

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

**Staff Report
December 1, 2015**

REQUEST OF ROLLINS COLLEGE FOR: AN ORDINANCE AMENDING CHAPTER 58 "LAND DEVELOPMENT CODE" ARTICLE III, "ZONING" SO AS TO ADD WITHIN SECTION 58-67 LOW DENSITY RESIDENTIAL (R-2) DISTRICT, A NEW CONDITIONAL USE PROVISION FOR CHILD CARE AND EDUCATION FACILITIES OPERATED BY NON-PROFIT ENTITIES SUBJECT TO CERTAIN LIMITATIONS.

REQUEST OF ROLLINS COLLEGE FOR: CONDITIONAL USE APPROVAL FOR A CHILD CARE AND EDUCATIONAL FACILITY OPERATED BY ROLLINS COLLEGE ON THE PROPERTY AT 315 HOLT AVENUE, ZONED R-2 AND PROVIDING FOR THE APPROVAL OF A DEVELOPMENT AGREEMENT PERTAINING TO THE PROJECT.

As you will recall, the request of Rollins College to construct a Child Development Center at 315 Holt Avenue was on the P&Z agenda in October via a rezoning application. At the October 26th City Commission meeting the request was tabled and referred back to P&Z so that it could be reviewed via an alternate Conditional Use approach.

Thus, this public hearing by involves two combined items:

1. A change to the Zoning Code to establish a new Conditional Use provision in the R-2 zoning district for child development centers; and
2. A Conditional Use request by Rollins College for the specific project as outlined in the attached materials and development agreement.

Property Zoning/Background/History:

This property at 315 Holt Avenue (at the northwest corner of Holt and New York Avenues) is 270 feet along Holt Avenue; 109 feet deep along New York Avenue and is 29,430-square feet (0.68 acres) in size and is zoned R-2. The existing two-story College Arms building and parking lot is to be removed for the redevelopment of this land. College Arms was built in 1935. The multi-family building included two two-bedroom apartments and two one-bedroom units (each with a living room, kitchen, bathroom and sunroom). Rollins College has owned the College Arms property since 1969.

R-2 Zoning Code Amendment:

The proposed new Conditional Use for the R-2 zoning district would be for:

(6) Child development centers which are operated by a non-profit educational institution. The location of such use may not have ingress and egress onto a street which serves primarily residential traffic. The proposed CUP must specifically address traffic impacts, parking, playground noise and hours of operation.

This type of Conditional Use could potentially apply to other situations where non-profit educational child care providers wish to establish a child care facility. A good example that already fits this model is the existing Winter Park Day Nursery at 741 S. Pennsylvania Avenue which is located on land zoned R-2 and has been in that location since the late 1950's. However, important caveats are that the potential locations cannot be on a "street which serves primarily residential traffic" and each request must stand on its own merits and be reviewed based on compatibility for the location as well as potential impacts from traffic, parking and playground noise.

Rollins College Conditional Use Request:

Rollins College desires to redevelop the College Arms property and is seeking the Conditional Use approval pursuant to the adoption of the proposed Ordinance. Specifically, Rollins College desires to move their Child Development Center from the current on-campus location in a renovated house to a new 5,050-square foot, one story building as shown in the attached plans.

Architecturally, the new Child Development Center will continue the Mediterranean architectural theme of the college campus. There will be a fenced playground area to the west of the building for outdoor child play and observation. There will be no outdoor lighting for evening use. Since the October P&Z meeting, the proposed playground area has been moved 50 feet further to the east leaving a 50 foot separation to the adjacent residential property on Holt Avenue to the west.

The new building will observe a 25 foot setback (versus the permitted 10 foot setback in PQP zoning) in order to maintain continuity with the existing R-2 setback of 25 feet and the prevailing setbacks of the other homes along Holt Avenue.

Currently, the Child Development Center provides day care opportunities for members of the Rollins College community. In the new facility the plan is also to offer child care for students within the Hamilton Holt evening program which has classes up until 9:00 pm. The anticipated capacity for child care is 25 students at night and 40 students during the day.

The access to the Child Development Center will only be from New York Avenue. This has been purposefully arranged so that no traffic enters/exits directly from Holt Avenue. The parking spaces on the south side of the drive aisle will be reserved for Child Development Center use such as drop-off and pick-up. The parking spaces on the north side of the drive aisle will be available but those are also used by that adjacent commercial building.

Development Agreement to Implement the Conditional Use:

A development agreement is attached which would be executed, if approved to place in the public record the conditions of approval for the Child Development Center. Those conditions are as follows:

SECTION 2. CONDITIONS OF APPROVAL

Rollins College agrees to develop and maintain the Project and Property in accordance with the conditions of approval imposed by the City Commission, which are outlined as follows:

- (i) All employees must park at the off-site location;
- (ii) The child development center shall be limited to a one-story building, not to exceed 5,100 square feet in size and thirty (30) feet in height, which shall be developed in substantial compliance with the architectural renderings submitted by Rollins with its land use/rezoning application;
- (iii) The hours of operation of the child development center for the public shall be limited to 8:30 a.m. to 9:30 p.m., Monday through Friday, and staff hours shall be limited to 8:00 a.m. to 10:00 p.m. There may be Saturday hours for special events from 8:00 a.m. to 1:00 p.m.;
- (iv) Use of the outdoor playground and rear covered patio for the child development center shall be limited to the hours of 9:30 a.m. to 5:30 p.m., Monday through Friday. There shall be no evening or weekend use of the outdoor playground facility or rear covered patio except as set forth for Saturday special events above;
- (v) The size of the outdoor playground has been reduced with the removal of Lot 5 from this Conditional Use Application. Lot 5 may be redeveloped in accordance with the R-2 zoning and College Quarter Design Guidelines as residential;
- (vi) There shall be no lighted signage located on the child development center building or neon lighting on the exterior of the building. Signage shall be limited to one, ground-mounted sign no larger than four (4) square feet, limited to no more than four (4) feet in height, to be installed on the New York Avenue side of the building;
- (vii) All exterior lighting for the property, including lighting on the building, the parking area, and the lawn, shall be downward shielded to prevent any glare and light spillage onto any surrounding residential properties and lighting shall achieve a measurement of 0.5 foot-candles measured at the western, southern, and eastern property lines. There shall be no free-standing lights within the outdoor playground area, and such area shall not otherwise be lit by building or roof mounted spot lights;

- (viii) There shall be no outdoor loud speakers or amplification of sound, excluding any required emergency/life-safety equipment (e.g., fire alarm or security system);
- (ix) To serve as a visual buffer and assist with noise attenuation, Rollins shall install an increased landscape buffer along the side of the outdoor playground facing Holt Avenue including, but not limited to, the installation of a viburnum or equivalent hedge running the length of the side yard fence depicted on the site plan;
- (x) The main entrances to the building shall be from the sides of the building facing Fairbanks Avenue and New York Avenue;
- (xi) The vehicular ingress to the child development center shall be only from New York Avenue, not Holt Avenue, and the proposed ingress/egress from New York Avenue shall be re-designed to provide only one-directional ingress from New York Avenue with angled parking, with patrons exiting the site through the adjacent commercial property onto Fairbanks Avenue;
- (xii) In the event residential unit(s) are built on the western lot within the property, any driveway related thereto shall be limited solely to use by the occupants of such dwelling and shall not be accessible or otherwise for use by child care staff (unless said staff lives in said unit) and patrons of the child development center to access Holt Avenue; and

Comprehensive Plan Policies:

There are policies in the Comprehensive Plan that relate to the request (see below). These policies address compatible development in R-2 districts and the development of Rollins College in accordance with a Master Plan. As discussed at the P&Z meeting in October, the City does not have provisions in our Comp. Plan or Zoning Code for "Master Plans" in terms of their legal authority, approval process or enforcement. Rollins College however has a Master Plan adopted by the College in 2011 which does show this location for the future Child Development Center. This Master Plan was not adopted by the City Commission.

Policy 1-3.6.3: Ensure Compatible Size, Form and Function are Achieved in Areas Designated Low-Density Residential. Since much of the land designated Low-Density Residential is at densities up to ten (10) dwelling units per acre, the City shall enforce regulatory measures and develop additional land use and design standards to mitigate adverse impacts caused by varied types of uses and structures, such as single-family homes, duplexes, townhouses, and small apartments. The City shall apply the conditional use review process together with floor area ratio regulations within Low-Density Residential designated areas in order to avoid land use compatibility conflicts due to dissimilar building types, size, mass, articulation, and height. The City shall promote redevelopment and renovation in these areas but the City shall place restrictive controls on the height, size and coverage of duplex, townhouse, and apartment buildings and required off-street parking to ensure compatibility, achieve a smooth transition in density, and protect adjacent Single-Family Residential designated areas.

Policy 1.2.5.1: Institutional. This land use designation includes lands used by governments, hospitals, churches, community centers, schools, utilities and social service agencies serving the public. This designation is compatible with the P.Q.P. zoning and any future hospital or medical arts district. However, these types of uses are also permitted as conditional uses within other designations. The intensity of use in the designation is up to a maximum 45% floor area ratio outside of the Central Business District and up to a maximum 200% floor area ratio inside the same as the Central Business District future land use designation inside the C.B.D. Public parking garages (not private) may be excluded from the floor area ratio by the City Commission.

- 3. Redevelopment of Rollins College.** The City shall strive to accommodate the enhancement and redevelopment of the Rollins College campus to the extent that such redevelopment is compatible with the height and density of surrounding properties and is in compliance with our Land Use Development Codes. Development of the Rollins College campus and ancillary facilities shall be in accordance with an adopted Master Plan to be presented for approval within one year of adoption of this Comprehensive Plan.

