

## Project Overview (updated 8/28/2019)

**Case Number(s):** ZON2019-10023

**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://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 October 15, 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/Owner	Staff - Project Planner
Name: David Hirschfeld, Deerfield Investments Corp. Owner: Brian M. and Kenneth Mulvaney Applicant Address: 166 NW 10 <sup>th</sup> Ct., Boca Rotan, FL Phone: 561-212-9025 Email: <a href="mailto:_dhdeerfield@gmail.com">_dhdeerfield@gmail.com</a>	Name: TeNeika Neasman, Planner II Email: <a href="mailto:teneika.neasman@orlando.gov">teneika.neasman@orlando.gov</a> Phone: 407-246-4257

## Project Status and Next Steps

August 19, 2019	Application received by City Planning Division
October 9, 2019	Staff Report available at <a href="http://cityoforlando.net/mpb">cityoforlando.net/mpb</a>
October 15, 2019	Municipal Planning Board hearing (tentative)

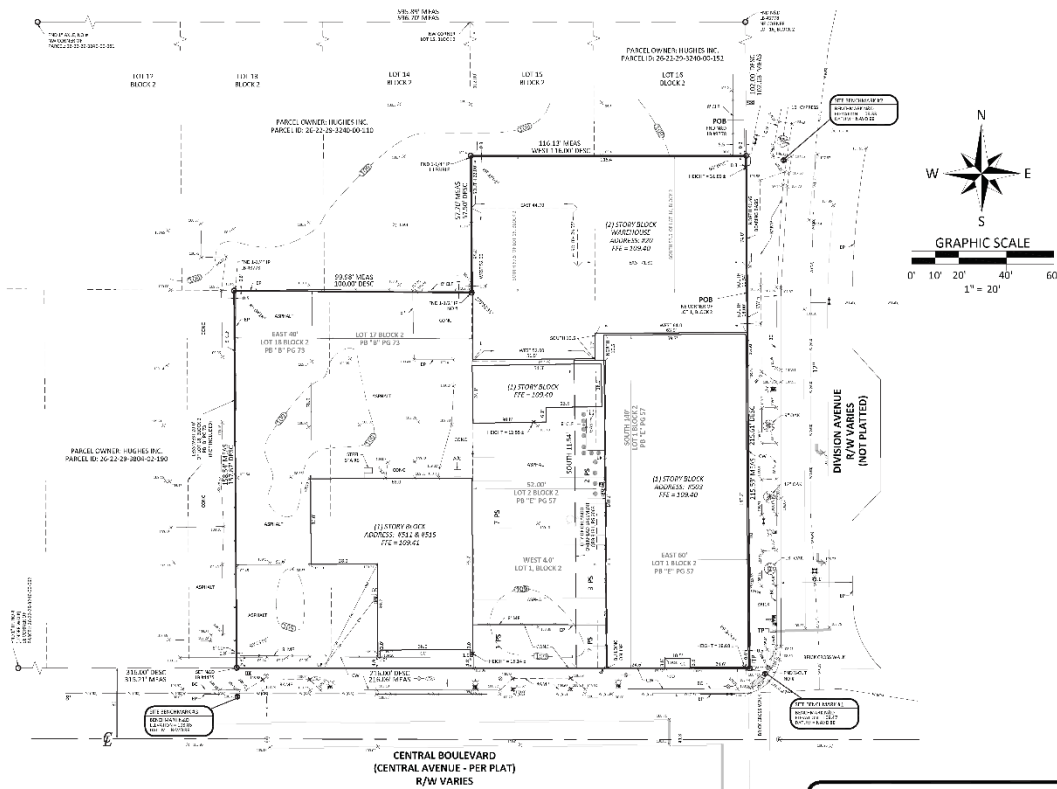
## Project Description

### Project Description

Description of the proposed development, including the existing condition of subject property and the character of the surrounding area. The project description should include why the PD zoning is being requested, the purpose of the proposed development and its relationship to surrounding properties. The description should also identify how the proposed development is consistent with the City's Growth Management Plan.

