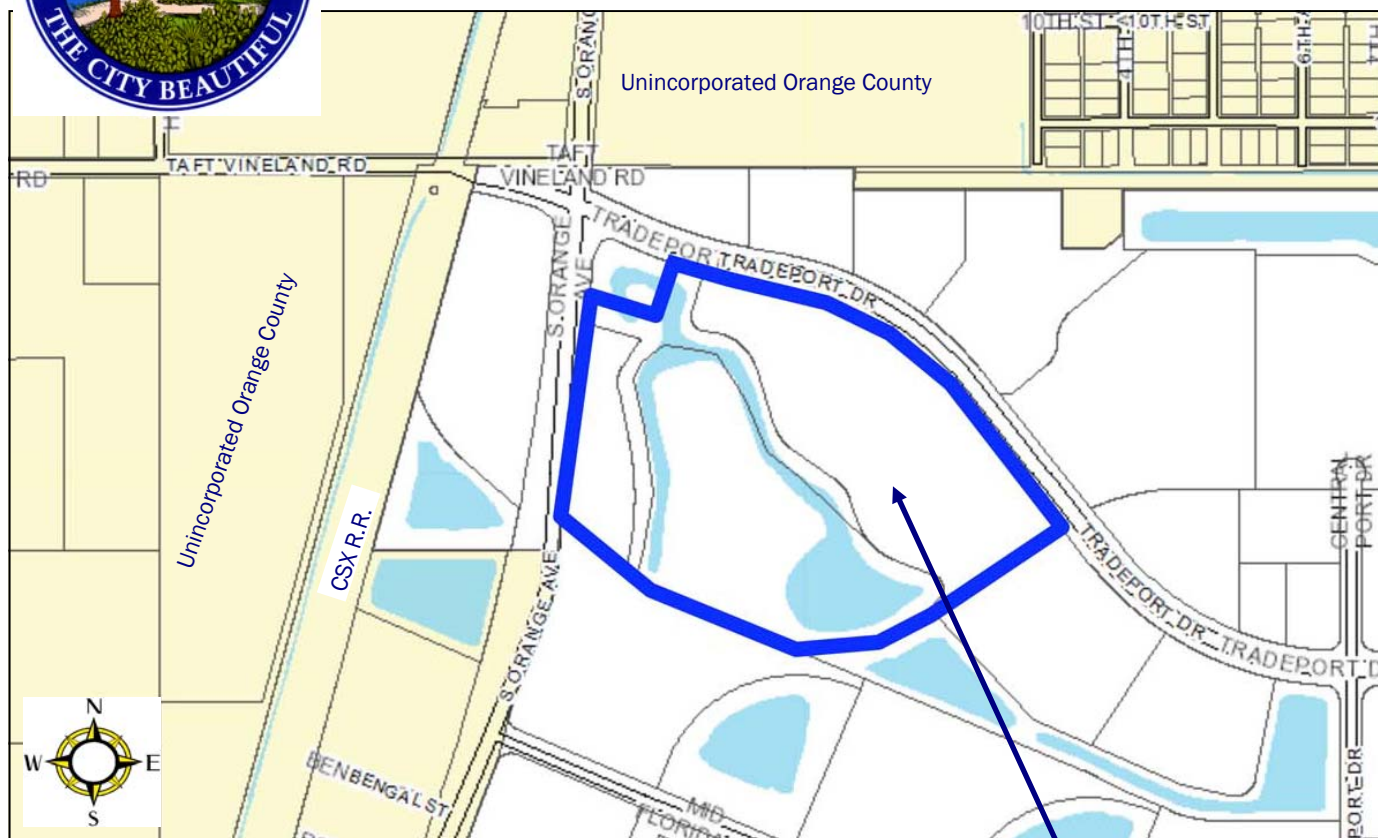




## AIRPORT INDUSTRIAL PARK AT ORLANDO (AIPO) No. 23 (REPLAT)



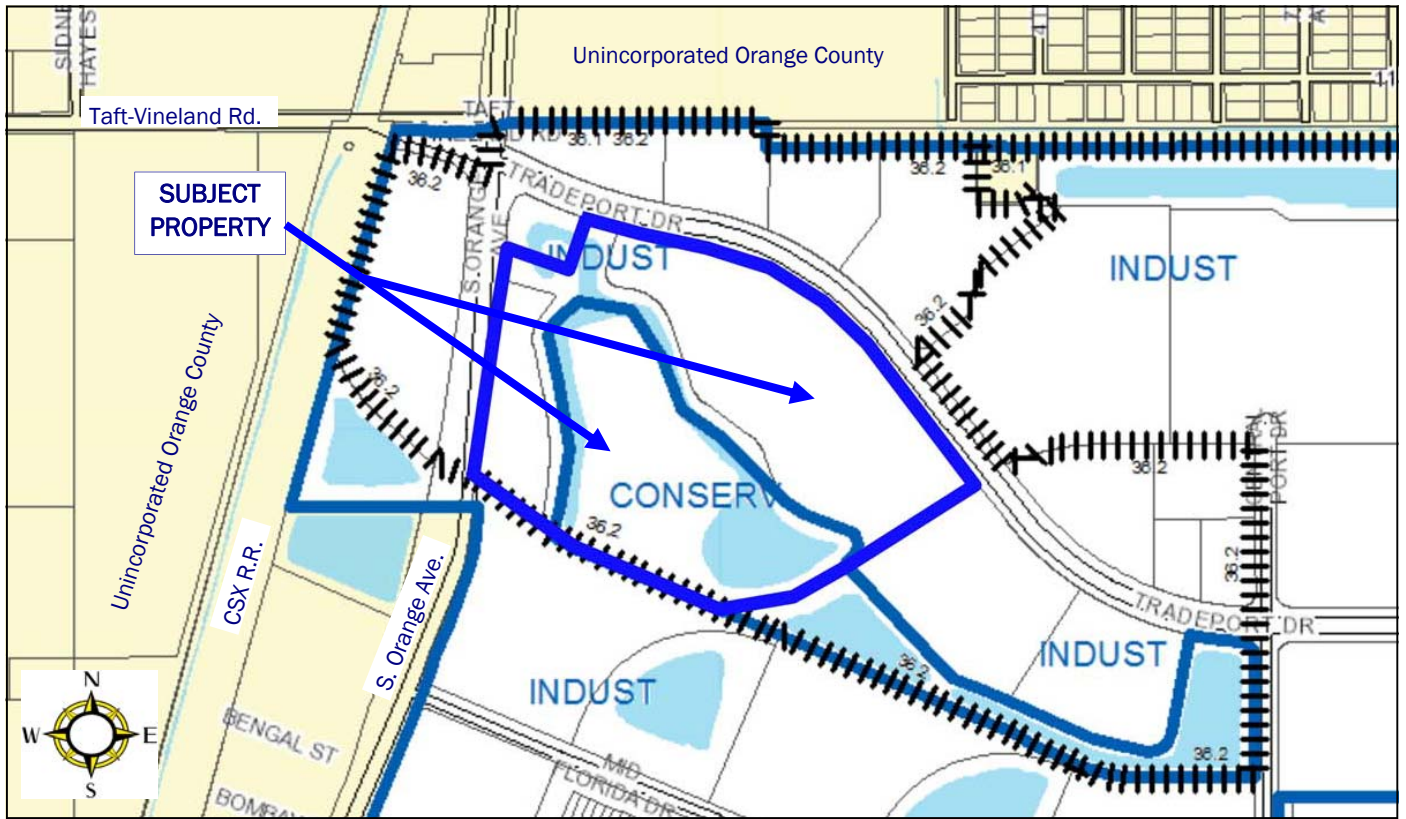
Location Map

**Subject Site**

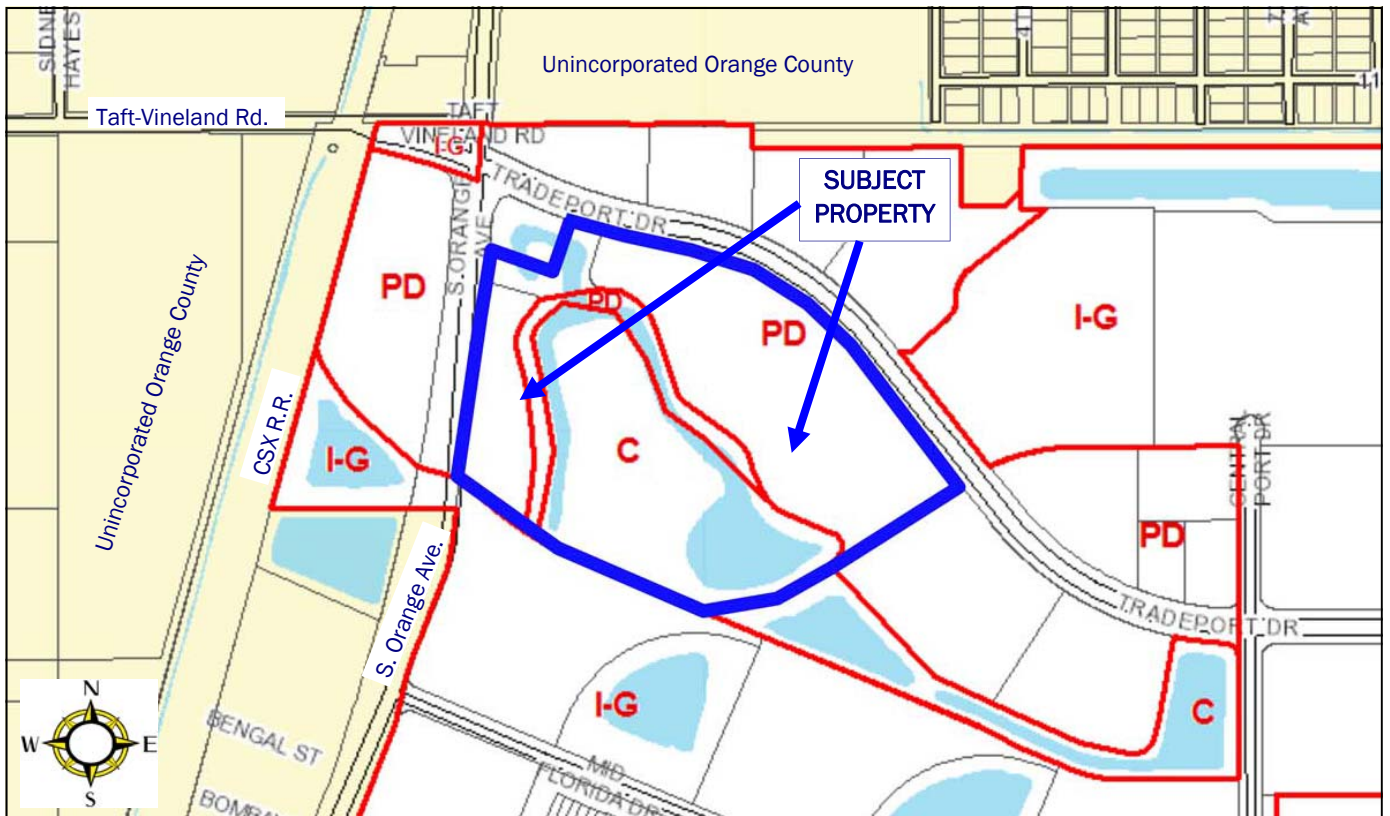
### SUMMARY

<p><b>Applicant</b> Paul Sabga, President AIPO, Inc.</p> <p><b>Owner</b> Henry &amp; Herbert (18), Inc.</p> <p><b>Project Planner</b> Jim Burnett, AICP</p>	<p><b>Property Location:</b> 10101 S. Orange Ave. (east side of S. Orange Ave. and south side of Tradeport Dr., all south of Taft-Vineland Rd.) (±35.0 acres, District 1).</p> <p><b>Applicant's Request:</b> The applicant proposes to replat a vacant industrial/commercial property within the Airport Industrial Park of Orlando (AIPO) for future development. The property is located in the Boggy Creek neighborhood.</p>	
<p><i>Updated: September 23, 2013</i></p>	<p><b>Staff Recommendation:</b> Approval of the Minor Plat, subject to conditions in this staff report.</p>	

## FUTURE LAND USE MAP



## ZONING MAP



# PROJECT ANALYSIS

## Project Description

The applicant is requesting to replat a vacant industrial/commercial property within the Airport Industrial Park of Orlando (AIPO) for future development. The property is located on the east side of S. Orange Ave. and south side of Tradeport Dr., all south of Taft-Vineland Rd., in the Boggy Creek neighborhood.

## Previous Actions

1981: Original Airport Industrial Park at Orlando (AIPO) DRI approved.

1987: Subject property annexed into the City of Orlando (Doc. #21482), assigned Industrial future land use and initial zoning of I-G (Industrial-General).

1990: Subject property platted as part of Airport Industrial Park at Orlando Addition No. 5.

1998: Subject property acquired by current owner.

