Unicorp is requesting a Comprehensive Plan Future Land Use policy text change for the U.S. Highway 17-92 Planning area and to amend the Conditional Use approval for the Lakeside Crossing project at 110 S. Orlando Ave.
Text Amendment to Planning Area J
U.S. Highway 17-92 Corridor Planning Area

Unicorp USA is requesting a Comprehensive Plan Future Land Use policy text change for the U.S. Highway 17-92 Corridor Planning Area to allow additional floor area or building size when used exclusively for public and private parking garage space.

The new proposed policy is as follows:

New Planning Area J:

**Policy 1.4.1.J.16:** Provide for Increased Floor Area Ratio on Orlando Avenue Based on Provision of Dedicated Public Parking. Notwithstanding the commercial intensity limits established elsewhere in this element, this policy shall enable the properties fronting on Orlando Avenue to be developed with a maximum commercial intensity (Floor Area Ratio) of 60% as long as one-half of the floor area ratio above 45% is dedicated public parking. The dedicated public parking spaces shall be in addition to the parking spaces required for the commercial project pursuant to the City of Winter Park Land Development Code.

Conditional Use Amendment

Unicorp USA is requesting to amend the Conditional Use approval for the Lakeside Crossing project at 110 S. Orlando Ave. to permit an increase of 75 parking spaces in the parking garage, changing from a two-level to a three-level parking garage.

More detailed information can be found in the Planning & Zoning Board’s staff report that will be available Tuesday, May 26, at cityofwinterpark.org/pzb-reports.