



## **AIPO TRACT 15/16 – MPL2024-10053 Project Description**

In 2023 the applicant proposed to develop a new warehouse building on Tracts 15 and 16 of Airport International Park of Orlando (AIPO). The site comprises approximately 19.19 acres and is located at the southeast corner of Palm Bay Drive and Wetherbee Road. Wetherbee Road is an Orange County owned and maintained road, while Palm Bay Drive is the City's Road. The previous master plan MPL2023-10036 was submitted and reviewed. Subsequently, the applicant filed for and received a building permit (BLD2023-20019). Plat application was also filed (SUB2024-10022) and is being reviewed.

The site is in the City of Orlando and currently zoned PD (with I-G as default zoning district). It is surrounded by Palm Bay Drive to the north, Wetherbee Road to the west, jurisdictional wetland to the south and a drainage ditch and AIPO Tract 17 to the east. Since the site is surrounded by compatible development in terms of actual land use, zoning, and development intensity, landscape buffer is not required. However, a minimum of 10' landscape areas were planned along all property lines abutting other developments to screen vehicular use areas and to satisfy AIPO requirement and Orlando tree point requirement. A wider landscape area is provided along Wetherbee Road. There is a dense wetland area along the south property line that provides visual screening and separation from a proposed industrial development to the south known as "The OUC Site."

In 2024 the applicant was contacted by a specific industrial user who wants to use the site for their facility. A build-to-suit plan has been prepared to replace the previously approved speculative building. The purpose of this application is to amend the previous master plan.

The previously approved master plan was for a 320,218-square foot, rectangular-shaped building. The building has been planned to be a rear-load / dock-high facility with loading docks on the south side of the building and automobile parking areas were on the north and west sides along the two road frontages. The building was designed to accommodate multiple tenants.

The new build-to-suit building will be squarer in shape, but approximately the same in gross floor area (320,620 SF). The wider building width is required to allow for installation of equipment and utilities inside the building. As a result, truck courts and trailer parking areas will be relocated to the west and east sides of the new building. Employee parking lot area will be on the west side between trailer parking and Wetherbee Road. The new plan includes an internal circulation drive aisle between the east and west side truck courts. The building has to be accessible from all sides, While the east and west truck courts will be used for receiving and shipping of material and products on a daily basis. The north side access points are for utility and equipment maintenance and /or

replacement which usually will not be more than once or twice a year. The southern access doors are for employee emergency access. Administrative offices and visitor entrance are anticipated at the northwest corner of the building.

The project will have three entrance driveways. Two driveways will be located on Palm Bay Drive and one on Wetherbee Road. The western most driveway on Palm Bay Drive is located approximately 260 feet from the intersection and positioned to align with future driveway on Tract 13 on the northside of Palm Bay Drive. This western most driveway will serve passenger cars only. The eastern driveway is dedicated for truck traffic. The driveway on Wetherbee Road can be utilized by both car and truck traffic.

Tract 15 is currently not platted. As mentioned earlier a replat to combine the two tracts was submitted and is currently under review. Stormwater will be designed to comply with the AIPO master stormwater management system, which will be reviewed and approved by the City of Orlando and South Florida Water Management District. Water and sewer connections are available from Palm Bat Drive right of way. The proposed facility is a high demand user on both sanitary sewer and water. Coordination efforts with OUC and City of Orlando Wastewater have been conducted early on in the pre-design stage.

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