

**CITY OF WINTER PARK
PLANNING AND ZONING BOARD**

**Staff Report
April 2, 2013**

**REQUEST OF TRUSTCO BANK FOR: CONDITIONAL USE APPROVAL
TO ADD A DRIVE-IN TELLER LANE ONTO THE EXISTING OFFICE
BUILDING AT 950 N. ORLANDO AVENUE, ZONED C-3.**

This item is a conditional use request from Trustco Bank to establish a branch bank facility with one drive-in teller lane on the property at 950 N. Orlando Avenue (opposite at the end of Lee Road). It is a conditional use because of the drive-in teller.

Site and Context: This property at 950 N. Orlando Avenue holds a largely vacant, three story, 35,000 square foot office building that was built in 1985.

Project Plans: Trustco Bank is moving their State of Florida corporate headquarters into the third floor of this building. On the first floor, about one-half of the space (5,000 sq. ft.) will be used for a branch bank. The plans contemplate adding one drive-thru teller lane and a bypass lane onto the north side of the building up at the northwest corner. The existing driveway access points are not changing.

Parking: This 35,000 square foot building has 119 parking spaces which meets the parking code of one space for each 250 square feet of 'gross' building area. The addition of the drive-thru teller will reduce the parking by 7 spaces to 112 spaces. The applicant is requesting an 'exception' for that reduction in parking.

The City's experience with the one per 250 criteria for office buildings is that it is a very good number for buildings up to 15-20,000 square feet, in accurately predicting the parking needed by tenants. However, in larger office buildings, the one per 250 criteria tends to over-park the actual need. Part of the reason is that as the office buildings get larger; the amount of 'common' areas not used as "office" space increase for the elevators, stairs, mechanical space, lobbies, hallways and other core areas. In those larger office buildings, typically as much as 15% of the "gross" building area is not "net" usable office space. So for a 35,000 sq. ft. office such as this, it is likely over-parked by 20 spaces. Then when you add in the inefficiencies of bank lobby space, there is no concern by the staff about the reduction in 7 spaces for the addition of this drive-thru teller lane.

Traffic Circulation and Stacking: The traffic impact and stacking needs for drive-in tellers vary greatly from 'national' banks to 'community' banks. Trustco Bank is a 'community' bank. In our previous surveys, the analysis of the stacking requirements for a 'community' branch bank (based on actual counts on the peak day and time of Friday at the noon hour) are the need to stack in the range of 3-4 cars. The proposed configuration with the one teller lanes has space for stacking of those 4 cars. Plus if there are more than 4 cars in a line, customers will park and go inside for their banking business. The primary reason for these conditional uses is to insure that the stacking for drive-thru's does not cause any traffic hazards or lines of cars backing into the streets, blocking driveways or making the internal circulation unsafe. In this case there is ample land and the design will not create any problems even in the peak case.

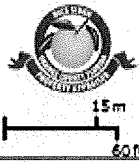
Storm Water Retention: This office building constructed in 1985 meets the current code requirements for storm water retention.

Landscape Plan: The existing landscape areas have fallen into disrepair as the building sat largely vacant for several years. There are two older laurel oak trees on the north façade of the building that will be removed as they are in decline and this has been approved by the City's Chief of Forestry, Dru Dennison. There are also three very nice live oak trees along the eastern façade of this building that will not be affected in any way. A final landscape plan which refurbishes all of the existing landscape areas will be required as part of the building permit package for the interior renovations.

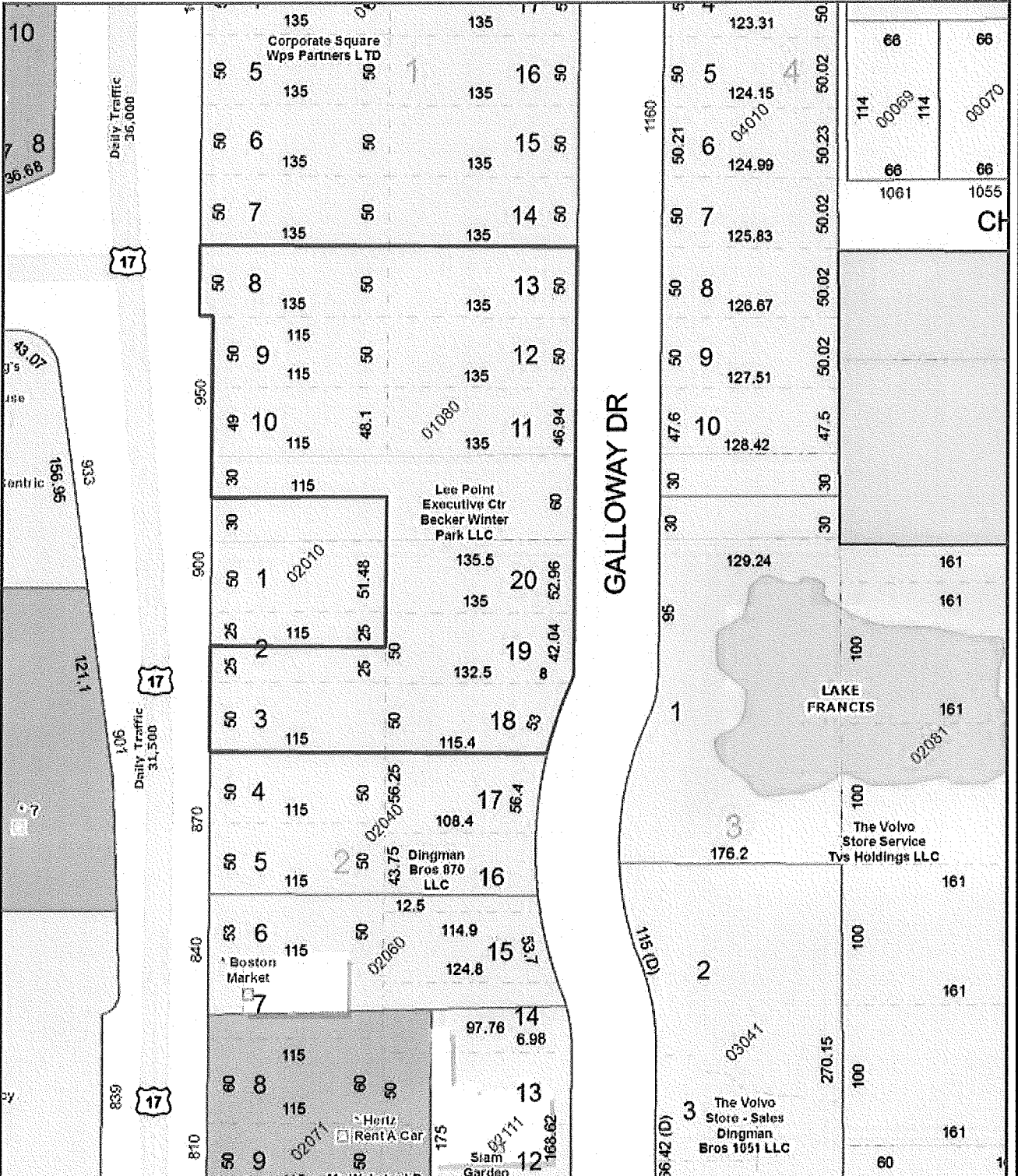
Summary: The site is adequately sized and the overall site plan design well suited for this type of building conversion. The small loss of parking will not negatively affect an office building of this size.

