

Henderson Hotel - Conceptual Rendering



CITY OF WINTER PARK
401 South Park Avenue
Winter Park, FL 32789

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citywide **PUBLIC NOTICE**



HENDERSON HOTEL 250 KILLARNEY DRIVE

PUBLIC HEARINGS

2019

Planning & Zoning Board
TUESDAY 11-05-19* @ 6 p.m.

City Commission
MONDAY 11-25-19* @ 3:30 p.m.

*Dates are subject to change. Please visit
cityofwinterpark.org/citywide-notices for any updates.

City Hall Commission Chambers
2nd Floor | 401 S. Park Ave.
Winter Park, Florida 32789

Atrium Management is requesting:

- vacating a portion of Killarney Drive
- changes to the Comprehensive Plan Future Land Use plan map and Future Land Use policies
- changes to the Zoning Map and Zoning Code
- Conditional Use approval

to permit the construction of a 5-story, 118-room hotel at 222,037 sq. ft. in size, inclusive of a 245-space parking garage on the prospective 2.52 acres of property bounded by Lake Killarney and Beachview, Fairview and Orlando avenues.

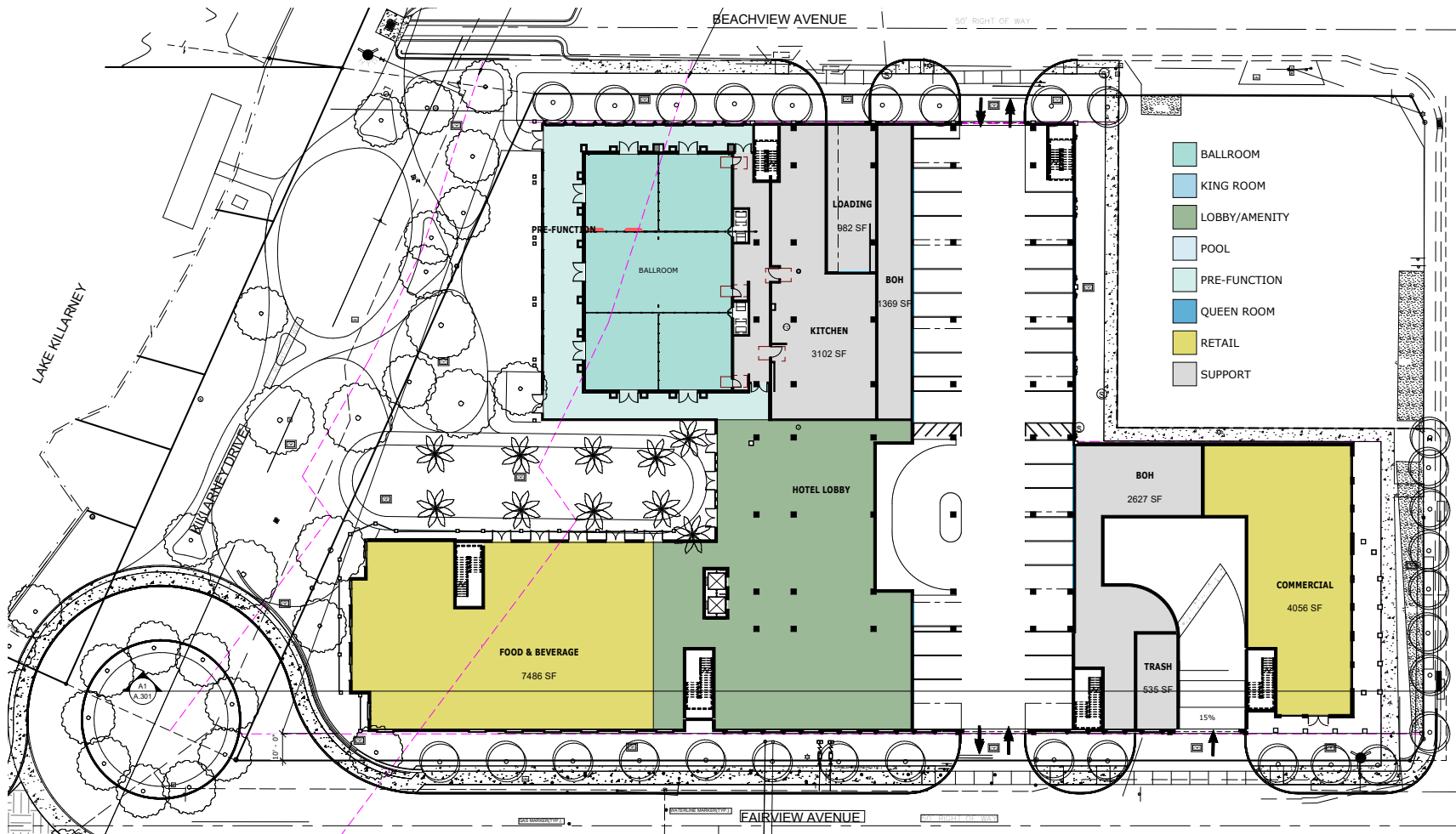
NOTE: If a person decides to appeal any decision made by the Commission with respect to any matter considered at such meeting or hearing, he/she will need a record of the proceedings, and that, for such purpose, he/she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. (F.S. 286.0105).

Persons with disabilities needing assistance to participate in any of these proceedings should contact the Planning & Community Development Department at 407-599-3324 at least 48 hours in advance of the meeting.

Henderson Hotel ■ Site Plan

The approvals sought by the applicant include:

1. Vacating of a portion of Killarney Drive between Beachview and Fairview Avenues, adding 19,600 sq. ft. to the project site.
2. Amending the Comprehensive Plan Future Land Use policy text to add a new policy for this site in order to:
 - a. Allow the Single Family and Office land use/zoning to change to Commercial (C-3).
 - b. Allow a maximum Floor Area Ratio (FAR - building size) of 200% in lieu of the maximum 45% FAR in C-3.
 - c. Allow a 5-story building (70 feet) in lieu of the current maximum 4-stories (55 feet).
3. Amending the Zoning Code C-3 text to provide for the allowances above for only this specific property.
4. Amending the Zoning Map from Single Family and Office on 2.15 acres of this site to Commercial.
5. Approval of a Conditional Use for the specific hotel project of a 5-story, 118-room hotel with associated restaurant, ballroom/meeting space, and 245-space parking garage including exceptions for:
 - a. Parking spaces less than required by code.
 - b. Street setbacks on the upper floors less than required by code.



	Allowed	Proposed
Land Use	Single Family/Office/Commercial	Commercial Hotel
Zoning	R-1/O-2/C-3	C-3
Density	Maximum of 2-4 stories (35-55 feet) and 50% FAR	5 stories (70 feet) and 200% FAR
Total Size	55,975 square feet	222,037 square feet