

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

**Staff Report
August 4, 2015**

REQUEST OF THE WINTER PARK MEMORIAL HOSPITAL FOR:
CONDITIONAL USE APPROVAL TO RENOVATE AND EXPAND THE EMERGENCY SERVICES COMPONENT OF THE HOSPITAL AND TO BUILD A NEW FIVE-STORY PATIENT WING ON THE EAST SIDE OF THE HOSPITAL LOCATED AT 200 N. LAKEMONT AVENUE, ZONED O-1, PURSUANT TO THE APPROVED MASTER PLAN.

This public hearing is a Conditional Use request of the Winter Park Memorial Hospital at 200 N. Lakemont Avenue for:

1. Renovation and Expansion of the Emergency Services component of the Hospital on the Lakemont Avenue side of the Hospital and
2. Construction of a new five story patient wing in the east side of the Hospital.

Emergency Department (ED) Project Proposal:

The existing Emergency Department of the Hospital is undersized, out-dated and functionally deficient. The proposed expansion is intended to enhance the emergency room's ability to serve patients and provide space for treatment rooms, storage, staff and other needed services. The proposed changes to the entrance also separates emergency vehicle dropoff from walk in traffic. Under the current configuration, there is only one access point. The new layout splits the function with emergency vehicles accessing from Lakemont Avenue and it separates the patient/visitor entrance which will be located on the south side of the proposed expansion. The layout also provides visitor/family parking adjacent to the new walk in entrance, which currently is deficient. The existing 14,100 square foot emergency services component increases to 29,100 square feet with 13,300 of addition and 1,700 square feet of renovation to the existing adjacent area. Fifteen beds will be removed as part of this renovation.

New Bed Pavillion Project Proposal:

The other component of this Conditional Use request is for a new five story, 177,000 square foot "north tower or bed pavillion" on the east side of the Hospital. The building will be 80 feet tall to the roof eave on the fifth floor and then 95 feet to the top of the pitched roof. This addition is contemplated to add 160 beds at maximum build-out to the Hospital. However, with the transition of double rooms to single rooms within the Hospital, the net effect

of this building addition will be to increase the Hospital from 320 beds to 417 beds or an increase of 97 beds. This is a 30% increase in the capacity of the Hospital but is consistent with the adopted Master Plan's total bed count.

Parking Requirements:

The City's parking code for the Hospital is one parking space for each three patient beds plus one parking space for each employee, contract personnel, volunteer, etc. including part-time employees, expected on the most populated work shift. Attached are the calculations provided by the Hospital which show that the current parking provided by the Hospital campus-wide, exceeds the code requirements. The Planning staff has surveyed the campus on several occasions and the parking garage is generally full except for the top two levels. An employee parking lot, identified as the Red Lot located at between Moray and Strathy Lanes has been empty during staff's review, providing additional capacity.

Comprehensive Plan Policy/Master Plan Process:

The development of these two projects is provided for by the adoption of the conceptual Master Plan in the 2009 Comprehensive Plan.

Policy 1.2.5.1.4: Redevelopment of Winter Park Hospital Campus. The City shall strive to accommodate the enhancement and redevelopment of the Winter Park Hospital campus and their administrative properties as a paramount public service purpose. To this end the creation of a Hospital/Medical Arts district shall be considered. Development of the Winter Park Hospital campus and ancillary facilities shall be pursued in accordance with the conceptual Master Plan approved April 25, 2005.

Past approvals of projects within the Master Plan have provided for flexibility within the phasing plans as long as the various proposed developments are consistent with the overall square footage, height, bed count, parking requirements and infrastructure needs of the adopted Master Plan. Past major approvals include the four story South Patient Wing and the Parking Garage as well as significant internal renovations that did not qualify as conditional uses. Given the ten year time limit within the adopted Master Plan, the Hospital's representatives recognize that this will be the final approval under the current Master Plan that the City will consider. Any subsequent phases would require an update to the Master Plan and adoption of a new Master Plan by the City Commission. The city staff has been working with the Hospital's representatives on a Hospital/Medical Arts district as part of the Comprehensive Plan update intended in 2016.

Approval Process:

This is the "preliminary" conditional use phase. To that end, a city-wide notice has been sent to all 17,500+ households in the City and notices mailed to the property owners within 1,500 feet of the Hospital. The documents to be approved are the site plan and conceptual elevations, which in effect are the entitlements to the projects. If this project proceeds on to the "final" conditional use phase, then the City Code requires a review and approval of plan details not yet received which includes the final architectural plans/materials, civil plans/storm water retention plans, parking lot lighting plans, landscape plan and signage, etc.

Summary and Conclusion:

Staff has reviewed the adopted Master Plan and has determined that even with the height relocation from Lakemont to the east side of the campus for five stories on the new proposed wing, that the applications meet the intent of the Master Plan. The applications meet the parking requirements, the height, the square footage and the bed count within the Master Plan.

Staff Recommendation is for APPROVAL of the Preliminary Conditional Use with the following conditions:

1. The Hospital continue the exterior architectural enhancements to the Lakemont Avenue façade of the Hospital (on the two floors above the Emergency Services façade) in order to provide architectural consistency on the same building wall with the new façade.
2. The Hospital will provide by January 1, 2016, a Master Stormwater/Drainage (campus wide) Plan including a schedule of infrastructure improvements and implementation dates.
3. The Hospital shall provide a visual and sound attenuation buffer along Lakemont Avenue to screen and buffer the proposed expansion to the physical plan facilities necessary to serve these two projects. This buffer shall be part of the final development plan submittal.
4. These approvals represent the final project approvals under the current 2005 Hospital Master Plan. Any additional approvals for projects within the Hospital's campus will require the adoption by the City Commission of a new Master Plan before any other facility improvements are requested.
5. The Hospital will continue to work with city staff on a Hospital/Medical Arts district or overlay as part of the city's Comprehensive Plan update in 2016.

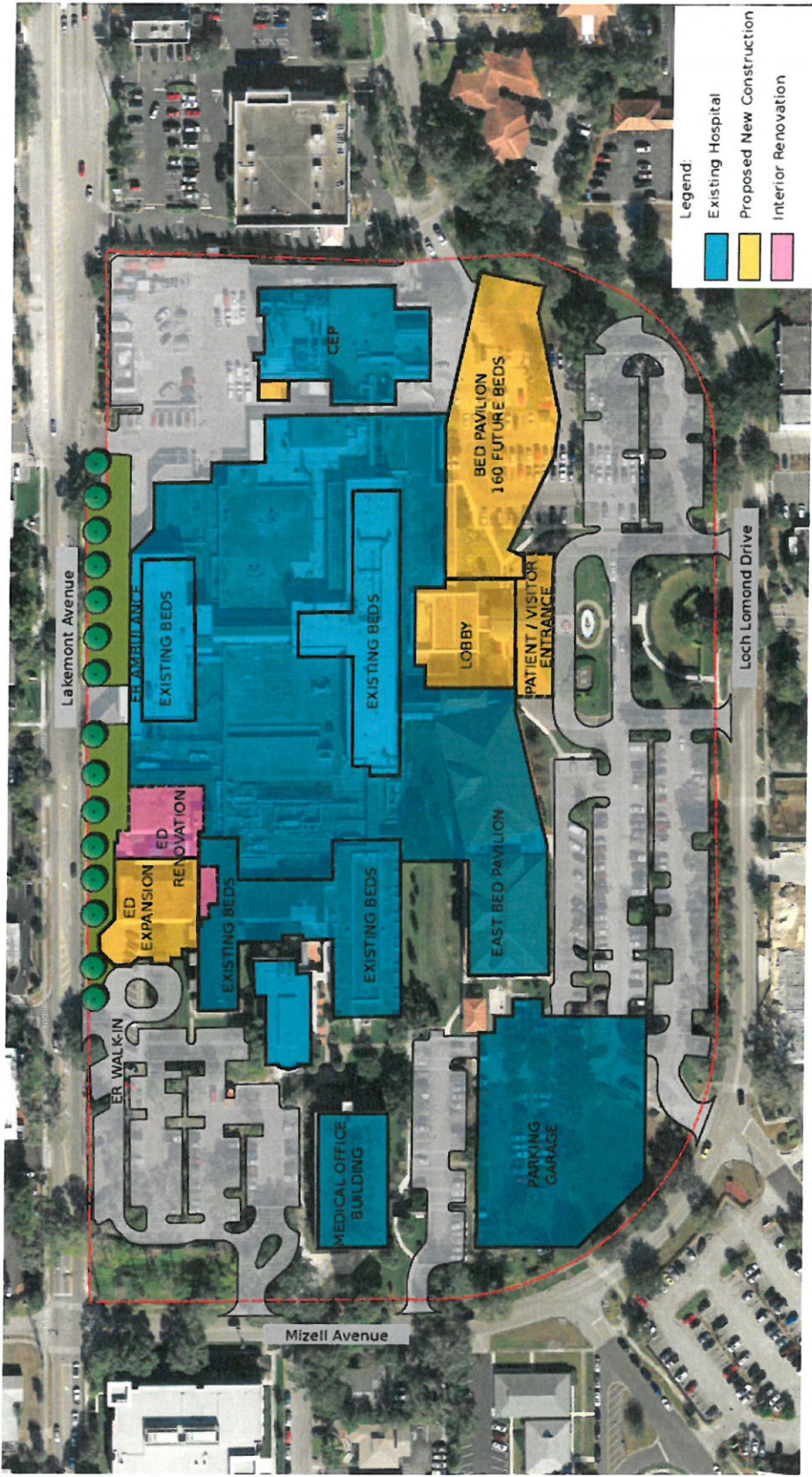


EXHIBIT 'A'
EXISTING & PROPOSED CONDITIONS



NARRATIVE TO APPLICATION FOR CONDITIONAL USE
WINTER PARK MEMORIAL HOSPITAL

The City has adopted the Winter Park Memorial Hospital (“WPMH”) Master Plan dated November 15, 2004 (the “**Master Plan**”) relative to the WPMH Campus. The Master Plan was approved for a term of ten (10) years with an expiration date of April 25, 2015. By action of the Florida Legislature in 2014, the term of the Master Plan was extended for two (2) years to April 25, 2017. The Master Plan requires that certain features and aspects of each project be reviewed and approved by the Planning Commission and the City Commission. The purpose of this Application is to commence that review and approval process for two (2) projects on the WPMH Campus.

Page 2 of the Master Plan outlines different “Master Planning Options” for future growth and development of the WPMH Campus. These Master Planning Options are identified as Phases One through Five; however, there is no requirement in the Master Plan that the Master Planning Options/Phases occur in any particular order, at any particular time, or even at all. The Master Planning Options/Phases are designed to be a “menu” of possible development projects, rather than a sequential, chronological program of development. By outlining Master Planning Options in the form of Phases and projects within Phases, the Master Plan enables selection of a project or projects within a Phase in no required order or timing, thus providing WPMH with the flexibility needed to appropriately develop its Campus to meet the healthcare needs of the Winter Park Community. Additionally, the sketches and graphics in the Master Plan are conceptual in nature, and are intended to graphically depict how the WPMH Campus might look depending on the Master Planning Options/Phases selected, but are not intended to be strictly and rigidly followed, as evidenced by the recently approved and constructed East Tower (the “**Baby Place**”) and the Parking Garage.

This Application for Conditional Use (“**Application**”) requests approval of two (2) functionally linked, inseparable projects at the WPMH Campus (sometimes, collectively, the “**Projects**”). These Projects are the expansion of the existing Emergency Department (“**ED**”) and the construction of a new 5-floor bed tower (“**Bed Pavilion**”) at the location depicted as “Phase 5” in the Master Plan on the graphic entitled “Phase 4”. The locations of the Projects are depicted in the graphic attached to this Narrative as **Exhibit “A”**.

The ED expansion project is a Phase 2 Master Planning Option, and is at the location depicted in the Master Plan. The ED expansion project will improve traffic patterns and conditions on Lakemont Avenue.

Relative to the new Bed Pavilion, the Master Plan includes as a Phase 5 Master Planning Option the construction of either a 5-floor “120-bed north tower...along the north edge of the Campus (not shown)...or a 4-floor, 80-bed tower...north of the main entry...as shown dashed in” on the Master Plan graphic for Phase 4. With this Application, WPMH requests approval of the Bed Pavilion, which will contain 160 hospital beds at full buildout, at the location “shown dashed in” on the Phase 4 graphic in the Master Plan, which is consistent with the Master Planning Option of a 5-floor bed tower along the north edge of the Campus. In exchange for the City’s approval of the Bed Pavilion containing 160 beds at this location, and, in order to move density away from Lakemont Avenue, WPMH will agree that the

5-floor west tower along Lakemont Avenue as described in the Master Plan may only be a maximum of 4-floors, and the 5-floor south tower described in the Master Plan may only be a maximum of 5-floors east of the ED expansion.

Although the new Bed Pavilion is to be 5-stories in height, as permitted by the Master Plan, its eave height will be less than eighty (80) feet, and the roof ridge line will be less than ninety-five (95) feet in height. The ground floor will contain the building lobby and other public functions, and will have a ceiling height of less than twenty (20) feet. Each of the floors above the ground floor will be an inpatient floor with a ceiling height of approximately fifteen (15) feet in order to accommodate the mechanical and medical equipment required for an inpatient hospital facility.

There are currently 320 hospital beds on the WPMH Campus. Although the new Bed Pavilion will contain 160 hospital beds in private hospital rooms (single occupancy) at full buildout, a number of semi-private hospital rooms (double occupancy) will be converted to private hospital rooms and a number of older hospital rooms will be removed, as determined by patient need and/or clinical demands. Therefore, the new Bed Pavilion will only add an additional approximately 97 hospital beds beyond the existing 320 hospital beds, for a total of approximately 417 hospital beds at full buildout of the new Bed Pavilion.

The Projects will not increase the external impacts of the WPMH Campus beyond that contemplated and approved in the Master Plan. The parking required to support the Projects is already in place; therefore, the number of parking spaces on the WPMH Campus will not be increased with the Projects. The Projects are within the Master Plan entitlements and the Master Planning Options and Phases.

Florida Hospital - Winter Park Memorial Hospital
Evaluation of Parking Plan - 6/25/15
Existing Conditions / City Code Requirements

Winter Park City Code¹:

Units	Unit Type	Parking Spaces		
		Rate / Unit	Required	
<i>Hospital & Emergency Department (Current conditions)</i>				
320	Beds	1 / 3	107	
600	Employees	1.000	600	Main shift
25	Volunteers	1.000	25	Main shift
			732	spaces
<i>Physican Office Building</i>				
35,500	Square Foot	1/200	178	Outpatient (POB) parking spaces
		Total:	910	spaces (required)
Existing Parking Inventory²:				
			1042	Spaces provided inside Loop
	Red Lot Parking Outside Loop:		286	
		Sub Total:	1328	
	Surface Parking Removed:		111	for ED/Hospital Pavilion expansion
	Total Available Parking:		1217	Spaces available for Main Hospital/ED

Emergency Dept. & North Pavilion Buildout Plan Rates:

Units	Unit Type	Parking Spaces		
		Rate / Unit	Required	
<i>Hospital & Emergency Department Phase 1 Scenario</i>				
337	Beds	1 / 3	113	
649	Employees & Volunteers	1.000	649	Hosp & ED (Main shift) parking spaces
35,500	Square Foot	1/200	178	Outpatient (POB) parking spaces
			940	spaces (required)
<i>Hospital & Emergency Department Phase 2 Scenario</i>				
417	Square Foot	1 / 3	139	
758	Employees & Volunteers	1.000	758	Hosp & ED (Main shift) parking spaces
35,500	Square Foot	1/200	178	Outpatient (POB) parking spaces
			1,075	spaces (required)
	<i>Excess Parking Available after Ph. 2</i>		142	(above code requirements)

1 - Sec 58-86 "Off-Street Parking and Loading Regulations"
2 - Per existing parking inventory within "Loop" (bounded by Lakemont Ave, Mizell Ave, Loch Lomond Dr, Edinburgh Dr and Aloma Ave). Source: WPMH Staff, June 2015, Includes Garage

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Citywide Public Notice

WINTER PARK MEMORIAL HOSPITAL EXPANSIONS

Planning & Zoning Board City Commission
Public Hearing Public Hearing
Tuesday, August 4 Monday, August 24
@ 6 p.m. @ 3:30 p.m.

Commission Chambers

Winter Park City Hall, 2nd Floor
401 South Park Avenue | Winter Park, Florida

Winter Park Memorial Hospital, a Florida Hospital, is requesting Conditional Use approval to renovate and expand their Emergency Services component of the hospital, as well as build a new five-story patient wing on the east side of the hospital located at 200 N. Lakemont Ave., zoned O-1, in conformance with the master plan that was approved November 15, 2004.

NOTE: If a person decides to appeal any decision made by the Commission with respect to any matter considered at such meeting or hearing, he/she will need a record of the proceedings, and that, for such purpose, he/she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. (F.S. 286.0105).
Persons with disabilities needing assistance to participate in any of these proceedings should contact the Planning & Community Development Department at 407-589-3453 at least 48 hours in advance of the meeting.

