

# Henderson Hotel ■ Conceptual Rendering ■ Lake View



**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

**Planning & Zoning Board**  
TUESDAY 12-01-20\* @ 6 p.m.

**City Commission**  
WEDNESDAY 01-13-21\* @ 3:30 p.m.

\*Dates are subject to change. Please visit  
[cityofwinterpark.org/citywide-notice](http://cityofwinterpark.org/citywide-notice) for any updates.

2020  
2021

**Winter Park Community Center**  
721 W. New England Ave.  
Winter Park, Florida 32789

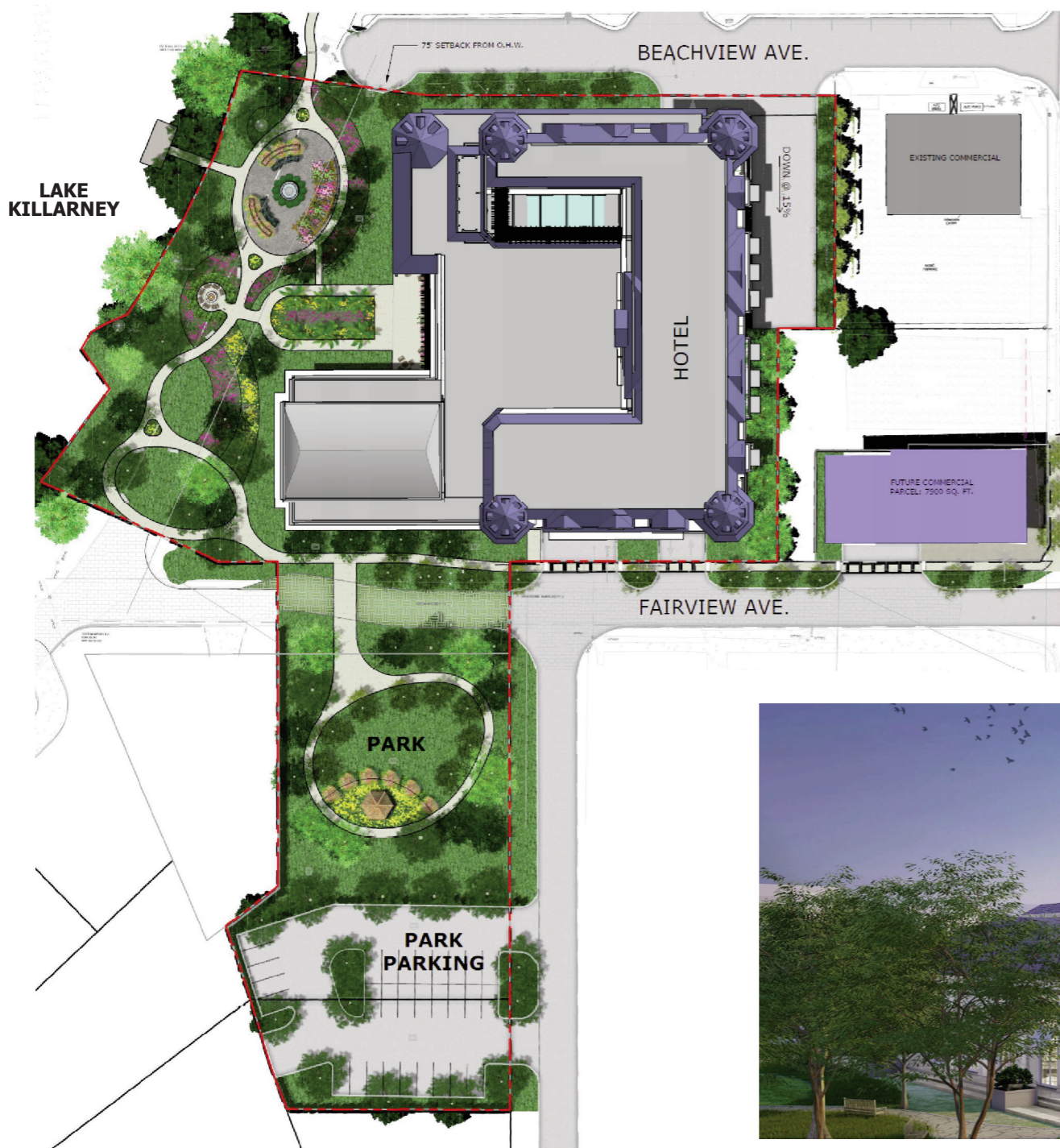
Winter Park Historic Hotels Group is requesting:

- vacating a portion of Killarney Drive and Fairview Avenue
- changes to the Comprehensive Plan Future Land Use 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, 132-room hotel at 129,100 sq. ft. in size, and a 235-space parking garage with one floor of underground parking, as well as a park on the prospective 2.99 acres of property bounded by Lake Killarney, Beachview, Grove and Fairview 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 & Transportation Department at 407-599-3324 at least 48 hours in advance of the meeting.



# Henderson Hotel ■ Site Plan & Conceptual Rendering ■ Park View

## Approvals sought by the applicant include:

1. Vacating portions of Killarney Drive and Fairview Avenue, and in return, creating open space/park areas.
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 and Open Space Recreational.
  - b. Allow a maximum Floor Area Ratio (FAR - building size) of 99% in lieu of the maximum 60% FAR in Commercial and 20% FAR in Open Space Recreational.
  - c. Allow a 5-story building (55 feet including four corner architectural features up to 73 feet in height) in lieu of the current maximum 4-stories (55 feet).
3. Amending the Zoning Code Commercial (C-3) and Open Space Recreational (PR) text to provide for the allowances above for only this specific property.
4. Amending the Future Land Use/Zoning Map from Single Family (R-1A) and Office on 2.09 acres of this site to Commercial (C-3) and 0.88 acres to Open Space Recreational (PR).
5. Approval of a Conditional Use for the specific hotel project of a 5-story, 132-room hotel with associated restaurant, ballroom/meeting space, and 235-space parking garage with one floor of underground parking.

