
NOTICE OF PUBLIC MEETING

JANUARY 22, 2019 – 6:30PM

CITY OF BELLE ISLE PLANNING AND ZONING BOARD REGULAR SESSION

ITEM 5

MEMORANDUM

TO: Planning and Zoning Board

DATE: January 11, 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. 50-73, TO ALLOW A MAXIMUM BUILDING HEIGHT OF 33 FEET INSTEAD OF THE STANDARD MAXIMUM ALLOWED BUILDING HEIGHT IN THE C-1 ZONING DISTRICT OF 30 FEET, AND TAKE ACTION ON A REQUESTED VARIANCE FROM SEC. 50-72 (D) (1), TO ALLOW THE WIDTHS OF INTERIOR DRIVEWAYS TO BE 22 FEET INSTEAD OF 25 FEET, AND TAKE ACTION ON A REQUESTED VARIANCE FROM SEC. 50-72 (A) (1) TO ALLOW A PARKING SPACE RATIO OF 0.7 SPACES FOR EVERY HOTEL ROOM INSTEAD OF THE REQUIRED 1 SPACE FOR EVERY HOTEL ROOM PLUS 1 FOR EVERY 100 SQUARE FEET OF OFFICE/ LOBBY AREA 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 30, 2018, Capital Lodging LLC submitted the application, fee, and required paperwork.
2. A Notice of Public Hearing legal advertisement was placed in the Saturday, January 12, 2019, Orlando Sentinel.
3. Letters to the abutting property owners within 300 feet of the subject property were mailed on Thursday, January 10, 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.

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.

NOTICE OF PUBLIC MEETING

JANUARY 22, 2019 – 6:30PM

CITY OF BELLE ISLE PLANNING AND ZONING BOARD REGULAR SESSION

PUBLIC HEARING CASE #2018-08-057

SAMPLE MOTION TO APPROVE:

"I move, the criteria of Chapter 42, Article III, Section SEC. 50-73, SEC. 50-72 (d) (1), 50-72 (a) (1) and 42-64 of the Belle Isle Land Development Code having been met **TO APPROVE (WITH THE STAFFS RECOMMENDED CONDITIONS)** this request for a variance from SEC. 50-73, to allow a maximum building height of 33 FEET instead of the standard maximum allowed building height in the C-1 Zoning District OF 30 FEET, and from SEC. 50-72 (d) (1), to allow the widths of interior driveways to be 22 feet instead of 25 feet, and from SEC. 50-72 (a) (1) to allow a parking space ratio of 0.7 spaces for every Hotel room instead of the required 1 space for every hotel room plus 1 for every 100 square feet of office/ lobby area 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, Chapter 42, Article III, Section 42-64(1), having NOT been met; *[use only if NONE of the justifying criteria have been met]* the requirements of section 42-64(1) 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** this request for a variance from SEC. 50-73, to allow a maximum building height of 33 FEET instead of the standard maximum allowed building height in the C-1 Zoning District OF 30 FEET, and from SEC. 50-72 (d) (1), to allow the widths of interior driveways to be 22 feet instead of 25 feet, and from SEC. 50-72 (a) (1) to allow a parking space ratio of 0.7 spaces for every Hotel room instead of the required 1 space for every hotel room plus 1 for every 100 square feet of office/ lobby area submitted by applicany 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.

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
PRESIDENT
407.494.8789
fisherpds@outlook.com

January 10, 2019

Variance Application: 1853 McCoy Road

Applicant Request: VARIANCE FROM SEC. 50-73, TO ALLOW A MAXIMUM BUILDING HEIGHT OF 33 FEET INSTEAD OF THE STANDARD MAXIMUM ALLOWED BUILDING HEIGHT IN THE C-1 ZONING DISTRICT OF 30 FEET, AND TAKE ACTION ON A REQUESTED VARIANCE FROM SEC. 50-72 (D) (1), TO ALLOW THE WIDTHS OF INTERIOR DRIVEWAYS TO BE 22 FEET INSTEAD OF 25 FEET, AND TAKE ACTION ON A REQUESTED VARIANCE FROM SEC. 50-72 (A) (1) TO ALLOW A PARKING SPACE RATIO OF 0.7 SPACES FOR EVERY HOTEL ROOM INSTEAD OF THE REQUIRED 1 SPACE FOR EVERY HOTEL ROOM PLUS 1 FOR EVERY 100 SQUARE FEET OF OFFICE/ LOBBY AREA 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 an additional building with additional rooms to the hotel. The site plan application seeks to deviate from the code in the areas that are the subject of this variance application. These variances must be approved prior to consideration of the site plan application.

The applicant has provided supporting documentation addressing the variance criteria. Please note that part of the variance request from the applicant seeks relief from the parking stall dimension requirements. What the applicant proposes for these dimensions is consistent with Belle Isle code requirements, therefore this do not need the variance requested and is not included here.

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):

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.

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.

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

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.

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

The requested variance is 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.

5. With respect to the requested variance for drive isle (interior driveways) width of 22 feet instead of the required 25 feet, this represents about a 10% and reduction in the code requirement. Often minor variances such as these are approved administratively. The Belle Isle Code does not make provision for such administrative approval. Granting this variance is not injurious to public health, safety and welfare and is a consistent width with the existing development and with Orange County codes.

