

Conceptual rendering - Street view from Orlando Avenue



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

PRE-SORTED
STANDARD
U.S. Postage
PAID
Orlando, FL
Permit No. 4734



Citywide Public Notice

SENTIO ASSISTED LIVING 1500 S. ORLANDO AVE. (ST. JOHN EVANGELICAL LUTHERAN PARKING LOT)

**Planning & Zoning Board
Public Hearing**
Tuesday, December 2
@ 6 p.m.

**City Commission
Public Hearing**
Monday, January 12
@ 3:30 p.m.

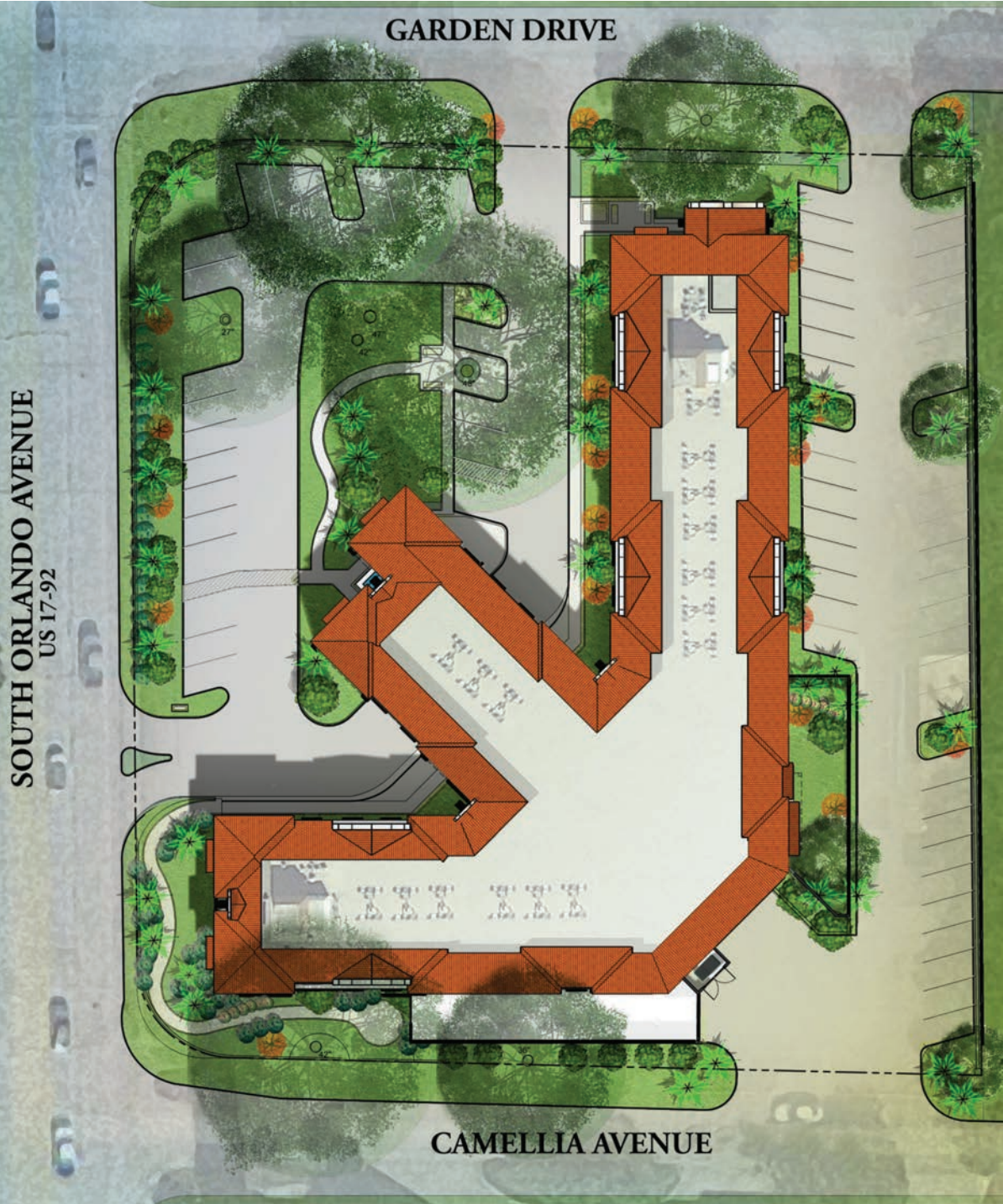
Commission Chambers
Winter Park City Hall, 2nd Floor
401 South Park Avenue | Winter Park, Florida

Sentio Investments is requesting a Comprehensive Plan Future Land Use Map amendment from Single Family Residential (5 dwelling units/acre) to Medium Density Residential (17 dwelling units/acre) as well as a Conditional Use approval and a Rezoning from R-1A to R-3 to redevelop the St. John Evangelical Lutheran Church parking lot.

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.

Site plan ■ Aerial view



Information comparison ■ Existing & proposed

	Existing	Proposed
Land Use	Single Family 5 dwelling units per acre	Medium Density Residential 17 dwelling units per acre
Zoning	R-1A	R-3
Allows	Maximum of 8 single family homes	3 stories; 90 rooms of assisted living and memory care facility
Total Size	35,149 square feet	73,000 square feet

More detailed information can be found in the Planning & Zoning Board’s staff report that will be available Tuesday, November 25, 2014, at cityofwinterpark.org/pzb-reports.

Conceptual rendering ■ Aerial view from Orlando Avenue

