

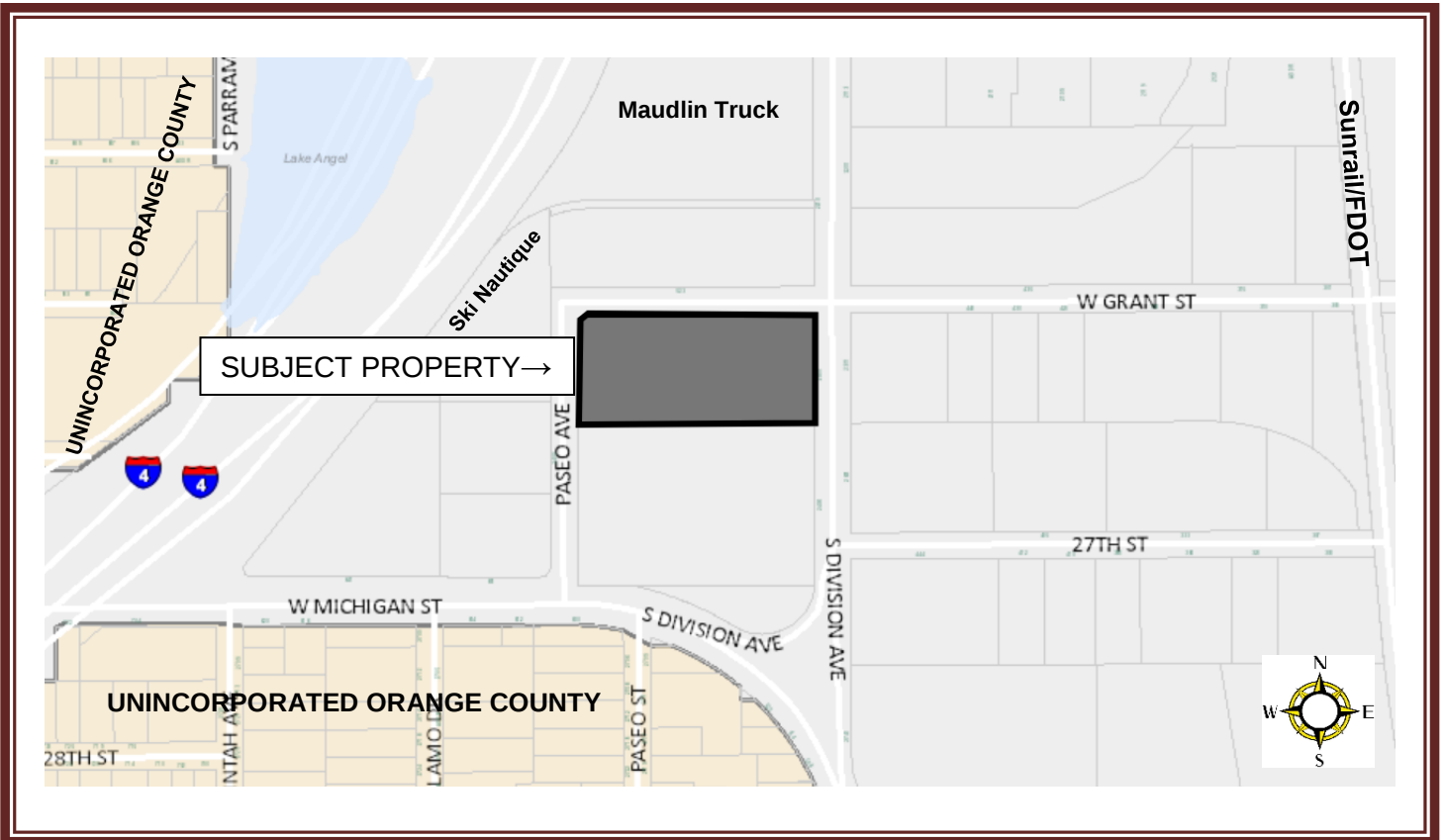
Ski Nautique Boat Sales Expansion MPL & S. Division Ave. Self-Storage CUP

Project Overview (updated 4/2/2020)

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): MPL2020-10023 & CUP2020-10003

Project Location & Property Size: 2221 Paseo Ave. & 2300 S. Division Ave. (southeast corner of Paseo Ave. & W. Grant St. and southwest corner of W. Grant St. and S. Division Ave.) +/-2.85 acres, District 4.



Project Description: Master Plan request for development of a ±19,056 sq. ft. expansion of the existing Ski Nautique Boat Sales facility & Conditional Use Permit request to establish a 3-story ±97,355 sq. ft. personal storage facility.

