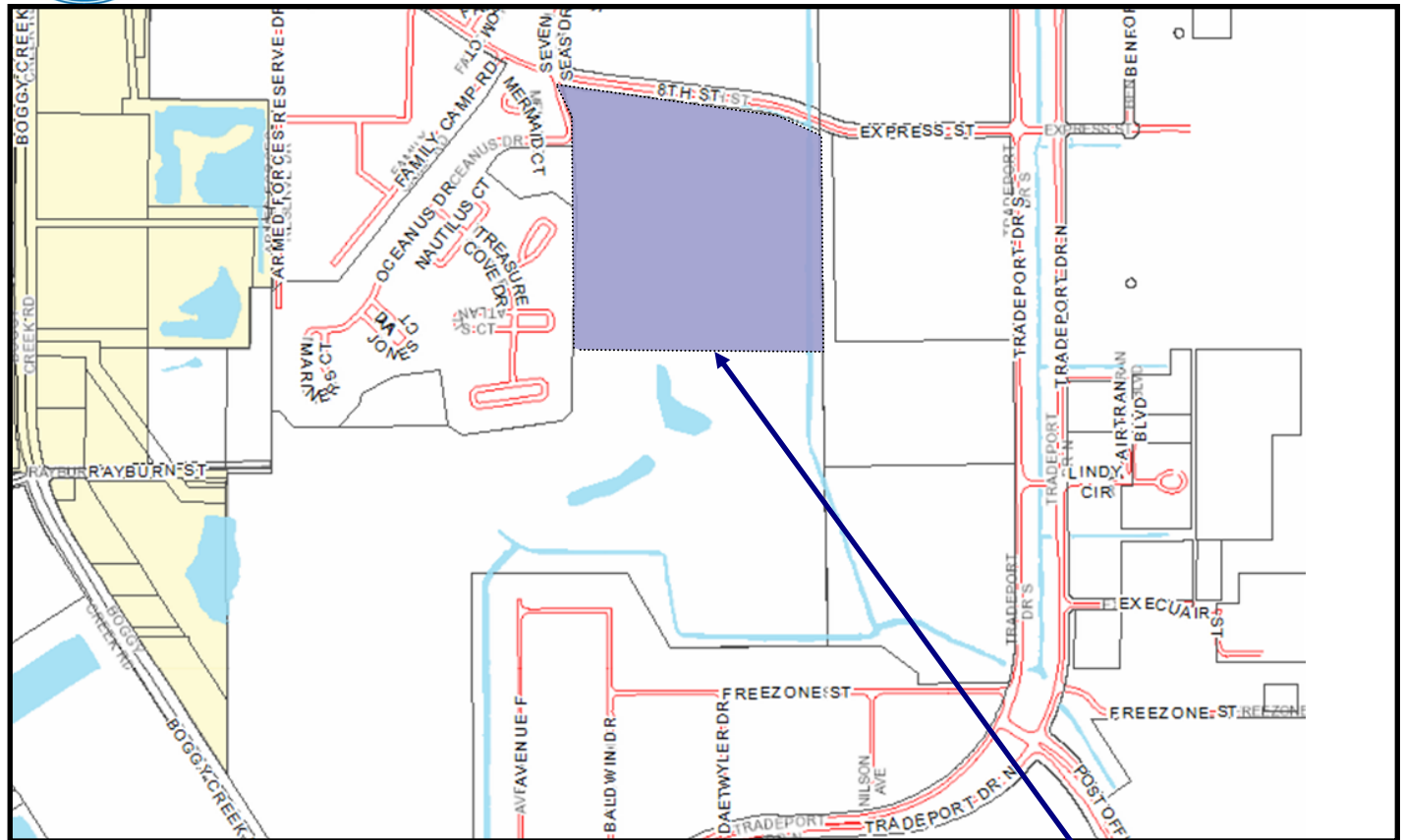




# AIR COMMERCE PARK 3650 8TH STREET



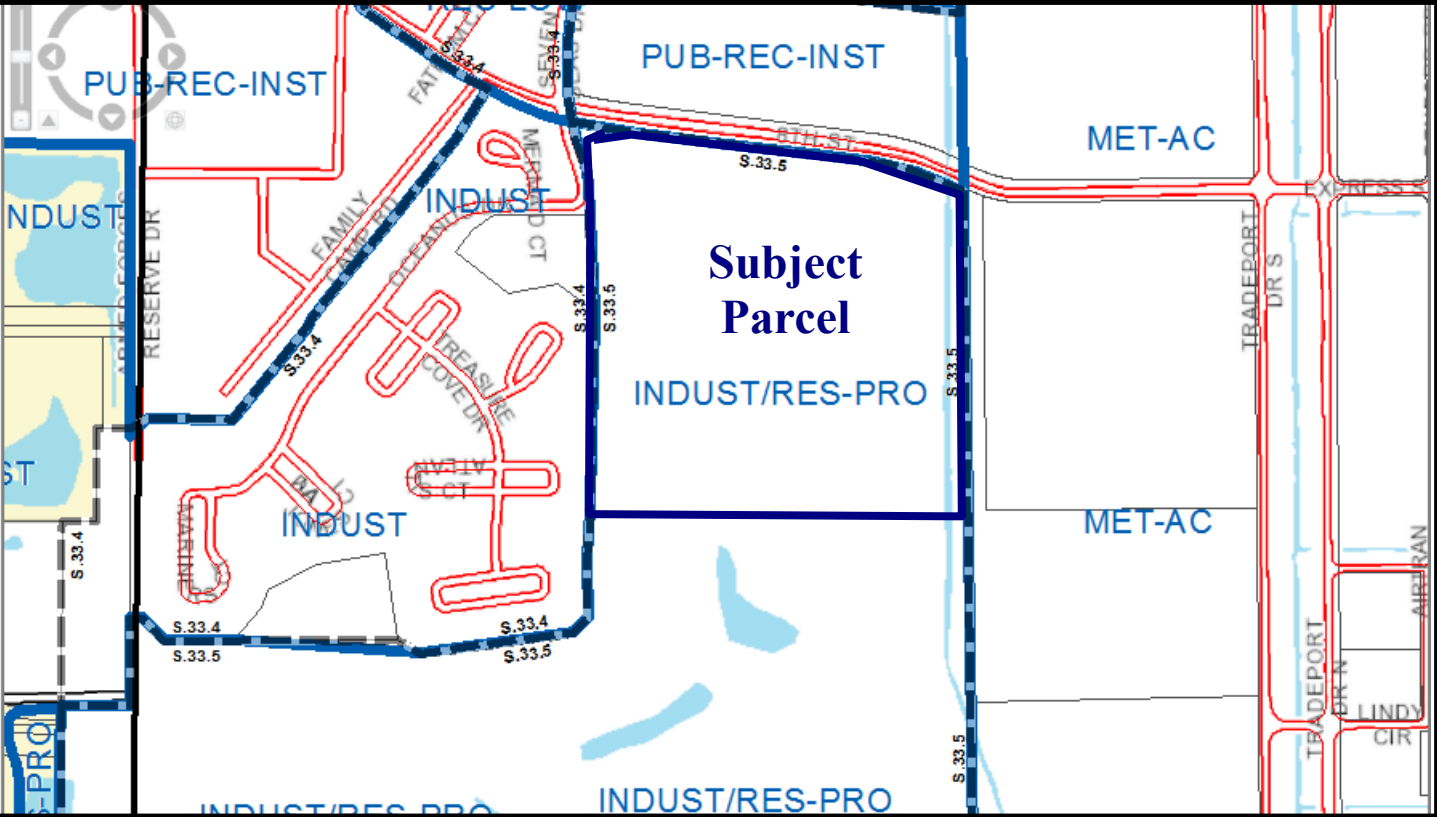
Location Map

Subject Site

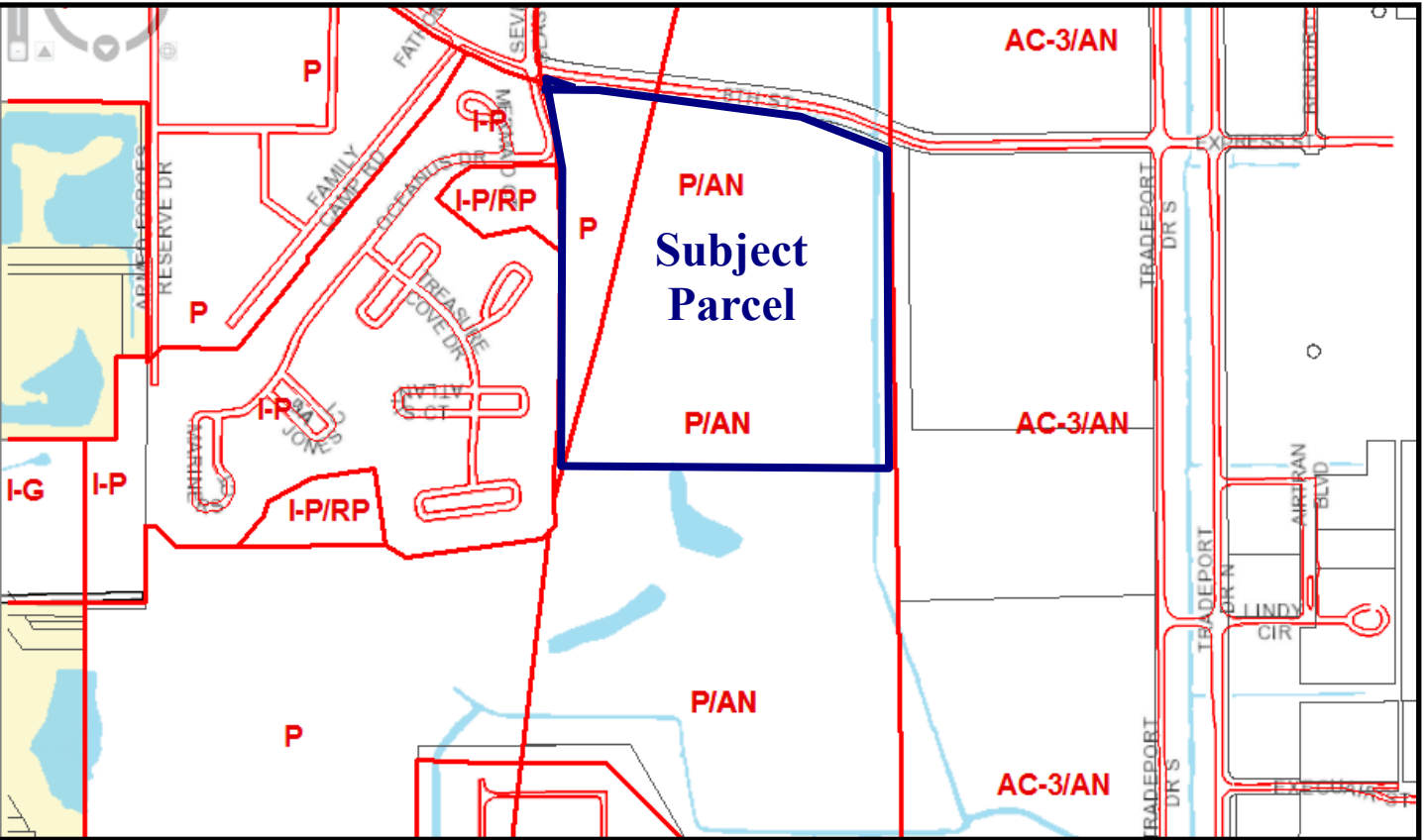
## SUMMARY

<p><b>Owner</b> Brian M. Mulvaney, MGRM Bogey Boggy Creek 08, LLC</p> <p><b>Applicant</b> Daniel E. Fogarty Jr., Sr. VP. Becknell Industrial, LLC</p> <p><b>Project Planner</b> TeNeika Neasman</p> <p><b>Updated:</b> December 23, 2015</p>	<p><b>Property Location:</b> 3650 8th Street (south of 8th St, north of Freezone St., and west of Tradeport Dr.; PID: 05-24-30-0000-00-003) (±40 acres, District 1).</p> <p><b>Applicant's Request:</b> The applicant is requesting Minor Subdivision plat approval for Tract A of the Air Commerce Park. The subject property is currently going through a rezoning (ZON2015-00050) to Planned Development (PD), with Resource Protection (RP) and Aircraft Noise (AN) Overlays, and approval of a framework Master Plan for ±3,000,000 sq. ft. of industrial warehouses, offices and flex-space uses in proximity to the Orlando International Airport. Much of the site</p>	<p>was the former Orlando Naval Training Center (NTC) Annex.</p>
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# FUTURE LAND USE MAP



# ZONING MAP



# PROJECT ANALYSIS

## Project Description

The ±40 acre subject site is located on the former Orlando Naval Training Center (NTC) Annex and has been most recently used as a golf course. The applicant is requesting approval of a minor subdivision (plat) for the first phase of a proposed Planned Development (see ZON2015-00050).

