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HOTEL AT PENNSYLVANIA 655 W. MORSE BLVD.

PUBLIC HEARINGS

Planning & Zoning Board TUESDAY 02.04.20* @ 6 p.m.

City Commission MONDAY 02.24.20* @ 3:30 p.m.

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

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

Sydgan Corporation is requesting:

- Changes to the Comprehensive Plan Future Land Use map and Future Land Use policies.
- Changes to the Zoning Map.
- Conditional Use approval for a three-story hotel with 140 rooms with associated restaurant, ballroom/meeting space, and retail space at the southwest corner of Morse Boulevard and Symonds Avenue.

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.

Hotel at Pennsylvania - Site Plan

The approvals sought by the applicant include:

- **1.** Amending the following Comprehensive Plan Future Land Use policies as shown below:
 - a. Policy 1-H-2: If Non-Residential Zonings Are Approved, Compensation Required for Lost Housing. In situations where a change to non-residential Comprehensive Plan Amendment is approved, in this planning area, the loss of housing or housing potential must be compensated for through providing substantial infrastructure improvements with regional benefit, or by donating park land for the regional benefit to the planning area, or the provision of housing or negotiated fees in lieu of housing, paid to the Affordable and Workforce Housing Trust Fund.
 - b. Policy 1-H-6: Non-Residential Use on Certain Segments of Comstock Avenue, New England Avenue -& Symonds Avenue.

 Non-residential land uses and zoning on Comstock Avenue between Denning Drive and the railroad, on New England Avenue between Denning Drive and Pennsylvania Avenue and on Symonds Avenue between Capen Avenue and Pennsylvania Avenues shall be deemed to be in conflict with the Comprehensive Plan.
 - c. Policy 1-H-7: Non-Residential Use on Certain Segments of New England Avenue & Symonds Avenue. Non-residential land uses and zoning on New England Avenue between Denning Drive and Pennsylvania Avenue and on Symonds Avenue between Capen Avenue and Pennsylvania Avenues shall be deemed to be in conflict with the Comprehensive Plan.
- 2. Amending the Future Land Use and Zoning Map from Single-Family (R-1A) and Low Density Residential (R-2) on 0.97 acres of this site to Commercial (C-3).
- 3. Approval of a Conditional Use for the hotel project of three stories and 140 rooms with associated restaurant, ballroom/meeting space and retail space, totaling 115,646 square feet, including exceptions for:
 - **a.** Parking spaces less than required by code, to be compensated through the use of shared parking.
 - **b.** Street setbacks on the upper floors less than required by code.