Future Land Use – INDUST (Industrial)

Zoning – I-G/T (Industrial, General, with Traditional City (T) 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: Heather Isaacs, Poulos & Bennett, LLC (Owner: Division St. Props, LLC, 2226 Paseo Ave., Orlando, FL 32805) Address: 2602 E. Livingston St., Orlando, FL 328__ Phone: Hisaacs@poulosandbennett.com E-mail: 407-848-8037	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, 2019	Staff Report available at www.orlando.gov/mpb
May 19, 2019	Municipal Planning Board hearing (tentative)

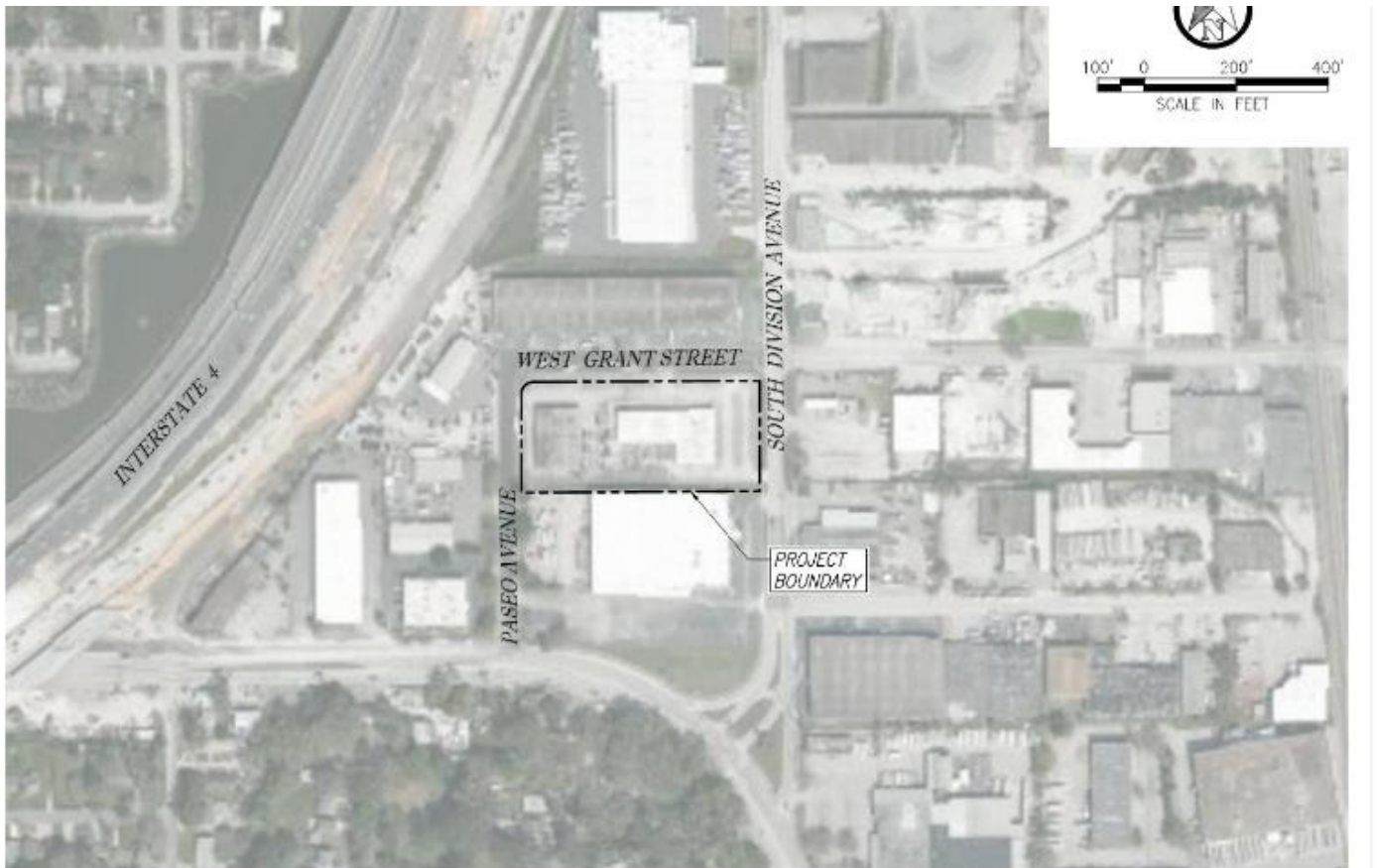
Applicant's Request

On behalf of the property owners, Poulos & Bennett is pleased to submit the following application for Specific Parcel Master Plan ("SPMP") and Conditional Use Permit ("CUP") Approval for a 19,056 square foot boat showroom/warehouse and a 97,355 square foot self-storage facility. The subject property (2300 S. Division Avenue) consists of 2.85 acres and is currently developed with two warehouse buildings (30,797 square feet), and is identified by the Orange County Property Appraiser as Parcel ID 02-23-29-4509-01-030.