6. With respect to the requested variance for a parking ratio of 0.7 spaces for every room, this deviation is a reflection of changing transportation needs based on the demands of the use, according the applicant's parking analysis. As presented, the proposed reduction does not appear to be detrimental to public health, safety, and welfare for the proposed hotel addition as the application states there is no longer consideration of an extended-stay hotel product.

Staff provides a recommendation to approve the requested variances based on the above information.

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.



April Fisher, AICP
PRESIDENT
407.494.8789
fisherpds@outlook.com

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 January 22, 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).

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 proposed plan complies with the code with respect to setbacks and allowed uses (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 plans as an existing 18-foot buffer. The owner must execute a recordable document which requires maintenance of the wall in good repair. This buffer appears that additional planting may be needed to be consistent with current code requirements. This can be addressed on the landscaping plan.

The buffer must include the following plant material per 100 linear feet: 3 canopy trees; 4 understory trees; and, 15 shrubs.

3. A landscaping plan consistent with Sec. 50-76 shall be provided for review with the building permit application. 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.
4. 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.
5. A lighting plan with foot-candle information shall be required as part of the building permit application process to ensure no light pollution occurs onto adjacent residential properties.
6. A separate sign permit application is required.
7. A condition that no extended-stay brand hotel shall be allowed based on the parking analysis study provided by the applicant to support the reduction in required parking.

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.

(2018 08-062)
(2018-08-057)

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: 8/30/2018

P&Z CASE #: 2018 08 062 + 2018 08 057

VARIANCE SPECIAL EXCEPTION OTHER

DATE OF HEARING: _____

APPLICANT: Go Construction Services

OWNER: Capital Lodging LLC

ADDRESS: PO Box 621874 Orlando FL 32862

1437 Long Meadow Way Windermere, FL 34786

PHONE: 321 400 5980

PARCEL TAX ID #: 1853 Mccoy Rd < 30-23-30-0000-00-012 >

LAND USE CLASSIFICATION: C1 ZONING DISTRICT: _____

DETAILED VARIANCE REQUEST: Please see the attached Narrative

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.

Mh...

Amir Dhanji

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: <input type="checkbox"/> Yes <input type="checkbox"/> No		Council Action: _____		

PROJECT NARRATIVE & BACKGROUND

The proposed hotel addition is to an existing 168 room Days Inn facility which was bought as a distressed asset several years ago by current property owner. Over the past several years, the property owner has invested significant time and efforts in 'cleaning up' removing undesirable tenants, upgrading the interiors and exteriors, improving service quality of the hotel and increase the overall occupancy of the hotel with considerable success. During this period, the owner has noticed that roughly 50 to 60 percent of his clients take shuttle bus, taxis, Uber and Lyft as means to reach the hotel location from the airport. Consequently the parking lot which currently has a total parking count of

The property in our view is in a good location with great potential to cater to legitimate business travelers and tourists. However the size of the hotel room at 168 room somewhat hinders its growth and prevents it from increasing its occupancy. The ownership has decided to add approximately 55 to 60 additional rooms to allow him to split the overall property into two branded flags, each with over 110 rooms. At present, the two flags the owner is contemplating is Days Inn and Hawthorn Suites hotel. This would make increase the occupancy rates, increase the property value and make the overall property more appealing,

There is an opportunity to add an additional building to the east of the property as shown in the attached site. However that would require variances in the parking requirement per City of Belle Isle code. Per our discussions with City Staff, we have decided not to impact or alter the rear landscape buffer and to leave it as is.

The proposed building will be three stories high but less than 35 feet in height, and will be designed to match the architecture/look and roof line of the existing building structure.

VARIANCES REQUESTED

1. Reduction in Total Parking Required

Justification: Per City of Bell Isle Code, where the total parking for a hotel required is 1 parking space per hotel room Plus 1 for every 100 sq. ft of office/lobby area. Based on the proposed site plan, the proposed parking ratio is 0.7 spaces for every room. While we do not meet City of Belle Isle standards, please note that we do meet Orange County and City of Orlando requirements. We are requesting a variance on lower parking requirement because, historic occupancy at this property is less than 70% overall and roughly 60 percent of the customers use airport shuttles, taxis, mass transit bus stops and recently Uber and Lyft for their transportation needs. At any given time, less than half of the parking is currently being used for hotel operations. Even with the proposed hotel addition, we believe there will be plenty of parking stalls available for customers use for smooth operations of the hotel. A detailed parking study has been prepared to support this request and has been included in the updated package.

1. Relaxation of the Building Height Requirement

Justification: We are proposing a 3-story building structure to match the existing hotel building. We are requesting a minor allowance in height requirement to allow the proposed addition to match the roofline of existing structure while maintaining consistency in architectural appearance with existing building. We are proposing a hotel building height to match existing hotel building which is 33 feet tall.

2. Parking Stall Size and Drive isle width:

Justification: The proposed parking stall widths are 9 x 20 in size and the proposed drive isle widths is 22 feet in front of the proposed building addition. The parking stalls and drive isle widths are consistent with existing parking lots, however they do not meet current site development standards per City of Belle Isle. We believe these sizes are adequate for parking conventional vehicles. We request a minor variance to allow the proposed addition's parking stalls and widths to match existing parking stall sizes.



TO: City of Belle Isle
April Fisher, AICP

FROM: Vasu T. Persaud, PE, AICP, PTOE; Turgut Dervish, PE

DATE: December 7th, 2018

RE: **Days Inn @ 1853 McCoy Road**
Parking Demand Analysis – Response to Comments
City of Belle Isle, Florida
TPD № 5165

The following provides responses to comments received from the City of Belle Isle on December 4th, 2018 (See Attachment A) as it pertains to Parking Demand Analysis for the subject project.

