

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

**Staff Report  
December 2, 2014**

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**REQUEST OF SENTIO INVESTMENTS LLC FOR:** AN ORDINANCE AMENDING CHAPTER 58 "LAND DEVELOPMENT CODE" ARTICLE I, "COMPREHENSIVE PLAN" SO AS TO CHANGE THE FUTURE LAND USE DESIGNATION OF SINGLE FAMILY RESIDENTIAL TO MEDIUM DENSITY MULTI-FAMILY RESIDENTIAL FUTURE LAND USE ON THE PROPERTIES AT 1500 S. ORLANDO AVENUE; 1010 GARDEN DRIVE AND 1021 CAMELLIA AVENUE.

**REQUEST OF SENTIO INVESTMENTS LLC FOR:** AN ORDINANCE AMENDING CHAPTER 58 "LAND DEVELOPMENT CODE" ARTICLE III, "ZONING" AND THE OFFICIAL ZONING MAP SO AS TO CHANGE THE ZONING OF SINGLE FAMILY (R-1A) DISTRICT TO MEDIUM DENSITY MULTI-FAMILY RESIDENTIAL (R-3) DISTRICT ON THE PROPERTIES AT 1500 S. ORLANDO AVENUE; 1010 GARDEN DRIVE AND 1021 CAMELLIA AVENUE.

**REQUEST OF SENTIO INVESTMENTS LLC FOR:** CONDITIONAL USE APPROVAL TO REDEVELOP THE ST. JOHN'S LUTHERAN CHURCH PARKING LOT AT 1500 S. ORLANDO AVENUE AND THE TWO CHURCH HOMES AT 1010 GARDEN DRIVE AND 1021 CAMELLIA AVENUE INTO A THREE STORY, 90 ROOM ASSISTED LIVING AND MEMORY CARE RESIDENTIAL FACILITY OF APPROXIMATELY 73,000 SQUARE FEET, PURSUANT TO THE REQUESTED R-3 ZONING.

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This public hearing is at the request of Sentio Investments LLC for the redevelopment of the St. Johns Lutheran Church parking lot at 1500 S. Orlando Avenue and the two adjacent Church homes at 1010 Garden Drive and 1021 Camellia Avenue. The applicant is requesting a change to the Comprehensive Plan future land use map from single family residential to medium density multi-family residential and a companion rezoning from single family (R-1A) to multi-family (R-3) along with a Conditional Use for the proposed three story, 90 room/106 bed assisted living and memory care facility of approximately 73,000 square feet. The project highlights include:

Project Site:	1.88 acres (81,195 square feet)
Existing Future Land Use Category:	Single Family Residential
Existing Zoning District:	R-1A
Proposed Future Land Use Category:	Medium Density Multi-Family Residential
Proposed Zoning District:	R-3

The proposed assisted living/memory care facility consists of approximately 73,000 square feet of building area including common areas, kitchen/ service areas and the 90 room/106 beds of assisted living and memory care living space. (See plans attached) The R-3 Code has a special setback for this type of facility that the "building" must be at least 50 feet from another residential zoned property. The setback to this building is 61 feet.

The overall site area per OCPA is 81,195 square feet (1.88 acres). Under the current Single Family Residential future land use and R-1A zoning the site could be used for eight (8) single family homes with a maximum total size on 34,913 square feet based on the maximum 43% FAR. Under the proposed Medium Density Multi-Family Residential future land use and R-3 zoning, the maximum 110% FAR would allow up to 89,315 square feet. The proposed project of 73,046 square feet is at a 90% FAR.

The open space/pervious surface coverage is 31%. The Code minimum is 30% open space/impervious space. The building lot coverage (footprint) is 31.6% of the site. The maximum is 40%.

For purposes of comparison, the following table outlines the R-1A zoning requirements, the R-3 zoning requirements and the proposed development standards of this project.

	R-1A Requirements	R-3 Requirements		Project Proposal
Property Size 81,195 sq. ft.				
Floor Area Ratio	Max. 43%	Max. 110%		90%
Lot Coverage	N/A	Max 40%		31.6%
Min.Open Space/Imp. Cov.	Min. 50%	Min. 30%		31%
Primary Street Front setback	25 feet	25 feet		25 feet
Secondary Side Street setback	20-25 ft.	20 feet		20 feet
Interior Side setback	10 feet	20 feet		61 feet
Rear setback	25/35 feet	25 feet		61 feet
Parking Requirement	2/unit	2.5/unit		65 spaces*

Density	5 units/acre	17 units/acre		90 rooms/106 beds
Bldg. Height	35 feet (2 story max)	35 feet (3 story max)		35 feet* (3 story)

**Parking Requirements:**

The City's parking code for nursing homes and assisted living facilities is one parking space for each three beds and one parking space per staff and visiting doctor. Based on the 106 beds and 20 employees, that code requirement would be 55 spaces. There are 65 spaces shown on the proposed site plan. By agreement, the Church may use 10 spaces on Sundays and other times. During the non-church use periods, then this facility will have 10 added spaces to be utilized. The applicant is very confident that this amount of parking is sufficient to meet their needs and they will present information to support that premise at the public hearings.

The City's parking requirement for Churches is one parking space for each four seats. It is difficult to assess the number of seats in the sanctuary when you have rows of church pews because it depends upon how much space each person occupies and the comfort level of sitting next to others. Sometimes people leave a lot space between them and others but if the Church is full then you sit much closer together. Technically, per the Building Code, each seat is defined as 22 inches wide. That is similar to the width of the seats at the Amway Arena. Based on those calculations there are 525 seats in the Church sanctuary which would translate into the need for 131 parking spaces. There is no standard or method of measuring "seats" in this context in the Zoning Code. The Church has the ability to provide 88 on-site parking spaces (see site plan attached) so if the Building Code standard is applied then there is an exception requested for the shortfall of 43 spaces. The Church believes that the 22 inch standard is not realistic for the actual way the seating functions in the sanctuary. They also cite that their current membership and attendance can adequately be accommodated within the 88 parking spaces that they will have available on Sundays.

The current size of the congregation for Sunday services is about one-third full. Given a typical Sunday the 88 spaces is adequate to meet the parking needs of the Church with about 120-140 people in attendance. There may be overflow on Christmas and Easter but otherwise that level of parking meets current needs. A large part of the reason that these Church properties are for sale, is that the Church has lost significant numbers from their congregation, which has lead in part to the financial difficulties that has motivated this proposed sale. The dilemma is what happens if or when the Church restores its' congregation to resemble its' previous membership. The Church believes they can overcome that scenario by having more than one Church service and with their parking agreement with the office building at 1400 S. Orlando. The nearby neighbors are concerned that instead the cars will use the neighborhood streets.

### **Comprehensive Plan/Zoning Code Exceptions Requested:**

The Comprehensive Plan and Conditional Use process allows the applicant to request certain exceptions regarding setbacks and other similar development standards. There are four such requests as part of this application.

One exception requested is to the required roof slope and thus setbacks of the third floor of this project. Policy 1-3.8.6 states that within areas designated medium density residential (R-3) (the project) shall not exceed two stories in height unless approved via conditional use by the City Commission. In addition, such third floors must be entirely contained within a sloping roof having a maximum 12:12 roof slope. The applicant is asking for an exception to the roof slope requirement (or setbacks for the third floor) in order to have vertical walls that allow the units/rooms on the third floor to match the size and orientation of the units/rooms on the second floor. One can visualize the impact on the third floor plan layout if the side walls of the building above the second floor were to slope in at a 45 degree angle (12:12) and the resultant impact of the shape of those exterior units/rooms. The applicant believes that their location on three streets and their enhanced setbacks to the rear of 61 feet compensate for this setback encroachment for the third floor. The counter point is that the third floor located within a sloping 45 degree roof line creates the visual image of a 2 story or 2 ½ story building (with dormers) and thus lessens the visual impact of the building size.

Another exception is to the parapet height. The proposed building height of 34 feet conforms to the 35 feet of building height permitted by the Zoning Code. The issue for the applicant is that leaves only one foot of parapet which is acceptable to control rooftop drainage but does not work sufficiently to conceal the rooftop air conditioning and other mechanical equipment. Thus, a mansard parapet height of up to 40 feet is requested. Otherwise the applicant would just build to code and put screening material around the rooftop AC and mechanical equipment which would be less attractive. The counter point is that then the effective visual height of the project is 40 feet.

The third setback exception requested is for the parking lot/spaces on the eastern property line to be located Zero feet from the eastern property line adjacent to residential (in lieu of the required 10 foot setback). The compensation for this encroachment is a proposed six foot masonry wall as the proposed substitute visual and privacy buffer.

The fourth exception is the issue of adequate parking for the Church. Again there is no set method of determining the number of seats for church pews in a sanctuary within the Land Development Code. However, based upon the guidance provided by the Building Code (22 inches per seat), the Church is asking for an exception of 43 spaces.

### **Staff Analysis of the Applicant's Requests:**

Various city departments have reviewed this application including representatives from Planning & Community Development, Public Works, Electric Utility, Water and Wastewater Utilities, Fire, Urban Forestry, Parks & Recreation and City Administration. Their comments were as follows:

Fire Dept.: It is unclear if, as at other nursing/skilled care/assisted living facilities, there is an alternative or rear door (other than the front entrance) for transport of patients to the Hospital.

Police Dept.: If the Church congregation grows back to attendance that exceeds the one space per four seats, then the neighborhood streets appear to be the plan for parking. When there are popular events at Mead Garden and cars are parking on Garden Drive and Camellia Avenue this has been a problem. The residents often call the Police and complain because the streets are narrow and when a car parks on the street opposite a driveway, the resident cannot back out of their driveway. For the occasional event at Mead Garden or for Easter/Christmas Church service, that inconvenience is acceptable. However, if it became a regular occurrence then the street will need be signed for no on-street parking on Sunday mornings. That effectively caps the Church at close to the current congregation size.

Water/Sewer Utility: Sewer - No issue. Water - Depending on fire flow needs for the building there may be some off-size water main upgrades needed.

Engineering/Streets: Unsure if sidewalks are planned on the perimeter on Garden and Camellia and would want them at a minimum for that block. Staff expressed concern about visitors who may take their parents out for a wheelchair stroll down to Mead Garden, which would then be pushing the wheelchair in the street, as no sidewalks exist.

Parks Dept.: Noted the variance requested to have the parking lot located Zero feet from the eastern property line adjacent to residential (in lieu of the required 10 foot setback) with a six foot masonry wall as the proposed substitute buffer. Question raised on parking lot lighting for that parking lot area especially if the lights have to be on the property line and if the light poles are located in the landscape islands then that prohibits tree planting in those islands.

The proposed population of 90-106 residents counts toward our parks level of service standard of 10 acres per 1,000 population. These are not typical "units" but some method of calculating the parks impact fees needs to be done, which is \$2,000 per unit. Since the R-3 zoning caps the residential density at 17 units/acre, the 1.88 acres represents 32 units.

Based upon these departmental comments, if the project proceeds then conditions of approval need to be included as follows:

1. Construction of sidewalks on-site and off-site within this entire block and along one side of Garden Drive down to Mead Garden.
2. Incorporation of the parks impact fee for the R-3 potential of 32 units.

### **Traffic Study:**

As required by the Land Development Code, the developer provided a traffic study to determine the impacts of this project. This type of assisted living/memory care project is a very low traffic generator. Virtually none of the residents drive so you have traffic from employees coming and going from work, family/visitors and service/delivery traffic. The expected increase in traffic from this project over the amount of traffic if this land were developed as single family homes is 204 trips. There is realistically no traffic from these properties now, but even if you assume all the traffic is new then it is 290 new trips per day. The staff recognizes this location is adjacent to Orlando Avenue with 26,000 cars/day. The neighbors however, already feel overwhelmed by the cut-thru traffic especially on Garden Drive that is a popular cut-thru route to avoid congestion at the Orange/Orlando intersection. Understandably, the neighbors don't want any more cut-thru traffic and expect some of this project's traffic on their streets.

### **Site Design:**

City staff is generally very complimentary of the site design and layout of this project. The applicants have done many things to reduce the visual impact of the mass or size of this building. Earlier versions were simply a long rectangular building up front on Orlando Avenue. This proposed site design and use of an winged shaped building breaks up the mass and most importantly preserves the three large beautiful existing live oak trees on site to buffer and screen the project. There also are significant architectural articulations (ins and outs) to break up the facades of the building and provide an attractive architectural image.

Unfortunately for every nice "front" door image of a project, there is a "back" door or rear that is more challenging. In this case, the service delivery rear of this project faces Camellia Avenue which will be much more challenging to screen and buffer.

This is the "preliminary" conditional use phase. If this project proceeds on to the "final" conditional use phase, then the City reviews the final architectural plans and looks more closely at architectural details, materials, etc. Staff has a continuing services contract for architectural services, that could be used at that time to review the final architectural aspects of this project since it is at a gateway location into Winter Park.

### **Compatibility Analysis:**

One of the City's primary concerns is always based on compatibility. The staff looked to see if the size and scale of the proposed project is comparable to the density and intensity of commercial or institutional buildings in this immediate area on Orlando Avenue. To that end, the Church itself and the adjacent Office buildings seem to be the best guides for density and intensity that would fit and be compatible on these properties.