CITY OF WINTER PARK
401 South Park Avenue
Winter Park, FL 32789



Winter Park Memorial Hospital - Conceptual Renderings

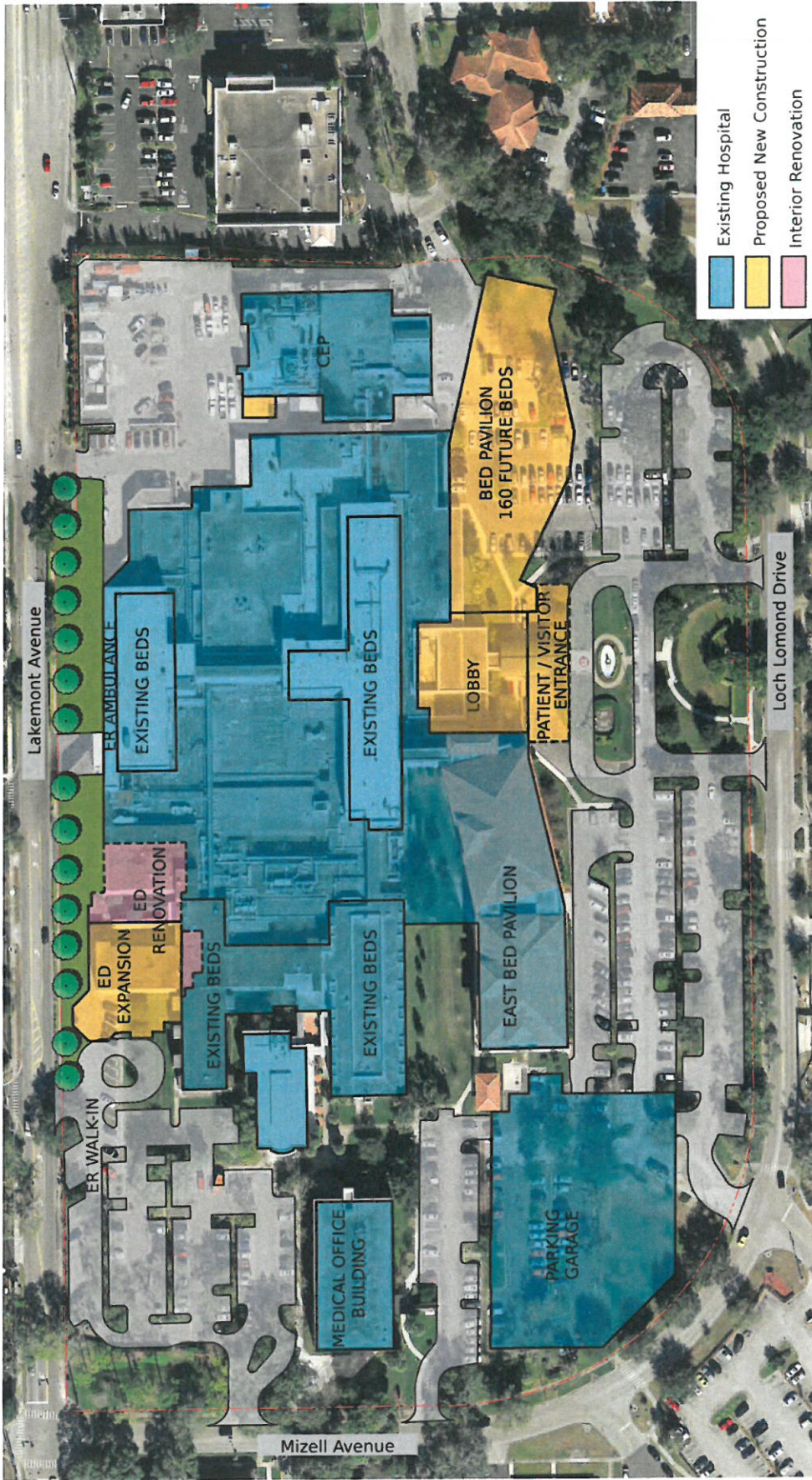


Emergency services



North Pavilion

Winter Park Memorial Hospital - Proposed Site Plan



More detailed information can be found in the Planning & Zoning Board's staff report that will be available Tuesday, July 28, 2015, at cityofwinterpark.org/pzb-reports.

Jeffrey Briggs

From: Rick Higbie <Rick.Higbie@bllc.com>
Sent: Thursday, July 23, 2015 8:32 AM
To: Jeffrey Briggs
Cc: Theresa Dunkle
Subject: Winter Park/Florida Hospital Addition?

Hello Jeff,

My Name is Rick Higbie and I have written to the city in the past about sound attenuation or lack thereof at the above hospital. In fact, since my last letter, Florida Hospital has added another BAC cooling tower and pump without any sound attenuation provided. I have worked on many hospitals and power plants as this is my business and we are always forced to screen and provide sound attenuation for the types of equipment Florida Hospital has sitting, basically, in a parking lot? I have driven over to the hospital on some mornings due to an excessive amount of noise to find the cooling tower and pump in the parking lot screaming and the stationary engineers running/exercising the generator with the doors open.....I have videoed this.

My wife and I live only a few blocks from this hospital for over 20 years and the noise levels have increased four fold since Florida Hospital took ownership and began expanding. Please understand that we appreciate having this facility nearby and all of the good work they do but to continue to expand without consideration for those tax payers in the immediate vicinity is wrong.

I am writing you because we received a public notice that the hospital is expanding once more. Is there nothing the city can do to require the hospital as a stipulation for allowing a building permit, to address the increased noise at their power plant?

On a separate note related to the mailing, it was my understanding that all of the existing and new structures are 4 stories.....why is this one going to 5 stories?

I look forward to hearing from you and thank you in advance for your consideration.

Sincerely,

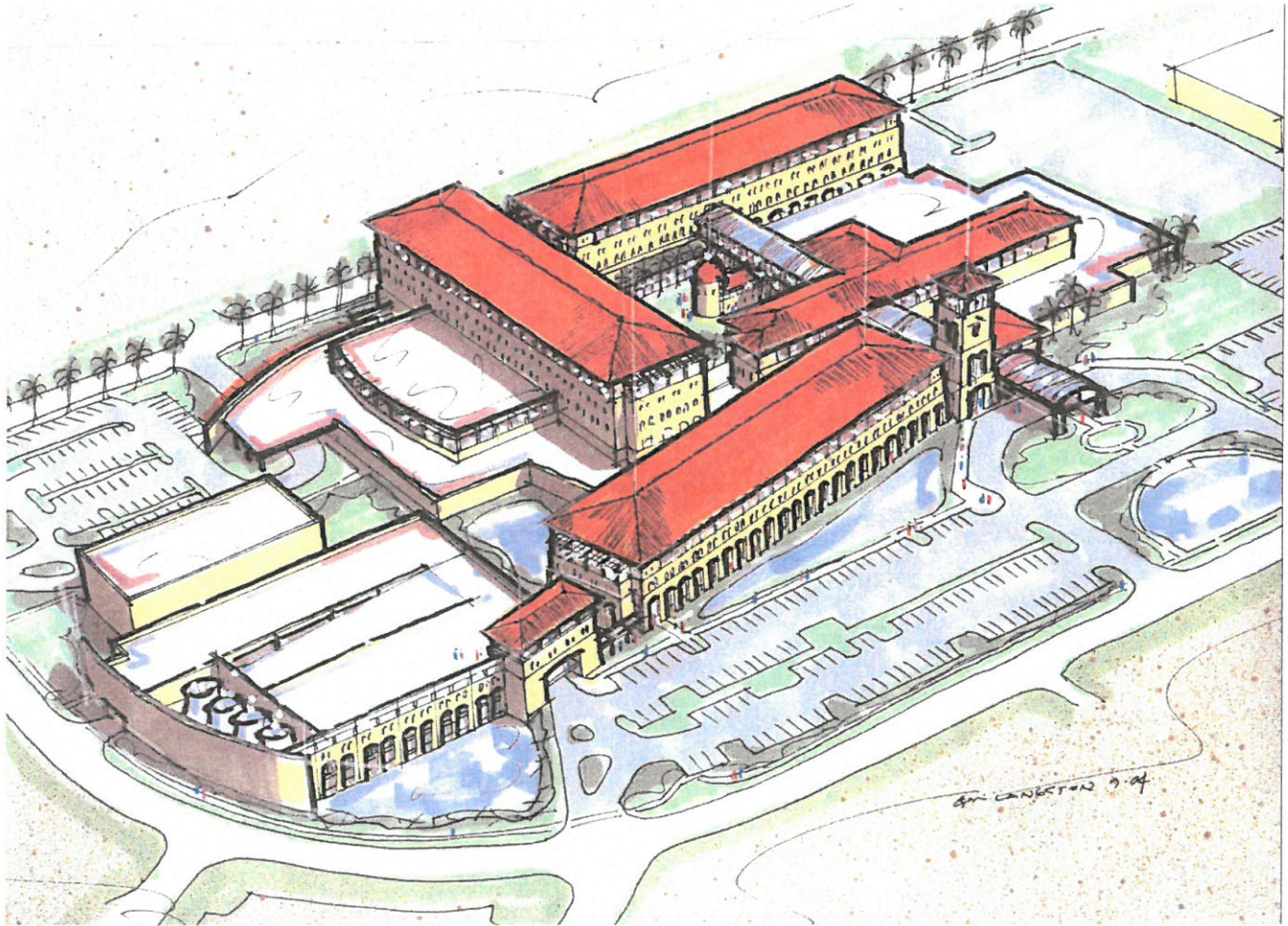
Rick Higbie

Director of Operations
Belvedere Property Management LLC

407-628-9651



The Skill to Heal. The Spirit to Care.



WINTER PARK MEMORIAL HOSPITAL WOMEN'S SERVICES EXPANSION

Winter Park, Florida
Master Plan
November 15, 2004

Master Plan:

Winter Park Memorial Hospital has developed a master plan over a period of several years. The plan is comprehensive, documenting existing conditions and providing recommendations for the future growth of the campus. Our goal was to review this information and look for ways to enhance the existing plan.

Upon review, these planning efforts established short, intermediate, and long-term needs. The departments within the hospital which require immediate attention are:

Nursing Units
Radiology Department
Cath Lab / Cardiology
Orthopedic Rehab
Emergency Department

Summary of Issues:

The facility has several issues which need to be addressed both in the short and long term. First, the nursing units are a combination of both private and semi-private patient rooms. Current Florida Hospital trends are for all rooms to be private. The conversion to private rooms will have to take place over a longer period of time beginning with any new phases of work.

The buildings have several physical issues to address. The floor-to-floor heights within the facility severely limit the flexibility and the introduction of newer technologies into the facility. Current floor-to-floor heights vary from 11'-3" to 12'-6". These varying heights between areas are resolved by the use ramps to connect the buildings.

The building systems in the older buildings present maintenance and operational issues. Current and future renovations will require extensive re-working of the MEP systems.

Building systems are restricted by the floor-to-floor heights. Some existing ducts and lines are currently on the roof requiring constant maintenance attention to these systems. Additionally the central energy plant (CEP) is about to its maximum capacity with the systems and physical space. Its location to the north limits economical distribution of systems.

The parking on the campus was not completely addressed in the master plan. A parking analysis must be completed along with the phasing and future growth to adequately understand the parking needs.

Master Planning Goals:

- Plan for the eventual on-site replacement of the oldest facilities.
- Establish relocation/growth plan for departments with the greatest needs.
- Plan for a conversion to all Private Patient Rooms.
- Establish a plan to align all floor-to-floor heights as new structures are built.
- Improve campus and building wayfinding.
- Plan for the new expansion or eventual relocation of the central energy plant.
- Study the parking counts and plan for a parking garage or other alternatives.

Master Planning Options:

The existing campus master plan was revised to effectively meet these goals. A series of new towers ranging from 4 to 5 floors are planned to replace older, obsolete facilities. The towers are planned in three main phases. The removal of the older facilities will allow new buildings to be built on the south side of the existing hospital.

The planned building replacement on the campus will open the center of the facility for a large courtyard. The courtyard will allow light and views into the center areas of the facility. Additionally it will act as a wayfinding device, allowing all the main public circulation to encircle the courtyard. A main east-west circulation spine will stretch from Lakemont Avenue to the main entry on Edinburgh Street. Major departments and outpatient functions will be accessible from this spine.

Phase One: 91,000 GSF

The first phase shows the eventual build-out of a four story 80-bed tower located south of the main entry. This phase is divided in the two components (1A & 1B). The first component is to build a 12-bed postpartum unit and eventual build-out of 40 beds. The tower will connect back to the existing facility with a three-story connector. The second component would be the build-out of the remainder of the floor plate to accommodate a total of 80 beds. No building demolition will be required in this phase.

Phase Two: 109,000 GSF

This phase shows the expansion of the Emergency Room to the south and a new five story-60-bed tower above. A parking garage will be needed at this phase to increase the parking count. The Bush wing will be demolished at the start of this phase. The new entry lobby and tower along with a portion of the courtyard will be completed with this phase. The new Central Energy Plant (CEP) will be partially constructed with the parking garage.

Phase Three: 146,000 GSF

The south wing will need to be demolished and an infill project will be completed between the new east tower and the ER tower. This project will add a five story-60 bed tower to complete the south tower build-out to 120 beds. This phase will complete the courtyard and the chapel. The second component will be to demolish the old west tower and construct a new west tower of 120 beds. The CEP and parking garage will be fully built out at this phase.

Winter Park Memorial Hospital
 Florida Hospital
 Schematic Design

Phase Four: 116,000 GSF

This phase will demolish the old west tower and construct a new five-story west tower of 120 beds. The CEP and parking garage will be fully built out at this phase.

Phase Five: 91,000 GSF

The future fifth phase has two options at this point in time. A 120-bed north tower can be constructed along the north edge of the campus (not shown) or a 4-floor, 80-bed tower can be built north of the main entry (mirrored) as shown dashed in on our master plan graphics.

New Area Added:

	Area Added	Cost Per Square Foot	Phase Cost
Phase 1	91,000 GSF	\$266	\$24,206,000
Phase 2	109,000 GSF	\$266	\$28,994,000
Phase 3	146,000 GSF	\$266	\$38,836,000
Phase 4	116,000 GSF	\$266	\$30,856,000
Phase 5	91,000 GSF	\$266	\$24,206,000
Total	553,000 GSF	\$266	\$147,098,000

Bed Count:

	Before Construction	During Construction	After Construction
Existing	287*		
Phase 1 (A)	287	287	299*
Phase 1 (B)	299	299	367*
Phase 2	367	288	348*
Phase 3	348	272	380**
Phase 4	332	260	380**
Phase 5	380	380	460**

Note:

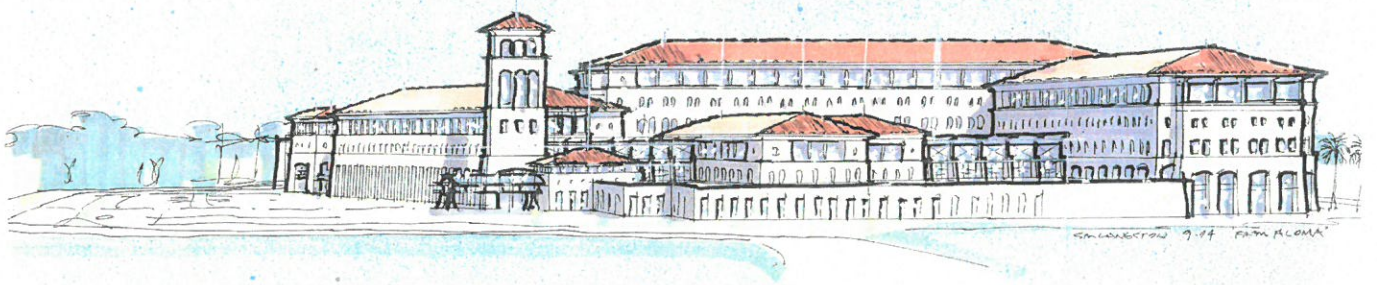
* Assumes current Bed count as both private and semi-private patient rooms.