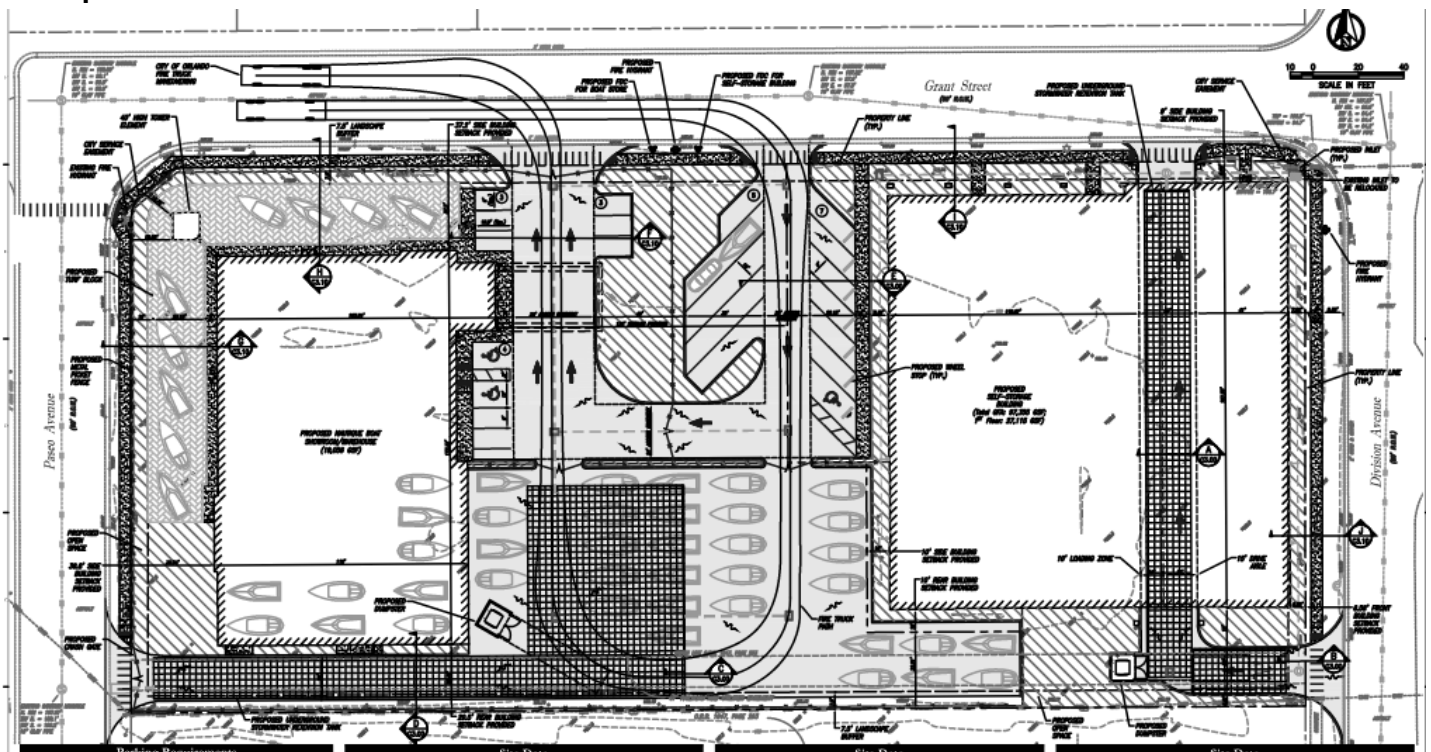
The property is located south of W. Grant Street, east of Paseo Avenue, west of S. Division Avenue, and north of W. Michigan Street. The property has an Industrial future land use designation and is included in the SODO Neighborhood Improvement District. The zoning designation is I-G/T (General Industrial with Traditional City Overlay).

Existing Conditions

The subject property is currently developed with two warehouse buildings, with a total square footage of 30,797, and associated parking.