Per the tax rolls, the Church is approx. 57,462 square feet of building on a 2.6 acre site. That is a density/intensity (floor area ratio) of 53.8%. Per the tax rolls, the Office building to the north at 1400 S. Orlando Ave. is 21,023 sq. ft. on a 0.85 acre site. That is a density/intensity (floor area ratio) of 57.0%. The seven story Mercantile Bank building at Orange/Orlando Avenues is 108,339 square feet on a 5.0 acre site which is a floor area ratio of 49.5%. This proposed assisted living facility is at a FAR of 90%.

### **Evolution of this Project:**

Originally in April 2014 what was listed for sale by the Church was just and only the parking lot property at 1500 S. Orlando Avenue. That parking lot is 1.36 acres. The two Church houses at 1010 Garden Drive and 1021 Camellia were not part of the original sale. The original plan by the Church was to retain those properties for their current uses and if the Church ever needed more parking then the houses could be removed and additional parking could be built. The attached sketch was provided by the Church at that time to show how much parking could be gained.

However, the 1.36 acres did not provide these applicants with enough land and building size. So the Church went back to the congregation and was granted approval to include 1010 Garden Drive and 1021 Camellia as part of the sale. The net effect of that decision was not only to make the project larger in size but also to allow it to move 75 feet closer to the adjacent neighborhood.

### **Comprehensive Plan Determination:**

There are a number of policies in the Comprehensive Plan that address the aspects of this application including the requested change to the Comp. Plan FLU/Zoning Map and to the R-3 development in general as well as this specific project. Those Policies are an addendum to this staff report.

Policy 1-3.8.4 indicates that land use changes from single family to multi-family are to be "strongly discouraged". Certainly in most instances it is obvious that the City does not desire taking portions of a single family neighborhoods and changing the Comp. Plan FLU/Zoning for multi-family development. The difference in this application can be the previous

institutional use of most of this property as a Church parking lot (not SF homes) and the location adjacent to a four lane arterial highway.

Policies 1-2.1.6; 1-2.1.7 and 1-3.6.1 speak to the issues that code maximums are not an entitlement and that compatibility with the scale and character of surrounding areas along with other factors provide the basis for limitations on density and intensity of development within land use categories.

Policy 1-3.8.6 speaks to the R-3 development specifically in that the third floors of R-3 multi-family projects are to be entirely contained within a sloping roof having a maximum 12:12 roof slope. The purpose of this Policy is to minimize the visual impact of the third floor. The applicant is asking for an exception to the roof slope requirement (or setbacks for the third floor) in order to have vertical walls which then allows the units/rooms on the third floor that match the size and orientation of the units/rooms on the second floor. That exception request runs counter to the intent of this Policy.

Policy 1-4.1.F.5 provides that the growth and development of St. Johns Lutheran Church should be in conformance with a master plan. However, there has never been a master plan prepared, submitted or approved for St Johns Lutheran Church.

### **Summary and Conclusion:**

The planning staff is not opposed to the sale and redevelopment of these properties. There are a number of such scenarios that could work well both for the Church and for the adjacent neighborhoods. One of which would be to go back to the original plan by the Church to sell only the existing parking lot and keep the two Church houses as a buffer from the neighborhood and as an option for future parking if the congregation regrows.

However, even if all the properties are sold, one more compatible option would be to sell for a use, such as an office that is more compatible with the adjacent single family residential neighborhoods. If redeveloped as an office building, then with office zoning and the 45% maximum FAR, there would be a maximum 36,850 square foot building which would be the virtually the same size as the current single family zoning would permit with its maximum 43% FAR. This is also an attractive scenario because typically the office building parking lot would be inactive at nights and on weekends and available for the Church to use on Sundays.

Another compatible development scenario would be some lower scale two story townhouse development on a portion of these properties. The Church could maintain some property for additional parking and the townhomes would be compatible as a transitional use from Orlando Avenue back into the neighborhood.



After significant review, staff has analyzed the request for Multi-Family Future Land Use/R-3 zoning and Conditional Use. There are factors in favor and against these requests. Those factors in favor include:

1. The project meets a growing need in the community for our aging population in providing opportunities for assisted living and memory care.
2. The project is located adjacent to a four lane arterial State highway and has a low traffic generation.
3. The project site design is sensitive to preservation of the three major existing live oak trees and contains many architectural design features to help buffer the mass and size of the building.

Those factors against the request include:

1. The project is twice the density (square footage) of that permitted under the current land use designations. 73,046 sq. ft. proposed versus 35,149 sq. ft. permitted.
2. The project's size is not compatible and out of scale with its location directly adjacent to single family homes and surrounding single family neighborhoods, nor is it compatible in terms of FAR with other nearby office development.
3. The exceptions requested to the Comp. Plan policies and LDC for the setbacks for the third floor and parking spaces further impact the adjacent residential neighborhoods.

While staff recognizes there are several favorable aspects of this request, the proximity and incompatibility to the adjacent single family neighborhood and the size of the project (twice the size of City Hall) given the adjacent neighborhoods, create concern that this development is too large and too intense for this site. The Comprehensive Plan policy direction supports both the cautionary "strongly discouraged" aspect of making the Comp. Plan FLU/Rezoning change and the intent to make three story R-3 development visually appear to be just two stories in height.

**STAFF RECOMMENDATION IS FOR DENIAL of the request for Medium Density Multi-Family Residential FLU and R-3 Zoning as well as for the Preliminary Conditional Use.**

## **COMPREHENSIVE PLAN POLICIES RELATED TO THE PROPOSED FLU/R-3 REQUEST AND TO R-3 DEVELOPMENT IN GENERAL**

**Policy 1-2.2.1: Single-Family Residential.** This Future Land Use Map designation is designed to indicate areas to be developed for single-family residential uses and the compatible zoning districts for such future land use designation are the R-1AAA, R-1AA, R-1A and PURD zoning districts. The residential uses intended for these areas include single-family detached housing, accessory units and attached townhouse units. The overall density range shall be up to five (5) dwelling units (DUs) per acre except in the approved PURD areas where the density of single family, zero lot line or townhouse development maybe increased to eight (8) DUs to the acre but is mediated by the provision of readily useable open space areas. The maximum floor area ratio shall be set at 0.38 (38%) with the potential bonus of 5% to reach a maximum of 0.43 (43%) upon satisfaction of meeting design incentives and shall include the floor area of above grade, attached and unattached garages.

**Policy 1-2.2.3: Medium-Density Residential.** This land use designation is designed to indicate areas to be zoned for the multi-family residential uses. The compatible zoning district for this designation shall be the R-3 zoning district. Included are townhouses, condominiums, and apartments. The maximum density is up to seventeen (17) units per acre on such properties. The floor area ratio shall not exceed (110%) and as may be governed by the maximum number of stories permitted in the Maximum Height Map within this Future Land Use Element and shall include the floor area of above grade, attached and unattached garages.

**Policy 1-2.1.6: Floor Area Ratio Limitations.** The floor area ratios detailed in this Comprehensive Plan are the maximum density and intensity parameters potentially permitted in each respective future land use designation. These maximum floor area ratios are not an entitlement and are not achievable in all situations. Many factors may limit the achievable floor area ratio including limitations imposed by the Maximum Height Map, physical limitations imposed by property dimensions and natural features as well as compliance with applicable code requirements such as, but not limited to parking, setbacks, lot coverage and design standards. The City in the review and approval of specific projects may limit and restrict the achievable floor area ratios.

**Policy 1-2.1.7: Restrictions on Density and Intensity of Development.** The maximum range of density and/or intensity (FAR) stated in the Comprehensive Plan and in the Land Development Code may be further constrained by quantitative and qualitative criteria included in the Comprehensive Plan and Land Development Code, including but not limited to requirements for minimum open space; concurrency management and level of service standards for transportation, building height, parkland, storm water and other public facilities and services; off-street parking and internal circulation; landscaping; impacts on schools; and on-site and off-site improvements and design amenities required to achieve land use compatibility. In addition, natural constraints such as the shape and natural features of a site may present obstacles to achieving maximum density and/or intensity delineated on the adopted Comprehensive Plan Future Land Use Map Series.

**Policy 1-3.6.1: Maintain the Scale and Character of Neighborhoods.** New development and redevelopment shall occur in a manner that preserves the elements of the existing neighborhood character that provide the attractiveness and unique character of each individual neighborhood. The City shall accommodate redevelopment activity in a manner that does not produce new residences which substantially alter the scale or character of a street. The aim shall be to restrict home sizes so they do not visually overpower the natural features or amenities in a neighborhood, but instead complement those features. The City shall regulate the degree and scale of development on single-family properties through the use of the tools of setbacks, height limits, lot coverage restrictions and impervious coverage restrictions, floor area ration, limiting wall heights at side yard setbacks, reducing heights along sensitive edges, second floor step backs on front and side, establishing maximum wall plane lengths that reflect the traditional width of buildings along the street, roof pitches, and alignment of front setbacks. Winter Park applies and shall continue to apply a floor area ratio in managing the size, building mass, and design features of single-family and townhouse buildings. Pursuant to the City's strategic plan, the City shall review its residential development standards as new issues are confronted in maintaining a proper scale and intensity among adjacent uses in order to retain Winter Park's "village" character.

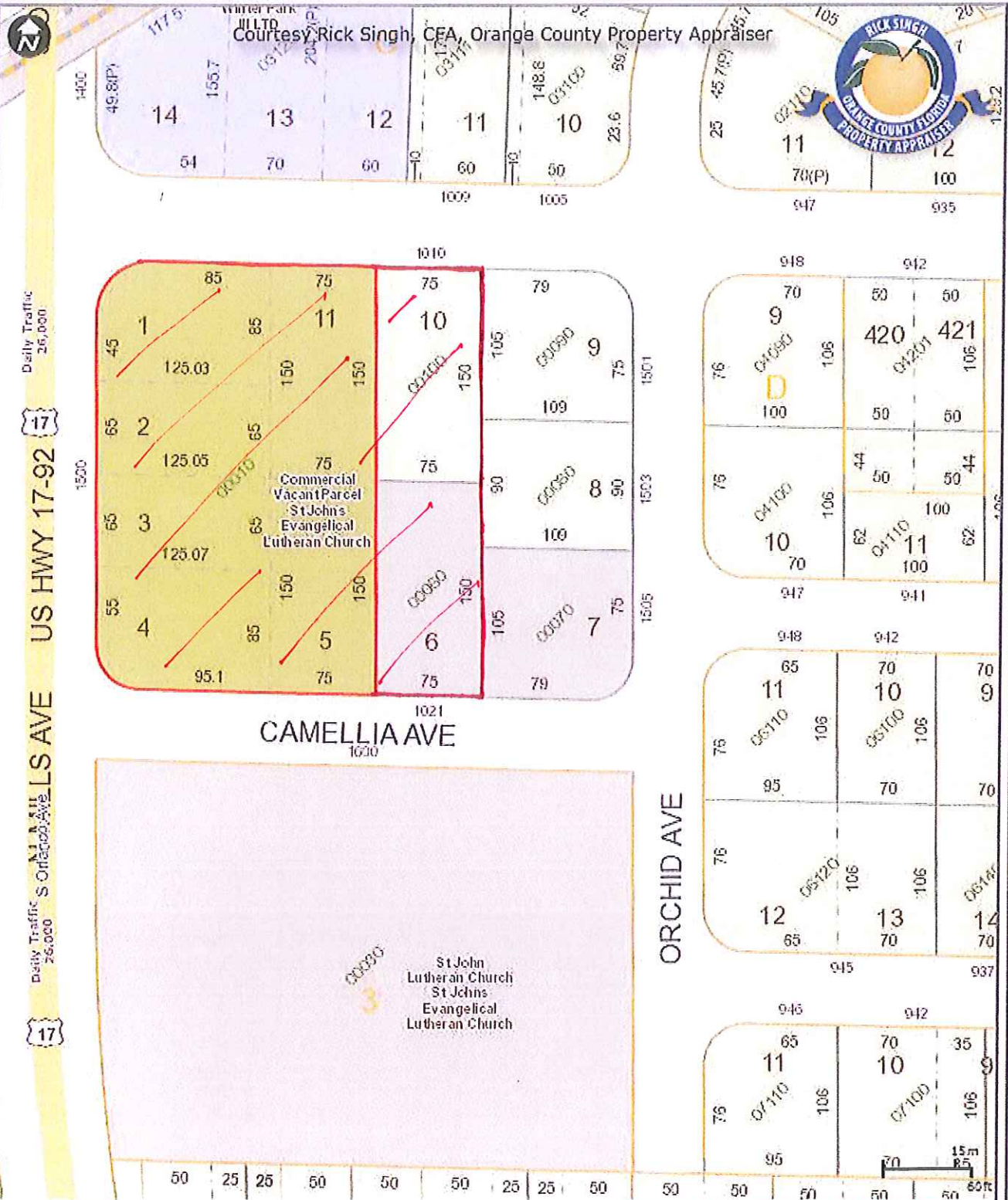
**Policy 1-3.8.4: Encourage Single-Family Detached Homes.** The City shall encourage single family detached homes as opposed to apartments and condominiums by strongly discouraging Future Land Use Map amendments from Single-Family Residential or Low-Density Residential to Medium or High-Density Residential. The intent of this policy is to provide a smooth transition of density/intensity of land use. However, the sole exception to this policy shall be with respect to an existing residential elderly housing development that is larger than 10 acres, the parcel to be changed is internal to the development, being at least 200 feet from Low Density or Single Family in other ownership, and there is a step down in intensity towards the perimeter of the development. *Policy amended to reflect changes as adopted on June 28, 2010 per Ordinance 2817-10*

**Policy 1-3.8.6: Promote Appropriate Scale and Height for Medium Density Multi-Family Development.** Except within the Central Business District geographical area, multi-family residential development within areas designated medium density residential (R-3) shall not exceed two stories in height unless approved via conditional use by the City Commission. In addition, such third floors must be entirely contained within a sloping roof having a maximum 12:12 roof slope. *Policy amended to reflect changes as adopted on October 11, 2010 per Ordinance 2825-10.*

**Policy 1-4.1.F.5: Growth and Expansion of the Lutheran Church Consistent with Master Plan.** Growth and expansion of the Lutheran Church (located in Planning Area J) shall be consistent with an adopted master plan for this institutional use.

