



AIPO TRACT 24 – MPL 2025-10020
04/30/2025

Project Description

The applicant proposes to develop a new warehouse building on Tract 24 of Airport International Park of Orlando (AIPO). The tract of land comprises approximately 15 acres and is located at 592 Tradeport Drive, Orlando, FL 32824 (PID No. 12-24-29-0063-05-000)

The site is currently zoned PD with I-G default zoning district. It is surrounded by existing industrial developments also zoned PD (with I-G default zoning) on all sides including Tradeport drive to the north and conservation area/retention pond to the south. 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. An open area on the west side of the subject site will not be developed at this time. The area will be designated as future overflow parking.

The proposed building gross floor area is +/-210,989 square feet. They are planned to be a rear-load / dock-high facility. Automobile parking areas for employees and visitors are located in front of the building along Tradeport Drive and at both ends of the building. There is one proposed right-in/right-out driveway on Tradeport Drive at the east end of the property. Two full movement driveways are located in the middle of the site and at the northern end of the building. These two driveways are aligned with existing median openings. The middle driveway will provide direct access to automobile parking lot. The westernmost driveway provides direct truck access to the rear truck court, will be 28' wide.

The buildings will be developed as a speculative building which can accommodate single or multiple tenants. At least 4 entry doors are planned, one at each end and two doors in the middle. 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 existing service stubs on Tradeport Drive.

There are jurisdictional wetland areas along the south side of the property. The current master plan was carefully planned to avoid wetland impact. However, encroachment into the upland buffer area may occur and will be determined at final site grading design stage.