Comment 1: The parking study is misleading. The Belle Isle Code has a requirement for providing spaces for office area, it is not just lobby area (Orange County does also). I discussed this with and provided the information to Vasu. The calculations Vasu shows in the report for the City and Orange County are incorrect. No information has been provided in your application about how much office square-footage is in the existing hotel and the proposed addition (at the last meeting, it was discussed that there is at least 1000 square feet of office in the proposed addition). This must be part of the information provided to the board; it cannot be ignored as Vasu says he is doing for the lobby area. It is one thing to explain why he thinks it shouldn't count but to leave it out does not meet the City's code and is misleading with respect to the number of spaces required. The Board will know this information should be there (especially since it was discussed at the last meeting) and will not trust the report with it being left out. This will need to be revised before we can move forward.

Response

We understand the philosophy of the comments provided by the reviewer and offer the following responses in an effort to find consensus solutions.

(a) It was not our intent to mislead when we did not include the stipulation of 1 parking space per 100 square feet of lobby/office area. We would not blindly apply any site plan design criteria if it is not applicable to a particular site. In developing a parking variance request, one is essentially requesting a revised parking ratio based on the specific characteristics of the proposed use/site. Inherently, we are required to provide site specific calculations which provide evidentiary support that the proposed parking ratio is valid. Consequently, in our professional engineering opinion and based on an intuitively reasonable assumption that a lobby is not a parking generator, a proposed parking rate was developed. This is a logical application of the City's Land Development Code and our intent is certainly not to mislead the City in any form or fashion. Furthermore, in developing the study we conducted field reviews, referenced other guidelines and compared other

data in arriving at the proposed parking ratio, so no one method was utilized.

(ii) We also respectfully disagree that the calculations for the City of Orlando and Orange County are incorrect. Please see below:

- City: 225 proposed rooms / 0.5 spaces per room = 113 parking spaces
- County: 225 proposed rooms / 1.5 spaces per room = 150 parking spaces

In addition, while Orange County does have a parking rate for the hotel lobby area, the County has accepted parking studies developed by TPD in which the lobby area is considered an ancillary use of the hotel not a parking generating use. Some of these hotels have been constructed and no parking issues have been noted.

Comment 2: There was also discussion about the substantiation of an extended stay format for the proposed addition in relationship to the request for relief from the number of parking requirements. The parking study specifically identifies the guest market for tourist and airport occupants but does not address the extended stay discussion the Board had with you at the last meeting.

Response:

Based on discussion with the applicant team it noted that a extend stay brand/flag is no longer being pursued for this project

Additional Feedback

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 runs 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 operated a shuttle service.

NAME:
Florida P.E. №:
DATE:
SIGNATURE:



Attachment A
City Comments

Vasu Persaud

From: shri@landsmartconsultants.com
Sent: Tuesday, December 4, 2018 12:27 PM
To: 'April Fisher'; 'Bob Francis'; 'Amirali Dhanji'; 'Nizam'; 'Yolanda Quiceno'
Cc: Vasu Persaud
Subject: RE: FW: 5165 Days Inn (1859 McCoy Road)

Hello April,

I will have Vasu respond to comments 1 and 2.

On item no. 3, we are NOT affecting the buffers along the northern property boundary, they will remain as is. The eastern buffer is also the same width as what currently exists. The dumpster location is also at the same location. It was pushed back to facilitate better circulation of traffic. However, we can bring it back to current location.

On item No. 4, two of the sheets submitted are a replacement to previously submitted plan sheets. The elevation drawing is an additional sheet. Remaining sheets that you already have in possession remains unchanged and is part of the submittal..

We will draft a cover letter explaining these sheets.

Shri Rao, MS. PE.
President, LandSmart Consultants
Director of Development, SunPark Company, LLC
Ph. 407-694-5148
<https://www.linkedin.com/in/shrirao>

From: April Fisher [mailto:aprilfisher73@gmail.com]
Sent: Tuesday, December 04, 2018 12:15 PM
To: Shri at LandSmart Consultants; Bob Francis; Amirali Dhanji; Nizam; Yolanda Quiceno
Subject: Re: FW: 5165 Days Inn (1859 McCoy Road)

Shri,

I have completed the sufficiency review of your submittal and it is unable to be placed on the December 20th Planning and Zoning Board agenda for the following reasons:

1) The parking study is misleading. The Belle Isle Code has a requirement for providing spaces for office area, it is not just lobby area (Orange County does also). I discussed this with and provided the information to Vasu. The calculations Vasu shows in the report for the City and Orange County are incorrect. No information has been provided in your application about how much office square-footage is in the existing hotel and the proposed addition (at the last meeting, it was discussed that there is at least 1000 square feet of office in the proposed addition). This must be part of the information provided to the board; it can not be ignored as Vasu says he is doing for the lobby area. It is one thing to explain why he thinks it shouldn't count but to leave it out does not meet the City's code and is misleading with respect to the number of spaces required. The Board will know this information should be there (especially since it was discussed at the last meeting) and will not trust the report with it being left out. This will need to be revised before we can move forward.

2) There was also discussion about the substantiation of an extended stay format for the proposed addition in relationship to the request for relief from the number of parking requirements. The parking study specifically identifies the guest market for tourist and airport occupants but does not address the extended stay discussion the Board had with you at the last meeting.

