

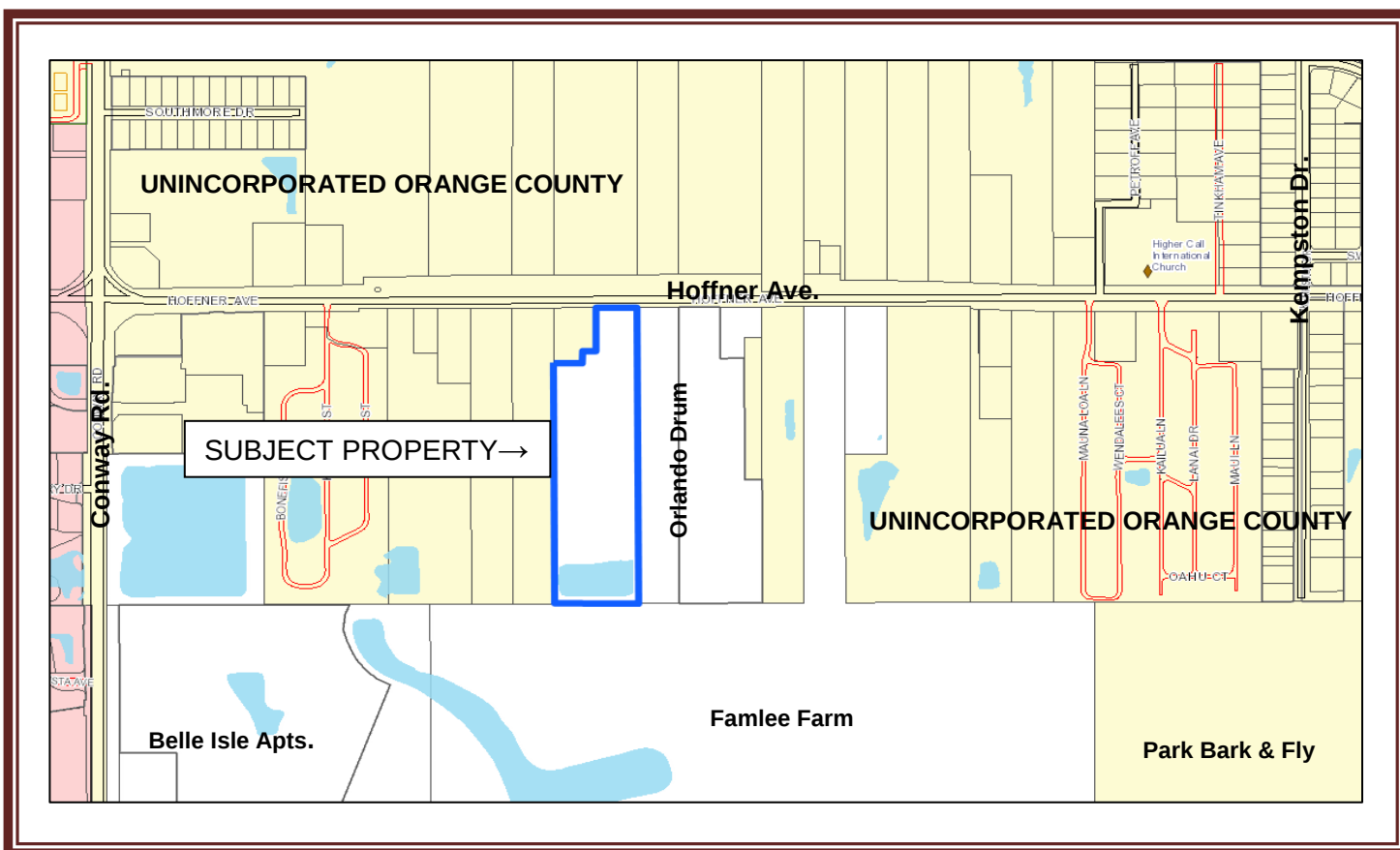
Conway-Hoffner Logistics Center Master Plan

Project Overview (updated 4/1/2020)

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): MPL2020-10020

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 ±105,000 sq. ft. storage warehouse with dock-high loading/unloading on the east side of the warehouse (facing Orlando Drum).

