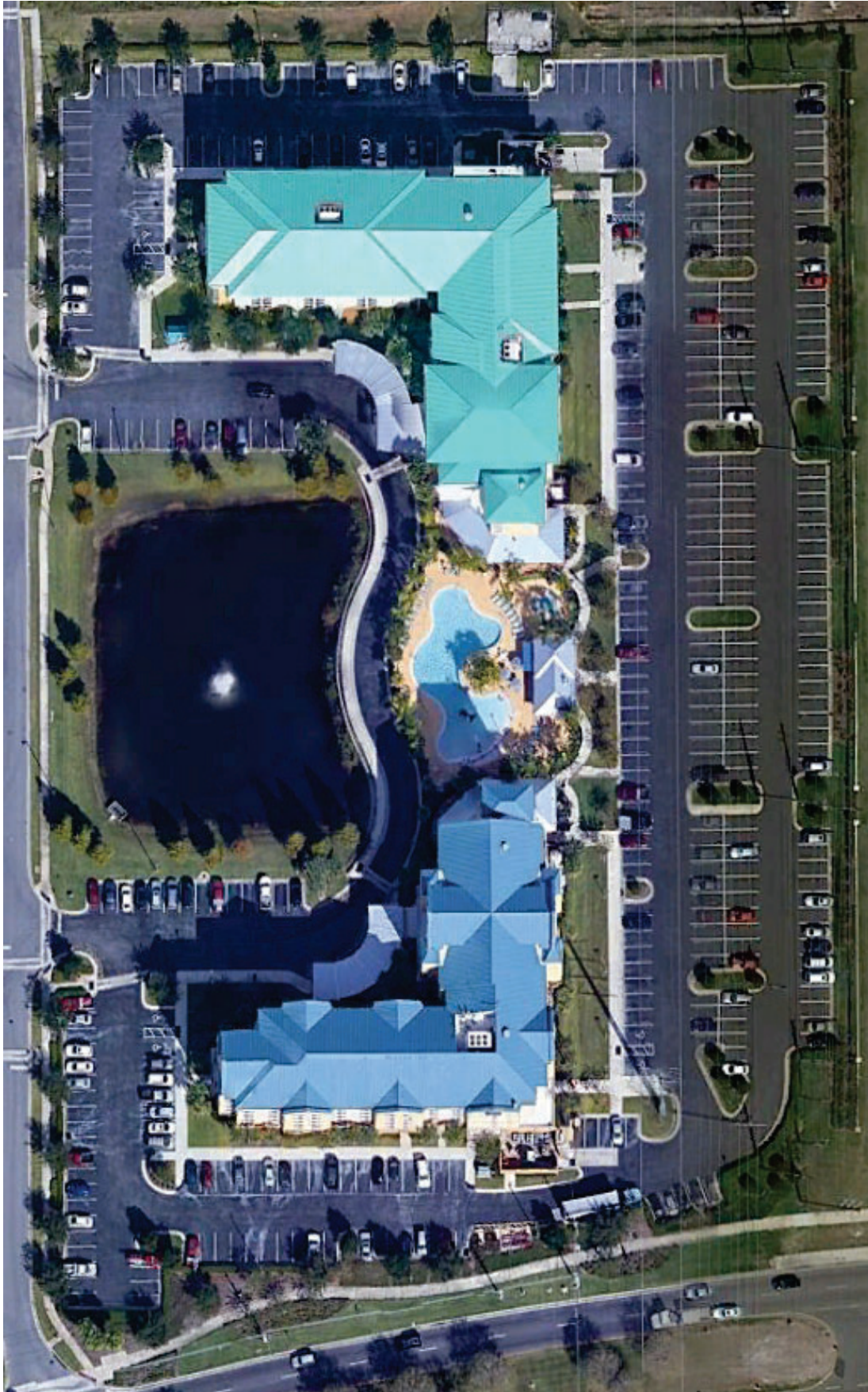
No.	Hotel Name	Total Number of Rooms	Number of Rooms Occupied	Total Number of Parking Spaces	Peak Parking Accumulation	Peak Parking Ratio <sup>2</sup>
1	SpringHill Suites by Marriott Orlando at SeaWorld <sup>1</sup>	200	166	377	213	0.71
2	Fairfield Inn & Suites by Marriott Orlando at SeaWorld <sup>1</sup>	200	133			
3	Courtyard by Marriott Orlando South/John Young Parkway	128	88	139	66	0.75
<b>Average</b>						<b>0.73</b>

Notes:

1. Hotel share parking
2. Peak Parking Ratio = Peak Parking Accumulation/Number of Rooms Occupied



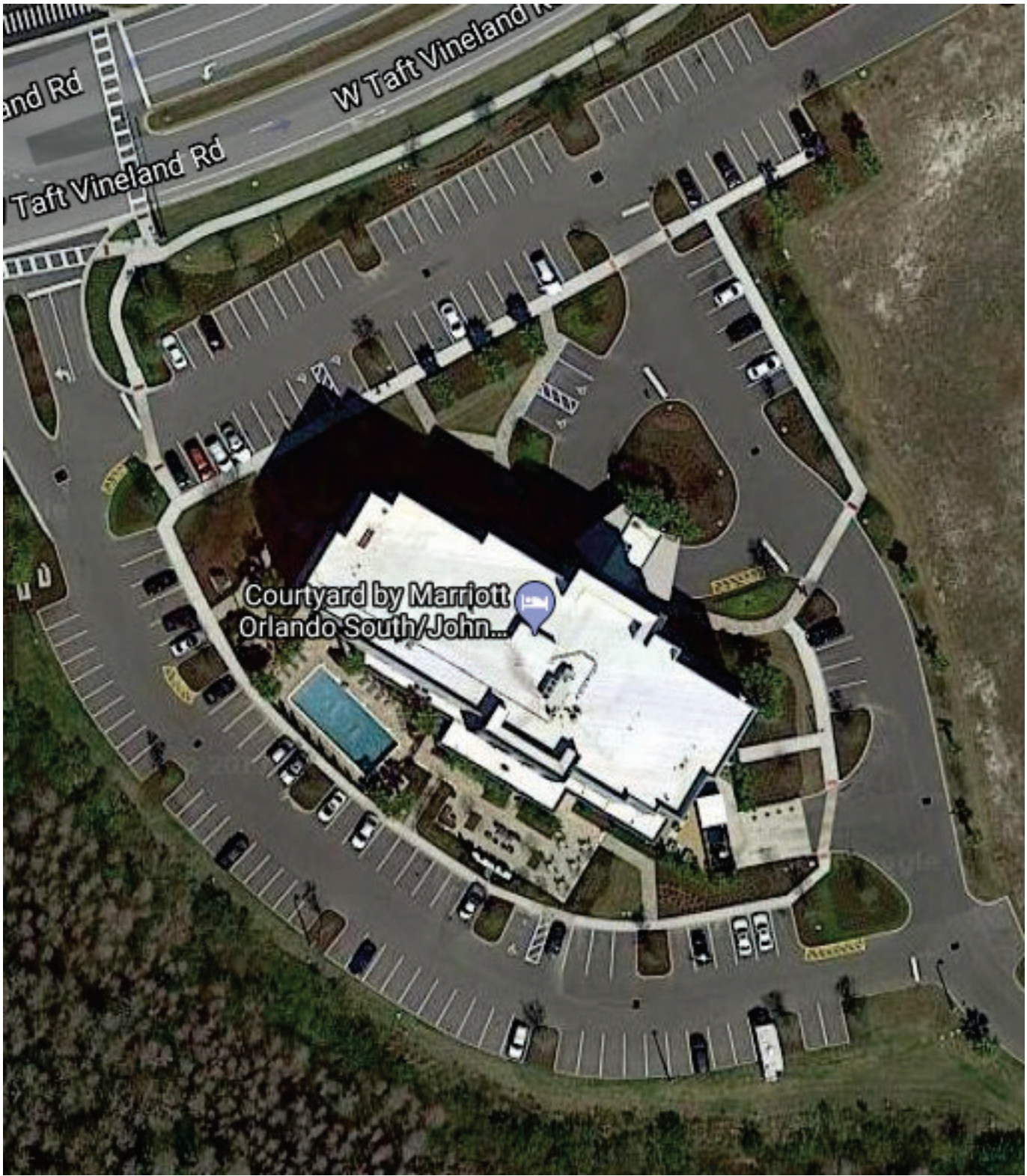




Days Inn @ 1853 McCoy Road  
Project № 5165  
Figure 3

### Parking Aerial - SpringHill Suites & Fairfield Inn





Days Inn @ 1853 McCoy Road  
Project № 5165  
Figure 4

### Parking Aerial - Courtyard Marriott

**PARKING SURVEYS (CITY OF BELLE ISLE AREA)**

The survey was performed on two days (Friday and Saturday) on February 1<sup>st</sup> and 2<sup>nd</sup>, 2019 in the City of Belle Isle Area. The surveys were conducted from 10:00 P.M. to 12:00 P.M. on each survey day. Based upon discussions with the hotel front desk staff, past similar project experience and field observations, this time period was determined to represent the peak parking activity/demand at such hotels. The hotels evaluated were:

- Best Western – 8101 Aircenter Court, Orlando, FL 32809
- Comfort Suites – 1936 McCoy Road, Orlando, FL 32809
- Days Inn - 1853 McCoy Road, Orlando, FL 32809

Figure 5, Figure 6 and Figure 7 provide aerial images of these hotels and their parking areas.

The survey consisted of a count every 15 minutes of the vehicles parked in the parking lot (parking accumulation) of the similar hotel sites as summarized in Table 4. Note, the number of rooms occupied was determined by asking the front desk personnel.

**Table 4  
Parking Supply Summary (Belle Isle)**

No.	Hotel Name	Total Number of Rooms	Number of Rooms Occupied	Total Number of Parking Spaces	Peak Parking Accumulation	Peak Parking Ratio <sup>2</sup>
1	Best Western Airport Inn & Suites	100	96	71	43	0.45
2	Comfort Suites Orlando Airport	96	89	147	79	0.89
3	Days Inn and Suites Orlando Airport	168	160	164	95	0.59
<b>Average</b>						<b>0.64</b>

Notes:

1. Peak Parking Ratio = Peak Parking Accumulation/Number of Rooms Occupied



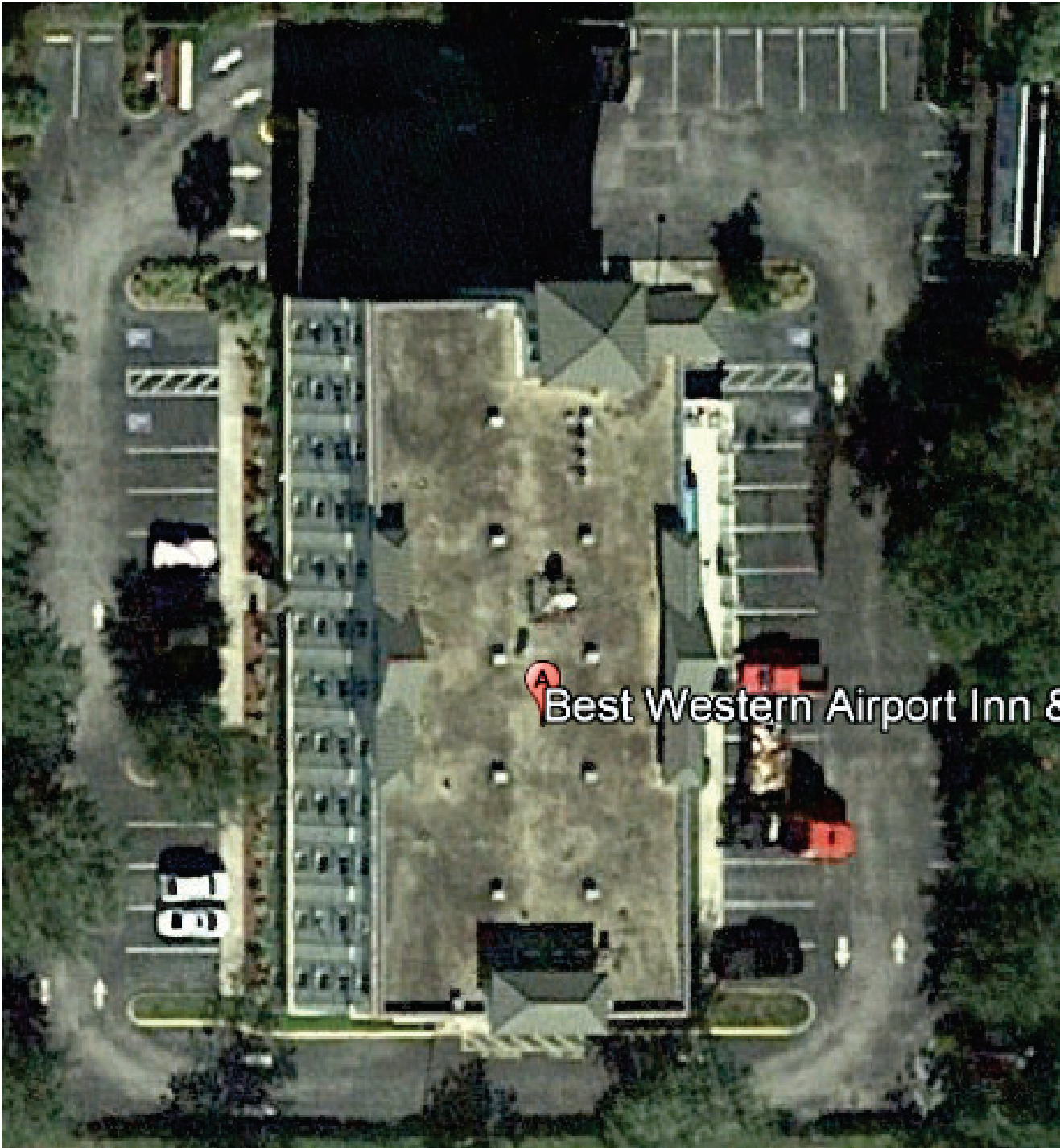


As shown, the parking survey average peak parking ratio was 0.64 and a reasonable ratio as compared to both guidance documented by Orange County, City of Orlando, ITE and past studies, as previously discussed.

Consequently, the parking survey derived parking demand is as follows:

- Parking survey derived parking demand =  $225 \times 0.64 = \underline{144 \text{ spaces}}$











Days Inn @ 1853 McCoy Road  
Project № 5165  
**Figure 7**



**PARKING SURVEY (DAYS INN HOTEL)**

A parking was conducted every night between March 30<sup>th</sup>, 2019 to May 2<sup>nd</sup>, 2019. The result of this three-week effort is tabulated in **Table 5**. As indicted the average paring ratio is 54%.

**Table 5  
Parking Supply Summary (Days Inn)**

Date	Hotel Occupancy (No. of rooms)	No. of Parking Spaces Occupied	Parking Ratio
30-Mar-19	147	76	52%
31-Mar-19	107	71	66%
1-Apr-19	105	65	62%
2-Apr-19	98	54	55%
3-Apr-19	101	66	65%
4-Apr-19	116	57	49%
5-Apr-19	151	75	50%
6-Apr-19	146	71	49%
7-Apr-19	122	59	48%
8-Apr-19	125	58	46%
9-Apr-19	113	55	49%
10-Apr-19	138	68	49%
11-Apr-19	135	56	41%
12-Apr-19	147	99	67%
13-Apr-19	145	72	50%
14-Apr-19	80	54	68%
15-Apr-19	90	57	63%
16-Apr-19	113	52	46%
17-Apr-19	107	58	54%
18-Apr-19	107	74	69%
19-Apr-19	147	75	51%
20-Apr-19	124	71	57%
21-Apr-19	101	68	67%
22-Apr-19	100	65	65%
23-Apr-19	97	65	67%
24-Apr-19	105	61	58%
25-Apr-19	115	25	22%
26-Apr-19	144	68	47%
27-Apr-19	152	87	57%
28-Apr-19	91	48	53%
29-Apr-19	87	44	51%
30-Apr-19	84	45	54%
1-May-19	107	33	31%
2-May-19	116	72	62%
<b>Average</b>			<b>54%</b>



### STUDY CONCLUSIONS

This study was undertaken in order to assess the parking requirements for the requested 57 room addition to the existing 168 room Days Inn Hotel located at 1853 McCoy Road in the City of Belle Isle, Florida. The proposed project, with a total of 225 rooms, will be geared specifically towards Orlando theme attractions tourist and the Orlando International Airport market. The primary aim of the study is to determine a context appropriate parking ratio and supply for the proposed addition project to support a parking ratio variance request. A major premise of this variance request is the multimodal transportation options available to hotel guests which reduce the parking demand of the hotel. Specifically, the mainstream prevalence of rideshare services, such as Uber and Lyft, and the airport shuttle bus service.

This study consisted of an evaluation of (a) the City of Belle Isle parking requirements; (b) an alternative parking calculation preformed using guidance provided in the Institute of Transportation (ITE) *Parking Generation 4<sup>th</sup> Edition*; and, (c) past parking surveys at similar existing hotel sites to determine the existing parking usage during peak parking activity. Based on this evaluation, the projected parking usage was subsequently used to evaluate the adequacy of the proposed parking provisions at the subject hotel.

The following is a summary of the results of the alternative parking demand calculations as described herein:

- City of Belle Isle Requirements.....1.00 spaces/occupied room, etc. (284 spaces)  
1.00 spaces/ 100 sq. ft. lobby/office

#### Alternative Parking Ratio:

- City of Orlando Requirements ..... 0.50 spaces/occupied room (113 spaces)
- Orange County Requirements ..... 0.67 spaces/occupied room (150 spaces)
- ITE Parking Rates ..... 0.80 spaces/occupied room (180 spaces)
- Parking Survey (Orlando) ..... 0.73 spaces/occupied room (165 spaces)
- Parking Survey (Belle Isle) ..... 0.64 spaces/occupied room (144 spaces)
- Parking Survey (Days Inn) ..... 0.54 spaces/occupied room (122 spaces)
- Alternative Parking Ratio ..... 0.65 spaces/occupied room (147 spaces)**

The proposed development will provide 161 parking spaces (153 regular, 8 handicap) with a minimum parking ratio of 0.72 parking spaces/occupied room (at full occupancy). It anticipated



that this parking ratio is sufficient to accommodate the parking demand at the subject hotel given that the parking survey, conducted at three hotels in the City of Bell Isle area, indicated a parking demand ratio of 0.64 spaces/per occupied room and the three week parking survey at the subject Days Inn indicated a parking demand ratio of 0.54 spaces/per occupied room. In addition, the average parking ratio of the six (6) methods utilized to establish an alternative parking was 0.65 spaces/per occupied room.





**APPENDIX A**

City of Belle Isle Parking Requirements Excerpts

General business establishments: Hardware, furniture, appliances, jewelry, apparel stores, etc.	per 300 gross floor area minimum of 3 spaces
Hospitals, sanitariums, rest and convalescent homes, etc.	2 spaces for each bedroom plus 2 spaces per 5 employees
Hotels, motels, tourist courts	per 1 guestroom plus 1 space per each 100 square feet of office/lobby
Industrial use, manufacturing and warehousing	per 1,000 square feet plus 1 space per bay
Kennels and veterinary clinics	per 300 square feet of office animal shelter and run area
Medical, dental, optical clinics and offices	per 200 square feet of building area
Miniwarehouses	per 50 units to be located at office/entrance area
Mortuaries	per 4 people of chapel capacity
Office building, including business, commercial and government	per 200 square feet of floor area
Personal services establishments: Beauty salons, barbershops, banks, financing institutions	per 100 square feet for 1st floor plus per 200 square feet above 1st floor, excluding storage
Post office	4 spaces per service window plus per government vehicle plus per 4 employees

**APPENDIX B**

Adjacent Jurisdiction Parking Requirements Excerpts

<i>Clubs, lodges, fraternities</i>	1 space for each bedroom, plus 1 space for each 5 members <span style="border: 1px solid black; padding: 2px;">3.</span>
<i>Day care centers and kindergartens</i>	1 space for each 10 children, plus with a pickup and drop-off area one space for each 10 children or without a pick-up or drop-off area one space for each 5 children.
<i>General business establishments, such as hardware, furniture, appliance, jewelry, apparel stores, and all other general retail establishments of fifteen thousand (15,000) square feet gross floor area or less</i>	1 spaces for each 300 square feet of gross floor area; provided, however, that no use shall have less than 3 spaces.
<i>Hospitals, sanitariums, foster group homes, and similar institutions</i>	2 spaces for each bedroom and office building criteria.
<i>Hotels, motels, tourist courts</i>	1 space for each 1½ rooms, plus 1 space for each 100 square feet of office, plus restaurant and retail sales criteria must be met when applicable
<i>Industrial uses, manufacturing and warehousing</i>	1 space for each bay, plus 1 space for each 1,000 square feet
<i>Kennels and veterinary clinics</i>	1 space for each 300 square feet of office, animal shelter and run area
<i>Mechanical garages</i>	1 space for every employee, plus 1 space per bay or 1 space for each one thousand (1,000) square feet if no bays
<i>Medical dental, optical clinics and offices</i>	1 space for each employee, plus 2 spaces for each examination room

Hotels & motels - total all of the following:

Guest Rooms	0.5:lodging unit	1:lodging unit
Restaurant, cocktail lounge	5:1000 sf GFA	10:1000 sf GFA
Banquet/meeting rooms	0.25:seat	0.5:seat
Other uses: ½ the number of spaces ordinarily required by the land use category		
Laboratories, medical & dental	2.5:1000 sf GFA	4:1000 sf GFA
Libraries	2.5:1000 sf GFA	4:1000 sf GFA
Manufacturing & processing	1.5:1000 sf GFA	3.5:1000 sf GFA
Museums & art galleries	2.5:1000 sf GFA	4:1000 sf GFA
Offices - general, government, postal	2.5:1000 sf GFA	4:1000 sf GFA
Offices/Clinics - medical, dental	2.8:1000 sf GFA	5.3:1000 sf GFA
Offices - telemarketing, call center	2.5:1000 sf GFA	6:1000 sf GFA
Open air markets	2.5:1000 sf BSA	4:1000 sf BSA

