




CITY OF ORLANDO

MEMORANDUM

DATE: October 31, 2016

TO: Orlando City Council

FROM: Dean Grandin, Planning Official 

SUBJECT: Planning Official Determination - LDC2016-00443 363 N Parramore Avenue
Temporary Use – Pottery Shed Relocation during Livingston Street Construction

Background. The Downtown Recreation Center / Davis Armory is located in a portion of the emerging Creative Village. The northern part of this site is the location of the pottery program for the City of Orlando, which contains a pottery shed that is the main storage for the program. This shed stores clay, tools, supplies, dry glazing materials, smaller kilns and ceramic forms. Unfortunately, the current location of the shed is located in the way of the construction of an extension to Livingston Street. The Livingston Street extension will re-establish the street grid in the area as part of the larger vision for the Creative Village and efforts to create a UCF Downtown Campus.

Analysis. There is currently a need to temporarily locate the pottery shed to a new location out of the way of the construction of the Livingston Street extension. This will be located in a parking lot to the west of the Downtown Recreation Center, in a fenced portion of the site. This proposed location is easily accessible from the existing pottery studio, yet is visible from Parramore Avenue.

Normally, an accessory structure such as a shed would be prevented from locating on a site between a principal structure and the right of way, as there is a Land Development Code requirement that they are essentially hidden from public view from rights-of-way, and not located between a principal structure and the street.

Due to the immediate need for construction of the road, the proposed location of the proposed shed, and the need for accessibility to the pottery program, there are no other options for locating the pottery shed on the site and maintaining the program at its current location; therefore, staff proposes to place the shed temporarily in a non-conforming location in this fenced parking area just to the west of the Downtown Recreation Center on the east side of Parramore Avenue. A site plan is attached showing the location and plans.

Conclusion/Action. Approval of a Temporary Use Permit for temporary placement of a storage shed for the pottery studio for three years, subject to the following conditions:

- The Planning Official may extend this Temporary Use Permit with two one-year extensions, in order to coordinate activities of the pottery program and the construction of infrastructure and emerging building at the Creative Village.

LDC2016-00443, Pottery Shed Temporary Use Permit

- Additional screening shall be provided by placing a podocarpus hedge along the western side of the fenced parking area where the shed is located, in order to provide proper screening of the shed and parking area.
- The shed shall be placed in a manner in consultation with the historic preservation officer during the permitting process, in order to center the shed on the center axis of the Davis Armory façade, and orient the shed in such a way to lessen the impacts of the shed on the western façade while still allowing its placement to function for the program (note: the Davis Armory/Downtown Recreation Center was recently nominated as a new Orlando Historic Landmark).