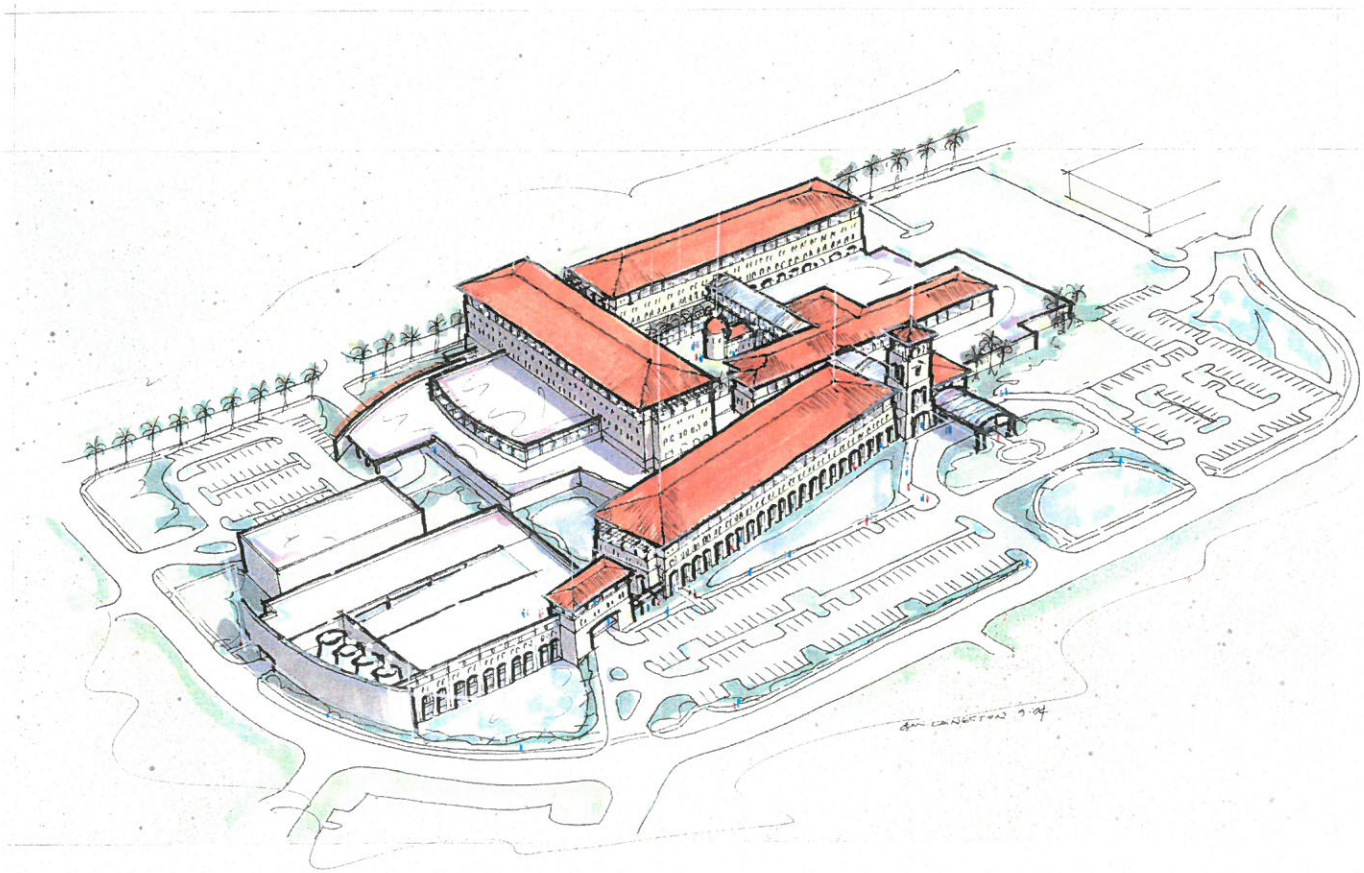
** Assumes all patient beds in private rooms.

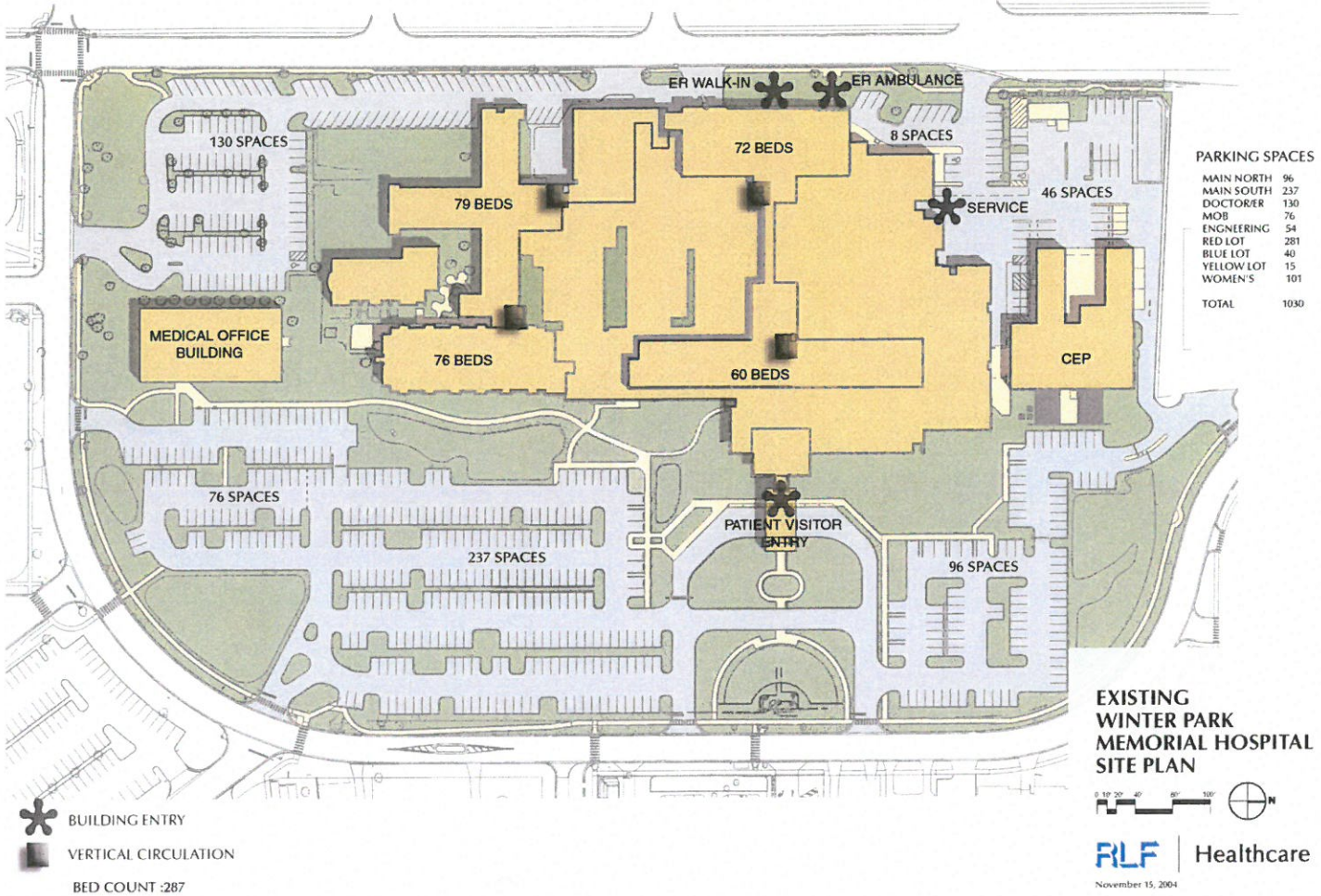
Winter Park Memorial Hospital
 Florida Hospital
 Schematic Design

Parking Count:

	Patient Beds X 1.5	Employees per shift	ED/ Outpatient	Required Total	Total Parking Available
Existing	431	590	95	1,115	853
Phase 1(A)	431	590	95	1,115	864
Phase 1 (B)	449	614	95	1,158	779
Phase 2	551	754	120	1,424	942
Phase 3	522	754	130	1,406	1,052
Phase 4	498	754	140	1,392	1,052
Phase 5	570	781	150	1,501	1,052







PARKING SPACES

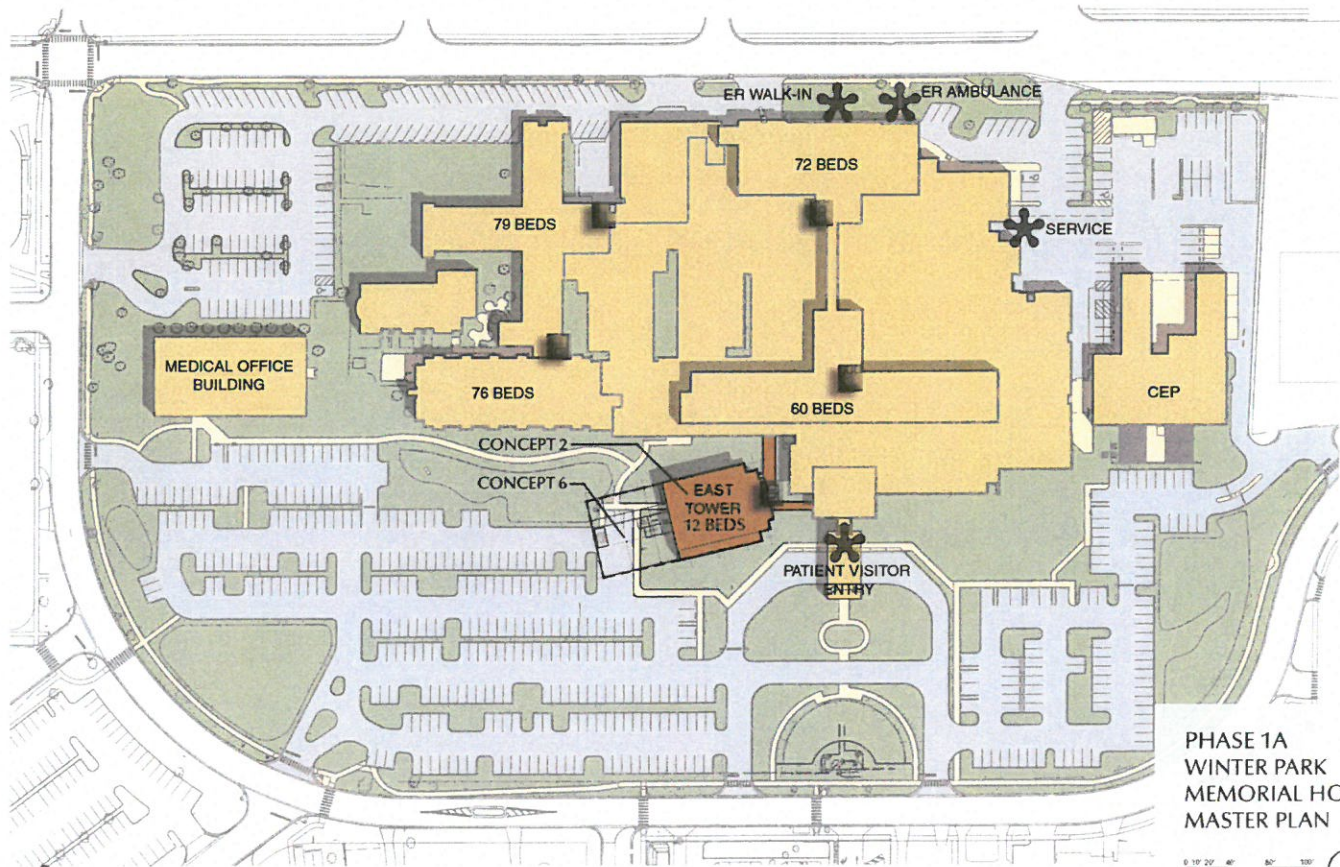
MAIN NORTH	96
MAIN SOUTH	237
DOCTOR/ER	130
MOB	76
ENGINEERING	54
RED LOT	281
BLUE LOT	40
YELLOW LOT	15
WOMEN'S	101
TOTAL	1030



**EXISTING
WINTER PARK
MEMORIAL HOSPITAL
SITE PLAN**



RLF | Healthcare
November 15, 2004

BUILDING ENTRY
 VERTICAL CIRCULATION
 BED COUNT :287

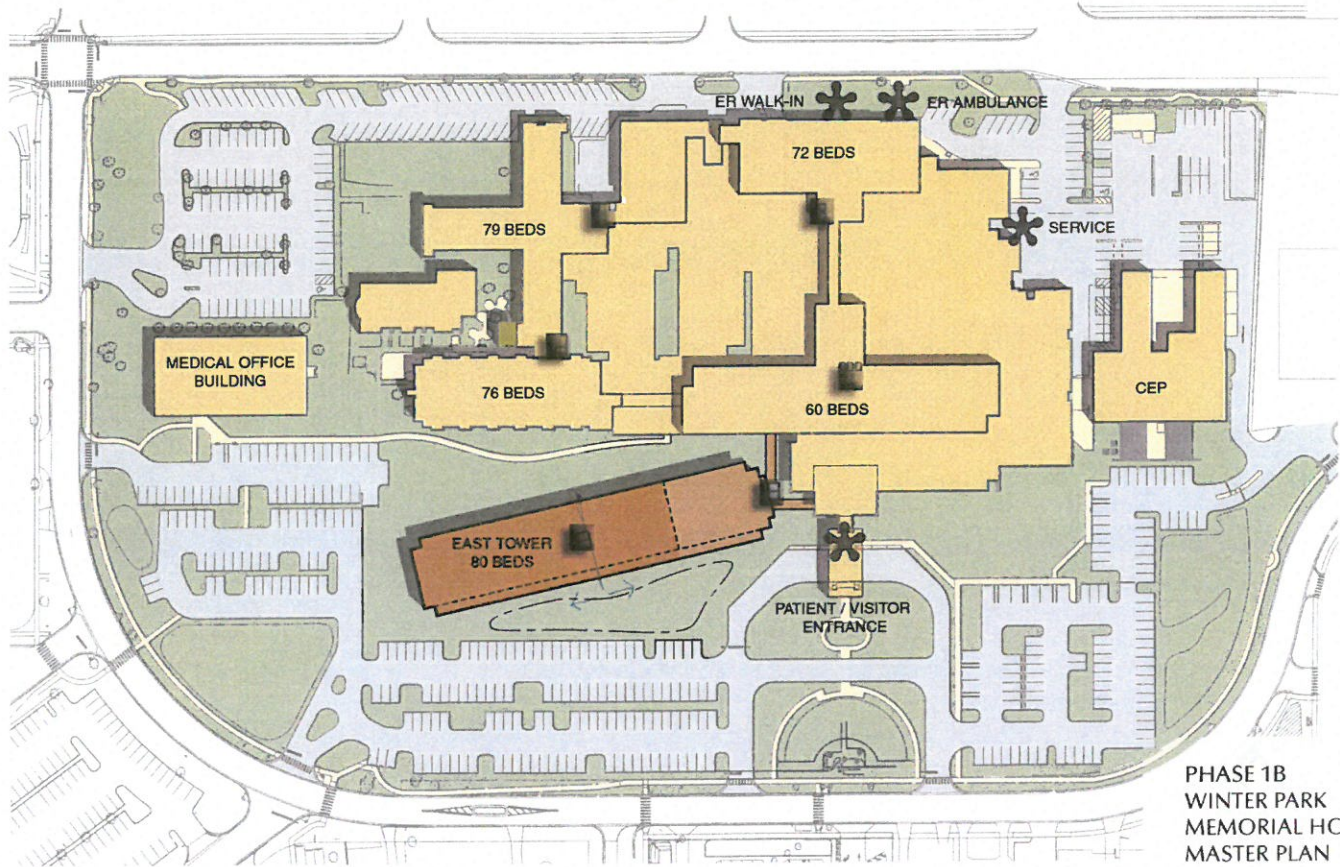




 BUILDING ENTRY
 VERTICAL CIRCULATION
 BED COUNT :299

PHASE 1A
 WINTER PARK
 MEMORIAL HOSPITAL
 MASTER PLAN



RLF | Healthcare
 November 15, 2004



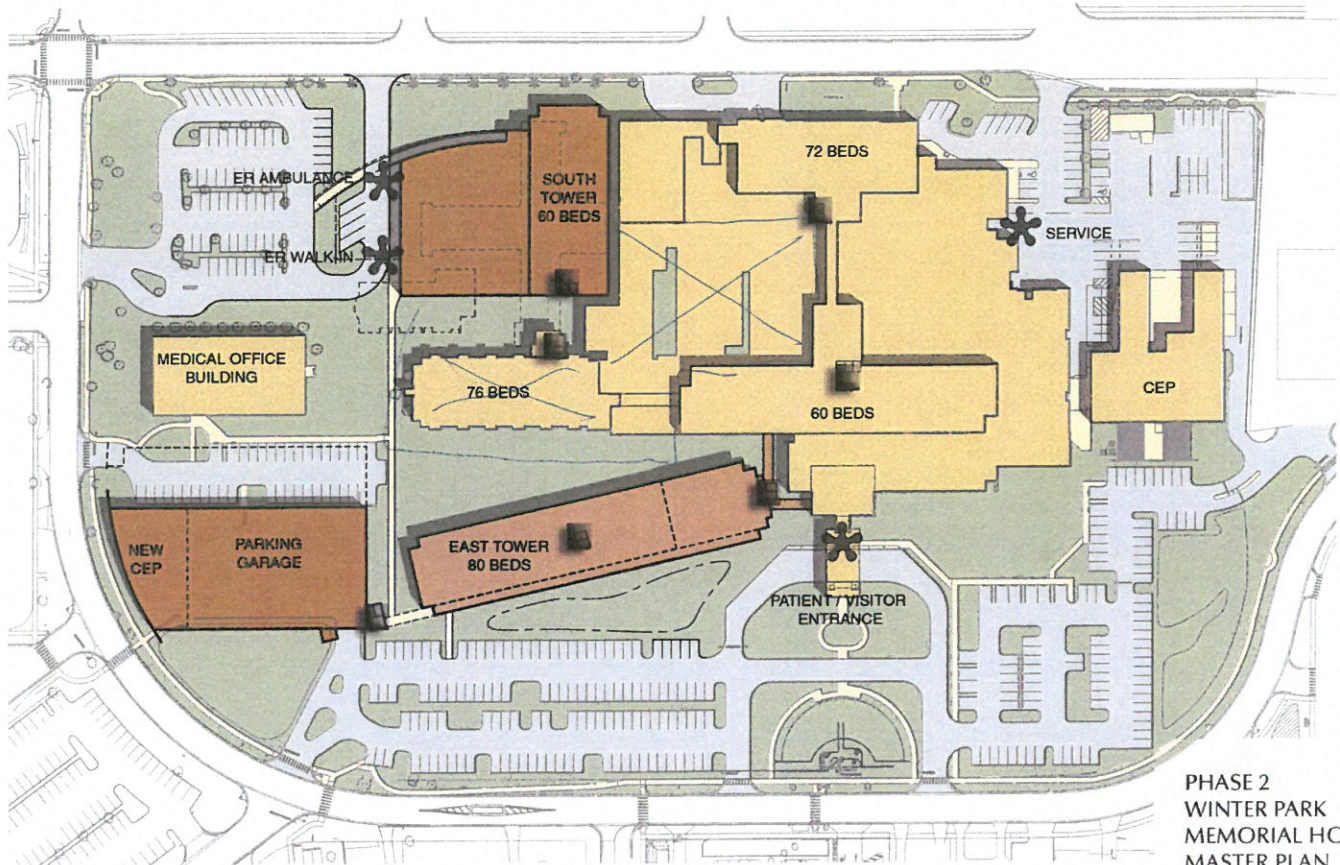
-  BUILDING ENTRY
-  VERTICAL CIRCULATION
- BED COUNT : 367



PHASE 1B
 WINTER PARK
 MEMORIAL HOSPITAL
 MASTER PLAN

0 10' 20' 40' 60' 100'