**D X V CENTRAL is 17 floors (182'-0" height) mixed use building located on the corner of West Central Boulevard. & North Division avenue. The project consists of 7500sf of Retail use on the Ground Floor, 417 parking spaces on level 2 to 7, 3 floors of Office uses (level 8-9-10), 6 floors of Residential uses (level 11 to 16) and a Pool deck with residential amenities on the Roof Deck (level 17). The PD zoning is requested as we have more density (189 Units) and a taller building (182'-0") as allowed in the zoning U-AC. We are qualified for a silver Leed building and conformed to the Max Bonus requirement (2.0), by having our secondary use (office, residential) at more than 10%, having a 40'-0" depth retail on the ground floor, Workforce and residential units below current market rate, and our building is must generally compatible with the surrounding neighborhood.**

## Survey



## Development Plan

BEGIN 102 FEET SOUTH OF THE NORTHEAST CORNER OF LOT 16, BLOCK 2, GROVE PARK, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK "E", PAGE 57, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, RUN WEST 119 FEET, THENCE SOUTH 22 FEET, THENCE EAST 44.7 FEET, THENCE SOUTH 24.55 FEET, THENCE EAST 71.3 FEET, THENCE NORTH 46 FEET TO POINT OF BEGINNING.

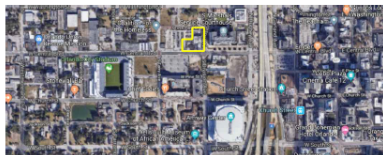
AND BEGIN AT THE NORTHEAST CORNER OF LOT 1, GROVE PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK "E", PAGE 57 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, RUN SOUTH 18 FEET, WEST 54 FEET, SOUTH 10.5 FEET, WEST 52 FEET, NORTH 44.4 FEET TO POINT 124 SOUTH OF NORTHEAST CORNER OF LOT 15, THENCE EAST 44.7 FEET, SOUTH 24.55 FEET, EAST 71.3 FEET, SOUTH 11.54 FEET TO POINT OF BEGINNING.

AND LOT 17 AND 18, LESS THE WEST 20 FEET OF LOT 18, BLOCK 2, HUSSEY & COOK'S ADDITION TO ORLANDO, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK B, PAGE 73, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

AND THE SOUTH 129 1/2 FEET OF LOT 2 AND THE WEST 4 FEET OF THE SOUTH 129 1/2 FEET OF LOT 1, BLOCK 2, GROVE PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK "E", PAGE 57, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

AND EAST 80 FEET OF THE SOUTH 140 FEET OF LOT 1, BLOCK 2, GROVE PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK "E", PAGE 57 OF PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

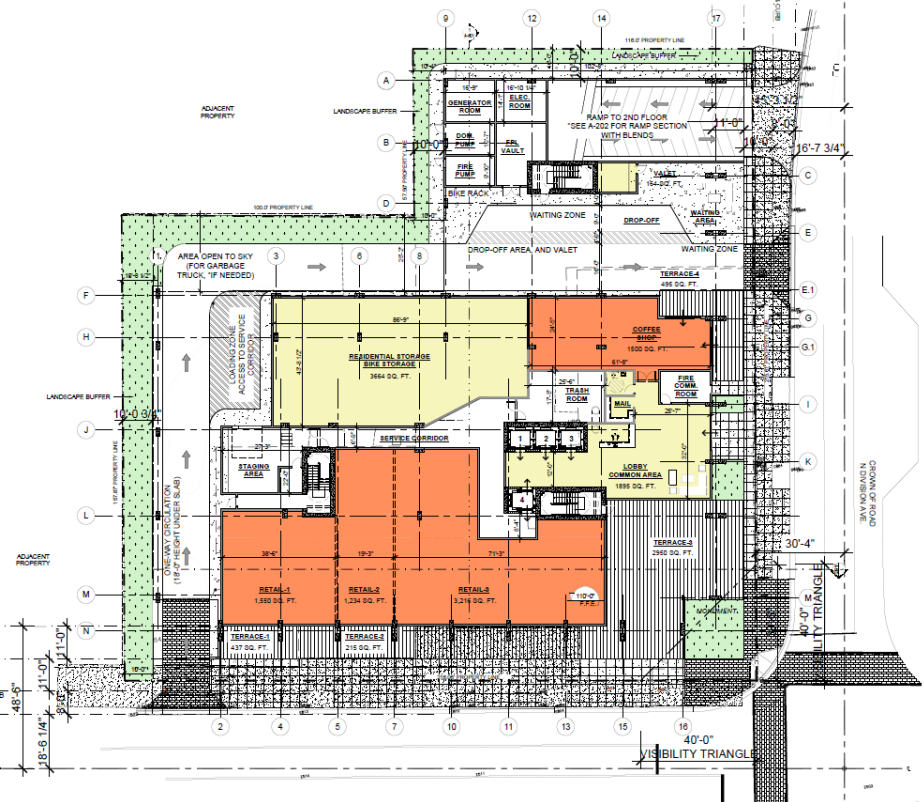
AND THE NORTH 10.5 FEET OF THE SOUTH 140 FEET OF LOT 1, BLOCK 2, GROVE PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK "E", PAGE 57 OF PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.