STAFF RECOMMENDATION IS FOR APPROVAL.

OCA Web Map



- Major Roads
- Proposed Road
- Residential
- Commercial/Industrial/Vacant Land
- Parks
- 6 Lot Number
- Public Roads
- Brick Road
- Agriculture
- Agricultural Curtilage
- Lakes and Rivers
- 06050 Parcel Number
- Gated Roads
- Block Line
- Commercial/Institutional
- Hydro
- Building
- 3106 Parcel Address
- Road Under Construction
- Lot Line
- Governmental/Institutional/Misc
- Waste Land
- E Block Number
- 111.9 Parcel Dimension



OCPA Web Map



15m
60ft

Major Roads

Public Roads

Gated Roads

Road Under Construction

Proposed Roe

Brick Road

Block Line

Lot Line

Residential

Agriculture

Commercial/Institutional

Governmental/Institutional/Misc

Commercial/Industrial/Vacant Land

Agricultural Curtilage

Hydro

Waste Land

Parks

Lakes and Rivers

Building

Block Number

6 Lot Number

06060 Parcel Number

3106 Parcel Address

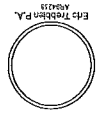
111.9 Parcel Dimension



Parcel Photos - 950 N Orlando Ave



292201345201080 03/30/2006

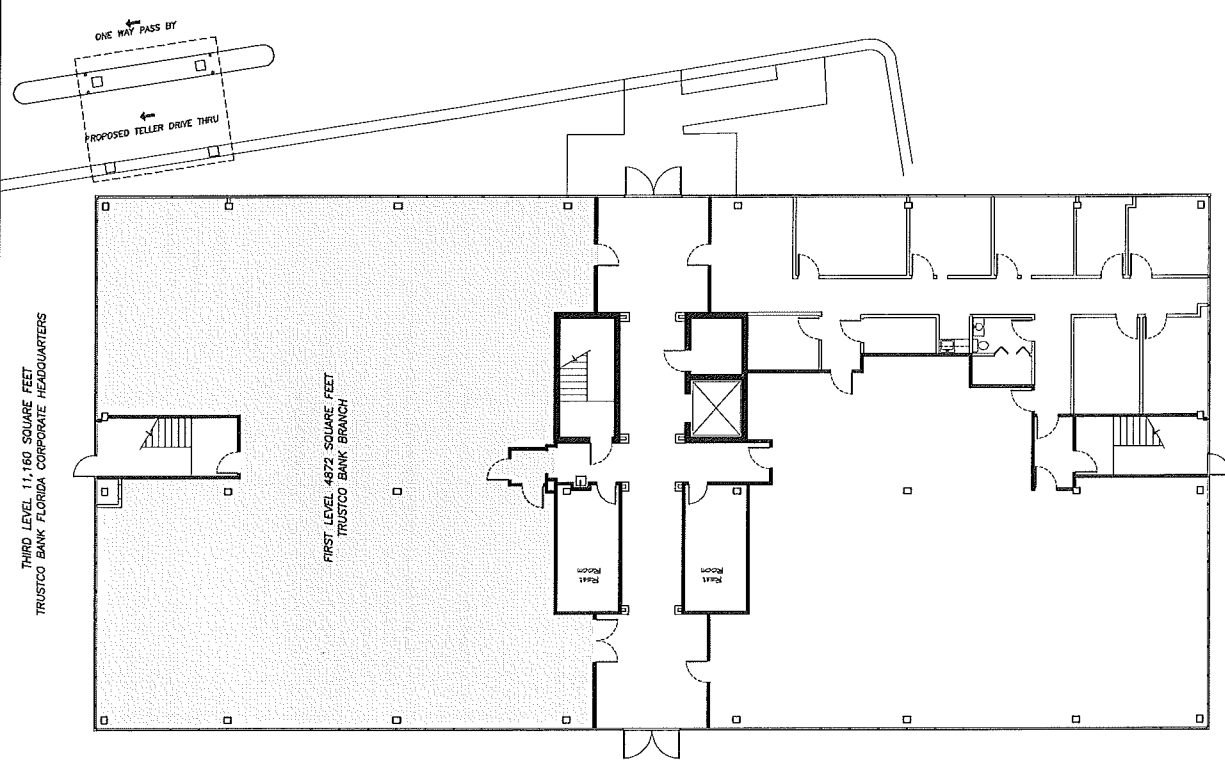
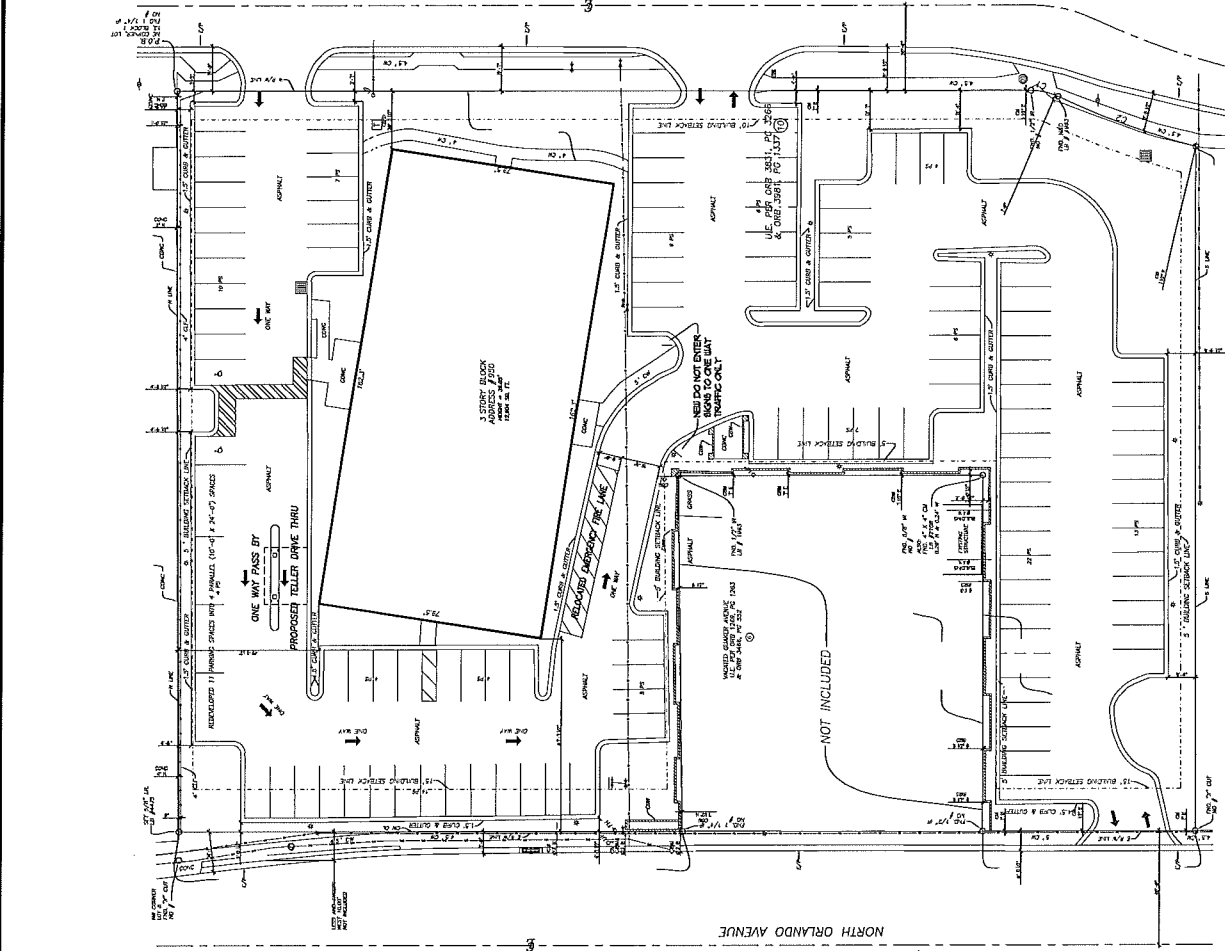


