

Planning & Zoning Board



November 3, 2015 at 6 P.M.
 Commission Chambers • City Hall Second Floor
 401 South Park Avenue • Winter Park, Florida

1: ADMINISTRATIVE

Call to Order and Approval of minutes – October 6, 2015

2: PUBLIC HEARINGS

REQUEST OF THE WINTER PARK HEALTH FOUNDATION TO: AMEND THE “COMPREHENSIVE PLAN” SO AS TO ADD A NEW COMPREHENSIVE PLAN POLICY TO THE TEXT OF THE FUTURE LAND USE ELEMENT WITHIN THE WINTER PARK HOSPITAL STUDY AREA “C” SO AS TO ALLOW FOR A BUILDING FLOOR AREA RATIO OF UP TO NINETY-EIGHT (98%) PERCENT, CONDITIONED UPON USE FOR HEALTH AND WELLNESS RELATED USES.

REQUEST OF THE WINTER PARK HEALTH FOUNDATION TO: AMEND THE ZONING CODE SO AS TO CHANGE WITHIN SECTION 58-72 OFFICE (O-1) DISTRICT, SUBSECTION (F) DEVELOPMENT STANDARDS SO AS TO ALLOW FOR A BUILDING FLOOR AREA RATIO OF UP TO NINETY-EIGHT (98%) PERCENT, CONDITIONED UPON USE FOR HEALTH AND WELLNESS RELATED USES.

REQUEST OF THE WINTER PARK HEALTH FOUNDATION TO: AMEND THE OFFICIAL ZONING MAP SO AS TO CHANGE OFFICE (O-2) DISTRICT ZONING TO OFFICE (O-1) DISTRICT ZONING ON A PORTION OF THE PROPERTY AT 2010 MIZELL AVENUE AND THE PROPERTIES AT 1992 MIZELL AVENUE, 101 S. EDINBURGH DRIVE AND 140 S. EDINBURGH DRIVE.

REQUEST OF THE WINTER PARK HEALTH FOUNDATION FOR: CONDITIONAL USE APPROVAL TO REDEVELOP THE WELLNESS CENTER PROPERTY AT 2005 MIZELL AVENUE AND THE ADJACENT STREETS WITH A NEW TWO-STORY, APPROXIMATELY 78,000 SQUARE FOOT “PROJECT WELLNESS” FACILITY CONSISTING OF A NEW 44,000 SQUARE FOOT WELLNESS CENTER AND 34,000 SQUARE FEET OF MEDICAL/PUBLIC SPACE AND A COMPANION PARKING GARAGE WITH 265 SPACES, ON PROPERTY ZONED O-1, AND PROVIDING FOR CERTAIN EXCEPTIONS AND FOR THE APPROVAL OF A DEVELOPERS AGREEMENT PERTAINING TO THE PROJECT.

REQUEST OF DREW HILL FOR: CONDITIONAL USE APPROVAL TO REDEVELOP SPANISH OAKS AND GOLFVIEW APARTMENTS PROPERTIES AT 633 AND 651 NORTH PARK AVENUE, ZONED R-3, INTO TEN (10) NEW RESIDENTIAL UNITS, OF THREE STORIES IN HEIGHT WITH A TOTAL PROJECT SIZE OF 44,200 SQUARE FEET, PROVIDING FOR CERTAIN SETBACK EXCEPTIONS AND FOR A DEVELOPMENT AGREEMENT.

REQUEST OF BENJAMIN PARTNERS, LTD. TO: AMEND THE “COMPREHENSIVE PLAN” SO AS TO CHANGE THE FUTURE LAND USE DESIGNATIONS OF COMMERCIAL AND LOW DENSITY RESIDENTIAL AT 1531 LEE ROAD AND 1325 LEWIS DRIVE TO PLANNED DEVELOPMENT IN CONJUNCTION WITH THE RAVAUDAGE PLANNED DEVELOPMENT.

REQUEST OF BENJAMIN PARTNERS, LTD. TO: AMEND THE OFFICIAL ZONING MAP SO AS TO CHANGE THE ZONING OF COMMERCIAL (C-3) AND LOW DENSITY RESIDENTIAL (R-2) TO PLANNED DEVELOPMENT (PD-2) DISTRICT ZONING ON THE PROPERTIES AT 1531 LEE ROAD AND 1323 LEWIS DRIVE IN CONJUNCTION WITH THE RAVAUDAGE PLANNED DEVELOPMENT.

REQUEST OF REFLECTIONS DERMATOLOGY FOR: AN EXCEPTION TO THE MORSE BOULEVARD FAÇADE DESIGN GUIDELINES FOR 440 WEST MORSE BOULEVARD.

3: NEW BUSINESS

Date of Next Regular Meeting: Tuesday, December 1, 2015 @ 6:00 p.m.
 Date of Next Work Session Meeting: Tuesday, November 24, 2015 at 12:00 Noon

4: ADJOURN

appeals & assistance

All interested parties are invited to attend and be heard. Additional information is available in the Planning Department so that citizens may acquaint themselves with each issue and receive answers to any questions they may have prior to the meeting.

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 will need a record of the proceedings, and that, for such purpose, he 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 Department at 407-599-3324 at least 48 hours in advance of the meeting.