

338 W. Morse Blvd. ■ Conceptual Rendering



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

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citywide PUBLIC NOTICE



338 W. MORSE BLVD.

PUBLIC HEARINGS

2018

Planning & Zoning Board
TUESDAY 07.10.18 @ 6 p.m.

City Commission
MONDAY 07.23.18 @ 3:30 p.m.

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

Green House Partnership Ltd. is requesting approval of Comprehensive Plan amendments to text policies and the Future Land Use Map, as well as Zoning Code text changes and rezoning for the property at 338 W. Morse Blvd. from Office (O-1) to Commercial (C-2). They are requesting Conditional Use approval to convert the existing two-story 22,000-square-foot office building into five residential condominiums, build a three-story, 16,000-square-foot building with three residential condominiums, and attached garages with second floor guest quarters.

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.

Unit Details:

Unit	Total SF	SQ FT	Garage SF	Garden Area SF
UNIT#A	4528	1990	480	790
UNIT#B	4321	1965	480	780
UNIT#C	4519	2030	480	770
UNIT#D	4321	1965	480	780
UNIT#E	4528	1990	480	790

Common Areas:

- LOBBY & STORAGE
- RECREATION ROOM
- STORAGE
- MAINTENANCE
- GUEST PARKING

Dimensions:

- Overall Building Width: 76'-0"
- Overall Building Depth: 45'-3"
- Unit Width: 34'-0"
- Unit Depth: 22'-0"
- Garage Width: 22'-0"
- Garage Depth: 22'-0"

1. Amendment to the Comprehensive Plan Future Land Use element text to modify policies to enable approval of Central Business District (CBD) future land use on this property.
2. Amendment to the Zoning Code text for the Commercial (C-2) District to enable approval of Commercial (C-2) zoning on this property.
3. Amendment to the Future Land Use map of the Comprehensive Plan for CBD future land use on this property.
4. Amendment to the Official Zoning Map for Commercial (C-2) zoning on this property.
5. Conditional Use approval involving buildings over 10,000 sq. ft. and with a third floor in the CBD in order to convert the existing two-story, 22,000-square-foot office building into five residential condominiums, build a three-story, 16,000-square-foot building with three residential condominiums, and attached garages with second floor guest quarters.

Architectural elevation drawing showing the proposed building and existing building at 338 W. Morse Blvd. The drawing includes dimensions for setbacks and heights.

Proposed Building Dimensions:

- Setbacks: 19'-10", 22'-8", 19'-10"
- Height: 50'-0"
- Driveway: 24'-3"
- Other dimensions: 56'-10", 56'-8", 5'-6", 14'-0", 14'-0", 47'-6"

Existing Building Dimensions:

- Height: 55'-10"
- Other dimensions: 7'-0", 25'-4", 7'-0"

Labels:

- DOUGLAS
- DRIVEWAY
- PROPOSED BUILDING
- 338 W. MORSE BLVD.
- EXISTING BUILDING
- DOUGLAS GRANDE BEYOND

47'-7"

95'-0"

10'-5"

4'-6"

3'-0"

DOUGLAS
GRANDE

GARAGE 3

GARAGE 2A