## Previous Actions:

1940: Properties originally developed as part of Pinecastle Airfield, which later became Pinecastle Army Airfield during WW2, then to McCoy Air Force Base during the Korean War.

1974: Properties transferred to US Navy as part of Naval Training Center (NTC) Annex.

1988: Properties annexed into the City (City Doc. #22520)

1991: Industrial and Industrial/Resource Protection future land use assigned and the properties rezoned to P (Public Use) and P/AN (Public Use, Aircraft Noise Overlay).

2/2008: ±176-acre property acquired by Bogey Boggy Creek 08 LLC (40-acre portion is Tract A).

## Project Context

The property is located on the south side of 8th St., between Family Camp Rd. and airport related uses on the west side of Tradeport Dr., all north of Boggy Creek Rd. Adjacent land use designations, zoning, and uses are shown in Table 1 below.

<b>Table 1 - Project Context</b> (P, P/AN zoning)			
	<b>Future Land Use</b>	<b>Zoning</b>	<b>Surrounding Use</b>
North	Public-Recreational-Institutional (PUB-REC-INST)	P (Public Use)	Vacant Land
East	Metropolitan Activity Center (MET-AC)	AC-3/AN (Metropolitan Activity Center, Aircraft Noise Overlay)	Warehouses
South	Industrial/RES-PRO	P/An (Public Use, Aircraft Noise Overlay)	Vacant
West	PUB-REC-INST	I-G (Industrial, General)	Vacant Land

## Minor Subdivision Plat

Minor Subdivision Plat Review is intended for subdivisions that require construction of streets or public improvements. In so doing, the review ensures compliance with the City's Land Development Code and the City's Comprehensive Growth Management Plan. This process also provides for a complete review of technical data and preliminary construction and engineering drawings for proposed subdivisions that are not eligible for a waiver of the platting requirements and that require construction of streets or public improvements. In this case, the property is being platted into a code compliant lot for future development.

## Existing Zoning and Future Land Use

As noted above, the property is zoned P (Public Use) and P/AN (Public Use, Aircraft Noise Overlay), which is "intended to provide for the use of lands owned by any public body for Public Benefit uses, and to eliminate confusion on the Official Zoning Map as to the use and status of these lands." The purpose of the Aircraft Noise Overlay district is to protect the health, safety, and welfare of persons and property in the vicinity of the OIA and OEA." The requirements found in the AN Overlay district are "intended to reduce noise and safety hazards associated with aircraft operations, to preserve the operational stability of the airports, and assist in the implementation of policies and recommendations found in the City's Growth Management Plan and in appropriate FAA sponsored Part 150 Studies.". The plat request complies with standards for platting of lands as contained in LDC Chapter 65 Part 3C.

**School Impacts.** Based on the proposed uses outlined in the Air Commerce Park PD, a school impact analysis is not needed

### Findings/Recommendation

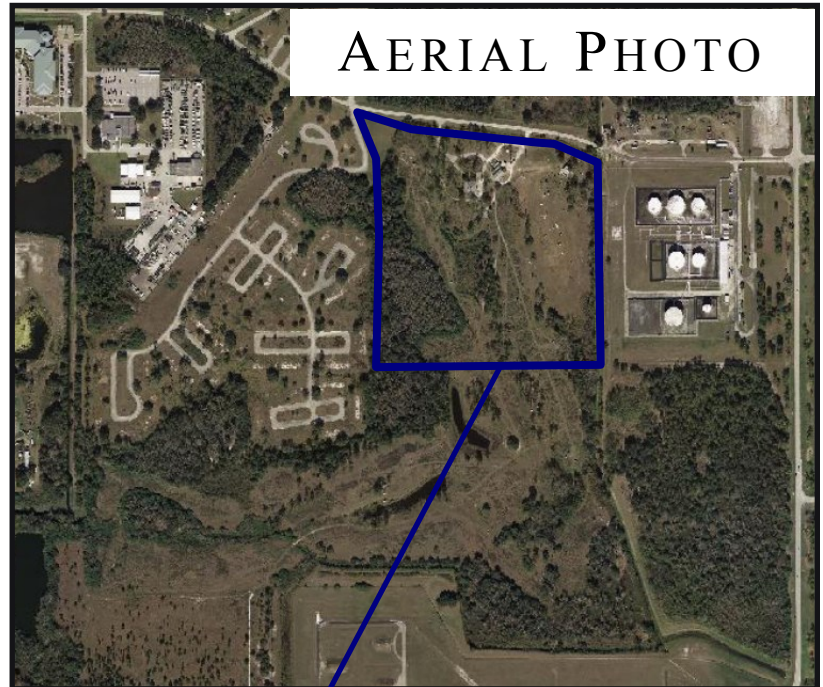
The proposed use is consistent with the purpose and intent of the City's Growth Management Plan.

