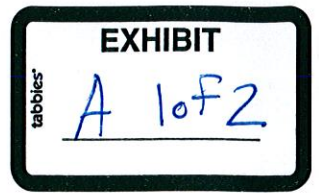




VERIFIED LEGAL DESCRIPTION FORM

(APPENDIX C)



The following legal description has been prepared by
Jim Burnett, Planner III, City of Orlando Planning Dept.
and submitted to City Public Works for verification.



Signature

1/21/2016

Date

"This description has been
reviewed by the Bureau of
Engineering and is acceptable
based on a comparison with:

THE ELLIS & CITY
SURVEY(S). RAN

TRAVEL & CLOSURE.

By [Signature] Date 1-22-2016

Application Request (Office Use Only)

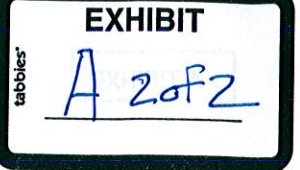
File No. ZON2015-00050
Air Commerce Pk.

Legal Description Including Acreage (To be typed by Applicant):

See Attached Exhibit A

LEGAL DESCRIPTION:

A portion of a parcel of land (PARCEL 26) described in Official Records Book 5869, Page 1854 and all of (WETLAND PARCEL 1) described in Official Records Book 6902, Page 3113, (WETLAND PARCEL 2) described in Official Records Book 6902, Page 3098 lying and being in Sections 5 and 6, Township 24 South, Range 30 East, Orange County, Florida; all being more particularly as follows:



COMMENCING at the northernmost corner of said PARCEL 26; run S28°24'37"E, 74.62 feet to a point of curvature of a curve to the West; thence along the arc of said curve, having a radius length of 162.50 feet, a central angle 51°00'32" and a chord bearing of S02°54'21"E a arc length of 144.67 feet to a point of reverse curvature of a curve concave to the east thence along the arc of said curve, having a radius length of 1048.50 feet; a central angle of 27°59'23", and a chord bearing of S08°36'13" W, a arc length of 512.21 feet to a point on the Northerly right of way line of 8th Street; thence continue along the southerly extension of said curve, having a radius length of 1048.50 feet, a central angle of 05°55'23" and a chord bearing of S08°21'11"E, a arc length of 108.39 feet to a point on the South Right of Way line of said 8th Street and the Point of Beginning; thence along a curve, concave to the northeast, having a radius length of 1048.50 feet, a central angle of 09°56'21", and a chord bearing of S16°17'10"E, a arc length of 181.88 feet to a point of reverse curvature, of a curve concave to the West; thence along the arc of said curve, having a radius length of 130.00 feet, a central angle of 20°38'25" and a chord bearing of S10°56'08"E, a arc length of 46.83 feet; thence run the following twelve courses: S00°36'55" E, 102.55 feet; S03°00'01"E, 340.97, S01°20'15"W, 693.09 feet; S03°32'42"W, 182.20 feet; S00°53'00"E, 200.94 feet; S45°07'11"W, 70.52 feet; S81°51'27"W, 538.92 feet; N57°14'10"W, 94.59 feet; S89°19'54"W, 582.59 feet; S89°53'54"W, 237.69 feet; N43°12'29"W, 113.38 feet; S89°50'19"W, 42.46 feet; to a point lying in the unnamed and unopened right of way lying West of the West line of Lot 84, Block I, Prosper Colony, Plat Book D, Page 103; thence S00°09'41"E, 356.31 feet to a point on a line, being 30.00 feet south of and parallel with the south line of Section 6, Township 24 South, Range 30 East; thence along said line run N89°39'41"W, a distance of 245.69 feet; thence run N00°10'15"E, 663.27 feet to the North line of Lot 85 of aforesaid Prosper Colony, Block 1; thence continue S89°34'15"E along said north line of Lot 85 a distance of 120.00 feet; thence departing said north line of Lot 85 run N00°10'15"E, a distance of 321.53 feet; thence run the following nine courses: S89°31'32"E, 120.00, S00°09'41"E, 17.23 feet; N45°28'00"E, 83.03 feet; S89°31'59"E, 296.51; N39°03'49"E, 2432.82 feet; N09°07'01"E, 18.22 feet; N39°02'51"E, 96.30 feet; N43°24'57"E, 40.02 feet; N38°53'50"E, 671.31 feet; thence run N31°46'57"E, a distance of 211.02 feet to the South right of way line of 8th Street; thence run S68°26'26"E along the said south right of line of 8th Street a distance of 321.04 feet to the point of beginning.