2000: Subject property rezoned from I-G to PD (Planned Development)(Doc. #33495).

2012: Planning Official Determination (LDC2012-00235) approved, amending the Future Land Use and Zoning Maps for a 2.26-acre parcel, from Conservation to Industrial (future land use) and from C to PD (zoning).

Adjacent uses, zoning and future land use designations are shown in Table 1 below.

<b>Table 1 - Project Context</b>			
	<b>Future Land Use</b>	<b>Zoning</b>	<b>Adjacent Use</b>
North	Industrial	PD (Planned Development)	New 7-11 & Vacant
East	Industrial	PD & I-G (Industrial, General)	Vacant
South	Industrial & Conservation	C (Conservation)	Rail-Spur & Warehouses
West	(Across S. Orange Ave.) Industrial	PD	Vacant

## Minor Subdivision Plat

Minor Subdivision Plat Review is intended for subdivisions that do not require construction of streets or public improvements. In so doing, this review ensures that development in the City of Orlando takes place in an orderly and efficient manner. In this case, the property is being replatted as a follow-up to a recent future land use and zoning map amendment (LDC2012-00235).

## Existing Zoning and Future Land Use

The property is designated Industrial and Conservation on the City's Future Land Use Map, and is zoned PD (Planned Development) and C (Conservation). The default zoning for industrial uses within the AIPO PD is I-G (Industrial, General), and the default zoning for commercial uses within the AIPO PD is AC-1 (Community Activity Center). The minimum lot size requirement for the I-G default zoning is 10,000 sq. ft. Per Table 2 at right, the replat request complies with standards for platting of lands as contained in LDC Chapter 65 Part 3C.

## School Impacts

(Not applicable - the proposed uses are non-residential.)

## Findings/Recommendation

Subject to the conditions contained herein, the AIPO #23 Minor plat (replat) proposal is consistent with the requirements for approval of Minor Subdivision Plat applications contained in Section 65 Part 3C of the Land Development Code (LDC):

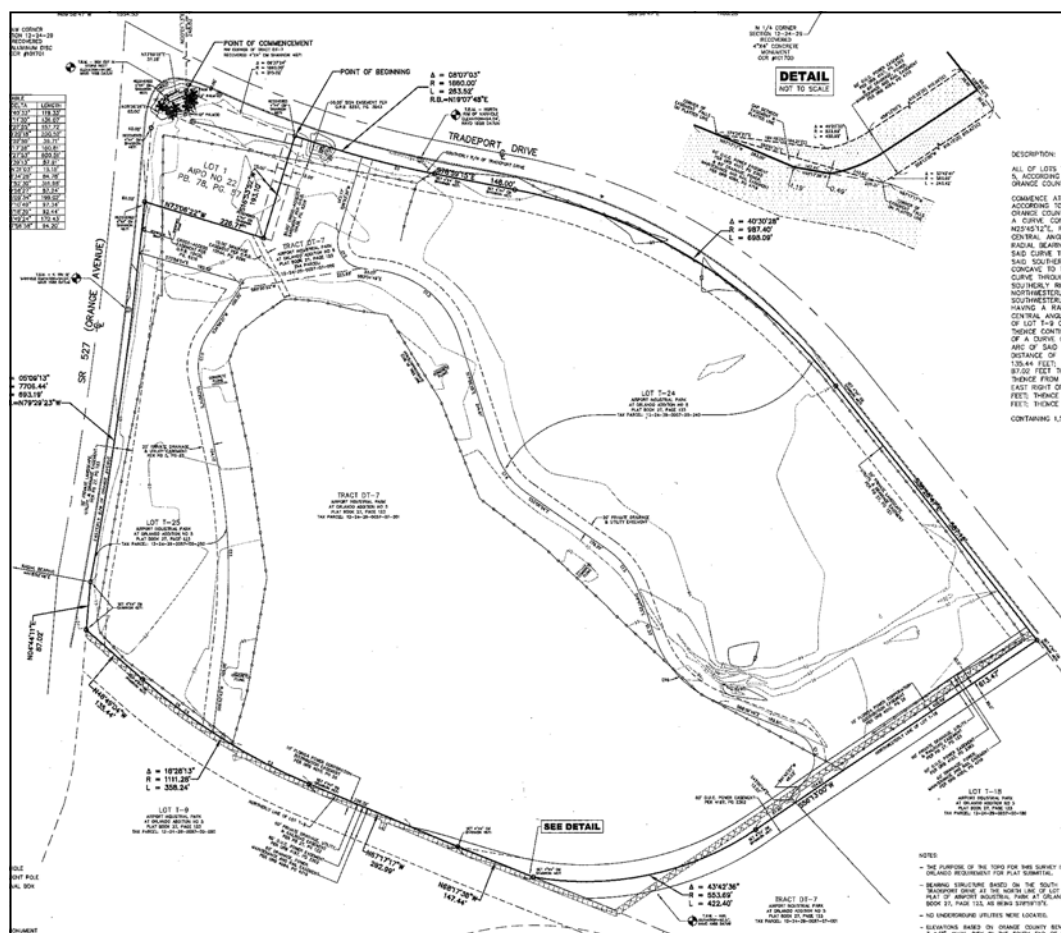
1. The proposed Minor plat is consistent with the purpose and intent of the City's Growth Management Plan.
2. The proposed plat is consistent with the requirements of the Land Development Code.
3. The Minor subdivision plat will not result in incompatible land uses.
4. All future development will be in accordance with Chapter 59 of the LDC, the Concurrency Management Ordinance, which ensures that adequate public facilities are available to serve said development.