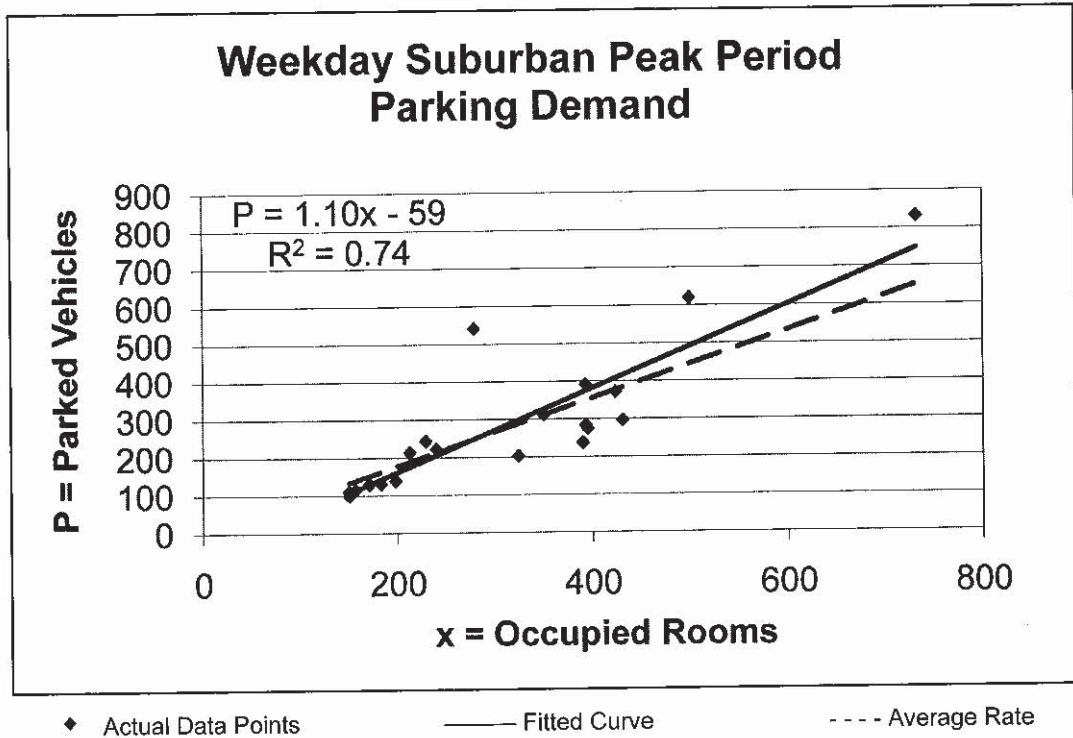
**APPENDIX C**

ITE Park Generation 4<sup>th</sup> Edition Excerpts

# Land Use: 310 Hotel

**Average Peak Period Parking Demand vs. Occupied Rooms  
On a Weekday  
Location: Suburban**

Statistic	Peak Period Demand
Peak Period	12:00–1:00 p.m.; 7:00–10:00 p.m.; 11:00 p.m.–5:00 a.m.
Number of Study Sites	20
Average Size of Study Sites	315 occupied rooms
Average Peak Period Parking Demand	0.89 vehicles per occupied room
Standard Deviation	0.31
Coefficient of Variation	35%
95% Confidence Interval	0.75–1.02 vehicles per occupied room
Range	0.61–1.94 vehicles per occupied room
85th Percentile	1.08 vehicles per occupied room
33rd Percentile	0.72 vehicles per occupied room



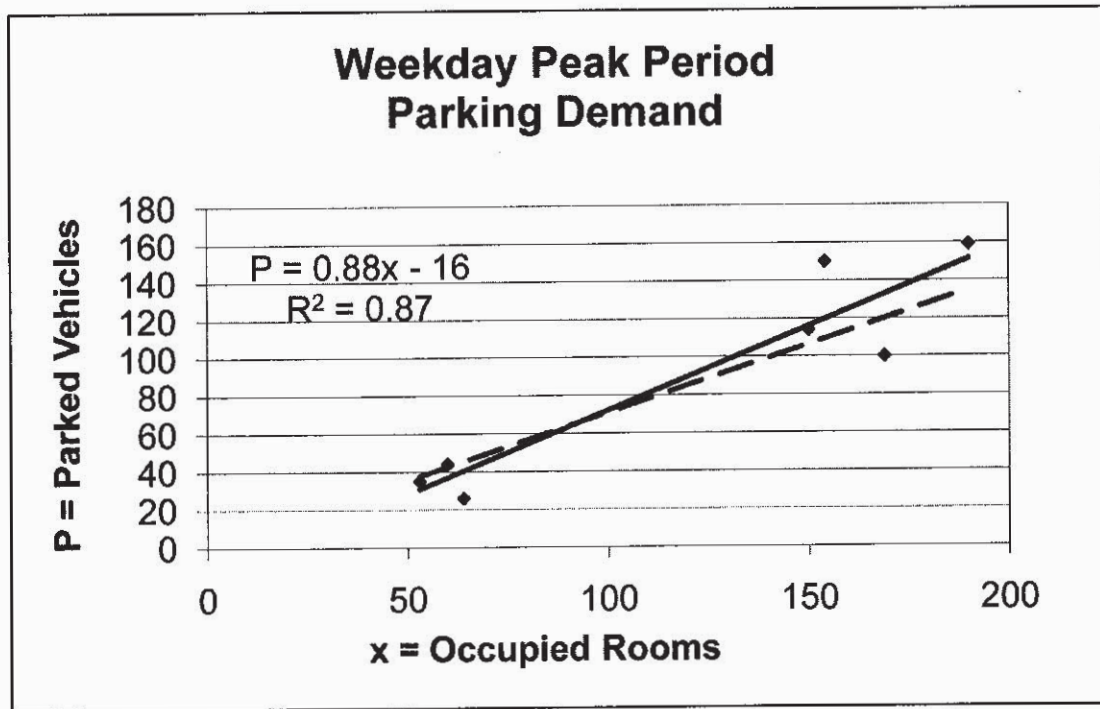


# Land Use: 320 Motel

## Average Peak Period Parking Demand vs. Occupied Rooms On a Weekday

Statistic	Peak Period Demand
Peak Period	Varies*
Number of Study Sites	7
Average Size of Study Sites	120 occupied rooms
Average Peak Period Parking Demand	0.71 vehicles per occupied room
Standard Deviation	0.18
Coefficient of Variation	26%
Range	0.41–0.97 vehicles per occupied room
85th Percentile	0.85 vehicles per occupied room
33rd Percentile	0.66 vehicles per occupied room

\* Refer to the "Database Description" section for an explanation of the undefined peak parking period.



◆ Actual Data Points      — Fitted Curve      - - - Average Rate

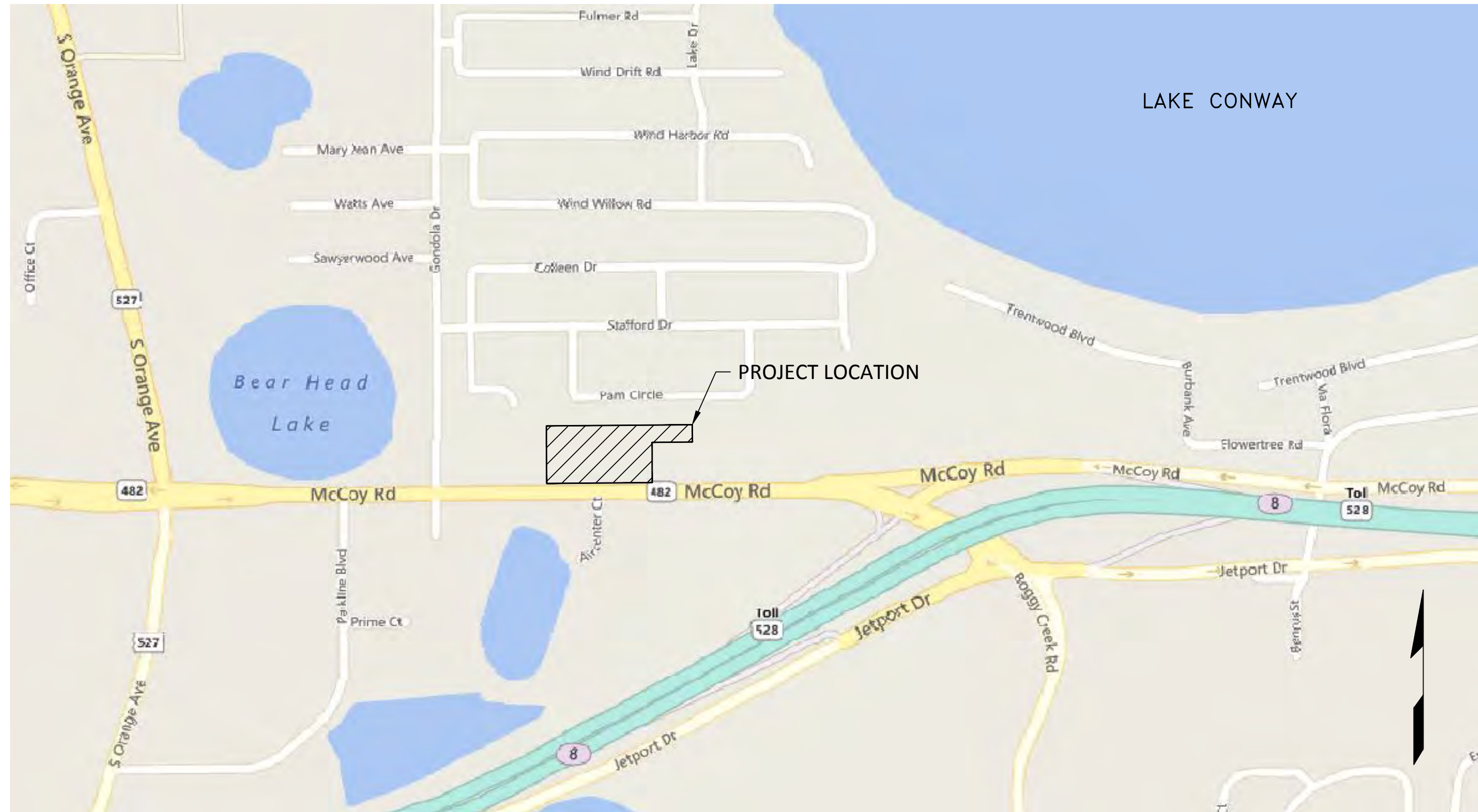
# CONCEPT PLAN

FOR

# WYNDHAM DAYS INN HOTEL EXPANSION

ADDRESS: 1853 MCCOY RD, ORLANDO FL. 32809

PARCEL ID #: 30-23-30-0000-00-012



PROJECT LOCATION MAP

1" = 500'

## PROJECT INFORMATION

FUTURE LAND USE:	COMMERCIAL
ZONING:	C-1
TOTAL SITE AREA:	4.22 AC
PROPOSED IMPERVIOUS AREA:	3.40 AC
NUMBER OF PROPOSED GUEST ROOMS:	225 ROOMS (168 EXISTING & 57 PROPOSED)
TOTAL PROPOSED PUBLIC AREA:	5,879 S.F. (3240 S.F. EXISTING & 2639 S.F. PROPOSED)
REQUIRED PARKING CALCULATION	
225 ROOMS@1 SPACE PER ROOM:	225 SPACES
5879 S.F. @1 SPACE PER 100 S.F.:	59 SPACES
TOTAL PARKING REQUIRED:	284 SPACES
TOTAL NUMBER OF EXISTING SPACES:	182 SPACES
NUMBER OF EXISTING SPACES TO BE REMOVED:	41 SPACES
NUMBER OF SPACES TO BE INSTALLED:	20 SPACES
TOTAL NUMBER OF PARKING SPACES AT BUILDING OUT:	161 SPACES
PARKING RATIO AT BUILD OUT:	161 SPACES/225 ROOMS = 0.72 SPACES PER ROOM
REQUIRED NUMBER OF ACCESSIBLE SPACES	
1 PER 50 PROVIDED SPACES:	4 ACCESSIBLE SPACES
TOTAL ACCESSIBLE PARKING SPACES PROVIDED:	8 ACCESSIBLE SPACES

## DEVELOPMENT STANDARDS

MIN LOT AREA	6000 SF
MIN. LOT WIDTH	80 SF
FRONT SETBACK	25'
SIDE SETBACK	5'
MCCOY RD. SETBACK (MEASURED FROM 1/4 OF R/W)	100'
REAR SETBACK	20'
MAX BUILDING HEIGHT	30'
STREET SIDE ACCESSORY SETBACK	100'
MIN. FLOOR AREA	500 SF
MAX ISR	80%
PROPOSED ISR	80%
MAX FAR	0.50
PROPOSED FAR	0.50

## LAND USE TABLE

TYPE	TOTAL AREA (AC.)	PERVIOUS AREA (AC.)	PERVIOUS AREA (%)	IMPERVIOUS AREA (AC.)	IMPERVIOUS AREA (AC.)
BUILDINGS	1.22	0.00	0%	1.22	29%
SIDEWALK	0.09	0.00	0%	0.09	2%
PAVEMENT	1.48	0.00	0%	1.48	35%
POOL AND BRICK PAVERS	0.09	0.00	0%	0.09	2%
OPEN SPACE	0.83	0.83	20%	0	0%
CURB	0.03	0.00	0%	0.03	1%
PONDS	0.48	0.00	0%	0.48	11%
TOTAL	4.22	0.83	20%	3.39	80%

## UTILITY PROVIDERS

<b>ELECTRICITY &amp; STREET LIGHTS</b> DUKE ENERGY 3250 BONNET CREEK RD ORLANDO, FL 32830 (800)700-8744	<b>SOLID WASTE COLLECTION</b> CITY OF BELLE ISLE 1600 NELA AVE BELLE ISLE, FL 32809 (407)851-7730
<b>POTABLE WATER, SANITARY SEWER &amp; RECLAIMED WATER</b> ORLANDO UTILITIES COMMISSION 1300 9TH ST ST.CLOUD, FL 34769 (407)957-7373	

## SHEET INDEX

SHEET NUMBER	SHEET TITLE	INITIAL ISSUE
C001	COVER SHEET	6/26/2019
C002	SURVEY	6/26/2019
C100	CONCEPT PLAN	6/26/2019
C200	CONCEPT PAVING, GRADING, & DRAINAGE PLAN	6/26/2019
L-1	LANDSCAPE PLAN	5/16/2019
L-2	LANDSCAPE DETAILS	5/16/2019
L-3	IRRIGATION PLAN	5/16/2019
L-4	IRRIGATION DETAILS	5/16/2019
A-1	CONCEPT LAYOUTS	2/23/2019
A-2	CONCEPT ELEVATIONS	2/23/2019
A-3	UNIT PLANS	2/23/2019
A-4	SECURITY CONCEPT	2/23/2019
A-5	SITE PHOTOMETRICS	2/23/2019

## LEGAL DESCRIPTION

PARCEL 1  
A PARCEL OF LAND LYING IN THE SW 1/4 OF SECTION 30, TOWNSHIP 23 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, CITY OF BELLE ISLE, BEING FURTHER DESCRIBED AS:  
THE SOUTHERLY 350.00 FEET OF THE EASTERLY 300.00 FEET OF THE WESTERLY 880.00 FEET OF THE SW 1/4 OF SECTION 30, TOWNSHIP 23 SOUTH, RANGE 30 EAST, IN THE COUNTY OF ORANGE, STATE OF FLORIDA, LESS AND EXCEPT THEREFROM THE SOUTHERLY 50 FEET FOR ROAD RIGHT-OF-WAY.  
PARCEL 2:  
LOT 1, RACETRAC PETROLEUM ADDITION TO BELLE ISLE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 36, PAGE 41, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.  
BEG 580 FT E & 50 FT N OF SW COR OF SEC RUN E 300 FT N 300 FT W 300 FT S 300 FT TO POB & LOT 1 IN RACETRAC PETROLEUM ADDITION TO BELLE ISLE 36/41 IN SEC 30-23-30  
CONTAINING 183,744 SQUARE FEET OR 4.22 ACRES, MORE OR LESS



## PROPERTY OWNER/DEVELOPER ENGINEER OF RECORD

CAPITAL LODGING, LLC  
1437 LONG MEADOW WAY  
WINDERMERE, FL 34786

**JORDAN**  
CONTRACTING | CONSULTING | ENGINEERING  
JORDAN ENGINEERING GROUP, LLC  
189 SOUTH ORANGE AVENUE, SUITE 1550S  
ORLANDO, FL 32801  
(407) 226-8840  
RSTANGLE@JORDANCOMPANIES.COM

## ARCHITECT SURVEYOR ARCHITECT TRAFFIC ENGINEER

STUDIO 407, LLC  
7680 UNIVERSAL BOULEVARD SUITE 300  
ORLANDO, FLORIDA 32819  
(407) 342-5995  
JEFF@407STUDIO.COM

Associated Land Surveying & Mapping, Inc.  
1681 POWELL ST. LONGWOOD, FLORIDA 32750  
PH (407) 869-5002, FAX (407) 869-8393  
CERTIFICATE OF AUTHORIZATION No. 6797, ADMWALSHNET

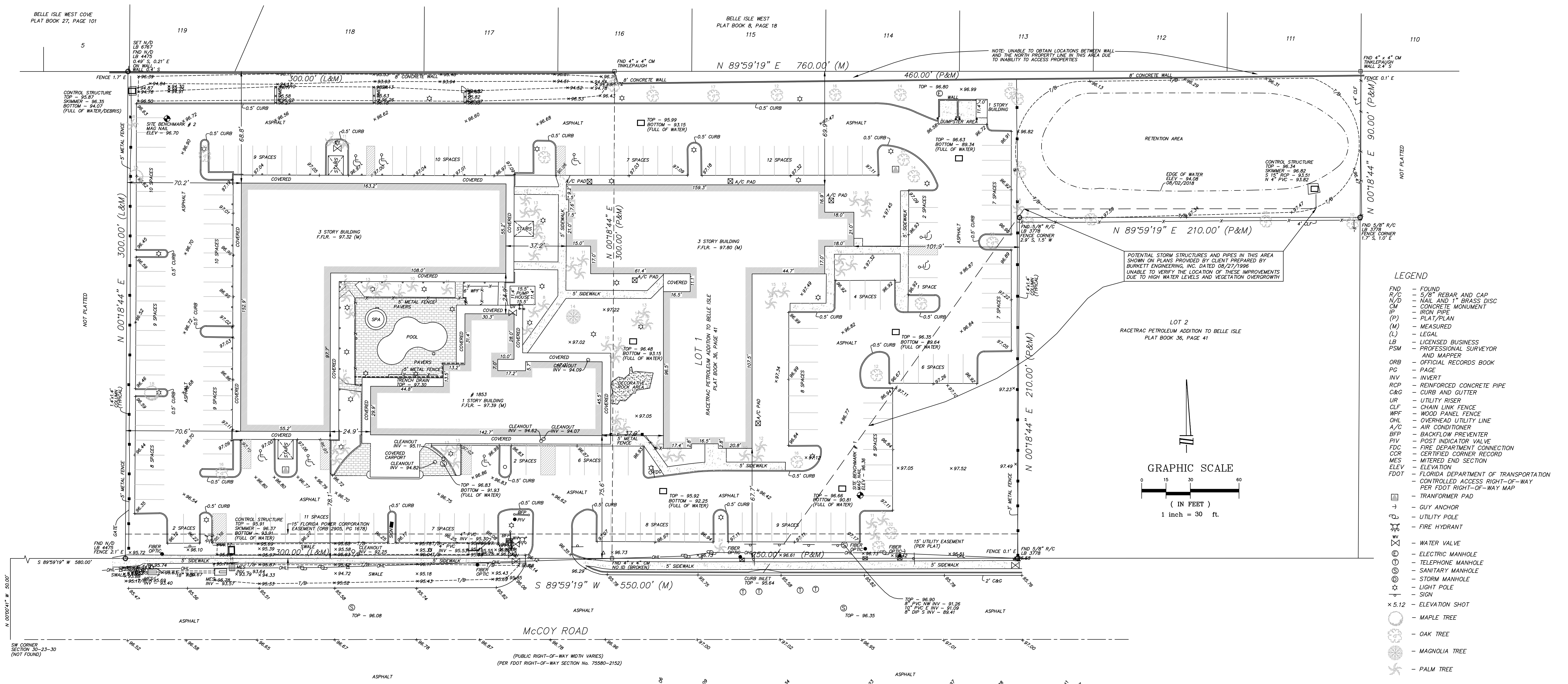
CADSCAPES, INC  
2741 S. ELSTON DRIVE,  
DELTONA, FL 32738  
(407) 310-5567  
JASONBRIDGEWATER@GMAIL.COM

TRAFFIC PLANNING & DESIGN INC.  
535 VERSAILLES DRIVE  
MAITLAND, FL 32751  
(407) 628-9955  
VASU@TPDTRAFFIC.COM

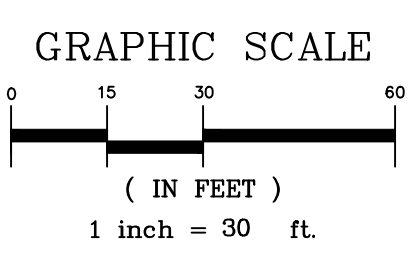
DATE: 8/23/2019

C001





- LEGEND**
- FND - FOUND
  - R/C - 5/8" REBAR AND CAP
  - N/D - NAIL AND BRASS DISC
  - CM - CONCRETE MONUMENT
  - IP - IRON PIPE
  - (P) - MEASURED
  - (M) - LEGAL
  - LB - LICENSED BUSINESS
  - PSM - PROFESSIONAL SURVEYOR
  - ORB - ORB AND MAPPER
  - PG - PAGE
  - INV - INVERT
  - RCP - REINFORCED CONCRETE PIPE
  - C&G - CURB AND GUTTER
  - UR - UTILITY RISER
  - CLF - CHAIN LINK FENCE
  - WPF - WOOD PANEL FENCE
  - OHL - OVERHEAD UTILITY LINE
  - A/C - AIR CONDITIONER
  - BFP - BACKFLOW PREVENTER
  - PIV - POST INDICATOR VALVE
  - FDC - FIRE DEPARTMENT CONNECTION
  - CCR - CERTIFIED CORNER RECORD
  - MES - MITERED END SECTION
  - ELEV - ELEVATION
  - FDOT - FLORIDA DEPARTMENT OF TRANSPORTATION
  - CONTROLLED ACCESS RIGHT-OF-WAY
  - PER FDOT RIGHT-OF-WAY MAP
  - TRANSFORMER PAD
  - GUY ANCHOR
  - UTILITY POLE
  - FIRE HYDRANT
  - WATER VALVE
  - ELECTRIC MANHOLE
  - TELEPHONE MANHOLE
  - SANITARY MANHOLE
  - STORM MANHOLE
  - LIGHT POLE
  - SIGN
  - x 5.12 - ELEVATION SHOT
  - W - MAPLE TREE
  - O - OAK TREE
  - M - MAGNOLIA TREE
  - P - PALM TREE



- SURVEYOR'S REPORT/NOTES:**
- 1) SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
  - 2) DISTANCES SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
  - 3) UNLESS NOTED OTHERWISE, NO UNDERGROUND IMPROVEMENTS, FOUNDATIONS/FOOTERS OR ROOF OVERHANGS HAVE BEEN LOCATED. ENVIRONMENTAL CONDITIONS AND GOVERNMENTAL REQUIREMENTS NOT DETERMINED BY SURVEYOR.
  - 4) SYMBOLS NOT TO SCALE.
  - 5) OWNERSHIP OF SUBJECT PROPERTY AND IMPROVEMENTS UNDETERMINED BY SURVEYOR.
  - 6) THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1" = 30'.
  - 7) BUILDING TIES ARE NOT TO BE USED TO CONSTRUCT DEED OR PLATTED LINES
  - 8) THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS, RIGHTS OF WAY, RESTRICTIONS, USES, OWNERSHIP OR MATTERS OF RECORD BY THIS FIRM.
  - 9) ALL ELEVATIONS SHOWN HEREON ARE NAVD83 DATUM, DERIVED BY GPS OBSERVATION UTILIZING L-NET TOPNET GNSS NTRK V.0.07 ZONE FL83-EF.
  - 10) COURSES AND DISTANCES SHOWN HEREON ARE PLAT AND MEASURED UNLESS NOTED OTHERWISE.
  - 11) BEARINGS SHOWN HEREON ARE BASED ON THE NORTH RIGHT-OF-WAY LINE OF MCCOY ROAD, BEING S 89°59'19" W PER THE RECORD PLAT.
  - 12) PROPERTY SHOWN HEREON LIES IN FLOOD ZONE "X" ACCORDING TO F.I.R.M. MAP PANEL No. 12095C0430 F, DATED SEPTEMBER 25, 2009. THE FLOOD INSURANCE RATE MAP IS NOT A SURVEY. FLOOD ZONE DETERMINATION IS AN OPINION ONLY.
  - 13) TREES 6" AND LARGER IN DIAMETER WERE LOCATED FOR THE PURPOSES OF THIS SURVEY.

