



CITY OF ORLANDO

September 22, 2016

James Carlino, Mgr.
Air Commerce FXSP, LLC
800 E. 96th St., #175
Indianapolis, IN 46240

For: Brian Mulvaney, Bogey Boggy Creek, LLC, 20 N. Division Ave., Ste. 200,
Orlando, FL

RE: Letter of Determination for Administrative Specific Parcel Master Plan for ±352,000
sq. ft. Warehouse/Distribution Center, south of 3650 8th St./Express Ln., Orlando, FL
(Tract C of Air Commerce Park PD, part of Parcel ID #05-24-30-0000-00-003)
LDC2016-00299

Mr. Carlino:

I have reviewed your Letter of Determination request for Administrative Specific Parcel Master Plan (SPMP) approval of a proposed industrial warehouse/distribution center and associated parking and infrastructure, to be located south of Tract A of the Air Commerce Park, at 3650 8th St./Express Ln., Orlando, FL.

The proposed project entails the construction of a 352,000 gross sq. ft. warehouse on Tract C of the Air Commerce Park, on the south side of 8th St., in Orlando, Florida. Tract C is located directly south of Tract "A" in the Air Commerce Park.

The project will contain truck parking, vehicular circulation and car parking areas. Access to the project will be through the new [north/south] road being constructed on the west side of the tract.

Stormwater management will be provided through a new wet detention pond being constructed on the east side of the property. The project will utilize public water (OUC) and public sewer (City of Orlando).

You have provided site, grading, lighting and drainage plans and proposed building elevations illustrating the proposed site improvements.

History - A review of our files yields the following information relative to the determination request:

- The property is Tract C of the larger 231-acre Air Commerce Park PD, which will ultimately consist of ±3,000,000 sq. ft. of warehouses, offices and flex-space uses. The PD (ZON2015-00050) was adopted/approved by the City Council on March 14, 2016;
- The property was annexed into the City in 1988 and was subsequently designated

CITY OF ORLANDO • CITY PLANNING DIVISION

400 SOUTH ORANGE AVENUE – 6TH FLOOR • PO BOX 4990 • ORLANDO, FLORIDA 32802-4990
PHONE 407-246-2269 • FAX 407-246-2895 • <http://www.cityoforlando.net>

Industrial and Industrial/Resource Protection on the City's Future Land Use Map; and

- The applicant/owner met with City staff in June 2016, relative to a desire to move forward with the 3rd phase of the development, to be achieved through the approval of an administrative Specific Parcel Master Plan (SPMP).

Analysis – A ±352,000 sq. ft. warehouse/distribution center is proposed for the 42.27-acre parcel. 30,000 sq. ft. of the space will be general office, with the remaining building area to be storage warehouse. The building will be ±41.5 ft. tall, where a maximum 75 ft. building height is allowed. An average 26 ft. buffer is being provided on the front and north side of the subject parcel, where a minimum 7.5 ft. vehicle use buffer is required. Buffers on the rear (east) and south side exceed 140 ft. in depth.

Zoning – The maximum allowed Floor-Area-Ratio (FAR) within the default I-P & I-P/AN zoning districts is 0.70, while the maximum impervious surface ratio (ISR) is capped at 80%. For the proposed ±352,000 sq. ft. building, the proposed 0.19 FAR remains below the maximum allowed. The proposed ISR will be 49%, also below the maximum ISR. The proposed warehouse/distribution center also meets required building and site setbacks.

Parking - Parking for the proposed warehouse/distribution center, per LDC Chapter 61, Figure 27, is shown in the table below:

Existing/ Proposed Use	Minimum/Maximum Ratio (spaces per 1,000 sq. ft.)	Max. Allowed Spaces	Spaces Proposed
Warehouse/Distribution (±322,000 sq. ft. proposed)	0.25 spaces/1K min. 3.5 spaces/1K max.	1,127	354 (incl. 8 ADA spaces)
Office Uses (±30,000 sq. ft. proposed)	2.5 spaces/1K min. 4 spaces/1K max.	120	
	total	1,247 spaces	

Site Plan – The proposed site plan appears to substantially comply with the PD and default I-P and I-P/AN development standards, except as noted in the Recommendation section below. Consistent with the PD, the site plan also shows a future “Street B” right-of-way along the north lot line, which was requested as part of the approved Air Commerce Park PD.