Future Land Use – Front ±250 ft. portion on Hoffner: OFFICE-LOW (Office Low Intensity)
Remaining Southern portion: INDUS (Industrial)

Zoning – Front ±250 ft. 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 - then click on "Current Agenda."

Public Hearing

This project is tentatively scheduled for a public hearing at the Municipal Planning Board on May 19, 2020 (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:

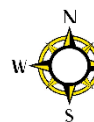
Applicant	Staff - Project Planner
Name: Chad Riddle & Connor Bailey, with WGI, Inc. (Owner: DAL-BM Orlando Land Holdings, LP, Dallas, TX) Address: 2035 Vista Pkwy., W. Palm Beach, FL 33411 Phone: 561-839-1718 or 561-713-1735 E-mails: Chad.Riddle@WGInc.com ; Connor.Bailey@WGInc.com	Name: Jim Burnett, AICP, Planner III Email: james.burnett@orlando.gov Phone: 407-246-3609

Project Status and Next Steps

March 23, 2020	Application received by City Planning Division
May 13, 2020	Staff Report available at www.orlando.gov/mpb
May 19, 2020	Municipal Planning Board hearing (tentative)

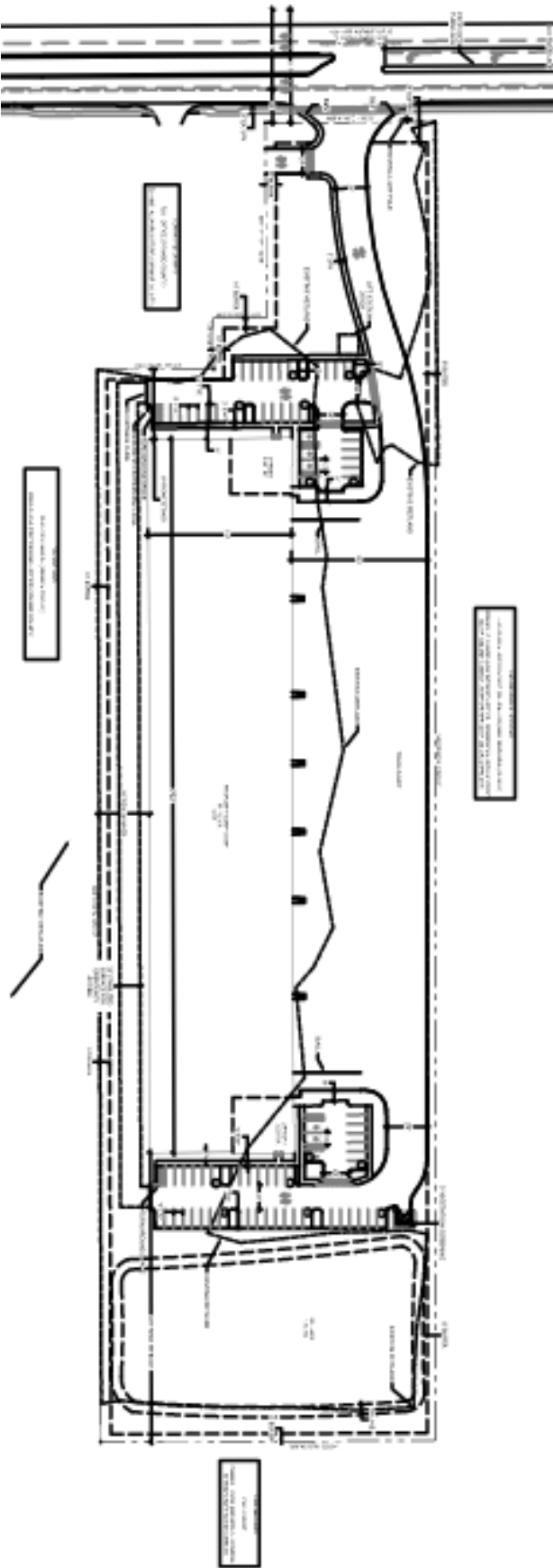
