

2005 Mizell Avenue - Conceptual Rendering



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



Citywide Public Notice

WINTER PARK HEALTH FOUNDATION PROJECT WELLNESS 2005 MIZELL AVE.

Planning & Zoning Board
Public Hearing
Tuesday, November 3
@ 6 p.m.

City Commission
Public Hearing
Monday, November 23
@ 5 p.m.

2013
Commission Chambers
Winter Park City Hall, 2nd Floor
401 South Park Avenue | Winter Park, Florida

The Winter Park Health Foundation is proposing to redevelop the “Wellness Center” property located at 2005 Mizell Ave., encompassing 4.2 acres with a new two-story, approximately 78,000-square-foot “Project Wellness” facility and companion four-story parking garage with 265 spaces.

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 407-599-3453 at least 48 hours in advance of the meeting.

2005 Mizell Avenue ■ Site Plan



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 Planning Area C: Policy 1-4.1.C.9.

(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.

2005 Mizell Avenue ■ Conceptual Renderings



Southwest
Elevation

Northeast
Elevation