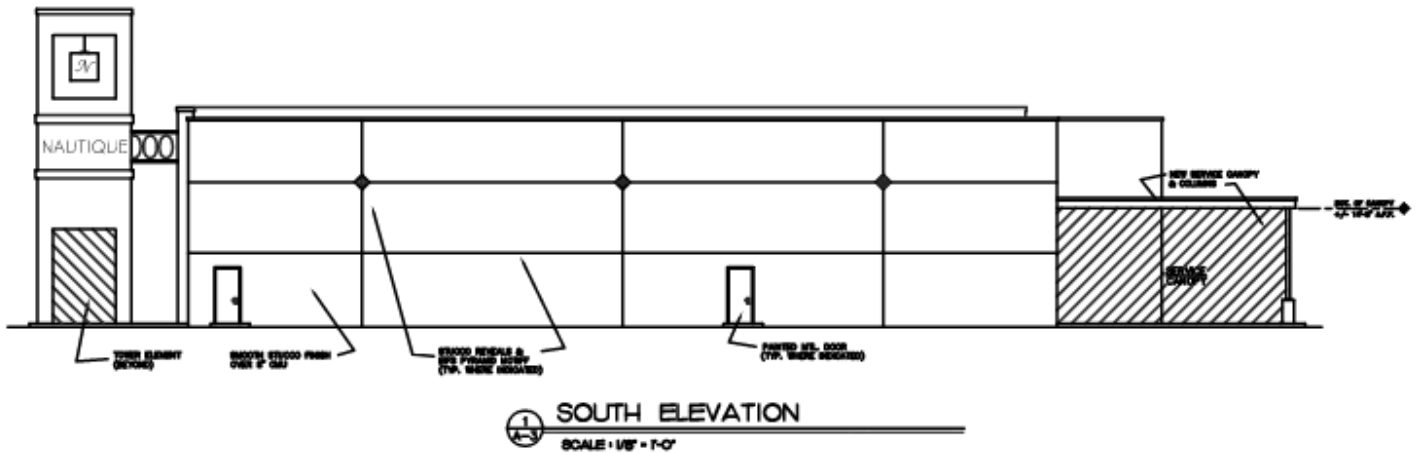
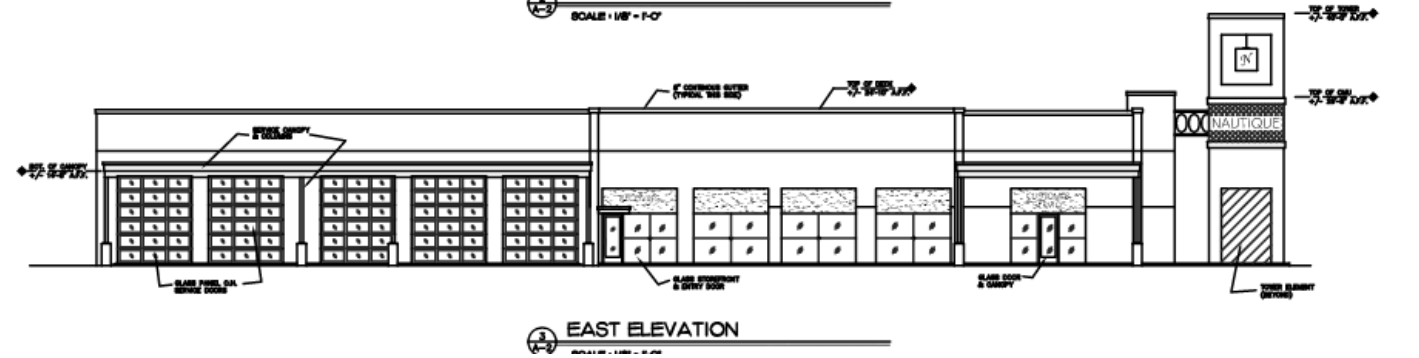
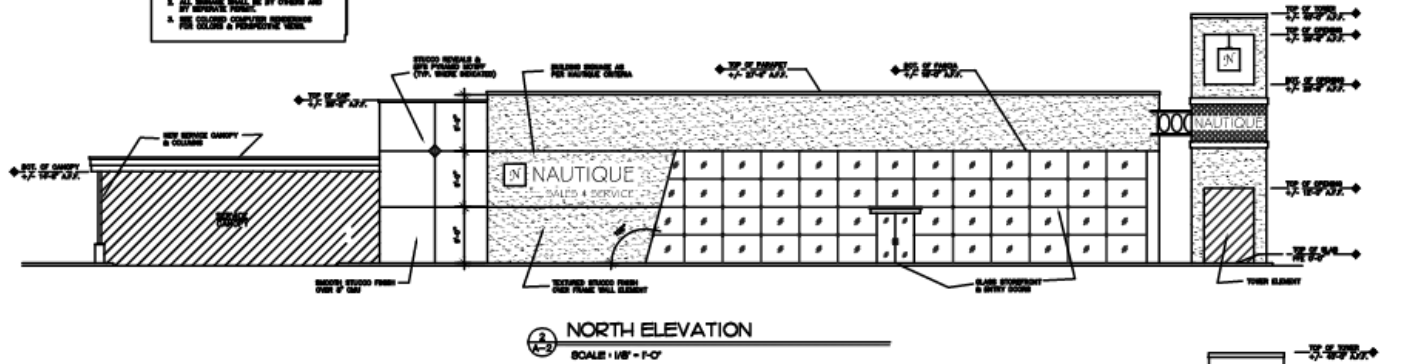
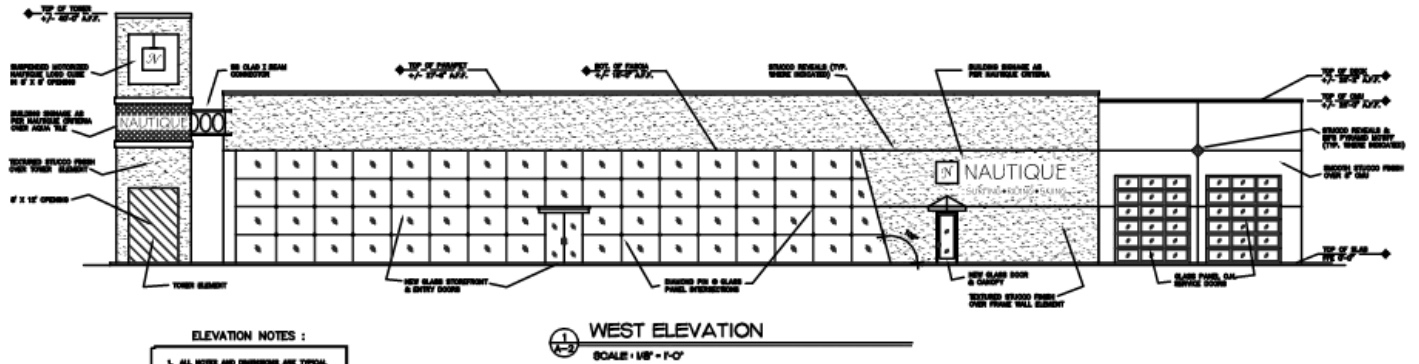