(E)

Said Parcel of Land Contains 53.979 acres, more or less.

THENCE RUN N00°11'00"W 30.00 FEET.

AND
BOUNDARY & TOPOGRAPHIC SURVEY

AIR COMMERCE PARK

12-15-15 2ND R.

2-DN2015-00050

DESCRIPTION:

All that tract or parcel of land lying and being in Sections 5, 6, 7 and 8, Township 24 South, Range 30 East, Tallahassee Meridian, Orange County, Florida, more particularly described as follows:

(CONCAVE NORTHERLY)

For a point of reference commence at a 4" X 4" concrete monument at the intersection of the South right-of-way line of 8th Street and the Southeastly right-of-way line of Avenue "C" per Villages of Southport Phase 1E, according to the plat thereof recorded in Plat Book 41, at Pages 113 thru 120, of the Public Records of Orange County, Florida; thence run along the arc of a curve concave to the Southwest, having a radius length of 930.02 feet, a central angle of 02°07'00", and a chord bearing of South 56°51'58" East, an arc length of 34.36 feet; thence run South 55°48'28" East, 287.55 feet to a point of curvature, of a curve concave to the Northeast; thence along the arc of said curve, having a radius length of 1460.00 feet, a central angle of 08°07'09", and a chord bearing South 59°52'03" East, an arc length of 206.89 feet; thence run along a non-tangent line, South 68°26'26" East, 321.04 feet to a point on a non-tangent curve for the Point of Beginning; thence run along the arc of said curve, having a radius length of 1470.00 feet, a central angle of 06°26'07", and a chord bearing South 79°43'12" East, an arc length of 165.11 feet; thence run South 82°56'15" East, 883.60 feet to a point of curvature, of a curve concave to the Southwest; thence along the arc of said curve, having a radius length of 853.00 feet, a central angle of 15°26'18", and a chord bearing South 75°13'06" East, an arc length of 229.84 feet; thence run South 67°29'57" East, 119.29 feet to the Westerly boundary of Orlando International Airport; thence along said Westerly boundary the following bearing and distances: South 00°52'41" East, 2748.25 feet; thence run South 89°39'22" West, 837.05 feet; thence run North 30°18'19" West, 458.82 feet; thence run South 89°40'44" West, 832.68 feet; thence run South 00°19'35" East, 2756.55 feet to the Northeastly right-of-way of Boggy Creek Road (115.5 feet R/W); thence run North 43°49'36" West, along said Northeastly right-of-way 781.61 feet to a point of curvature of a curve, concave to the Northeast; thence along the arc of said curve and right-of-way line, having a radius length of 2677.03 feet, a central angle of 11°09'09", and a chord bearing North 38°15'02" West, an arc length of 521.08 feet; thence run North 32°40'27" West along said right-of-way line, 391.70 feet to the East line of the West half of the Northeast one-quarter of Section 7; thence run South 00°11'00" East, along said East line, 55.85 feet to the original centerline of said Boggy Creek Road; thence run North 32°40'27" West, along said centerline, 446.81 feet to the West line of the East 240 feet of the West half of the Northeast one-quarter of Section 7; thence run North 00°11'00" West along said West line, 1644.23 feet; thence run South 89°39'41" East, 245.71 feet; thence run North 00°09'41" West, 356.60 feet; thence run North 89°50'19" East, 42.26 feet; thence run South 43°12'29" East, 113.38 feet; thence run North 89°53'54" East, 237.69 feet; thence run North 89°19'54" East, 582.59 feet; thence run South 57°14'10" East, 94.59 feet; thence run North 81°51'27" East, 538.92 feet; thence run North 45°07'11" East, 70.52 feet; thence run North 00°53'00" West, 200.94 feet; thence run North 03°32'42" East, 182.20 feet; thence run North 01°20'15" East, 693.09 feet; thence run North 03°00'01" West, 340.97 feet; thence run North 00°36'55" West, 102.55 feet to a point of curvature, of a curve concave to the Southwest; thence along the arc of a said curve, having a radius length of 130.00 feet, a central angle of 20°38'25", and a chord bearing North 10°56'08" West, an arc length of 46.83 feet to a point of reverse curvature of a curve concave to the Northeast; thence along the arc of said curve, having a radius length of 1048.50 feet, a central angle of 09°56'21", and a chord bearing North 16°17'10" West, an arc length of 181.88 feet to the Point of Beginning.

