

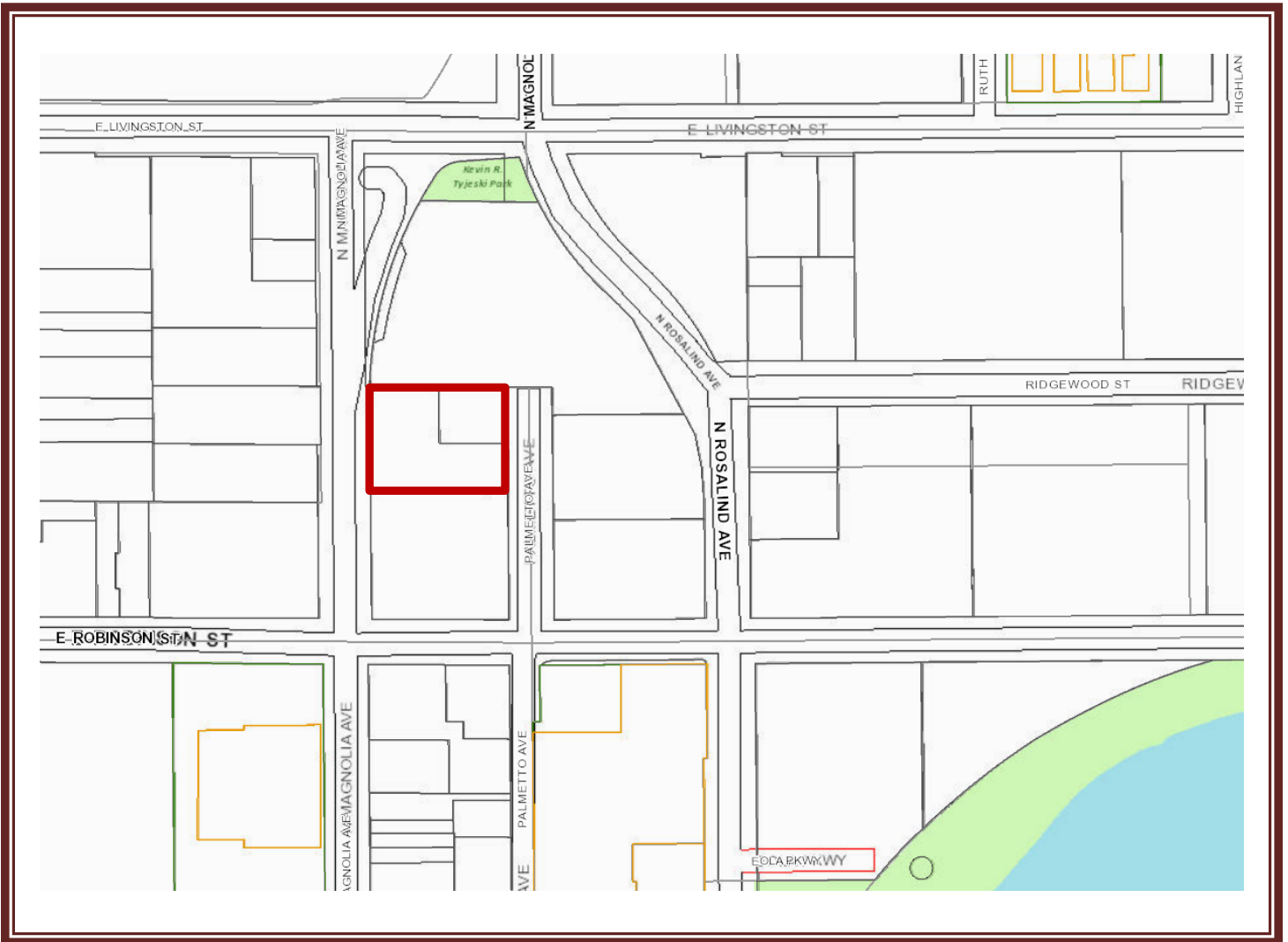
319 N Magnolia

Project Overview (updated 4/30/2019)

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): MPL2019-10003

Project Location & Property Size: 319 N. Magnolia Ave. (south of E. Livingston St., north of E. Robinson St., west of Palmetto Ave. and east of N. Magnolia Ave.) +/-0.58 acres, District 5



Project Description: Master Plan request for a mixed-use development to include a 232 multifamily units, +/-9,100 sq. ft. ground floor retail and a 285 space integrated garage. The request includes a density bonus and is at a proposed height of +/- 260 ft.

Existing Zoning District and Future Land Use Classifications

Future Land Use Classification – Downtown Activity Center

Zoning – AC-3A/T

Proposed Zoning District Classification

Future Land Use Classification – N/A

Zoning District- N/A

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 "Agendas and Staff Reports."

