



MEMORANDUM

To: City of Orlando
Planning Division

From: Tyler Suddeth, P.E.
Kimley-Horn

Date: 07/22/2021

Subject: Narcoossee Rd. Industrial Master Plan Project Description

Narcoossee Rd. Industrial is a proposed industrial development located at 8200 McCoy Rd, Orlando, FL 32822 (Parcel ID is 36-23-30-0000-00-004). The proposed development will serve as a 262,020 square foot storage facility with associated parking and infrastructure. The property is zoned ASD-2/AN and the future land use is Airport Support District High Intensity. The zoning and future land use maps can be found on the cover page of the master plan submittal. The site is currently vacant.

Utilities are available to connect to Narcoossee Rd. Industrial. Potable water will be provided by Orange County Utilities and sanitary sewer will be provided by City of Orlando Wastewater division. Currently, there are existing dry retention ponds along the Northern and Eastern property lines and an existing drainage easement on the Northeast portion of the site that extends along the Eastern property line. These ponds will be filled where driveway connections are proposed along McCoy Rd. and Narcoossee Rd. and equalizer pipes will be proposed to connect the existing swales. Two dry retentions ponds also proposed along the Northern property line internal to the site and the existing wet pond at the Southern portion of the site will be modified to provide adequate flood plain compensation, attenuation, and treatment for the development. The drainage system will be designated and permitted in accordance with the City of Orlando and the South Florida Water Management District (SFWMD).

Please contact me at (407) 898-1511 or tyler.suddeth@kimley-horn.com should you have any questions.

Sincerely,

A handwritten signature in blue ink that reads "Tyler Suddeth".

Tyler Suddeth, P.E.