Based on the information provided in the staff report and the findings noted above, staff recommends approval of the AIPO #23 Minor Plat (Replat), subject to the conditions in this staff report.

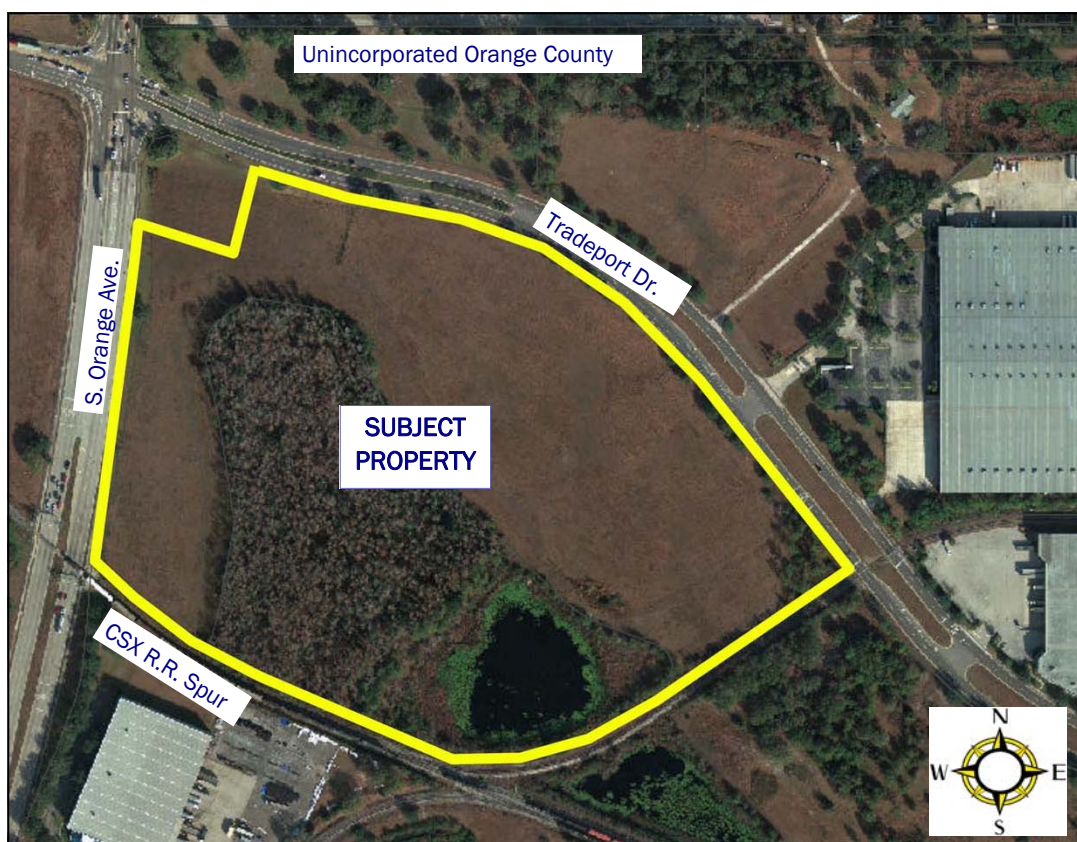
**Table 2 - Development Standards (AIPO PD)**