Recommendation - Based on the above information, staff supports the Administrative SPMP determination for Air Commerce Park Tract C, to be south of 3650 8th St./Express Ln., Orlando, FL, per the plans provided with this Determination and provided the following conditions are met:

Urban Design/Landscaping (Ken Pelham, 407-246-3235 or at
Kenneth.pelham@cityoforlando.net)

1. The Urban Design conditions of the Air Commerce Park PD must be met. Relevant PD conditions are:

- a. The principal building must have its main pedestrian entrance facing the adjacent public or private street. All main entrances must be clearly expressed in the architecture of the building.
- b. The principal building must provide at least 15% transparency on two or more sides of the building. The transparency must be provided using clear glass windows or "low-emissivity" glass windows that transmit at least 60% of visible light. The transparency must also occur on the ground floor of the building, which for purposes of this part is between grade and 10-ft. above grade along the exterior of the building.
- c. Principal buildings must be architecturally articulated at least every 80-lineal-feet. For purposes of this part, architectural articulation includes details such as windows, canopies, awnings, changes in parapet height, material changes, projections, recesses, or similar features as approved by the Appearance Review Official (ARO).

Architectural elevations for all principal buildings are subject to review and approval by the ARO as part of each final site plan.

The transparency requirements for glazing have been met in the proposed elevations.

The pedestrian entrance must be architecturally highlighted more than shown in the proposed west elevation (see condition (a) above). Canopies, awnings, recesses, projections, parapet height, etc. may be required to meet this.

2. The parapet height in general must have greater changes across the building facades.
3. Rooftop HVAC equipment must be fully screened, per City Code. The preference is for parapets to exceed HVAC equipment height, but architecturally compatible enclosures will be also acceptable for HVAC screening.
4. Materials at the base of the building must be durable. Stucco or foam insulation will not be considered durable materials. A building base, that includes material changes, at least 3 feet in height will be required in the west elevation and in the front 80 feet of each of the north and south elevations.
5. The Air Commerce Park PD requires a sign master plan. This must be approved via Planning Official Determination (2-week administrative process) before any signs are permitted and installed.
6. Interior parking rows must have a landscape area with tree(s) after each 10 parking spaces (or as modified up to 14 spaces, per City Code Section 61.312); OR, an equivalent number of extra trees added elsewhere on the site, if the Zoning Official determines that placing the landscape areas within the internal rows interferes with the site operations.
7. Landscape hedge plants are required between all vehicular use areas and property lines.
8. The site must comply with the commercial landscape regulations of Chapter 60 of City Code; a minimum required landscape score must be achieved before permits are issued.
9. Low-Impact Design (LID) techniques for storm water management are encouraged.
10. If reclaimed water is available, the irrigation system must use it as the water source. If reclaimed water is unavailable, the irrigation source must be the wet retention pond if

adequate water volume is projected. Irrigation system design must comply with Chapter 60 of City Code.

11. A site lighting plan has not been provided. Site lighting (including any exterior wall-mounted light fixtures) must comply with Chapter 60 of City Code.
12. Tree Removal/Clearing - The delineation between existing trees to be removed and to remain [on the Demolition Plan] is difficult to distinguish by the plan legend symbols. Please provide more clarity.

Transportation Planning (John Rhoades, 407-246-2293 or at john.rhoades@cityoforlando.net)

1. Bike Parking - Bicycle Parking intended for employee use must conform to City Code requirements for "Long-Term" parking spaces (LDC Sec 61.322(c)). Spaces must be protected from the weather by shelters, lockers, or underroof.
2. Transportation Impact Fees - Any new construction, change in use, addition, or redevelopment of a site or structure shall be subject to a review for Transportation Impact Fees. An estimated Transportation Impact Fee in the amount of **\$357,984**, based on the construction of 352,000 square feet of warehouse space in the Phase-3 (Tract C) review, will be due at the time of building permit issuance, subject to change upon final permit plan review.