The proposed use is consistent with the purpose and intent of the requirements of the LDC.

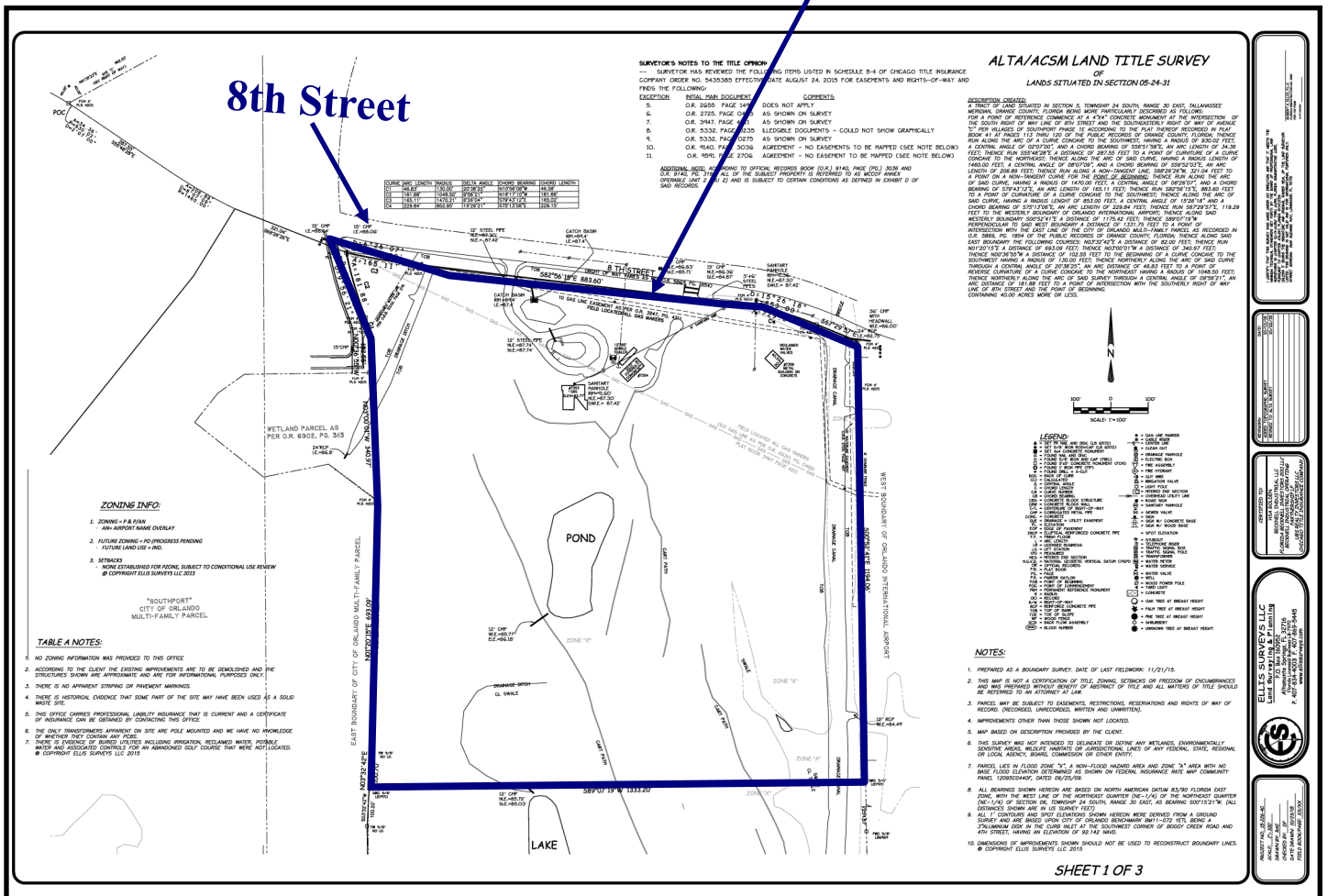
The subdivision will not result in incompatible land uses.

The proposed development will be constructed in accordance with Chapter 59 of the LDC, the Concurrency Management Ordinance, which ensures that adequate public facilities are available to serve the development.