Staff Analysis of the Requests:

The proposed Zoning Code amendment to establish a new Conditional Use in the R-2 zoning district is an appropriate provision that is consistent with other potential conditional uses that already exist in the R-2 zoning district including Churches which in many cases have child care as part of their religious mission. The staff can also cite the existing Winter Park Day Nursery at 741 S. Pennsylvania Avenue on land zoned R-2 that has not discouraged new residential townhouse and single family home redevelopment directly adjacent to its location. Another child care facility on land zoned R-2 is the Church of God by Faith at 800 Symonds Avenue.

As per the specific Conditional Use request by Rollins College, the planning staff concludes that the request meets the standards for approval as specified in Section 58-90 (j). This is based upon the proposed development agreement which imposes conditions, restrictions and safeguards that provide for operations that are compatible with the adjacent residential properties.

The Conditional Use provides both an educational purpose and a societal amenity. The scale of the proposed building (one story) and the size of 5,050-square feet is significantly smaller than the amount of building that would be allowed under the R-2 FAR of 55%. The architectural style and traffic circulation work to make the proposal compatible with the surrounding neighborhood. Together with the restrictions and limitations agreed to by the applicant, the City can conclude that the proposal represents compatible redevelopment.

STAFF RECOMMENDATION IS FOR APPROVAL of the Ordinance to establish a new Conditional Use in the R-2 zoning district and FOR APPROVAL of the Conditional Use request at 315 Holt Avenue subject to the plans presented and development agreement.

- Florida turnpike
- Interstate 4
- Toll Road
- Major Roads
- Public Roads
- Gated Roads
- Road Under Construction
- Proposed Road
- US Road
- State Road
- County Road
- Toll Ramp
- Interstate Ramp
- One Way
- Brick Road
- Rail Road
- Proposed SunRail
- Block Line
- Lot Line
- Residential
- Agriculture
- Commercial/Institutional
- Governmental/Institutional/Misc
- Commercial/Industrial/Vacant Land
- Hydro
- Waste Land
- Agricultural/Curlage
- County Boundary
- Parks
- Golf Course
- Lakes and Rivers
- Building



Courtesy Rick Singh, CFA, Orange County Property Appraiser

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

Created: 9/14/2015

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA, AMENDING CHAPTER 58 "LAND DEVELOPMENT CODE" ARTICLE III, "ZONING REGULATIONS" SECTION 58-67 "LOW DENSITY RESIDENTIAL (R-2) DISTRICT" SO AS TO ADD A NEW CONDITIONAL USE FOR CHILD DEVELOPMENT CENTERS, 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 December 1, 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 58-67 "Low Density Residential (R-2) District", a new Conditional Use for Child Development Centers, as subsection 58-67 (e) (6) to read as follows:

Sec. 58-67. Low density residential (R-2) district.

(e) *Conditional uses.*

(6) Child development centers which are operated by a non-profit educational institution. The location of such use may not have ingress and egress onto a street which serves primarily residential traffic. The proposed CUP must specifically address traffic impacts, parking, playground noise and hours of operation.

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

PREPARED BY AND RETURN TO:

City of Winter Park
401 Park Avenue
Winter Park, FL 32789
(407) 599-3440

Orange County Tax Parcel # 07-22-30-2044-00-011

DEVELOPER'S AGREEMENT
(Rollins College – 315 Holt Avenue)

THIS DEVELOPER'S AGREEMENT ("Agreement") entered into and made as of the _____ day of _____, 2015, by and between the **CITY OF WINTER PARK, FLORIDA**, 401 S. Park Avenue, Winter Park, Florida, 32789 (hereinafter referred to as the "City"), and Rollins College, a non-profit corporation whose address is 1000 Holt Avenue, Winter Park, FL 32789 (hereinafter referred to as "Rollins College").

W I T N E S S E T H

WHEREAS, Rollins College is the owner of that certain real property located at 315 Holt Avenue, Winter Park, FL, lying within the municipal boundaries of the City, having Orange County Tax Parcel Identification Number 07-22-30-2044-00-011 and is more particularly described as:

Lots 1 through 4 and the South Half of the vacated alley lying to the north within the Mrs. L. A. Dennis subdivision as recorded in Plat Book "J", Page 140 of the Public Records of Orange County, Florida.

(hereinafter referred to as "Property"); and

WHEREAS, Rollins College desires to develop the Property as a 5,100 sq. ft. child development center (hereinafter, the "Project"); and

WHEREAS, Rollins College desires to facilitate the development of the Project, in compliance with the laws and regulations of the City and of other governmental authorities, as well as provide assurances that the Project will be compatible with surrounding properties; and

WHEREAS, Rollins College made certain representations concerning voluntary restrictions and conditions to be placed upon the Property, and desires to formalize such voluntary restrictions and conditions; and

WHEREAS, on December 14, 2015 the City Commission approved a Conditional Use Permit for the proposed Project provided that Rollins College abide by the restrictions mutually agreed upon for the operation and future use of the Property, and that this Agreement shall set out the development entitlements, exceptions, conditions and terms of the City's approvals; and

WHEREAS, this Agreement is not a statutory development agreement pursuant to Chapter 163, Florida Statutes (Florida Local Government Development Agreement Act), and is being entered into by the City pursuant to the City's home rule authority as a condition of development approvals and based on concessions voluntarily agreed upon by Rollins College.

NOW THEREFORE, in consideration of the mutual promises and covenants herein contained, the City, Owners and Rollins College agree as follows:

SECTION 1. RECITALS

The above recitals are true and correct and form a material part of the Agreement.

SECTION 2. CONDITIONS OF APPROVAL

Rollins College agrees to develop and maintain the Project and Property in accordance with the conditions of approval imposed by the City Commission, which are outlined as follows:

- (i) All employees must park at the off-site location;
- (ii) The child development center shall be limited to a one-story building, not to exceed 5,100 square feet in size and thirty (30) feet in height, which shall be developed in substantial compliance with the architectural renderings submitted by Rollins with its land use/rezoning application;
- (iii) The hours of operation of the child development center for the public shall be limited to 8:30 a.m. to 9:30 p.m., Monday through Friday, and staff hours shall be limited to 8:00 a.m. to 10:00 p.m. There may be Saturday hours for special events from 8:00 a.m. to 1:00 p.m.;
- (iv) Use of the outdoor playground and rear covered patio for the child development center shall be limited to the hours of 9:30 a.m. to 5:30 p.m., Monday through Friday. There shall be no evening or weekend use of the outdoor playground facility or rear covered patio except as set forth for Saturday special events above;
- (v) The size of the outdoor playground has been reduced with the removal of Lot 5 from this Conditional Use Application. Lot 5 may be redeveloped in accordance with the R-2 zoning and College Quarter Design Guidelines as residential;
- (vi) There shall be no lighted signage located on the child development center building or neon lighting on the exterior of the building. Signage shall be limited to one, ground-mounted sign no larger than four (4) square feet, limited to no more than four (4) feet in height, to be installed on the New York Avenue side of the building;

- (vii) All exterior lighting for the property, including lighting on the building, the parking area, and the lawn, shall be downward shielded to prevent any glare and light spillage onto any surrounding residential properties and lighting shall achieve a measurement of 0.5 foot-candles measured at the western, southern, and eastern property lines. There shall be no free-standing lights within the outdoor playground area, and such area shall not otherwise be lit by building or roof mounted spot lights;
- (viii) There shall be no outdoor loud speakers or amplification of sound, excluding any required emergency/life-safety equipment (e.g., fire alarm or security system);
- (ix) To serve as a visual buffer and assist with noise attenuation, Rollins shall install an increased landscape buffer along the side of the outdoor playground facing Holt Avenue including, but not limited to, the installation of a viburnum or equivalent hedge running the length of the side yard fence depicted on the site plan;
- (x) The main entrances to the building shall be from the sides of the building facing Fairbanks Avenue and New York Avenue;
- (xi) The vehicular ingress to the child development center shall be only from New York Avenue, not Holt Avenue, and the proposed ingress/egress from New York Avenue shall be re-designed to provide only one-directional ingress from New York Avenue with angled parking, with patrons exiting the site through the adjacent commercial property onto Fairbanks Avenue;
- (xii) In the event residential unit(s) are built on the western lot within the property, any driveway related thereto shall be limited solely to use by the occupants of such dwelling and shall not be accessible or otherwise for use by child care staff (unless said staff lives in said unit) and patrons of the child development center to access Holt Avenue; and

In addition to the requirements and obligations of Rollins College herein, the development of the Property and the Project shall be subject to the City of Winter Park Code of Ordinances requirements and any other development orders, approvals and permits for the Project and Property, including the conditions of such development orders, approvals and permits.

SECTION 3. STORM WATER RETENTION

Rollins College will retrofit the Property to conform to the storm water retention requirements of the City and the St. Johns River Water Management District.

SECTION 4. AMENDMENTS TO THIS AGREEMENT

Amendments to this Agreement, if requested by Rollins College, may be permitted if approved following review by the City in conformance with the City's Land Development Code and other applicable requirements of the City.

SECTION 5. AGREEMENT TO BE BINDING

This Agreement, including any and all supplementary orders and resolutions, together with the approved development plan, the master sign plan, and all final site plans, shall be binding upon Rollins College and their successors and assigns in title or interest. The provisions of this Agreement and all approved plans shall run with the Property and shall be administered in a manner consistent with Florida Statutes and local law.