For a copy of the complete ordinance or impact fee rate chart, you may reference our website at: <http://www.cityoforlando.net/planning/Transportation/ifees.htm>.

The applicant shall comply with all applicable requirements of Chapter 59, the Concurrency Management Ordinance, to ensure that all public facilities and services are available concurrent with the proposed development, and that the potential impacts on public facilities and services are mitigated.

All new construction, changes in use, additions or redevelopment are required to submit a Concurrency Management application as a part of the building plan review process. A Concurrency Management application is available on the City's website: <http://www.cityoforlando.net/permits/forms/concurrency.htm>.

Transportation Engineering (Jeremy Crowe, 407-246-3262 or at Jeremy.crowe@cityoforlando.net)

1. The southern driveway shall align with the proposed Rayburn St & Seven Seas Dr intersection to reduce the occurrence of left turn conflicts.
2. The proposed 70-ft. wide truck court driveway does not comply with the 36-ft. maximum required in the Engineering Standard Manual. The driveway must be narrowed to 36-ft. unless it can be demonstrated at time of permitting that a wider driveway is required to accommodate the design vehicle. Truck Autoturn shall be provided [shown] at time of permitting.

Land Development (Jim Burnett, Planner III, 407-246-3609 or at james.burnett@cityoforlando.net).

1. Consistency - The Site Plan (as submitted for permitting) shall be consistent with the size, dimensions, site location, and appearance shown on the plans submitted with this determination and any conditions included within the PD Ordinance (Ord. #2016-27, ZON2015-00050). The Site Plan must comply with all Land Development and Engineering regulations and conditions (as noted within this letter).

As noted previously, a 70-ft. wide future "Street B" right-of-way is shown on the proposed site plan and also on the proposed plat (SUB2016-00060). This future street is consistent with the approved Air Commerce Park PD.

2. Preliminary Review – This was a preliminary review of your plans and elevations. The City reserves the right to make further comments on the compliance of the proposed development during permit review. While we did not see any major departure from the requirements of the Land Development Code, the Site Plan must be compliant with all aspects of the LDC to include (but not limited to) landscaping, buffers, proper circulation, and all of the requirements of the Land Development Code.

This Letter of Determination does not constitute approval to develop. It addresses only the Land Development Code standards expressly represented in this letter. The determinations of this letter are also restricted to this specific parcel of land and are not transferable to other parcels of land. The applicant shall comply with all other applicable requirements of the Land Development Code, including any additional review requirements and **shall receive all necessary permits before initiating development.** Do not respond to this determination letter; merely revise your engineering plans accordingly and apply for permits at the City Permitting Division.

As provided by subsection 166.033(5), Florida Statutes, issuance of a development permit by a municipality does not in any way create any right on the part of an applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the municipality for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. In accordance with subsection 166.033(5), Florida Statutes, it is hereby made a condition of this permit that all other applicable state or federal permits be obtained before commencement of the development.

If you have any questions, please contact Jim Burnett, Planner III, at 407-246-3609 or at james.burnett@cityoforlando.net.

Sincerely,



Dean Grandin, AICP
Planning Division Manager

Informational Comments

Permitting (contact Cobbin McGee at cobbin.mcgee@cityoforlando.net or at 407-246-3532)

