

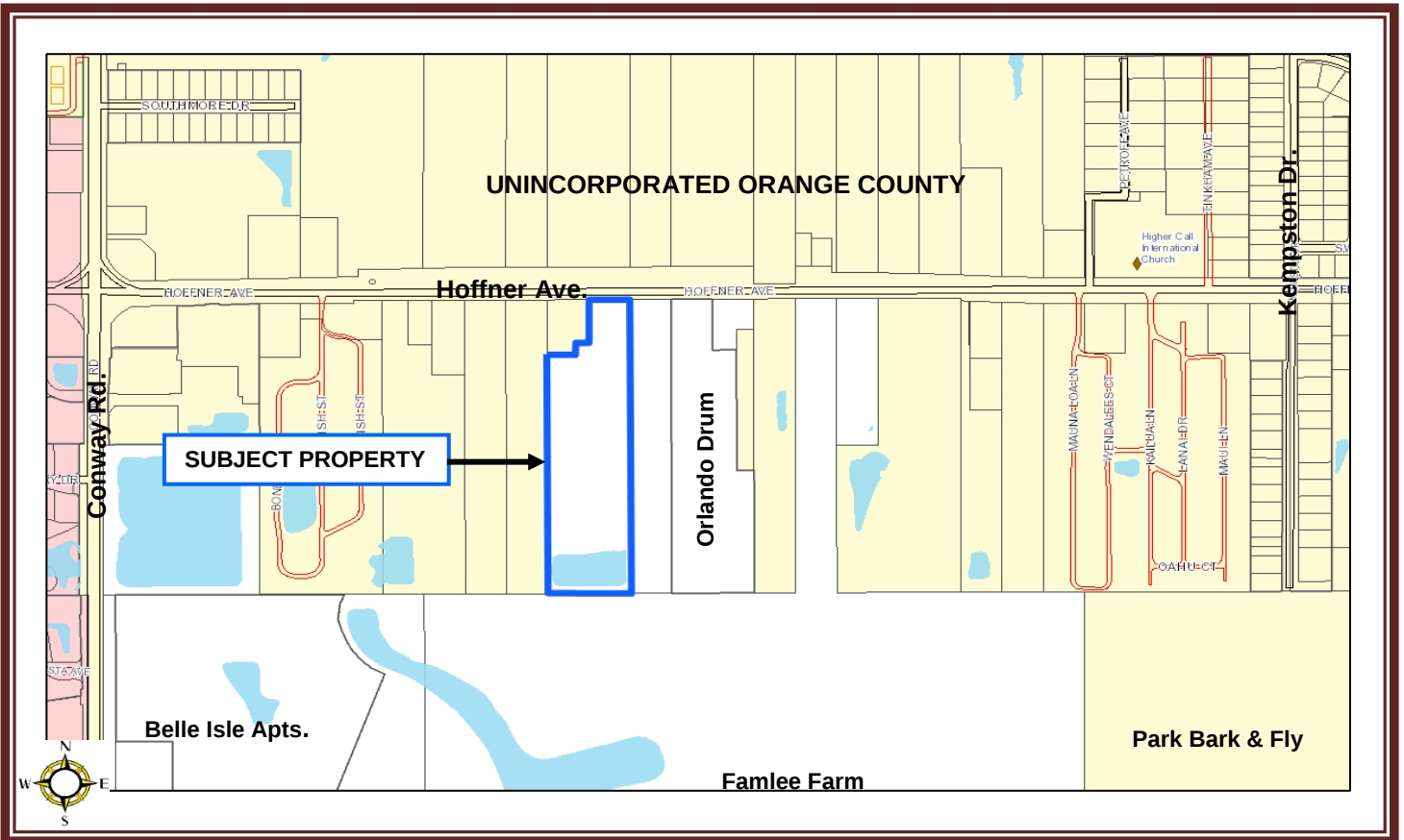
Conway Hoffner Business Park Warehouses Master Plan & Re-Plat w. Mods

Project Overview (updated 7/30/2019)

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): MPL2019-10033 & SUB2019-10035

Project Location & Property Size: 4840 Hoffner Ave. (south side of Hoffner Ave., between Conway Rd. and Kempston Dr.) +/-9.05 acres, District 1



Project Description: Master Plan request for development of a 3-phase business park with: 1) a front office use; 2) a middle series of flex-space warehouses with rear open storage within 150 ft. of the O-1/AN/SP portion (a variance (VAR2019-10034) through the Board of Zoning Adjustment was recommended for approval on June 25th); and 3) a 50,000 sq. ft. storage warehouse with dock-high loading/unloading on the southernmost parcel. The request also includes a plat w. Modification of Standards because the middle and southern lots will front onto a substandard 35-ft. wide ingress/egress easement to be located along the eastern lot line.

Existing Future Land Use and Zoning Classifications

Future Land Use – Front portion on Hoffner: OFFICE-LOW (Office Low Intensity)

Remaining Southern portion: INDUS (Industrial)

Zoning – Front portion on Hoffner: O-1/SP/AN (Low Intensity Office – Residential, with Conway/Hoffner Special Plan (SP) and Aircraft Noise (AN) Overlays)

Remaining Southern portion: I-G/AN (Industrial, General, with AN Overlay)

Application Documents

Scroll down for plans submitted by the applicant for this project.

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://www.cityoforlando.net/mpb)

Public Hearing

This project is tentatively scheduled for a public hearing at the Municipal Planning Board on **September 17, 2019**. (City Hall 2nd floor, City Council Chambers, 8:30AM)

Parking Availability

At the City Commons Parking Garage located on Boone Ave., between South St. and Anderson St. (on the west side of City Hall). This garage charges a fee. For more information, go to:

<http://www.cityoforlando.net/parking/downtown-parking-locations/>

Contact Information:

Applicant	Staff - Project Planner
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Project Status and Next Steps

May 20, 2019	Application received by City Planning Division (items were deferred 2 months)
September 11, 2019	Staff Report available at www.cityoforlando.net/mpb
September 17, 2019	Municipal Planning Board hearing (tentative)

Project Description and Elevations (not provided) Preliminary Plot Plan also not provided

Development Plan