Staff recommends approval of the Air Commerce Park Tract 1 minor subdivision, subject to the conditions in this staff report.



# BOUNDARY SURVEY





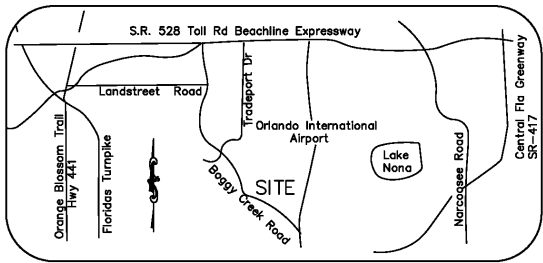
# PROPOSED PLAT-AIR COMMERCE PD TRACT A



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	46.83'	130.00'	20°38'25"	N10°56'08"W	46.58'
C2	181.88'	1048.50'	9°56'21"	N16°17'10"W	181.66'
C3	165.11'	1470.21'	6°26'04"	S79°43'12"E	165.02'
C4	229.84'	852.95'	15°26'21"	S75°13'06"E	229.15'

"SOUTHPORT"  
CITY OF ORLANDO  
MULTI-FAMILY PARCEL  
06-24-30-0000-00-002

**VICINITY MAP**  
NOT TO SCALE



**LEGEND:**

- |      |  |                                    |
|------|--|------------------------------------|
|      | = FOUND 4x4 CONCRETE MONUMENT                |                                    |
|      | = SET "4"x4" CONCRETE MONUMENT (PRM LB 7970) | SCALE: 1"                          |
|      | = SET NAIL & DISK IN CONCRETE (LB 7970)      |                                    |
| LB   | = LICENSED BUSINESS                          | R/W = RIGHT OF WAY                 |
| ORB  | = OFFICIAL RECORD BOOK                       | PRM = PERMANENT REFERENCE MONUMENT |
| P.B. | = PLAT BOOK                                  | CORNER TO CORNER RECORD NUMBER     |
| P.C. | = POINT OF BEGINNING                         | COR. = CORNER                      |
| POB  | = POINT OF BEGINNING                         | ID# = IDENTIFICATION NUMBER        |
| POC  | = POINT OF COMMENCEMENT                      | SEC. = SECTION                     |

# REQUIRED-CONDITIONS OF APPROVAL

## Land Development

1. General Code Compliance. Development of the proposed project shall be consistent with the conditions in this report and all codes and ordinances of the City of Orlando, the State of Florida and all applicable regulatory agencies.

## Permitting

1. Sewer-Lateral. All sanitary sewer construction is to be in accordance with the Engineering Standards Manual. One lateral for each lot is required. Section 9.03.02 (J) of the ESM provides that a double wye is not acceptable. Verify with the Wastewater Division that a sewer lateral will be available for connection of all newly created lots.

## Surveying

1. The plat you have submitted for the First time called Air Commerce Park has not passed the review process for the following reasons:
  1. Sheets: (Surveys) Please show on the survey the ties of the monumented lines referenced bearing basis in note #8.
  2. Sheets: (Surveys) Show the monumentation from the POC and clearly label the POB.
  3. Sheets: (Surveys & Plat) Add the recording reference onto Ave "C".
  4. Sheets: (Surveys) Add the minimum of two site benchmarks.FAC 5J17.052 (12)  
Topographic Survey (a) Note 9 "88" Datum needs to be added.
  5. Sheets: (Surveys) There is difference in a bearing of the line and description of S68-26-26W and differences of three distances of 1175.42', 1331.75' and 82.00'.
  6. Sheets: (Surveys) The certification needs to be updated to the Standards of Practice language.
  7. Sheet: (Plat) The title on the plat and dedication need to be the same.
  8. Sheet: (Plat) The owner on the plat isn't the same as the opinion letter.
  9. Sheet: (Plat) Show the monumented line of the referenced bearing basis.
  10. Sheet: (Plat) Add the section, township and range with the city, county and state.
  11. Sheet: (Plat) Check the line bearings and distances from the POB to match with the curve data and legal description correctly. Typo in length at 853.00' desc.
  12. Sheet: (Plat) The dedication makes mention of right of ways and easements that haven't been created and if that's the case it needs to be added as "hereby dedicates nothing to the public" or to that effect.
  13. Sheet: (Plat) The easements that aren't coincident with property lines must be labeled with bearings and distances and tied to the lot, tract or right of way.
  14. Sheet: (Plat) The lot or tract needs to be number or lettered.
  15. Sheet: (Plat) The boundary needs to be tied to 2 public land corners as defined in FS 177.503 and CCR numbers shown.
  16. The copies of closure reports of parent boundary and easements weren't included.
  17. The opinion letter didn't have legal description Exhibit "A" attached with the submittal.
  18. Sheet: (Plat) Add Not Platted to all contiguous property.
  19. Sheet: (Plat) Please use the examples of the dedication blocks Certificate of Approval versions of the Appendix C in the Final Plat Review Checklist.
  20. Field Review has not been completed at this time. Email Dean Hill and copy me to schedule future field checks. Dean can be reached at dean.hill@cityoforlando.net. FS 177.091(7)
  21. Orange County Property Appraiser has not completed their review at this time.
  22. Reminder: A copy of the Statement of Lien Settlement must be provided to the Office of Permitting Services when the plat is ready for recording. CO(17)
  23. Survey will need the following documents for the next review in addition to copies required by other departments:
    - a. 2 copies of the plat
    - b. 2 copies of survey
    - c. 1 copies of the title opinion
    - d. 1 copies of the closure report
    - e. Email, CD, or flash drive containing PDF files of all documents.