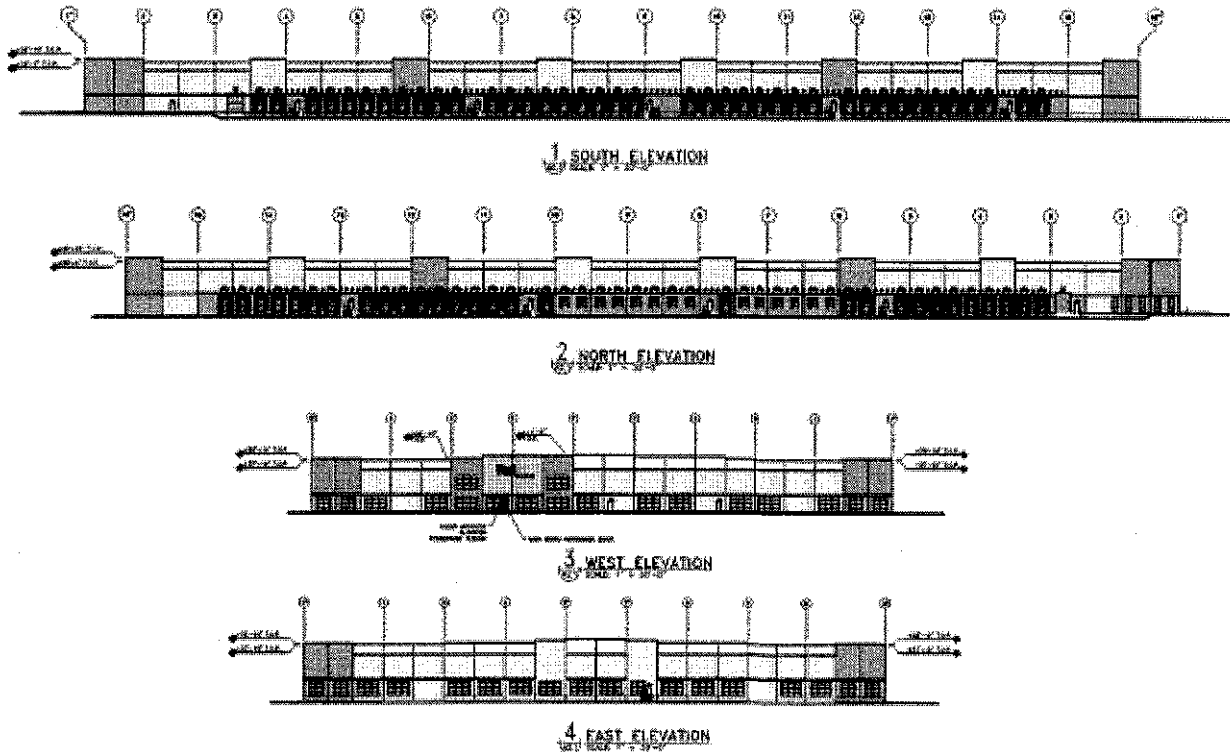
1. FDEP Permit - This project may require a Florida Department of Environmental Protection (FDEP) permit for the sanitary sewer system. Submit site plan and cover letter addressed to:

Cindy Stafford
Florida Department of Environmental Protection
3319 Maguire Boulevard, Suite 232
Orlando, Florida 32803
(FDEP phone: 407-894-7555)

Provide the Office of Permitting Services with a copy of the FDEP letter of determination.

2. Replat - The property is being platted (see SUB2016-00060) prior to permitting for any construction activity (you may need to submit a Hold Harmless Agreement and deposit in order for associated permits to be issued prior to the plat being recorded).
3. Landscape Worksheet - Per LDC Section 60.228, all landscape plans must achieve the Minimum Required Landscape Score (MRLS) for the proposed type and intensity of development. Applicants shall submit a completed copy of the Non-Residential Landscape Worksheet with the application for landscape plan approval. Conformance with the minimum standards of this Section shall be required prior to the issuance of a site development permit.

Elevations



SITE DATA

PROPERTY LOCATION: AIR COMMERCE PARK TRACT "C", ORLANDO, FL 32827

PROPERTY ZONING: PD-INDUSTRIAL
PROJECT AREA: 42.27± ACRES
FUTURE LAND USE: INDUSTRIAL/RP

EXISTING USE: VACANT/ABANDONED GOLF COURSE
PROPOSED USE: 352,000 S.F. WAREHOUSE/OFFICE;
WHOLESALE DISTRIBUTION; WAREHOUSING & STORAGE

FLOOR AREA RATIO (ALLOWABLE): 0.70
FLOOR AREA RATIO (PROPOSED): 0.19

NEW BUILDING SITE DATA

BUILDING HEIGHT (ALLOWABLE): 35 FEET
BUILDING HEIGHT (PROPOSED): 41'-0"