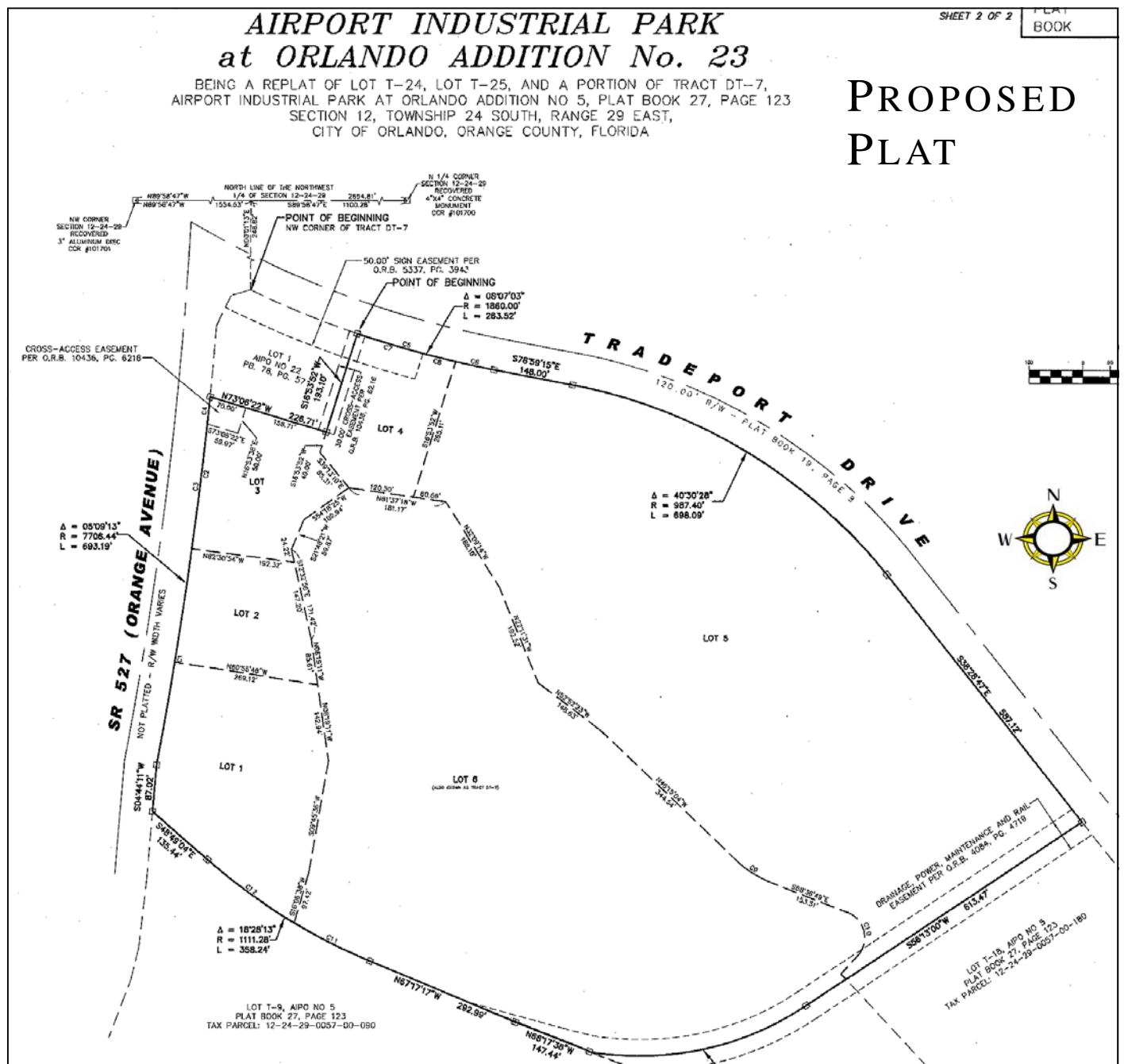
<i>Proposed Lot</i>	<i>Lot Size (sq. ft.) (default) AC-1 - no minimum; (default) I-G - 10,000 sq. ft. minimum</i>	<i>Lot Dimensions</i>
1	111,555 (±2.56 ac.)	Irregular
2	50,271 (±1.15 ac.)	Irregular
3	59,187 (±1.36 ac.)	Irregular
4	50,489 (±1.16 ac.)	Irregular
5	659,024 (±15.13 ac.)	Irregular
6	595,023 (±13.66 ac.)	Irregular





AERIAL  
PHOTO





## CONTACT INFORMATION

For questions regarding Land Development review, contact Jim Burnett at 407-246-3609 or at [james.burnett@cityoforlando.net](mailto:james.burnett@cityoforlando.net).