DEVELOPMENT PROGRAM

The 9.05 acre proposed development is comprised of an industrial warehouse use with accessory office uses, which are consistent with the purpose and intent of the I-P/AN/SP zoning district classification. No uses or structures are proposed within the O-1/AN/SP portion of the property. The proposed development consists of 99,132 square feet of permitted warehouse use. The development also includes two accessory use offices at the northeast and southeast corner of the proposed warehouse, both measuring approximately 3,220 square feet. A truck court is provided along the eastern side of the proposed warehouse, which includes loading bays for truck unloading and loading. Shown below is a summary of the site features and development program:

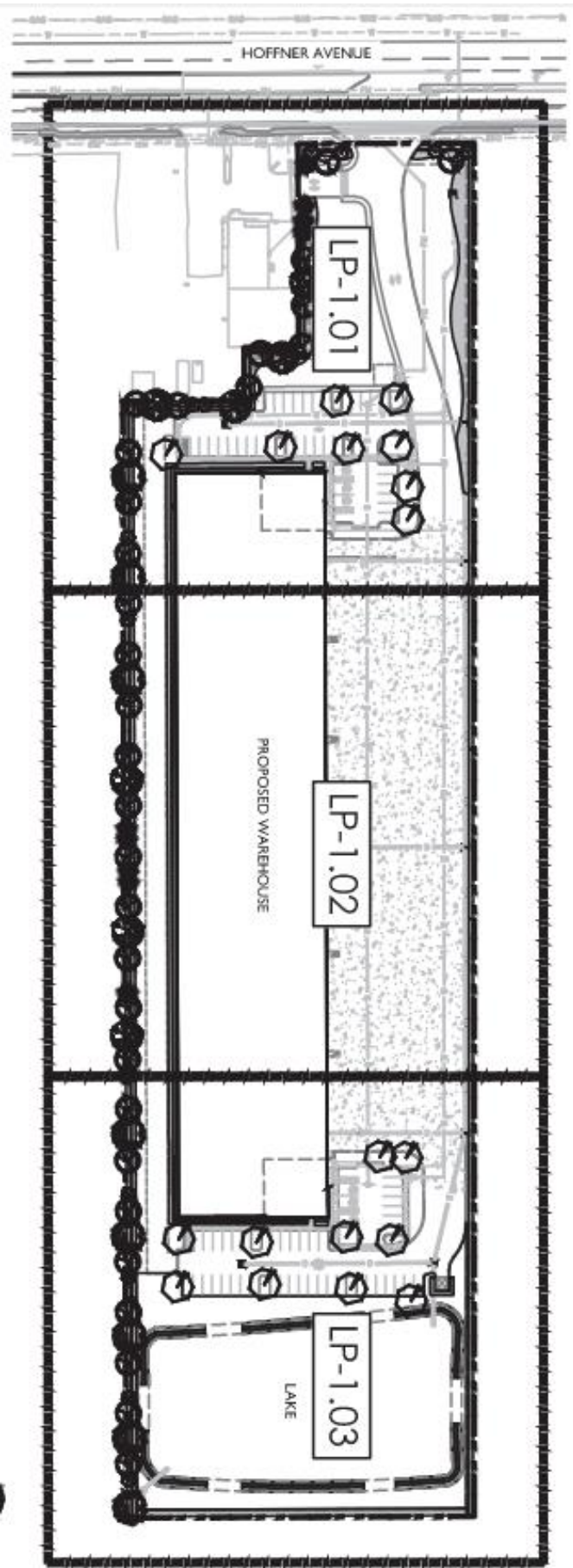


Proposed Use	Site Features	Site Area	Non-residential	FLU	Zoning
Warehouse (99,132 SF) 2 Offices (Each 3,220.67 SF)	79 parking spaces Truck loading court	9.05 acres	105,573 SF	Office Low Intensity/ Industrial	O-1/I-P

Development Plan



Landscape Plan



Building Elevations