3) Your plans do not indicate that you are seeking a variance from the required buffers, but the buffers you show do not indicate how they meet code requirements with respect to plantings and show the dumpster relocated into the north buffer adjacent to residential, which is not permissible without a variance. Another item that the Board requested clarification from you at the last meeting was to confirm the height variance request- that it looked like the proposed is 35 feet instead of the requested 33 feet, nothing has been provided with your revised application to clarify this. Additionally, the text of your variance request on the plans does not state the specific requested height, it only says three stories. This needs to be corrected to so it is clear to the Board what the total height of the addition is going to be.

4) The plans you have submitted with the parking study are only three pages and provide less information than what was previously submitted to the Board. Why is this? Are these to replace your previous submittal or in addition to? Are they just for the variance application or both the variance and site plan applications? The elevation sheet you have now provided does not indicate the heights of the buildings. We need a complete plan set with your application packets (variance and site plan), a cover letter explaining what is in your submittals and what your application is asking for is also helpful.

I did listen to the audio of the meeting again. Your items were continued to a date certain but that meeting was canceled. Because of this, you do not have to pay the re-advertising fee. In order to be placed on the January agenda, I will need your submittal no later than December 27th to ensure time for review prior to the meeting. Earlier would be better so that there is time to remedy any issues we may come across.

Thank you,

April

April Fisher, AICP
Fisher Planning and Development Services
407-494-8789

On Mon, Dec 3, 2018 at 4:01 PM <shri@landsmartconsultants.com> wrote:

This is the final Parking Study report

Nizam will mail you the hard copies.

We really need to try and get this to dec. 20. Can you please help.

Best regards

Shri Rao, MS. PE.

President, LandSmart Consultants

Director of Development, SunPark Company, LLC

Ph. 407-694-5148

<https://www.linkedin.com/in/shrirao>

From: Vasu Persaud [mailto:Vasu@tpdtraffic.com]

Sent: Monday, December 03, 2018 1:07 PM

To: 'Shri at LandSmart Consultants'; 'Khan Nizam'

Subject: 5165 Days Inn (1859 McCoy Road)

Shri/Nizam,

Please find attached the finalized parking study for this project.

I made a few revisions to the report. This represents the final.

Thank you,

Vasu

Vasu T. Persaud, PE, AICP, PTOE

TRAFFIC PLANNING AND DESIGN, INC.

535 Versailles Drive, Suite 100, Maitland, Florida 32751

407-628-9955 W, 321-948-9594 C, 407-628-8850 F

Vasu@tpdtraffic.com

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

December 2018

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 Dervish

P.E. No.:

20400

DATE:

December 7, 2018

SIGNATURE:



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INTRODUCTION

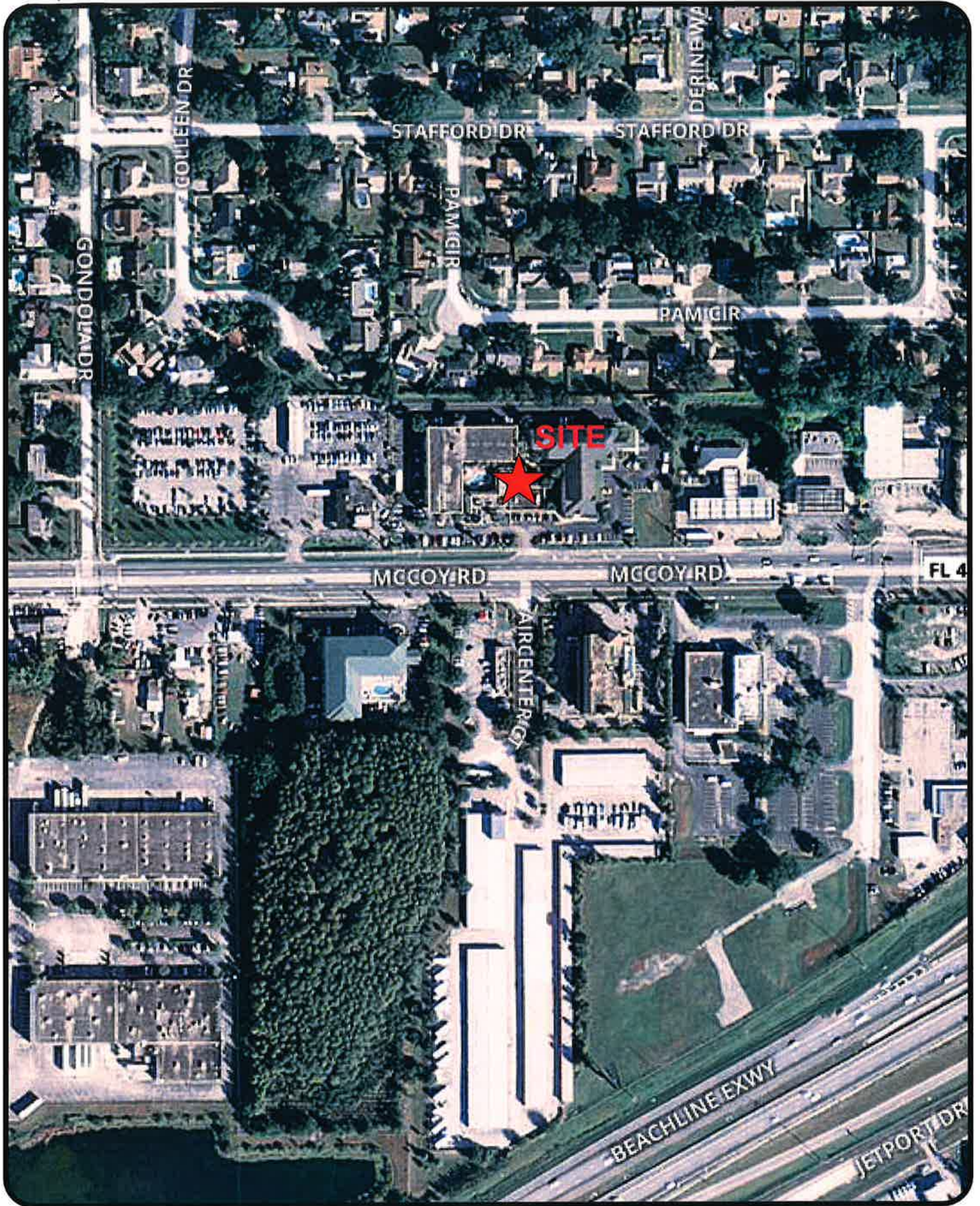
This study was undertaken in order to assess the parking requirements for the requested 57 room addition to the existing 168 room Days Inn Hotel located at 1853 McCoy Road in the City of Belle Isle, Florida. The proposed project, with a total of 225 rooms, will be geared specifically towards Orlando 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 4th Edition*; and, (c) past parking surveys at three (3) 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