**LEGAL DESCRIPTION (PROVIDED PER CLIENT)**

**PARCEL 1**  
 A PARCEL OF LAND LYING IN THE SW 1/4 OF SECTION 30, TOWNSHIP 23 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, CITY OF BELLE ISLE, BEING FURTHER DESCRIBED AS:  
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 BEG 580 FT E & 50 FT N OF SW COR OF SEC RUN E 300 FT N 300 FT W 300 FT S 300 FT TO POB & LOT 1 IN RACETRAC PETROLEUM ADDITION TO BELLE ISLE 36/41 IN SEC 30-23-30

**BOUNDARY AND TOPOGRAPHIC SURVEY**  
 DAYS INN - # 1853 MCCOY ROAD  
 ORANGE COUNTY, FLORIDA

**ELECTRONIC FILE:**  
 IF THIS FILE WAS SIGNED ELECTRONICALLY BY SURVEYOR AS NOTED IN SIGNATURE BLOCK, ON THE DATE AND/OR TIME STAMP SHOWN USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE REPRODUCED ON ANY ELECTRONIC COPY.

**LIMITATION OF LIABILITY:**  
 RELIANCE ON THIS SURVEY IS RESTRICTED TO THOSE PARTIES LISTED AS "CERTIFIED TO" ON THE FACE OF THIS SURVEY.

**NOTICE OF COPYRIGHT:**  
 ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN SIGNED PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNED PARTY OR PARTIES.

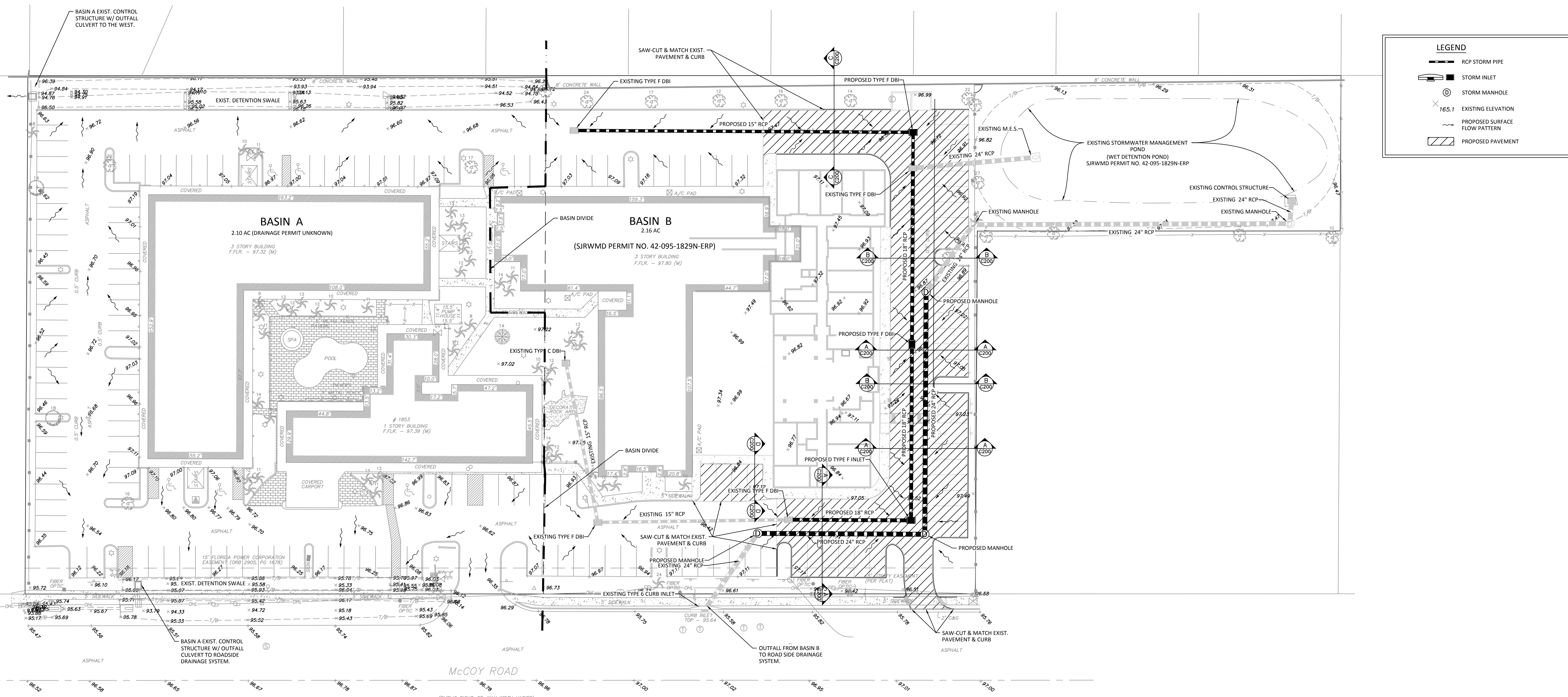
**Associated Land Surveying & Mapping, Inc.**  
 1688 SPANOLA RD SE SUITE 100  
 PALM BAY, FL 32909  
 TEL (407) 888-5002 FAX (407) 888-5003  
 CERTIFICATE OF AUTHORIZATION No. 6197 - FLASUR0001218

SCALE: 1" = 30'  
 DATE: 08/02/2018  
 SURVEYOR: JAMES A. ADAMS, LICENSED SURVEYOR  
 PROJECT: DAYS INN - # 1853 MCCOY ROAD





PROJECT: 2019010915513 Wyndham Days Inn Expansion (Sheet) Concept Plans C200 Conceptual Paving, Grading, Drainage Plan.dwg  
DATE: 6/23/19 4:30 PM  
DRAWN BY: DAVID BLAIR  
CHECKED BY: JORJA

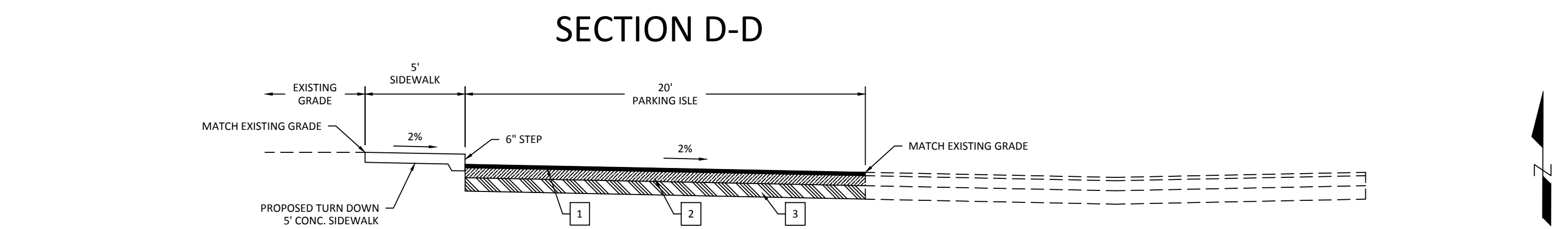
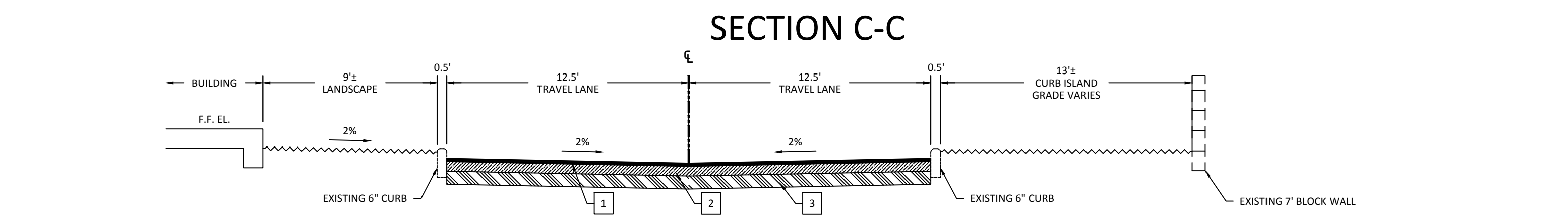
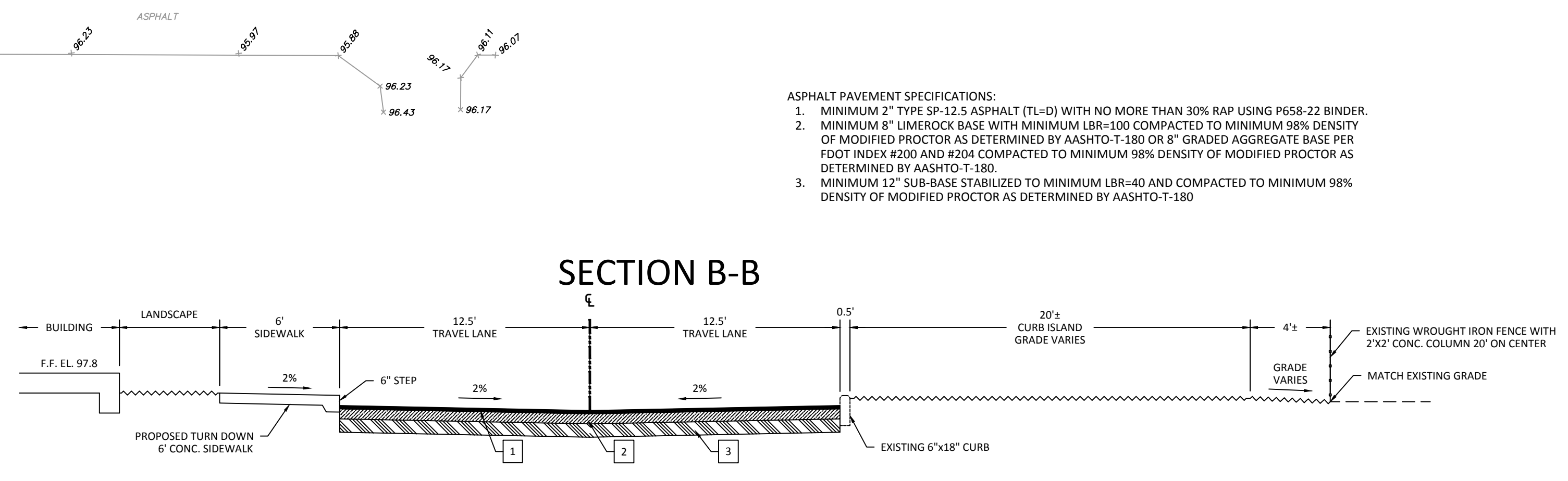
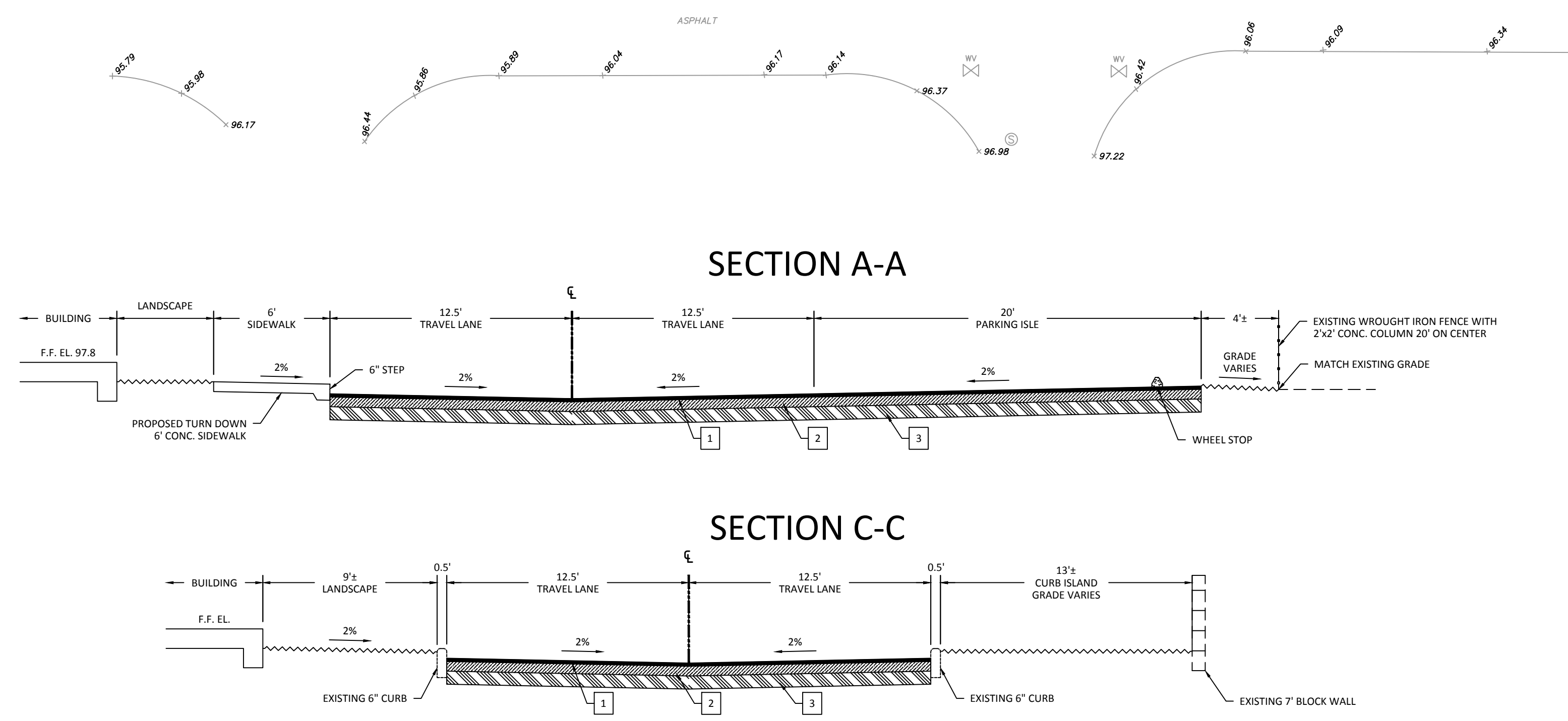


**LEGEND**

- RCP STORM PIPE
- STORM INLET
- ⊕ STORM MANHOLE
- ⊕ 165.1 EXISTING ELEVATION
- ~ PROPOSED SURFACE FLOW PATTERN
- ▨ PROPOSED PAVEMENT

**JORDAN**  
CONTRACTING | CONSULTING | ENGINEERING  
CAPITAL LOGGING, LLC  
1437 LONG MEADOW WAY  
WINDERMERE, FL 34786  
WWW.JORDANCONTRACTING.COM

**CONCEPT PAVING, GRADING & DRAINAGE PLAN**  
**WYNDHAM DAYS INN EXPANSION**  
CITY OF BELLE GLADE



**ASPHALT PAVEMENT SPECIFICATIONS:**

- MINIMUM 2" TYPE SP-12.5 ASPHALT (TL-D) WITH NO MORE THAN 30% RAP USING P658-22 BINDER.
- MINIMUM 8" LIMEROCK BASE WITH MINIMUM LBR=100 COMPACTED TO MINIMUM 98% DENSITY OF MODIFIED PROCTOR AS DETERMINED BY AASHTO-T-180 OR 8" GRADED AGGREGATE BASE PER FDOT INDEX #200 AND #204 COMPACTED TO MINIMUM 98% DENSITY OF MODIFIED PROCTOR AS DETERMINED BY AASHTO-T-180.
- MINIMUM 12" SUB-BASE STABILIZED TO MINIMUM LBR=40 AND COMPACTED TO MINIMUM 98% DENSITY OF MODIFIED PROCTOR AS DETERMINED BY AASHTO-T-180.

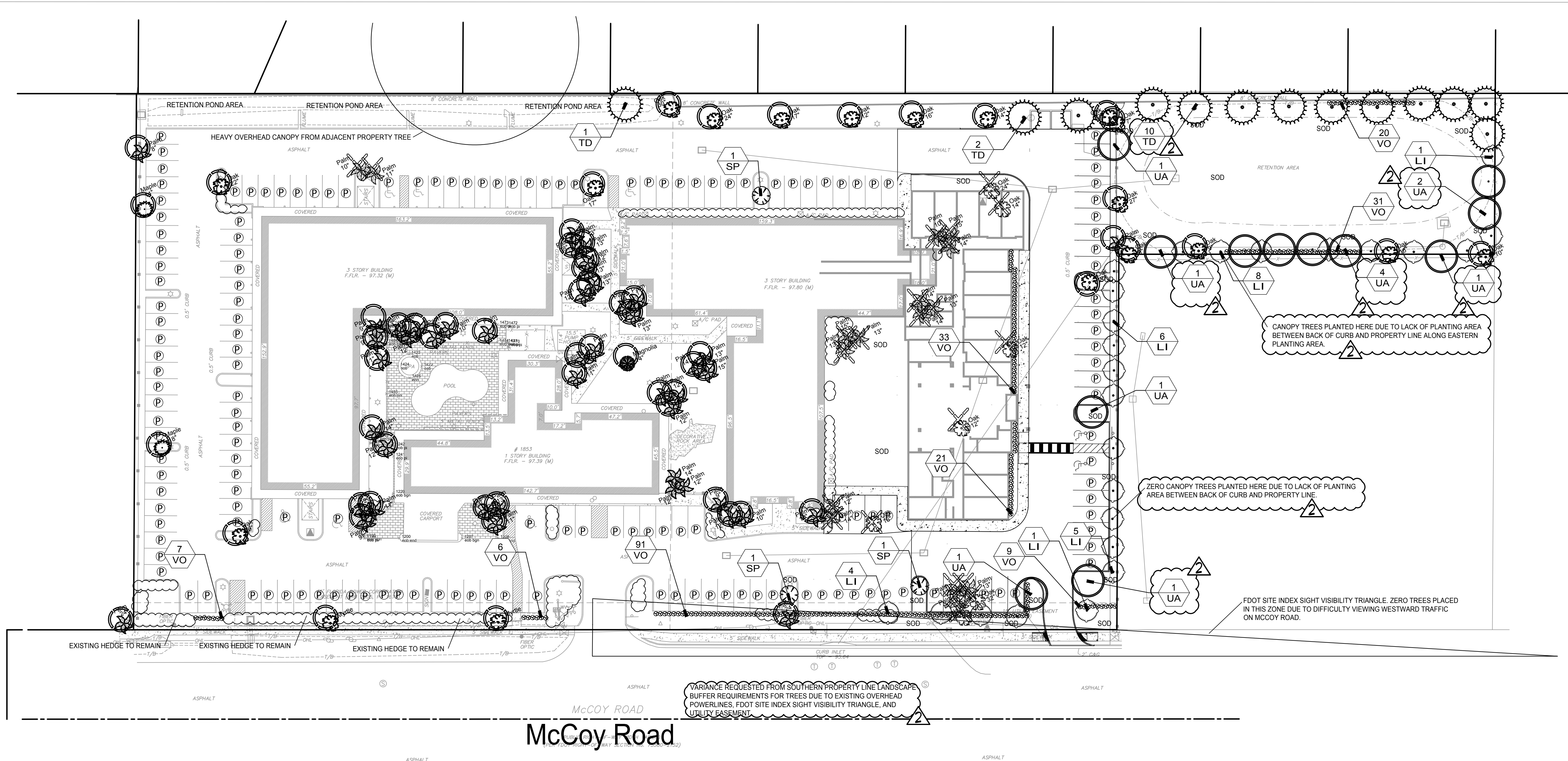
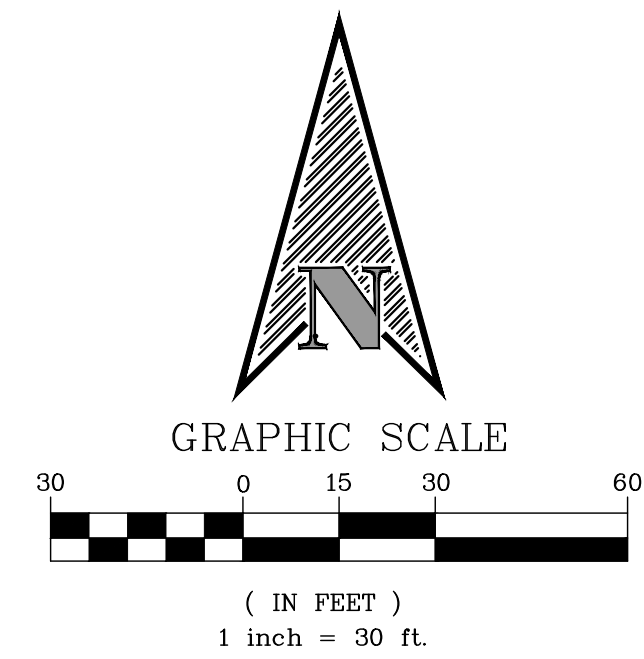
REVISIONS	
NO.	DESCRIPTION