**OCPA Web Map**

- |  |                  |  |                         |  |             |  |                                   |  |                  |              |                  |
|--|------------------|--|-------------------------|--|-------------|--|-----------------------------------|--|------------------|--------------|------------------|
|  | Major Road       |  | Proposed Road           |  | Residential |  | Commercial/Industrial/Vacant Land |  | Park             | <b>6</b>     | Lot Number       |
|  | Florida Turnpike |  | Public Road             |  | Agriculture |  | Agricultural Curtilage            |  | Lakes and Rivers | <b>06060</b> | Parcel Number    |
|  | Interstate 4     |  | Gated Roads             |  | Block Line  |  | Commercial/Institutional          |  | Building         | <b>3106</b>  | Parcel Address   |
|  | Toll Road        |  | Road Under Construction |  | Lot Line    |  | Governmental/Institutional/Misc   |  | Waste Land       | <b>E</b>     | Block Number     |
|  |                  |  |                         |  |             |  |                                   |  |                  | <b>111.9</b> | Parcel Dimension |



OCPA Web Map

	Major Roads		Proposed Road		Residential		Commercial/Industrial/Vacant Land		Parks	<b>6</b>	Lot Number
	Florida Turnpike		Public Roads		Brick Road		Agriculture		Lakes and Rivers	<b>06060</b>	Parcel Number
	Interstate 4		Graded Roads		Block Line		Commercial/Institutional		Building	<b>3106</b>	Parcel Address
	Toll Road		Road Under Construction		Lot Line		Governmental/Institutional/Misc		Waste Land	<b>E</b>	Block Number
										<b>111.9</b>	Parcel Dimension

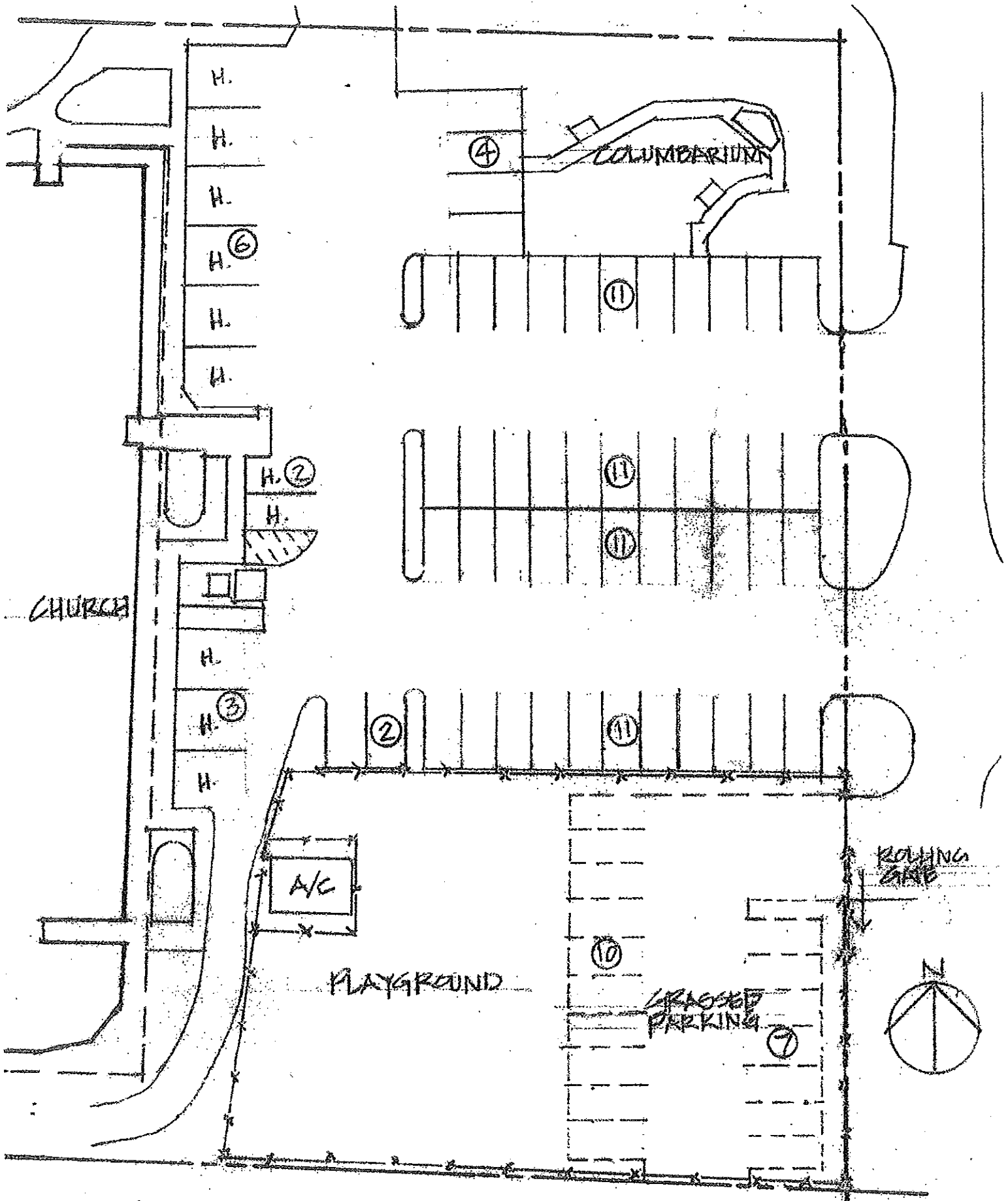


Courtesy Rick Singh, CFA, Orange County Property Appraiser



Created: 8/29/2013

This map is for reference only and is not a survey.

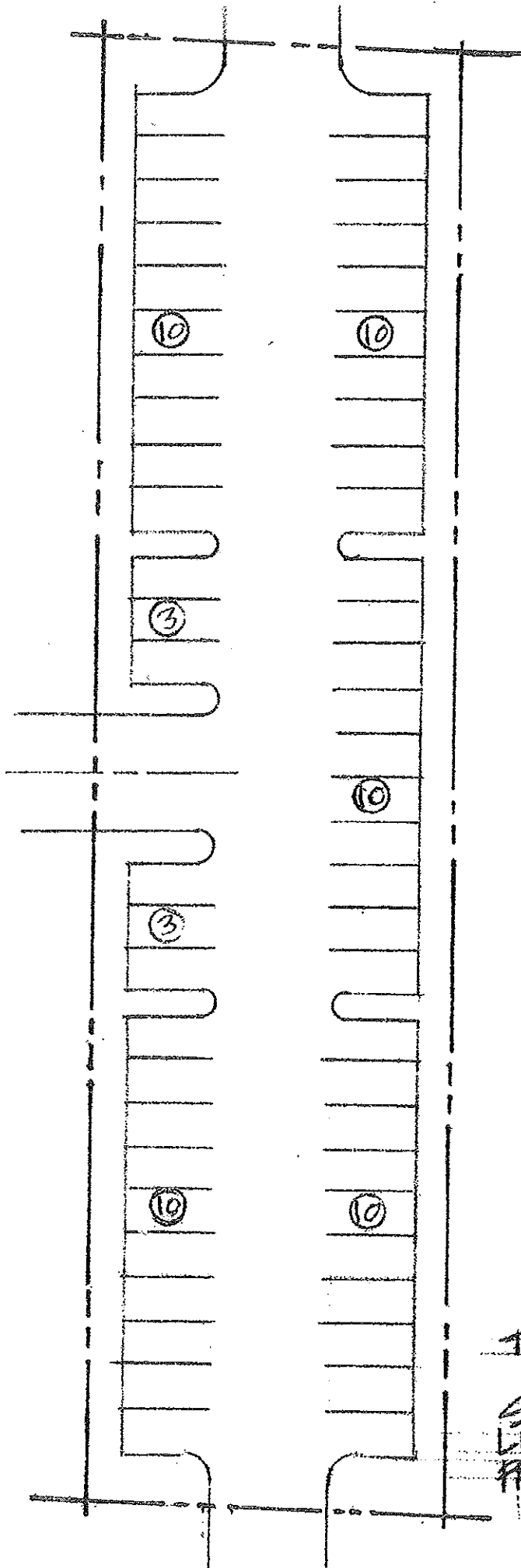


61 PAVED SPACES  
 17 GRASSED SPACES  
 78 TOTAL SPACES

525 seats

ST JOHN  
 LUTHERAN CHURCH  
 PROPOSED EAST PARKING  
 1" = 30'

6/1/14



TOTAL = 56 SPACES

ST. JOHN  
LUTHERAN CHURCH  
PROPOSED NORTH PARKING  
1" = 30' 6/14

**SENTIO WINTER PARK**  
 1500 SOUTH ORLANDO AVE  
 ORLANDO, FL 32825

**NOT FOR CONSTRUCTION**

August 28, 2014  
 Project Number: 14470

**CODES & STANDARDS**

FLORIDA BUILDING CODE	2010
FLORIDA PLUMBING CODE	2010
FLORIDA ELECTRICAL CODE	2010
NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 704	2010
FEDERAL ENERGY REGULATORY COMMISSION (FERC) 161	2010
ASME BOILER AND PRESSURE VESSEL CODE (BPVC)	2010



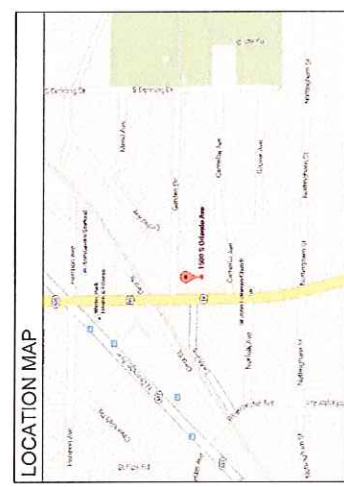
**PROJECT TEAM**

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**SHEET INDEX**

REVISION	DATE	SHEET NUMBER	SHEET DESCRIPTION
01	08-28-2014	COVER	COVER SHEET
02	08-28-2014	A-001	LANDSCAPE PLAN
03	08-28-2014	A-002	IMPERVIOUS SITE PAVED
04	08-28-2014	A-101	FLOOR PLAN - LEVEL 1
05	08-28-2014	A-102	FLOOR PLAN - LEVEL 2
06	08-28-2014	A-103	FLOOR PLAN - LEVEL 2 w/ BUILDING SECTION
07	08-28-2014	A-201	EXTERIOR RENDERINGS
08	08-28-2014	A-202	3D DIGITAL CONTEXT RENDERINGS
09	08-28-2014	A-203	3D DIGITAL CONTEXT RENDERINGS

**SENTIO WINTER PARK**  
 ASSISTED LIVING  
 1500 SOUTH ORLANDO AVENUE  
 WINTER PARK, FLORIDA

NO.	DATE	DESCRIPTION
1	08/28/2014	ISSUED FOR PERMIT
2	08/28/2014	ISSUED FOR PERMIT
3	08/28/2014	ISSUED FOR PERMIT
4	08/28/2014	ISSUED FOR PERMIT
5	08/28/2014	ISSUED FOR PERMIT
6	08/28/2014	ISSUED FOR PERMIT
7	08/28/2014	ISSUED FOR PERMIT
8	08/28/2014	ISSUED FOR PERMIT
9	08/28/2014	ISSUED FOR PERMIT
10	08/28/2014	ISSUED FOR PERMIT
11	08/28/2014	ISSUED FOR PERMIT
12	08/28/2014	ISSUED FOR PERMIT
13	08/28/2014	ISSUED FOR PERMIT
14	08/28/2014	ISSUED FOR PERMIT
15	08/28/2014	ISSUED FOR PERMIT
16	08/28/2014	ISSUED FOR PERMIT
17	08/28/2014	ISSUED FOR PERMIT
18	08/28/2014	ISSUED FOR PERMIT
19	08/28/2014	ISSUED FOR PERMIT
20	08/28/2014	ISSUED FOR PERMIT

DATE PLOTTED: 08/28/2014  
 SHEET TITLE: COVER SHEET  
 SHEET NUMBER: G-001





**Chancey**  
Design Partnership  
Architecture • Planning • Interior Design

Tampa Bay Office: Phone: (813) 267-3100  
Fax: (813) 267-3101  
Tallahassee Office: Phone: (904) 207-1337  
Fax: (904) 207-1338

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www.chanceydesign.com  
05.13.13


