



AIPO TRACT 26.1 & 26.2 – MPL 2025-10015

Project Description

The applicant proposes to develop two new warehouse buildings on Tracts 26.1 and 26.2 of Airport International Park of Orlando (AIPO). The combined tracts comprise approximately 12.44 acres and are located at the northeast corner of Ringhaver Drive and Tradeport Drive.

The site is in City of Orlando and currently zoned PD with I-G default zoning district. It is surrounded by existing industrial developments zoned PD (with I-G default zoning) on all sides including Tradeport drive to the south and Ringhaver drive to the west. Since the site is surrounded by compatible development in terms of land use intensity, landscape buffer is not required. However, a minimum of 10' landscape areas are planned along all property lines abutting other developments to screen vehicular use areas and to satisfy AIPO requirement and Orlando tree point requirement. A large landscape area is provided along Tradeport Drive and at the intersection.

The proposed buildings' gross floor area are 106,200 and 116,319 square feet. They are planned to be a rear-load / dock-high facility with a shared loading docks in between the buildings and automobile parking areas on the opposite sides and along the southern driveway. There are two proposed right-in/right-out driveways on Tradeport Drive. These two driveways are 24' to accommodate anticipated passenger automobile traffic. The proposed driveway on Ringhaver will be 28' wide to accommodate truck traffic to and from the shared truck court. Ringhaver Drive intersection provides choices for drivers to turn left or right on Tradeport Drive. Because of limited frontage on Ringhaver, this driveway has been pushed away from the intersection as far as feasible. The distance between the centerline of the driveway and the edge of pavement on Tradeport Drive is more than 150'.

The buildings will be developed as speculative buildings which can accommodate single or multiple tenants. It should also be noted that the two tracts of land need to be combined through minor plat process. Stormwater will be designed to comply with the AIPO master stormwater management system which will be reviewed and approved by the City of Orlando and South Florida Water Management District. Water and sewer connections are available from service stubs on Tradeport Drive.