SECTION 6. ENFORCEMENT

This Agreement may be enforced by specific performance by either party. In no event shall the City be liable for monetary damages arising out of or concerning this Agreement. In the event that enforcement of this Agreement by the City becomes necessary, and the City is successful in such enforcement, Rollins College shall be responsible for all costs and expenses, including attorney's fees, whether or not litigation is necessary, and if necessary, both at trial and on appeal, incurred in enforcing or ensuring compliance with the terms and conditions of this Agreement, which costs, expenses and fees shall also be a lien upon the Property superior to all others. In addition to the foregoing, the City shall be permitted without notice to immediately withhold the issuance of certificates of occupancy and building permits associated with the Project in the event Rollins College is in violation of any provision of this Agreement until such violation is cured to the City's satisfaction. Further, if Rollins College fails to timely pay the City any monies due pursuant to this Agreement, the City may record a Notice of Lien against the Property in the amount owed to the City. Interest on unpaid overdue sums shall accrue at the rate of eighteen percent (18%) compounded annually or at the maximum rate allowed by law if lower than 18%. A copy of such Notice of Lien shall also be delivered to Rollins College in the same manner as required under this Agreement for delivery of written notices. The recorded Notice of Lien shall constitute a lien upon the Property and the lien may be foreclosed upon for the benefit of the City any time after fifteen (15) days after the Notice of Lien has been recorded in the public records. City may foreclose the lien in accordance with the procedures established in Chapter 702, Florida Statutes, or successor or other statute providing for lien foreclosure procedures. Rollins College may obtain a release from the lien by paying the amount stated in the lien, plus accrued interest, plus attorney's fees and costs incurred by the City in filing and collecting upon the lien.

SECTION 7. GOVERNING LAW; VENUE

This Agreement shall be governed by and construed in accordance with the laws of the State of Florida. The exclusive venue for purpose of litigation in any action to construe or enforce the provisions of this Agreement shall be in a court of competent jurisdiction in and for Orange County, Florida.

SECTION 8. RECORDING

This Agreement shall be recorded, at Rollins College's expense, among the Public Records of Orange County, Florida no later than fourteen (14) days after full execution. Notwithstanding the foregoing, the same shall not constitute any lien or encumbrance on title to the Property and shall instead constitute record notice of governmental regulations, which regulates the use and enjoyment of the Property.

SECTION 9. TIME IS OF THE ESSENCE

Time is hereby declared of the essence as to the lawful performance of all duties and obligations set forth in this Agreement.

SECTION 10. SEVERABILITY

If any part of this Agreement is found invalid or unenforceable in any court, such invalidity or unenforceability shall not affect the other parts of this Agreement, if the rights and obligations of the parties contained herein are not materially prejudiced and if the intentions of the parties can be affected. To that end, this Agreement is declared severable.

SECTION 11. DEVELOPMENT PERMITS

Nothing herein shall limit the City's authority to grant or deny any development permit applications or requests subsequent to the effective date of this Agreement. The failure of this Agreement to address any particular City, County, State and/or Federal permit, condition, term or restriction shall not relieve Rollins College or the City of the necessity of complying with the law governing said permitting requirement, condition, term or restriction. Unless expressly authorized or granted herein, nothing in this Agreement shall constitute or be deemed to constitute or require the City to issue any approval by the City of any rezoning, Comprehensive Plan amendment, variance, special exception, final site plan, preliminary subdivision plan, final plat or subdivision plan, building permit, grading, stormwater drainage, engineering, or any other land use or development approval. These and any other required City development approvals and permits shall be processed and issued by the City in accordance with procedures with respect to same as otherwise set forth in the City's Code of Ordinances and subject to any conditions of approval thereof. This Agreement is approved under the City's home rule authority and is not a statutory development agreement under Chapter 163, Florida Statutes.

SECTION 12. SUBORDINATION/JOINDER

Rollins College represents and warrants to City that it is the fee simple owner of the Property. Unless otherwise agreed to by the City, all liens, mortgages and other encumbrances not satisfied or released of record, must be subordinated to the terms of this Agreement or the lienholder join in this Agreement. It shall be the responsibility of Rollins College to promptly obtain the said subordination or joinder, if necessary, in form and substance acceptable to the City Attorney, prior to the City's execution of the Agreement.

SECTION 13. NOTICE

Any notices required or permitted under this Agreement shall be addressed to the City, Owners and Rollins College at the addresses listed in the first paragraph of this Agreement, or at such other addresses designated in writing by the party to receive notice. Notices shall be either:

(i) personally delivered (including without limitation, delivery by UPS, Federal Express or other commercial courier service), in which case they shall be deemed delivered on the date of delivery; or (ii) sent by certified mail, return receipt requested, in which case they shall be deemed delivered on the date shown on the receipt unless delivery is refused or intentionally delayed by the addressee, in which event they shall be deemed delivered on the date of deposit in the U.S. Mail.

SECTION 14. MISCELLANEOUS

a. Nothing contained in this Agreement nor in any instruments executed pursuant to the terms of this Agreement shall be construed as a waiver or attempted waiver by the City of its home rule authority, police power, zoning authority and sovereign immunity under the Constitution and laws of the State of Florida or any other privilege, immunity or defense afforded to the City or the City's officials, officers, employees and agents under the law.

b. This Agreement is entered into voluntarily by Rollins College without duress and after full review, evaluation and consideration by Rollins College. Rollins College is represented by counsel, or alternatively, has been afforded an opportunity to retain counsel for review of this Agreement.

c. The captions or section headings of this Agreement are provided for convenience only and shall not be deemed to explain, modify, amplify or aid in the interpretation, or meaning of this Agreement.

d. City and Rollins College are not partners and this Agreement is not a joint venture and nothing in this Agreement shall be construed to authorize Rollins College to represent or bind the City to matters not expressly authorized or provided in this Agreement.

e. None of the parties shall be considered the drafter of all or any portion of this Agreement for the purposes of interpreting all or any portion of this Agreement, it being recognized that all parties have contributed substantially and materially to the preparation of this Agreement.

SECTION 15. TERM; EFFECTIVE DATE

This Agreement shall not be effective and binding until the latest date that this Agreement is approved by and signed by all parties hereto. The Agreement will be effective for 30 years from the Effective Date.

[SIGNATURES TO FOLLOW]

IN WITNESS WHEREOF, Rollins College and the City have executed this Agreement as of the day and year first above written.

Witnesses

ROLLINS COLLEGE

Name: _____

Name: _____

By: _____

Name: _____

Its: _____

Date: _____

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this ____ day of _____, 2015, by _____, as _____ of _____. He (She) is personally known to me or has produced _____ as identification.

(NOTARY SEAL)

Notary Public Signature

(Name typed, printed or stamped)

CITY OF WINTER PARK, FLORIDA

ATTEST:

By: _____
Mayor Steve Leary

By: _____
City Clerk

STATE OF FLORIDA)
COUNTY OF ORANGE)

The foregoing instrument was acknowledged before me this ____ day of _____, 2015, by Steve Leary, as Mayor of the City of Winter Park, Florida, who is personally known to me.

Notary Public
Printed Name: _____
My commission expires: _____

October 28, 2015

Jeff Briggs, Planner
Winter Park Planning Dept.
401 Park Avenue South
Winter Park, FL 32789

Re: 315 Holt Ave.

Dear Jeff,

As you know this firm represents Rollins College with respect to the above referenced property. Pursuant to my email to you and the City Manager dated October 22nd and pursuant to the City Commission motion to table the pending rezoning and Comprehensive Plan Amendment request, Rollins College suggests the following underlined text be added to the City's R-2 zoning category:

- (e) Conditional uses.
- (6) Child development centers which are operated by a non-profit educational institution. The location of such use may not have ingress and egress onto a street which serves primarily residential traffic.

Also attached are the conditions Rollins College will agree to (note I have underlined two clarifications related to hours of operation):

- The child development center shall be limited to a one-story building, not to exceed 5,100 square feet in size and thirty (30) feet in height, which shall be developed in substantial compliance with the architectural renderings submitted by Rollins with its land use/rezoning application.
- The hours of operation of the child development center for the public shall be limited to 8:30 a.m. to 9:30 p.m., Monday through Friday, and staff hours shall be limited to 8:00 a.m. to 10:00 p.m. There may be Saturday hours for special events from 8:00 a.m. to 1:00 p.m.

- Use of the outdoor playground and rear covered patio for the child development center shall be limited to the hours of 9:30 a.m. to 5:30 p.m., Monday through Friday. There shall be no evening or weekend use of the outdoor playground facility or rear covered patio except as set forth for Saturday special events above.
- The size of the outdoor playground shall be reduced in size by at least 50 ft. move it further from the western boundary line of the property. Such lot may then be redeveloped in accordance with the R-2 zoning and College Quarter Design Guidelines as residential.
- There shall be no lighted signage located on the child development center building or neon lighting on the exterior of the building. Signage shall be limited to one, ground-mounted sign no larger than four (4) square feet, limited to no more than four (4) feet in height, to be installed on the New York Avenue side of the building.
- All exterior lighting for the property, including lighting on the building, the parking area, and the lawn, shall be downward shielded to prevent any glare and light spillage onto any surrounding residential properties and lighting shall achieve a measurement of 0.5 foot-candles measured at the western, southern, and eastern property lines. There shall be no free-standing lights within the outdoor playground area, and such area shall not otherwise be lit by building or roof mounted spot lights.
- There shall be no outdoor loud speakers or amplification of sound, excluding any required emergency/life-safety equipment (e.g., fire alarm or security system).
- To serve as a visual buffer and assist with noise attenuation, Rollins shall install an increased landscape buffer along the side of the outdoor playground facing Holt Avenue including, but not limited to, the installation of a viburnum or equivalent hedge running the length of the side yard fence depicted on the site plan.
- The main entrances to the building shall be from the sides of the building facing Fairbanks Avenue and New York Avenue.
- The vehicular ingress to the child development center shall be only from New York Avenue, not Holt Avenue, and the proposed ingress/egress from New York Avenue shall be re-designed to provide only one-directional ingress from New York Avenue with angled parking, with patrons exiting the site through the adjacent commercial property onto Fairbanks Avenue.