**SENTIO WINTER PARK  
ASSISTED LIVING**  
1800 WINTER PARK AVENUE  
WINTER PARK, FLORIDA

MARK	DATE	DESCRIPTION

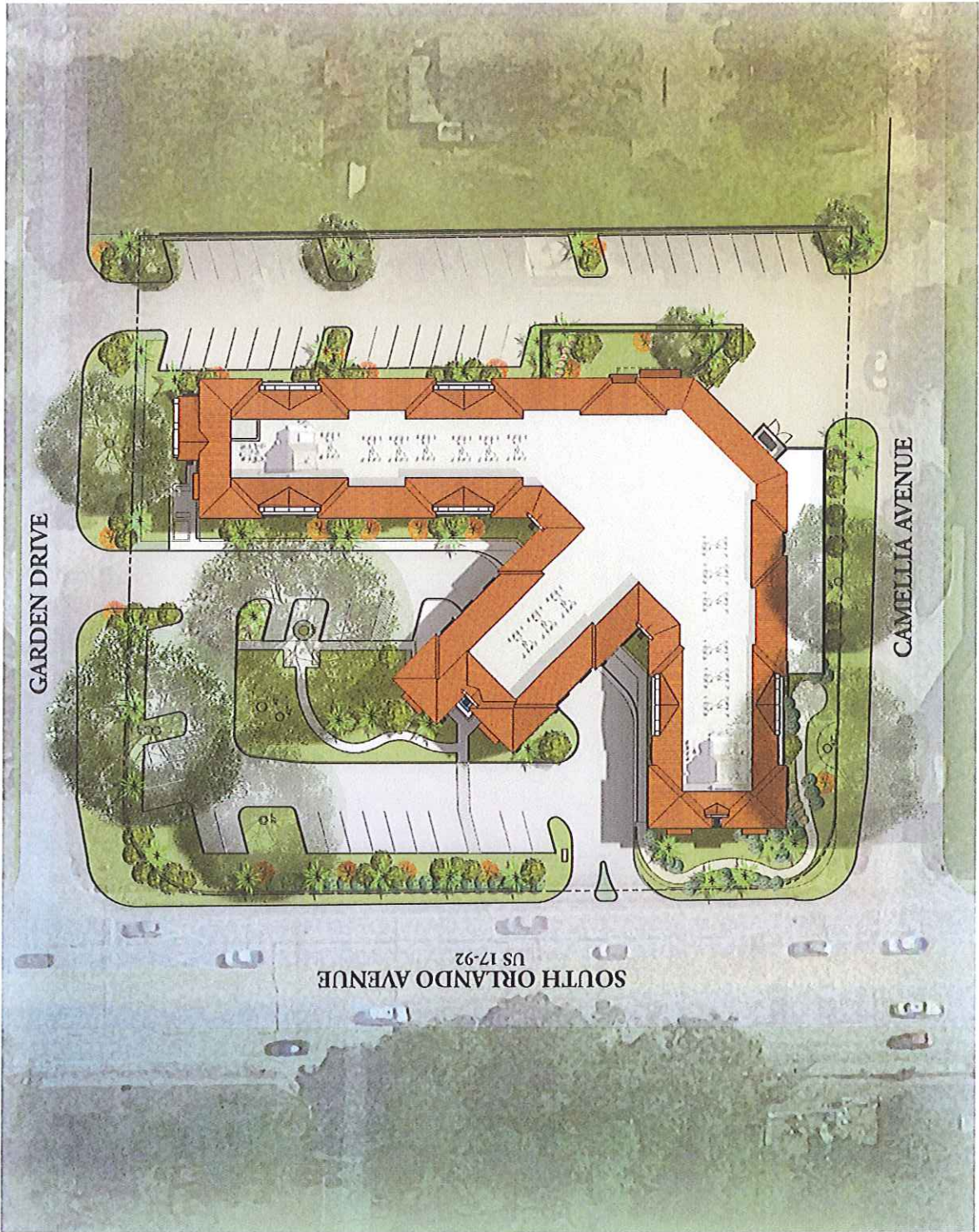
DATE ISSUED	August 28, 2014
PROJECT NO.	1800
DATE	05.13.13
SCALE	AS SHOWN

CHANCEY DESIGN PARTNERSHIP  
 1800 WINTER PARK AVENUE, SUITE 100  
 WINTER PARK, FLORIDA 32789  
 TEL: (813) 267-3100 FAX: (813) 267-3101  
 WWW.CHANCEYDESIGN.COM

SITE PLAN

A-001

NOT FOR CONSTRUCTION  
DATE PLOTTED: AUGUST 28, 2014



① SITE PLAN

**Chancey Design Partnership**  
 Architects • Planners • Interior Design

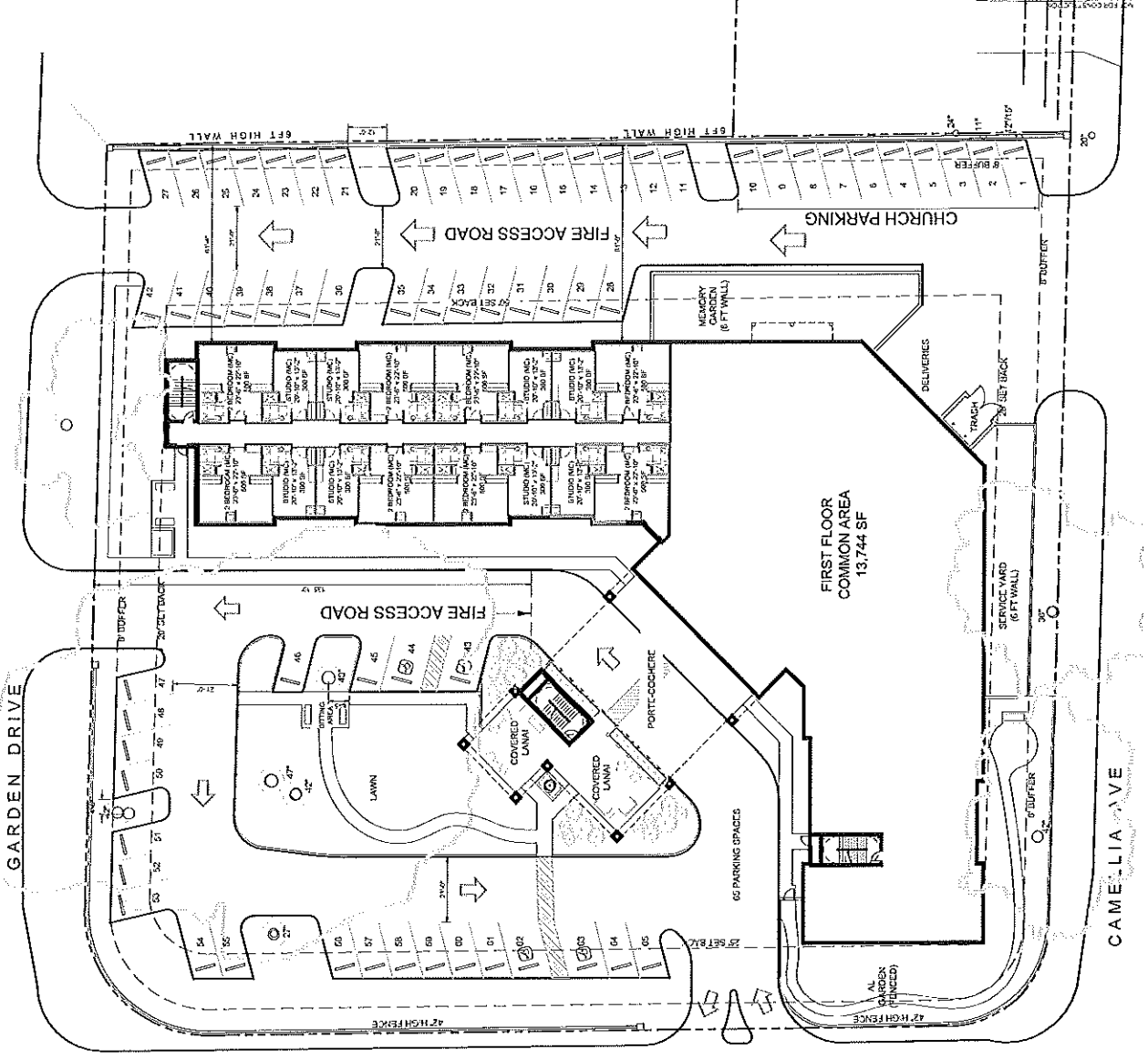
1000 E. ...  
 ...  
 ...

**SENTO WINTER PARK ASSISTED LIVING**  
 100 SOUTH ORLANDO AVENUE  
 WINTER PARK, FLORIDA

MARK	DATE	DESCRIPTION
PROJECT NO.	August 27, 2014	
PROJECT NO.	August 27, 2014	
PROJECT NO.	August 27, 2014	

PRELIMINARY SITE PLAN

**A-101**



Level	Memory Care	Senior Living	Assisted Living	TOTAL COUNTS
LEVEL 1	1	2	2	5
LEVEL 2	1	2	2	5
LEVEL 3	1	2	2	5
LEVEL 4	1	2	2	5
LEVEL 5	1	2	2	5

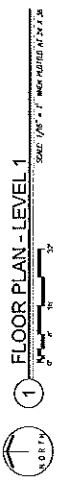
  

UNIT BREAKDOWN	TOTAL COUNTS
Memory Care	5
Senior Living	10
Assisted Living	10
TOTAL	25

BUILDING CONSTRUCTION TYPE II-B (NC)  
 FULLY SPRINKLERED - NFPA 13

PARKING CALCULATIONS	
Number of Units	106
1 space for 3 beds	36
1 space for each average day shift employee	20
Church Parking	10
Required	76
Required Shared Spaces	61
Required 1:1 Storage	15
Provided	66

US 17-92  
 SOUTH ORLANDO AVENUE



1000 E. ...





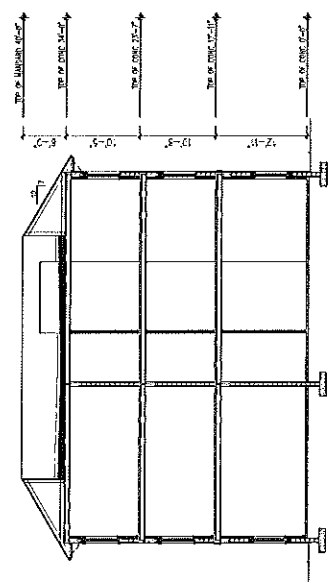
Level	Memory Core		Bedroom (with Living MC)		Assisted Living	
	1 Bed	2 Bed	1 Bed	2 Bed	1 Bed	2 Bed
LEVEL 1	0	0	0	0	0	0
LEVEL 2	0	0	0	0	0	0
LEVEL 3	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0

UNIT BREAKDOWN	
Memory Core	0
Bedroom	0
Assisted Living	0
TOTAL	0

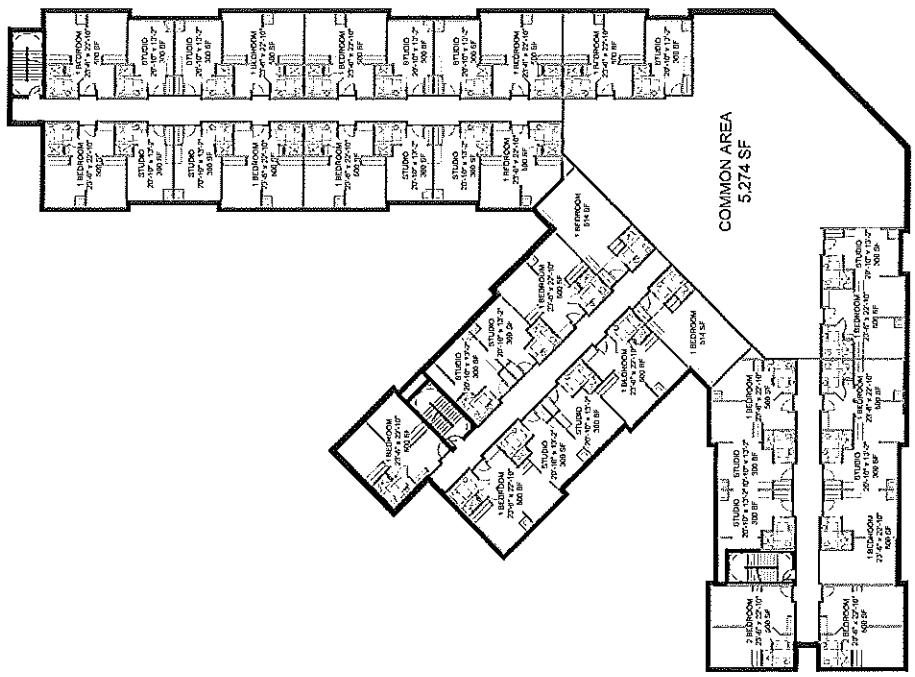
TOTAL COUNTS	
Units	0
1 Bed	0
2 Bed	0
TOTAL	0

OVERALL SQ. FT.	
Level 1	2,174
Level 2	2,047
Level 3	2,047
TOTAL	6,268

BUILDING CONSTRUCTION TYPE IIB-B (NC)  
FULLY SPRINKLERED - NFPA 13



2 TYPICAL BUILDING SECTION  
SCALE: 1/8" = 1'-0" (NOT TO SCALE AT 1/4" = 1'-0")



1 FLOOR PLAN - LEVEL 3  
SCALE: 1/8" = 1'-0" (NOT TO SCALE AT 1/4" = 1'-0")

**Chancey Design Partnership**  
ARCHITECTS • PLANNING • INTERIOR DESIGN

1000 N. MILWAUKEE AVENUE, SUITE 100  
MILWAUKEE, WI 53233  
TEL: 414.381.1000 FAX: 414.381.1001  
WWW.CHANCEYDESIGN.COM

SENTIO WINTER PARK  
ASSISTED LIVING  
1000 W. WINTER PARK AVENUE  
WINTER PARK, FLORIDA

MARK	DATE	DESCRIPTION
DATE ISSUED	AUGUST 20, 2014	
PROJECT NO.	1402	

FLOOR PLAN  
LEVEL 3  
**A-103**

DATE PLOTTED: 08/20/14 10:42 AM  
SCALE: 1/8" = 1'-0" (NOT TO SCALE AT 1/4" = 1'-0")



