

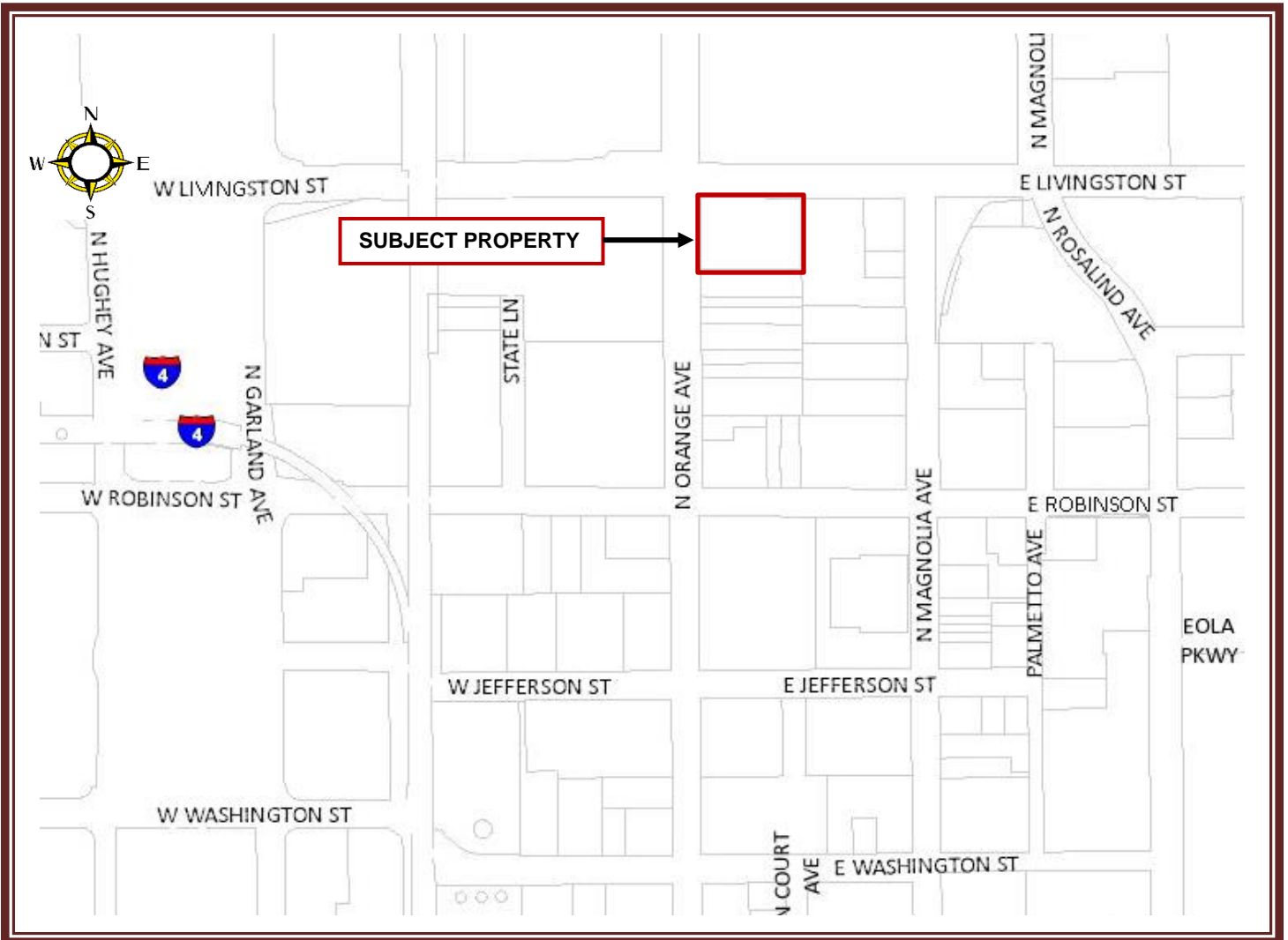
# 389 North Mixed Use Development

*Project Overview (updated 7/2/2020)*

**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):** MPL2020-10034

**Project Location & Property Size:** 367 N Orange Ave. (Generally located at southeast corner of S Orange Ave. and E Livingston St.) (±1.03 acres, District 5)



**Project Description:** The applicant is requesting Master Plan to construct is a 39-story tower with 10,000 sq. ft. of retail, 88,000 sq. ft. of office, 300 residential units and 539 parking spaces in an integrated podium garage

## Existing Zoning District and Future Land Use Classifications

Future Land Use Classification – DT-AC (Downtown Activity Center)

Zoning – AC-3A/T (Downtown Activity Center in the Traditional City Overlay District)

## 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/>

## Public Hearing

This project is tentatively scheduled for a public hearing at the Municipal Planning Board meeting on August 18, 2020. (8:30am – Virtual via Zoom Webinar)

## Contact Information:

Applicant	Staff - Project Planner
Name: Avi Weintraub, Mazal Holdings Group, LLC Address: 20900 Northeast 30 <sup>th</sup> Avenue, Suite 318, Aventura, FL Phone: 305-992-6009 Email: Weintraub.avi@gmail.com	Name: TeNeika Neasman Email: TeNeika.Neasman@orlando.gov Phone: 407.246.4257

## Project Status and Next Steps

April 20, 2020	Application received by City Planning Division
June 2, 2020	Technical Review Committee meeting
August 18, 2020	Municipal Planning Board meeting (tentative)

## Project Description

367 N Orange project proposes to build an iconic mixed use high rise tower on the corner of North Orange Avenue and East Livingston Street in downtown Orlando. The tower would contain 300 apartment units ranging from studio to three bedroom in size, +/- 10,000 SF of ground level retail and +/- 80,000 SF of office. An integrated parking garage will service all three uses.