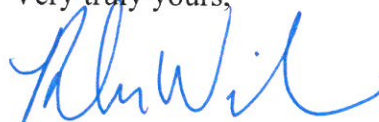
October 28, 2015

Page 3

- In the event residential unit(s) are built on the western lot within the property, any driveway related thereto shall be limited solely to use by the occupants of such dwelling and shall not be accessible or otherwise for use by child care staff (unless said staff lives in said unit) and patrons of the child development center to access Holt Avenue.

Please contact me if you have any questions.

Very truly yours,



M. Rebecca Wilson

MRW/sjg



view from corner of holt & new york

ROLLINS COLLEGE
HUME HOUSE CHILD DEVELOPMENT CENTER
design review

08.21.15

bca architecture
540 lake faith circle
maitland, florida 32751
p. 407.599.2884
e. martin@bcaarchitecture.com
e. nelson@bcaarchitecture.com
c. 407.312.3882
e. nelson@bcaarchitecture.com
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AA26002580



bca architecture

540 lake faith circle
maitland, florida 32751
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e. martin@bcaarchitecture.com
nelson.blankenship c. 407.921.9231
e. nelson@bcaarchitecture.com
AA26002580

view from new york avenue

ROLLINS COLLEGE
HUME HOUSE CHILD DEVELOPMENT CENTER
design review

08.21.15



bca architecture

540 lake faith circle
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e. nelson@bcaarchitecture.com
AA26002580

view of entrance & courtyard

ROLLINS COLLEGE
HUME HOUSE CHILD DEVELOPMENT CENTER
design review

08.21.15



bca architecture

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maitland, florida 32751
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e. nelson@bcaarchitecture.com
AA26002580

holt avenue elevation
ROLLINS COLLEGE
HUME HOUSE CHILD DEVELOPMENT CENTER
design review
08.21.15



bca architecture

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maitland, florida 32751
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marlin cole
e. marlin@bcaarchitecture.com
nelson blankenship c. 407.921.9231
s. nelson@bcaarchitecture.com
AA26002580

view from playground

ROLLINS COLLEGE
HUME HOUSE CHILD DEVELOPMENT CENTER
design review

08.21.15



bca architecture

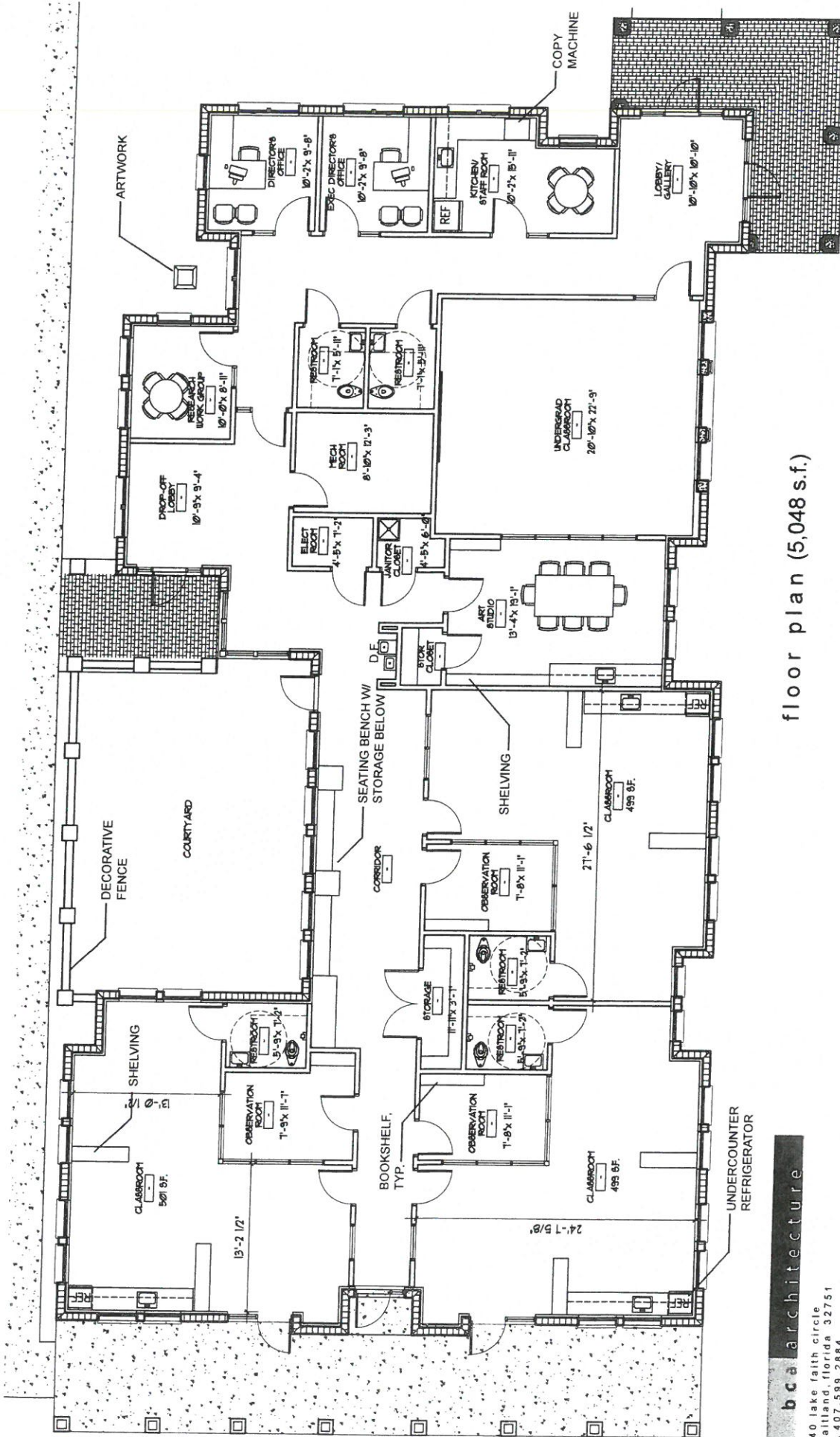
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maitland, florida 32751
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e. martin@bcaarchitecture.com
nelson.blankenship c. 407.921.9231
e. nelson@bcaarchitecture.com
AA26002580

view from holt avenue

ROLLINS COLLEGE
HUME HOUSE CHILD DEVELOPMENT CENTER
design review

08.21.15





floor plan (5,048 s.f.)

ROLLINS COLLEGE
 HUME HOUSE CHILD DEVELOPMENT CENTER
 design review
 08.21.15

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 540 lake faith circle
 maitland, florida 32751
 p. 407.599.2884 c. 407.312.3882
 e. marlin@bcaarchitecture.com
 nelson@bcaarchitecture.com
 e. nelson@bcaarchitecture.com
 AA26002580

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

**Staff Report
December 1, 2015**

REQUEST OF SVAP WINTER PARK, L.P. FOR: CONDITIONAL USE APPROVAL TO REDEVELOP AND RENOVATE THE WINTER PARK CENTER (K-MART SHOPPING CENTER) AT 501 N. ORLANDO AVENUE, ZONED C-1, TO PROVIDE FOR REDEVELOPMENT OF THE EXISTING STORES AND PARKING LOT WITH AN EXCEPTION REQUESTED FOR PARKING IN ORDER TO ACCOMMODATE INCREASED RESTAURANT TENANT SPACE.

This public hearing involves the request of SVAP Winter Park, L. P., the owners of the former K-Mart Shopping Center otherwise referred to as "Winter Park Center" to redevelop and renovate the existing stores and parking lot at 501 N. Orlando Avenue.

Project Site: 22.44 acres
Existing Future Land Use Category: Commercial
Existing Zoning District: C-1

Current Development Request: The proposed redevelopment consists of major building facade renovations and upgrades to the parking lot. The square footage of the existing buildings will be reduced from 258,885 square feet by 14,659 square feet to a total of 244,226 square feet. For purposes of comparison, the following table outlines the C-1 zoning requirements and the proposed dimensions of this project.

	C-1 Require-ments	Project Proposal
Property Size		22.44 acres
Floor Area Ratio	Max. 45%	25%
Lot Coverage	Max. 45%	25%
Max. Impervious Coverage	Min. 85%	89.2%
Lee Road setback	15 feet	80-110 feet
Executive Drive setback	15 feet	50 feet
Gay Rd. setback	15 feet	50 feet
Parking Required	1001 spaces	1048 spaces
Bldg. Height	55 feet	25-35 feet

The major changes to the site are reducing the depth of the retail store bays from the L.A. Fitness south thru the Office Depot including infilling the former K-Mart garden area. By reducing the depth of this portion of the storefronts, it allows for a small increase of 47 parking spaces. The entire shopping center is to receive new storefront façade renovations. The other major change is the retrofit of the southern parking field to conform to current landscape standards. The reason that the impervious area increases for this plan versus the existing conditions is that the small field of "grass" parking spaces will now be paved for better customer usage.

Parking spaces shown for this project are 16 spaces short of Code which is just 1.5% of the total 1048 parking spaces. Staff feels that given the mix of uses with many larger retail stores that this minor shortfall is not significant.