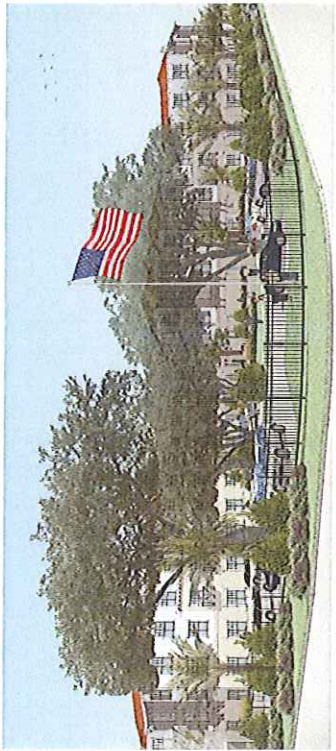
③ AERIAL VIEW



② ENTRY COURTYARD



① ENTRY COURTYARD



⑥ NORTHWEST CORNER



⑤ SOUTHWEST CORNER



④ NORTHEAST CORNER

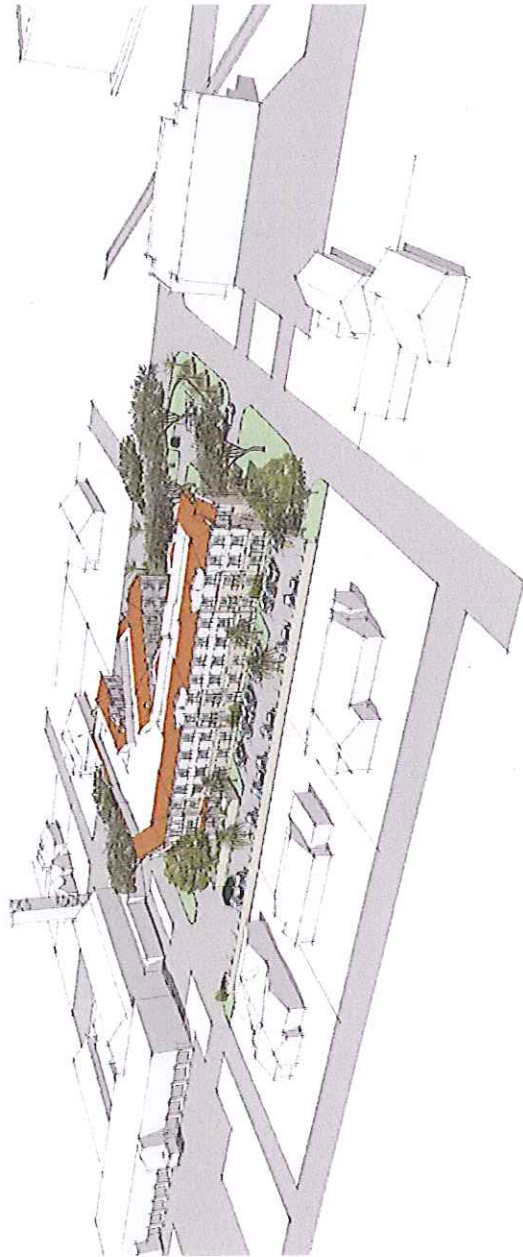
DATE	DESCRIPTION

NAME	DATE	DESCRIPTION
DATE ISSUED	APPROVED BY	DATE
PROJECT NO.	REVISION	DATE

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2 SOUTHWEST PERSPECTIVE



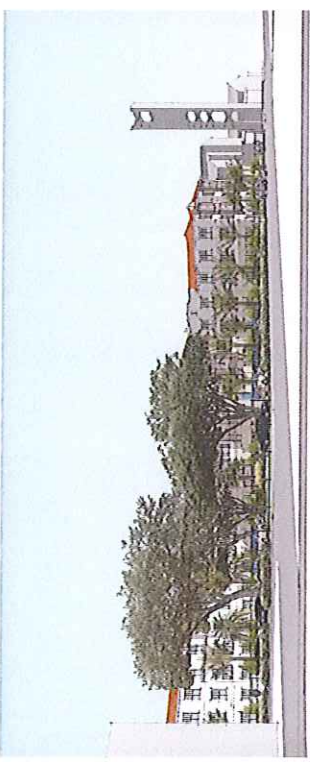
1 NORTHEAST PERSPECTIVE

NOT FOR CONSTRUCTION  
 DATE: 08/13/2024 11:30 AM  
 DRAWING NO.: A-202

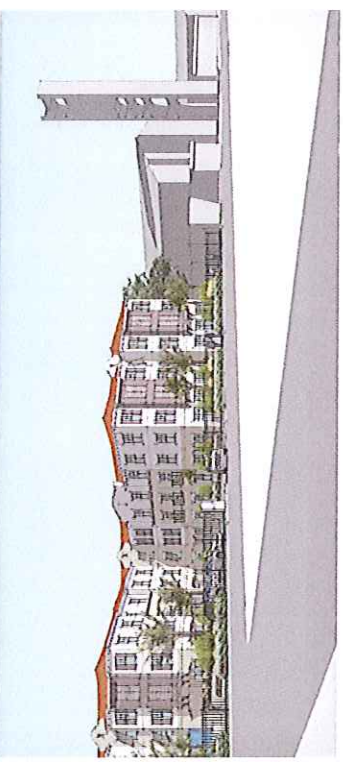
**Chancey**  
Design Partnership  
Architecture • Planning • Interior Design

**Team:**  
12101 West Park Avenue, Tampa, FL 33607  
Tel: 813.242.0200 Fax: 813.242.0207

**Client:**  
Sentio Winter Park  
1000 South Orlando Avenue  
Winter Park, FL 32789  
Tel: 407.571.7200 Fax: 352.637.5300  
www.sentioresort.com



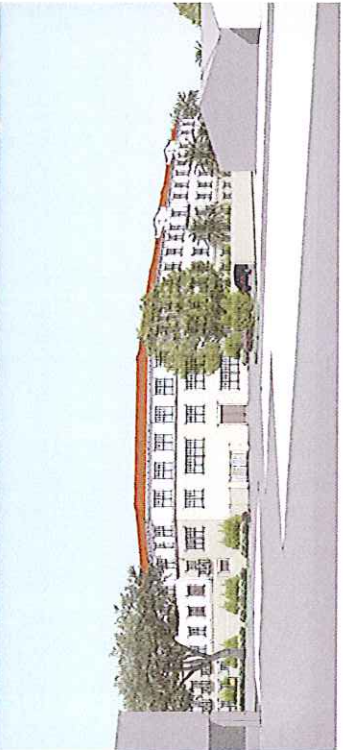
③ S. ORLANDO AVE (NW CORNER)



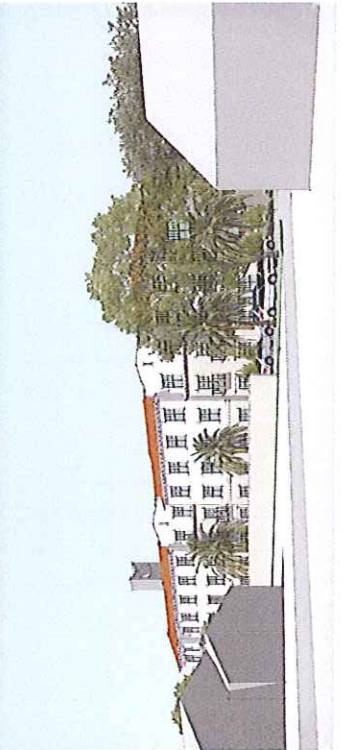
② S. ORLANDO AVE / LEITH AVE. (MID BLOCK)



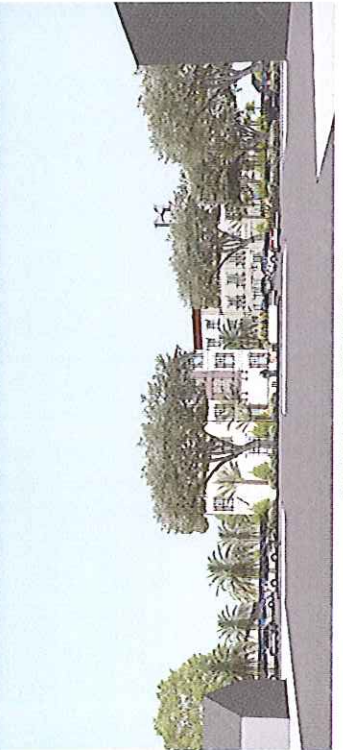
① S. ORLANDO AVE (SW CORNER)



⑥ REAR PARKING LOT OF CHRUCH



⑤ CORNER OF ORCHID AVE/ GARDEN DR.



④ GARDEN DR. PARKING LOT

SENTIO WINTER PARK  
ASSISTED LIVING  
1000 SOUTH ORLANDO AVENUE  
WINTER PARK, FLORIDA

DATE	DESCRIPTION
DATE FILED	APPROVAL DATE
PROJECT NO.	DATE
	XX
	XX

3D DIGITAL  
CONTEXT RENDERINGS

**A-203**

DATE PLOTTED: August 28, 2014  
DRAWN BY: [Name]  
CHECKED BY: [Name]  
SCALE: 1/8" = 1'-0"



ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE AMENDING CHAPTER 58 "LAND DEVELOPMENT CODE" ARTICLE I, "COMPREHENSIVE PLAN" SO AS TO CHANGE THE FUTURE LAND USE DESIGNATION OF SINGLE FAMILY RESIDENTIAL TO MEDIUM DENSITY MULTI-FAMILY RESIDENTIAL FUTURE LAND USE ON THE PROPERTIES AT 1500 S. ORLANDO AVENUE, 1010 GARDEN DRIVE AND 1021 CAMELLIA AVENUE, MORE PARTICULARLY DESCRIBED HEREIN, PROVIDING FOR CONFLICTS, SEVERABILITY AND EFFECTIVE DATE.**

**WHEREAS**, the Winter Park City Commission adopted its Comprehensive Plan on February 23, 2009 via Ordinance 2762-09, and

**WHEREAS**, Section 163.3184, Florida Statutes, establishes a process for adoption of comprehensive plans or plan amendments amending the future land use designation of property; and

**WHEREAS**, the owner of these properties are desirous of amending the future land use designation from Single Family Residential to Medium Density Multi-Family Residential; and

**WHEREAS**, this Comprehensive Plan amendment meets the criteria established by Chapter 163 and 166, Florida Statutes; and pursuant to and in compliance with law, notice has been given to Orange County and to the public by publication in a newspaper of general circulation to notify the public of this proposed Ordinance and of public hearings to be held; and

**WHEREAS**, the Winter Park Planning and Zoning Commission, acting as the designated Local Planning Agency, has reviewed and recommended adoption of the proposed Comprehensive Plan amendment, having held an advertised public hearing on December 2, 2014, provided for participation by the public in the process, and rendered its recommendations to the City Commission; and

**WHEREAS**, the Winter Park City Commission has reviewed the proposed Comprehensive Plan amendment and held advertised public hearings on January 12, 2015 and January 26, 2015 and provided for public participation in the process in accordance with the requirements of state law and the procedures adopted for public participation in the planning process.

**NOW THEREFORE BE IT ENACTED BY THE CITY COMMISSION OF THE CITY OF WINTER PARK, FLORIDA, AS FOLLOWS:**

**SECTION 1. Future Land Use Map Amendment.** That Chapter 58 "Land Development Code", Article I, "Comprehensive Plan" future land use plan map is hereby amended so as to change the future land use map designation from Single Family Residential to Medium Density Multi-Family Residential on the properties at 1500 S. Orlando Avenue, 1010 Garden Drive and 1021 Camellia Avenue, more particularly described as follows:

**Lots 1 through 6, Lots 10 & 11, Block E, Garden Acres 2<sup>nd</sup> Replat as recorded in Plat Book "R", Page 141 of the Public Records of Orange County, Florida.**

**Parcel ID# 12-22-29-2936-00-010; 12-22-29-2936-00-100; 12-22-29-2936-00-060**

**SECTION 2. Severability.** If any Section or portion of a Section of this Ordinance proves to be invalid, unlawful, or unconstitutional, it shall not be held to invalidate or impair the validity, force, or effect of any other Section or part of this Ordinance.

**SECTION 3. Conflicts.** All Ordinances or parts of Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

**SECTION 4. Effective Date.** An amendment adopted under this paragraph does not become effective until 31 days after adoption. If timely challenged, an amendment may not become effective until the state land planning agency or the Administration Commission enters a final order determining that the adopted small scale development amendment is in compliance.