BUILDING TYPE OF CONSTRUCTION
TYPE I-II - SPARKLE

BUILDING SETBACKS

	REAR	FRONT
REAR (WEST) (INTERNAL ROAD)	30'	25'
REAR (EAST)	30'	400'
REAR (NORTH)	30'	202.5'
REAR (SOUTH)	10'	125'

BUFFERS YARDS

PROPOSED USE	ADJACENT USE	ADJACENT USE	ADJACENT USE
WAREHOUSE	EXIST. INDUSTRIAL & VACANT LAND	INDUSTRIAL	INDUSTRIAL
WAREHOUSE	NORTH INDUSTRIAL LAND	INDUSTRIAL	INDUSTRIAL
WAREHOUSE	EXIST. SOME OLD BURNER AREA	INDUSTRIAL	INDUSTRIAL
WAREHOUSE	WEST VACANT PD-INDUSTRIAL LAND	INDUSTRIAL	INDUSTRIAL

* AVERAGE BUFFER WIDTH = 17.5' (AN AVERAGE BUFFER WIDTH WILL BE ALLOWED ALONG PUBLIC STREETS)

** EXISTING CANAL

PARKING

PARKING REQUIRED (MIN.)

OFFICE	30,000 S.F. x (2.5 SPACES PER 1,000 S.F.)	75 SPACES
WAREHOUSE/STORAGE	322,000 S.F. x (0.25 SPACE PER 1,000 S.F.)	80 SPACES
TOTAL PARKING REQUIRED		155 SPACES
SPACES REQUIRED TO BE RESERVED FOR HANDICAP		8 SPACES

PARKING REQUIRED (MAX.)

OFFICE	30,000 S.F. x (4 SPACES PER 1,000 S.F.)	120 SPACES
WAREHOUSE/STORAGE	322,000 S.F. x (3.5 SPACES PER 1,000 S.F.)	1,127 SPACES
TOTAL PARKING REQUIRED		1,247 SPACES
SPACES REQUIRED TO BE RESERVED FOR HANDICAP		25 SPACES

PARKING PROVIDED

STANDARD PARKING SPACES	340 SPACES
HANDICAP PARKING	8 SPACES
TOTAL PARKING PROVIDED	348 SPACES

SITE AREA CALCULATIONS

BUILDING FOOTPRINT	352,000 S.F.	
ASPHALT AND CONCRETE PAVING	145,000 S.F.	
DRIVEWAY	1,000 S.F.	
IRREPARABLE AREA	100,000 S.F.	20.71 AC
NET PAVED AREA	298,000 S.F.	6.81 AC
DRIVEWAY AREA	1,000 S.F.	0.02 AC
TOTAL SITE AREA	1,247,000 S.F.	28.67 AC

MAXIMUM IMPERVIOUS REQUIREMENTS

CITY OF ORLANDO	
ALLOWABLE IMPERVIOUS SURFACE RATIO = 15%	0.40
PROPOSED IMPERVIOUS SURFACE RATIO = 15%	0.40
(SEE SITE AREA CALCULATIONS ABOVE)	

FLOOD ZONE

FLOOD ZONE 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.

SOILS

HAZARDOUS FINE SAND, H22 TYPE 1/2, ORU-URNU (LAND COMPLEX, H22 TYPE 1/2)
AND SANDY FINE SAND, H22 TYPE 1/2.

WETLAND STATEMENT

THERE ARE APPROXIMATELY 1.5 AC OF WETLANDS WITHIN THE PROJECT SITE WHICH WILL BE IMPACTED & MITIGATED THROUGH DESIGN & CONSTRUCTION.

LANDSCAPING AND TREE PROTECTION NOTES:

1. LANDSCAPING SHALL BE DESIGNED IN ACCORDANCE WITH THE CITY OF ORLANDO REQUIREMENTS.
2. ALL TREES TO BE SAVED SHALL BE PROTECTED PER CITY OF ORLANDO REQUIREMENTS.

Landscape Plan