CONTAINING 176.88 ACRES, MORE OR LESS.

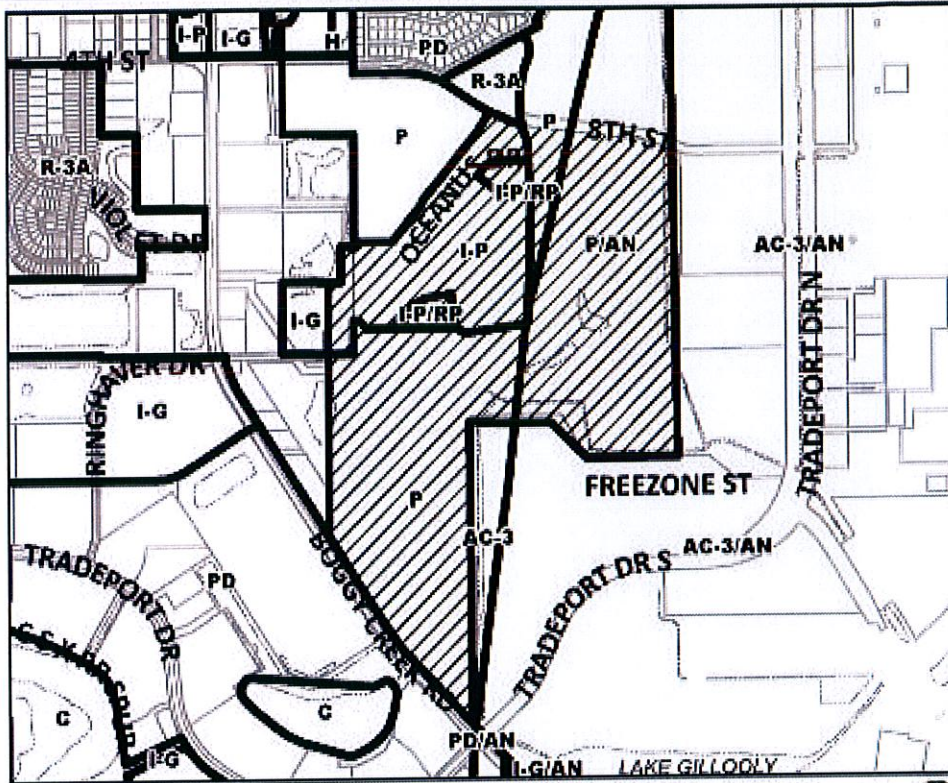
CONTAINING AN OVERALL TOTAL OF 220.8 ACRES, MORE OR LESS.