Storm water retention will need to be upgraded with those details provided at the subsequent review subject to a condition recommended by staff. There are some significant challenges to retrofit for storm water on a 22 acre site. The K-mart Shopping Center was originally built in 1964 when no storm water retention was required at all. When the shopping center last underwent renovation in the 1990, the soils report showed that this location has mucky soils with a very high ground water table. Demolishing buildings and parking spaces on about 3-4 acres for a surface storm pond or demolishing the entire site to build it up with fill dirt in order to put exfiltration between the current land level and the higher raised elevation is both practically and economically not feasible. Still there are things that can be done to improve the situation and provide water quality and retention improvements and those will be engineered and the detailed solution brought back for the subsequent review.

New Signage on Orlando Avenue and Lee Road:

This Conditional Use package includes proposals for new shopping center identification signage on Orlando Avenue (at Webster Avenue) and on Lee Road to be constructed at the locations as the existing signage. The Lee Road signage would remain at the existing 145 square feet which is larger than the Code limits of 100 square feet per sign. However, the planning staff is in agreement especially given that this property has 660 feet of frontage on Lee Road. Technically, for each 300 feet the shopping center is allowed a 100 square foot ID sign.

The Orlando Avenue location is grandfathered-in with two existing pylon signs of 278 square feet total. Those signs were approved in 1990 in recognition that the K-Mart shopping center is 22 acres with limited frontage on Orlando Avenue and needed special consideration given the previous movie theatre and major retailers. The same scenario exists today with major retailers needing some ID signage on Orlando Avenue. The proposal is asking to rebuild the existing 280 square feet of signage into one structure. That is acceptable to the planning staff but the combination of adding the base and other elements to the sign make it 28 feet tall (almost the height of a 3 story building) and about 500 square feet in size for the entire structure which is almost as big as the size of a typical 684 sf billboard sign. That is too large and staff will suggest a condition that will allow for further refinement of the sign proposal for Orlando Avenue.

Traffic/Mobility Impacts:

The project decreases the daily traffic generation by reducing the overall square footage of the project by 14,659 square feet. However, the project repurposes 16,277 square feet from retail store traffic generation to restaurant usage. The net difference is an increase of 352 more trips per day. Given the location of Orlando Avenue with 29,500 trips per day and on Lee Road with an existing 35,500 cars a day, this increase in traffic will not be significant.

The revised parking lot plan incorporates a new north/south travel route from Webster Avenue down to Gay Road. This should help the internal traffic circulation within the site. However, the unfortunate part is that two existing mature oak trees are lost to this reconfiguration of the parking circulation. Staff will suggest a condition to look closer at that design to see if those trees can be saved.

Preliminary and Final CU: This application package is intended to provide the detail needed both for the "preliminary" and "final" conditional use approvals and as such includes the final site plan, civil engineering plans, architectural perspective images of the building facades, landscape plan and lighting plans. Aside from the two items previously mentioned, (storm water and signage) which can be conditions of approval, everything else appears to have been provided.

Summary and Conclusion:

To the Planning staff this is a welcome and much needed renovation and rebranding of a 1960's shopping center. This location on four lane arterial State Highways, Lee Road with 35,500 cars/day and Orlando Avenue with 29,500 cars/day is an appropriate location for the added traffic from the additional restaurant space. The parking variance is minimal (16 spaces or 1.5% of the total) and given the float of the larger retail stores can be absorbed. The project however, will need to live within the seat counts presented in these plans. After review, staff is recommending approval of the Conditional Use subject to the following conditions:

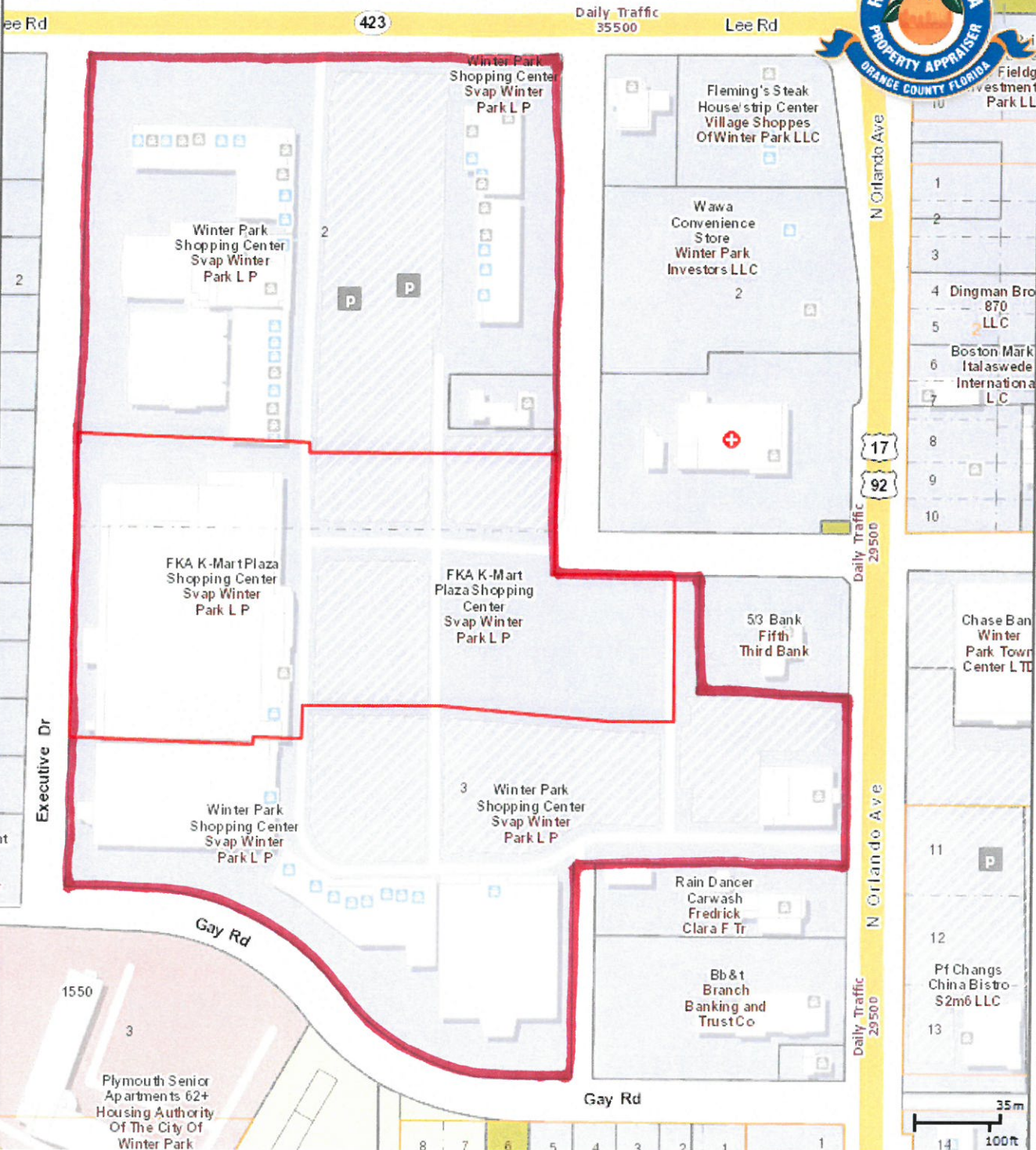
1. That the storm water system be renovated and upgraded for current technology in a form acceptable to the Public Works Dept. and that a maintenance agreement be executed for regular inspection and upkeep of the system.
2. That the final design of the Orlando Avenue ID sign be reviewed and approved by the Planning & Zoning Board.
3. That the final parking lot design further examine preservation of the two specimen oak trees lost to the reconfiguration and further examine pedestrian access options.

STAFF RECOMMENDATION IS FOR APPROVAL of the Conditional Use subject to the three conditions outlined above.

OCPA Web Map

Major Roads	Proposed Road	Block Line	Commercial/Institutional	Hydro	Golf Course
Florida Turnpike	Brick Road	Lot Line	Governmental/Institutional/Misc	Waste Land	Lakes and Rivers
Interstate 4	Gated Roads	Rail Road	Commercial/Industrial/Vacant Land	County Boundary	Building
Toll Road	Road Under Construction	Proposed SunRail	Residential	Parks	Hospital
			Agriculture	Agricultural Curtilage	

Courtesy Rick Singh, CFA, Orange County Property Appraiser



Created: 11/16/2015

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

OCPA Web Map

Major Roads	Proposed Road	Block Line	Commercial/Institutional	Hydro	Golf Course
Florida Turnpike	Public Road	Brick Road	Governmental/Institutional/Misc	Waste Land	Lakes and Rivers
Interstate 4	Gated Roads	Rail Road	Residential	County Boundary	Building
Toll Road	Road Under Construction	Proposed SunRail	Agriculture	Parks	Hospital