PROJECT NO. **J19513** DESIGN **AGM**  
ISSUE DATE **6/23/19** DRAWN **db**  
SCALE **1"=30'** CHECKED **RCS**  
SHEET **C200**

Existing Trees to Remove less than 24" DBH		
Count	SIZE	TYPE
1	16"	Oak
1	14"	Oak
1	13"	Oak
2	12"	Oak
2	15"	Palm
2	10"	Palm
4	13"	Palm
1	12"	Palm
2	11"	Palm
5	14"	Palm
21		

Existing Trees to Remove 24" and greater		
Count	SIZE	TYPE
1	24"	Oak
1	32"	Oak
2		

TREE MITIGATION:  
 21 MITIGATION TREES REQUIRED PER REMOVAL OF 21 EXISTING TREES LESS THAN 24" DBH.  
 4 MITIGATION TREES REQUIRED PER REMOVAL OF 2 EXISTING TREES 24" DBH OR GREATER.  
 13 TD AT 4" DBH USED AS MITIGATION TREES  
 12 UA AT 4" DBH USED AS MITIGATION TREES



**CADDSCAPES, INC.**  
 Florida Landscape Architecture Firm  
 2741 S. Eiston Drive, Landscape Architect  
 Deltona, FL 32738 Jason Bridgewater, RLA  
 Office: 407-310-5567 Florida Water Star AP  
 LCH 26000550 jasonbridgewater@gmail.com  
 © Caddscapes, Inc., 2019

REVISION	DATE	REVISION	DATE
REVISED BASE CITY COMMENTS	07/02/2019		
	08/16/2019		

DATE: 08/16/2019

Jason P. Bridgewater  
 Registered Landscape Architect  
 FL Registration - LA 6667308

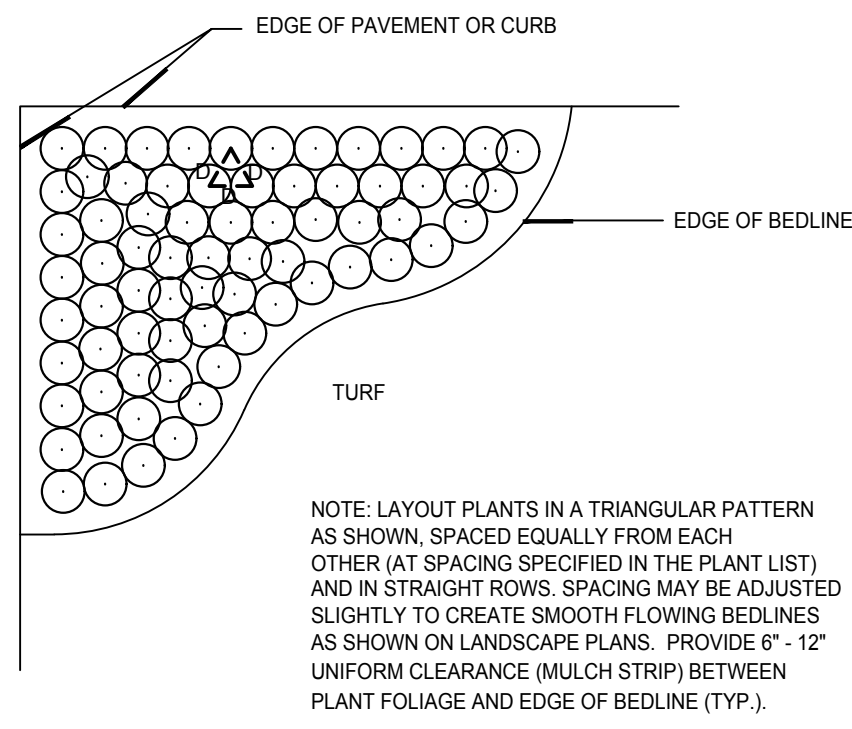
**DAYS INN & SUITES**  
 1853 MCCOY RD  
 ORLANDO, FL

DATE: 05/16/19  
 DRAWN: JB  
 CHECKED: JB

**L-1**  
 LANDSCAPE PLAN  
 PROJECT NO.: 2019.054

48 HOURS BEFORE YOU DIG  
 CALL SUNSHINE  
 1-800-432-4770 or 811  
 IT'S THE LAW IN FLORIDA  
 FLORIDA LAW REQUIRES EXCAVATORS TO NOTIFY OWNERS OF UNDERGROUND FACILITIES NO LESS THAN TWO (2) DAYS PRIOR TO EXCAVATION





**SHRUB/GROUNDCOVER SPACING DETAIL**  
NOT TO SCALE

PROVIDE AGRIFORM (20-10-5) FERTILIZER TABLETS AT THE FOLLOWING RATES:  
3 GAL./2 TABLETS; 1 GAL./1 TABLET.

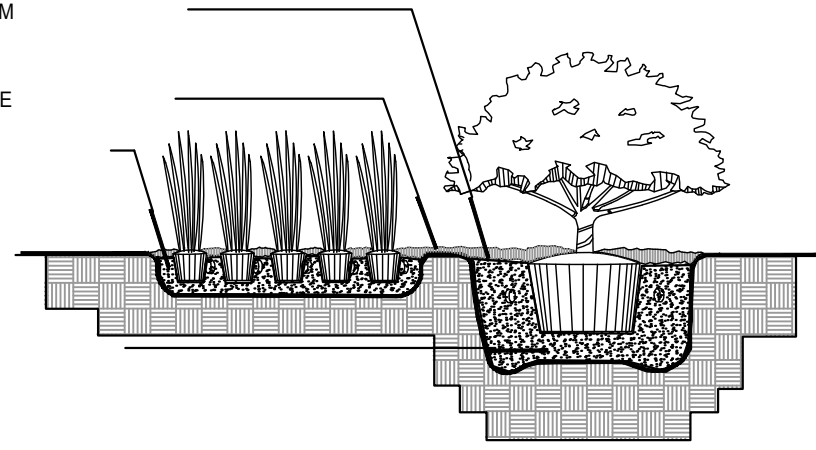
PROVIDE 6" MINIMUM CLEARANCE AROUND ROOT BALL (SIDES AND BOTTOM).

2" MULCH MINIMUM - DO NOT COVER MAIN STEM

SET TOP OF ROOTBALL 1" ABOVE FINISH GRADE

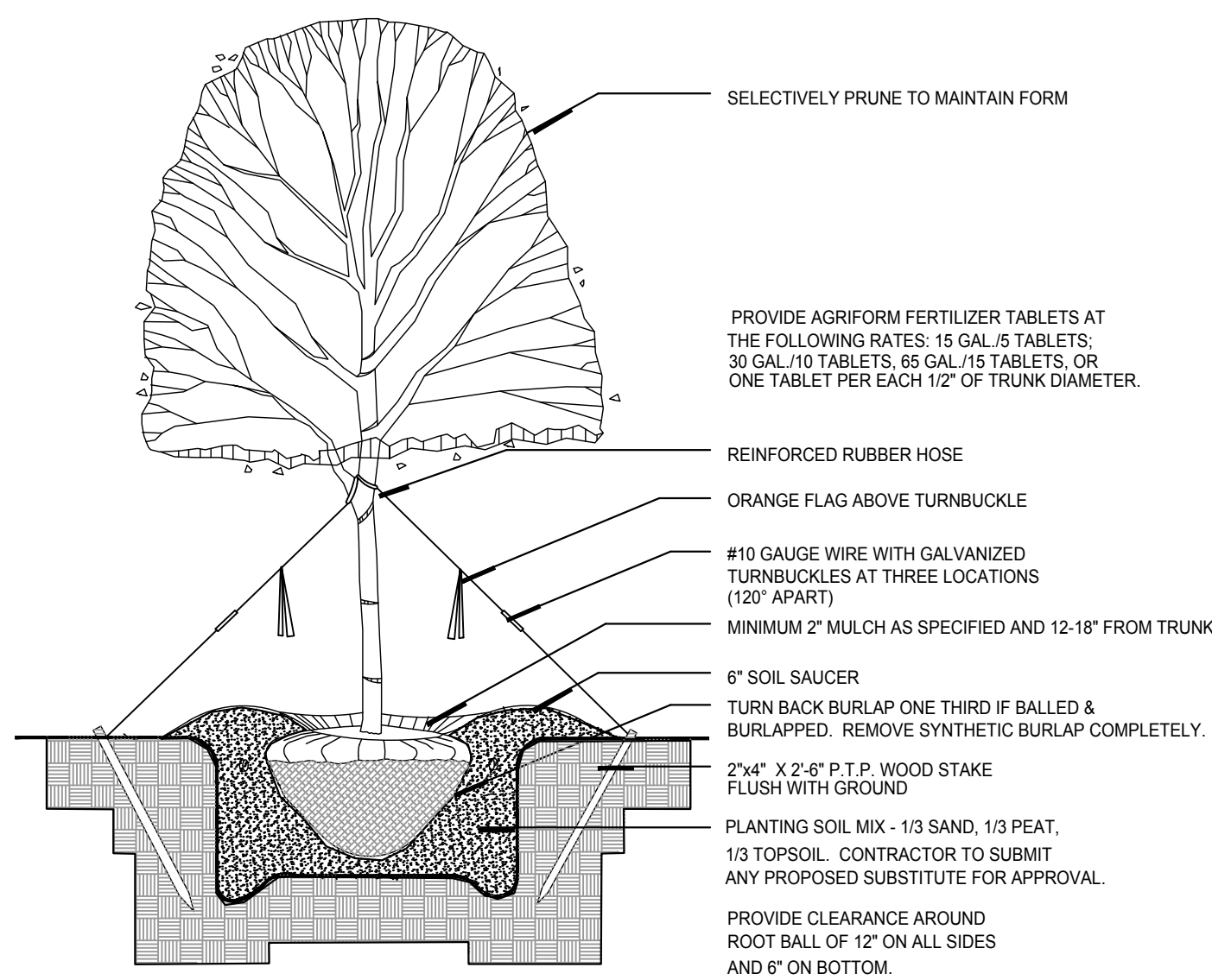
12" MINIMUM DEPTH OF PLANTING SOIL MIX IN SHRUB/GROUNDCOVER PLANTING BEDS.

PLANTING SOIL MIX - 1/3 SAND, 1/3 PEAT, 1/3 TOPSOIL. CONTRACTOR TO SUBMIT ANY PROPOSED SUBSTITUTE FOR APPROVAL.

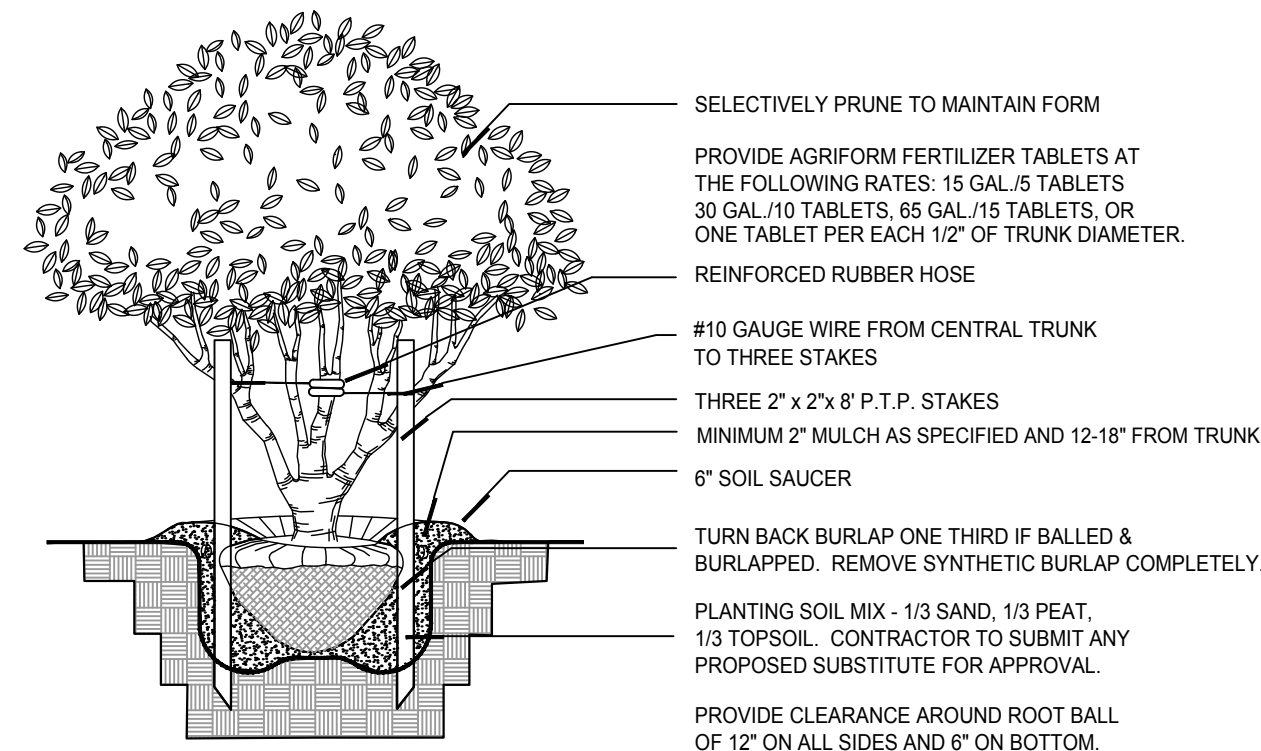


**SHRUB AND GROUNDCOVER PLANTING DETAIL**  
NOT TO SCALE

PLANT LIST					
SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	DESCRIPTION	REMARKS
<b>TREES</b>					
LI	25	LAGERSTROEMIA INDICA	GRAPE MYRTLE	4'0" HEIGHT / 1.5" CALIPER	SPACE AS SHOWN GUY
SP	3	SABAL PALMS	SABAL PALM	8' HEIGHT / HURRICANE CUT	SPACE AS SHOWN GUY
TD	13	TAXODIUM DISTICHUM	BALD CYPRESS	4" CALIPER TREE MITIGATION TREES	SPACE AS SHOWN GUY
UA	12	ULMUS ALATA	ALLEE ELM	4" CALIPER TREE MITIGATION TREES	SPACE AS SHOWN GUY
<b>SHRUBS</b>					
VO	218	VIBURNUM ODORATISSIMUM	SWEET VIBURNUM	30" HT. x 30" SPRD. / FULL / 3G	30" O.C.
<b>SOD</b>					
SEE PLANS		PASPALUM NOTATUM 'ARGENTINE'	ARGENTINE BAHIA	SOLID, FREE OF PESTS AND DISEASES	FIELD VERIFY QTY.
<b>MULCH</b>					
SEE PLANS		MINI PINE BARK NUGGETS	MINI PINE BARK NUGGETS	FREE OF DIRT AND DEBRIS	FIELD VERIFY QTY.



**TREE PLANTING DETAIL**  
NOT TO SCALE



**MULTI-TRUNK TREE PLANTING DETAIL**  
NOT TO SCALE

**CITY OF BELLE ISLE CODE NOTES:**

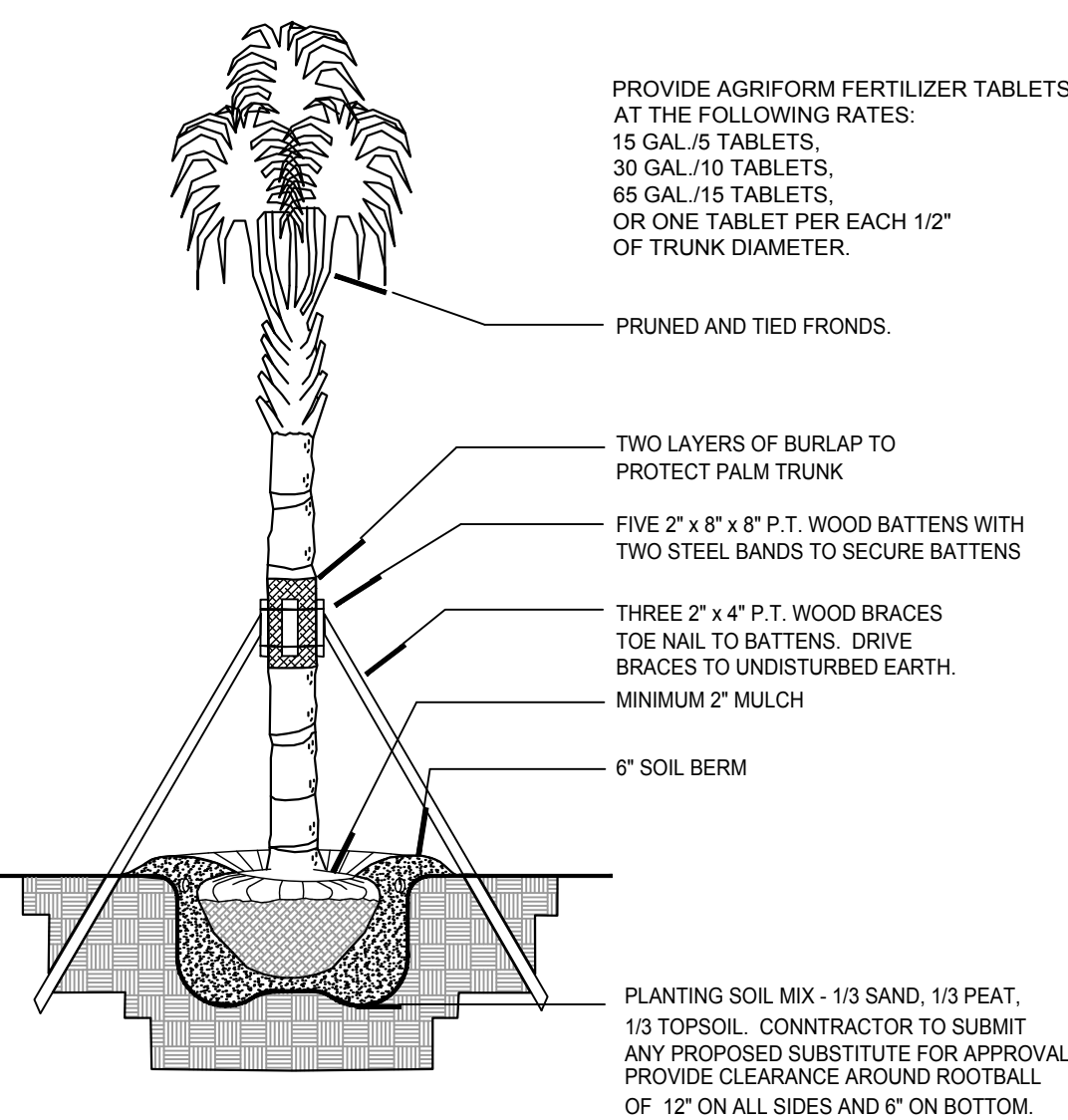
ADJACENT TO PUBLIC RIGHTS OF WAY  
SOUTH PROPERTY LINE ROW (MCCOY ROAD) 115 LINEAR FEET (LESS 18' ACCESS DRIVE) = 97 LINEAR FEET  
REQUIRED: 1.94 CANOPY TREES, 3.88 UNDERSTORY TREES, AND 5.81 SHRUBS  
PROVIDED: VARIANCE REQUESTED DUE TO OVERHEAD POWERLINES AND UTILITY EASEMENT  
BUFFER AREAS REQUIRED BETWEEN CONTIGUOUS USES OR DISTRICTS  
EAST PROPERTY LINE 510 LINEAR FEET  
REQUIRED: 10.2 CANOPY TREES, 20.4 UNDERSTORY TREES, AND 30.59 SHRUBS  
PROVIDED: 10 CANOPY TREES, 20 UNDERSTORY TREES, AND 31 SHRUBS  
NORTH PROPERTY LINE 333 LINEAR FEET  
REQUIRED: 6.66 CANOPY TREES, 13.32 UNDERSTORY TREES, AND 19.97 SHRUBS  
PROVIDED: 7 CANOPY TREES, 13 UNDERSTORY TREES, AND 20 SHRUBS  
INTERIOR AREAS  
INTERIOR VEHICULAR USE AREAS (PROPOSED AREA ONLY)  
PROPOSED 2.5% VEHICULAR USE AREA 14,234 \* 2.5% = 355.85  
2.5% VEHICULAR USE AREA = 355.85 SQ.FT./ 100 SQ.FT. = 3.55 TREES REQUIRED  
REQUIRED: 4 TREES AND 356 SQ.FT.  
PROVIDED: 4 CANOPY TREES AND +356 SQ.FT.