Treb ATC, Inc.
 Architecture, Planning, Design
 740 NW 68th Avenue
 Plantation, FL 33317
 954-252-1274

PROPOSED TRUSTCO BANK BRANCH LOCATION
 Proposed Site Plan and Ground floor
 Interior Improvement for
 MCI Medical Group
 Normandy Station
 7200 Normandy Blvd.
 Jacksonville, Florida 32205

REVISIONS:
 REVISION NO. REVISION DATE: DRAWN BY: MDD/STB

SD-2



TrebArc, Inc.
architecture - design - planning

City of Winter Park
Planning Department
401 South Park Avenue
Winter Park, Florida 32789
407-599-3399


Re: Application for conditional use:
TrustCo Bank
950 North Orange Avenue
Winter Park, Florida 32789

The attached application and necessary documentation is for the conditional use submittal for 950 North Orange Avenue – Winter Park, Florida 32789. This building is currently under purchase agreement from Becker Winter Park, LLC to Trustco Bank (Please see the attached agreement for sale and purchase). This property is to be used as the Trustco Bank Winter Park branch, and ultimately the Florida headquarters. Trustco Bank plans to use a 4,872 square foot portion of the first floor as a Trustco Bank Branch as well as the third floor in its entirety (11,160 square feet) as a Florida headquarters. Trustco Bank plans to add a single lane drive through teller with a bypass lane as indicated on sheet SD-2 – Proposed Site Plan. Please see the attached typical drive through teller usage calculation.

Thank you in advance for your time and please, if you have any comments or questions feel free to call me direct.

Sincerely,

Eric Trebbien,
Architect AR94258



3-6-2013

TrebArc, Inc.
architecture - design - planning

City of Winter Park
Planning Department
401 South Park Avenue
Winter Park, Florida 32789
407-599-3399

Re: Drive through teller transaction calculation:
TrustCo Bank
950 North Orange Avenue
Winter Park, Florida 32789

The Trustco Bank usage calculation is as follows:

Peak hours: 2.0 minutes per transaction
Off Peak hours: 3.3 minutes per transaction

Friday is the busiest drive thru teller circulation day for TrustCo Bank with peak time from 11:30 to 1:30 and 3:30 to 6:00 with the banks drive through open hours on Fridays from 8:00 to 6:00

Calculating as follows:

Peak hours: $2\text{hr} + 2.5\text{hr} * 60\text{min} = 270$ minutes of peak transaction time
 $270/2.0 = \mathbf{135}$ transactions

Off peak hours: $3.5\text{hr} + 2\text{hr} * 60\text{min} = 330$ minutes of off peak transaction time
 $330/3.3 = \mathbf{100}$ transactions

In closing, the busiest day for the single lane drive through teller is Friday and estimates 235 transactions.

The maximum car stack up at peak time is typically 4 vehicles.

Thank you in advance for your time and please, if you have any comments or questions feel free to call me direct.

Sincerely,

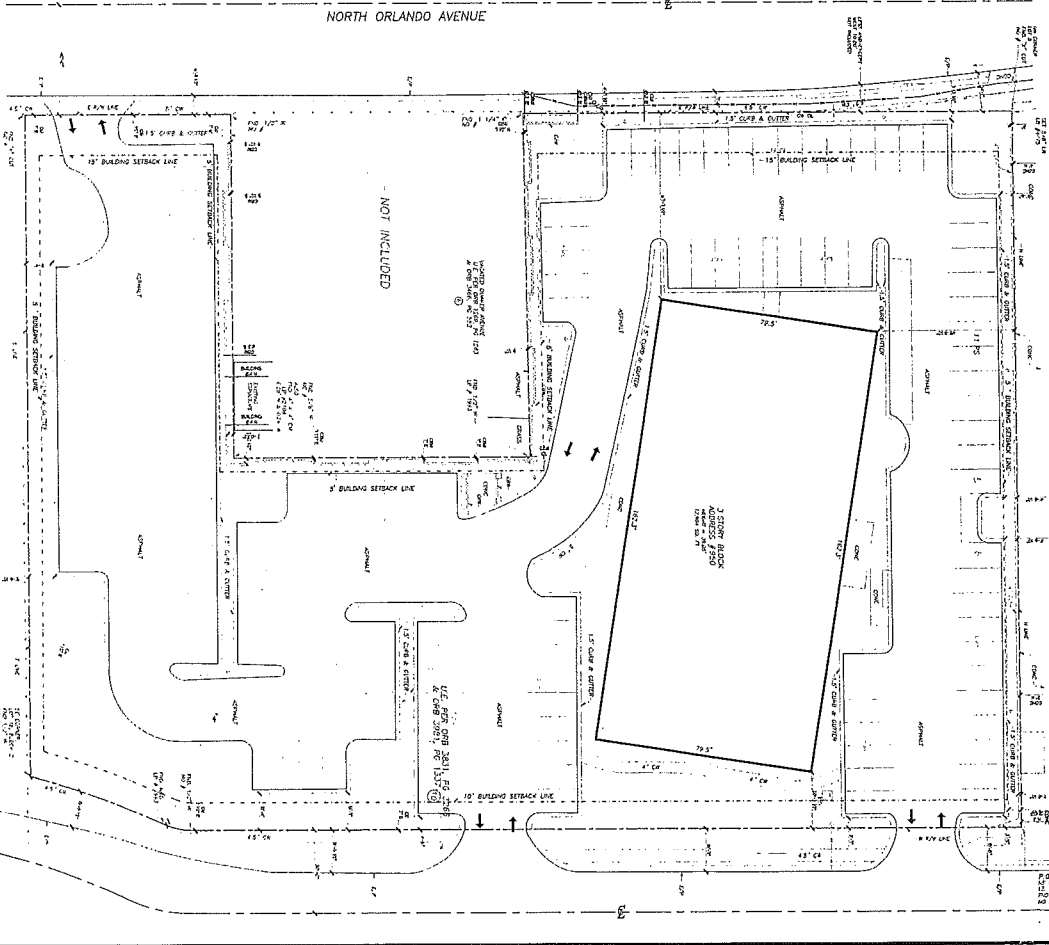
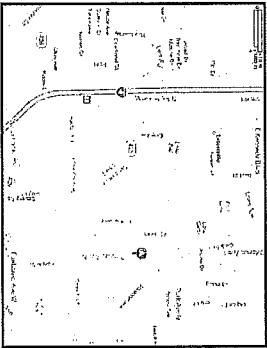
Eric Trebbien,
Architect AR94258