Current Zoning: AC-3A/T

Future Land Use: D-AC

Current Use: Vacant/Retail

Proposed Use: Retail, Office, Residential

The proposed uses of the building are consistent with the existing zoning criteria, the FLU and GMP.

The project proposes meeting the 95% ISR requirement and requests the 10' rear yard setback be reduced to 0' per code section 65.344-1.

Proposed Site Plan

PROGRAM SUMMARY

ACERAGE	1.03 AC.
RETAIL	8,500 SF
OFFICE	88,000 SF
AMENITY	16,000 SF + DECK
ROOF AMENITY	7,500 SF + DECK

LEVEL 1	RETAIL/LOBBY/BOH
LEVELS 2- 8	PARKING
LEVEL 9	AMENITY (OFFICE + RES.)
LEVEL 10-13	OFFICE
LEVEL 14-38	RESIDENTIAL
LEVEL 39	ROOF LOUNGE + DECK

PARKING SUMMARY

APPROX. 77 SPACES/LEVEL
TOTAL 539 SPACES

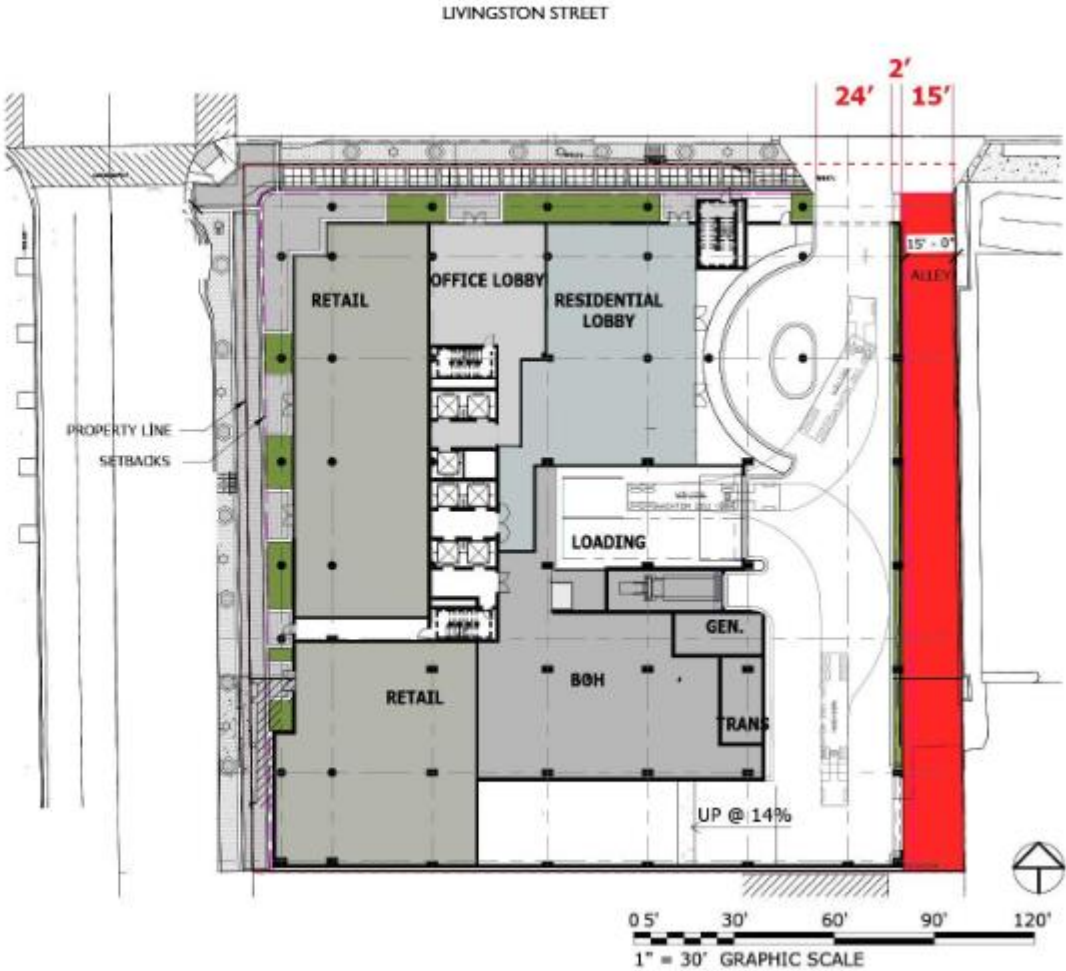
UNIT MIX

UNIT A	30x3.5	2
UNIT B	3x3.5	8
UNIT D	20x2.5	14
UNIT E	27x2.5	26
UNIT F	27x2	50
UNIT G	10x1.5	75
UNIT H	17x1	100
UNIT I	STUDIO	25
TOTAL		300



04.20.20 MIXED USE BUILDING / SITE PLAN

180177.00



Proposed Landscape Plan

