



# city commission agenda

January 28, 2019  
2:00 PM  
Commission  
Chamber

## mayor & commissioners

seat 1  
Gregory Seidel

seat 2  
Sarah Sprinkel

Mayor  
Steve Leary

seat 3  
Carolyn Cooper

seat 4  
Pete Weldon

## 1. Work session agenda item - NO PUBLIC COMMENTS WILL BE TAKEN

### a. Henderson Hotel - Right of Way & Planning Discussion 60 Minutes

#### Appeals and Assistance

"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 City Clerk's Office (407-599-3277) at least 48 hours in advance of the meeting."



# city commission agenda item

item type Work session agenda item - NO PUBLIC COMMENTS WILL BE TAKEN	meeting date 1/28/2019
prepared by Planning	approved by City Manager
board approval N/A final vote	
strategic objective Exceptional Quality of Life, Intelligent Growth and Development	

## subject

Henderson Hotel - Right of Way & Planning Discussion

## motion / recommendation

N/A

## background

A request was brought forth by the applicant, Henderson Hotels, to have a City Commission work session to discuss the many facets of this potential project. The applicant desires to develop a boutique hotel with a parking garage and retail space. The proposal as shown to staff, involves the closing and vacation of numerous City rights-of-way (ROW), as well as numerous Land Development Codes the applicant would hope to amend. The vacated ROW would be used for the hotel development and open space for the project. Because the project is contingent upon the successful closing of ROW, the applicant, the City Attorney, and staff felt that this item should be considered for initial discussion in a setting that allows the Commission ample time to ask questions and discuss the project elements before official consideration.

If the Commission is uncomfortable with the consideration of ROW utilization for the project, then the applicant would not likely bring forward future applications for the Planning items that would be a part of application for the development (Conditional Use Permits, Variances, Rezoning, Comprehensive Plan Amendments, etc.).

The preliminary requests as outlined by the applicant are highlighted by the request to close portions of city ROW that contains the roadways of Beachview Avenue and a portion of Killarney Drive. These ROW areas also contain storm sewer, sanitary sewer, water and other utilities that would have to be relocated at the owners' expense if the project were to achieve approval. The roadways proposed to be closed are local streets that serve minimal amounts of neighborhood traffic (though they are used often as neighborhood cut through).

Closing and vacation of the ROW would bisect the ROW and give title to the owners on either side of the centerline of the street. The applicant owns the properties along

Killarney, but the Beachview ROW closure would split the ROW between the applicant on the south and the Hillstone Restaurant to the north.

Closing and vacating the ROW would remove all maintenance responsibilities of the city and the relocated utilities would have to be placed in easements that would provide adequate access for maintenance. Additionally, this process would take property that is currently tax exempt and add it to the tax rolls.

There are a number of Planning and Land Use issues that would have to be addressed by the applicant if they decide to move forward with the potential development of the site. The following outlines the processes that would be involved:

- Change the Comprehensive Plan that would currently limit the development of the site to 45% Floor Area Ratio (FAR) (approximately 185% FAR proposed in early conceptals)
- Commercial Zoning Code text amended to allow the proposed 185% FAR (45% currently allowed)
- Change Comprehensive Plan policy that states that single-family homes should be protected
- Rezone the portions of the property (and proposed use of ROW) to Commercial (or another newly adopted Zoning code) from Office and Single-Family Residential
- Change Comprehensive Plan Future Land Use Map to reflect the rezoning of the properties from Office and Single-Family to Commercial (or another newly adopted Zoning code)
- Change Comprehensive Plan to allow five-story building height along Orlando Ave (four-stories maximum currently allowed)
- Change Zoning Code to allow for five-story building along Orlando Ave
- Variance for parking garage setbacks to surrounding land uses
- Variance to parking garage standards requiring landscape buffers to surrounding properties
- Variance to allow 80-90 foot setback along the Killarney lakefront (150 ft setback would be required for a structure proposed at this height)
- Variance for parking garage setback from single-family homes (73 feet currently shown and 100 feet is required)
- Conditional Use Permit would be required for the proposed use of the property
- Closing and Vacation of ROW

\*Please note that some of these aforementioned zoning items are based on the current conceptual plan submitted by the applicant that is subject to change.

### **alternatives / other considerations**

N/A

### **fiscal impact**

N/A

#### **ATTACHMENTS:**

Description	Upload Date	Type
Henderson Request Letter	1/16/2019	Cover Memo

Backup Materials

Hotel rendering

1/18/2019

1/22/2019

Backup Material

Cover Memo



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November 30, 2018

**SENT VIA EMAIL**

Bronce L. Stephenson, Director  
City of Winter Park  
Planning & Community Development Dept.  
401 South Park Avenue  
Winter Park, FL 32789-4386

[bstephenson@cityofwinterpark.org](mailto:bstephenson@cityofwinterpark.org)

**Re: Proposed Henderson Hotel**

Dear Bronce:

As you know this firm represents the owner and contract purchaser of several properties south of Beachview Avenue, west of Killarney Drive, east of Orlando Avenue and north of Fairview Avenue. These properties have several different zoning classifications including C-3, O-1, and R-1A.

We are considering the development of a boutique hotel and significant green space on Lake Killarney. In order to do so we need the City's permission to include portions of Beachview Avenue and Killarney Drive in our application and we will also pursue a request to vacate portions of these rights-of-way.

Accordingly, we respectfully request to be placed on a City Council agenda for discussion or workshop.

Very truly yours,

M. Rebecca Wilson

MRW/nle





**PROPOSED  
HENDERSON HOTEL**  
**Future Land Use Map**  
City of Winter Park  
Florida





**PROPOSED  
HENDERSON HOTEL**  
**Future Land Use Map**  
City of Winter Park  
Florida








**LEGEND**

-  Project site
- Future Land Use**
-  Commercial
-  Office Professional
-  Medium Density Residential
-  Single Family Residential
-  Open Space Recreation





**PROPOSED  
HENDERSON HOTEL**  
**Zoning Map**  
City of Winter Park  
Florida

- LEGEND
-  Project site
- Zoning**
-  C-3
  -  O-1
  -  PL
  -  PR
  -  R-1A
  -  R-3



## Legend:

- ① Vacate Beachview Ave
- ② Hotel Lobby
- ③ Hotel Drop off
- ④ Short term surface parking - 12 stalls
- ⑤ 5,000 sf Ballroom
- ⑥ Pre-function Area
- ⑦ BOH/ Kitchen
- ⑧ Service
- ⑨ 7,500 sf Retail
- ⑩ Outdoor Dining
- ⑪ Wedding Pavilion
- ⑫ Pool Amenity
- ⑬ Overlook Dock
- ⑭ Pedestrian Pathway
- ⑮ New Roundabout

## Program:

### Hotel

- 5 Story - 140,000 sf
- 120 Rooms
- 5,000sf Ballroom

### Parking Garage - 80,000 sf

- 3 Elevated Levels
- 88 Cars/ level
- 264 Cars

Retail - 7,500 sf