 N

RLF | Healthcare

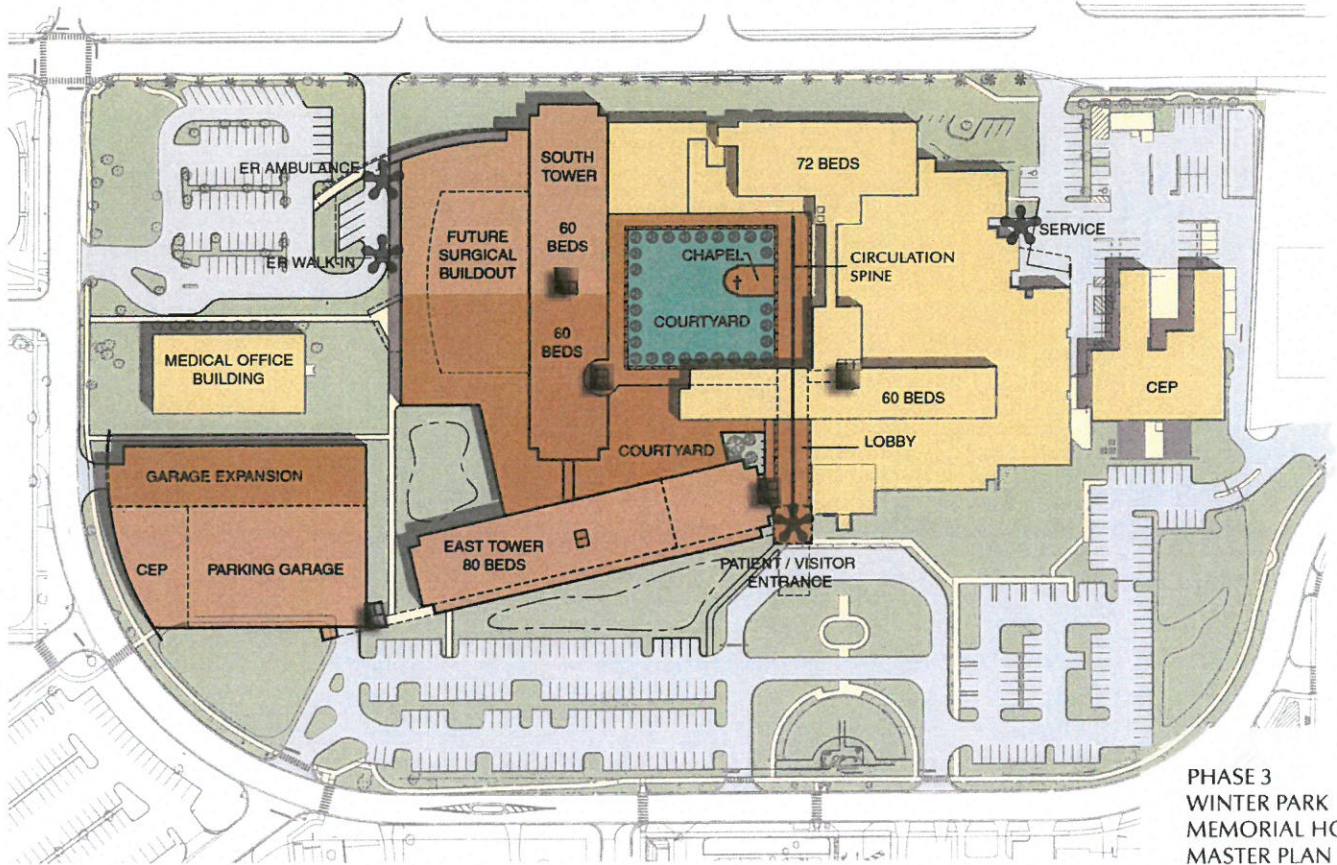


-  BUILDING ENTRY
-  VERTICAL CIRCULATION
- BED COUNT : 348

PHASE 2
WINTER PARK
MEMORIAL HOSPITAL
MASTER PLAN





RLF | Healthcare

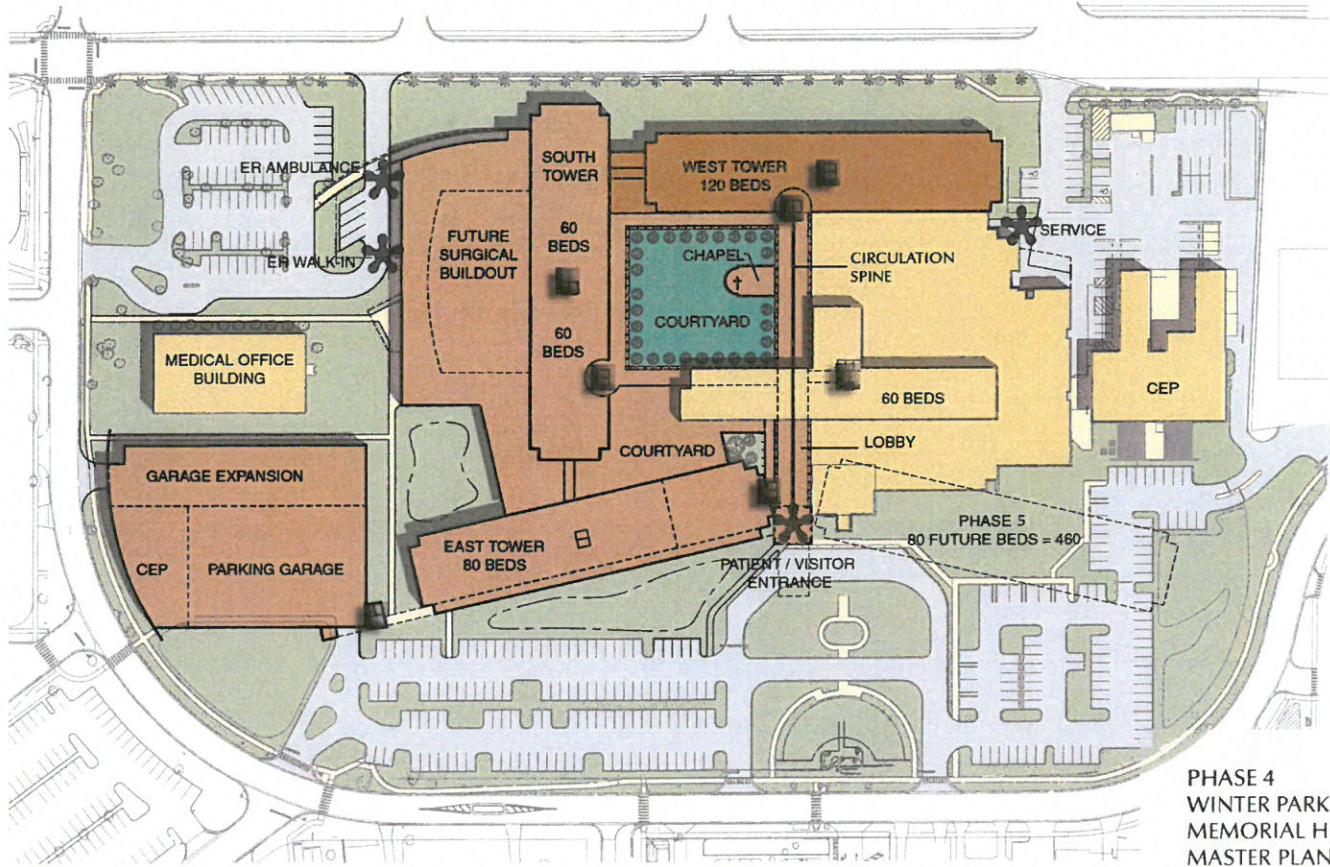




PHASE 3
WINTER PARK
MEMORIAL HOSPITAL
MASTER PLAN



RLF | Healthcare

-  BUILDING ENTRY
-  VERTICAL CIRCULATION
- BED COUNT :332



-  BUILDING ENTRY
-  VERTICAL CIRCULATION
- BED COUNT : 380

PHASE 4
WINTER PARK
MEMORIAL HOSPITAL
MASTER PLAN

0 100 200 400 600 800

 N

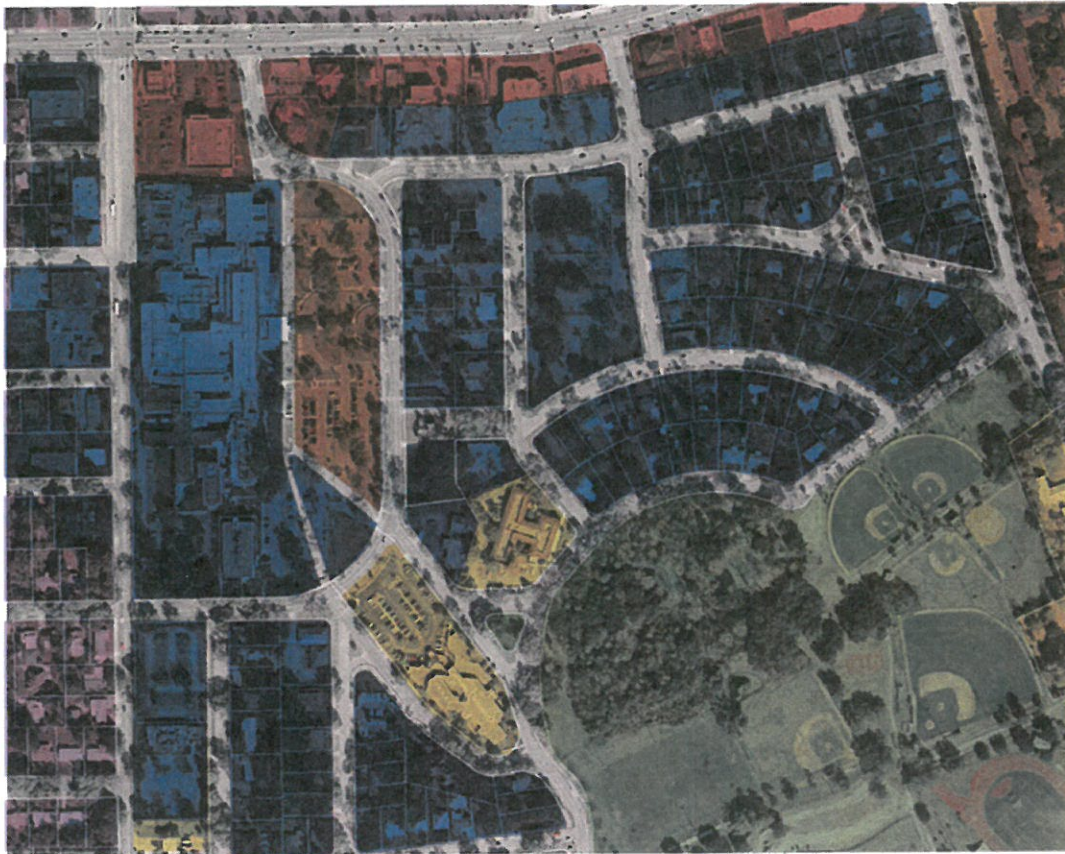
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- Hospital Ownership
- Commerce
- Office & Professional
- Open Space & Recreation
- Multi-family Residential
- Single Family Residential

**WINTER PARK
MEMORIAL HOSPITAL
LAND OWNERSHIP MAP**

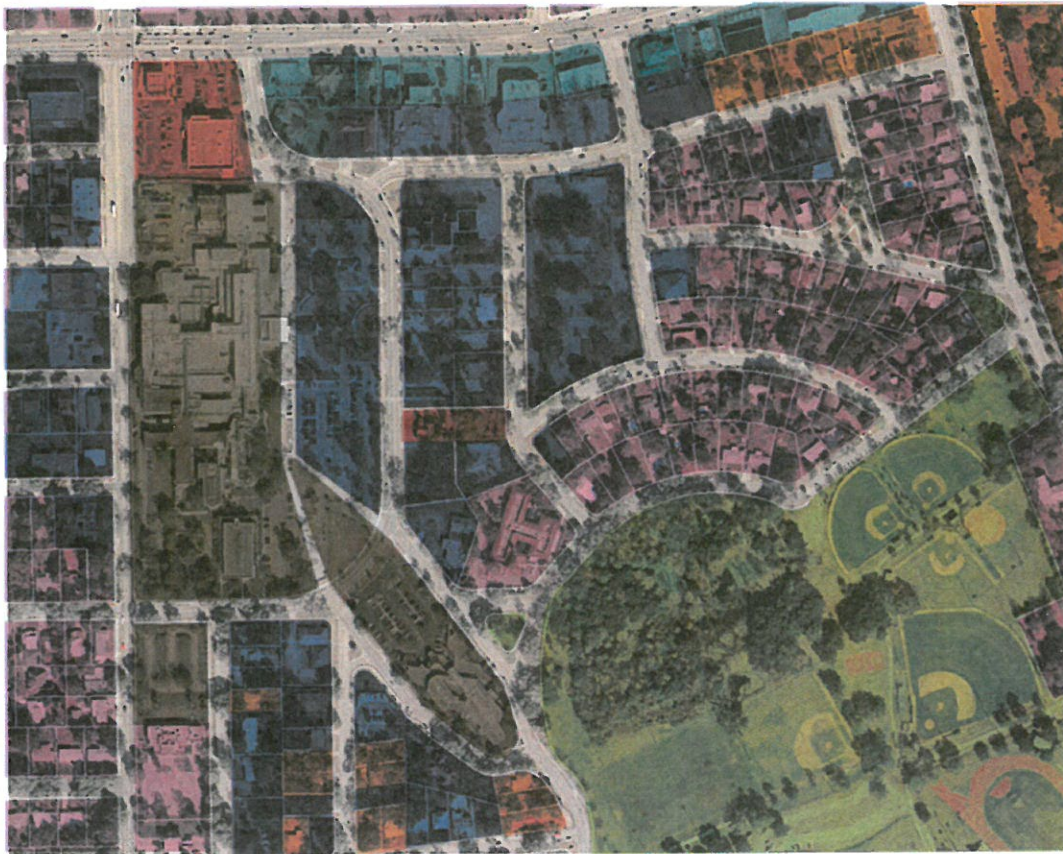
RLF | Healthcare
November 15, 2004



- Religious, Government
Education & Comm. Services
- Commerce
- Office & Professional
- Open Space & Recreation
- Multi-family Residential
- Single Family Residential

**WINTER PARK
MEMORIAL HOSPITAL
FUTURE LAND USE MAP**

RLF | Healthcare



-  Office District
-  Commerce
C-1
-  General Commercial
C-3
-  Open Space & Recreation
PR
-  Office & Professional
O-2
-  Single Family Residential
R-1A
-  Multi-family Residential
R-3

**WINTER PARK
MEMORIAL HOSPITAL
ZONING MAP**

RLF | Healthcare

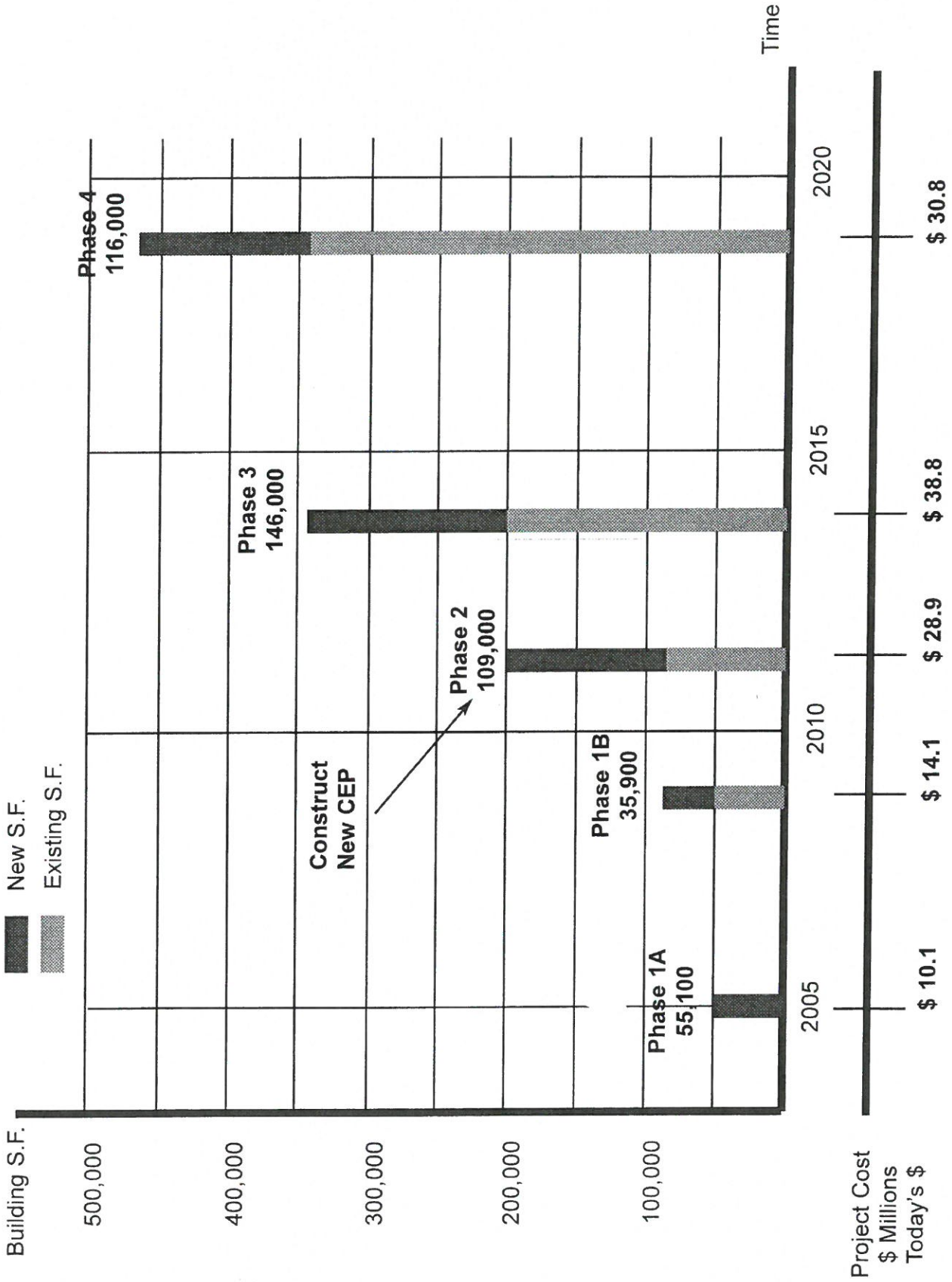
- SUPPORT SPACES
- PATIENT ROOMS
- WAITING
- HOLDING NURSERY
- SPECIAL CARE NURSERY
- STAFF
- BIRTHING UNIT
- CIRCULATION