PROJECT LEGEND

THIS APPLICATION IS FOR THE ADDITION OF A SINGLE LANE, STAND ALONE, UNDERGROUND TUBE FEED BANK TELLER DRIVE THROUGH AT 950 NORTH ORLANDO AVENUE.

SHEET IDENTIFICATION:

- SD-1: EXISTING SITE PLAN
- SD-2: PROPOSED SITE PLAN AND PROPOSED TRUSTCO BANK BRANCH LOCATION
- SURVEY: LAND TITLE SURVEY
- NAME OF DEVELOPER: LEE POINT EXECUTIVE CENTER
- ADDRESS: 194 ACRES
- LOCATION: 194 ACRES
- SCALE: AS SHOWN ON EACH INDIVIDUAL SHEET
- NORTH ARROW: AS INDICATED ON EACH SITE PLAN BRANCH LOCATION PLAN AND SURVEY
- EXISTING ZONING / DISTRICT: ZONING: C-3 / COMMERCIAL
- PREPARATION DATE: AS ISSUED ON THE TITLE BLOCK OF SD-1 AND SD-2
- EXISTING HEIGHT OF FINISHED FLOOR: 38.05'
- OWNER: BECHER WINTERPARK, LLC
- BUYER: 3550 CARDINAL DRIVE - VERO BEACH, FL 32963
- ARCHITECT: TRUSTCO BANK
- SURVEYOR: 2450 HAITLAND CENTER PARKWAY SUITE 307
HAITLAND, FL 32751
TRUSTCO, INC.
120 N.W. 68TH AVENUE - PLANTATION, FL 33311
ACORNSHIRE SURVEY'S
2021 E. ROBINSON ST. ORLANDO, FL 32809



Treb ADO, Inc
 740 NW 60th Avenue
 Plantation, FL 33317
 954.382.2514

Project Information and Existing Site Plan

Proposed Site Development for:
 TrustCo Bank Branch and Corporate
 Florida Headquarter
 950 North Orange Avenue
 Winter Park, Florida 32789

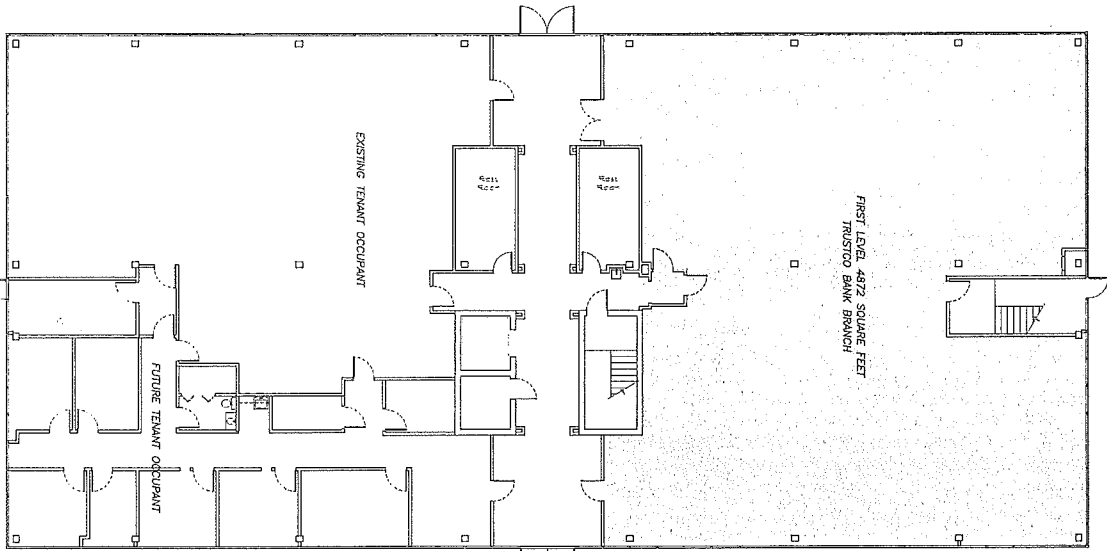
SD-1

REVISIONS:

DATE: 02/27/2018

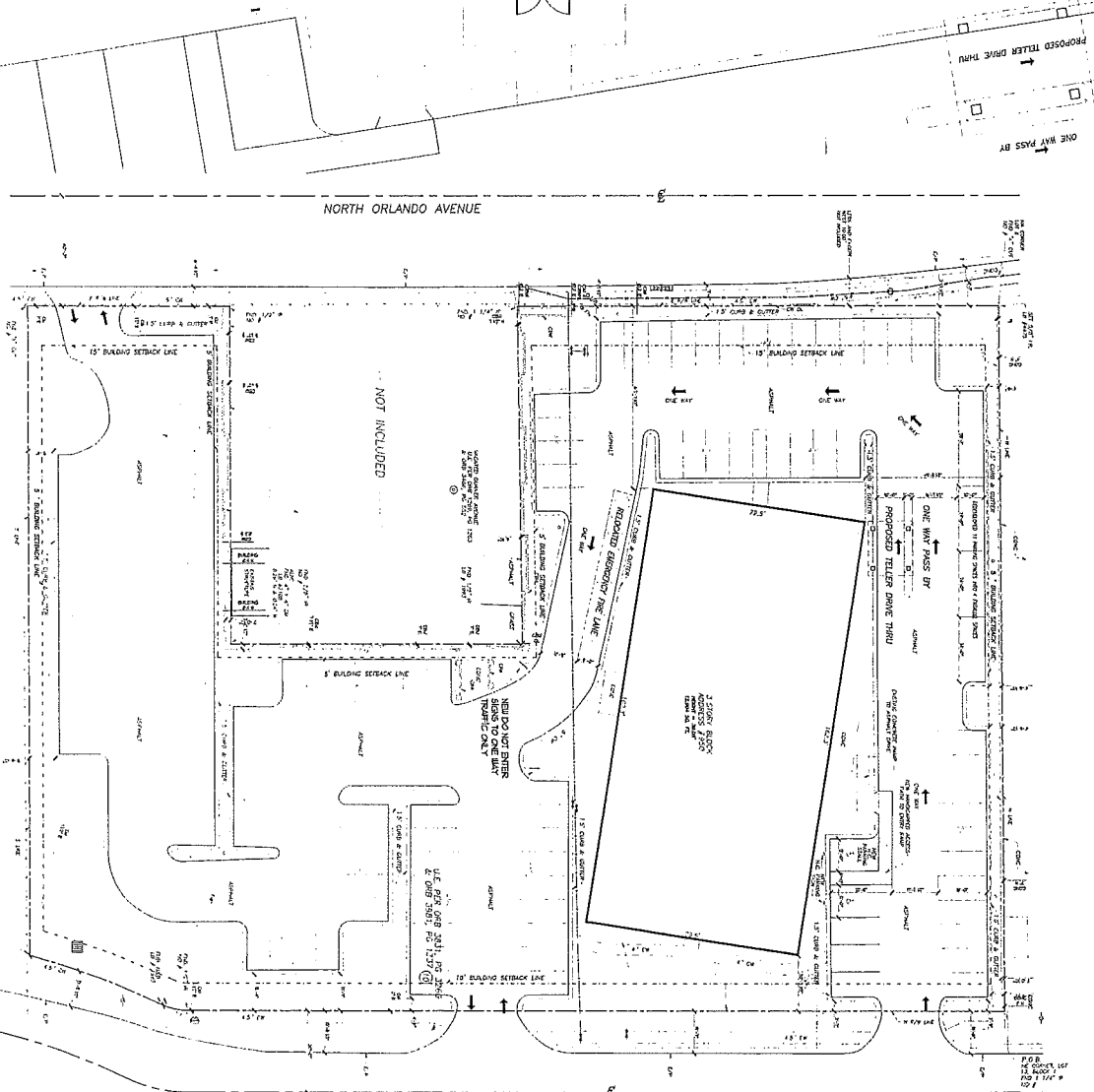
PROJECT: 1518

THIRD LEVEL, 11,160 SQUARE FEET
TRUSTCO BANK TELLER DRIVE DRIVE HEADQUARTERS



PROPOSED GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"
2

NORTH ORLANDO AVENUE



PROPOSED SITE PLAN
SCALE: 1/8" = 1'-0"
1

PROJECT NAME SHEET TITLE

Proposed Site Development for:
TrustCo Bank Branch and Corporate
Florida Headquarter
950 North Orange Avenue
Winter Park, Florida 32789

Proposed Site Plan and ground floor
Proposed Trustco Bank Branch Location

REVISIONS:
DATE: 05/20/14
PROJECT: 13118

SD-2

Treble, Inc.
740 NW 68th Avenue
Ft. Lauderdale, FL 33317
954-240-2814

Eric Treble P.A.
49456

**CITY OF WINTER PARK
PLANNING AND ZONING BOARD**

**Staff Report
April 2, 2013**

REQUEST OF THE JEWETT ORTHOPAEDIC CLINIC TO: AMEND ARTICLE I, "COMPREHENSIVE PLAN" SO AS TO CHANGE THE FUTURE LAND USE DESIGNATION OF MEDIUM DENSITY RESIDENTIAL TO PARKING LOT FUTURE LAND USE ON THE PROPERTIES AT 930, 950 AND 960 MINNESOTA AVENUE.

REQUEST OF THE JEWETT ORTHOPAEDIC CLINIC TO: AMEND ARTICLE III, "ZONING" AND THE OFFICIAL ZONING MAP SO AS TO CHANGE MEDIUM DENSITY MULTI-FAMILY RESIDENTIAL (R-3) DISTRICT ZONING TO PARKING LOT (PL) DISTRICT ON THE PROPERTIES AT 930, 950 AND 960 MINNESOTA AVENUE.

The Jewett Clinic has a contingent contract to purchase property for which they seek Comp. Plan FLU Map and Zoning Map changes to:

1. Change the existing Multi-Family Residential (R-3) designation to Parking Lot (PL) zoning on the properties at 930, 950 and 960 Minnesota Avenues in order to use these properties for an expanded off-site parking lot for prospective building expansions on the Jewett Clinic campus.

The Jewett Clinic desires to expand their medical facilities on their campus at 1285 Orange Avenue. The site plan (attached) shows a prospective new two story medical office building to include an ambulatory surgery center. This rezoning request is to provide the parking spaces needed (in part) for that new medical building project.

The new medical building will be a conditional use on a future P&Z agenda (as it will be a building over 10,000 sq. ft.). However, the Jewett Clinic wants to seek an approval for the off-site parking before they continue to invest in the design work needed for that conditional use application.

Site and Context: The properties at 930 and 950 Minnesota Avenue each now hold a single family rental home. The property at 960 Minnesota Avenue is vacant. The combined properties have 219 feet of frontage on Minnesota Avenue and 145 feet of frontage on Oak Place. The combined properties are 31,375 square feet in size. All three properties are now zoned R-3. Under the R-3 zoning, the combined site could be developed with up to 12 multi-family apts./condos of a combined building size of up to 34,500 square feet.

Project Plans: The conceptual plan for the proposed parking lot is attached. It would yield approximately 73 cars. The applicant would commit to limiting the driveway access onto Oak Place only. Otherwise, the specific plans will conform to or exceed the City's requirements for storm water retention and landscaping including replacement trees for those to be removed. The parking lot (PL) zoning only permits surface parking lots so no building or structure (Parking Garage) is permitted by this PL zoning in the future.