**ADOPTED** at a regular meeting of the City Commission of the City of Winter Park, Florida, held in City Hall, Winter Park, on this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_  
Mayor

Attest:

\_\_\_\_\_  
City Clerk

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE AMENDING CHAPTER 58 "LAND DEVELOPMENT CODE" ARTICLE III, "ZONING" AND THE OFFICIAL ZONING MAP SO AS TO CHANGE SINGLE FAMILY RESIDENTIAL (R-1A) DISTRICT ZONING TO MEDIUM DENSITY MULTI-FAMILY RESIDENTIAL (R-3) DISTRICT ZONING ON THE PROPERTIES AT 1500 S. ORLANDO AVENUE, 1010 GARDEN DRIVE AND 1021 CAMELLIA AVENUE, MORE PARTICULARLY DESCRIBED HEREIN, PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.**

**WHEREAS**, the owner of a properties at 1500 S. Orlando Avenue, 1010 Garden Drive and 1021 Camellia Avenue have requested a Zoning map amendment consistent with the amended Comprehensive Plan, and the requested zoning text change will achieve conformance with the Comprehensive Plan for the property and such municipal zoning meets the criteria established by Chapter 166, Florida Statutes and pursuant to and in compliance with law, notice has been given to Orange County and to the public by publication in a newspaper of general circulation to notify the public of this proposed Ordinance and of public hearings to be held; and

**WHEREAS**, the Planning and Zoning Board of the City of Winter Park has recommended approval of this Ordinance at their December 2, 2014 meeting; and

**WHEREAS**, the City Commission of the City of Winter Park held a duly noticed public hearing on the proposed zoning change set forth hereunder and considered findings and advice of staff, citizens, and all interested parties submitting written and oral comments and supporting data and analysis, and after complete deliberation, hereby finds the requested change consistent with the City of Winter Park Comprehensive Plan and that sufficient, competent, and substantial evidence supports the zoning change set forth hereunder; and

**WHEREAS**, the City Commission hereby finds that this Ordinance serves a legitimate government purpose and is in the best interests of the public health, safety, and welfare of the citizens of Winter Park, Florida.

**NOW THEREFORE BE IT ENACTED BY THE CITY COMMISSION OF THE CITY OF WINTER PARK, FLORIDA, AS FOLLOWS:**

**SECTION 1. Official Zoning Map Amendment.** That Chapter 58 "Land Development Code", Article III, "Zoning" and the Official Zoning Map is hereby amended so as to change the zoning designation from Single Family Residential (R-1A) to Medium Density Multi-Family (R-3) District on the properties at 1500 S. Orlando Avenue, 1010 Garden Drive and 1021 Camellia Avenue, more particularly described as follows:

Lots 1 through 6, Lots 10 & 11, Block E, Garden Acres 2<sup>nd</sup> Replat as recorded in Plat Book "R", Page 141 of the Public Records of Orange County, Florida.

Parcel ID# 12-22-29-2936-00-010; 12-22-29-2936-00-100; 12-22-29-2936-00-060

**SECTION 2. Severability.** If any Section or portion of a Section of this Ordinance proves to be invalid, unlawful, or unconstitutional, it shall not be held to invalidate or impair the validity, force, or effect of any other Section or part of this Ordinance.

**SECTION 3. Conflicts.** All Ordinances or parts of Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

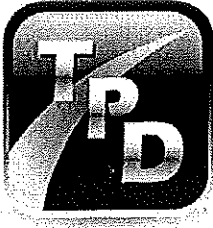
**SECTION 4. Effective Date.** This Ordinance shall become effective upon the effective date of Ordinance \_\_\_\_\_. If Ordinance \_\_\_\_\_ does not become effective, then this Ordinance shall be null and void.

**ADOPTED** at a regular meeting of the City Commission of the City of Winter Park, Florida, held in City Hall, Winter Park, on this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_  
Mayor

Attest:

\_\_\_\_\_  
City Clerk



## Trip Generation Analysis & Traffic Impact Assessment Sentio Winter Park ALF

This analysis was undertaken in support of a request to rezone, with a conditional use, an approximately two-acre property in Winter Park, Florida. This property is located on the east side of US 17-92 between Garden Drive and Camellia Avenue. **Figure 1** depicts this location.

Under the existing zoning, the property can be developed as single family residential with 9 dwelling units. The rezoning of the property with conditional use will allow the proposed development of an Assisted Living Facility (ALF) with 106 beds.

### Trip Generation

The trip generation of the land uses under the proposed zoning as well as the existing was calculated with the use of trip generation rates from the 9<sup>th</sup> Edition of the *Institute of Transportation Engineers (ITE) Trip Generation Manual*. The calculation summarized in **Table 1**. The ITE trip generation sheets are attached.

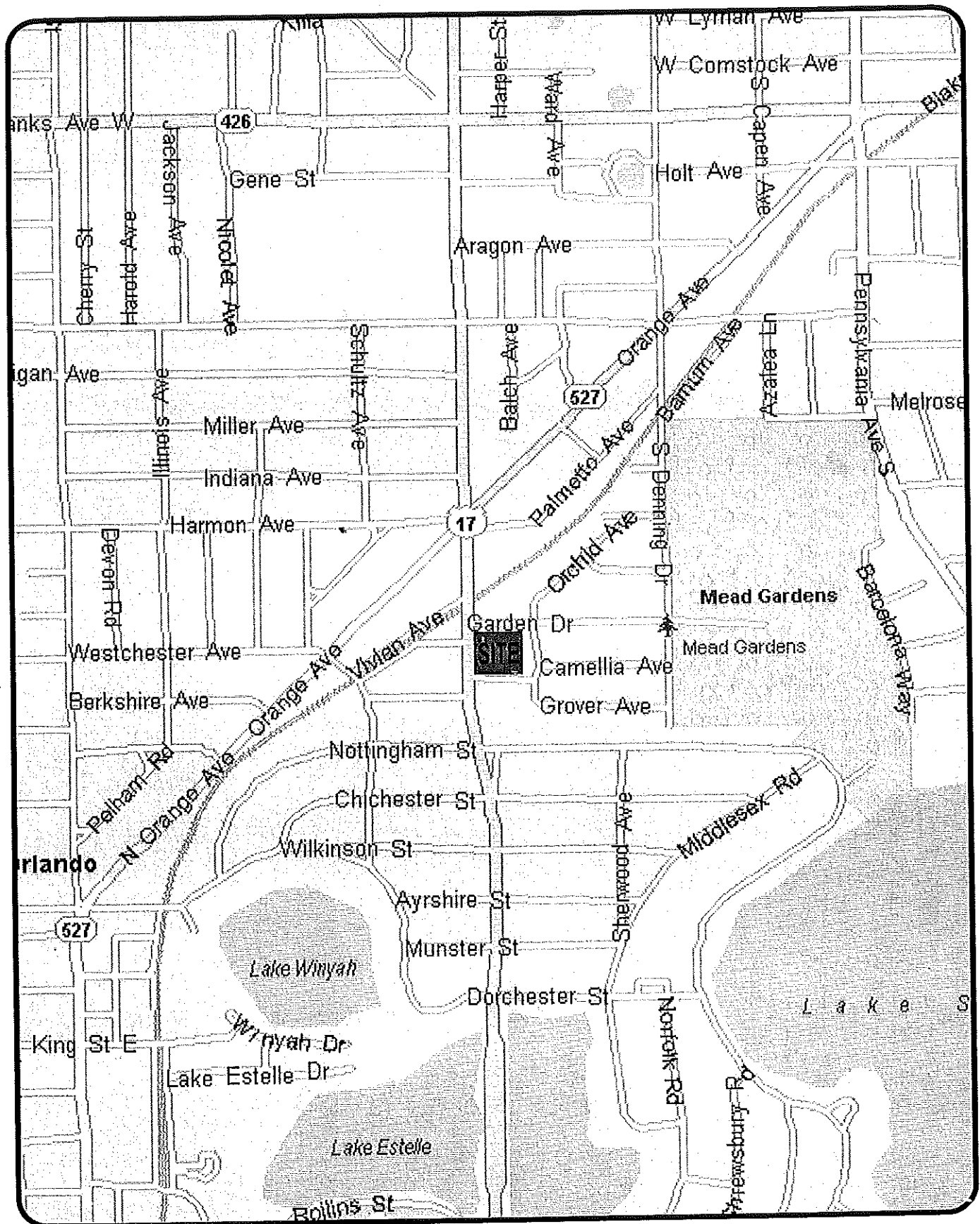
**Table 1  
Trip Generation Summary**

Land Use	ITE Code	Quantity	Daily Trips		P.M. Peak Hour Generation			
			Rate	Trips	Rate	Enter	Exit	Total
Assisted Living Facility (Proposed Zoning)	254	106 Beds	2.74	290	0.29	15	16	31
Single Family Residential (Existing Zoning)	210	9 DUs	9.52	86	1.00	6	3	9
Trip Increase Due to Rezoning			--	204	--	9	13	22

TPD № 4574  
September 25, 2014

**Traffic Planning and Design, Inc.**

535 Versailles Drive, Maitland, Florida 32751 ■ Phone (407) 628-9955 ■ Fax (407) 628-8850 ■ www.tpdtraffic.com



Sentio Winter Park ALF  
 Project No 4574  
 Figure 1

**Site Location**



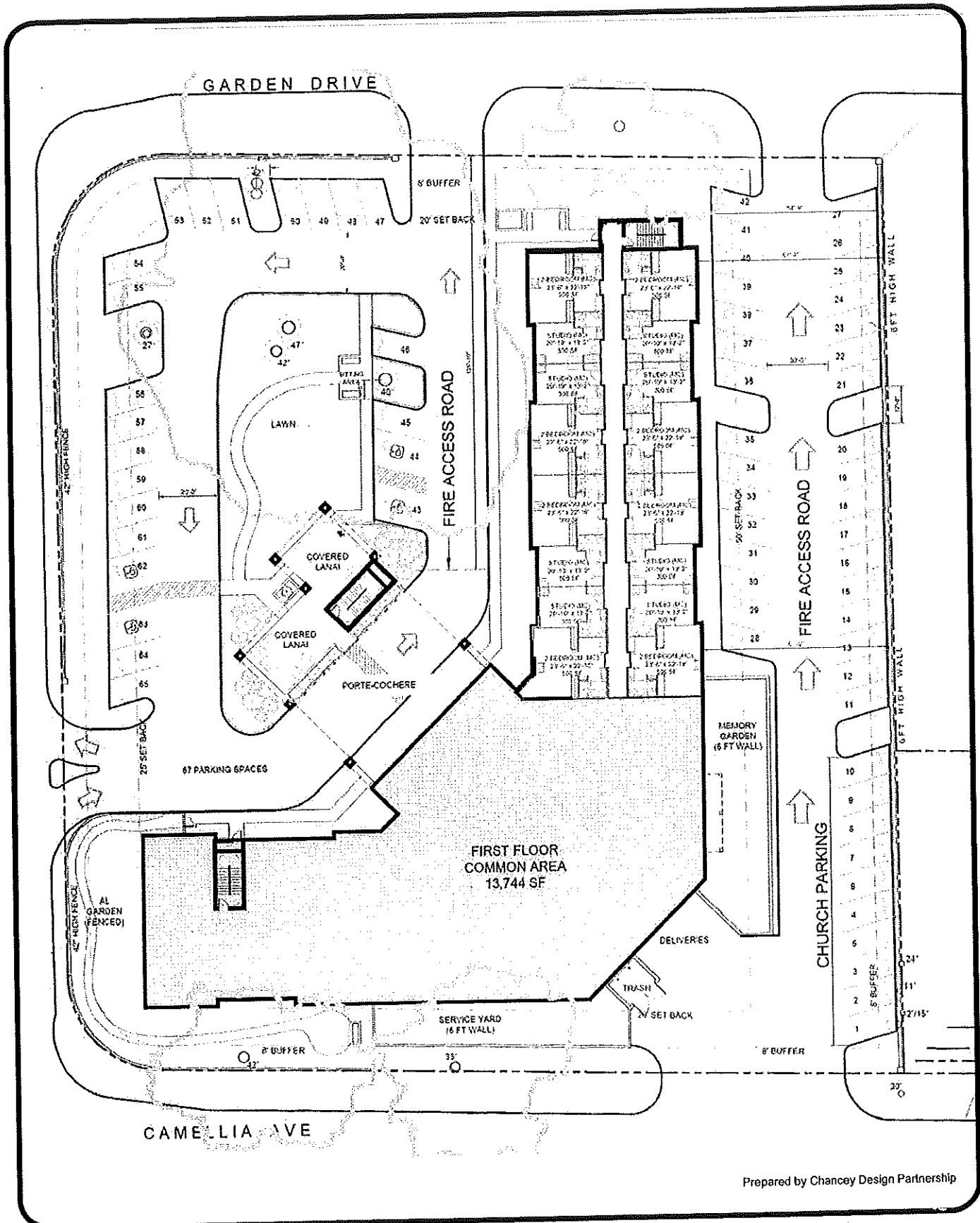
As shown in the table, the proposed zoning will increase the property's trip generation by 204 daily trips and 22 P.M. peak hour trips. These trips will utilize US 17-92 from the north and south in gaining access to the development site. **Figure 2** is a conceptual first floor plan showing the site's access configuration.

#### Impact on 17-92

US 17-92 is a four-lane divided arterial facility with a daily traffic volume of 26,000 vehicles and a posted speed limit of 35 mph. Its adopted LOS E daily capacity is 33,800 vehicles. With an anticipated 60/40 trip distribution on US 17-92, the additional trips to be added to this arterial facility will be a maximum of 122 daily trips. These trips will have a negligible impact on US 17-92.