WINTER PARK
MEMORIAL HOSPITAL
WOMENS SERVICES
MASTER PLAN



RLF | Healthcare



Master Plan Schedule Winter Park Memorial Hospital - Women's Services Expansion

Master Plan Schedule

Summary of Mechanical and Electrical Requirements

PHASE 1A

Mechanical:

- 460 ton chiller with 1400 gpm stainless steel cooling tower, one 1400 gpm condenser water pump, one 1100 gpm primary chilled water pump, and one 700 gpm secondary pump.
- 100 bhp hot water boiler with one 200 gpm primary pump and two 100 gpm pumps with variable frequency drives for variable volume pumping.
- Provide a valve from the hot water supply and return for future connection near the 1996 Surgery Addition.

Electrical:

- New 800KW, 480Y/277Vdiesel engine generator set required. Existing CEP will be expanded to house the new generator.
- Underground essential electrical system feeder will be provided from the new engine generator set to the new tower.
- 1500KVA Progress energy pad mount transformer will be provided to serve the tower.
- Automatic transfer switches will be provided to serve the new tower.
- Normal power switchboard will be provided to serve the new tower.

PHASE 1B

Mechanical:

- Disconnect the heat exchangers installed as part of the 1996 Surgery Addition and cap the steam lines. Connect the heating system to the hot water supply and return installed in part 1a. This action will shift steam from the Surgery Addition the domestic water heaters. This will allow the existing water heaters to serve the additional beds added by this phase.
 - This work may be required prior to part 1a construction as beds are built out in part 1a, of phase one.

Electrical:

- No additional distribution equipment will be required under this phase.

PHASE 2

This phase requires the construction of a new Central Energy Plant. The plant will contain the following electrical equipment:

Mechanical:

- Chillers - (2) 925 ton chillers to meet load and maintain back-up. 1850 tons installed chiller capacity. New three pump vari-prime pumping system expandable to four pumps (1850 gpm each).
- Cooling Towers – (2) 2800 gpm stainless steel cooling towers and screen wall for wind protection. (2) Condenser water pumps and sump cleaning system.
- Refrigerant monitoring and ventilation system.
- Boilers – (2) 350 bhp steam boilers with stack, deaerator, boiler feedwater system, and condensate collection system. Dual fuel burners on each boiler.
- Heat Exchangers – (2) new heat exchanger with steam pressure reducing valves, (2) primary hot water pump and (2) secondary hot water pump. Provide variable volume operation on secondary pumps.
- Domestic Water Heaters – (2) storage type water heaters, steam fired.
- Medical air compressors – new triplex system sized for phases 1, 2, 3 and piping sized for full master plan.
- Medical vacuum pumps – new triplex system sized for phases 1, 2, 3 and piping sized for full master plan.
- Oxygen, nitrous oxide, and nitrogen manifolds – provide all new and with piping sized for full master plan.
- Fuel Oil storage tank – provide (2) new 20,000 gallon below ground fuel oil storage tanks, double wall type.
- Existing CEP to remain and serve existing portions of the Hospital.

Electrical:

- (2) 2,000KW, 4,160V diesel engine generator sets.
- (2) 200 gallon stand alone day tanks.
- 2,000A, 4,160V paralleling switchgear suitable for four engine generators sets.
- 2,000KVA 4,160V – 480Y/277V unit substation in the CEP.
- Automatic transfer switches, one life safety, four equipment branch.
- 4,000A, 480Y/277V double ended normal power distribution switchboard.
- Progress energy pad mount transformers.
- 1,000KVA 4,160V – 480Y/277V unit substation in the existing phase 1a and 1b tower. This will allow connection to the new paralleling switchgear.
- 1,000KVA 4,160V – 480Y/277V unit substation in the phase 2 building addition.
- Automatic transfer switches for the phase 2 building expansion.
- Underground essential system and control wiring duct banks from the paralleling switchgear in the new CEP to the phase 2 building expansion.
- Underground essential system and control wiring duct banks from the paralleling switchgear in the new CEP to the existing phase 1a and 1b tower.

PHASE 3

Mechanical:

- Chillers – (1) 925 ton chiller, connect to existing vari-prime system.
- Cooling Towers – (1) 2800 gpm stainless steel cooling tower with (1) condenser water pump.
- Existing CEP to remain and serve the existing portions of the Hospital.

Electrical:

- This phase of construction requires the addition of (1) 2,000KW, 4,160V diesel engine generator set in the CEP. The generator will be connected to the paralleling switchgear.
- Essential system feeders and control wiring will be provided from the paralleling switchgear to the phase 3 building addition.
- 1,000KVA 4,160V – 480Y/277V unit substation in the phase 3 building addition.
- Automatic transfer switches for the phase 3 building expansion.

PHASE 4

Mechanical:

- Chillers – (1) 925 ton chiller, connect to existing vari-prime system.
- Cooling Towers – (1) 2800 gpm stainless steel cooling tower with (1) condenser water pump.
- Boilers – (1) 350 bhp steam boilers with stack. Connect to existing deaerator, boiler feedwater system, and condensate collection system. Dual fuel burners on each boiler.
- Heat Exchangers – (1) new heat exchanger with steam pressure reducing valves, (1) primary hot water pump and (1) secondary hot water pump. Provide variable volume operation on the secondary pump.
- Domestic Water Heaters – (1) storage type water heaters, steam fired.
- Medical air compressors – new duplex system sized for balance of hospital and manifolded with the existing triplex system.
- Medical vacuum pumps – new duplex system sized for balance of hospital and manifolded with the existing triplex system.
- Oxygen, nitrous oxide, and nitrogen manifolds – expand capacity by upgrading oxygen tank size and extending existing manifolds.
- Fuel Oil storage tank – provide (1) new 20,000 gallon below ground fuel oil storage tank, double wall type.
- Connect areas of the original hospital still remaining to the new CEP. Disconnect equipment in CEP.

Winter Park Memorial Hospital
Florida Hospital
Schematic Design

Electrical:

- This phase of construction requires the addition of (1) 2,000KW, 4,160V diesel engine generator set in the CEP. The generator will be connected to the paralleling switchgear.
- Essential system feeders and control wiring will be provided from the paralleling switchgear to the phase 4 building addition.
- 1,000KVA 4,160V – 480Y/277V unit substation in the phase 4 building addition.
- Automatic transfer switches for the phase 4 building expansion.

PHASE 3

Mechanical:

- Chillers – (1) 925 ton chiller, connect to existing vari-prime system.
- Cooling Towers – (1) 2800 gpm stainless steel cooling tower with (1) condenser water pump.
- Existing CEP to remain and serve the existing portions of the Hospital.

Electrical:

- This phase of construction requires the addition of (1) 2,000KW, 4,160V diesel engine generator set in the CEP. The generator will be connected to the paralleling switchgear.
- Essential system feeders and control wiring will be provided from the paralleling switchgear to the phase 3 building addition.
- 1,000KVA 4,160V – 480Y/277V unit substation in the phase 3 building addition.
- Automatic transfer switches for the phase 3 building expansion.

PHASE 4

Mechanical:

- Chillers – (1) 925 ton chiller, connect to existing vari-prime system.
- Cooling Towers – (1) 2800 gpm stainless steel cooling tower with (1) condenser water pump.
- Boilers – (1) 350 bhp steam boilers with stack. Connect to existing deaerator, boiler feedwater system, and condensate collection system. Dual fuel burners on each boiler.
- Heat Exchangers – (1) new heat exchanger with steam pressure reducing valves, (1) primary hot water pump and (1) secondary hot water pump. Provide variable volume operation on the secondary pump.
- Domestic Water Heaters – (1) storage type water heaters, steam fired.
- Medical air compressors – new duplex system sized for balance of hospital and manifolded with the existing triplex system.
- Medical vacuum pumps – new duplex system sized for balance of hospital and manifolded with the existing triplex system.
- Oxygen, nitrous oxide, and nitrogen manifolds – expand capacity by upgrading oxygen tank size and extending existing manifolds.
- Fuel Oil storage tank – provide (1) new 20,000 gallon below ground fuel oil storage tank, double wall type.
- Connect areas of the original hospital still remaining to the new CEP. Disconnect equipment in CEP.



DEPARTMENTAL SPACE PROGRAM Draft

Postpartum/Birthing Center

FLORIDA HOSPITAL- WINTER PARK

RLF #2131.00

signature(s): _____

01 Sept 04

OBSTETRICS DEPARTMENT					
ROOM NAME	NUMBER OF AREAS	NSF PER AREA	TOTAL BASE NSF	PROPOSED LOCATION	REMARKS
POSTPARTUM UNIT					
Common Visitor Space					
Wheelchair Alcove	1	30	30		3 opened chairs
Family Waiting/Lounge	2	120	240		8 seats ea. May be distributed/consolidated
Phone Alcove	2	10	20		
Water Fountain	2	10	20		
Vending Area	1	100	100		only located on 4 floors, 4 machines ea.
Public Toilet	2	50	100		unisex toilet
Family Consultation/Education Room	1	200	200		Table, chairs, Cabinet/educational, computer connection, film Illuminator
Sub-total			740		
Postpartum Rooms					
Universal Private Postpartum Room	30	255	7,650		
ADA Patient Toilet/Shower	27	60	1,620		ADA/HC Accessible, Bedpan rinsers
ADA Patient Shower/Bath	3	80	240		1 per 100 beds, AIA Guidelines
New Born Exam/Treatment Room	1	150	150		
Sub-total			9,660		
Postpartum Support Space					
Central Nurse Workstation/Work Area	2	500	1,000		11 Staff per station
Central Monitor Alcove	1	100	100		At Nurse Station (not facing public)
Pneumatic Tube Station	2	10	20		Located at Nurse Station
Charting Alcove	15	20	300		36" high counter, computer connection
Physician Dictation/PACS Review	2	60	120		PACS reading unit, counter, chair
Medication Room	2	120	240		4 Pyxis w/slave, prep, sink, IV storage, upright med refrig., (2) 30" x 72" carts
Nourishment Room	2	100	200		Ice machine, refrigerator, carts
Clean Holding / Linen	2	140	280		Sink, minimal counter, 6 carts (30" x 72")
Soiled Holding	2	80	160		Double sink, carts, dirty trays, pillow hamper
Equipment Storage Room	2	120	240		Full-height shelving, carts, equipment: steps, walkers
Emergency Equipment Alcove	2	10	20		
Portable Equipment Alcove	4	15	60		Crash cart, portable x-ray, etc
Housekeeping Closet	1	60	60		Mop sink, mop holder, full-height shelf
Sub-total			2,800		
Postpartum Staff Support Space					
Team Conference Room	1	300	300		20 occupants
Unit Clerks/Forms Storage	1	120	120		Located w/ Nurse Station, copier, ref. library
Office: Assigned	3	120	360		Nurse Mgr., Asst. Mgr., (Case Mgt./N. Practic.)
Office: Travelers	2	140	280		Nutrition, Clin Specialist, Educator when on
Staff Lounge/Break Room	1	220	220		Lounge w/ kitchen/pantry, 10 seats
Staff Lockers	1	160	160		120 box lockers
Staff Toilet	2	50	100		male and female
Sub-total			540		
LOCAL NURSE POSTPARTUM UNIT					
TOTAL DGSF POSTPARTUM UNIT			22,065		1.5 DGSF-1.45-1.55 NET :GROSS FACTOR (1.5)
TOTAL BGSF POSTPARTUM UNIT			26,478		1.2 BGSF-1.19-1.21 DGSF :BGSF FACTOR (1.2)



DEPARTMENTAL SPACE PROGRAM Draft

Postpartum/Birthing Center

FLORIDA HOSPITAL - WINTER PARK

RLF #2131.00

signature(s): _____

01 Sept 04

OBSTETRICS DEPARTMENT

BIRTHING UNIT

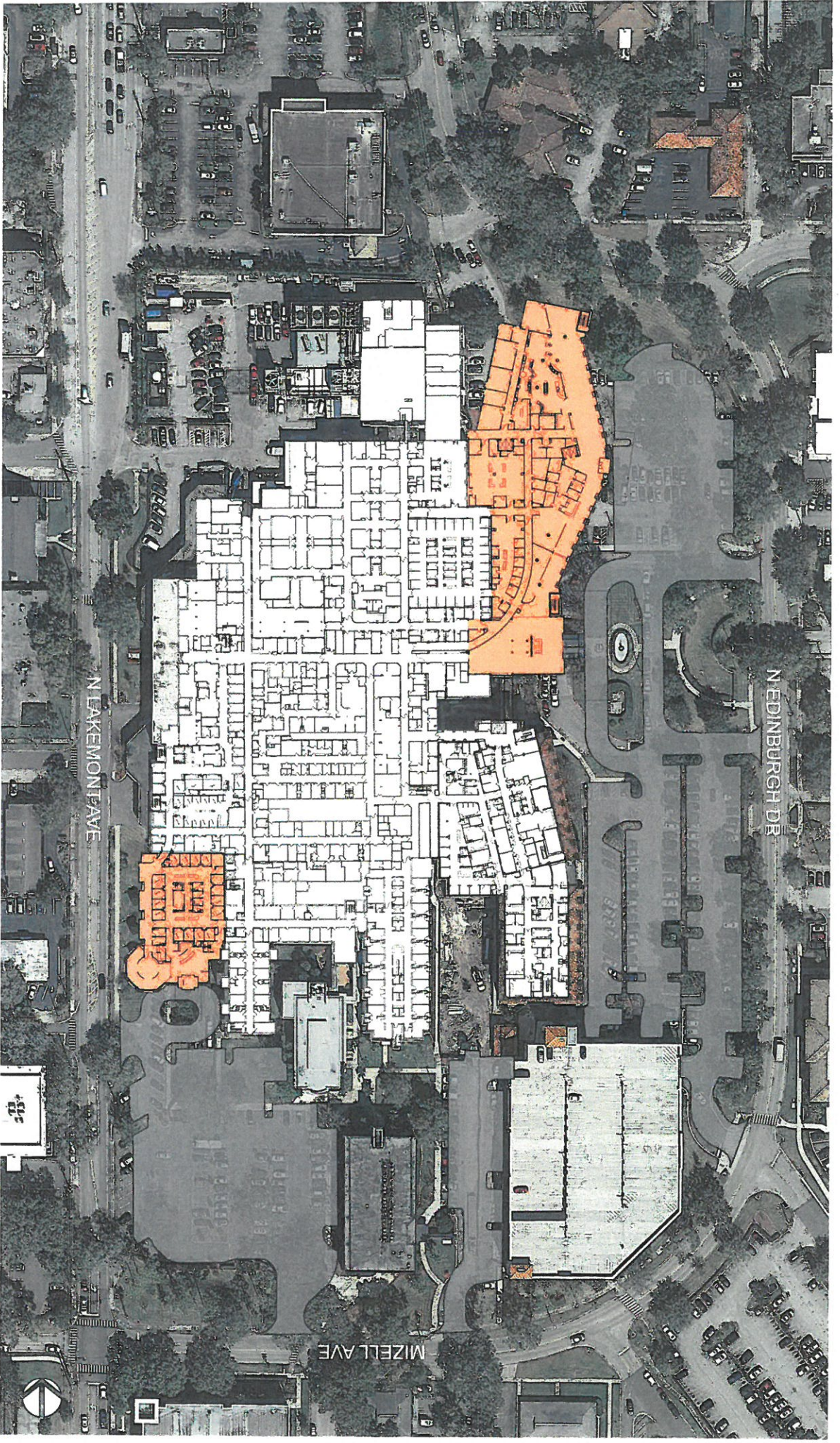
BIRTHING UNIT						
Birthing Area						
LDR Patient Room	10	320	3,200			1:350 Non-cesarean Births
ADA Patient Toilet/Shower	10	60	600			ADA/HC Accessible, Bedpan inser
Equipment Storage	5	100	500			1 per 100 beds, AIA Guidelines
Cesarean/Delivery Suite	2	400	800			
Infant Resuscitator	1	150	150			
Sterilizer	1	100	100			
Scrub Area	2	30	60			
Triage	3	120	360			
Toilet	3	60	180			
Triage Lab	1	120	120			
Family Waiting	1	200	200			Includes toilet, phone, etc.
Sub-total			6,270			
Nursery						
Level 1 Nursery	4	24	96			1:25
Workroom/Control	1	150	150			Includes scrub, equipment storage and viewing
Scrub	2	30	60			
Level 2 Nursery	8	50	400			
Isolation Room	1	150	150			
Blood Gas Station	1	50	50			
Sub-total			906			
Birthing Unit Support Space						
Nurse Station	1	300	300			
Pneumatic Tube Station	1	10	10			Located at Nurse Station
Charting	1	80	80			36" high counter, computer connection
Physician Dictation/PACS Review	2	60	120			PACS reading unit, counter, chair
Medication Room	1	120	120			4 Pyxis w/slave, prep, sink, IV storage, upright med refrig., (2) 30" x 72" carts
Nourishment Room	1	100	100			Ice machine, refrigerator, carts
Clean Holding / Linen	1	140	140			Sink, minimal counter, 6 carts (30" x 72")
Soiled Holding	1	80	80			Double sink, carts, dirty trays, pillow hamper
Equipment Storage Room	1	120	120			Full-height shelving, carts, equipment: steps, walkers
Anesthesia Storage	1	120	120			
Housekeeping Closet	1	60	60			Mop sink, mop holder, full-height shelf
Stretcher Storage	1	50	50			
Multi-Purpose/Breast Feeding	1	150	150			
Sub-total			1,450			
Birthing Unit Staff Support Space						
Team Conference Room	1	300	300			20 occupants
Unit Clerk's/Forms Storage	1	120	120			Located w/ Nurse Station, copier, ref. library
Office: Assigned	3	120	360			
Physician Sleep Area	2	70	140			
Staff Lounge/Break Room	1	220	220			Lounge w/ kitchen/pantry, 10 seats
Staff Showers/Toilets	2	120	240			1 ea. for male and female
Staff Lockers	2	160	320			XX box lockers
Sub-total			1,700			
TOTAL BIRTHING UNIT						
			10,976			
TOTAL DGSF BIRTHING UNIT			15,114	1.5 DGSF-1.45-1.55 NET :GROSS FACTOR (1.5)		
TOTAL BGSF BIRTHING UNIT			18,137	1.2 BGSF-1.19-1.21 DGSF :BGSF FACTOR (1.2)		