2 OF 2

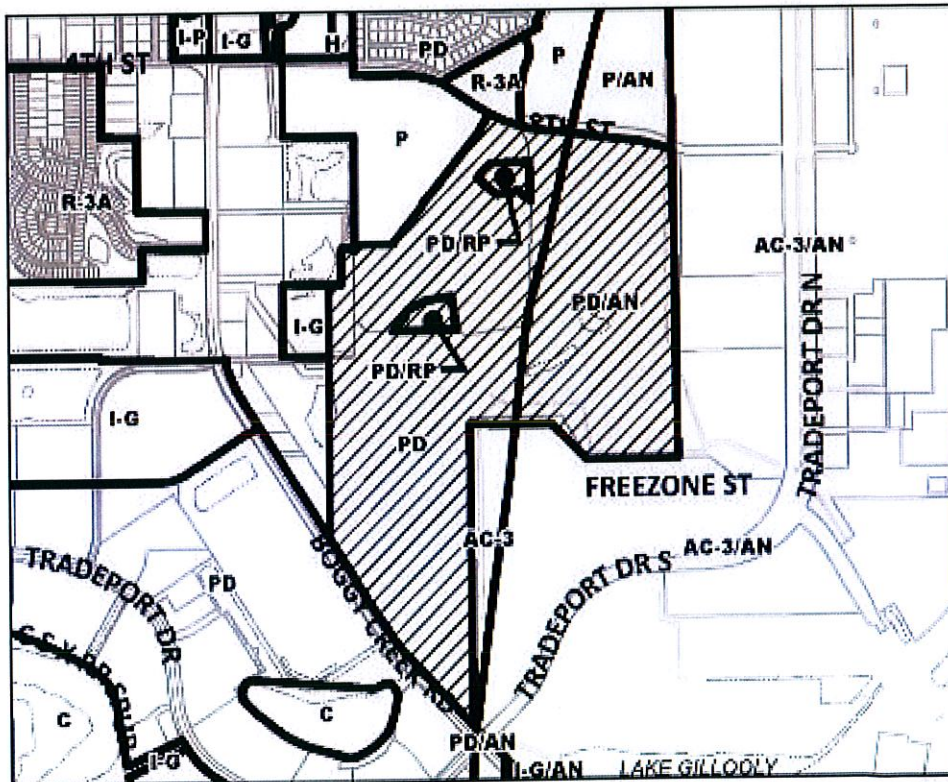
EXHIBIT

B

EXISTING & PROPOSED ZONING MAPS



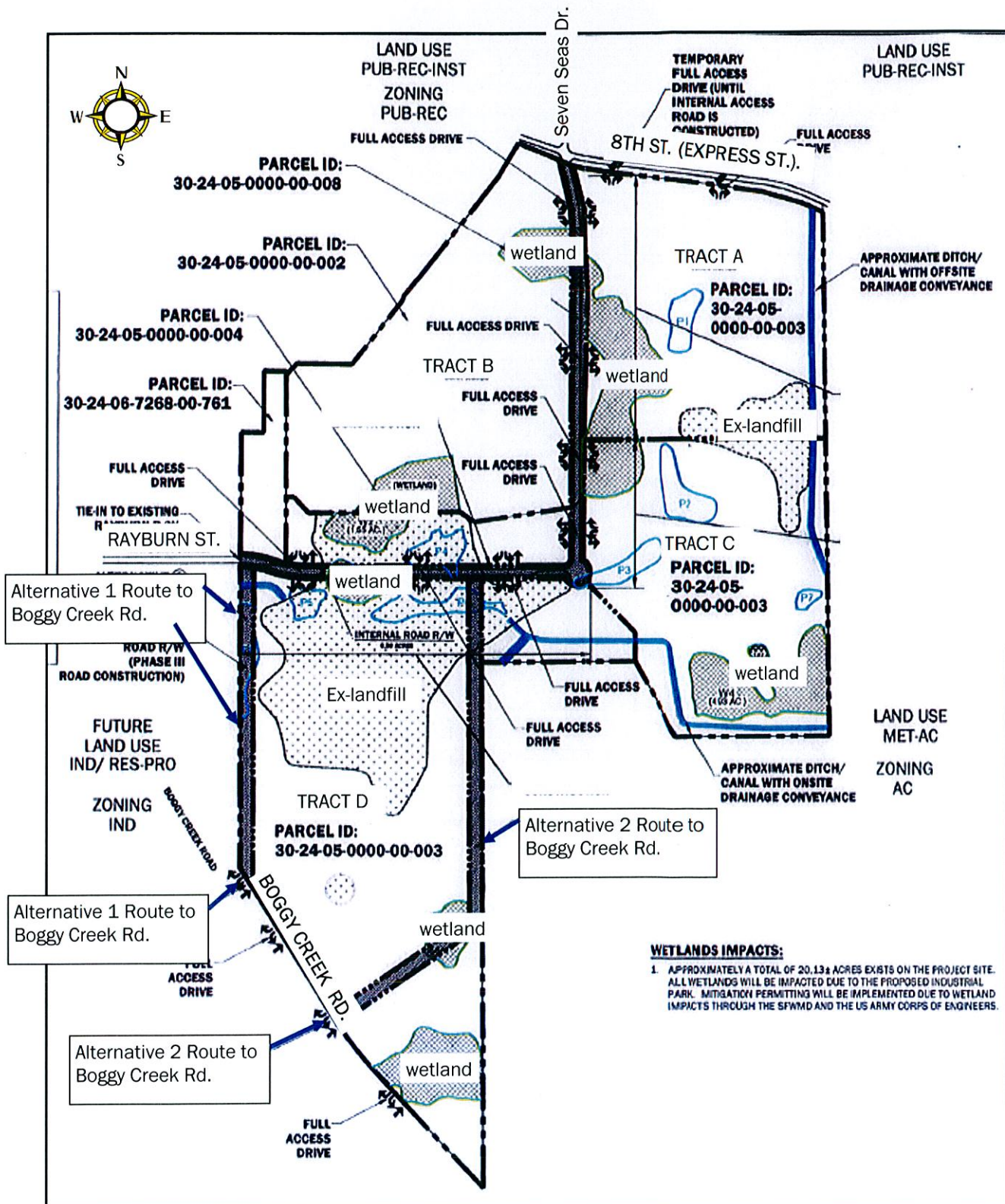
Zoning - Existing ZON2015-00050



Zoning - Proposed ZON2015-00050



PROPOSED DEVELOPMENT PLAN



DATA TABLES & SITE PROFILES

ACCESS DRIVES

1. FULL ACCESS DRIVE ARE SHOWN ON THIS PLAN. THE LOCATIONS ARE APPROXIMATE AND WILL BE FINALIZED AS INDIVIDUAL MASTER PLANS FOR EACH TRACT ARE SUBMITTED TO THE CITY.
2. ADDITIONAL FULL OR RIGHT-IN/ RIGHT-OUT DRIVEWAYS MAY BE PROPOSED AS SPECIFIC DEVELOPMENTS ARE PROPOSED SO LONG AS THE ADDED DRIVEWAYS MEET THE MINIMUM SEPARATIONS PER CITY OF ORLANDO LAND DEVELOPMENT CODE.
3. TRACT A ACCESS DRIVES WILL CONSIST OF TWO FULL ACCESS DRIVES ON 8TH STREET. ONE IS PERMANENT AND ONE IS TEMPORARY. THE TEMPORARY ACCESS WILL BE ELIMINATED OR MODIFIED TO RIGHT-IN/ RIGHT-OUT UPON CONSTRUCTION OF THE INTERNAL ROAD FIRST PHASE AND CONNECTING THE FULL ACCESS DRIVES FROM TRACT A TO THE INTERNAL ROAD AS SHOWN ON THIS PLAN.

INTERNAL ACCESS ROAD CONSTRUCTION

1. THE INTERNAL ACCESS ROAD WILL BE CONSTRUCTED IN TWO PHASES ACCORDING TO THE 70' R/W TYPICAL SHOWN ON THIS PLAN.
2. PHASE I WILL CONSIST OF THE PORTION OF THE ROAD ALONG TRACT A FRONTAGE. PHASE II WILL CONSIST OF THE REMAINING PORTION EXTENDING TO THE WEST SIDE OF THE PROPERTY TO TIE IN TO RAYBURN STREET.
3. TWO ALTERNATIVE ROAD ALIGNMENTS ARE PROPOSED TO TIE-IN TO BOGGY CREEK ROAD AS SHOWN ALONG THE WEST AND EAST SIDES OF TRACT D. DEVELOPER WILL BE ALLOWED TO CONSTRUCT EITHER ALTERNATIVE ① OR ALTERNATIVE ② IN LIEU OF TYING-IN TO RAYBURN STREET IN THE EVENT THE COUNTY:
 - a. DOES NOT ALLOW CONNECTION TO RAYBURN STREET OR
 - b. ADDITIONAL R/W WOULD BE REQUIRED TO RE-DEVELOP RAYBURN STREET.