Landscape and Wall Plan: The City staff will recommend conditioning the rezoning on the approval of the landscape and wall plan. The City has a very good parking lot landscape code especially with the recent addition to the Code of the YMCA template for buffering and screening the parking which is essential in order to insure that the visual image of this parking lot from the homes nearby is favorable. That can be done as part of the conditional use process for the new medical building. Since the City has adopted (as part of the Code) the template for the YMCA buffer wall and landscape package, it is important to point out that the neighbors will be looking at exactly what has been successful at the YMCA in terms of visually buffering and screening this parking lot. (This is also the same requirement for wall and landscaping as was required for the rezoning of 1210 Dallas Avenue, also across from residential homes)

Summary: Just as with the YMCA parking lot expansion on our agenda a few months ago, it has been demonstrated that a properly screened parking lot does not diminish property values or discourage residential redevelopment. (There are three new homes built in 2012/2013 directly adjacent to or across the street from the YMCA parking lot)

A parking lot can actually be a quieter and a less active use than the 12 apts./condos that could be built on this combined property. This will be used as an employee parking lot. Employees will park in the morning and leave after work. There is no activity in the parking lot at night or on weekends when the neighbors are generally at home. Staff is recommending a condition of approval to insure that in the future a restaurant on Orange or Orlando Avenue does not lease this parking lot for nighttime and/or weekend use.

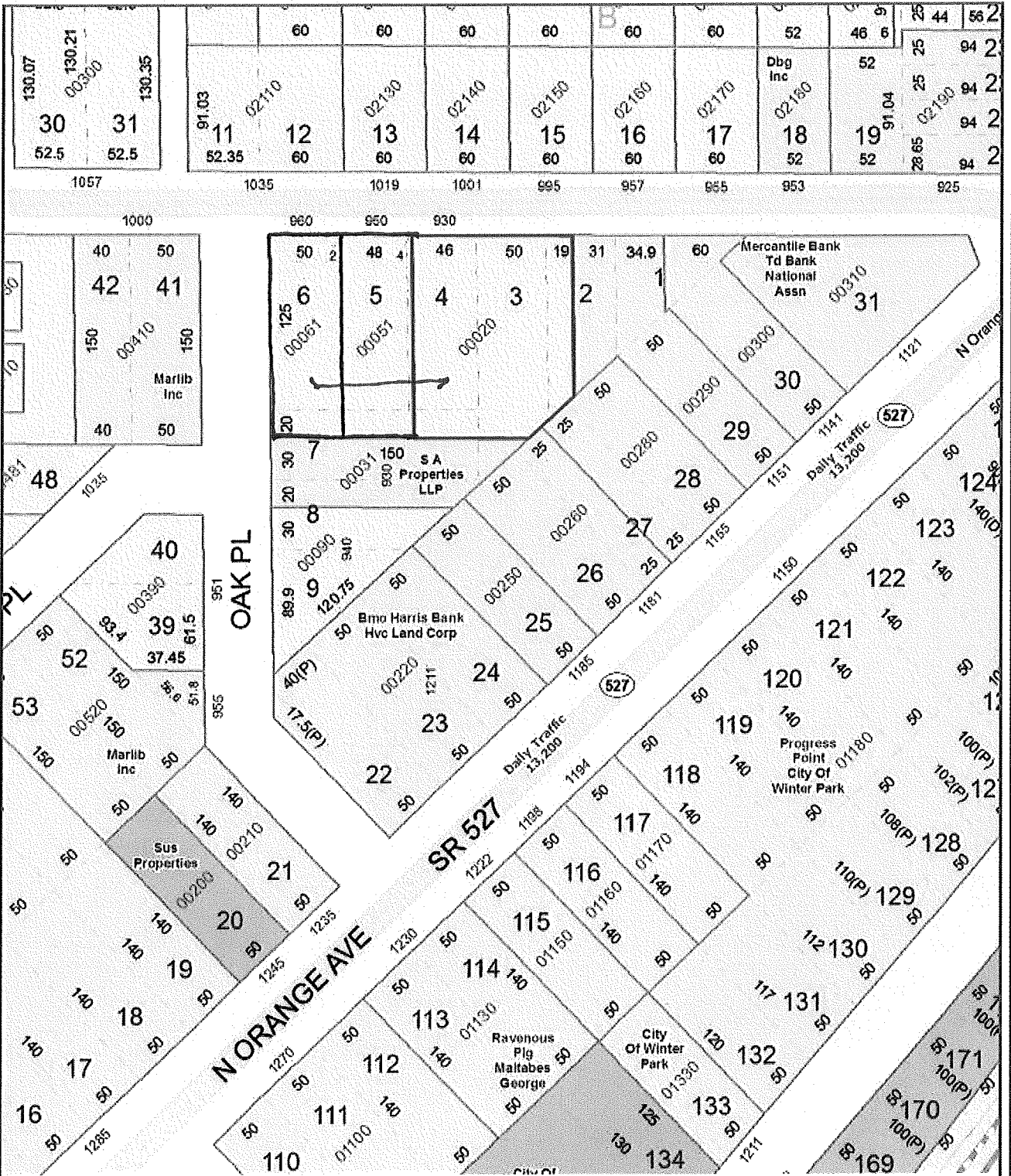
STAFF RECOMMENDATION IS FOR APPROVAL with the condition that the wall and landscape plan be approved as part of the conditional use for the Jewett Clinic expansion and that the parking lot not be leased for any alternate commercial use, like off-site restaurant parking.

(Note that the ordinances are only effective upon the purchase by the Jewett Clinic (SUS Properties) so it will not be rezoned and then used by others for some other commercial use like off-site restaurant parking)

OCA Web Map



- Major Roads
- Public Roads
- Galad Roads
- Road Under Construction
- Proposed Road
- Brick Road
- Block Line
- Lot Line
- Residential
- Agriculture
- Commercial/Institutional
- Governmental/Institutional/Misc
- Commercial/Industrial/Vacant Land
- Agricultural Curtilage
- Hydro
- Waste Land
- Parks
- Lakes and Rivers
- Building
- Block Number
- 6
- 08060
- 3106
- 111.9
- Lot Number
- Parcel Number
- Parcel Address
- Parcel Dimension



OCA Web Map



Major Roads	Proposed Road	Residential	Commercial/Industrial/Use of Land	Park	6 Lot Number
Public Roads	Brick Road	Agriculture	Agricultural Curtilage	Lakes and Rivers	09050 Parcel Number
Gated Roads	Block Line	Commercial/Institutional	Hydro	Building	3106 Parcel Address
Road Under Construction	Lot Line	Governmental/Institutional/Misc	Waste Land	Block Number	111.9 Parcel Dimension





JEWETT ORTHOPAEDIC CLINIC, P.A.

