



## NOTICE OF PUBLIC HEARING

You are hereby notified that the Planning and Zoning Commission of the City of Maitland, Florida, which also sits as the Local Planning Agency and the Land Development Regulation Commission will hold a public hearing. The hearing will be held at 6:30 P.M., Thursday, December 7, 2017, in the Maitland City Hall Council Chambers, 1776 Independence Lane, Maitland, Florida 32751. The purpose of the hearing is to take public comment, both written and oral, concerning a petition filed for ZONING AMENDMENT - PLANNED DEVELOPMENT - OPTION 2.

The application has been filed by Enzian Theater, 1300 S. Orlando Avenue, Maitland, Florida 32751. The property owner is 1300 South, LLC, 320 Holt Avenue, Winter Park, Florida 32790-0910. The applicant requests to amend the existing PD, planned development zoning district, to obtain approval to permit the addition of 11,500 square feet on the first floor, 3,706 square feet on the second floor along with a 530 square-foot covered entry/walkway. The building height is proposed at 30 feet 8 inches more or less.

Modifications to the existing structure includes, but are not limited to:

Reduction of the number of seats in Theater 1 (existing) from 230 to 210 seat; and  
Theater 2 (expansion) 80 seats; and  
Theater three (expansion) 50 seats.  
(Net gain: 110 theater seats for a total of 340 seats.)

Also proposed are a lobby area, restrooms, concessions area, theatre kitchen on the first floor, and offices on the second floor.

The subject property is a Planned Development located in the Downtown Maitland Land Use District and Downtown Maitland Special District. As such, the applicant requests waivers to Maitland City Code Section 21-6, Section 21-22., 21-24., Chapter 23, and 8-13 for items such as, the build-to-line, location of dumpsters and mechanical equipment, alternative activity area requirements, building frontage requirements, expansion of parking facilities, landscape and screening standards for parking areas, access driveway widths, service area and utility locations. In addition, the applicant proposes off-site parking at Park Maitland School. The property is generally located north of Magnolia Road and east of South Orlando Avenue – U.S. 17-92.

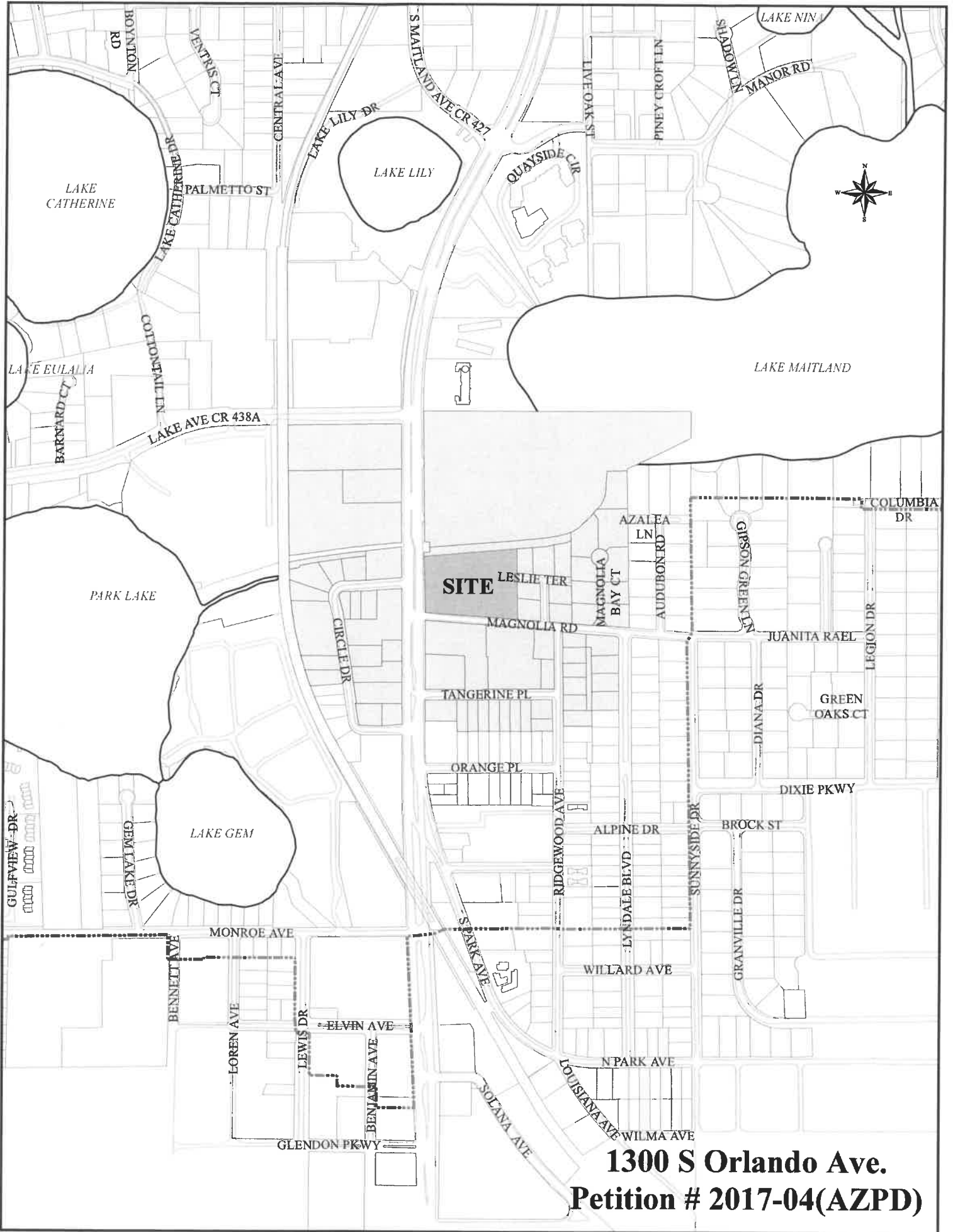
### **Legal Description:**

The west 473.5 feet of the Northeast 1/4 of the Southeast 1/4, Lying South of Maitland Branch & North of Clay Road (Less Highway Right-of -Way on West & Less the North 40.06 feet) in Section 36, Township 21 South, Range 29 East, Orange County, Florida. The property consists of 3.00 acres more or less.

The public is invited to attend the hearing and may comment orally or in writing. Interested parties may examine the application in the office of the Zoning Administrator, Monday-Friday, 8:00 A.M. - 5:00 P.M., 1776 Independence Lane, Maitland, Florida, 32751. Questions concerning the notice of public hearing may be directed to the Community Development Department at (407) 539-6212.

Any person who desires to appeal any decision made at this meeting or hearing will need a record of the proceedings and, for this purpose, may need to ensure that a verbatim record of the proceedings is made which includes testimony and evidence upon which the appeal is to be based. Persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk's office (407) 539-6219 48 hours in advance of the meeting.

Jacqueline Holt  
Zoning Administrator/Planner III



**1300 S Orlando Ave.  
Petition # 2017-04(AZPD)**