

# Pio Pio Restaurant S. Semoran Replat

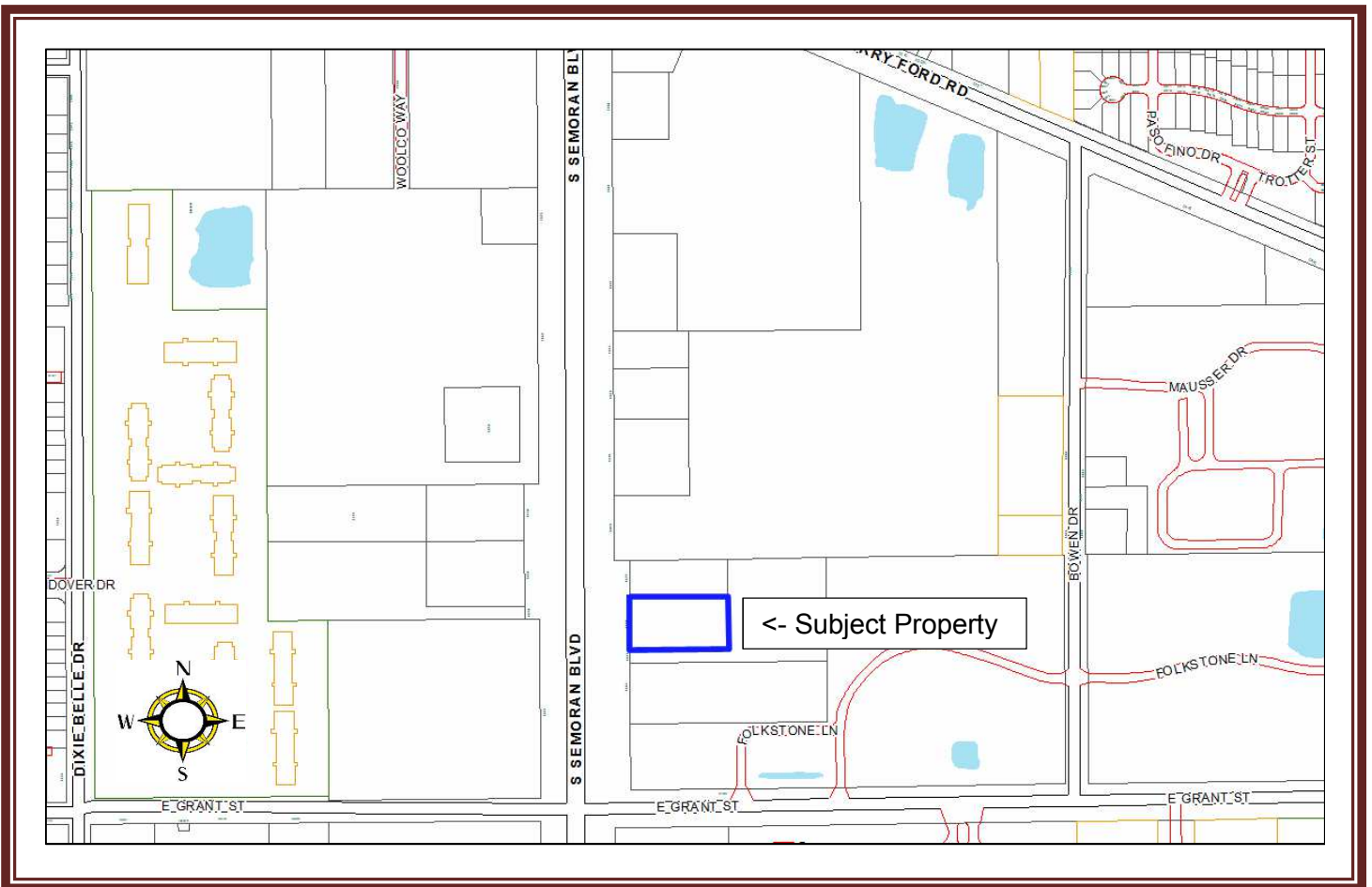
Project Overview (updated 1/20/2017)

**NOTE:** The information presented in this project overview is based on staff's preliminary review of the submitted application and is subject to change. Contact the Project Planner for the latest project information.

**Case Number(s):** SUB2016-00071 (Replat)

**Project Location & Property Size:** 2259 S. Semoran Blvd. (east side of S. Semoran Blvd., between Curry Ford Rd. and E. Grant St.), 0.84 acres, District 2.

**Project Description:** The applicant is seeking to replat the property into a single conforming lot (tied to substantial improvement of the lot (BLD2016-06350)).



## Existing Zoning District and Future Land Use Classifications

Future Land Use Classification – UR-AC (Urban Activity Center)

Zoning District – AC-2/AN/SP (Urban Activity Center, Aircraft Noise Overlay, S. Semoran Special Plan Overlay)

## Application Documents

N/A

If you wish to review the file, please submit a Public Records Request at:

<http://www.cityoforlando.net/cityclerk/city-records-and-archive-management-services/>

Additional or revised documents may be included in the Staff Report, to be posted on the City's website a week before the tentative public hearing date below, at: [cityoforlando.net/mpb](http://cityoforlando.net/mpb) - then click on "Current Agenda."