# INFORMATIONAL-CONDITIONS OF APPROVAL

## Orlando Police Department

1. The Orlando Police Department has no objections to the plat request for Air Commerce Park plat located at 3650 8th St. A complete CPTED review of this project is available under project number ZON2015-00050.
2. We encourage developers and property owners to incorporate CPTED strategies in their projects. A brochure entitled Crime Prevention Through Environmental Design, Your Guide to Creating a Safe Environment, which includes crime prevention techniques for various land uses, is available by email.

## Orlando Fire Department

1. TRC fire code review is preliminary in nature, and is intended to expose or prevent evident design deficiencies with State and City Fire Codes. The design will be reviewed in detail for State and City Fire compliance at the time of permit application.
2. Be advised that any new construction must adhere to the requirements of the Florida Fire Prevention Code, 2012 Fifth Edition, and the City of Orlando Fire Prevention Code.
3. OFD Access. Every building constructed shall be accessible to fire department apparatus by way of access roadways with all-weather surface of not less than 20 feet of unobstructed width, adequate roadway turning radius, capable of supporting the imposed loads of fire apparatus, and having a minimum vertical clearance of 13 ft. 6 in. [NFPA 1: 18.2.3]
4. OFD Access Dead End. A dead-end in the fire department access road in excess of 150' will require an approved turnaround or cul-de-sac. (NFPA 1: 18.2.3.4.4)

## Permitting

1. Sidewalk. As per Section 61.225 of the Land Development Code, a 5 foot wide concrete sidewalk is required along all dedicated rights of way. Any existing sidewalk damaged or broken is to be repaired.
2. Engineering Standards Manual. The City Council Adopted the Engineering Standards Manual (ESM). Fourth Edition, on March 9, 2009. All plans must conform to the ESM and all construction must be accomplished in accordance to the ESM.
3. Sewer- Benefit Fee. The Office of Permitting Services has reviewed final plans for this project. The owner/developer is required to pay the Sewer Benefit Fee in accordance with the Sewer Service Policy.
4. Sewer-FDEP. This project requires a Florida Department of Environmental Protection (FDEP) permit for the sanitary sewer system. At the time of FDEP permit submittal to the Office of Permitting Services, the following is required: 1. Permit Application - signed/sealed by the owner. This Office will complete page 10 of 11 when the construction plans are approved. 2. Construction Plans - four sets, signed/sealed by the engineer. The plans are to include the on-site and off-site sewer design together with the City's details. If a lift station is part of the sewer design, the engineer is to submit the shop drawings for the lift station (private or public). The construction plans are reviewed by the City of Orlando's Waste Water Bureau and returned to the Office of Permitting Services when approved. This Office will contact the engineer to pick up the application and two sets of the approved plans or the transport to FDEP. The remaining sets will be retained by the Office for distribution.
5. Concurrency-Chapter 59. Please be advised that the development of this project/property is subject to the terms and provisions of Concurrency Management Chapter 59 of the City Code and the Committed Trip Allocation Policy.
6. Concurrency Management/Plat. The final recorded plat shall contain the following note: "Development on the property depicted on this plat is subject to the requirements of Chapter 59, the Concurrency Management Ordinance of the City of Orlando, which governs the City's ability to issue building permits on this property. Approval of this application shall not be deemed to provide any vested rights, except as to those matters depicted hereon, that are consistent with the requirements of Chapter 177, Florida Statutes, or were required by the City of Orlando as a condition of platting."
7. Soils Report- Submit. Two copies of the soils report are required for this site in accordance with Section 65.418 (f) of the City Land Development Code.
8. Street Tree Fund. The Orlando City Council approved a Resolution at the January 27, 1997 City Council Meeting. Section 61.226 of the City's Land Development Code provides for a Street Tree Trust Fund. The developer is required to contribute funds to the Trust Fund prior to issuance of the building permit. The City is responsible for installation of the trees. The cost is \$350 for each 12'-14' height of canopy tree. The developer may install the street trees in lieu of contribution to the Trust Fund in accordance with Section 61.226.
9. 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: Operations that results in the disturbance of one acre total land area which are not part of a larger common plan of development or sale.
10. Storm-Underdrains. Underdrain construction is required in accordance with Section 17.01 of the Engineering Standards Manual.
11. 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 City Land Development Code Section 65.604.
12. Storm-Water 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.
13. Erosion-Building Site. All building site plans submitted for review shall include a detailed erosion and sedimentation control