**LANDSCAPE PLANTING NOTES:**

1. ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL FREE OF PESTS AND DISEASES.
2. ALL PLANTS SHALL BE FLORIDA FANCY, AS GRADED IN FLORIDA GRADES AND STANDARDS FOR NURSERY PLANTS.
3. ALL PLANTS ARE SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT AND OWNER BEFORE, DURING, AND AFTER INSTALLATION.
4. ALL SINGLE-TRUNKED TREES SHALL BE STRAIGHT TRUNKED WITH ONE CENTRAL LEADER AND HAVE A FULL, DENSE CROWN.
5. ALL TREES SHALL BE STAKED AND GUYED AS SHOWN IN PLANTING DETAILS.
6. ALL MULCH PLANTING AREAS SHALL BE A MINIMUM OF 2" IN DEPTH.
7. ALL PLANTING AREAS SHALL HAVE A MINIMUM OF 3" TOPSOIL.
8. ALL TREES SHALL BE FREE OF OPEN WOUNDS AND WOUND SCARS IN THE CLEAR TRUNK AREA.
9. ANY SYNTHETIC BURLAP AND/OR WIRE BASKETS MUST BE TOTALLY REMOVED PRIOR TO INSTALLATION OF PLANT MATERIAL. IF NATURAL BURLAP IS USED, IT MAY BE TURNED DOWN 1/3 OF THE ROOTBALL.

**LANDSCAPE CONTRACTOR NOTES:**

1. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING, IN FULL, ALL LANDSCAPE PLANTING AREAS, UNTIL THE JOB IS ACCEPTED IN FULL BY THE OWNER. "IN FULL" MEANS WATERING, PEST CONTROL, MULCHING, MOWING, FERTILIZING AND RESETTING TREES THAT ARE OUT OF PLUMB.
2. THE LANDSCAPE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL INSTALLED PLANT MATERIAL FOR A PERIOD OF ONE CALENDAR YEAR BEGINNING ON THE DATE OF 100% COMPLETION. ANY AND ALL REQUIRED PLANT REPLACEMENTS SHALL BE MADE PROMPTLY AND AT NO ADDITIONAL COST TO THE OWNER.
3. THE LANDSCAPE CONTRACTOR SHALL STAKE THE LOCATIONS OF ALL PLANT MATERIAL AND PLANTING BED LINES FOR REVIEW BY THE LANDSCAPE ARCHITECT AND OWNER.
4. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL WRITTEN PLANT QUANTITIES PRIOR TO INITIATION OF THE WORK. IN THE EVENT THAT THE PLANS CONTRADICT THE PLANT LIST, THE PLANS SHALL RULE.
5. THE LANDSCAPE CONTRACTOR SHALL BE FAMILIAR WITH AND ACCEPT THE EXISTING SITE CONDITIONS PRIOR TO INITIATION OF THE WORK. ANY VARIATION FROM THE SPECIFIED WORK SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
6. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES, DRAINAGE STRUCTURES, CURBS, SIDEWALKS, AND ANY OTHER OBJECTS WHICH MIGHT BE DAMAGED DURING THE WORK.
7. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ANY AND ALL NECESSARY REPAIRS TO DAMAGE CAUSED BY HIS WORK AT NO ADDITIONAL COST TO THE OWNER OR LANDSCAPE ARCHITECT.
8. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, AND FOLLOWING ALL APPLICABLE LOCAL CODES PERTAINING TO THE PROJECT DURING THE COURSE OF HIS WORK.



**PALM PLANTING DETAIL**  
NOT TO SCALE

**CADDSCAPES, INC.**  
Florida Landscape Architecture Firm  
2741 S. Eiston Drive, Landscape Architect  
Deltona, FL 32738 Jason Bridgewater, RLA  
Office: 407.310.5567 Florida Water Star AP  
L#F 26000550 Jasonbridgewater@gmail.com  
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DATE	REVISION
07/02/2019	1
08/16/2019	2

DATE: 08/16/2019

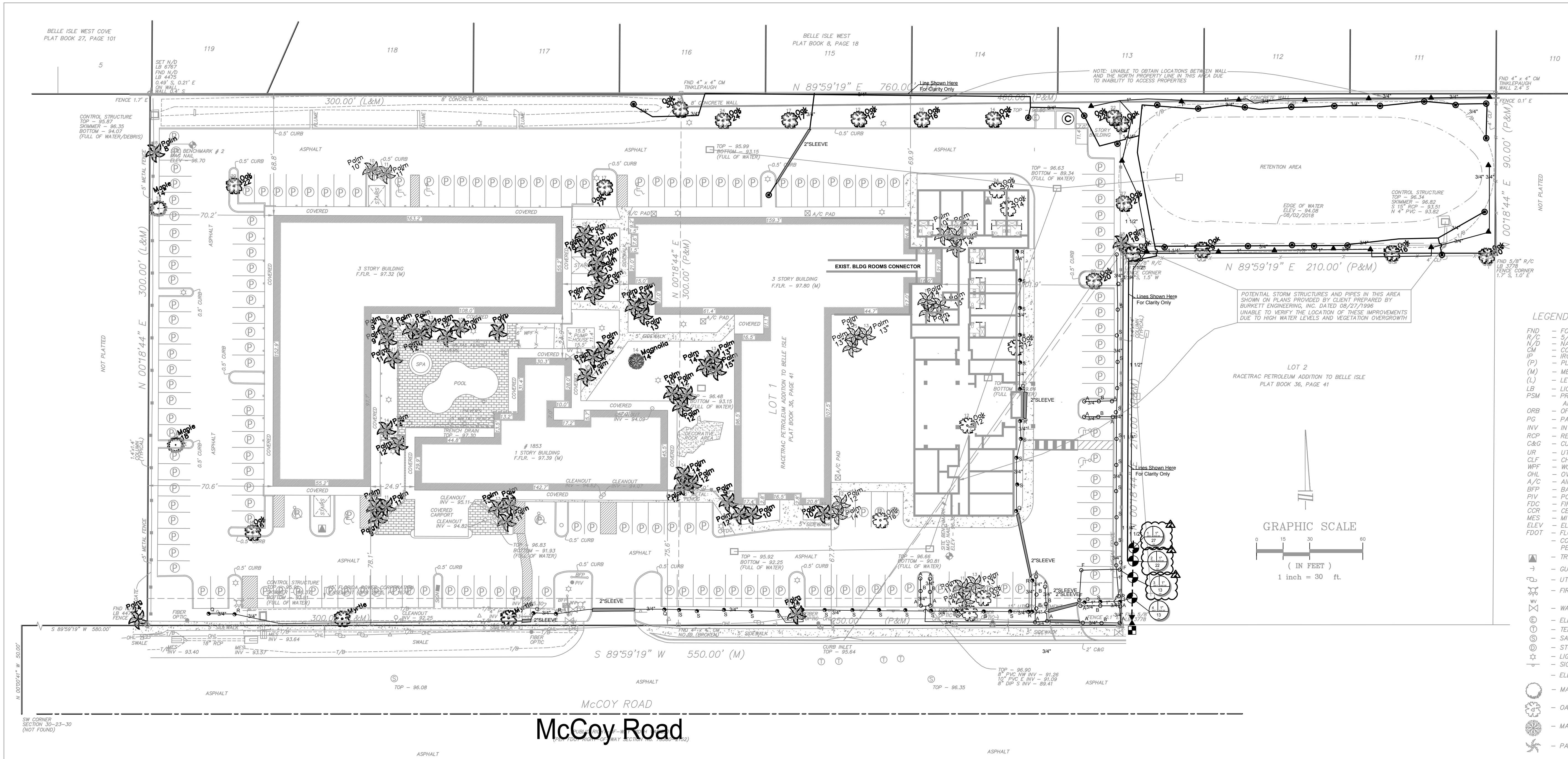
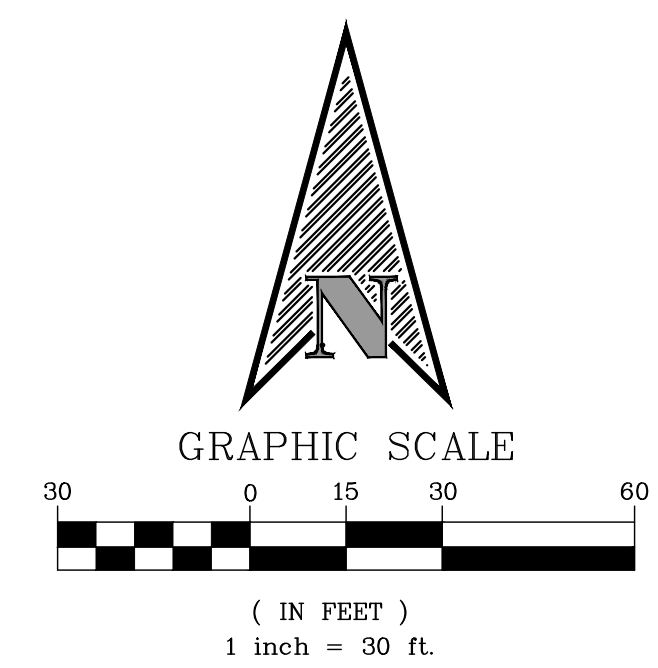
Jason P. Bridgewater  
Registered Landscape Architect  
FL, Registration -LA 6667308

**DAYS INN & SUITES**  
1853 MCCOY RD  
ORLANDO, FL

DATE: 05/16/19  
DRAWN: JB  
CHECKED: JB

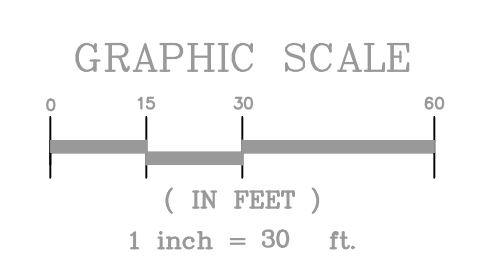
**L-2**  
LANDSCAPE DETAILS  
PROJECT NO.: 2019.054

48 HOURS BEFORE YOU DIG  
CALL SUNSHINE  
1-800-432-4770 or 811  
IT'S THE LAW IN FLORIDA  
FLORIDA LAW REQUIRES  
EXCAVATORS TO NOTIFY  
OWNERS OF UNDERGROUND  
FACILITIES NO LESS THAN TWO  
(2) DAYS PRIOR TO EXCAVATION



**LEGEND**

- FND - FOUND
- R/C - 5/8" R
- N/D - NAIL A
- CM - CONCR
- IP - IRON P
- (P) - PLAT/P
- (M) - MEASU
- (L) - LEGAL
- LB - LICENSE
- PSM - PROFES
- AND N
- ORB - OFFICIA
- PG - PAGE
- INV - INVERT
- RCP - REINFO
- C&G - CURB J
- UR - UTILITY
- CLF - CHAIN
- WPF - WOOD
- OHL - OVERHL
- A/C - AIR CC
- BFP - BACKFL
- RIV - RIVET
- FDC - FIRE D
- CCR - CERTIFI
- MES - METER
- ELEV - ELEVAT
- FDOT - FLORID
- CONTR - CONTR
- PER FL
- TRANP - TRANP
- GUY AN - GUY AN
- UTILITY - UTILITY
- FIRE H - FIRE H
- WATER - WATER
- ELECTR - ELECTR
- TELEPH - TELEPH
- SANITA - SANITA
- STORM - STORM
- LIGHT - LIGHT
- SIGN - SIGN
- ELEVAT - ELEVAT
- MAPLE - MAPLE
- OAK TR - OAK TR
- MAGNO - MAGNO
- PALM - PALM



REVISION	DATE	REVISION	DATE
1	07/02/2019	1	07/02/2019
2	08/16/2019	2	08/16/2019

DATE: 08/16/2019

Jason P. Bridgewater  
 Registered Landscape Architect  
 FL Registration LA 6667308

**DAYS INN & SUITES**  
 1853 MCCOY RD  
 ORLANDO, FL

- SURVEYOR'S REPORT/NOTES:**
- 1) SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
  - 2) DISTANCES SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
  - 3) UNLESS NOTED OTHERWISE, NO UNDERGROUND IMPROVEMENTS, FOUNDATIONS/FOOTERS OR ROOF OVE LOCATED. ENVIRONMENTAL CONDITIONS AND GOVERNMENTAL REQUIREMENTS NOT DETERMINED BY SL
  - 4) SYMBOLS NOT TO SCALE.

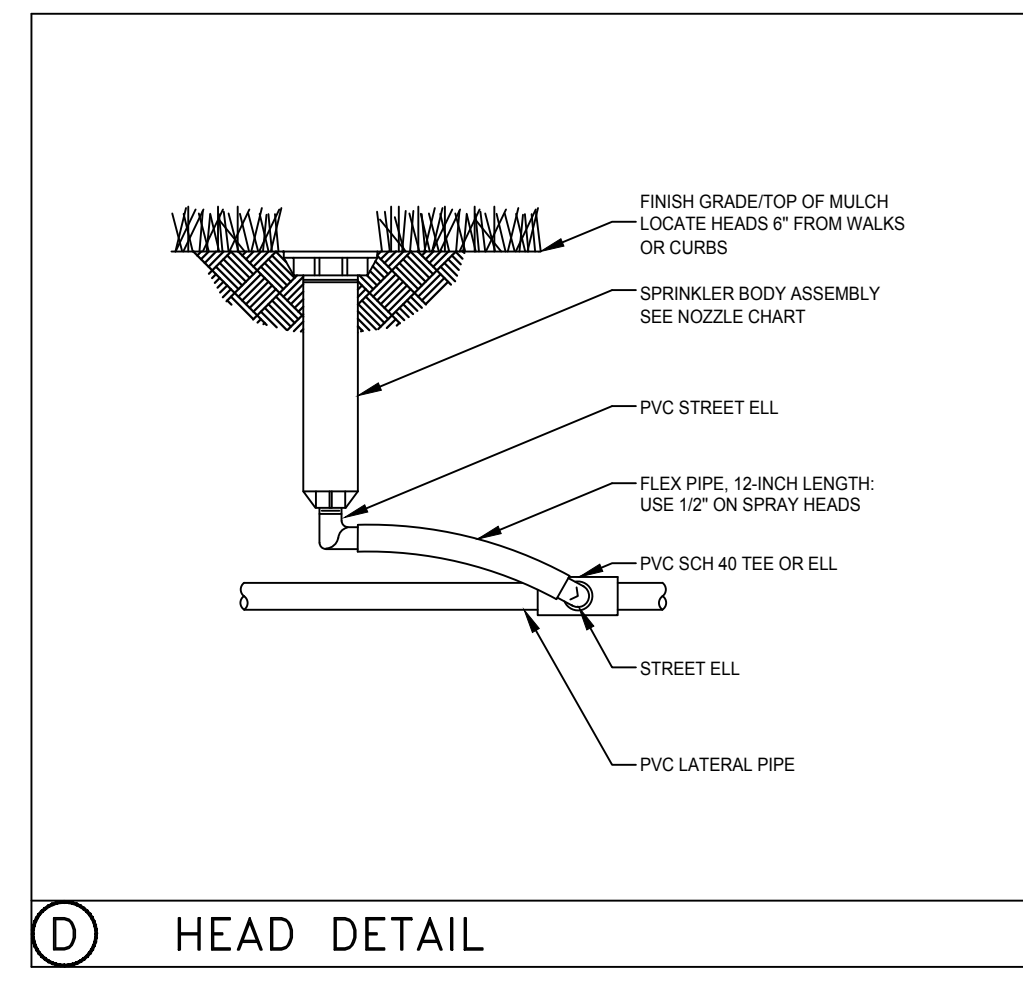
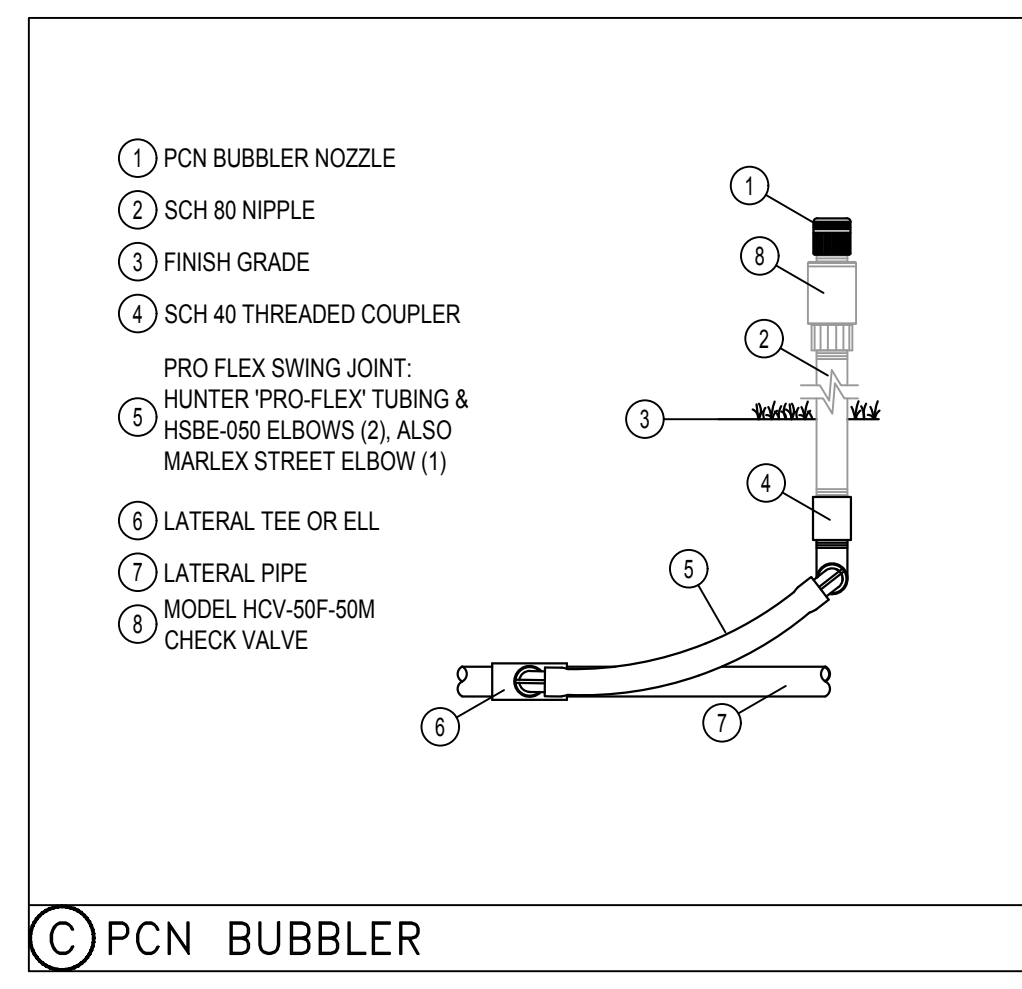
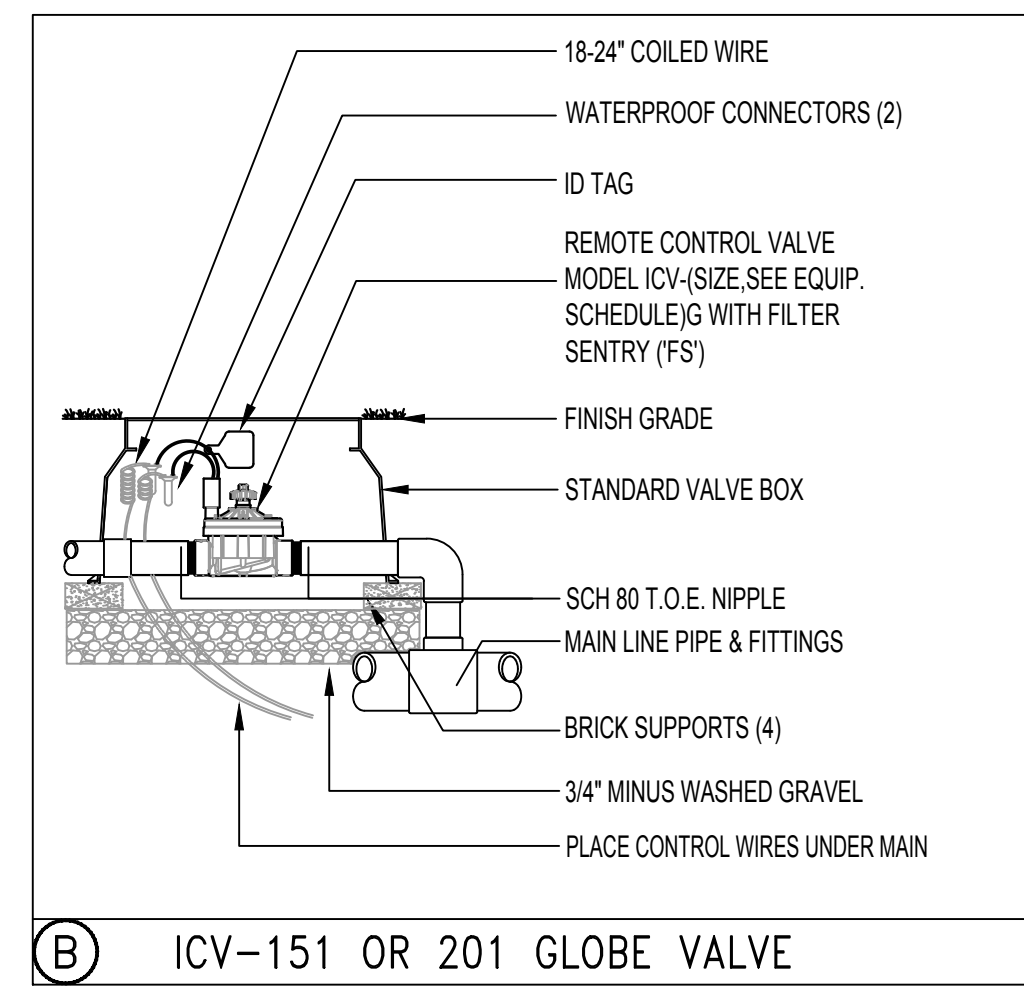
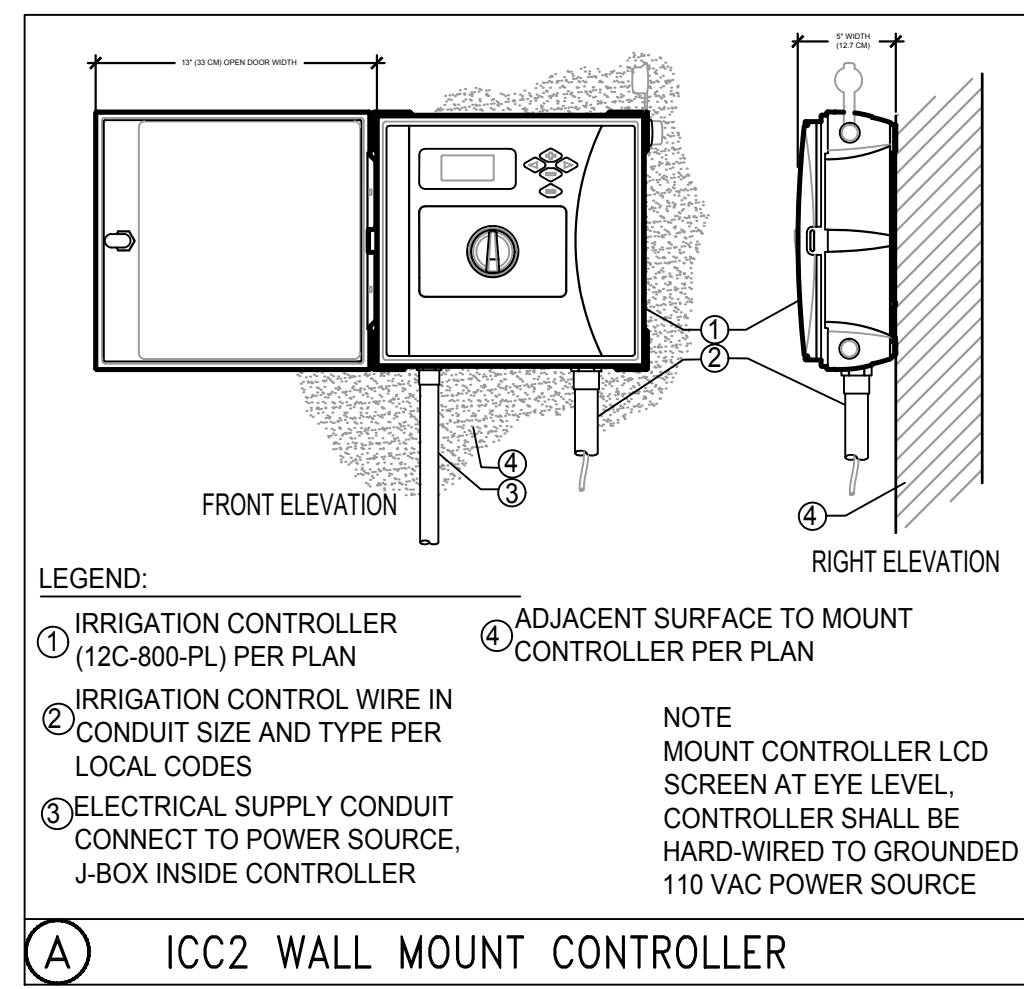
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DATE: 05/16/19  
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 CHECKED: JB