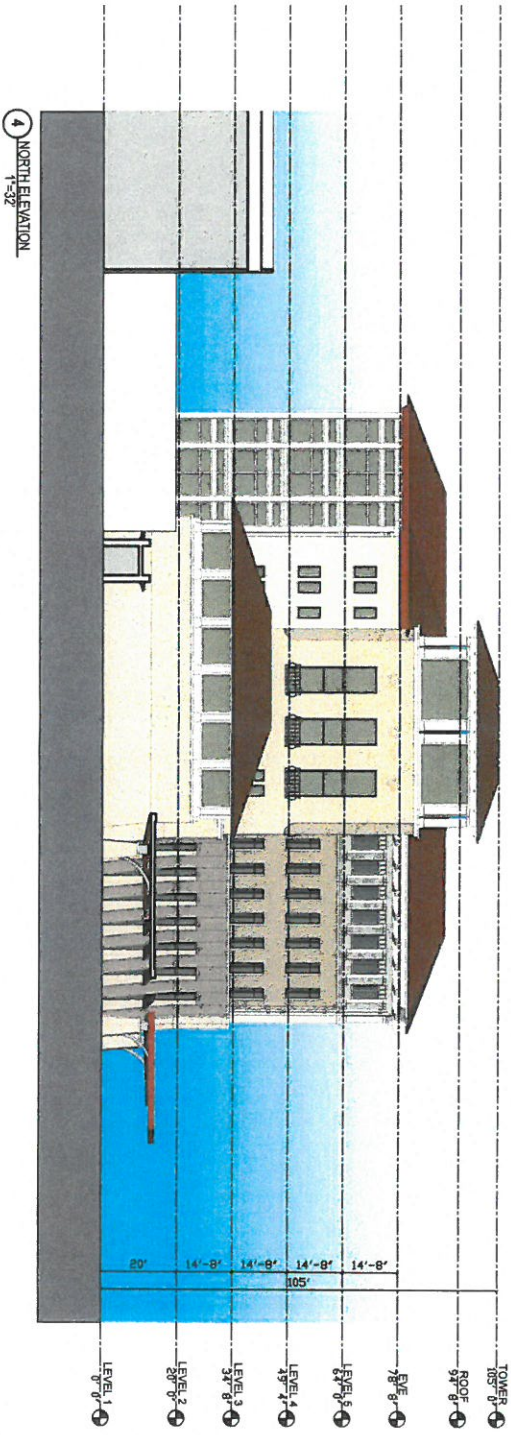
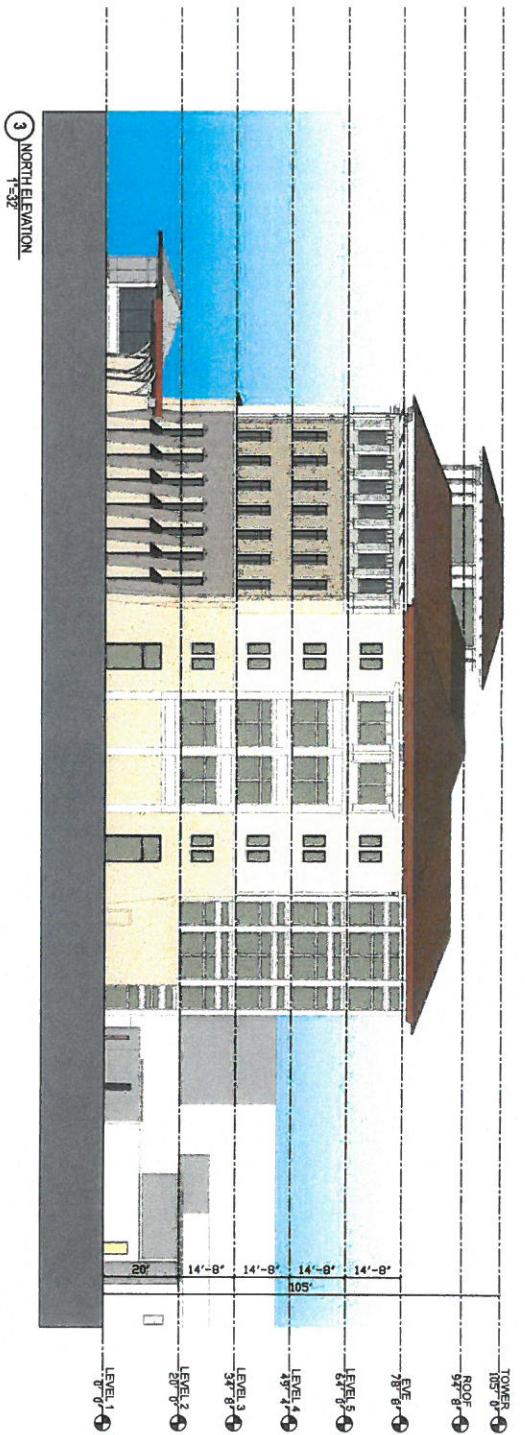
North Pavilion + ED Expansion and Renovation
City of Winter Park | Conditional Use Package

03 June 2015

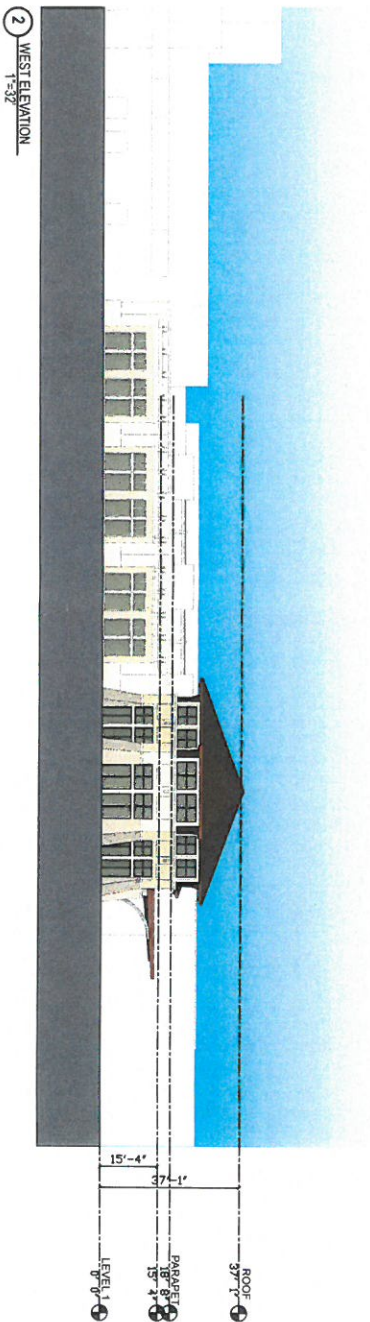
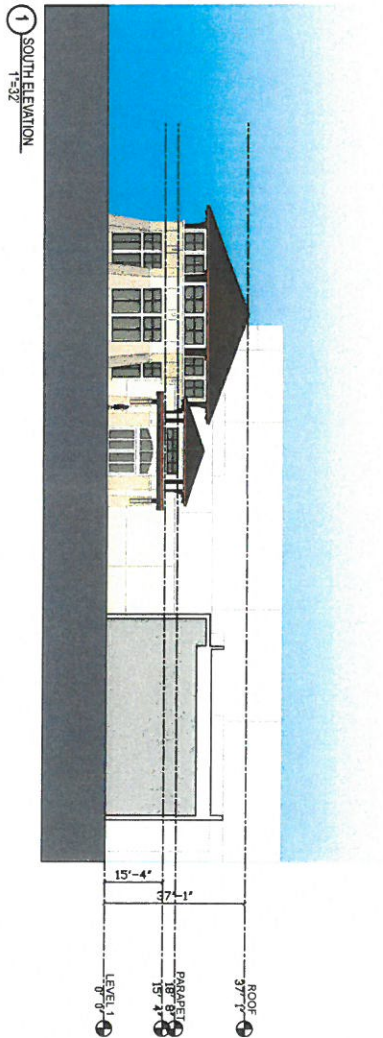
RLF | healthcare

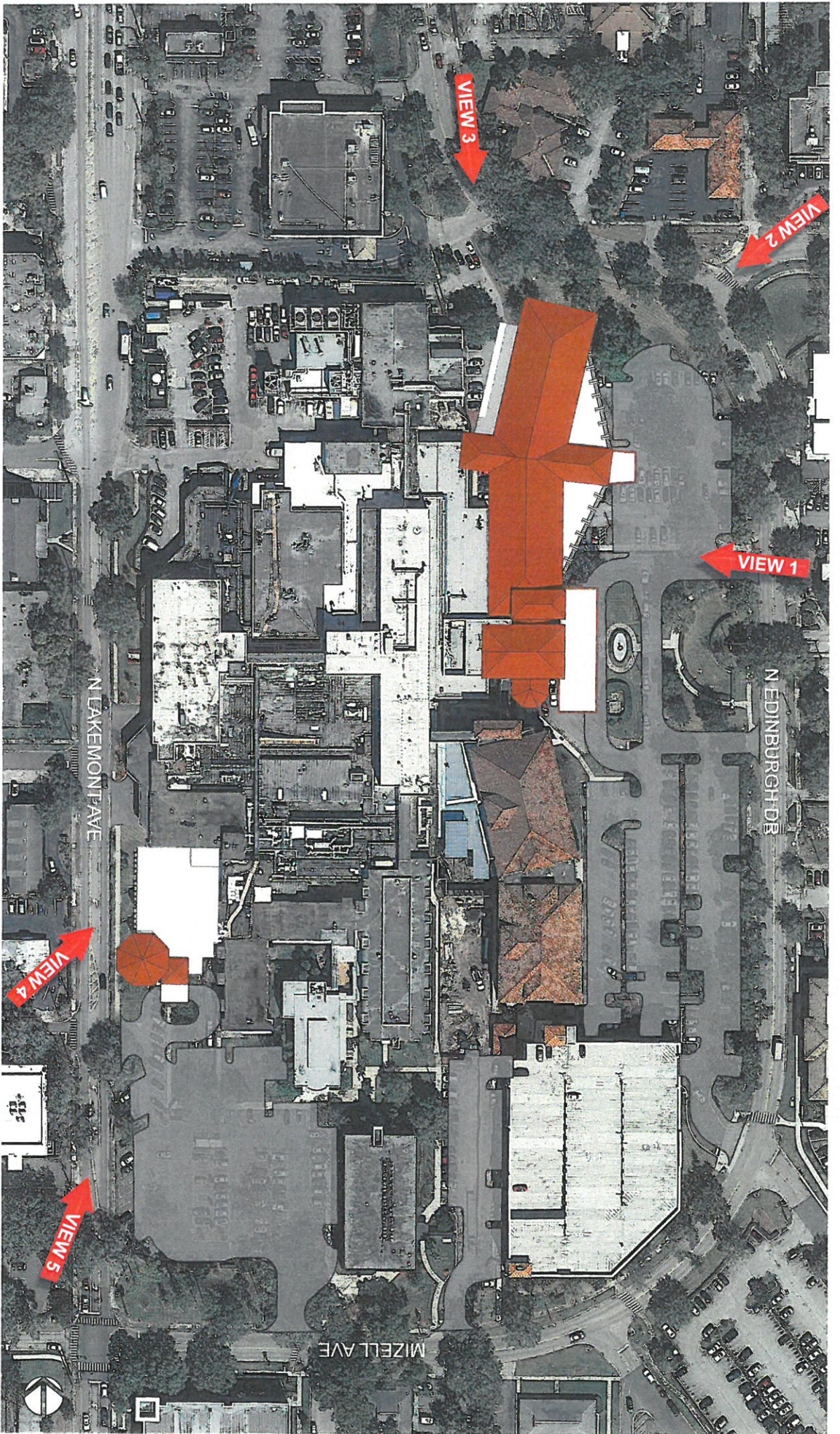


SITE PLAN



OVERALL BUILDING ELEVATIONS
NORTH PAVILION





ROOF PLAN



VIEW 1
STREET VIEW OF NORTH PAVILION FROM NORTH



**WINTER PARK
MEMORIAL HOSPITAL**
A Florida Hospital

VIEW 2
STREET VIEW OF NORTH PAVILION FROM NORTH-EAST

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**WINTER PARK
MEMORIAL HOSPITAL**
A Florida Hospital

VIEW 3
STREET VIEW OF NORTH PAVILION FROM NORTH

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**WINTER PARK
MEMORIAL HOSPITAL**
A Florida Hospital

VIEW 4
STREET VIEW OF EMERGENCY DEPARTMENT FROM EAST

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VIEW 5
STREET VIEW OF EMERGENCY DEPARTMENT FROM SOUTH



 WINTER PARK
MEMORIAL HOSPITAL
A Florida Hospital

AERIAL PERSPECTIVE OF NORTH PAVILION

RLF | healthcare

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

**Staff Report
August 4, 2015**

REQUEST OF ROLLINS COLLEGE FOR: AN ORDINANCE AMENDING CHAPTER 58 "LAND DEVELOPMENT CODE" ARTICLE III, "ZONING" SO AS TO ADD WITHIN SECTION 58-76 COMMERCIAL (C-3) DISTRICT, A NEW CONDITIONAL USE PROVISION FOR OUTDOOR RECREATIONAL FACILITIES SUBJECT TO CERTAIN LIMITATIONS, MORE PARTICULARLY DESCRIBED HEREIN, PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

REQUEST OF ROLLINS COLLEGE FOR: CONDITIONAL USE APPROVAL FOR AN OUTDOOR LACROSSE AND SOCCER FIELD ON THE PROPERTY AT 1111 WEST FAIRBANKS AVENUE ZONED C-3 AND PROVIDING FOR CERTAIN EXCEPTIONS AND FOR THE APPROVAL OF A DEVELOPMENT ORDER PERTAINING TO THE PROJECT.

This public hearing is to consider an Ordinance and Conditional Use, requested by Rollins College, to:

1. Expand the list of Conditional Uses within the Commercial (C-3) zoning district to include "outdoor recreational facilities" subject to certain limitations, and for
2. Approval of a Conditional Use to allow Rollins College to use the former Fairbanks Bowling alley property at 1111 W. Fairbanks Avenue, as a practice lacrosse field for the college men's and women's teams.

Background:

Since the establishment of the Rollins College, men's and women's lacrosse programs, the College has been looking for a practice facility convenient to the College. Now the lacrosse teams practice at the Hungerford Elementary property in Eatonville. Sandspur Field, on campus, is used for the soccer and lacrosse games. The problem is that Sandspur Field is overbooked with men's/women's soccer and lacrosse plus intramural sports. Currently Sandspur Field is being converted to field turf from grass due to the overuse but still there are too many time demands on that field. As a result, Rollins College has purchased the former Fairbanks bowling alley property and desires to convert that land to a practice lacrosse field.