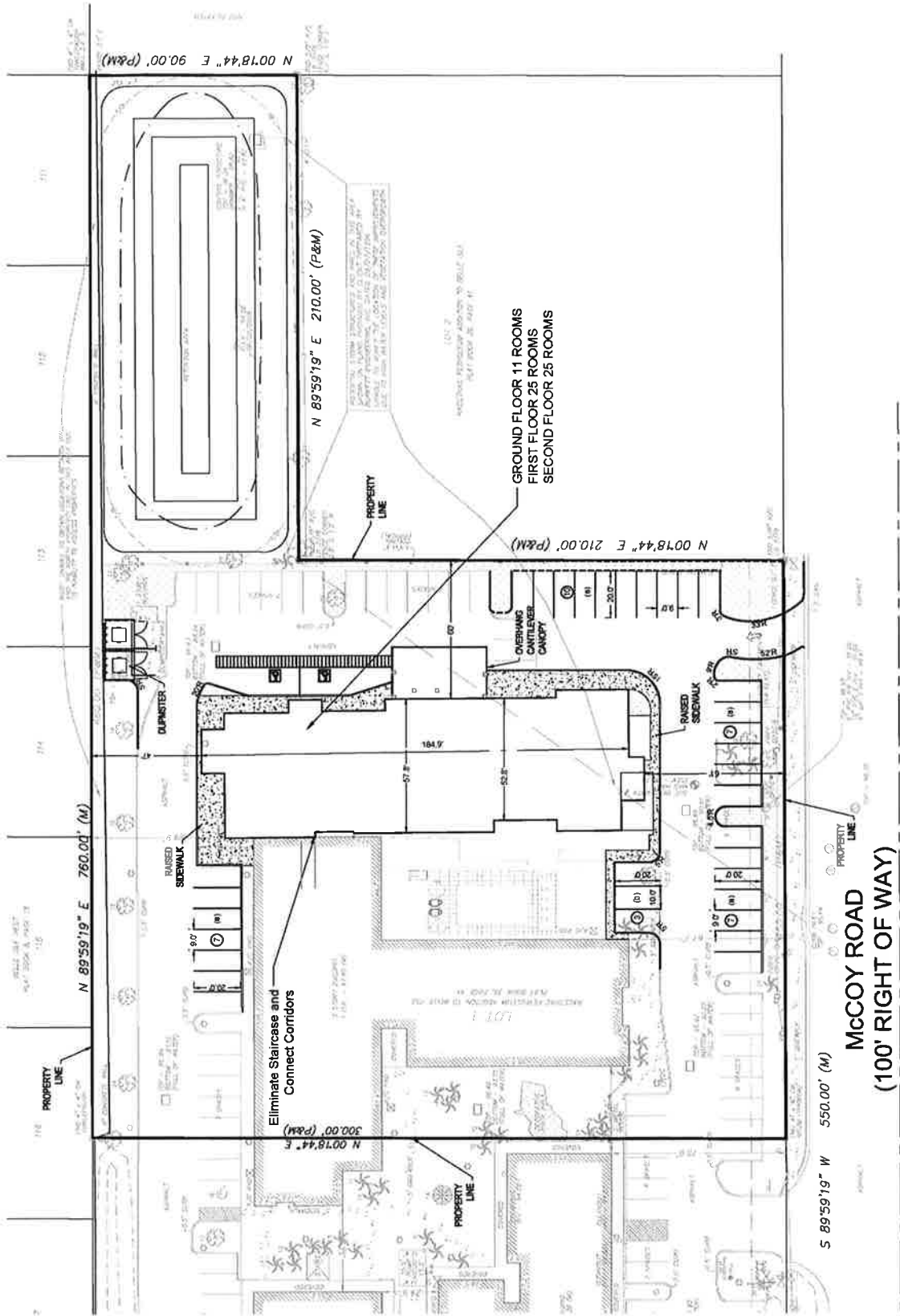
Data used in the analysis consisted of site plan/development information provided by the Project Engineers, parking counts obtained by TPD, Inc. and parking guidance published by the Institute of Transportation Engineers (ITE) and as documented in the City of Belle Isle Land Development Code/Code of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



Days Inn @ 1859 McCoy Road
Project No 5165
Figure 1

Project Location Map





*Not to Scale.