- HEADQUARTERS, 1285 Orange Ave., Winter Park, FL 32789
 - STIRLING CENTER, 701 Platinum Point, Lake Mary, FL 32746
 - MEDPLEX, 7300 Sandlake Commons Boulevard, Suite 127, Orlando, FL 32819
 - INTERNATIONAL PLAZA, 3451 Technological Ave., Suite 15, Orlando, FL 32817
 - DOWNTOWN ORLANDO, 2876 S. Osceola Avenue, Orlando, FL 32806
 - RDV SPORTSPLEX, 8701 Maitland Summit Boulevard, Orlando, FL 32810
 - CONVENIENT CARE CENTER, 801 S. Orlando Ave., Suite A-K, Winter Park, FL 32789
 - ORLANDO EAST, 7975 Lake Underhill Rd. Suite 330, Orlando, FL 32822
- Phone: 407-647-2287
• Phone: 407-206-4500
• Phone: 407-345-1646
• Phone: 407-380-8705
• Phone: 407-236-0404
• Phone: 407-916-4120
• Phone: 407-599-3710
• Phone: 407-381-8441
- Main FAX # 407-643-2801 • website: www.jewettortho.com

Eugene L. Jewett, M.D. (1900-1987)
Founder

John W. McCutchen, M.D.
President and Chairman
Hip Surgery

Gregory O. Munson, M.D.
Surgery of the Spine

John R. Chase, M.D.
Knee and Ankle Surgery

Richard L. Shure, M.D.
Hand Surgery

Hugh B. Morris, M.D.
Hip and Knee Arthritis Surgery
Sports Medicine and Arthroscopy of
the Knee and Shoulder

Richard M. Konsens, M.D.
Reconstructive Surgery of the Knee
Sports Medicine

Reginald L. Tall, M.D.
Surgery of the Spine

John A. Papa, M.D.
Foot and Ankle Surgery

Brian K. Barnard, M.D.
Hand Surgery
Arthroscopic and Reconstructive
Surgery of the Elbow and Shoulder

Janet M. Robison, M.D.
Arthroscopic and Reconstructive
Surgery of the Knee

Adam S. Fenichel, M.D.
Hand Surgery
Pediatric Orthopaedic Surgery

Joseph B. Billings, D.O.
Arthroscopic and Reconstructive
Surgery of the Knee, Hip and Shoulder
Sports Medicine

Colleen M. Zittel, M.D.
Rehabilitation Medicine
and Electrodiagnosis (EMG)

Wadiah S. Macksoud, M.D.
Hand Surgery
Shoulder and Elbow Surgery

Mary Lynn Brown, M.D.
Hand Surgery

Jeffrey A. Deren, M.D.
Hand Surgery

Craig M. Mintzer, M.D.
Sports Medicine / Arthroscopic
Surgery of the Shoulder and Knee

Kenneth A. Krumins, M.D.
Arthroscopic and Reconstructive
Surgery of the Knee / Sports Medicine

Mark A. Beckner, M.D.
Surgery of the Spine

Michael V. Jablonski, M.D.
Arthroscopic and Reconstructive
Surgery of the Knee and Shoulder
Sports Medicine

Steven C. Choung, M.D.
Foot and Ankle Surgery

Kurt A. Gasner, M.D.
Hand Surgery
Shoulder and Elbow Surgery

Philip A. Meinhardt, M.D.
Spine Surgery

William Felix-Rodriguez, M.D.
Primary Care Sports Medicine

Sean M. McFadden, D.O.
Surgery of the Knee and Shoulder
Sports Medicine

Physician Extenders

Jared P. Reiss, PA-C
Robert S. Buckley, PA-C
Kit Kwan, PA-C
Skip Repass, PA-C
Karen E. Glavin, PA-C
David M. Costello, PA-C
Robert W. White, PA-C
Sarah M. Richardson, PA-C
Jeffrey A. Wright, PA-C
Jennifer Britt, PA-C
Peter Wheeler, PA-C
Bucky Boaz, ARNP
Neil Whitwam, ARNP

February 27, 2013

To Whom It May Concern:

Jewett Orthopaedic Clinic located at 1285 Orange Avenue, Winter Park has been a part of the community for the past 76 years. Jewett built its first facility in Winter Park in 1971 when Dr. Eugene Jewett determined that the City of Winter Park was where he would locate his medical clinic for Orthopedics. At that time, the Clinic consisted of 6 physicians. From that date until today Jewett has added to the existing facility and opened another eight locations in the Orlando area. Currently Jewett has 25 doctors on staff, 14 PA's/Nurse Practitioners and over 200 employees.

In 1993 Jewett also became a partner of Physicians Surgical Care Center (PSCC) in Winter Park, near the Winter Park Hospital. As Jewett added additional physicians over the years, the number of orthopedic surgical cases at PSCC also increased. After 20 years at this facility we are faced with an aging building, aging equipment and a shortage of Operating Rooms to accommodate the needed outpatient surgical cases.

Jewett has spent the last two years exploring options of where best a new surgery center could be located and still provide the conveniences for the patient as well as our doctors who go between their daily clinics and the surgery center. After performing this research we have concluded that the best location for the new facility is next door to our existing offices in Winter Park and Jewett already owns the property. This should allow us to build out the new facility for less and also help us to hold down the cost of healthcare to our patients. This location will also allow our patients to be seen in any of our nine offices and yet be very accessible for them on the day they may need a surgical procedure performed.

CELEBRATING OVER 75 YEARS OF ORTHOPAEDIC LEADERSHIP

Charles M. May, Chief Executive Officer

City of Winter Park

February 27, 2013

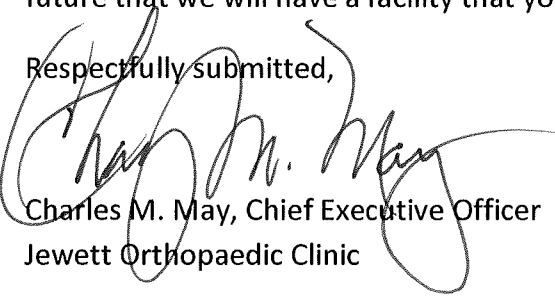
Page 2

Working with HuntonBrady, (architectural firm) and Klima Weeks, (civil engineers) we have determined the need for additional parking spaces to accommodate the new facility. We have placed a contract for additional land at Oak Street and Minnesota Avenue next to our existing office in Winter Park. Currently it is our understanding that the property is zoned R3 and we are requesting to change the zoning to allow for a parking lot. In order to ensure that we have the sufficient parking for our patients, we would plan to move our employees from our existing parking spaces to the new parking area at Oak and Minnesota. Also to ensure that our neighbors are not disturbed by the expansion of our parking needs, we would ensure that the lot will be neat in appearance and kept extremely clean. Also parking would only be a daytime event, therefore not distributing the neighbors in the evening hours.

A new surgery center in place will allow Jewett the opportunity to continue to meet the needs of our patients and at the same time add needed revenues to the City of Winter Park tax base.