SEE PAGES 11 & 12 OF THIS REPORT FOR MORE DETAILS ON PROPOSED TYPICAL CROSS-SECTIONS AND PREFERRED LOCATIONS OF EAST/WEST AND NORTH/ SOUTH ROADWAYS WITHIN THE PROPOSED INDUSTRIAL PARK.

SITE DATA

PROPERTY LOCATION: NORTH OF BOGGY CREEK ROAD AND TRADEPORT DRIVE INTERSECTION

PARCEL ID#:	EXISTING AREA	EXISTING ZONING
30-24-05-0000-00-002	44.10± AC	IP
30-24-05-0000-00-003	176.81± AC	P
30-24-05-0000-00-004	2.82± AC	IP/ RP
30-24-05-0000-00-005	2.51± AC	IP/ RP
30-24-05-7268-00-761	4.45± AC	P

EXISTING USE: VACANT/ RECREATION

PROPOSED USE: INDUSTRIAL PARK
PROPOSED PROPERTY ZONING: PD
FUTURE LAND USE DESIGNATION: INDUSTRIAL

PROJECT AREA: 230.7± ACRES

PROPOSED GROSS FLOOR AREA:
PHASE I (TRACT A) 500,000 S.F.
ULTIMATE 3,000,000 S.F.
ALLOWABLE FLOOR AREA RATIO: 0.70

PERMITTED USES: ALL USES PERMITTED UNDER THE IP ZONING DISTRICT WILL BE ALLOWED.

BUILDING SETBACKS (AS REQUIRED UNDER IP ZONING)

FRONT	15'
SIDE	5'
STREET SIDE	10'
REAR	10'
RESIDENTIAL DISTRICT SETBACK	100'

MAXIMUM ALLOWABLE BUILDING HEIGHT
15'

BUFFER YARDS (AS REQUIRED UNDER IP ZONING)

MAXIMUM ISR: 80%

TRACTS DATA TABLE

TRACT ID	AREAS (ACREAGE)	APPROX. LANDFILL (ACREAGE)
TRACT A	40.00±	3.04± *
TRACT B	60.47±	5.37±
TRACT C	42.58±	2.46±
TRACT D	80.88±	25.30±
INTERNAL ROAD R/W	6.77±	1.61±
TOTAL	230.70±	37.29±

(*) DEBRIS WITHIN LANDFILL LIMITS ARE BEING REMOVED AT THIS STAGE.

DEVELOPMENT PRIORITIES WITHIN LANDFILL BOUNDARIES

1. PARKING AND INTERNAL ROADWAY CONSTRUCTION WILL BE THE MAIN PROPOSED ELEMENTS TO BE CONSTRUCTED ON TOP OF THE LANDFILL AREA.
2. WET DETENTION PONDS CONSTRUCTION, IF PROPOSED WITHIN LANDFILL AREA, WILL REQUIRE A GEOTECHNICAL INVESTIGATION TO BE SUBMITTED AS PART OF THE CONSTRUCTION PLAN PROVIDING RECOMMENDATION FOR THE POND CONSTRUCTION AND EXTENT OF DEBRIS REMOVAL.
3. ANY PROPOSED BUILDING CONSTRUCTION WITHIN LANDFILL AREA WILL REQUIRE SUBMITTAL OF A GEOTECHNICAL REPORT RECOMMENDING SOIL STABILIZATION APPROACH AND FOUNDATION DESIGN TO TAKE INTO ACCOUNT THE PRESENCE OF THE EXISTING DEBRIS WITHIN THE LANDFILL AREA.

STORMWATER SYSTEM

1. EACH INDIVIDUAL TRACT WILL CONSTRUCT AN ONSITE STORMWATER SYSTEM IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF ORLANDO AND SFWM STORMWATER REQUIREMENTS.
2. THE INTERNAL ROADWAY DRAINAGE WILL BE CONVEYED TO THE PROPOSED STORMWATER PONDS DESIGNED AS PART OF EACH TRACT ALONG THE ROAD ALIGNMENTS.