** Provided for reference purposes only. Full details available as part of the site plan submittal package.



Days Inn @ 1859 McCoy Road
 Project № 5165
 Figure 2

Preliminary Site Plan



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 per 1 room = 1.00	225

As indicated the proposed hotel is required by the City of Belle Isle to provide 225 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 was not 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



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 113 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 4th 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 SURVEY

The survey was performed on two days (Friday and Saturday) on January 5th and 6th, 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.

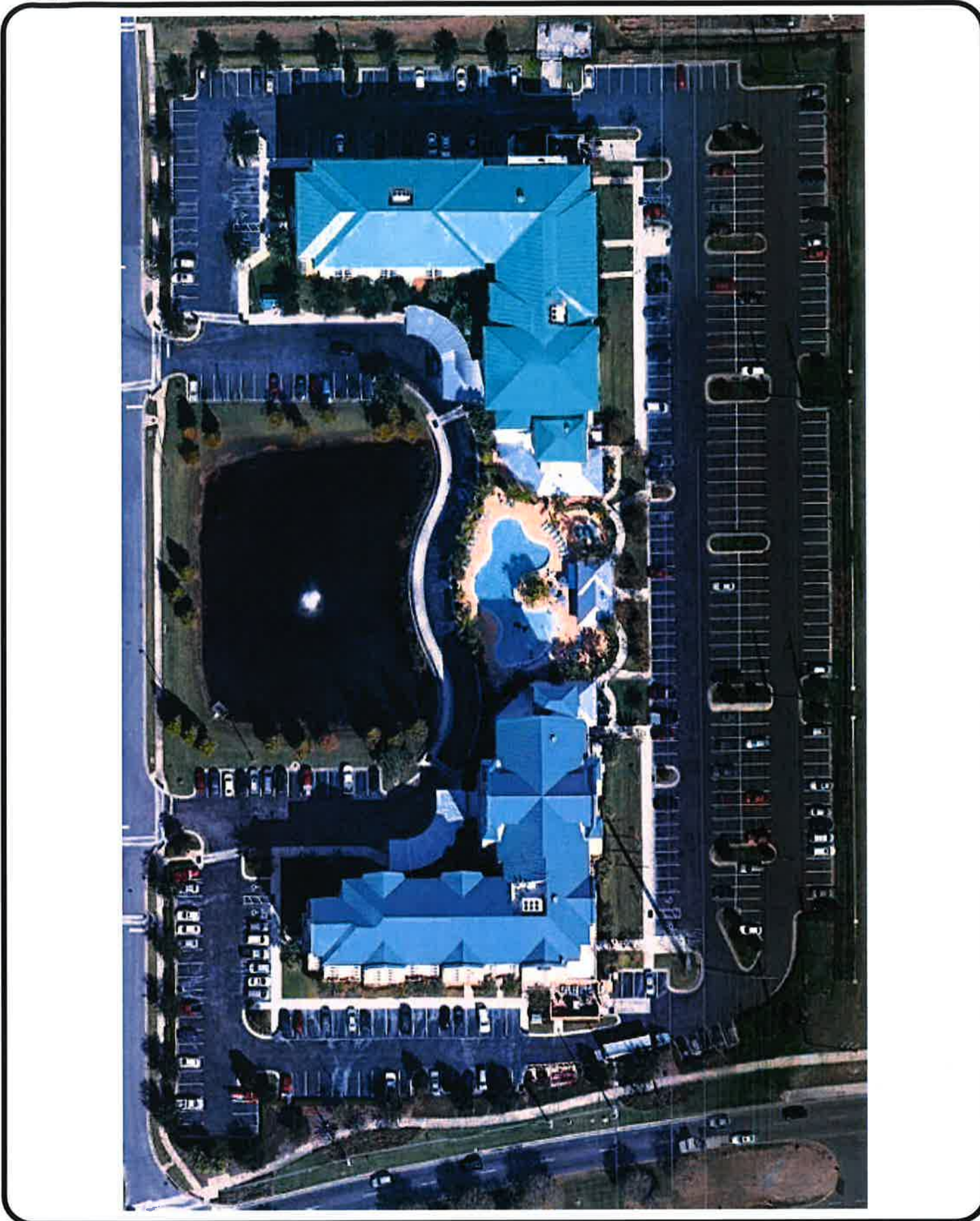
The survey consisted of a count every 15 minutes of the vehicles parked in the parking lot (parking accumulation) of the similar hotel sites as summarized in **Table 3**.