For questions regarding Transportation Planning review, contact Ian Sikonia at 407-246-3325 or at [ian.sikonia@cityoforlando.net](mailto:ian.sikonia@cityoforlando.net).

For questions regarding Plat & Engineering/Zoning review, contact Shirley Weekley at 407-246-3234 or at Shirley.weekley@city-orlando.net. To obtain plan review status, schedule/cancel an inspection or obtain inspection results, please call PROMPT, our Interactive Response System at 407.246.4444.

## CONDITIONS OF APPROVAL

### REQUIRED

#### Land Development

Adherence to AIPO Planned Development (PD) - Continued development of the property shall be per the Airport Industrial Park at Orlando (AIPO) Planned Development (Doc. #33495) and any conditions therein.

#### Transportation Planning

1. Cross-Access - The subject development shall provide cross-access easements between lots one (1) through three (3) and between lots four (4) and five (5) to ensure that parking, access, and circulation may be easily tied in to create a unified system.
2. Existing Easements - The thirty-five (35) foot private landscape, utility, and drainage easements shown on the submitted survey are not called out on the proposed plat. If these private easements still exist, please call those out on the face of the plat.

#### Engineering/Zoning

Plat Face Changes - In addition to any changes required on the plat, the following is a list of additional requirements:

- a) Changes to the face of the plat. (A copy has already been returned to the surveyor).
- b) Recording Fees (Checks should be made payable Orange County Comptroller.)
- c) The plat must be reviewed by Orange County prior to recording. Begin this process by taking a copy of the executed plat to Room 1700 (Orange County Property Appraiser's Office, Attn. Rocco Campanale), 200 S. Orange Avenue, Sun Trust Bank Center. The original completed Statement of Lien from Orange County is required by this office. The Statement of Lien must be received by this office prior to recording the plat.

### INFORMATIONAL (pertains more to future development of the property)

#### Land Development

Except as provided herein, the proposed plat is subject to all codes and ordinances of the State of Florida, City of Orlando, and all other applicable regulatory agencies. Any applicable state or federal permits must also be obtained before commencing development.

#### Engineering/Zoning

1. Sidewalk - Per LDC Section 61.225, a 5-ft. wide concrete sidewalk will be required along all dedicated rights-of-way at time of development of the individual lots. Any existing sidewalks that are damaged or broken must be repaired.
2. Engineering Standards Manual - All building plans must conform to and construction be accomplished in accordance with the Engineering Standards Manual (ESM), Fourth Edition, adopted by the City Council on March 9, 2009.
3. Sewer - There are no sanitary sewer lines along S. Orange Ave. Thus, all sanitary sewer connections must be made to the main on Tradeport Dr.
4. Erosion & Sedimentation Control - All building site plans submitted for review should include a detailed Erosion and Sedimentation Control Plan. Stormwater control measures to minimize the impact of the erosion/sedimentation shall be incorporated in the plan of the development for all projects in the City of Orlando and a detailed description of these measures are to be included with the final engineering submittal.
5. Storm - NPDES - Construction activities including clearing, grading and excavating activities shall obtain an Environmental Protection Agency (EPA) National Pollution Discharge Elimination System (NPDES) permit, except for operations that result in the disturbance of one acre total land area which are not part of a larger common plan of development or sale.
6. Stormwater Management - The owner/developer is required to design and construct an on-site storm water system in accordance with the Orlando Urban Storm Water Management Manual and the approved Master Drainage Plan. Approval from South Florida Water Management District is required. The system is to be privately owned and maintained.
7. On-Site Fees - At the time of development, the owner/developer is required to pay an on-site inspection fee that is a percentage of the cost of the on-site improvements, excluding the building, in accordance with LDC Section 65.604.
8. Utility Construction - ESM Section 1.04 provides that all utility lines shall be installed beneath the surface of the ground. Subdivision construction plans must include all proposed utilities.

## REVIEW/APPROVAL PROCESS-NEXT STEPS

Engineering/Zoning will handle the remainder of the plat review following the Technical Review Committee, including scheduling City Council approval of the plat (date to be determined by Engineering/Zoning).