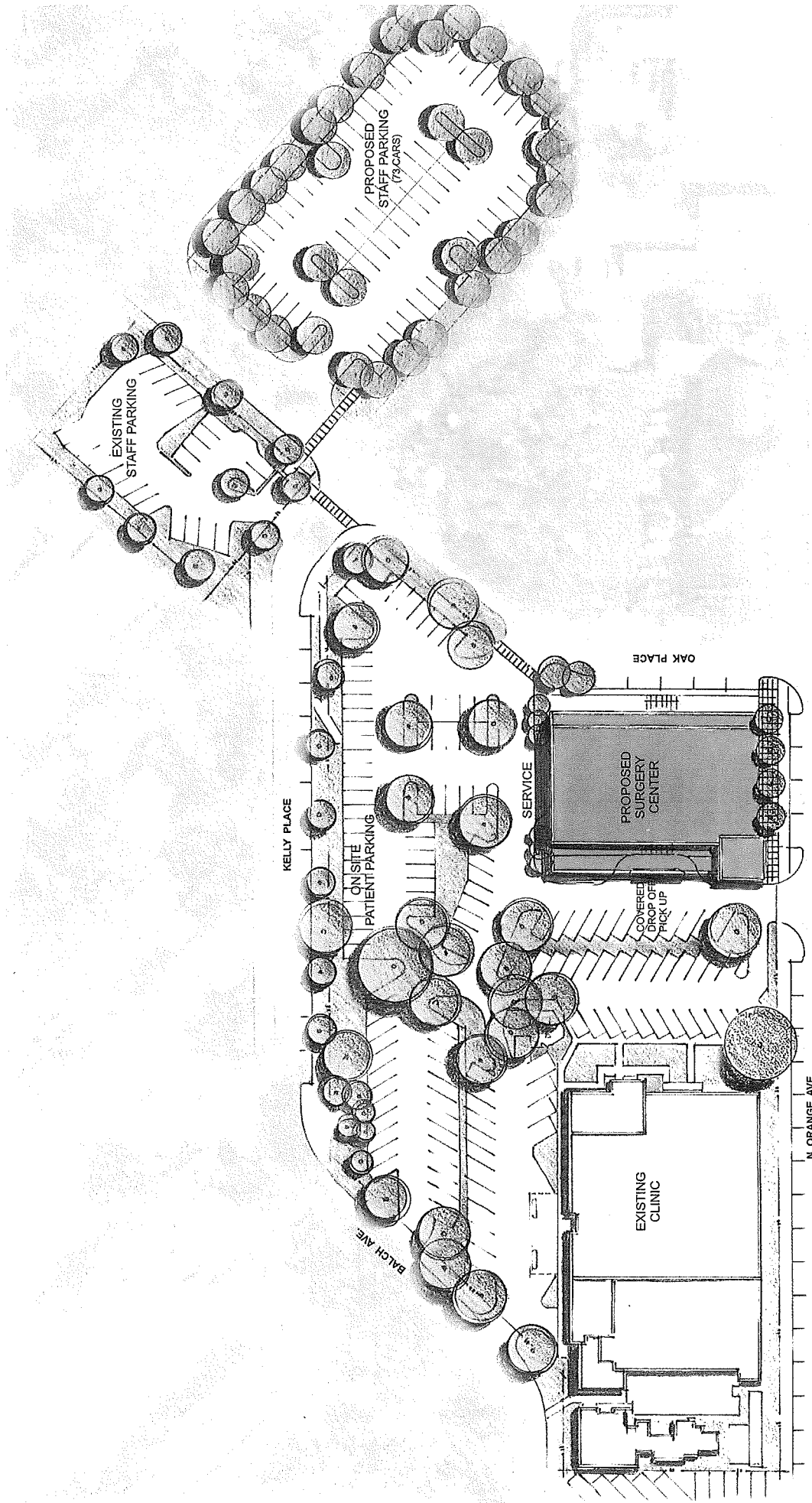
We, at Jewett, thank you for your consideration of this project and hope that should you or one of your family members have a need for our services in the future that we will have a facility that you will be pleased to visit.

Respectfully submitted,



Charles M. May, Chief Executive Officer
Jewett Orthopaedic Clinic

/gg



North



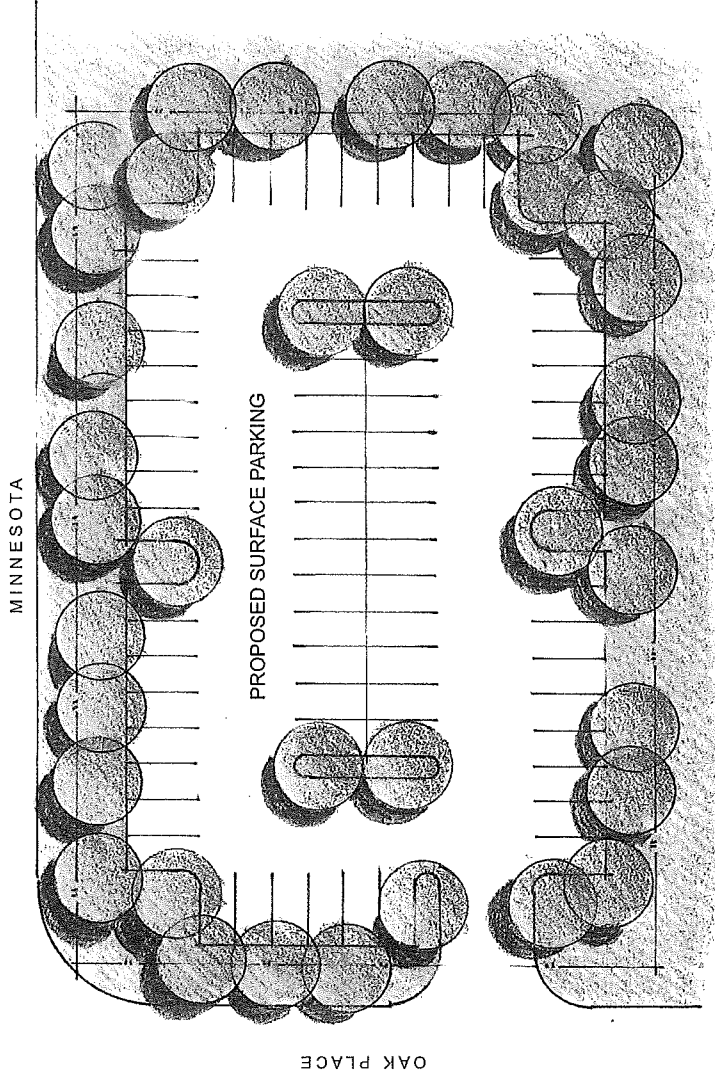
HuntonBrady
ARCHITECTS

SUS SURGERY CENTER

Winter Park, Florida
March 5, 2013

Jewett
Orthopaedic
Clinic





SITE DATA

Site Area	0.7 Acres
Total Parking	73 Cars

SITE PLAN