The former Fairbanks Bowl property at 1111 W. Fairbanks Avenue is 1.63 acres but it is still too small for a regulation soccer or lacrosse field. Those fields are 360 feet long (120 yds.) by 225 feet (75 yds.) and this proposed practice field is 210 feet long by 180 feet wide. Even if Rollins were able to acquire the Auto Electric business on the Fairbanks/Ward Avenue corner that would only extend the length of the field by another 70 feet and still be short of the regulation distances.

Zoning Code Change:

The Fairbanks Bowl property is zoned Commercial (C-3). The issue is that the C-3 zoning district only allows "recreational facilities within soundproof buildings". No one has a memory of why this terminology was created in 1971, but presumably it was to discourage miniature golf courses, driving ranges, go-kart tracks, etc. Thus, Rollins College is asking the City to amend the C-3 zoning district text to add a new Conditional Use for "Outdoor recreational facilities not including stadiums, miniature golf, driving ranges, zoological gardens, shooting ranges, go-kart tracks or drive-in theaters. The proposed CUP must specifically address noise, safety and parking".

The planning staff is comfortable with this zoning code text change. There are enough exclusions provided to avoid the types of businesses that would not be desirable and the caveats about noise, safety and parking provide the standards for denial of future unforeseen applications that may be troublesome for surrounding properties.

Conditional Use Request for the Lacrosse Practice Field

The packets contain two site plans proposals for the layout, perimeter fencing and site lighting proposed for the practice field. It is a practice field and cannot be a competition field because the dimensions are not large enough for a regulation size lacrosse or soccer field, as indicated earlier. The only difference in the two plans is that one includes on-site parking and the preferred plan from Rollins College does not.

The existing parking lot across the street that serves the Rollins College softball field and MLK, Jr. Park has 74 parking spaces. Rollins believes that this is plenty of parking to support the proposed practice field use. Their athletes usually carpool over and don't need many spaces. However, if the City desires, Rollins could add parallel parking spaces on Comstock. They can fit 14 additional spaces in the existing ROW.

Parks and Recreation staff would prefer to require the additional parking. In the peak times, primarily in the Spring there will be Rollins softball games, softball practice in MLH Jr. park and then lacrosse practice and likely intramural usage as well, at the same time along with MLK, Jr. park users. As a result, staff believes that the parking will be needed.

Both versions of the plans show a six foot tall, black privacy/security fence (which the City would like to be aluminum picket versus chain link) located at least 10 feet from the property perimeter. That conforms to the setback required for such fencing. The city staff would like to see a landscape hedge buffer on the outside of that fence as a visual buffer.

Along the Fairbanks Avenue frontage, both versions show the option for 12 feet of the property being set aside to be used for widening of Fairbanks, which is an interest of FDOT and the City. Based on the future road widening, the perimeter fencing on Fairbanks will be either 33 feet from the current property line or 21 feet if roadway is widened.

The concerns of the planning staff involve the elements of the plans that include the field night lighting and safety netting. The proposed field light poles are shown at 70 feet tall. The commercial (C-3) zoning has a 55 foot tall height limit and thus the design will be to conform that 55 feet. Even with that height reduction, the image of those four 55 foot tall light poles is a concern. Added to those structures are the 50 additional poles, that are 45 feet tall spaced around the entire field to support 40 foot tall netting. The netting is necessary to contain the lacrosse balls, soccer balls, etc. from going out onto the streets causing accidents. While the netting can be made less visible when viewed straight on, it will always be visible when viewed at an angle. The concern is how 55 foot tall light poles and 50 other poles that are 45 feet tall with netting surrounding the site are going to be complementary to the streetscape image of Fairbanks Avenue. What no one wants is for the site to look like the backside of a driving range on all four sides.

In recognition of this situation, Rollins College has agreed to utilize a more transparent netting material (than depicted in the attached drawing). Rollins also recognizes that the visual "success" of the netting along Holt Avenue for Sandspur Field is largely because of the oak trees that screen the view along Holt. Thus, there is a need to increase the setback for the field along the Fairbanks and Harper frontages in order to provide sufficient space for oak tree canopy to grow. The changes are not dramatic. Reducing the field dimensions by 10 feet east/west and 7 feet north/south provides enough space for an oak tree canopy screen to be installed and mature. Staff is requesting a landscape plan condition for implementation.

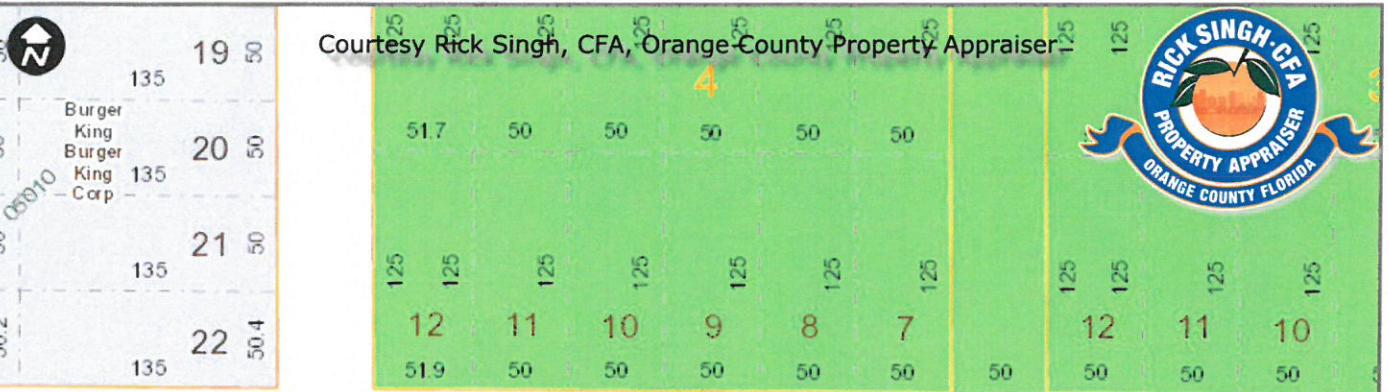
The City understands that the plan is to drop the netting when the field is not in use. However, that schedule and method of implementation as well as for the timer on the field lighting are operational details that need to be formalized.

Staff Recommendation is for Approval with the following conditions:

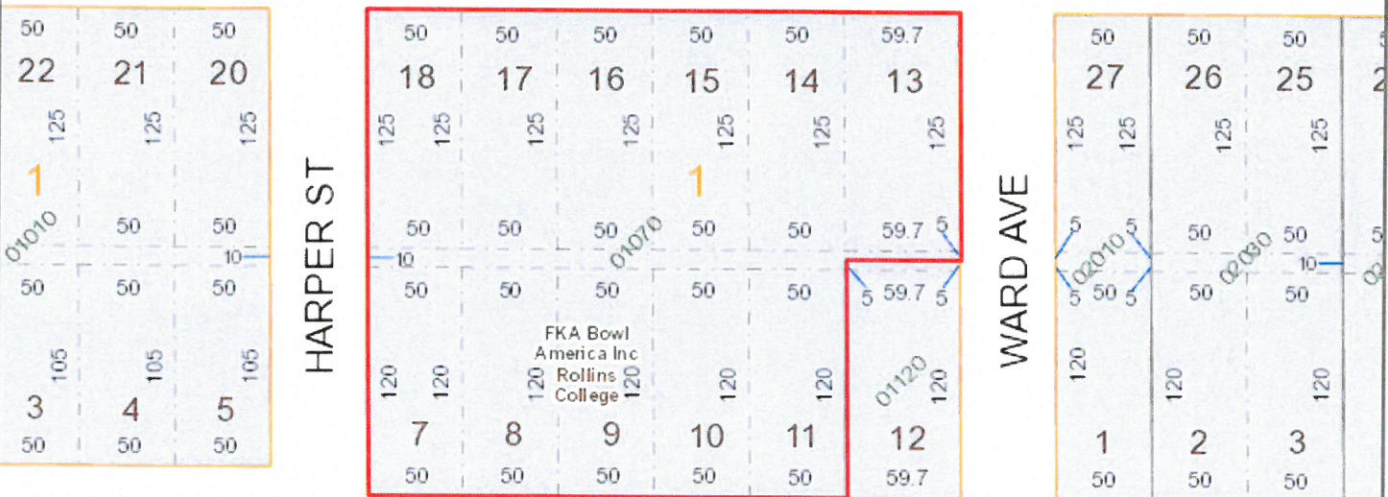
- 1. That the field dimensions, perimeter fencing and netting be relocated 10 feet further from Harper Street and 7 feet further from Fairbanks Avenue in order to provide sufficient space for the planting and canopy of new oak trees to be added to screen the support poles and 40 foot tall safety netting.**
- 2. That an operation plan be undertaken with the City to establish the timing of night use and time for field lighting to turn off and that the plan establish the timing and method for dropping the netting.**
- 3. That a landscape plan be approved by the City incorporating a hedge screen for the perimeter fencing; oak tree screen for the Fairbanks Avenue and Harper Street sides and palm tree plantings on the interior street sides.**

OCPA Web Map

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



W COMSTOCK AVE

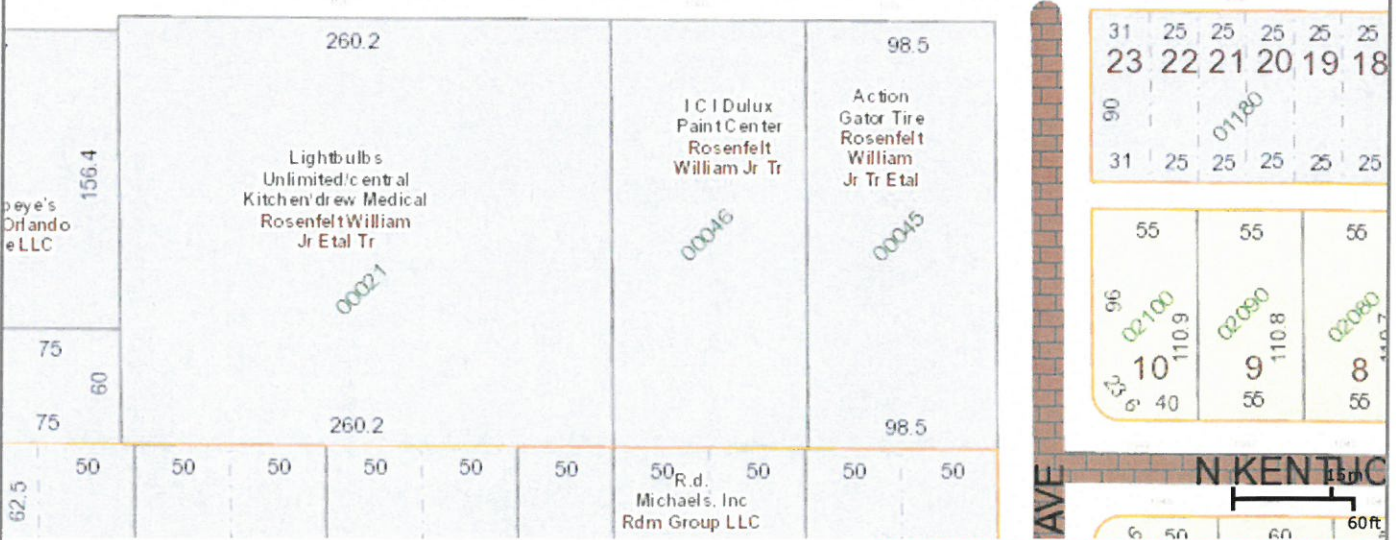


Daily Traffic 29000

426

W FAIRBANKS AVE

SR 426



Created: 7/23/2015

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

OCPA Web Map

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



Courtesy Rick Singh, CFA, Orange County Property Appraiser



OCPA Web Map

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

Courtesy Rick Singh, CFA, Orange County Property Appraiser



Created: 7/23/2015

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

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA, AMENDING CHAPTER 58 "LAND DEVELOPMENT CODE" ARTICLE III, "ZONING REGULATIONS" SECTION 58-76 "COMMERCIAL (C-3) DISTRICT" SO AS TO ADD A NEW CONDITIONAL USE FOR OUTDOOR RECREATIONAL FACILITIES, SUBJECT TO CERTAIN LIMITATIONS; PROVIDING FOR CODIFICATION, CONFLICTS, SEVERABILITY AND EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Board of the City of Winter Park has recommended approval of this Ordinance at its August 4, 2015 meeting; and

WHEREAS, the City Commission of the City of Winter Park held duly noticed public hearings on the proposed zoning change set forth hereunder and considered 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's Comprehensive Plan; and

WHEREAS, the City Commission hereby find 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 PEOPLE OF THE CITY OF WINTER PARK:

SECTION 1. That Chapter 58 "Land Development Code", Article III "Zoning" of the Code of Ordinances is hereby amended and modified by adding within Section 58-76 "Commercial (C-3) District", a new Conditional Use for outdoor recreational facilities, as subsection 58-76 (c) (p) to read as follows:

Sec. 58-76. Commercial (C-3) District.

(c) *Conditional uses.*

(p) Outdoor recreational facilities not including stadiums, miniature golf, driving ranges, zoological gardens, shooting ranges, go-kart tracks or drive-in theaters. The proposed CUP must specifically address noise, safety and parking.

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. CODIFICATION. It is the intention of the City Commission of the City of Winter Park, Florida, and it is hereby ordained that the provisions of this Ordinance shall become and be made a part of the Code of Ordinance of the City of Winter Park, Florida; that the Sections of this Ordinance may be renumbered or re-lettered to accomplish such intention; that the word, "Ordinance" may be changed to "Section," "Article," or other appropriate word.

SECTION 5. EFFECTIVE DATE. This ordinance shall become effective immediately upon its final 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 Steve Leary

Attest:

City Clerk

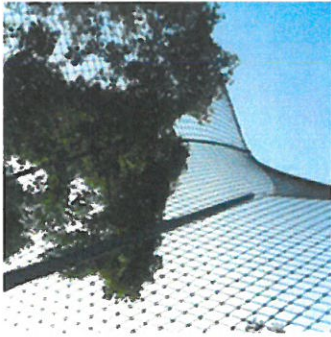
Rollins Lacrosse Field Civil Markings

The Rollins Lacrosse Practice Field is being constructed on a site that was formerly parking, utility and provided for stormwater. There are existing utilities to the site that include the location of other that include domestic water, sanitary sewer and electric power.

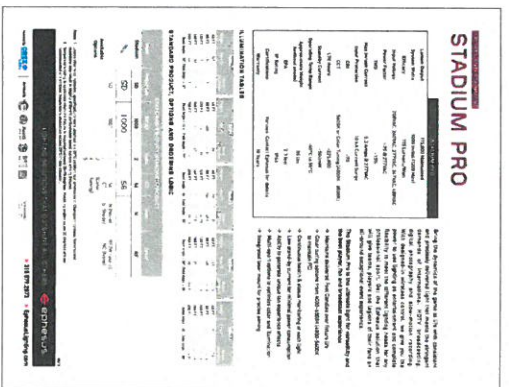
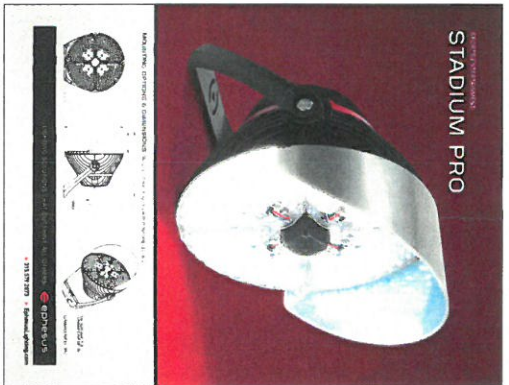
The proposed field is a synthetic grass and concrete project. We anticipate that the drainage and District due to the large reduction in impervious pavement and the natural treatment that will be provided through pervious concrete. We anticipate that the drainage system will be designed to meet the requirements of the Florida Department of Transportation and the Florida Department of Transportation. We anticipate that the drainage system will be designed to meet the requirements of the Florida Department of Transportation and the Florida Department of Transportation.

Any additional that may be required such as water for irrigation or power for field lighting can be addressed through the existing services that were installed by the Broward City. The closing of the Florida Department of Transportation and will likely require permitting.