**Table 3
Parking Supply Summary**

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

Notes:

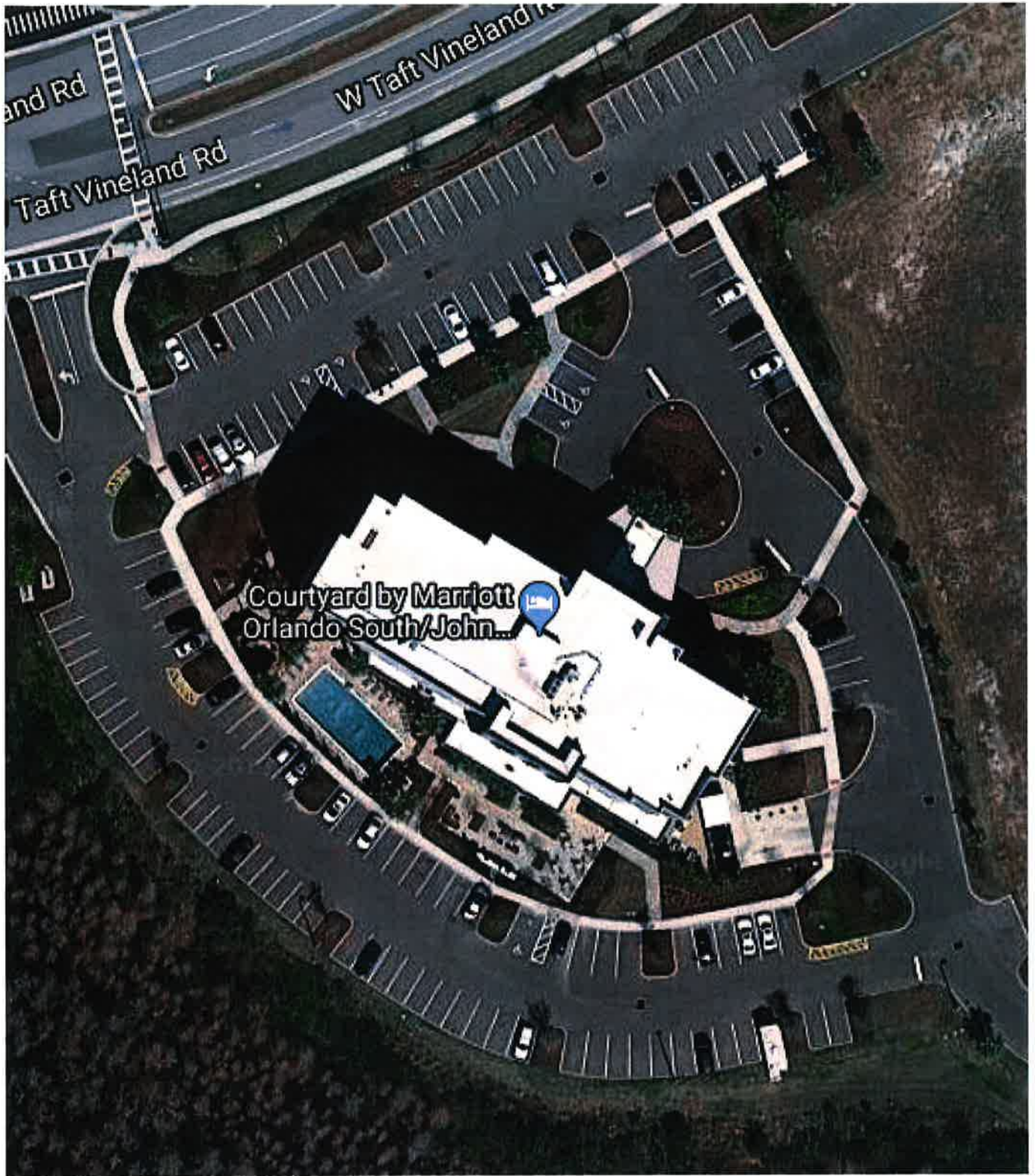
1. Hotel share parking
2. Peak Parking Ratio = Peak Parking Accumulation/Number of Rooms Occupied



Days Inn @ 1859 McCoy Road
Project № 5016
Figure 3

**Parking Aerial -
SpringHill Suites & Fairfield Inn**





Days Inn @ 1859 McCoy Road
Project № 5016
Figure 4

**Parking Aerial -
Courtyard Marriott**



As shown, the parking survey average peak parking ratio was 0.73 and a reasonable ratio as compared to both guidance documented by Orange County and ITE, as previously discussed.

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

- Parking survey derived parking demand = $225 \times 0.73 = \underline{165 \text{ spaces}}$

Field review pictures are provided in **Figure 5** visually depicting some of the empty parking spaces observed at the three study hotels surveyed.



Figure 5 Parking Survey Pictures

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 performed using guidance provided in the Institute of Transportation (ITE) *Parking Generation 4th Edition*; and, (c) past parking surveys at three (3) 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 (225 spaces)
- 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 0.73 spaces/occupied room (175 spaces)
- Averaged Parking Rate 0.74 spaces/occupied room (167 spaces)

The proposed development will provide 169 parking spaces (161 regular, 8 handicap) with a minimum parking ratio of 0.75 parking spaces/occupied room (at full occupancy) and is therefore sufficient to accommodate the averaged alternative parking demand of 167 spaces as determined in this study.

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

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

<i>Clubs, lodges, fraternities</i>	1 space for each bedroom, plus 1 space for each 5 members
<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