IRRIGATION PLAN  
 PROJECT NO.: 2019.054

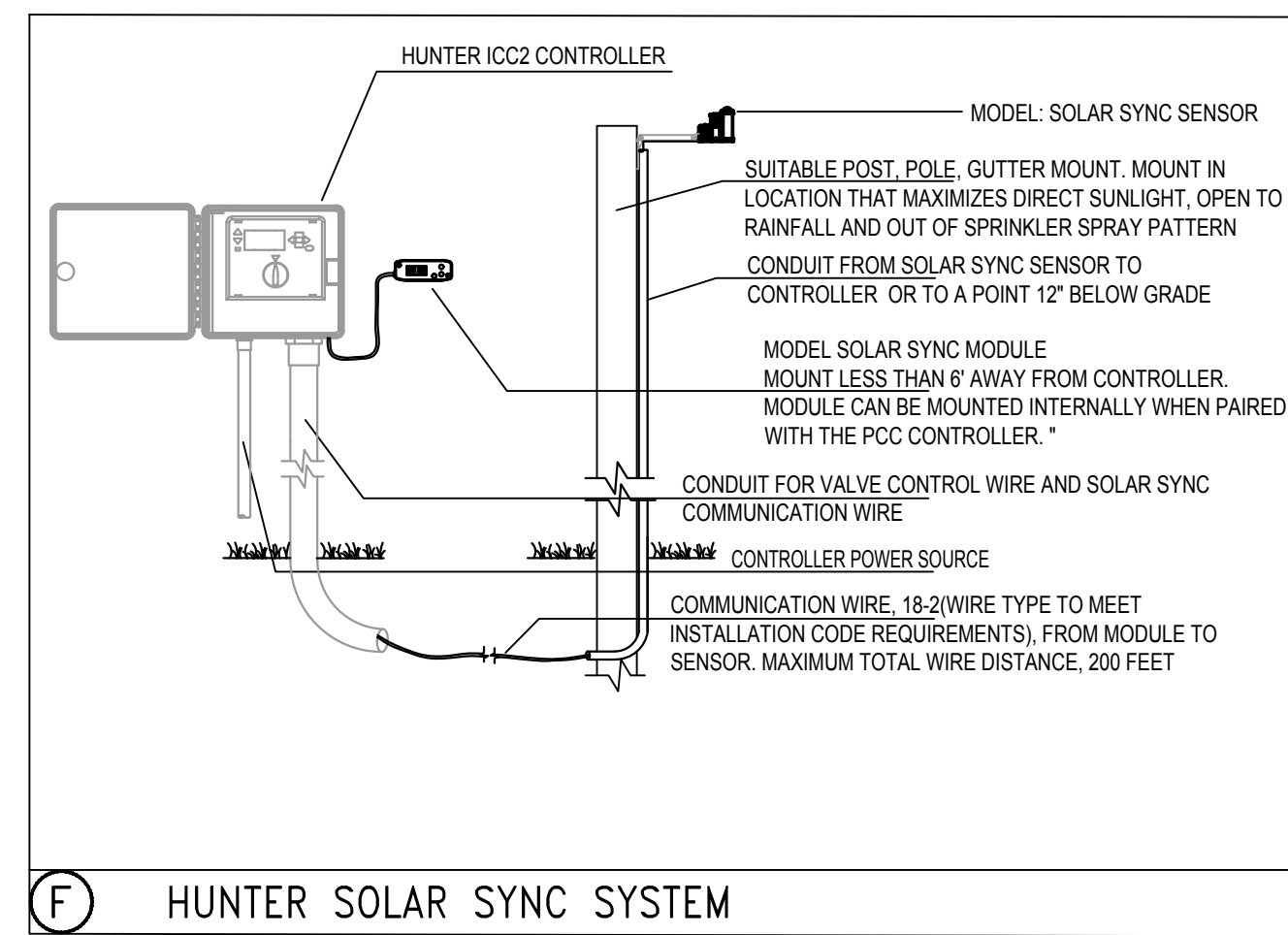
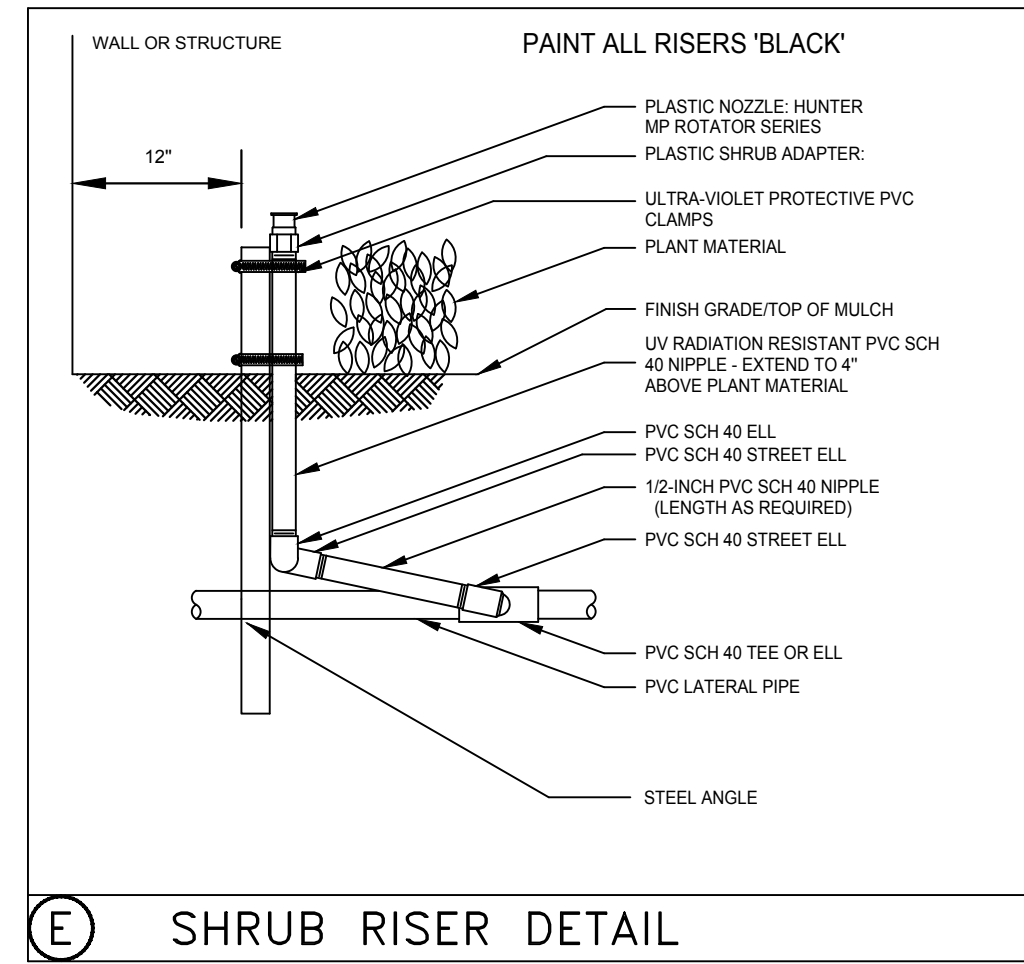


# IRRIGATION DETAILS



# IRRIGATION NOTES

- REFER TO THE LANDSCAPE PLANS WHEN TRENCHING TO AVOID TREES AND SHRUBS.
- ALL MAINLINE PIPING SHALL BE BURIED TO A MINIMUM DEPTH OF 18\"/>
- ALL POP-UP ROTORS AND SPRAY HEADS SHALL BE INSTALLED USING AN 18\"/>
- ADJUST ALL NOZZLES TO REDUCE WATER WASTE ON HARD SURFACES AND BUILDING WALLS.
- THROTTLE ALL VALVES ON SHRUB LINES AS REQUIRED TO PREVENT FOGGING.
- ALL RISERS SHALL BE PAINTED BLACK.
- ALL RISERS SHALL BE STAKED WITH A STEEL ANGLE AND SECURED WITH ULTRA-VIOLET LIGHT PROTECTED P.V.C. CLAMPS.
- ALL CONTROL WIRE SPLICES SHALL BE MADE IN VALVE BOXES USING SNAP-TITE CONNECTORS AND SEALANT.
- THE CONTRACTOR SHALL PREPARE AN AS-BUILT DRAWING ON A REPRODUCIBLE PAPER (SEPIA OR MYLAR) SHOWING ALL INSTALLED IRRIGATION. A MYLAR OR SEPIA OF THE ORIGINAL PLAN MAY BE OBTAINED FROM THE LANDSCAPE ARCHITECT FOR A FEE. THE DRAWING SHALL LOCATE ALL MAINLINE AND VALVES BY SHOWING EXACT MEASUREMENTS FROM HARD SURFACES.
- ALL VALVES, GATE VALVES AND QUICK COUPLERS SHALL BE INSTALLED IN VALVE BOXES.
- ANY PIPING SHOWN OUTSIDE THE PROPERTY LINE OR RUNNING OUTSIDE A LANDSCAPE AREA IS SHOWN THERE FOR CLARITY ONLY. ALL LINES SHALL BE INSTALLED ON THE PROPERTY AND INSIDE THE LANDSCAPE AREAS.
- ALL RISERS SHALL BE INSTALLED 12\"/>
- THE EXACT HEIGHT OF ANY 12\"/>
- THE CONTRACTOR SHALL EXERCISE CARE SO AS NOT TO DAMAGE ANY EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMMEDIATE REPAIRS AND COST OF ANY DAMAGE CAUSED BY HIS WORK.
- ALL WORK SHALL BE GUARANTEED FOR ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE AGAINST ALL DEFECTS IN EQUIPMENT AND WORKMANSHIP.
- CONTRACTOR TO USE MIN. OF 12 GAUGE WIRE FOR ALL COMMON WIRES AND 14 GAUGE WIRE FOR ALL CONTROL WIRES. CONTRACTOR ALSO TO PROVIDE 3 SPARE CONTROL WIRES FOR ANY FUTURE USE.
- CONCRETE THRUST BLOCKS ARE TO BE UTILIZED AT ALL MAINLINE DIRECTION CHANGES.
- ALL IRRIGATION SHOWN ON PLANS IS SCHEMATIC AND DOES NOT REFLECT ALL FITTINGS AND APPURTENANCES WHICH SHALL BE INCLUDED TO PROVIDE A FULLY FUNCTIONAL IRRIGATION SYSTEM CAPABLE OF PROVIDING 100 PERCENT COVERAGE WITH A 50 PERCENT OVERLAP.

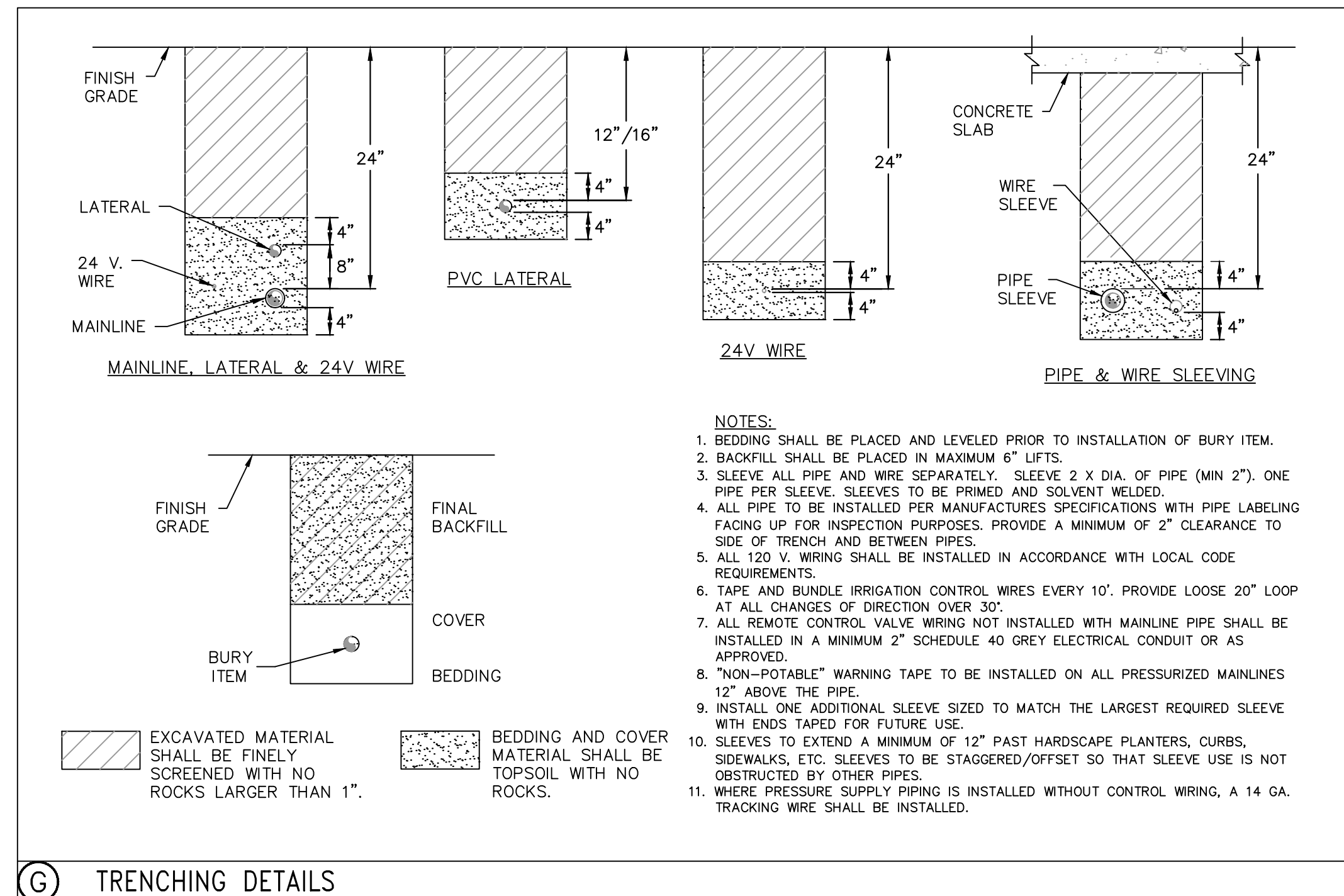


# EQUIPMENT LIST

SYMBOL	DESCRIPTION	QUANTITY
⊙	0.50 GPM BUBBLER (2 PER TREE)	44
○	6\"/>	

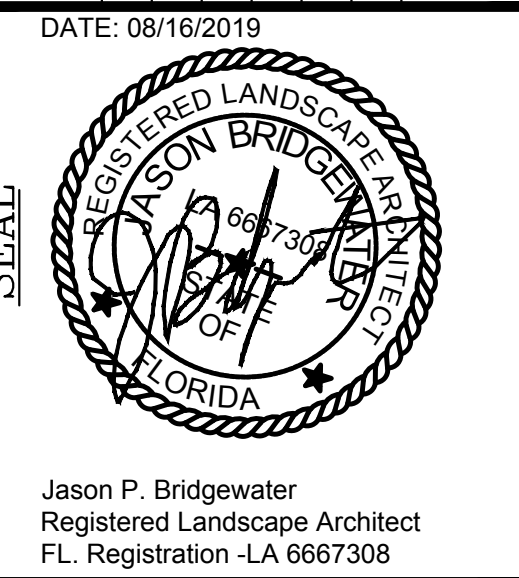
# SPRAY NOZZLE CHART

SYM	NOZZLE	NOZZLE PATTERN	GPM
MP1000 8'-15' radius	A MAROON	90° ADJUSTABLE ARC	.19
	B MAROON	180° ADJUSTABLE ARC	.37
	C LT. BLUE	210° ADJUSTABLE ARC	.43
	D LT. BLUE	270° ADJUSTABLE ARC	.57
	E OLIVE	360° ARC	.75
MP2000 13'-21' radius	F BLACK	90° ADJUSTABLE ARC	.40
	G BLACK	180° ADJUSTABLE ARC	.74
	H GREEN	210° ADJUSTABLE ARC	.86
	I GREEN	270° ADJUSTABLE ARC	1.10
	J RED	360° ARC	1.47
MP3000 22'-30' radius	K BLUE	90° ADJUSTABLE ARC	.86
	L BLUE	180° ADJUSTABLE ARC	1.82
	M YELLOW	210° ADJUSTABLE ARC	2.12
	N YELLOW	270° ADJUSTABLE ARC	2.73
	O GRAY	360° ARC	3.64
STRIPS & CORNERS	P TURQUOISE	45°-105° ADJUSTABLE ARC	.45
	Q IVORY	5x15' LEFT STRIP	.22
	R COPPER	5x15' RIGHT STRIP	.22
	S BROWN	5x30' SIDE STRIP	.44
BUBBLERS AND MICRO-SPRAYS	T PCN10	1.00 GPM FLOOD BUBBLER	1.00
	U PCN50	.50 GPM FLOOD BUBBLER	.50
	V SR-20	90° 2' RADIUS	.11
	W SR-2H	180° 2' RADIUS	.16
X MS-F	360° 5' RADIUS	.50	



**CADDSCAPES, INC.**  
 Florida Landscape Architecture Firm  
 2741 S. Eiston Drive, Landscape Architect  
 Deltona, FL 32738 Jason Bridgewater, RLA  
 Office: 407.310.5567 Florida Water Star-AP  
 LCH 26000550 Jasonbridgewater@gmail.com  
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DATE	REVISION
07/02/2019	REVISED BASE
08/16/2019	CITY COMMENTS