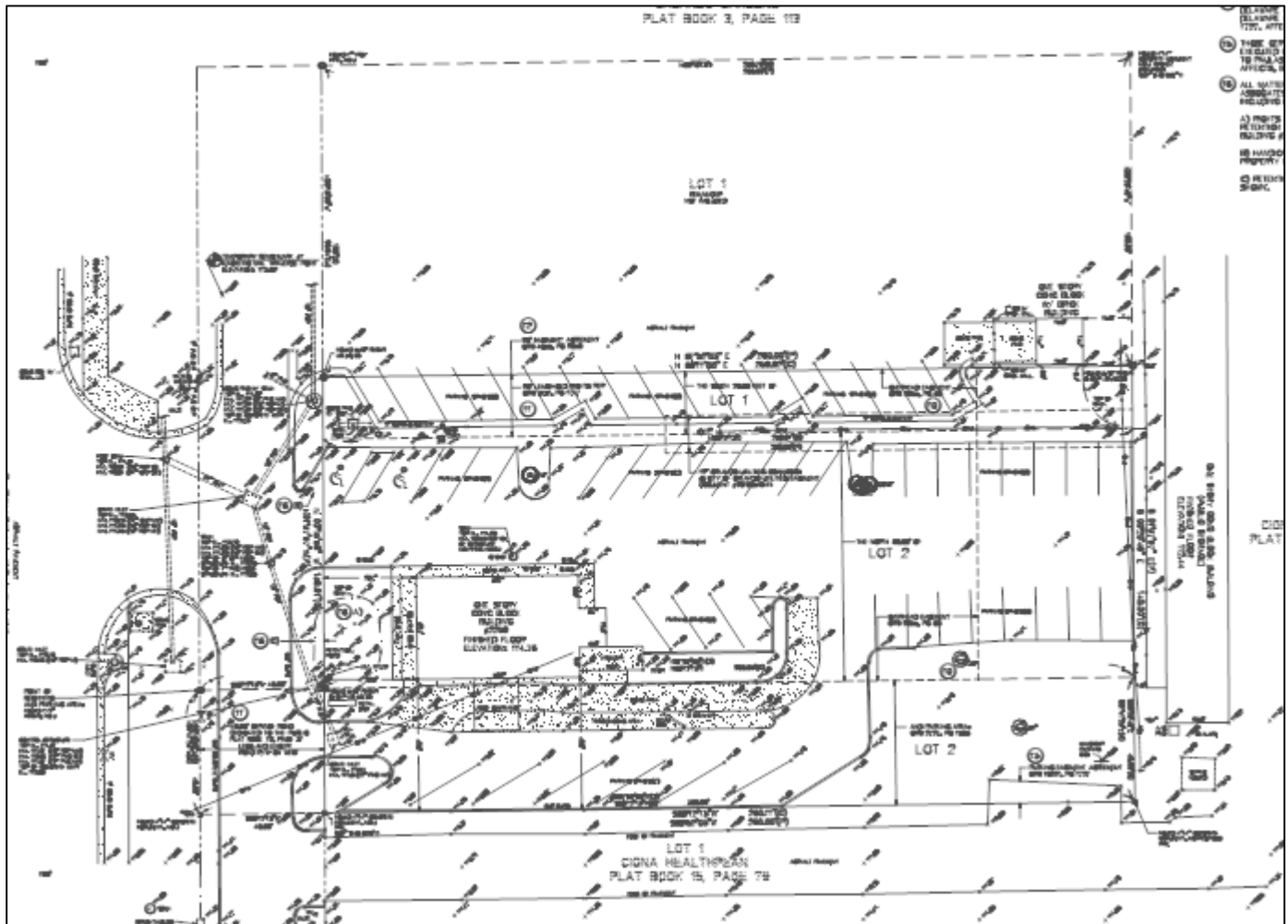
**Contact Information:**

Applicant	Staff - Project Planner
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**Project Status and Next Steps**

November 21, 2016	Application received by City Planning Division
January 3, 2017	Item goes to Technical Review Committee

**Survey**



# PAULAS 3

A REPLAT OF A PORTION OF LOT 1 AND ALL OF LOT 2,  
HAL JONES SUBDIVISION, PLAT BOOK 12, PAGE 31  
SECTION 3, TOWNSHIP 23 SOUTH, RANGE 30 EAST  
CITY OF ORLANDO, ORANGE COUNTY, FLORIDA

### LEGAL DESCRIPTION

A PORTION OF LOT 1 AND ALL OF LOT 2, HAL JONES SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED BY PLAT BOOK 12, PAGE 31 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 2; THENCE N00°55'58" W, ALONG THE WEST LINE OF SAID LOTS 1 AND 2, A DISTANCE OF 138.87 FEET TO A POINT ON THE WEST LINE OF SAID LOT 1; THENCE N89°11'00" E, ALONG A LINE PARALLEL TO AND 20.00 FEET NORTH OF THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 208.82 FEET TO A POINT; THENCE S00°20'46" E, ALONG THE EAST LINE OF SAID LOTS 1 AND 2, A DISTANCE OF 140.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2; THENCE S89°12'13" W, ALONG THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 280.11 FEET TO THE POINT OF BEGINNING.

CONTAINING 36,388 SQUARE FEET OF GROSS AREA, MORE OR LESS.

