

MEETING DATE
April 20, 2017
Subject: SPR 2016-06 1751 N. Park Avenue, Bounds Law Firm - Decision by Planning and Zoning Commission



AGENDA REPORT

AGENDA
Section:
Item #: 1

Department/Office: Community Development

**Requested Action or Motion:** The applicant requests approval of the proposal to add 1,848 square feet to an existing 2,400 square foot office building, which includes waiver requests from the City Code. At the meeting of April 20, 2017, the Planning and Zoning Commission may approve, approve with conditions or deny the request.

**Summary Explanation & Background:**

The subject property is located within the Downtown Maitland Zoning District (DMZD). The applicant has requested the following deviations and/or waivers from the City's Land Development Regulations as listed below:

**Background Notes:** In the initial submittal, the applicant sought waivers from:

- Railroad setback requirement of 7.5 feet.
- Requested a reduction of required parking based upon a study that was submitted for consideration
- Streetscape
- Building height requirement of 23 feet
- Floor to ceiling height of 14 feet for new building addition
- A waiver from the continuous urban form along all streets (Warehouse District), 50% of the building width (street front facade) must be at build-to-line to the lot width.
- Requested waiver from street lighting and power line undergrounding

At the public hearing of January 5, 2017, the P&Z conveyed issues to be addressed by DRC which included lack of streetscape, sidewalks; overhead power lines; inappropriate railroad setback at 0 feet; and parking should be contained on-site. The applicant revised their plans in consideration of comments made at the hearing and resubmitted the plans for DRC review.

**The applicant revised and resubmitted their plans and indicated adjustments to the resubmittal:**

- Reduced building square footage to 1,848 square feet
- Met the building height requirement
- Met the parking requirement
- Reconfigured the parking lot to reduce conflict points
- Removed the dumpster and permitted roll out trash bins
- Streetscape adjustment provided to add 5- foot wide sidewalks and parkway - Waivers noted

in report.

- Modified setback waiver adjacent to railroad - Setback waivers are noted within report
- Provided decorative knee wall along northern property line

On March 16, 2017 DRC provided a recommendation for approval with conditions. The conditions were itemized in the report and categorized as **(Revision, Information, or Site Permit.)**

Comments categorized as **(Revision)** were required to be corrected/addressed and resubmitted prior to returning to Planning & Zoning Commission. The revised plans were circulated to DRC members for "DRC Follow-Up". The DRC members concluded that all revisions per the DRC staff report from March 16, 2017, denoted as a **(Revision)** have been addressed and therefore may proceed to the Planning & Zoning Commission for decision.

At the meeting of April 20, 2017, the Planning and Zoning Commission shall provide a decision on the application.

**Fiscal Impact:**

N/A

Exhibits: Summary of Waivers 04-11-17 (PDF)  
1559 Bounds Revised Site & Landscape (PDF)  
Building Rendering (PDF)  
Landscape Rendering (PDF)  
03.16.2017.DRC.Final.1751.N.Park.Ave (PDF)  
01.05.2017.P&Z.Minutes (PDF)

Contact Person: Sara Blanchard, Planner

Commission/Board: Planning and Zoning Commission

Phone #: 407-539-6214

Reviewed by City Attorney

Yes  N/A