DATE: 08/16/2019

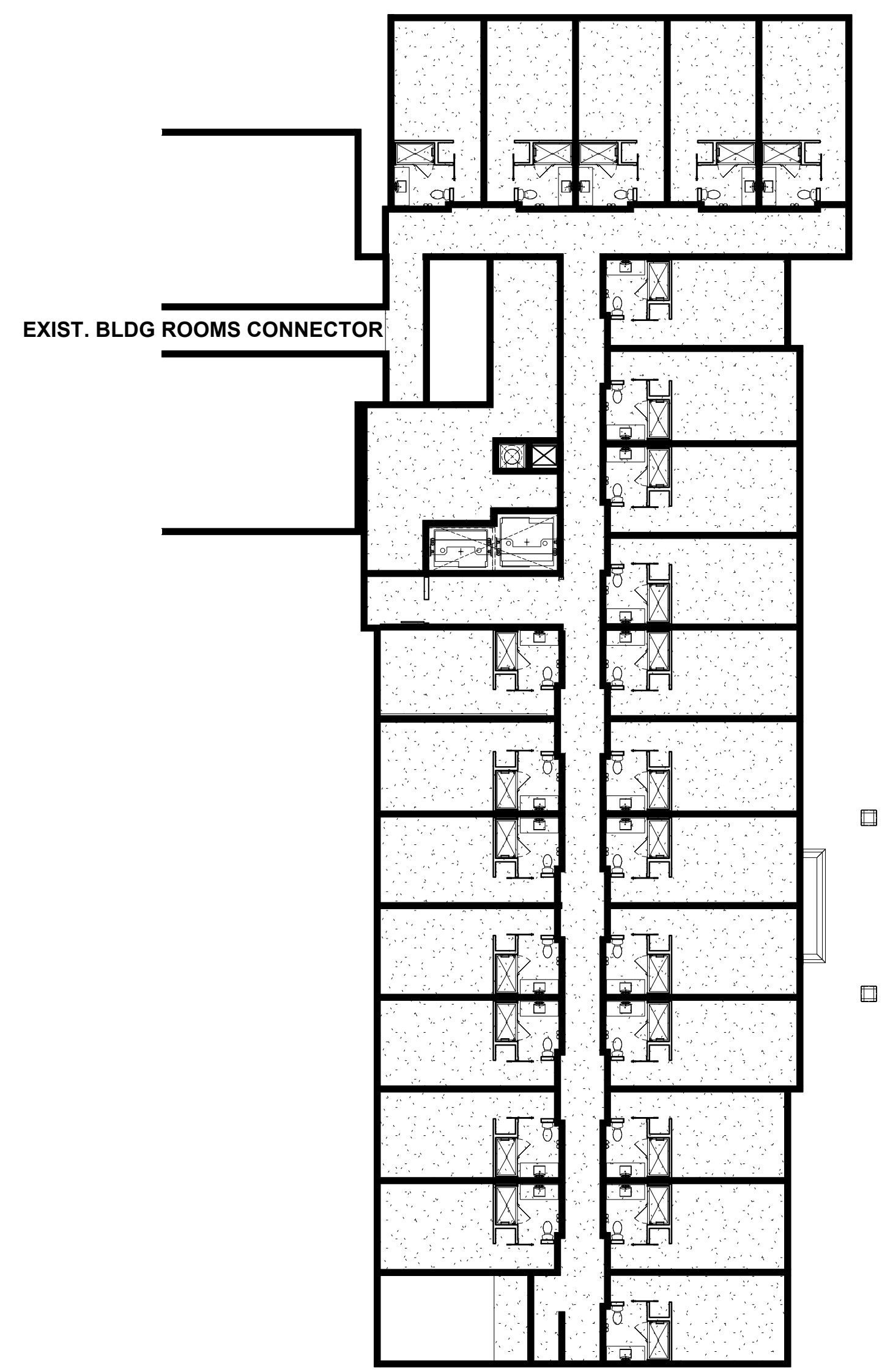
**DAYS INN & SUITES**  
 1853 MCCOY RD  
 ORLANDO, FL

DATE: 05/16/19  
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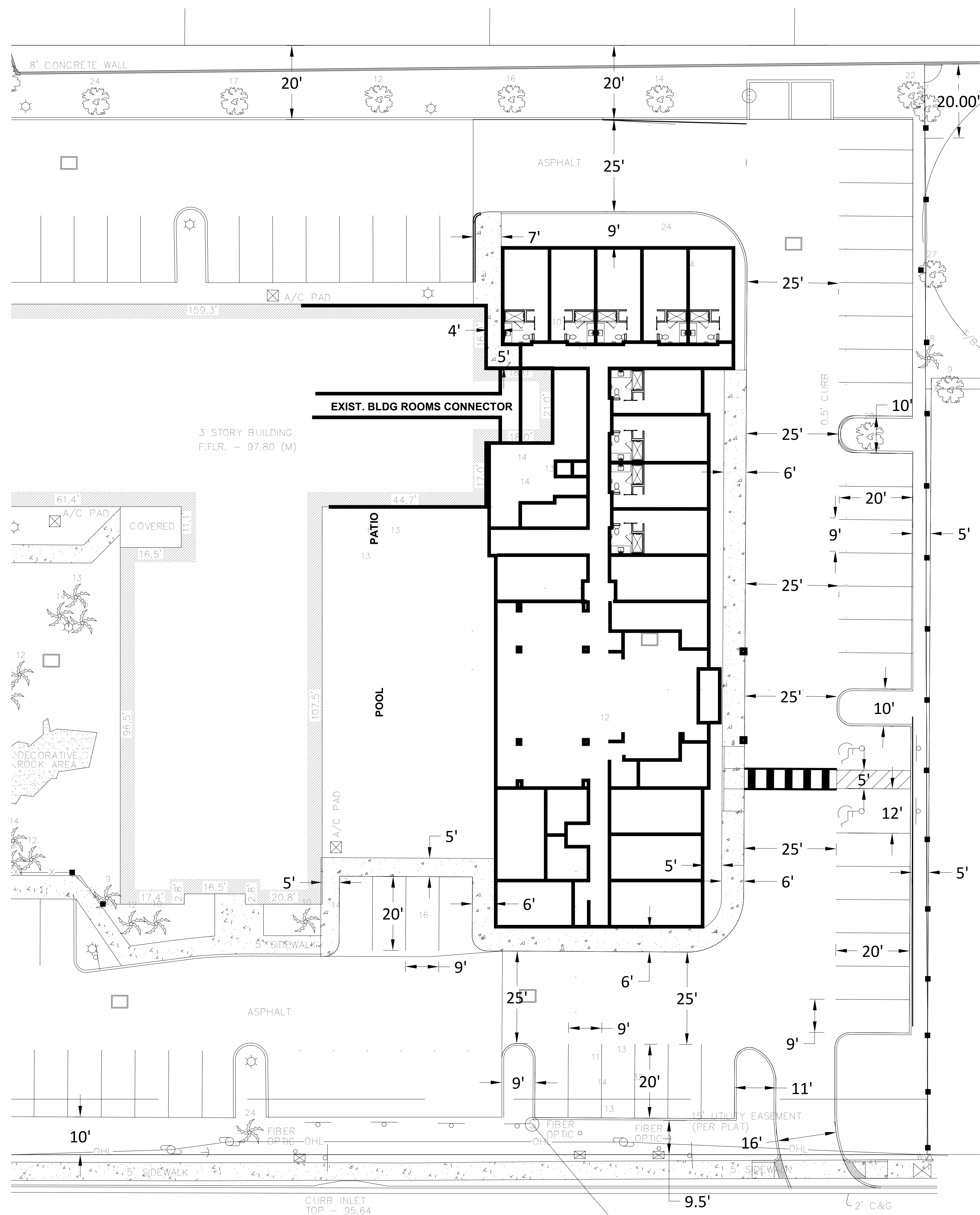
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**L-4**

IRRIGATION DETAILS  
 PROJECT NO.: 2019.054



① SECOND and THIRD FLOOR  
1/16" = 1'-0"



② Ground Floor Plan  
1/16" = 1'-0"

The proposed program includes:

	Existing:	New Addition:	Total:
Guestrooms:	168 Rooms	57 Rooms	225 Rooms
Public Area:	3,240 SF	2,639 SF	5,879 SF

UNIT COUNT:  
FIRST FLOOR:  
9 UNITS  
SECOND FLOOR:  
24 UNITS  
THIRD FLOOR:  
24 UNITS  
57 UNITS TOTAL



DAYS INN EXPANSION - MW  
HOTEL EXPANSION

1853 McCoy Rd. Belle Isle

2/23/2019

Scale: 1/16" = 1'-0"

67

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Concept Layouts

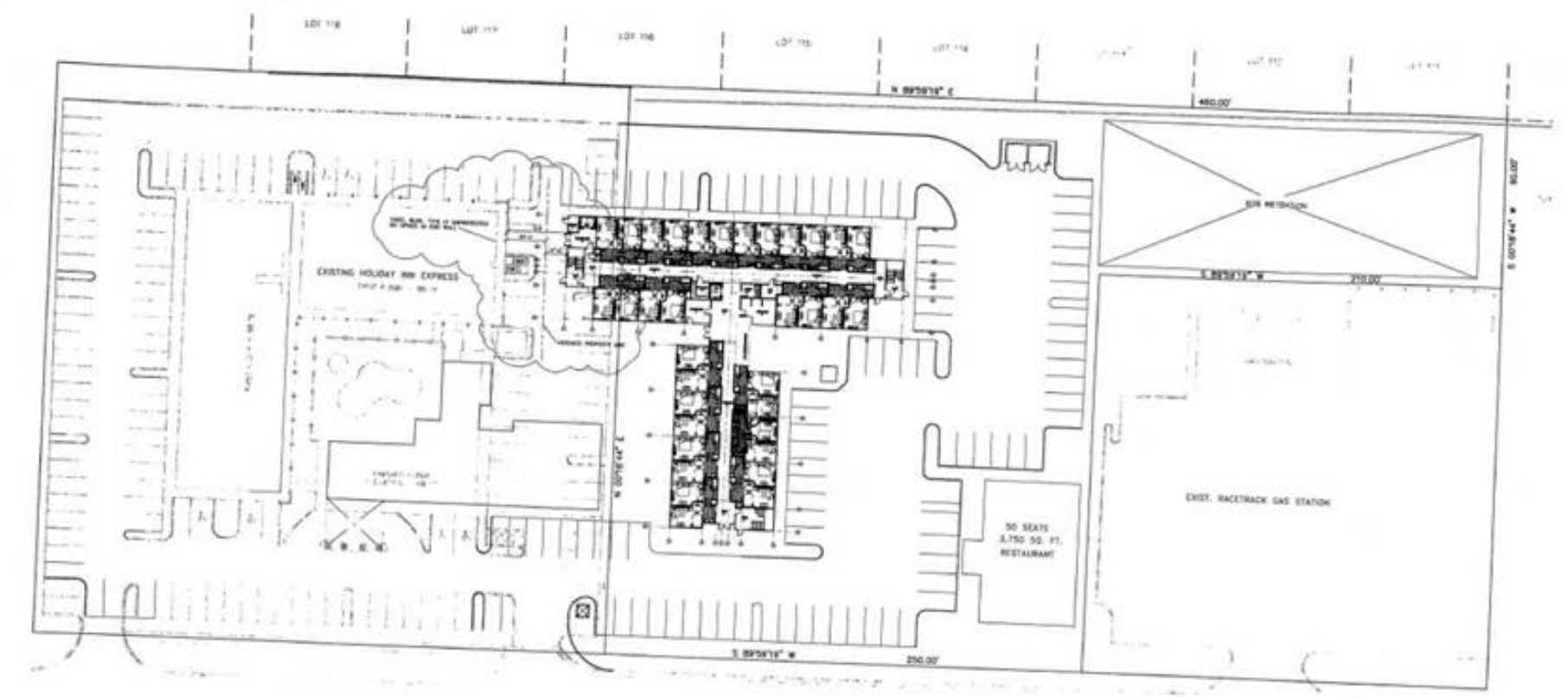
Studio 407 LLC  
4101 Woodlynn Lane  
Orlando, FL 32812  
(407) 342-5995  
jeff@407studio.com | www.407studio.com

Jeff Gaither, AIA  
AR93666



The request for variance on height is necessitated by the following circumstances:

In 1996, when this property was under the jurisdiction of unincorporated Orange County, an addition to what at that time was a Holiday Inn Express was approved and constructed adjacent to the existing 3 hotel buildings which were built in 1988. (image below)



The existing hotel buildings have a height of 37' to the peak of the pitched roof structures. The existing building roof bearing height is 28'-0". The new addition will connect to the existing corridors of this hotel allowing for shared use of egress stairs and connectivity. This will require maintaining the 3rd floor ceiling height at 28'-0". The requested 33' allowance allows for construction of the new building with a minimal 5'-0" parapet to assist in concealing rooftop mechanical equipment from view and provide some elevation variation in the design of the building. Given the pitched roof adjacent this building will be lower in stature than its neighboring structure.

Below is an image of existing building heights from permitted construction plans confirming the heights and the proposed hotel wall section.

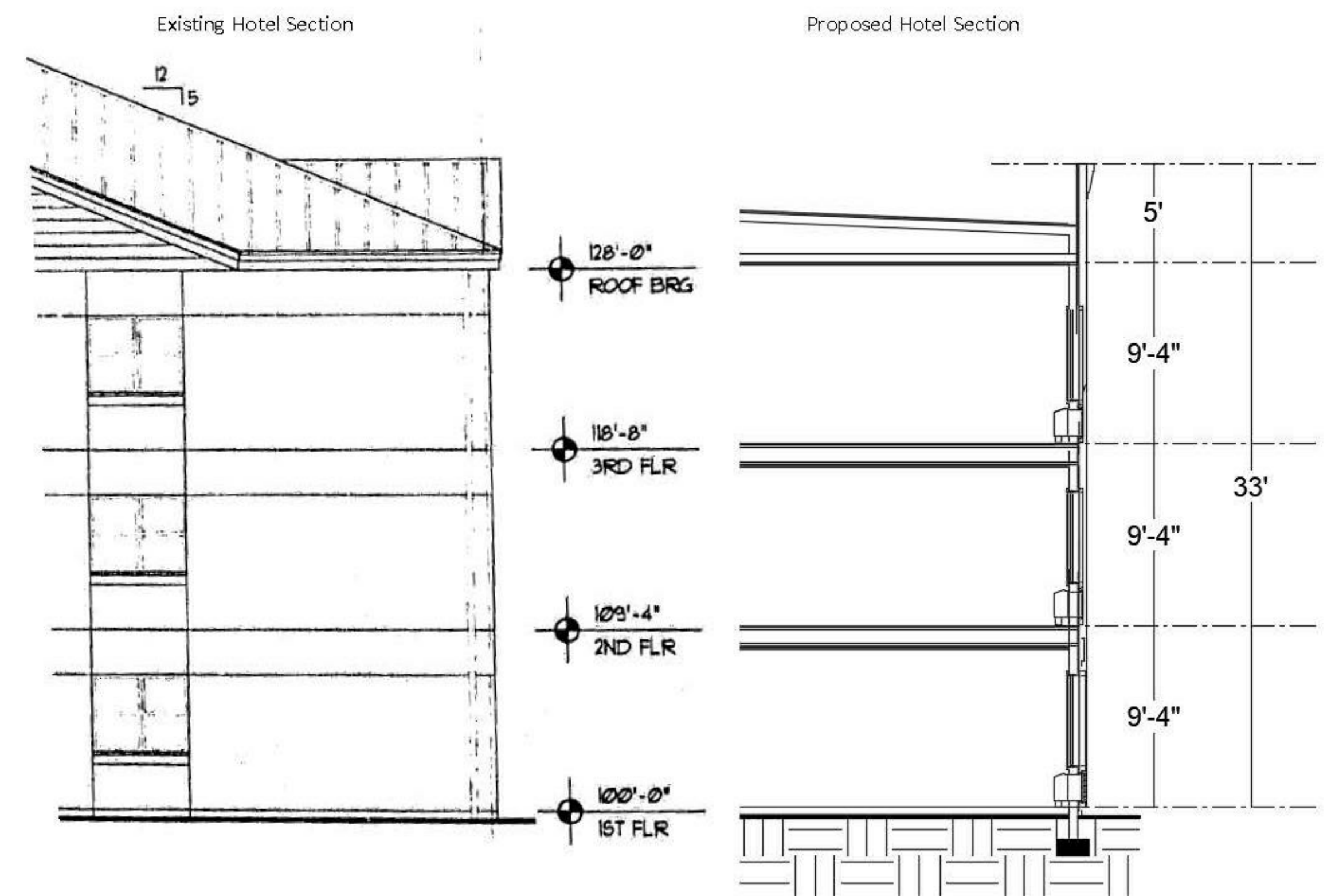


**ENTRY ELEVATION**  
SCALE

DUE TO EXISTING CONDITION SHOWN BEING PHOTOGRAPH ROOF HEIGHT/SLOPE IS NOT TO A SCALE. ROOF SPRING POINT AND SLOPE FOR ADDITION WILL MATCH THE EXISTING BUILDING.



**MCCOY RD ELEVATION**  
SCALE



NOTE: BUILDING FLOOR TO FLOOR HEIGHTS ARE TO MATCH EXISTING DAYS INN FOR ABILITY TO CONNECT AS NOTED IN BUILDING FLOOR PLANS. ROOF SHALL ALIGN BOTTOM OF STRUCTURE TO BOTTOM OF EXISTING HOTEL ROOF BEARING NOTED. (28'-0")

EXTERIOR MATERIALS		EXTERIOR MATERIALS	
NO.	DESCRIPTION	NO.	DESCRIPTION
001	CONCRETE	001	CONCRETE
002	BRICK	002	BRICK
003	GLASS	003	GLASS
004	STAINLESS STEEL	004	STAINLESS STEEL
005	ALUMINUM	005	ALUMINUM
006	PAINT	006	PAINT
007	ROOFING	007	ROOFING
008	LANDSCAPE	008	LANDSCAPE
009	MECHANICAL	009	MECHANICAL
010	ELECTRICAL	010	ELECTRICAL



FRONT OF HOUSE	TOTAL (SF)
<b>FOOD &amp; BEVERAGE</b>	
Dining/Lounge	1,297 SF
Market	111 SF
<b>TOTAL</b>	<b>1,408 SF</b>
<b>FUNCTION</b>	
Meeting Room & Storage	286 SF
Board Room	348 SF
<b>TOTAL</b>	<b>634 SF</b>
<b>RECREATION</b>	
Exercise Room	330 SF
<b>TOTAL</b>	<b>330 SF</b>
<b>PUBLIC CIRCULATION</b>	
Lobby/Reception	707 SF
Vestibule	184 SF
Public Toilets	252 SF
<b>TOTAL</b>	<b>1,143 SF</b>
<b>TOTAL FOH</b>	<b>3,515 SF</b>

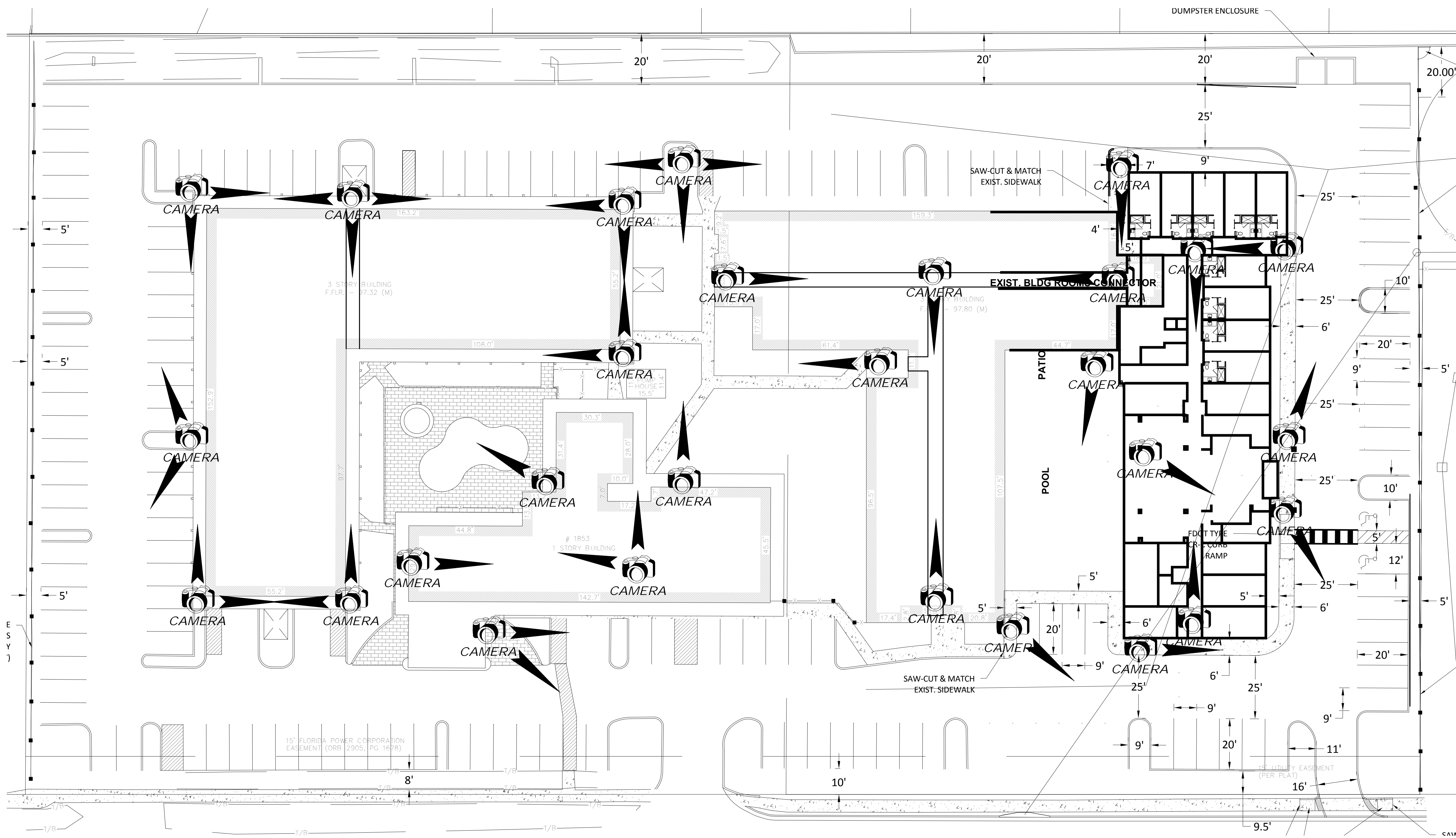
GUESTROOMS	AREA (SF)
Q/Q Studio (QQS)	338 SF
Q/Q Studio Extended (QQE)	375 SF
Q/Q Studio 13' Bay (QQS1)	351 SF
Q/Q Studio Extended 13' Bay (QQE1)	390 SF
Suite	527 SF

GUESTROOM SUPPORT	PER FLOOR	AREA (SF)
Corridors (Main)	1	1,478 SF
Corridors (Upper)	1	1,335 SF
Stairs	2	235 SF
Elevators	2	144 SF
Linen Storage (Upper Floors Only)	1	70 SF
Ice/Vending	1	51 SF
Guest Laundry (Second Floor)	1	88 SF
Mechanical/Electrical (Upper Floors)	1	129 SF
Storage (Main Floor)	1	187 SF
Storage (Second Floor)	1	99 SF
Storage (Upper Floors)	1	187 SF

BACK OF HOUSE	TOTAL (SF)
<b>ADMINISTRATION</b>	
Management Office	188 SF
Work Area/Storage	409 SF
<b>TOTAL</b>	<b>597 SF</b>
<b>LAUNDRY</b>	
Main Laundry	559 SF
Housekeeping Office	86 SF
<b>TOTAL</b>	<b>645 SF</b>
<b>FOOD &amp; BEVERAGE</b>	
Pantry	309 SF
<b>TOTAL</b>	<b>309 SF</b>
<b>MISCELLANEOUS</b>	
Mechanical /Electrical Room	531 SF
Elevator Equipment Room	107
Maintenance Office	131
<b>TOTAL</b>	<b>769 SF</b>
<b>TOTAL BOH</b>	<b>2,320 SF</b>







SYSTEM SHALL BE ADVANCED IP WIRELESS SYSTEM WITH REMOTE ACCESS.  
 INTEGRATION WITH CITY POLICE VIA IP ACCESS TO SYSTEM BY OFFICERS AS DESIRED.