Courtesy Rick Singh, CFA, Orange County Property Appraiser



Created: 11/16/2015

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

WINTER PARK CENTER PROPOSED RENOVATION

CONDITIONAL USE APPLICATION
NOVEMBER 4, 2015

TABLE OF CONTENTS

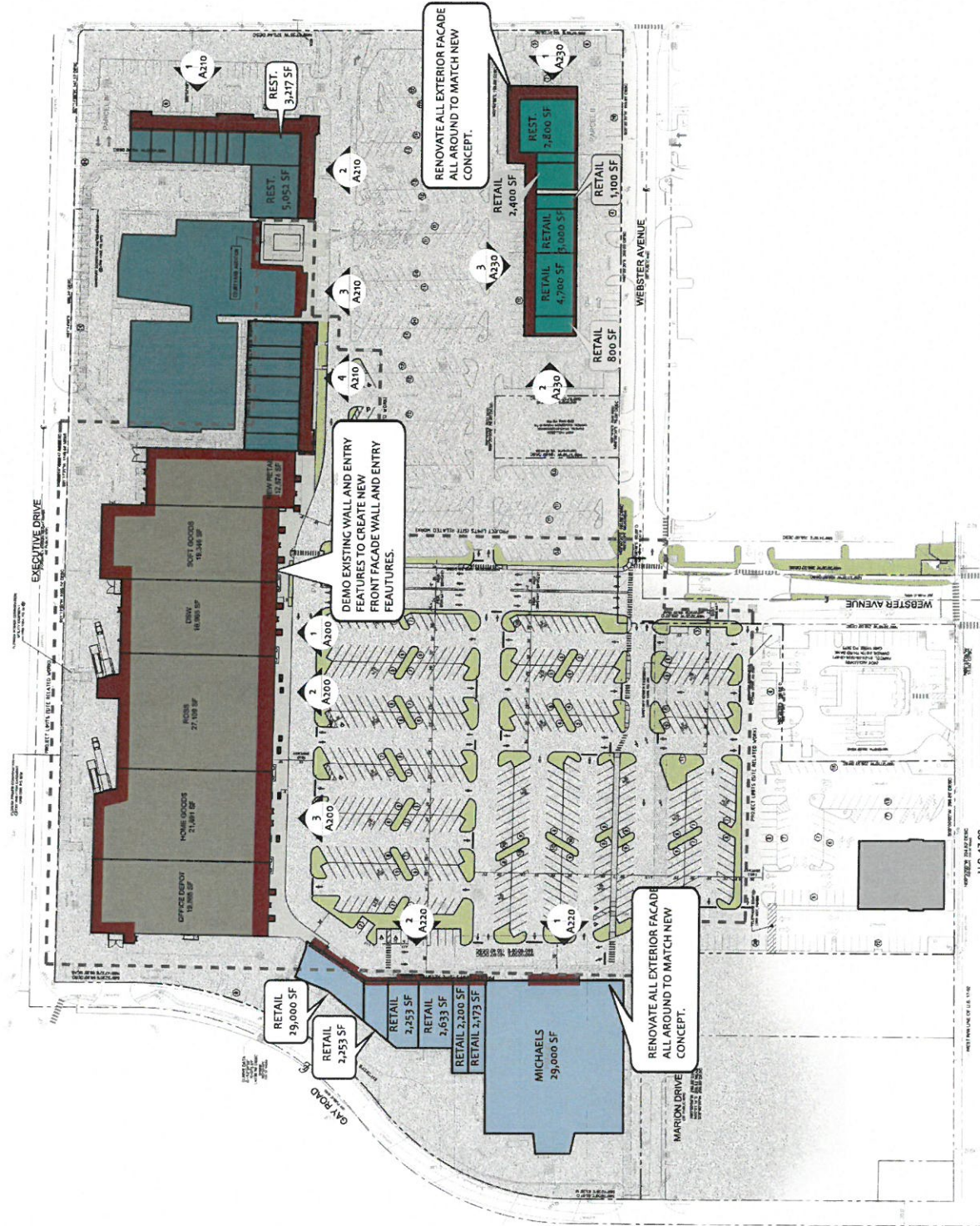
SP1	Civil Site Plan Enlarged Parking Calculation Chart Architectural Site Plan
A200	South West Building Elevations
A210	North West Building Elevations
A220	South East Building Elevations
A230	North East Building Elevations
A301	Proposed Renderings
A302	Proposed Renderings
A303	Proposed Renderings
A304	Proposed Renderings
A305	Proposed Renderings
A306	Proposed Renderings
A307	Proposed Renderings
A308	Proposed Renderings
A500	Monument Sign Diagram
A510	Monument Sign Rendering
L-1	Tree Mitigation Plan
L-2	Landscape Plan
	Lighting Plan
	Survey Sheet 1 of 2
	Survey Sheet 2 of 2



STERLING
CONSTRUCTION



- SOUTHWEST BUILDING
- NORTHWEST BUILDING
- SOUTHEAST BUILDING
- NORTHEAST BUILDING



PARKING ANALYSIS SUMMARY

	EXISTING	PROPOSED
RETAIL SF	239,482	209,746
RESTAURANT SF	19,403	34,480
TOTAL SF	258,885	244,226
PARKING REQ'D	1,035	1,064
PARKING PROVIDED	1,001	1,048
PARKING DEFICIENCY	34	16

PARKING ANALYSIS DETAIL

SOUTHEAST BUILDING #	Name	Total SF	Seats	Parking Rate Calc Method	Req'd Parking
BIG BOX RETAIL					
131	Michaels	29,000	NA	85%sf @ 1:250 / 15%sf @ 1:1000	103
SMALL RETAIL					
137	Vacant	2,173	NA	1 per 250SF	9
139	Guber Optical & Eyeglass Boutique	2,200	NA	1 per 250SF	9
141	Vacant	2,633	NA	1 per 250SF	11
147	Vacant	1,500	NA	1 per 250SF	6
151	Vacant	1,240	NA	1 per 250SF	5
153	Great Clips	1,000	NA	1 per 250SF	4
155	Vacant	650	NA	1 per 250SF	3
157	Vacant	697	NA	1 per 250SF	3
EXIST'G RESTAURANTS					
145	Carlucci's of Winter Park	2,253	72	1 per 4 Seats	18
149	Tamarind Indian Cuisine	1,500	36	1 per 4 Seats	9
NEW RESTAURANTS					
None proposed					

SOUTHWEST BLDG #	Name	Total SF	Seats	Parking Rate Calc Method	Req'd Parking
BIG BOX RETAIL					
201	Office Depot	19,568	NA	85%sf @ 1:250 / 15%sf @ 1:1000	70
203a	HomeGoods	21,891	NA	85%sf @ 1:250 / 15%sf @ 1:1000	78
203b	Ross	27,109	NA	85%sf @ 1:250 / 15%sf @ 1:1000	97
203c	DSW	16,965	NA	85%sf @ 1:250 / 15%sf @ 1:1000	61
203d	Soft Goods	19,345	NA	85%sf @ 1:250 / 15%sf @ 1:1000	69
203e	Retail	12,574	NA	85%sf @ 1:250 / 15%sf @ 1:1000	45
SMALL RETAIL					
None proposed					
EXIST'G RESTAURANTS					
None proposed					
NEW RESTAURANTS					
None proposed					

NORTHWEST BLDG #	Name	Total SF	Seats	Parking Rate Calc Method	Req'd Parking
BIG BOX RETAIL					
219	L.A. Fitness	37,360	NA	1 per 250SF	150
SMALL RETAIL					
209	His & Hers Hair Design	1,400	NA	1 per 250SF	6
211	H&R Block	1,400	NA	1 per 250SF	6
213	Sally's Beautify Supply	2,100	NA	1 per 250SF	9
215A	Vacant	1,470	NA	1 per 250SF	6
215B	Vacant	924	NA	1 per 250SF	4
EXIST'G RESTAURANTS					
217	El Proto Mexican Restaurant	2,150	76	1 per 4 Seats	19
235	Chung On	800	6	1 per 4 Seats	2
243	George's Cookies	1,000	12	1 per 4 Seats	3
NEW RESTAURANTS					
221-227	Proposed New Restaurant	5,052	130	1 per 3 Seats	44
229/231	Proposed New Restaurant	4,425	120	1 per 3 Seats	40

NORTHEAST BLDG #	Name	Total SF	Seats	Parking Rate Calc Method	Req'd Parking
BIG BOX RETAIL					
None proposed					
SMALL RETAIL					
301	GNC	800	NA	1 per 250SF	4
303-311 - retail portion	Vacant	1,700	NA	1 per 250SF	7
313	The UPS Store	1,000	NA	1 per 250SF	4
315	Gypsy Nails	1,000	NA	1 per 250SF	4
317	Prime Dental	1,100	NA	1 per 250SF	5
323/325 - retail portion	Vacant	947	NA	1 per 250SF	4
EXIST'G RESTAURANTS					
319-321	Thai Place	2,400	80	1 per 4 Seats	20
NEW RESTAURANTS					
303-311 - rest. portion	Proposed New Restaurant	4,000	100	1 per 3 Seats	34
323/325 - rest. portion	Proposed New Restaurant	2,800	80	1 per 3 Seats	27

OUTPARCEL 01 #	Name	Total SF	Seats	Parking Rate Calc Method	Req'd Parking
NA	Olive Garden	8,100	264	1 per 4 Seats	66

