The Winter Park Health Foundation is proposing to develop the "Wellness Center" property located at 2005 Mizell Ave, encompassing 4.2 acres with a new two-story, approximately 76,000-square-foot "Project Wellness" facility and companion four-story parking garage with 265 spaces.
Text Amendment to Planning Area C

Winter Park Health Foundation is requesting a Comprehensive Plan Future Land Use policy text change for Planning Area C to allow additional floor area or building size.

The new proposed policy is as follows:


(New Policy) Policy 1-4.1.C.9: Floor Area Ratio for 2005 Mizell Avenue. The City may allow an increase in Floor Area Ratio (FAR), not to exceed 0.98 including parking garage, for the redevelopment of this block, in order to encourage the redevelopment of a community asset that provides health- and wellness-related uses. Such additional FAR will only be considered by City Commission if said development improves the road network, provides enhancements in the City park and additional parking options in the sub-area. The additional FAR may only be granted through a Conditional Use Permit.

Conditional Use Amendment

The Winter Park Health Foundation is requesting Conditional Use approval for Project Wellness, located at 2005 Mizell Ave., to include a new, approximately 44,000-square-foot Wellness Center and approximately 34,000-square-foot medical/public space, along with a four-story, five-level parking garage.

More detailed information can be found in the Planning & Zoning Board’s staff report that will be available Tuesday, October 27, at cityofwinterpark.org/pzb-reports.