

MEETING DATE
December 7, 2017
Subject: Petition: 2017-04 (AZ)(PD) Option-2 (1300 S. Orlando Avenue)



AGENDA REPORT

AGENDA
Section:
Item #: 1

Department/Office: Community Development

**Requested Action or Motion:** Forward the Planned Development (PD) amendment to the Development Review Committee (DRC) with comments as discussed and request the DRC continue to work with the applicant until such time that the DRC determines the proposal is consistent with all applicable regulations and the item is ready to be placed on the next practical Planning and Zoning Commission agenda.

**Summary Explanation & Background:**

The applicant, Phillip Tiedke, on behalf of 1300 S. LLC, is proposing an amendment to the 1300 S. Orlando Avenue Planned Development (PD), also known as the Enzian Theater. The proposed amendment is seeking approval for an 11,500 square-foot theater expansion, 3,706 square-foot addition to the administrative offices and a 530 square-foot covered entry/walkway with a maximum building height of 30 feet 8 inches. The following amendments are included in the proposed building additions:

- Reduction of the number of seats in Theater 1 from 230 to 210
- Addition of 2 theaters (80 seats and 50 seats) bringing the total seat count to 340
- New lobby area consisting of restrooms, concessions area and theatre kitchen on the first floor with offices on the second floor
- Off-site parking agreement with Park Maitland School

To accomplish the expansion while working with the existing site constraints, the applicant is proposing (through the PD amendment process) variations to standards normally applied to base zoning districts in the Land Development Code (LDC) including:

- Reduction in the build-to-line
- Location of dumpsters and mechanical equipment
- Minimum building frontage requirements
- Landscape and screening standards for parking areas
- Access driveway widths and parking surface
- Residential scale and character standards
- Sidewalk accessibility standards along Magnolia Road
- Buffer widths along US 17/92
- Minimum building height (14 feet).

**Next Steps:**

After receiving public comment, P&Z may:

- Ø Forward the PD amendment application to the DRC and have the application return back to P&Z following DRC's review and recommendation; or
- Ø Provide a recommendation directly to the City Council. In such case, the P&Z shall forward instructions to the DRC regarding the development of detailed conditions to include in the findings and recommendation being forwarded to the City Council. The DRC will then finalize the recommendation for consideration by the City Council.

**Fiscal Impact:**

N/A

Exhibits: Plans (PDF)

North&WestElevations (PDF)

South&EastElevations (PDF)

Southeast Rendering (JPG)

South Rendering (JPG)

LTR.Gale.11.17.2017 (PDF)

LTR.Lake.Matiland.Terrace.11.30.2017 (PDF)

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Commission/Board: Planning and Zoning Comission

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Reviewed by City Attorney

Yes  N/A