DATE	REVISION



JOHN EWASYCHUK, P.E.
 Registered Landscape Architect
 FL Registration #12507

WINTER PARK CENTER
WINTER PARK, FLORIDA

DATE: 11-3-15
 DRAWN: JR
 CHECKED: JE

L-2
 LANDSCAPE PLAN
 PROJECT NO.: 2115-168

PLANT LEGEND

SHADE TREES

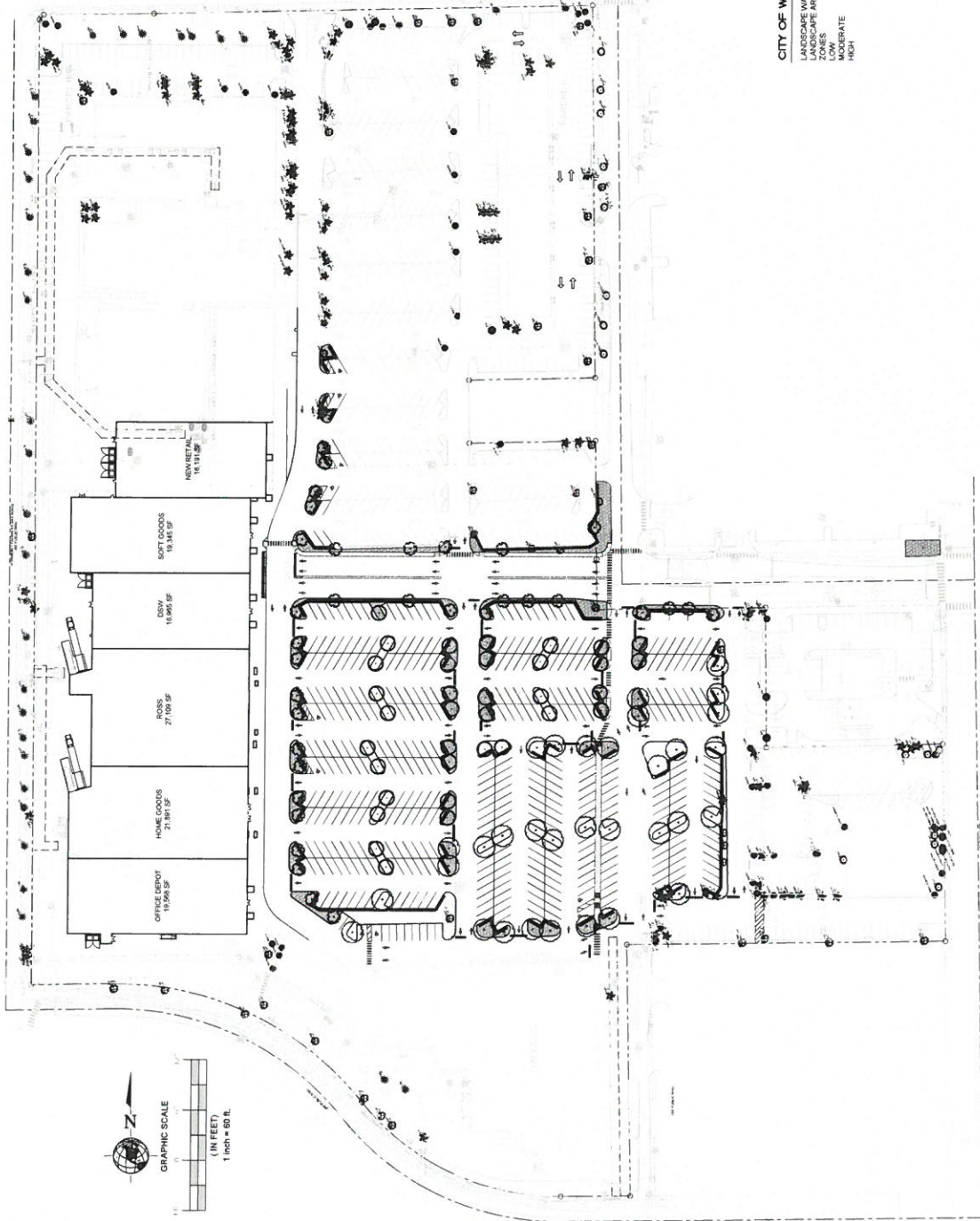
- LIVE OAK - CASCADIA VIRGINIANA
3" CAL./Y. SPREAD/2' HT.
- FLORIDA LIVE OAK - AMERICANA
3" CAL./Y. SPREAD/2' HT.
- SOUTHERN MAGNOLIA - MAGNOLIA GRANDIFLORA
3" CAL./Y. SPREAD/2' HT.

SHRUBS / GROUNDCOVER

- WINTER COCOONBERRY - SWIFT WINTERM
3" CAL./Y. SPREAD/2' HT.
- LEUCOPHYLLON - LEUCOPHYLLON
3" CAL./Y. SPREAD/2' HT.
- LEUCOPHYLLON - LEUCOPHYLLON
3" CAL./Y. SPREAD/2' HT.
- PLANT LILY - DANIELA YANAMACA
2" SPREAD / 1' TALL / 10" - 24" O.C.

BOX

ALL LANDSCAPE AREAS TO BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM



CITY OF WINTER PARK CODE NOTES:
 LANDSCAPE WATER USE ZONES IN SF / %
 LANDSCAPE AREA 35,895 SF / 100% (Proposed areas)
 LOW 18,395 SF / 51%
 MODERATE 17,621 SF / 49%
 HIGH 0 SF / 0%

CADSCAPES, INC.
 Florida Landscape Architecture Firm
 3162 Palma Drive
 Deltona, FL 32738
 Office: 407-310-5597
 LC# 26000650
 cadscapes@gmail.com
 Florida Water Star AP
 Jason Bridgewater,
 Landscape Designer,
 John Ewasychuk, RLA
 Landscape Architect

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 CALL SUNSHINE
 STATE UTILITIES
 BEFORE YOU DIG
 IT'S THE LAW IN FLORIDA
 1-800-487-3333
 FLORIDA POWER & LIGHT
 FLORIDA GAS & LIGHT
 FLORIDA WATER MANAGEMENT
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 FLORIDA CABLE TELEVISION
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 FLORIDA GAS & LIGHT
 FLORIDA WATER MANAGEMENT
 FLORIDA TELEPHONE
 FLORIDA CABLE TELEVISION

TOTAL SHEETS L-1 AND L-2

REV #	DATE	BY:
1	7/15/15	TO
2	11/4/15	TO

INTEGRATED
LIGHTING SOLUTIONS

1919 WINDSOR PLACE
FORT WORTH, TX 76110
WWW.WLSLIGHTING.COM

Consider the Impact

WLS LIGHTING SYSTEMS

PM-JERRY

BY-TO

SHEET 1 OF 1

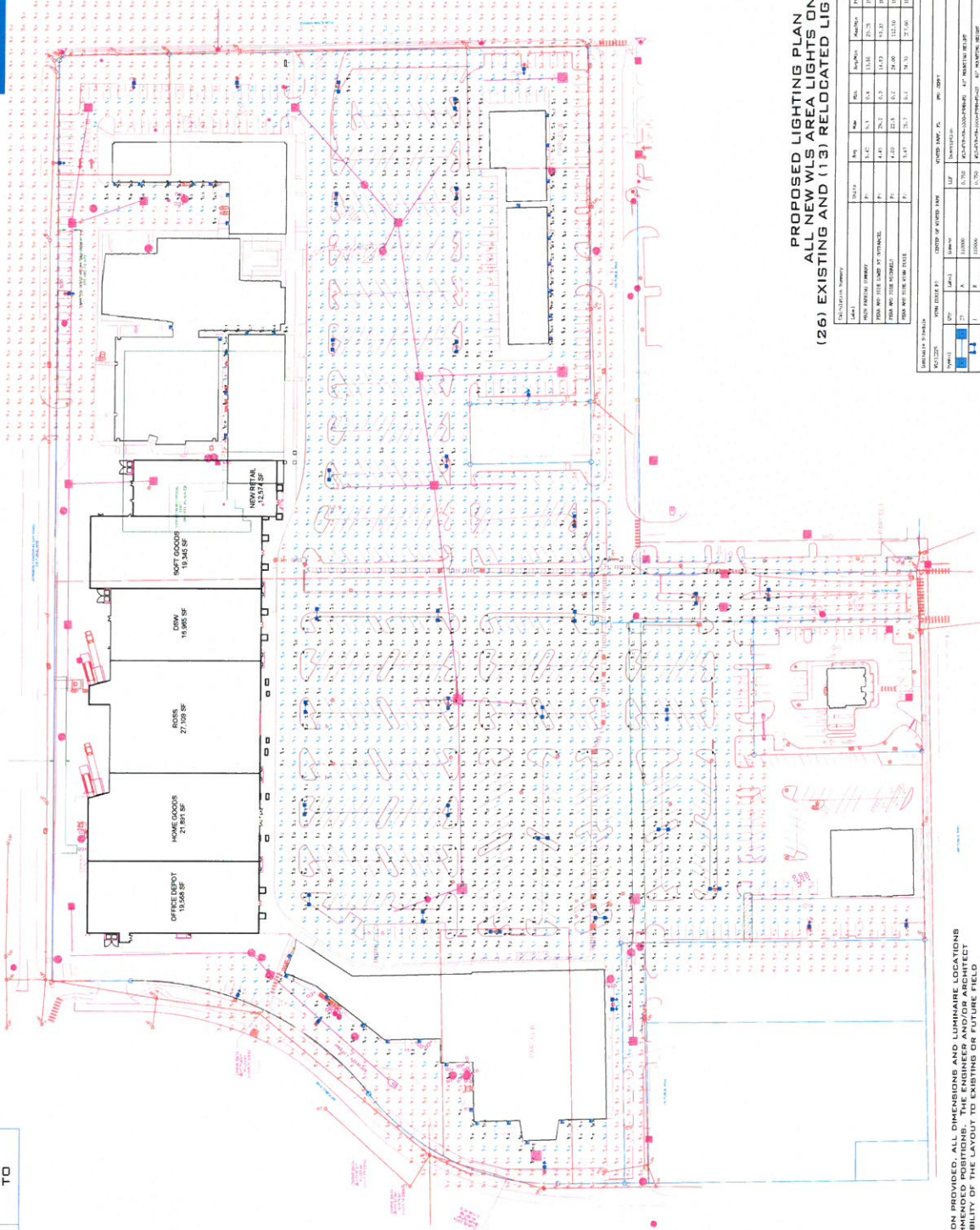
800-633-8711

SCALE: 1"=60'

