

November 25, 2024

Mr. Jim Burnett
Planner III – City Planning Division
400 S. Orange Avenue, 6th Floor
Orlando, FL 32802

Subject: Master Plan (MPL) Submittal
AIPO T-31
Case # is MPL 24-10589
FEG Project No. 24-077

Dear Jim,

The subject Master Plan is being submitted for the above referenced AIPO Lot T-31. As discussed at our pre-application meeting, the overall lot is 43.9 acres in size out of which 12.2 acres are not developed. The developed portion of the site has a 544,067 SF warehouse building leased to Staples with its associated parking and utilities.

We are proposing to develop the remaining 12.2 acres by constructing a 171,780 SF warehouse distribution building with its associated parking and utilities. The owner would like to split the site into two parcels where the new development will stand on its own. The site is zoned I-G and the split parcels will meet the zoning requirements as shown on the enclosed Master Site Plan. For access, the new parcel will use the existing driveway where a cross-access easement will be provided for the new lot. A separate Minor Plat application will be submitted under a separate cover for review and approval by the City.

With respect to the drainage system, the lot is part of a master stormwater system for the AIPO (Basin VIII) which drains to the master wet detention pond system located on the north side of the parcel in question. The master stormwater system allows up to 80% impervious from the overall Lot T-31 which we comply with as you can see on the Site Area Calculations on the Master Site Plan sheet.

Please note that we will provide the building elevations under a separate cover.

Should you have any questions or require further clarification, please do not hesitate to contact me at 407-895-0324 or by email at JAbiaoun@feg-inc.us.

Sincerely,
Florida Engineering Group, Inc.

Jean Abi-Aoun, P.E.
Vice President