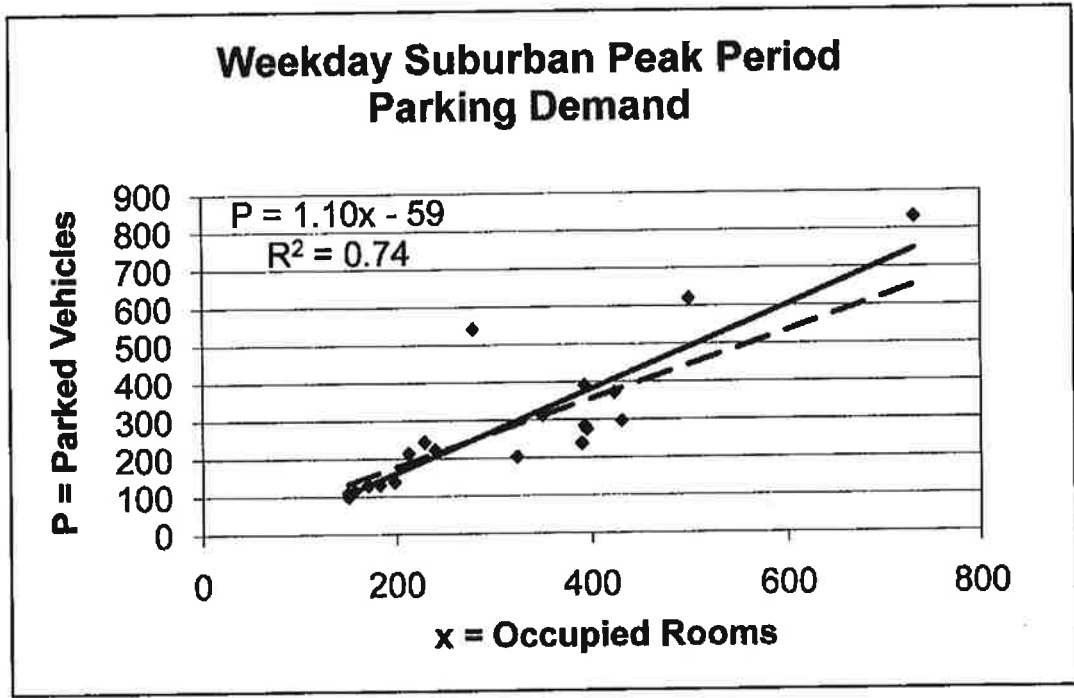
APPENDIX C

ITE Park Generation 4th 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



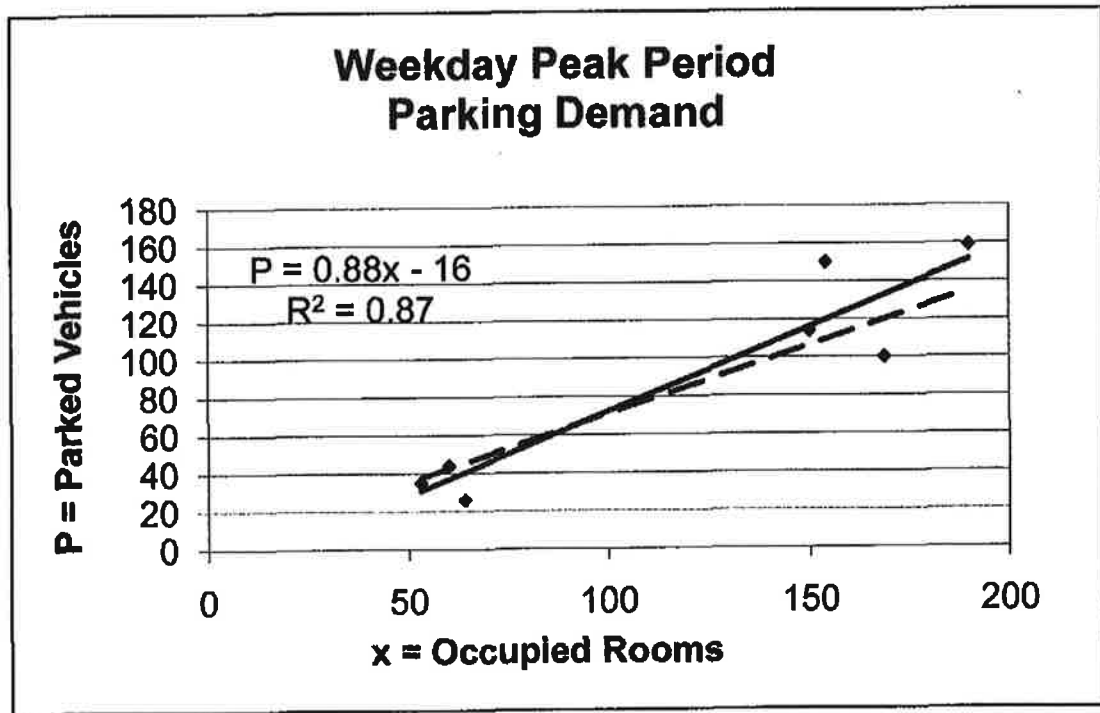
◆ Actual Data Points — Fitted Curve - - - Average Rate

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



April Fisher, AICP
PRESIDENT
407.494.8789
fisherpds@outlook.com

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 January 22, 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).

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 proposed plan complies with the code with respect to setbacks and allowed uses (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 Board's 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 plans as an existing 18-foot buffer. The owner must execute a recordable document which requires maintenance of the wall in good repair. This buffer appears that additional planting may be needed to be consistent with current code requirements. This can be addressed on the landscaping plan.

The buffer must include the following plant material per 100 linear feet: 3 canopy trees; 4 understory trees; and, 15 shrubs.

3. A landscaping plan consistent with Sec. 50-76 shall be provided for review with the building permit application. 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.
4. 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.
5. A lighting plan with foot-candle information shall be required as part of the building permit application process to ensure no light pollution occurs onto adjacent residential properties.
6. A separate sign permit application is required.
7. A condition that no extended-stay brand hotel shall be allowed based on the parking analysis study provided by the applicant to support the reduction in required parking.

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.