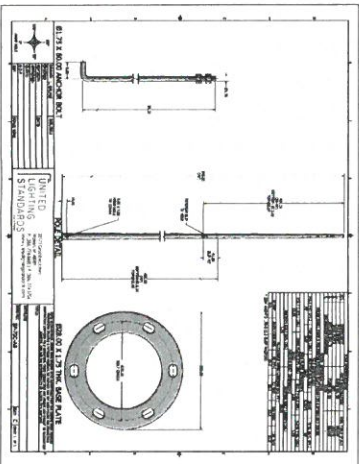
PHOTOS OF NETTING AND POLES



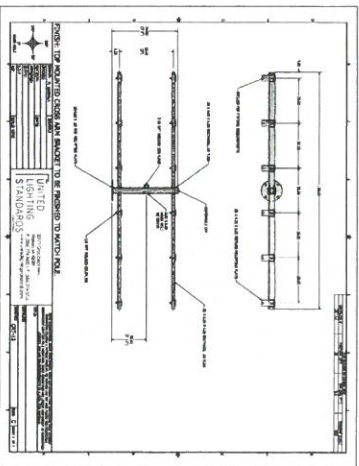
LIGHT FIXTURES



LIGHT POLE



LIGHT FIXTURE MOUNTING BRACKET



Rollins Practice Fields, Conceptual Placement Study
 Winter Park, Florida
 JUNE 25, 2015

FL REG: AA0002940

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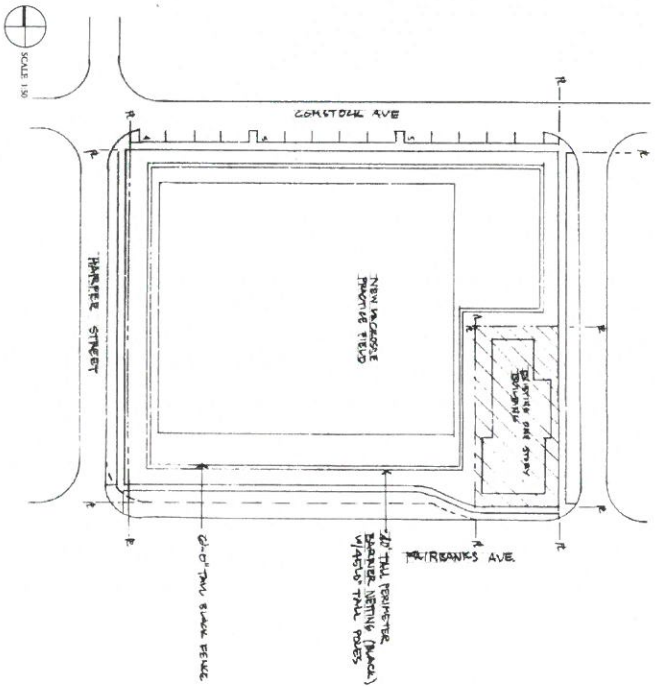
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Rollins Practice Fields, Conceptual Placement Study
 Winter Park, Florida
 JUNE 25, 2015

PLAN ILLUSTRATING 14 POTENTIAL PARALLEL PARKING SPACES ALONG COMSTOCK AVE.



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THE SOCIETY OF ARCHITECTS
 AN ASSOCIATION OF ARCHITECTS & DESIGNERS
 OF THE STATE OF FLORIDA
 100 N. WASHINGTON STREET, SUITE 1000
 WINTER PARK, FLORIDA 32789

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FL REG: AA0002940

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

**Staff Report
August 4, 2015**

REQUEST OF HENDERSON INVESTMENTS FOR: SUBDIVISION OR LOT SPLIT APPROVAL TO DIVIDE THE PROPERTY AT 500 N. PHELPS AVENUE, ZONED R-1A, INTO TWO SINGLE FAMILY BUILDING LOTS. THE CORNER LOT DIMENSIONS ARE 85 FEET OF LOT WIDTH AND 11,815 SQUARE FEET OF LOT AREA AND THE INTERIOR LOT IS 75 FEET OF LOT WIDTH AND 10,425 SQUARE FEET OF LOT AREA WHICH CONFORMS TO, OR EXCEEDS, THE MINIMUM LOT DIMENSION REQUIREMENTS OF THE R-1A ZONING.

Henderson Investments is requesting subdivision or lot split approval to divide the property at 500 N. Phelps Avenue into two single family lots. The zoning is R-1A. The property now holds one single family home, which is to be demolished.

When the City reviews small subdivisions or lot split requests there are two criteria. One is the 'Zoning Test' as to conformance with the zoning criteria. The other is the 'Comprehensive Plan Test' which is conformance to the neighborhood character.

ZONING TEST: The proposed corner lot is 85 feet wide and 11,815 square feet in size. The proposed interior lot is 75 feet wide and 10,425 square feet in size. The R-1A zoning requires a minimum of 75 of lot width and a minimum of 8,500 square feet of land area. In addition, any corner lot must be 10 feet wider to compensate for the greater corner lot setbacks. Thus, this request meets or exceeds the R-1A lot dimension standards and no variances are requested.

COMPREHENSIVE PLAN TEST: There are many neighborhoods in the City that are zoned R-1AA or R-1A but the existing character may be significantly different than the zoning code minimums. In some cases the typical lots are smaller or the typical lots are larger. The Comprehensive Plan test or comparison is a door that swings both ways. In some cases, it can substantiate a relaxation of the minimum lot dimensions and in other cases it can require larger lot sizes than the minimums.

As a result, the practice outlined in the Comprehensive Plan and the Subdivision Code (attached) is to look at the surrounding neighborhood to see what standard is for typical lot sizes. The Code dictates that the review area is within a 500 foot radius of the subject property and limited to those in the same zoning.

There are 55 homes within this neighborhood on Phelps, Walker, Bryan, Edwin, Aloma, Shepard and Bryan Avenues. The average lot width is 82 feet and the average lot area is 11,437 square feet. The median lot width is 78 feet. Thus, these lots do compare favorably to the average and the median lot size.

Development Plans: The applicant has provided a generalized front elevation for the types of home that their company builds. They have not developed site plans or more formalized plans at this time. They will comply with the normal single family development standards, setbacks, etc. Since the request conforms to the zoning requirements and comprehensive plan lot standards, the staff has not requested further plans. However, per our Subdivision Code, the City can condition any approval upon the subsequent submission, review and approval of house plans, as well as place conditions upon this approval.

Applicable Codes: The applicable Comprehensive Plan policy and Subdivision Code section governing lot splits are on the following page.

Summary:

The application meets all of the requirements of the Zoning Code, Subdivision Code and Comprehensive Plan.

Staff Recommendation is for Approval

RELEVANT COMPREHENSIVE PLAN POLICY:

Policy 1-3.6.8: Subdivision of Land and Lot Splits for Non-Lakefront Single Family and Low Density Multi-Family Property. The City shall consider approving subdivision and lot split applications, which are not lakefront properties and which are not estate lots in areas designated single family, low density or multi-family residential, when the proposed new lots are designed at size and density consistent with the existing conditions in the surrounding neighborhood within a radius of five hundred (500) feet.

ARTICLE VI. - SUBDIVISION AND LOT CONSOLIDATION REGULATIONS

Sec. 58-377. - Conformance to the comprehensive plan.

(a) In the City of Winter Park, as a substantially developed community, the review of lot splits, lot consolidations, plats, replats or subdivisions within developed areas of the city shall insure conformance with the adopted policies of the comprehensive plan as a precedent to the conformance with other technical standards or code requirements.

(b) In existing developed areas and neighborhoods, all proposed lots shall conform to the existing area of neighborhood density and layout. The proposed lot sizes, widths, depths, shape, access arrangement, buildable areas and orientation shall conform to the neighborhood standards and existing conditions. This provision is specifically intended to allow the denial or revision by the city of proposed lot splits, lot consolidations, plats, replats or subdivisions when those are not in conformance with the existing neighborhood density or standards, even if the proposed lots meet the minimum technical requirements of the zoning regulations.

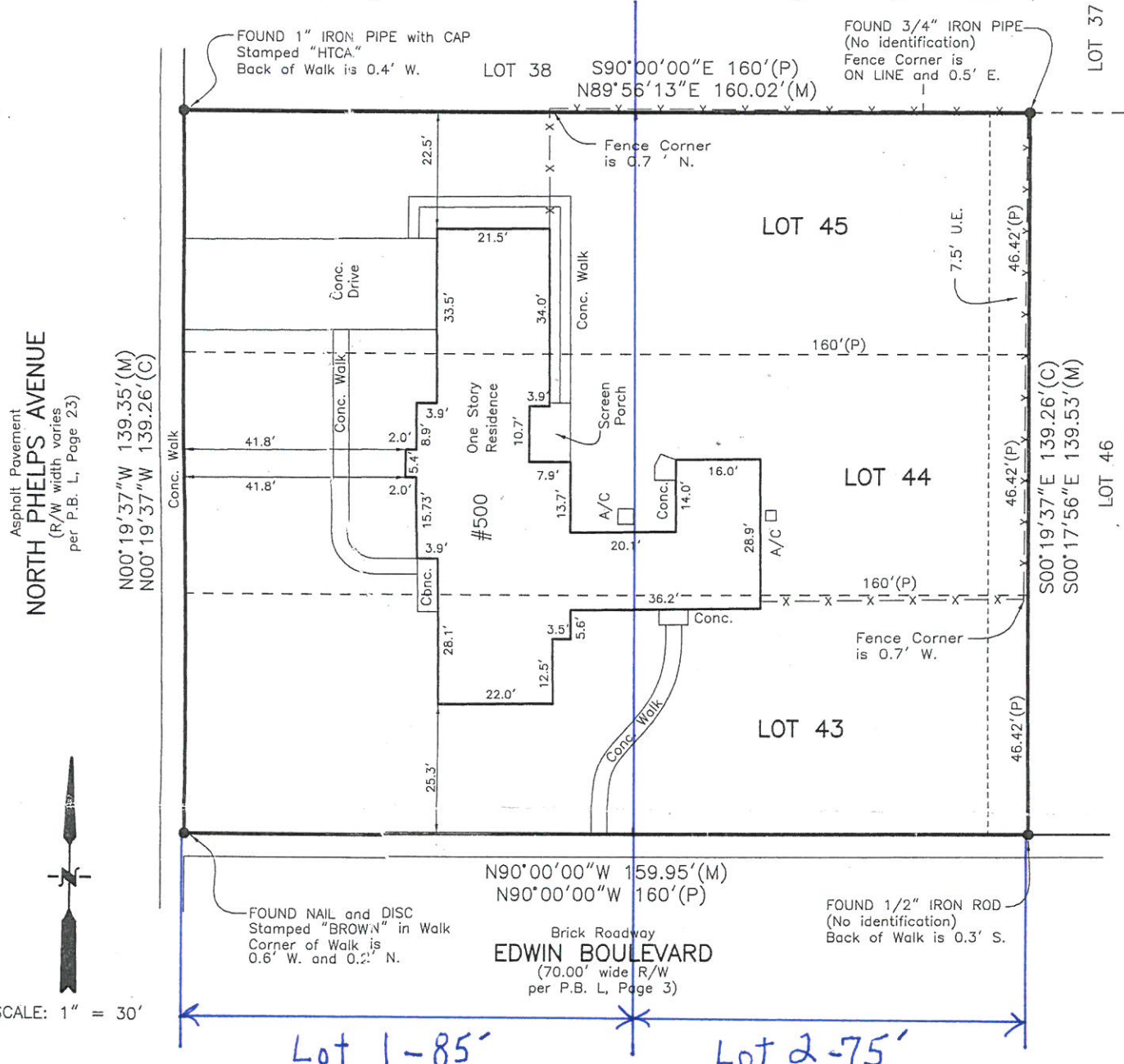
(c) In determining the existing area or neighborhood density and standards, for the consideration of lot splits, plats, replats or subdivision of other than estate lots or lakefront lots, the planning and zoning commission and city commission shall consider the frontage and square foot area of home sites and vacant properties with comparable zoning within an area of 500-foot radius from the proposed subdivision.

(d) In order to implement the policies of the comprehensive plan, the city commission may also impose restrictions on the size, scale, and style of proposed building, structures, or other improvements. This provision shall enable the city commission to impose restrictions on the size, height, setback, lot coverage, impervious area or right-of-way access such that proposed building and other improvements match the dimension and character of the surrounding area or neighborhood.

PLAT OF BOUNDARY SURVEY

DESCRIPTION (As Furnished)

LOTS 43, 44 and 45 of CAMPO BELLO, according to the plat thereof as recorded in Plat Book "L", Page 25 of the Public Records of Orange County, Florida.



Asphalt Pavement
NORTH PHELPS AVENUE
 (R/W width varies
 per P.B. L, Page 23)

N00°19'37"W 139.35'(M)
 N00°19'37"W 139.26'(C)

N90°00'00"W 159.95'(M)
 N90°00'00"W 160'(P)
 Brick Roadway
EDWIN BOULEVARD
 (70.00' wide R/W
 per P.B. L, Page 3)

SCALE: 1" = 30'

NOTE: ADJOINERS NOT PROVIDED.

NOTE:
 NO EASEMENTS OR DOCUMENTS OF RECORD HAVE BEEN PROVIDED TO THIS FIRM.

NO TITLE OPINION OR ABSTRACT OF MATTERS AFFECTING TITLE OR BOUNDARY TO THE SUBJECT PROPERTY OR THOSE OF ADJOINING LANDS HAVE BEEN PROVIDED. THERE MAY BE DEEDS OF RECORD, UNRECORDED DEEDS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES OR USE OF THE SUBJECT PROPERTY.

CERTIFIED TO:
 WELLS FARGO HOME BANK, N.A.
 MICHAEL F. GULLA
 GREATER FLORIDA TITLE COMPANY II, LLC
 WESTCOR LAND TITLE INSURANCE CO.

Based on the FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP, Orange County, Florida, Community Panel Number 120179/12095C 0795 F, last dated 09-25-09 it appears from a scaling of said map that the land described hereon is shown to be in "ZONE X". Said map is not a Survey and no responsibility is taken for the information contained in or the accuracy of the above referenced map.

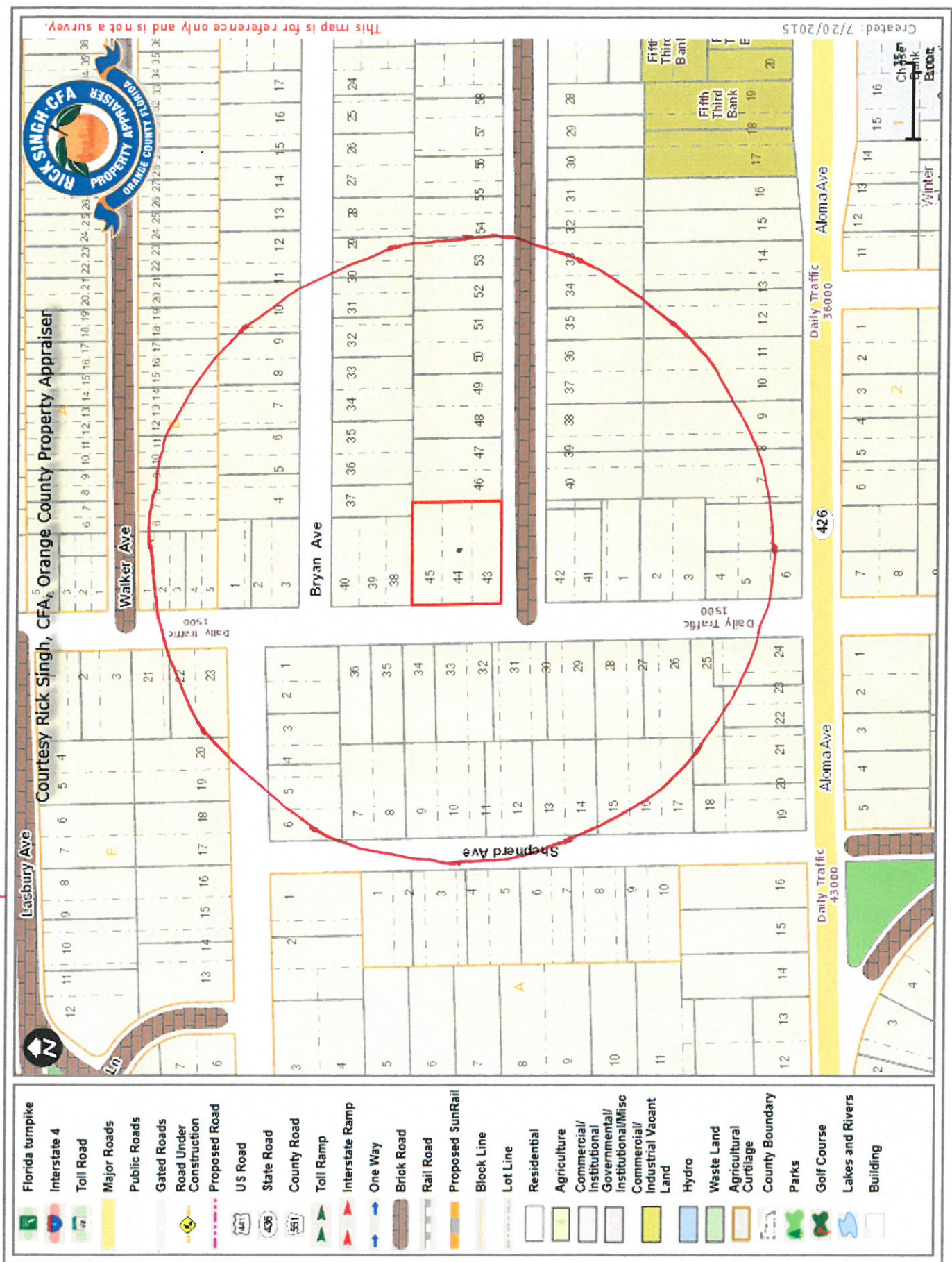
1. This Plat represents a Boundary Survey of the description as furnished Harrison Surveying and Mapping, Inc. per client's instruction and makes no claims regarding ownership or rights of possession.

REVISIONS AND ADDITIONS	

LEGEND:

P.C.	= Point of Curvature	D.E.	= Drainage Easement
P.R.C.	= Point of Reverse Curve	S.E.	= Sidewalk Easement
P.T.	= Point of Tangency	OH	= Overhead Utility Line(s)
P.B.	= Plat Book		
Pg.(s)	= Page(s)		
Conc.	= Concrete		

Comp. Plan Test 500 ft. radius



Courtesy Rick Singh, CFA, Orange County Property Appraiser

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

