

July 22, 2024

*Via City of Orlando Submission Portal*

Michele Gibbs, Planner II  
City Planning Division – Land Development Studio  
City of Orlando  
400 S. Orange Avenue – 6<sup>th</sup> Floor  
Orlando, Florida 32801

Re: Sunbridge Business Park, Parcel 3  
Master Plan Application

Dear Ms. Gibbs,

On behalf of our client, we respectfully request acceptance of this application for review of a Master Plan by City Staff with a recommendation for approval to the Municipal Planning Board. This project is part of the Sunbridge Planned Development which is being annexed to the City of Orlando. The property is County Zoned: Planned Development–Regulating Plan (PD-RP) with a Future Land Use (FLU): Industrial, “Innovation Way” (I-W). Except as being requested for modification herein, the project shall be developed in accordance with the requirements of the Growth Management Plan, Chapter 68 of the City of Orlando Land Development Code, The Sunbridge Planned Development, and any other pertinent provision of the Conventional LDC. This 186.301-acre property is identified as Parcel 3 (Parcel ID # 25-23-31-0000-00-001) located within the Sunbridge Business District. The Sunbridge Business District and Parcel 3 are located just north of SR 528 (“The Beachline”) with Parcel 3 having frontage along Innovation Way. This project will provide employment for 1,500 people in three shifts (500 per shift). Please refer to the vicinity map located on the cover sheet of the master plan by McIntosh Associates, Inc. (an LJA Company) included with this submission.

The project will construct a distribution warehouse with 469,890 square feet of High Bay Warehouse space, 847,872 square feet of Low Bay warehouse space, 32,992 square feet of office space, and 576,552 square feet of mezzanine intended for Material Handling (MHE). The applicant is also requesting consideration for future warehouse expansion of 225,216 square feet. The building will have loading docks for shipping located along the front (east side) of the building and loading docks for receiving located along the rear (west side). Please refer to the architectural elevations and perspective drawings by MacGregor Architectural Associates, Inc., included with this submission.

The site will include adequate parking for employees and tractor trailer trucks with planned expansion of both in the future. There will be 657 spaces for employee parking (363 future additional) and 1,321 spaces for tractor trailer trucks (362 future additional). Please refer to the overall site plan (Sheet 8 of 17) of the master plan by McIntosh Associates, Inc. (an LJA Company) included with this submission.

Stormwater management will be provided to meet treatment and attenuation requirements of both the City of Orlando and Saint John’s River Water Management District (SJRWMD). This treatment will be provided by several wet detention ponds located throughout the site. Please refer to the overall site plan (Sheet 8 of 17) of the master plan by McIntosh Associates, Inc. (an LJA Company) included with this submission.

There will be an outdoor employee break area and an electric yard housing switchgears and generators, both of which will be screened with an 8 feet tall vinyl fence. The truck parking areas will be enclosed by an 8 feet tall

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chain link fence with barbed wire. Please refer to the overall site plan (Sheet 8 of 17) of the master plan by McIntosh Associates, Inc. (an LJA Company) included with this submission.

We are requesting the following waiver that we are currently aware of being needed:

A waiver is requested from Chapter 61, Part 3D. – Bicycle Parking, Section 61.333 – Number of Spaces Required as in the table below:

Bike Racks	Use	GFA	Long Term	Required	Short Term	Required	Total Required	Total Provided
Long Term	Office	32992	1:25000 GFA	1.32	4 + 1:15,000 GFA	6.20	8	
Short Term	Warehouse	1317762	1: 35000	37.65	1: 50000	26.36	64	
Total				39.0		33	72	20

We believe that the above waiver request is justified since typical industrial uses assume 1 employee per 1,000 square feet. Using that metric, this 1.9 million square foot facility would utilize approximately 1,900 employees. The actual number of employees for this facility will be a total of 1,500 employees in three shifts or 500 employees per shift. This is a ratio of 1 employee per 3,800 square feet. With this information known, we can reasonably say that the actual use in any one shift is approximately 27% (500/1,900), therefore, 27% of 72 total required bike racks is 19 bike racks. Using a more conventional ratio of say 4.0% bicycles per shift, 20 bike racks are proposed to be provided. Additionally, we believe the above waiver request is further justified since access to the site for bicycle commuters is limited to just Innovation Way and Monument Parkway. It is reasonable to say that access to the location by cycling commuters would be limited by State Route 528 upon which bicycles are prohibited from traveling. Access by bicycle from south of State Route 528 is limited due to SR 528 itself. Additionally, the applicant’s experience with other similar facilities of this size is that most if not all of their employees choose to commute by car rather bicycle even when the infrastructure to support commuting by bike is provided.

Included with this narrative letter are the following:

Architectural Elevations (All Sides of Proposed Building) and Perspective Drawings – By MacGregor Associates Architects

Master Plan (Site Plan) and Conceptual Landscape Plan – By McIntosh Associates Inc. – An LJA Company.

Business Ownership Affidavit and Ownership Disclosure

I trust that you will find this application complete for distribution, review and approval. If you require anything further, please let me know.

Sincerely,

**McIntosh Associates**

an LJA company

Joseph L. Mulledy

Joseph L. Mulledy, PE  
Senior Project Manager

JLM/lt

Enclosures

c: Client, File