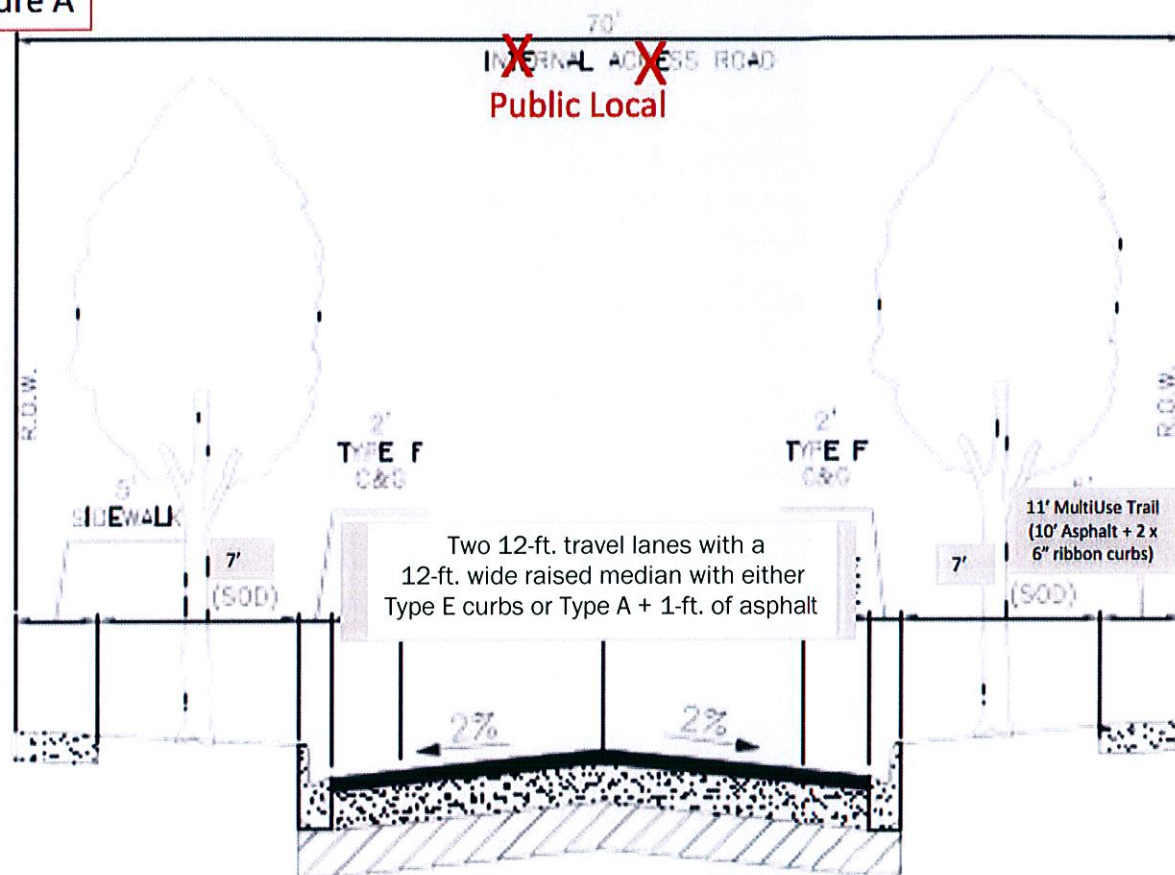
WATER AND SEWER SERVICES

1. A MASTER WATER SYSTEM FOR THE ENTIRE PARK WILL BE DESIGNED TO MEET THE POTABLE, NEEDED FIRE FLOW AND IRRIGATION DEMANDS FOR EACH TRACT, IN ACCORDANCE WITH CITY OF ORLANDO, NFPA ANNEX H, AND ORLANDO UTILITIES COMMISSION REQUIREMENTS.
2. INDIVIDUAL LIFT STATIONS WILL BE DESIGNED TO CONNECT TO A PROPOSED FORCE MAIN ALONG THE INTERNAL ROADWAY ALIGNMENT, IN ACCORDANCE WITH CITY OF ORLANDO REQUIREMENTS.
3. TRACT A WILL TIE-INTO THE 6" WATER MAIN ALONG 8TH STREET FOR POTABLE, NEEDED FIRE FLOW AND IRRIGATION DEMAND.
4. TRACT A WILL TIE-INTO THE EXISTING 8" GRAVITY SEWER ALONG 8TH STREET.