Public Hearing

This project is tentatively scheduled for a public hearing at the Municipal Planning Board on June 18, 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

April 22, 2019	Application received by City Planning Division
June 12, 2019	Staff Report available at cityoforlando.net/mpb
June 18, 2019	Municipal Planning Board hearing (tentative)

Project Description

319 N. Magnolia Project Description April 22, 2019

The 319 N. Magnolia project proposes to build an iconic mixed use high rise tower on North Magnolia Avenue in downtown Orlando. To the north and east, the property abuts palmetto Avenue, and to the south the property abuts a commercial property. The tower would contain 232 residential units and +/- 9,500 sf of ground level retail. Parking will be incorporated in an integrated parking garage containing 288 spaces. The building will be 24 levels and approx. 260' high.

The unit mix is anticipated to be 54 studio units, 105 1 bedroom units, 59 2 bedroom units, and 14 3 bedroom units. The project requests the .25 parking space/unit reduction for being within a half mile of a commuter rail station, resulting in a total parking requirement of 285 spaces.

Current Zoning: AC-3A/T

Future Land Use: D-AC

Current Use: Vacant/Commercial

Proposed Use: Retail, Residential

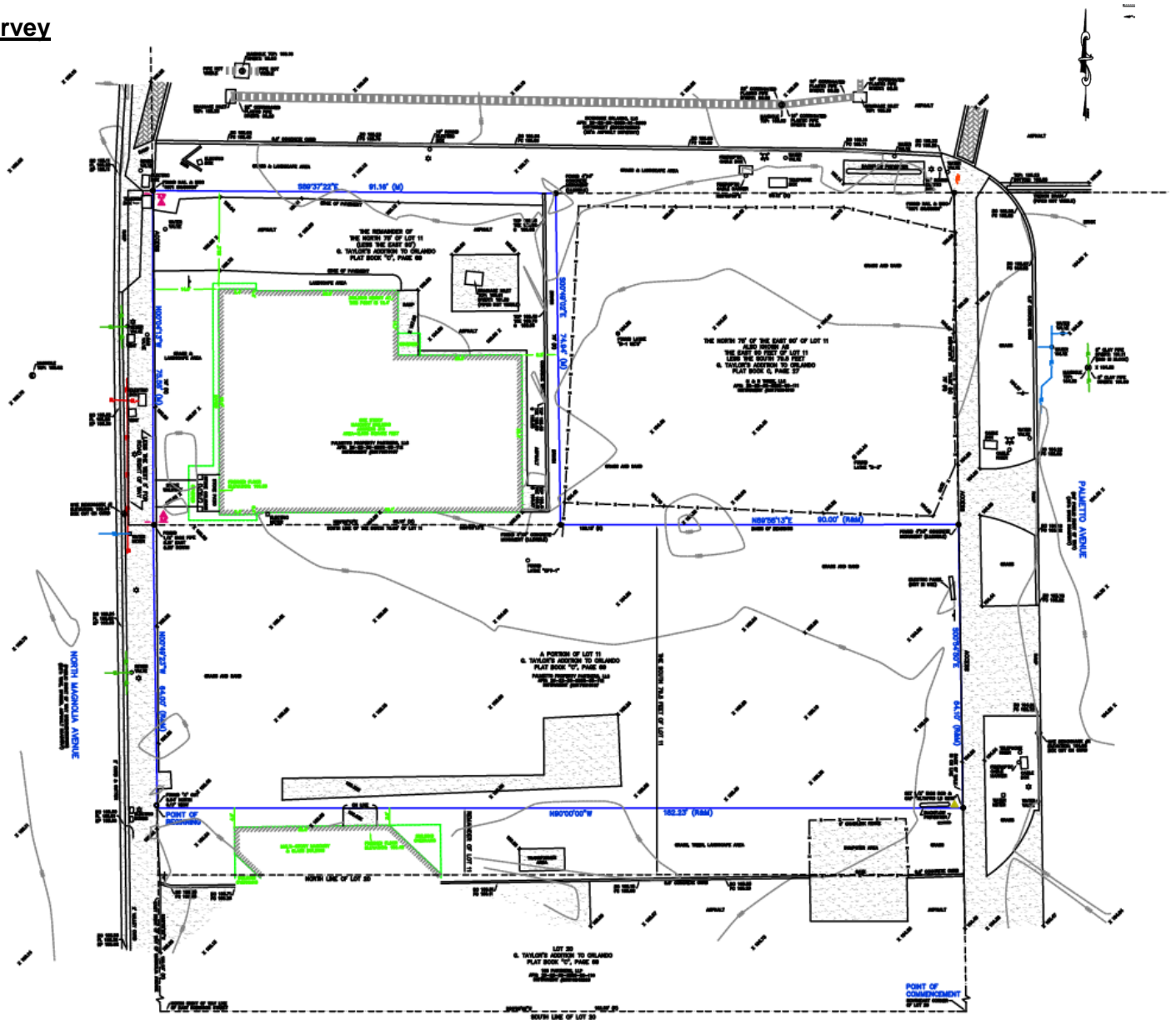
Property Size: .58 Acres

Density: 400 du/ac. ; 0.22 FAR

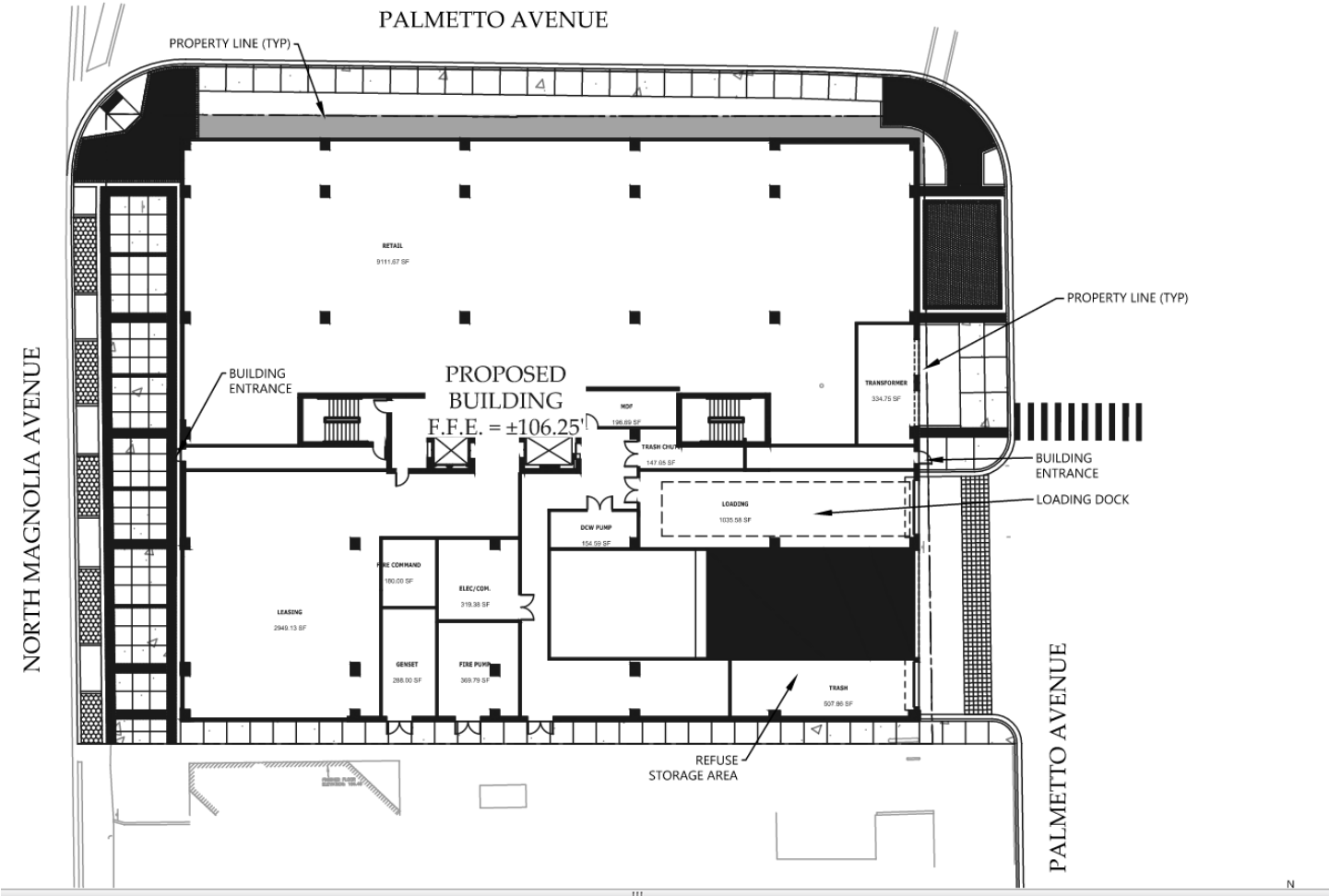
The proposed uses of the building are consistent with the existing zoning criteria, the FLU and GMP.

The project requests a bonus to increase the intensity from 200 du/ac to 400 du/ac.

Survey



Development Plan





Renderings