## INFORMATIONAL-CONDITIONS OF APPROVAL

plan.

14. Utility Construction. Section 1.04 of the Engineering Standards Manual provides that all utility lines shall be installed beneath the surface of the ground. Subdivision construction plans must include all proposed utilities.

### **Transportation Engineering**

1. Framework Streets. The framework streets, which will include construction of public right-of-way, shall be platted at time of each SPMP application.



## CONTACT INFORMATION

**Land Development-** For questions regarding Land Development review, please contact TeNeika Neasman at (407) 246-4257 or [teneika.neasman@cityoforlando.net](mailto:teneika.neasman@cityoforlando.net).

**Permitting-** For questions regarding Engineering or Zoning contact John Groenendaal at (407)246-3437 or [john.groenendaal@cityoforlando.net](mailto:john.groenendaal@cityoforlando.net). To obtain plan review status, schedule/cancel an inspection and obtain inspection results, please call PROMPT, our Interactive Voice Response System at 407.246.4444. Beyond TRC review, contact John Groenendaal for plat review status. Plat status can also be retrieved via the City's webpage at <http://edviewr.cityoforlando.net/OrlandoWebPermits/Permitting/login.aspx>. Key the SUB case number into the blank or provide your address, and follow the prompts.

**Legal-** Contact Cynthia Sanford at 407-246-3812 or at [cynthia.sanford@cityoforlando.net](mailto:cynthia.sanford@cityoforlando.net).

**Fire Plan Review-** For questions regarding fire plans review, please contact Charles Chip Howard at 407.246.2143 or [Charles.Howard@cityoforlando.net](mailto:Charles.Howard@cityoforlando.net).

**Building Plan Review-** For questions regarding Building Plan Review issues contact Don Fields at (407) 246-2654 or [don.fields@cityoforlando.net](mailto:don.fields@cityoforlando.net).

**Growth Management-** For questions regarding Growth Management plan review, please contact Wes Shaffer at (407) 246-3792 or [thomas.shaffer@cityoforlando.net](mailto:thomas.shaffer@cityoforlando.net).

**Transportation Planning-** For questions regarding Transportation Planning plan review, please contact John Rhoades at 407-246-2293 or [john.rhoades@cityoforlando.net](mailto:john.rhoades@cityoforlando.net).

### **Orlando Police Department**

For questions regarding Orlando Police Department plan reviews or to obtain a copy of the brochure, contact Audra Nordaby at 407.246.2454 or [Audra.Nordaby@cityoforlando.net](mailto:Audra.Nordaby@cityoforlando.net).

**Transportation Engineering-** For questions regarding Transportation Engineering plan review, please contact Lauren Torres at 407.246.3220 or [lauren.torres@cityoforlando.net](mailto:lauren.torres@cityoforlando.net).

## REVIEW/APPROVAL PROCESS—NEXT STEPS

Following the Technical Review Committee Review:

1. The applicant revises the plat to satisfy the conditions in this report.
2. The plat is scheduled for City Council.
3. The plat is recorded with the Orange County Comptroller.

The above mentioned tasks will be handled by John Groenendaal (see contact information above).