1 Security Concept  
 3/64" = 1'-0"

CAMERAS SHOWN IN CORRIDORS SHALL BE PROVIDED ON ALL LEVELS.

A-4

DAYS INN EXPANSION - MW  
 HOTEL EXPANSION

1853 McCoy Rd. Belle Isle

2/23/2019

Scale 3/64" = 1'-0"

70

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Security Concept

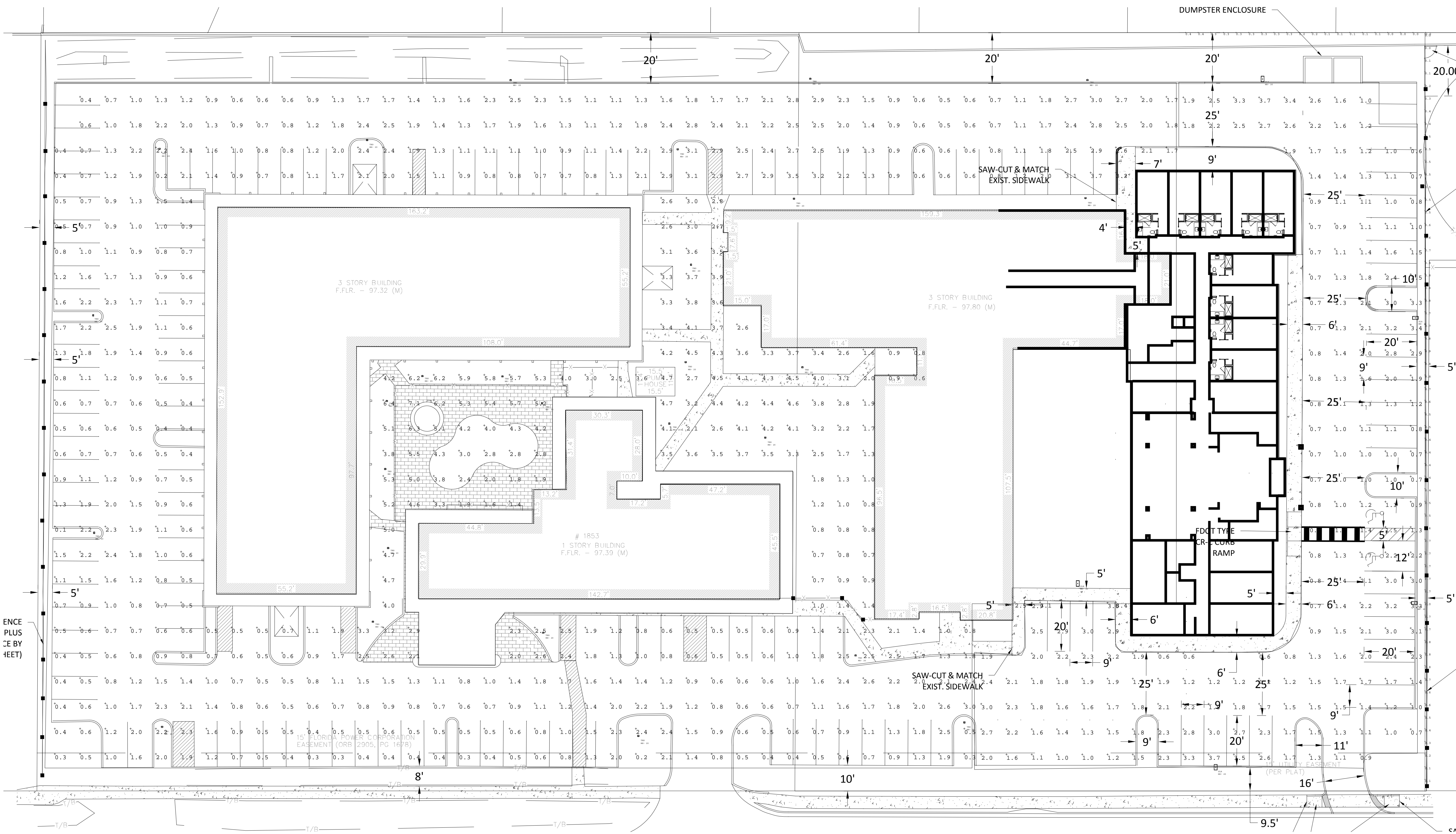


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 Jeff Gaither, AIA  
 AR93666



Luminaire Schedule Symbol	Qty	Label	Tag	Description	Arrangement	Lum. Watts	Lum. Lumens	LLF
4	SLA	Gardco	ECF-S-32L-1A-NW-G2-3-HIS MH 20'	SINGLE	105.6	9712	0.900	
1	SLB	Gardco	ECF-S-32L-1A-NW-G2-4-HIS MH 20'	SINGLE	105.6	10003	0.900	
27	TBD	TBD	Placeholder for existing	SINGLE	121.695	16165	0.900	

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Addon Residential Property Line	Illuminance	Fc	0.19	0.4	0.0	N.A.	N.A.
East Commercial Property Line	Illuminance	Fc	0.53	0.9	0.0	N.A.	N.A.
Parking Addon	Illuminance	Fc	1.69	3.7	0.6	2.82	6.17
Parking Existing	Illuminance	Fc	1.74	7.1	0.1	17.40	71.00

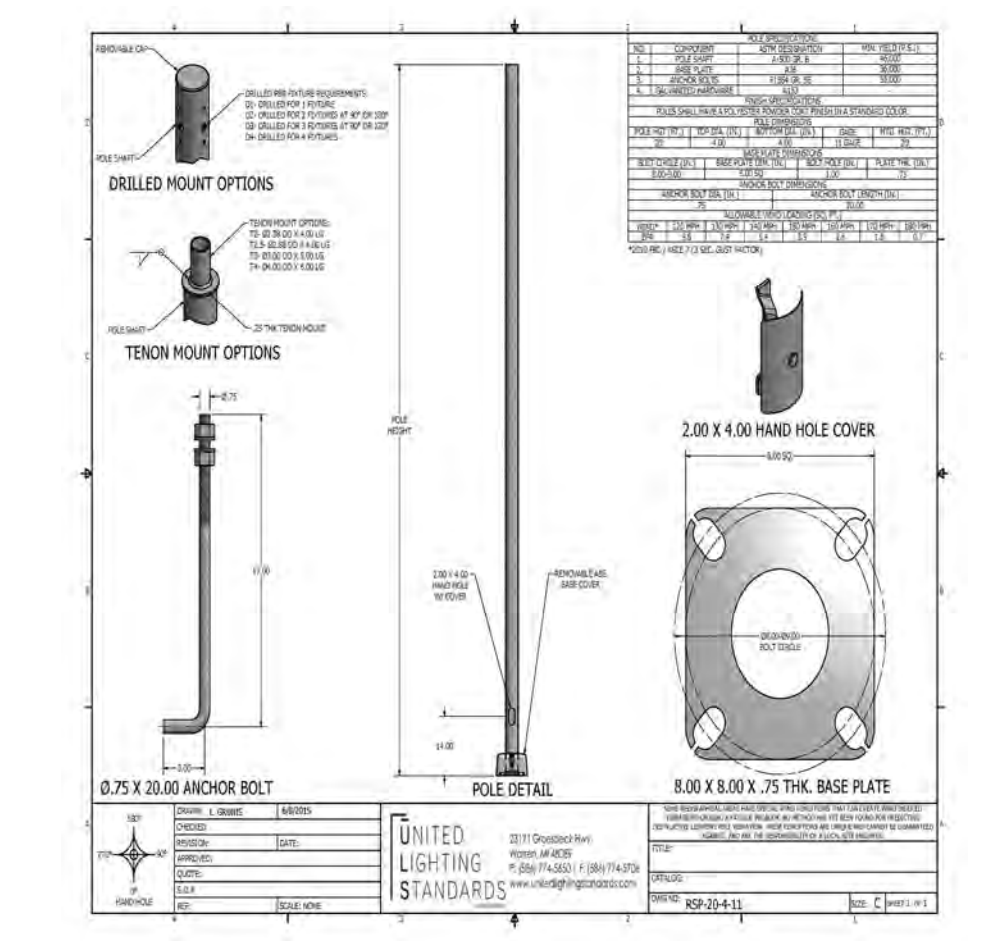


**PHILIPS GARDCO**  
Site & Area  
EcoForm  
ECF-S-32L

The Philips Gardco EcoForm Gen-2 combines economy with performance in an LED area luminaire. Capable of delivering up to 26,000 lumens or more in a compact, low profile LED luminaire, EcoForm offers a new level of customer value. EcoForm features an innovative retrofit arm kit, simplifying site conversions to LED by eliminating the need to drill additional holes in most existing poles. Integral control systems available for further energy savings.

Ordering guide

Part No.	Part Name	Part Description	Part Description	Part Description	Part Description	Part Description	Part Description	Part Description	Part Description
ECF-S-32L-1A-NW-G2-3-HIS	20' High	ECF-S-32L-1A-NW-G2-3-HIS	20' High	ECF-S-32L-1A-NW-G2-3-HIS	20' High	ECF-S-32L-1A-NW-G2-3-HIS	20' High	ECF-S-32L-1A-NW-G2-3-HIS	20' High



1 Photometrics Plan  
1" = 20'-0"

DAYS INN EXPANSION - MW  
HOTEL EXPANSION

1853 McCoy Rd. Belle Isle

2/23/2019

Scale: 1" = 20'-0"

THIS MATERIAL REPRESENTS DEVELOPMENT CONCEPTS AND ARCHITECTURAL AND OTHER DESIGN CONCEPTS BEING CONSIDERED AT THE TIME IT WAS PRODUCED. THIS INFORMATION IS SUBJECT TO REVISIONS AND MODIFICATIONS WITHOUT NOTICE. ALL ORAL AND WRITTEN INFORMATION, DESCRIPTIONS, PLANS, COPY, GRAPHICS, PHOTOGRAPHY, CHARTS, GRAPHS AND RENDERINGS MAY BE MODIFIED AT ANY TIME AND SHOULD NOT BE RELIED UPON AS FINAL.

Site Photometrics

A-5

**STUDIO 407**

Studio 407 LLC  
4101 Woodlynn Lane  
Orlando, FL 32812  
(407) 342-5995  
jeff@407studio.com | www.407studio.com

Jeff Gaitner, AIA  
AR93666



## NOTICE OF PUBLIC MEETING

September 24, 2019 – 6:30PM

### CITY OF BELLE ISLE PLANNING AND ZONING BOARD REGULAR SESSION

#### ITEM 4 MEMORANDUM

**TO:** Planning and Zoning Board

**DATE:** September 24, 2019

Public Hearing Case #2018- 08-062 - Proposed Development Site Plan. Pursuant to Belle Isle Code Sec. 54-79 (f) (4), the Board shall review and take action on the proposed site plan, submitted by applicant Capital Lodging, LLC, located at 1853 McCoy Road, Belle Isle FL 32809, also known as Parcel # 30-23-30-0000-00-012.

**Background:**

1. On August 26, 2019, Capital Lodging LLC submitted the application and required paperwork.
2. A Notice of Public Hearing legal advertisement was placed in the Saturday, September 14, 2019, Orlando Sentinel.
3. Letters to the abutting property owners within 300 feet of the subject property were mailed on Friday, September 13, 2019.

The Board may adopt all, some, or none of these determinations as part of their findings-of-fact. The Board may also add any additional findings-of-fact that are presented at the public hearing. The Board will need to determine if the criteria set forth in Chapter 42, Article III, Section 42-64(1) of the Land Development Code have been met, and approve, approve with conditions, or deny this request.

**SAMPLE MOTION TO APPROVE:**

"I move, the criteria of Section Sec. 54-79 (f) (4) of the Belle Isle Land Development Code having been met TO APPROVE the proposed site plan, submitted by applicant Capital Lodging, LLC, located at 1853 McCoy Road, Belle Isle FL 32809, also known as Parcel # 30-23-30-0000-00-012.

**SAMPLE MOTION TO DENY:**

"I move, the justifying criteria of the Belle Isle Land Development Code, Sec. 54-79 (f) (4), having NOT been met; ***[use only if NONE of the justifying criteria have been met]*** the requirements of section 42-63, Subsections: *[STATE ONLY THE SUBSECTIONS BELOW THAT ARE NOT SATISFIED]* **having NOT been met;** *[may be used in addition to above or alone]* **TO DENY** the proposed site plan, submitted by applicant Capital Lodging, LLC, located at 1853 McCoy Road, Belle Isle FL 32809, also known as Parcel # 30-23-30-0000-00-012.

**SUBSECTION (D)**, a literal enforcement of the provisions of the zoning ordinances would result in unnecessary hardship and that said hardship is created by special conditions and circumstances peculiar to the land, structure or building involved, including but not limited to dimensions, topography or soil conditions.

**SUBSECTION (E)**, personal hardship is not being considered as grounds for a variance since the variance will continue to affect the character of the neighborhood after title to the property has passed and that the special conditions and circumstances were not created in order to circumvent the Code or for the purpose of obtaining a variance.

**SUBSECTION (F)**, the variance is the minimum variance that will make possible the reasonable use of the land, building or structure.

**SUBSECTION (G)**, the granting of the variance will be in harmony with the general purpose and intent of the Code, will not be injurious to the neighborhood, will not be detrimental to the public welfare, and will not be contrary to the public interest.

Should any person decide to appeal any decision made regarding any matter considered at this meeting such person may need to ensure that a verbatim record of the proceedings is made to include testimony and evidence upon which the appeal is to be based. Persons with disabilities needing assistance to participate in these proceedings should contact the City Clerk at 407-851-7730 at least 24 hours in advance of the meeting.

January 10, 2019

**Site Plan Review:** 1853 McCoy Road

**Applicant Request:** Hotel Addition

**Existing Zoning/Use:** Retail Commercial District (C-1)/ Hotel

### **Staff Application Review**

The proposed site plan has been reviewed in preparation for the Planning and Zoning Board meeting on September 24, 2019. The proposed application is for a commercial development to include an addition to the existing hotel. The property is located within the jurisdiction of the City of Belle Isle with a zoning designation of Retail Commercial District (C-1). The Planning and Zoning Board took the action to continue this application and the accompanying variance application (public hearing cases 2018-08-057 and 2018-08-062) at the March 26, 2019.

Sec. 54-79 of the City Code identifies requirements for the C-1 zoning district. Hotels are allowed as a permitted use. Site plan review and approval is required, however, by the Planning and Zoning Board before a building permit may be issued (Sec. 54-79 (f)(4)).

### **Staff Review**

The applicant has provided the following revisions and additional information requested by the Board at the March 26, 2019 meeting. These items that were requested of the applicant are detailed below:

1. Clarify and provide the total square-footage of office and lobby area on the site plan pages. This is defined as office and any common useable areas by office staff and/or customers.

**The application identifies on page C001 of the Concept Plan that there is a total public area space of 5,879 square feet (3240 square feet existing and 2639 square feet proposed).**

2. Correct the parking space counts and calculations provided to accurately reflect the actual existing spaces on the property, clarify the ratios (number of spaces per Belle Isle code requirements) for what is existing and what is proposed. Please note that the site plan page C-1 previously submitted has conflicting tables.

**The application identifies on page C001 of the Concept Plan that per Belle Isle Code, 284 spaces are required. Additionally, this page shows the applicants**

**plan to provide a total of 161 spaces, which is a parking ratio of 0.72 spaces per room, for which they are seeking the variance in Case #2018-08-057.**

3. Provide extended stay restriction language you are proposing to the Board along with documentation of the industry standards for a flag hotel that define required guest and in-room amenities such as microwaves and refrigerators, and on-site guest laundry facilities. With this information, please provide a response to the City Attorney's draft language regarding the extended stay restriction:

*As a condition of the variances requested, there is a prohibition on extended stay hotels on the property. For the purposes of this restriction "extended stay hotel" means a hotel, motel or other public lodging establishment with guest rooms for lodging offered to the public for compensation, which: (i) are advertised, designed, intended or routinely utilized for weekly or monthly occupancy; or (ii) any of the guest rooms have cooking facilities, dishwasher, kitchenette sink or a refrigerator larger than 3.2 cubic feet. "Cooking Facilities" shall mean a stove top burner; a hotplate that does not serve as an integral part of an appliance designed solely to produce coffee; a conventional oven; a convection oven; a grill; a hibachi; or any oven producing heat using resistance heating elements or infrared heating sources. Microwaves and coffee makers shall not be considered Cooking Facilities.*

**The developer has provided that they take no objections to the extended stay restriction language as proposed by the City of Belle Isle.**

4. Provide documentation that the existing fence on-site has been patched-up so that there are no gaps in the fence. This may be achieved with temporary materials such as chain-link fencing.

**The applicant provided pictures showing that the fence has been repaired so that there are no gaps in the fence.**

5. Provide a site plan page that shows detail of the proposed fence replacement for the property. This must include locations of the new fencing and adequate details of fence style, dimensions, and design.

**The application identifies on page C100 of the Concept Plan detail for the proposed property fence, including fence design, height and proposed location.**

6. Provide a site plan page that shows detail of the proposed security camera upgrades. This must include locations of the proposed and existing cameras both inside and outside the hotel (both the existing and proposed buildings). With this, specifications and data must be provided that identify how the security system will interface with the Belle Isle Police Department.

**The application identifies on page A-4, Studio 407 of the Concept Plan detail for the proposed security camera system, including for the existing hotel and proposed addition. The Concept Plan identifies that the system will be Advanced IP Wireless with remote access and will integrate with the Belle Isle Police Department via IP Access.**

7. Provide a conceptual drainage plan for the site plan that details existing drainage conditions and systems; piping; where the water goes; and, treatment proposed for the existing development and proposed addition.

**The application identifies on page C200 of the Concept Plan detail for paving, grading, and drainage.**

8. Provide a landscaping plan consistent with Belle Isle Code Sec. 50-76. This shall include upgrading the existing buffers on site to meet current code requirements with respect to planting materials required and replacement of any existing dead or declining buffer vegetation on the whole property.

**The application identifies on pages L-1 and L-2 of the Concept Plan detail for the existing and proposed landscaping of the entire site. The plan is consistent with Belle Isle Code except for the buffer requirements for the North property, the West property boundary, and the South boundary adjacent to McCoy Road. The North Boundary buffer will need to meet code consistent with providing a 15-foot transitional buffer and the proposed plan updated to reflect this. There is no development proposed on the property affecting the West property line, because of this, maintaining the existing buffer is shown. For the South property line, due to utilities in this area, the applicant is restricted on tree planting and has request a variance from the tree planting requirements for this buffer in Case #2018-08-057.**

9. Provide a lighting photometric plan with foot-candle data to ensure no light pollution occurs onto adjacent residential properties.

**The application provides on page A-5, Studio 407 of the Concept Plan a lighting photometric plan. This plan shows that there is no light spill-over onto adjacent residential properties and minimal spill-over onto adjacent commercial properties.**

The proposed plan complies with the code with an update to the landscaping plan to address the North buffer requirements (subject to granting of the variance requests in PUBLIC HEARING CASE #2018-08-057).

There are additional conditions, however, that need to be considered by the Planning and Zoning Board in determining whether to approve the site plan application. These conditions are identified in the Staff Recommendations section below.

### **Staff Recommendations**

For the Board's consideration, it is within the Boards purview to require conditions applicable to approval of a proposed site plan. Staff recommends that the following considerations as conditions to be placed upon an approval of the proposed site plan:

1. A separate dumpster permit shall be required as part of the building permit process if the current dumpster facilities are being replaced/changes or do not comply with code; or, the applicant may submit certification that the existing dumpster facilities comply with code.
2. An 8-foot high masonry wall with a 15-foot wide transitional buffer is required adjacent to residentially zoned properties. This buffer is identified on the Concept Plan but needs to

be updated to reflect the required plantings per code. The owner must execute a recordable document which requires maintenance of the wall in good repair. The buffer must include the following plant material per 100 linear feet: 3 canopy trees; 4 understory trees; and, 15 shrubs.

3. Storm water management plans consistent with the requirement of Sec. 50-74 and Sec. 54-79 (f) (2) shall be provided for review with the building permit application.
4. A separate sign permit application is required.

With these conditions, staff recommends approval of the proposed hotel addition.

The Board may consider any of these conditions or apply others as deemed appropriate by the Board. Please note that if additional plans or agreements are requested, the Board may want to review these prior to granting approval of a site plan.

Upon approval of a site plan, it becomes part of the building permit and may be amended only by the Planning and Zoning Board.

### **Next Steps**

The Board may approve the proposed site plan application as it is, approve with specific conditions, continue the application if additional information is being requested for consideration, or deny the application.

A decision by the Board may be appealed by an aggrieved person to the City Council pursuant to Sec. 42-71.