ROADWAY CROSS-SECTION

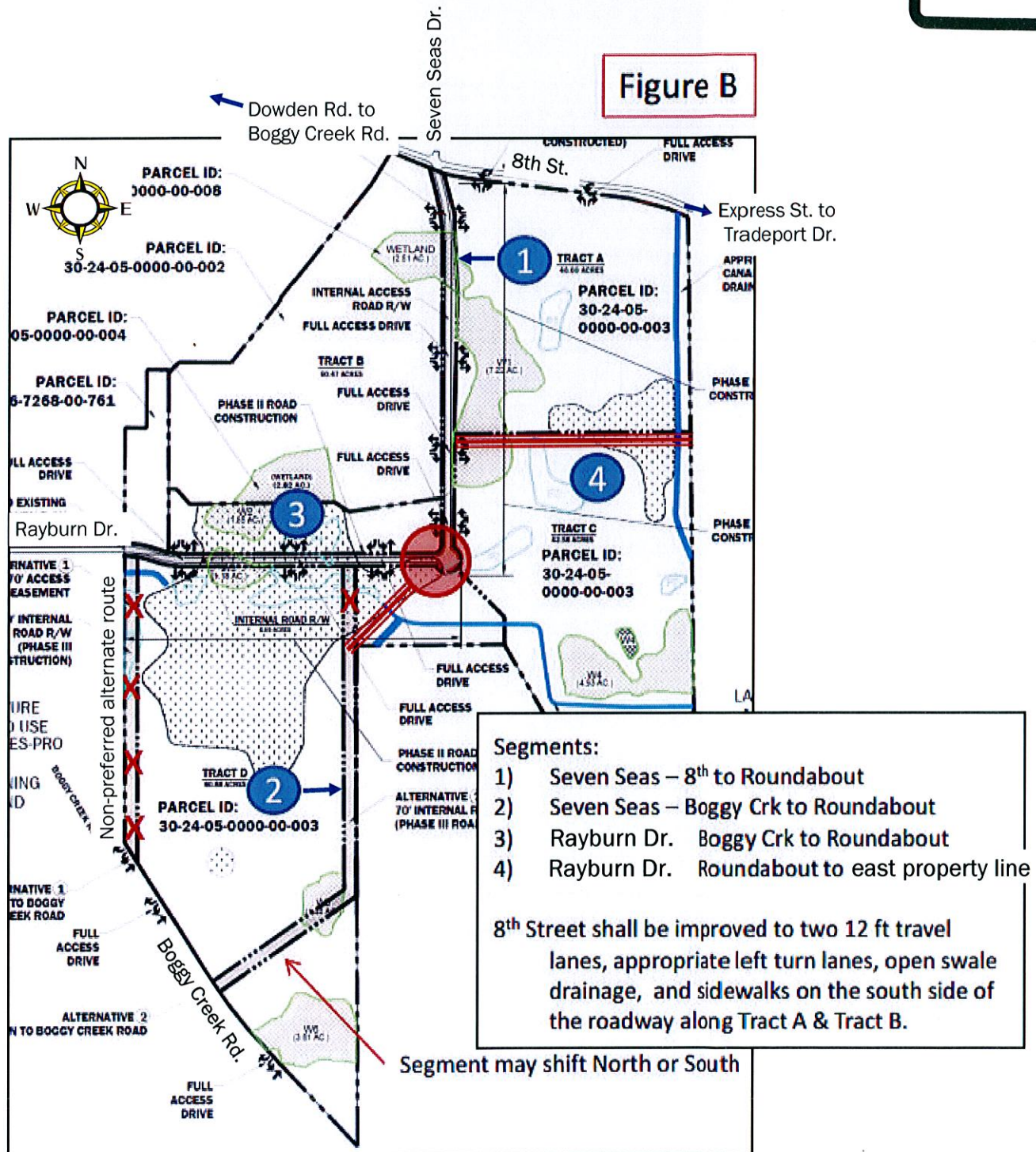
Figure A



EXISTING BRIDGE/
CULVERT ON 8TH ST.
EAST OF SUBJECT
PROPERTY



Figure B



insert