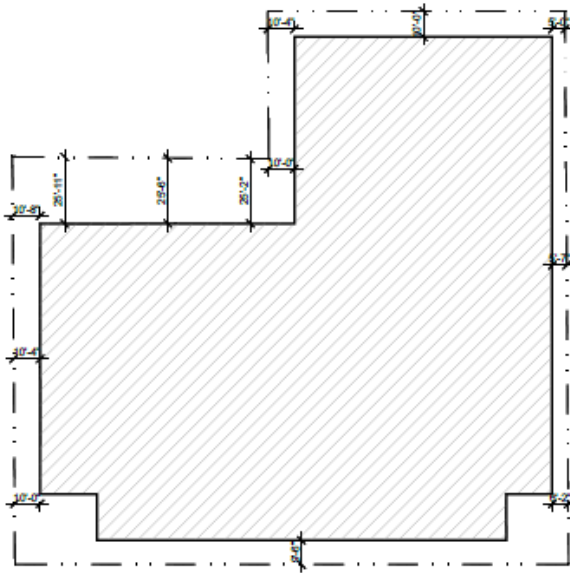
LOCATION MAP  
ADD SCALE



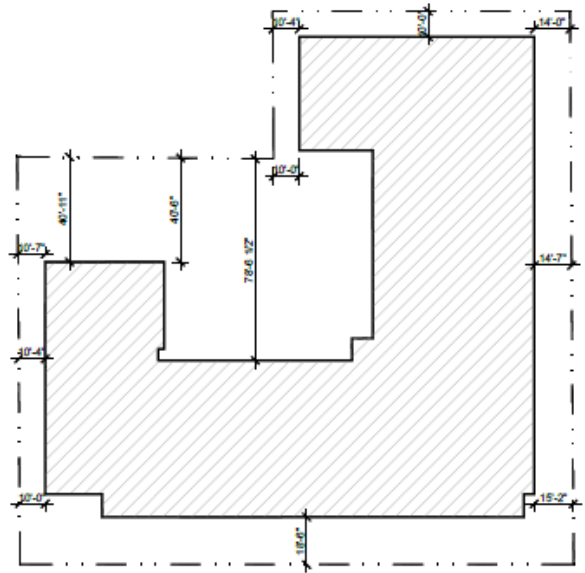
BUILDING FOOTPRINT AT  
GROUND FLOOR  
11'-0" TERRACES  
11'-0" SIDEWALK  
10'-0" LANDSCAPE BUFFER TO LOT  
11'-0" DRIVE LANE



## Setbacks



3 SETBACKS LEVEL 02-11  
A-01 SCALE:NTS



4 SETBACKS LEVEL 12-16  
A-01 SCALE: NTS

## Landscape Plan

