

MEETING DATE
May 18, 2017
Subject: 2016-03 SPR (323 Circle Dr.)



AGENDA REPORT

AGENDA
Section:
Item #: 2

Department/Office: Community Development

**Requested Action or Motion:** The applicant requests approval of the proposed site permit to develop a 2,999 sq.ft. office building. After receiving public comment, the Planning and Zoning Commission may approve, approve with conditions or deny the request.

**Summary Explanation & Background:**

**Background:**

The subject property is owned by E2H Circle, LLC. The property is zoned Downtown Maitland (DMZD), is located within the Community Redevelopment Area (CRA) and comprises 0.29 acres. The applicant proposes construction of a 2,999 square foot office building for property located at 323 Circle Drive. The subject property is currently undeveloped and used for parking for 1515 S. Orlando Avenue, pursuant to a pre-existing offsite parking agreement.

Properties located at 323 Circle Drive, 304 Circle Drive and 1515 S. Orlando Avenue are under common ownership as the principals involved in the corporations which own the properties are the same. All three sites are within 600 feet of one another.

At the meeting of September 29, 2016, DRC approved sharing of parking between the three sites. Upon approval of a revised parking agreement (Covenant) between the owners of the three sites, and upon recordation of the new Covenant, the 1969 parking agreement between 1515 S. Orlando Avenue and 323 Circle Drive can be vacated. The parking agreement titled "*Declaration of Restrictive Covenant for Shared Parking*" provides the mechanism to combine parking for the three sites and under what conditions it can be released. This has been reviewed and accepted by the City Attorney. The off-site parking information has been supplied as requested by P&Z at the meeting of October 20, 2016 as an informational item only.

**Waivers:** The applicant proposes waivers in conjunction with the construction of the office building, such as, reduction of the 50% building frontage requirement and streetscape modification.

The applicant requests to use gravel parking to the minimize impervious area on site and has submitted authorization from the City Manager for the use of this material, which is allowed by the City Code. The City Attorney concurs that the City Manager's authorization remains valid.

The applicant requests that the stormwater retention area be gravel. This was approved by the Public Works Department and is so stated under Item 14 of the February 14, 2017, DRC Recommendation Report.

The applicant requested undergrounding of power lines be waived. However, this decision is rendered by the Building Official and the undergrounding has not been waived, due to revised information

regarding the claimed hardship.

On February 16, 2017, the DRC recommended Site Plan approval for the project, subject to the conditions listed within the report. The Site Plan has been updated by the applicant to address conditions of approval listed within the DRC report.

**Fiscal Impact:**

<Fiscal Impact Here, N/A if none>

Exhibits: 10.20.2016.PZ.Minutes (PDF)  
2016-03.SPR.DRC Report.02.16.2017 (PDF)  
2016-03.SPR.Plans (PDF)  
BLDG.SQFT (PDF)  
Gravel.Parking (PDF)  
2016-01.OSP (PDF)

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Commission/Board:

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Reviewed by City Attorney

Yes  N/A