#### Conclusions

The proposed rezoning which would allow the development of a 106-bed ALF will increase the site's trip generation by 204 daily trips and 22 P.M. peak hour trips. The impact of these trips on the adjacent US 17-92 segment will be minimal if not negligible. Furthermore, US 17-92 has additional excess capacity to accommodate the project trips.



Prepared by Chancey Design Partnership



Sentio Winter Park ALF  
 Project № 4574  
 Figure 2

### First Floor Conceptual Plan & Access Configuration





# Assisted Living (254)

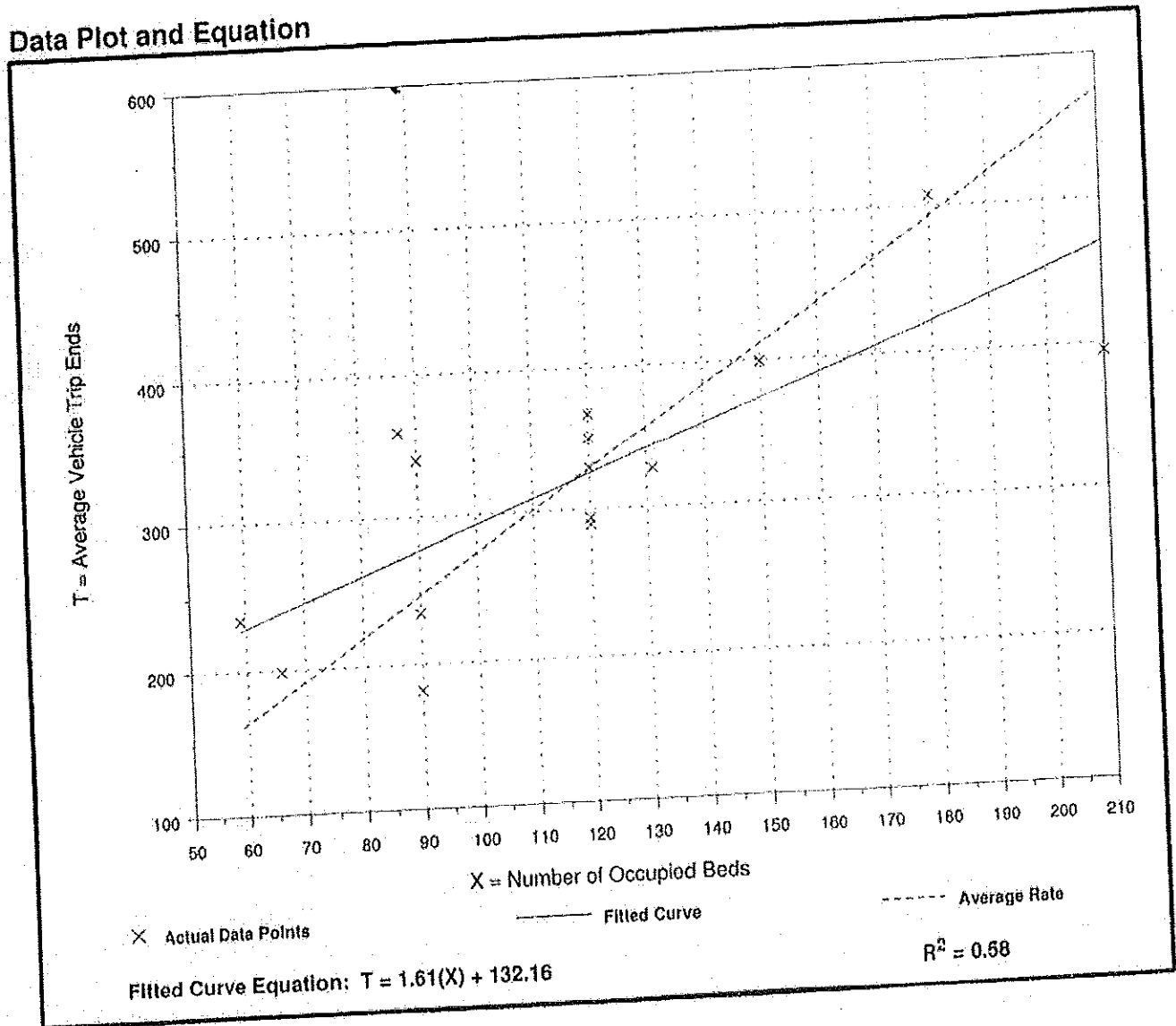
Average Vehicle Trip Ends vs: Occupied Beds  
On a: Weekday

Number of Studies: 15  
Average Number of Occupied Beds: 117  
Directional Distribution: 50% entering, 50% exiting

### Trip Generation per Occupied Bed

Average Rate	Range of Rates	Standard Deviation
2.74	1.88 - 4.14	1.75

### Data Plot and Equation



# Assisted Living (254)

Average Vehicle Trip Ends vs: Occupied Beds  
On a: Weekday,  
Peak Hour of Adjacent Street Traffic,  
One Hour Between 4 and 6 p.m.

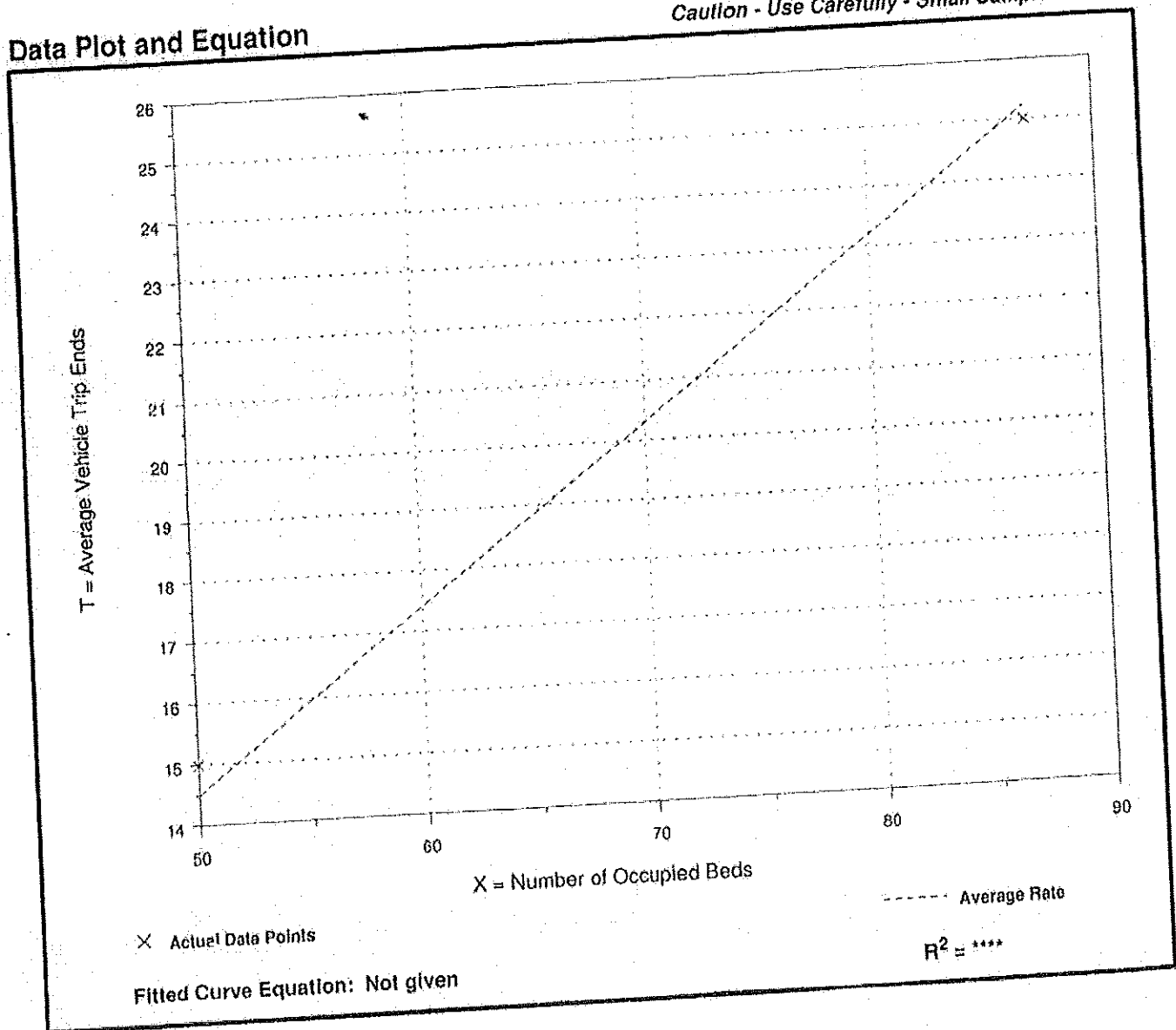
Number of Studies: 2  
Average Number of Occupied Beds: 69  
Directional Distribution: 50% entering, 50% exiting

## Trip Generation per Occupied Bed

Average Rate	Range of Rates	Standard Deviation
0.29	0.29 - 0.30	*

*Caution - Use Carefully - Small Sample Size*

## Data Plot and Equation



# Single-Family Detached Housing (210)

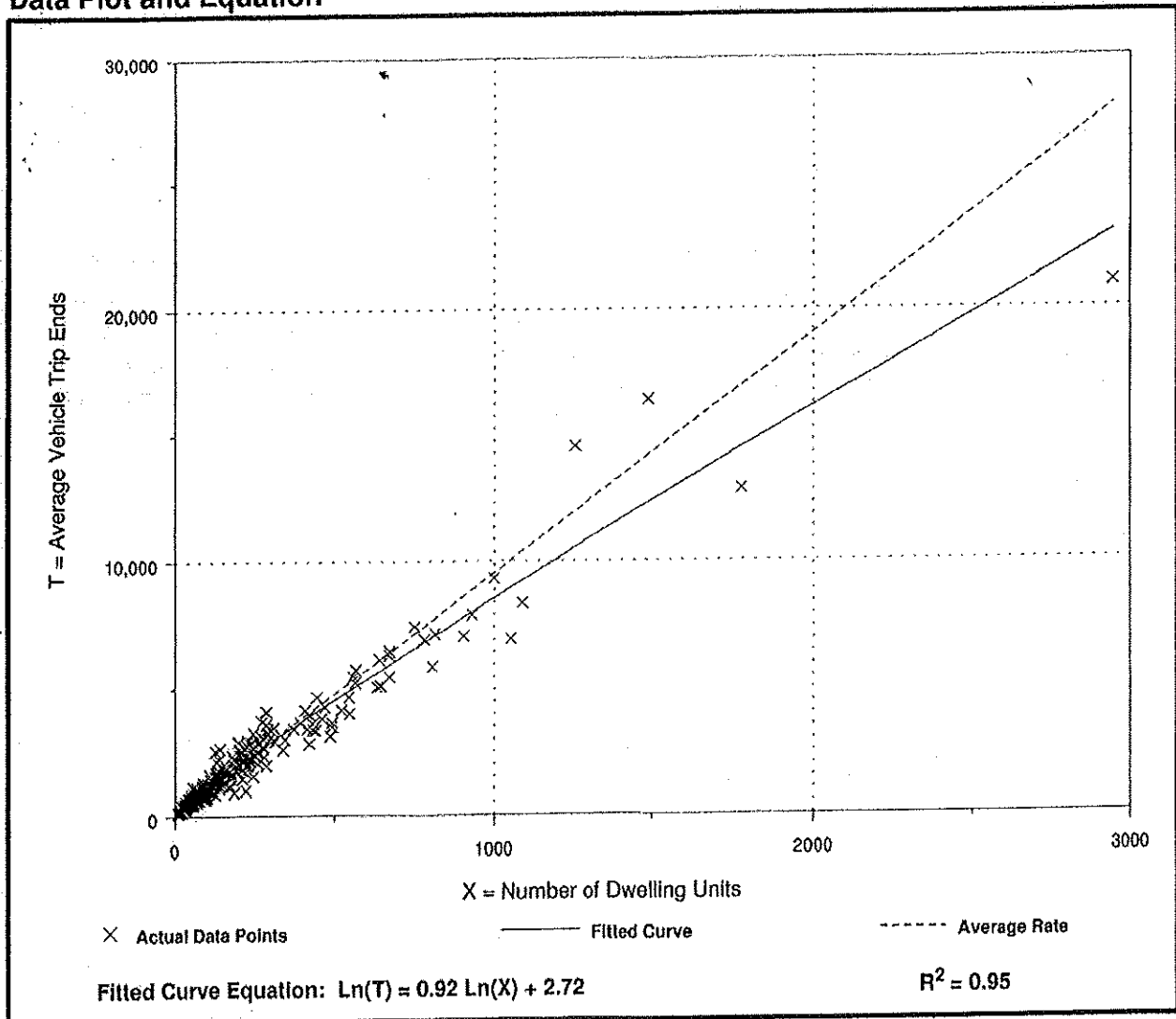
**Average Vehicle Trip Ends vs: Dwelling Units**  
On a: Weekday

Number of Studies: 355  
Avg. Number of Dwelling Units: 198  
Directional Distribution: 50% entering, 50% exiting

## Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
9.52	4.31 - 21.85	3.70

## Data Plot and Equation



# Single-Family Detached Housing (210)

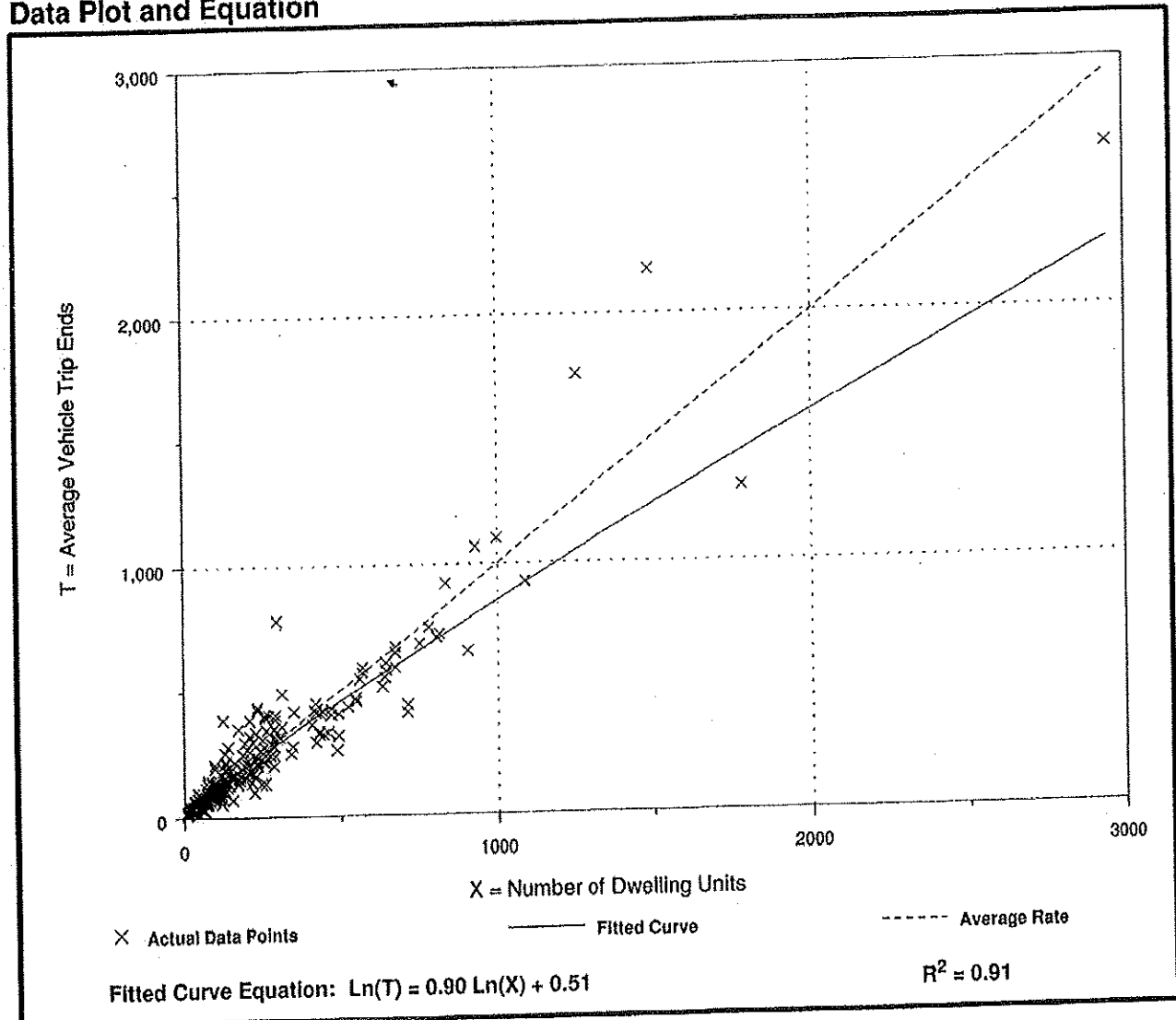
Average Vehicle Trip Ends vs: Dwelling Units  
 On a: Weekday,  
 Peak Hour of Adjacent Street Traffic,  
 One Hour Between 4 and 6 p.m.

Number of Studies: 321  
 Avg. Number of Dwelling Units: 207  
 Directional Distribution: 63% entering, 37% exiting

## Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
1.00	0.42 - 2.98	1.05

## Data Plot and Equation



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

**Staff Report  
December 2, 2014**

**REQUEST OF THE AVIS BUDGET GROUP INC. FOR:** AN ORDINANCE AMENDING CHAPTER 58 "LAND DEVELOPMENT CODE" ARTICLE III, "ZONING" SECTION 58-74 COMMERCIAL (C-1) DISTRICT SO AS TO PROVIDE FOR CAR RENTAL AGENCIES AS A PERMITTED USE WITHIN THAT C-1 COMMERCIAL ZONING DISTRICT, PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

---

This public hearing is a request from the Avis Budget car rental group for the City to consider allowing car rental agencies as a permitted use within the Commercial (C-1) zoning district. At present, car rental agencies are permitted in the Commercial (C-3) zoning district but not a permitted use in C-1.

Avis Budget was at the Mt. Vernon but had to close upon the sale of that property. They have found a location within the K-Mart shopping center but while the Mt. Vernon is zoned C-3, the K-mart center is zoned C-1.

The City has basically three commercial zoning districts. C-1 is our shopping center zoning district and was named such until 2009. C-2 is the central business district zoning for the Park Avenue and Hannibal Square area. C-3 is the general commercial zoning for all of the other locations.

Presumably since car sales/dealerships and car repair businesses were only permitted in the general commercial C-3 zoned locations and not allowed in C-1 shopping center locations, the authors of the Code only put car rental agencies as a permitted use in C-3 and not C-1. There is an Enterprise car rental businesses at 511 W. Fairbanks Avenue in between the Cask and Larder and PR's restaurants, on property zoned C-3.

There are six C-1 shopping center areas that this would affect. They are the K-Mart shopping center, Winter Park Village, Hollianna (Publix) shopping center, Aloma Corners (Lakemont/Aloma), Aloma Shopping Center (Publix/Drafthouse Cinema) and the commercial area at the NE corner of Howell Branch Road and Temple Trail. Notices have been sent to all these affected property owners.

The "in-city" car rental agencies in this City don't tend to be overflowing with cars. There were/are about a dozen cars parked overnight at Avis/Budget and Enterprise. In major urban cities and airport locations the numbers are much larger. The car washing is done off-site. The staff does not anticipate problems if this change is made unless the numbers of cars became detrimental.

**Staff Recommendation is for Approval with the condition of limiting the use to no more than 15 cars.**

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA, AMENDING CHAPTER 58 "LAND DEVELOPMENT REGULATIONS", ARTICLE III, "ZONING" SECTION 58-74 COMMERCIAL (C-1) DISTRICT SO AS TO ADD CAR RENTAL AGENCIES TO THE LIST OF PERMITTED USES, PROVIDING FOR CONFLICTS, SEVERABILITY AND EFFECTIVE DATE.**

**WHEREAS**, an applicant has requested that the City provide consistency for the treatment of car rental agencies as permitted uses in both the commercial C-1 and C-3 zoning districts; and

**WHEREAS**, this land development code amendment is consistent with the Comprehensive Plan, and meets the criteria established by Chapter 166, Florida Statutes and pursuant to and in compliance with law, notice has been given to the public by publication in a newspaper of general circulation to notify the public of this proposed Ordinance and of public hearings to be held; and

**WHEREAS**, the City Staff recommends this Ordinance, and the Planning and Zoning Board of the City of Winter Park has recommended approval of this Ordinance at their December 2, 2014 meeting; and

**WHEREAS**, the City Commission of the City of Winter Park held a duly noticed public hearings on the proposed zoning change set forth hereunder and considered findings and advice of staff, citizens, and all interested parties submitting written and oral comments and supporting data and analysis, and after complete deliberation, hereby finds the amendment consistent with the City of Winter Park Comprehensive Plan and that sufficient, competent, and substantial evidence supports the land development code changes set forth hereunder; and

**WHEREAS**, the City Commission hereby finds that this Ordinance serves a legitimate government purpose and is in the best interests of the public health, safety, and welfare of the citizens of Winter Park, Florida.

**NOW THEREFORE BE IT ENACTED BY THE CITY COMMISSION OF THE CITY OF WINTER PARK, FLORIDA, AS FOLLOWS:**

**SECTION 1.** That Chapter 58 "Land Development Code", Article III, "Zoning" Section 58-74 "Commercial (C-1) District", subsection (b) "Permitted uses"; paragraph (2) is hereby amended and modified as follows:

**Sec. 58-74. Commercial (C-1) District.**

(b) *Permitted uses.*

(2) Establishments involved in the rendering of a personal or business service including banks, or similar financial institutions, barber shop, beauty and nail salon, spa, cosmetic treatments, car rental agencies limited to no more than 15 cars on-site at any time, coin-operated laundries, dry cleaning establishments, post offices, restaurants or lounges, theaters (except drive-ins), and travel agencies but specifically excluding tattoo, body art, or fortune telling businesses.

**SECTION 2. Severability.** If any Section or portion of a Section of this Ordinance proves to be invalid, unlawful, or unconstitutional, it shall not be held to invalidate or impair the validity, force, or effect of any other Section or part of this Ordinance.

**SECTION 3. Conflicts.** All Ordinances or parts of Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

**SECTION 4. Effective Date.** This Ordinance shall become immediately effective upon its passage and adoption.

**ADOPTED** at a regular meeting of the City Commission of the City of Winter Park, Florida, held in City Hall, Winter Park, on this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_  
Mayor

Attest:

\_\_\_\_\_  
City Clerk

RECEIVED

OCT 24 2014

CITY OF WINTER PARK  
PLANNING DEPARTMENT

407-244-5683

PAUL.CHIPOK@GRAY-ROBINSON.COM

October 24, 2014

**VIA HAND DELIVERY**

Jeff Briggs  
Planning Manager  
City of Winter Park  
401 South Park Avenue  
Winter Park, FL 32789

Re: Request for Zoning Code Amendment; Add "Car Rental Agencies" as a Permitted Use in the C-1 District

Dear Mr. Briggs:

Per your request, on behalf of my client, Avis Budget Group, Inc., we are making this request to amend the Winter Park Code of Ordinances, Section 58-74(b)(2) to include "car rental agencies" as a permitted use in the C-1, commercial district.

Background

The Avis Budget Group, Inc. (Avis) currently leases space for a car rental agency operation at 110 South Orlando Avenue, Winter Park, Florida. This is the site of the Mount Vernon Best Western Hotel. Avis has been informed that the property is to be redeveloped and that they will need to move from their present location. The property at 110 South Orlando Avenue is zoned C-3, which includes car rental agencies as a permitted use.

In order to continue to serve the populous in the general vicinity of its current location, Avis conducted an exhaustive search of the available C-3 properties which would be suitable and meet the needs for the car rental agency operation. No viable C-3 locations were found.

Avis then expanded its search to include all commercial properties in the general vicinity of its current location. Suitable property meeting the needs for a car rental agency operation was found at 501 North Orange Avenue, Winter Park, Florida. This is the site of the K-Mart Plaza Shopping Center.

However, K-Mart Plaza Shopping Center is currently zoned C-1 and contains over one million square feet of commercial space. Avis will be leasing about 1,400 square feet of space. Car rental agencies are not listed as a permitted use in the C-1 district.



Jeff Briggs  
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Justification

Over the past thirty to forty years the nature of the car rental agency operations have changed. While there are still some operations that have large offices with large inventory, such operations are unique to high volume locations such as airports. The majority of car rental agency operations are more in the nature and scale of personal and business service operations found in the C-1 district such as banks, barber shops, beauty and nail salons, spas, cosmetic treatments, coin-operated laundries, dry-cleaning establishments, post offices, restaurants or lounges, theaters and travel agencies. The modern car rental agency provides a necessary service and is intended to serve the needs of the community, on a scale appropriate to the community in which it is located and seamlessly blend into the fabric of that community.

Request

Amend Winter Park Code of Ordinances Section 58-74, Commercial (C-1) District, Subsection (b)(2), Permitted Uses, to include use of "car rental agencies." A proposed strike through for deletions and underline for additions draft version of Section 58-74(b)(2) is attached.

Enclosed is a check in the amount of \$1,000 for the application fee. We request that you give this matter your consideration and place the item on the December 2, 2014 Planning and Zoning Commission Agenda for review and final consideration by the City Commission at its January 12, 2015 meeting.

Thank you for your attention to this matter. If you have any questions or comments, please do not hesitate to contact me.

Sincerely,



Paul H. Chipok

PHC/clr  
Enclosure

cc: Peter Piracci, Avis Budget Group, Inc.

AMENDMENT TO  
SECTION 58-74, COMMERCIAL (C-1) DISTRICT, SUBSECTION (b)(2),  
PERMITTED USES, TO ADD THE USE OF "CAR RENTAL AGENCIES"

Amend the Winter Park Code of Ordinances Section 58-74(b)(2) as follows with the new language being shown by underlining:

Sec. 58-74. – Commercial (C-1) District.

\* \* \*

(b) Permitted Uses.

\* \* \*

- (2) Establishments involved in the rendering of a personal or business service including banks or similar financial institutions, barber shop, beauty and nail salon, spa, cosmetic treatments, car rental agencies, coin-operated laundries, dry-cleaning establishments, post offices, restaurants or lounges, theaters (except drive-ins), and travel agencies but specifically excluding tattoo, body art, or fortune-telling businesses.