Development Plan



Landscape Plan
(not provided)

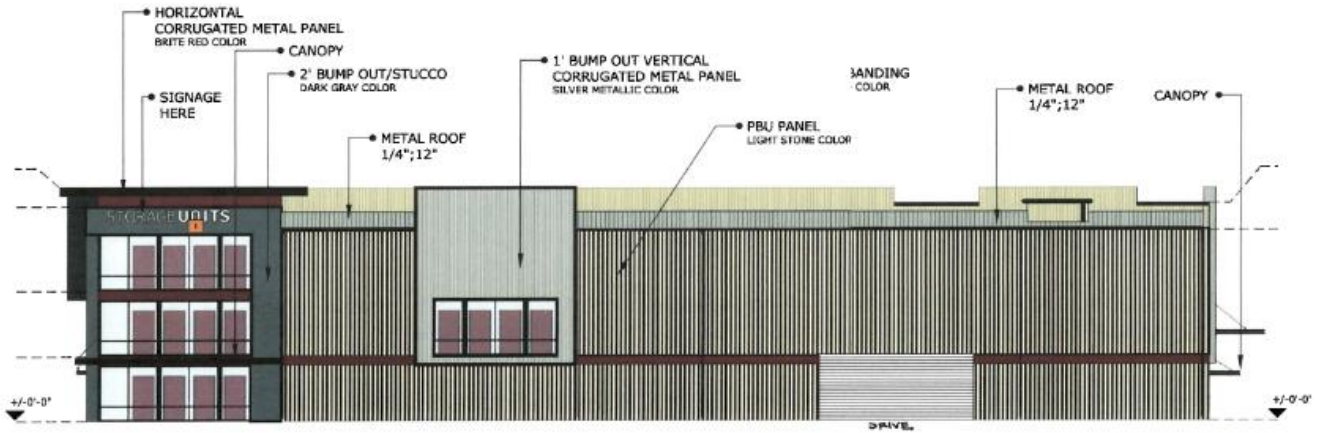
Building Elevations & Perspectives







NORTH ELEVATION



SOUTH ELEVATION