DATE: 6/24/15

WLS-12229A

**CENTER OF WINTER PARK
WINTER PARK, FL
PROPOSED LIGHTING PLAN**



**PROPOSED LIGHTING PLAN
ALL NEW WLS AREA LIGHTS ON
(126) EXISTING AND (13) RELOCATED LIGHT POLES**

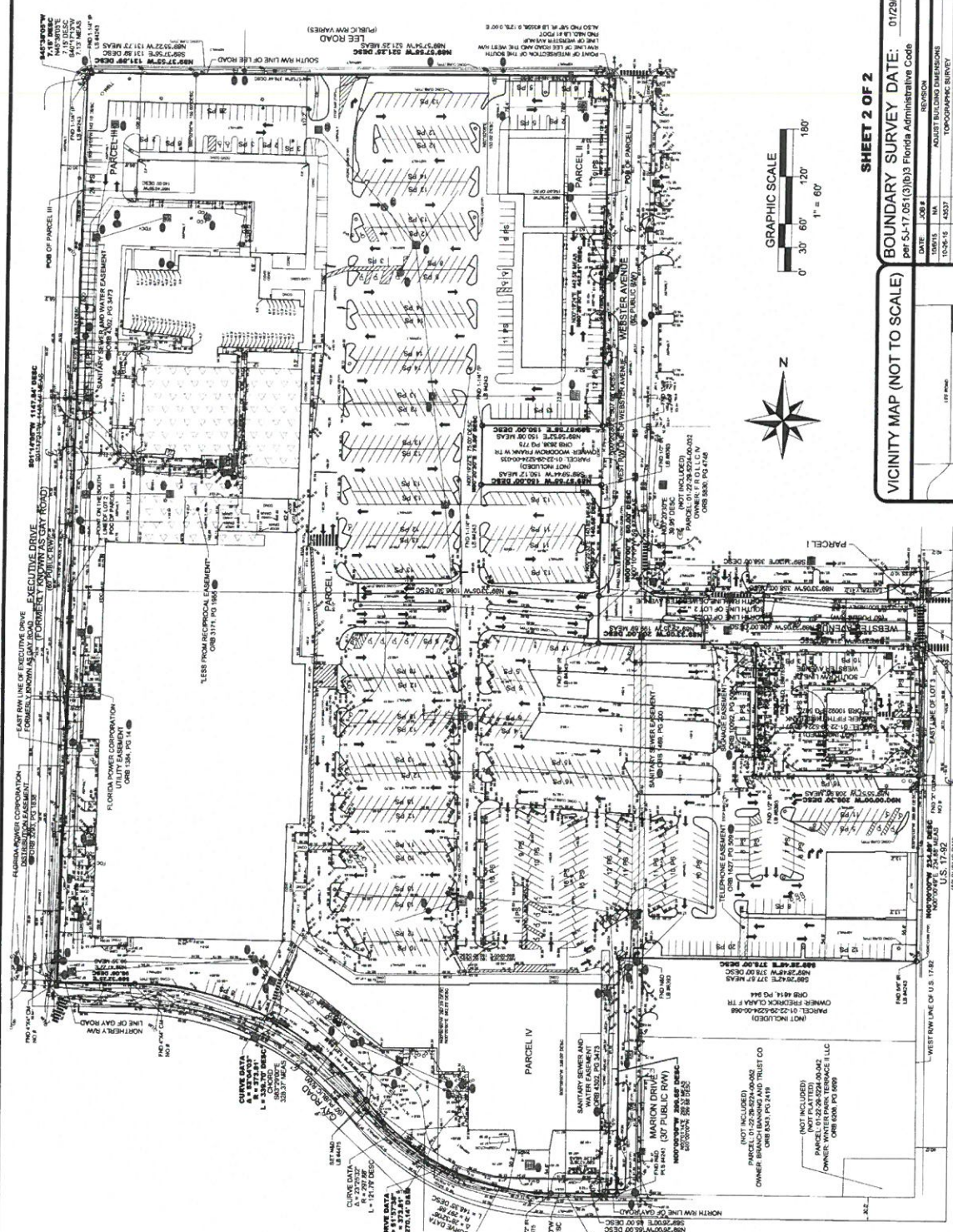
POLE #	TYPE	HT.	W.	D.	W.	D.	W.	D.	W.	D.
1-126	EXISTING	15.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0
127-139	NEW	15.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0

NO.	DATE	BY	DESCRIPTION
1	6/24/15	JERRY	ISSUED FOR PERMITTING
2	11/4/15	JERRY	ISSUED FOR CONSTRUCTION

BASED ON THE INFORMATION PROVIDED, ALL DIMENSIONS AND LUMINAIRE LOCATIONS SHOWN REPRESENT RECOMMENDED POSITIONS. THE LUMINAIRE FIELD MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING OR FUTURE FIELD CONDITIONS. LIGHTING PATTERN REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS UTILIZING CURRENT INDUSTRY STANDARD LAMP RATINGS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY (IES) RECOMMENDATIONS. ILLUMINATION LEVELS MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS AND OTHER VARIABLE FIELD CONDITIONS.

ALTA / ACSM LAND TITLE SURVEY

NO.	DESCRIPTION	DATE	BY
1	REVISION		
2	REVISION		
3	REVISION		
4	REVISION		
5	REVISION		
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100	REVISION		



BOUNDARY SURVEY DATE: 01/29/15
Per SA-17-051(0)15 Florida Administrative Code

DATE	JOB #	REVISION
01/29/15	4450	TOPOGRAPHIC SURVEY

BY: [Signature]
DATE: 01/29/15
JOB #: 4450
TOPOGRAPHIC SURVEY

BOUNDARY & LOCATION SURVEY

SCALE: 1" = 60'
PREPARED FOR: **SVAP WINTER PARK, L.P.**
JOB # 4450
DATE: 01/29/15
JOB # 4450
DATE: 01/29/15

LOCATION: 201 & 501 N ORLANDO AVENUE
WINTER PARK, ORANGE COUNTY, FLORIDA 32789

PREPARED BY: [Signature]
DATE: 01/29/15
JOB # 4450
DATE: 01/29/15

LEGEND

- 1. BOUNDARY SURVEY
- 2. TOPOGRAPHIC SURVEY
- 3. EASEMENT
- 4. EASEMENT
- 5. EASEMENT
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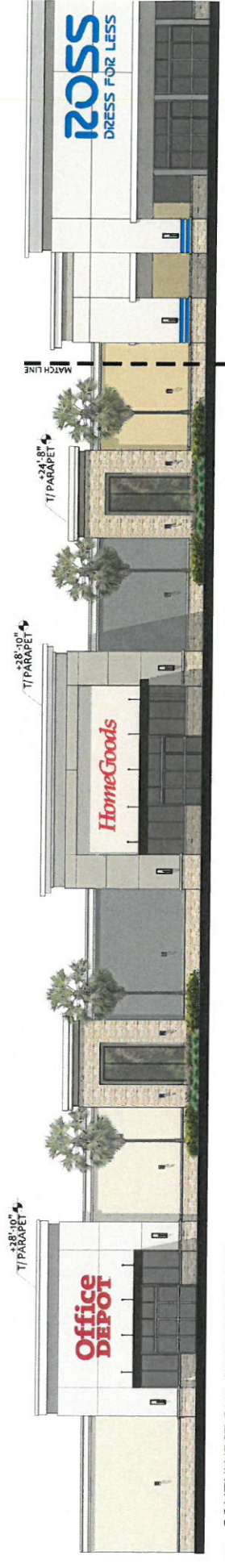
THIS SURVEY MEETS THE REQUIREMENTS OF THE FLORIDA STATUTES AND IS VALID AND EFFECTIVE FROM THE DATE OF RECORDATION IN THE PUBLIC RECORDS OF THE FLORIDA STATUTES SECTION 472.07 OF THE FLORIDA STATUTES.

[Signature]
TRAVIS A. BRIDGEMAN, P.E.
REGISTERED PROFESSIONAL SURVEYOR
NO. 12154
FLORIDA STATE BOARD OF SURVEYING AND MAPPING
PHONE: (407) 884-8314

ACCURIGHT

ACCURIGHT SURVEYS OF ORLANDO INC. LB #472
2012 E. Robinson Street, Orlando, Florida 32803
ACCURIGHT SURVEYS OF ORLANDO INC.
PHONE: (407) 884-8314

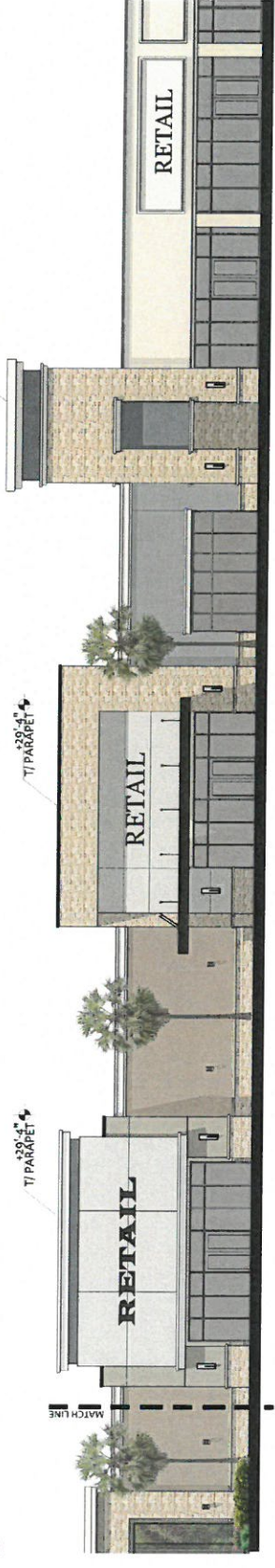
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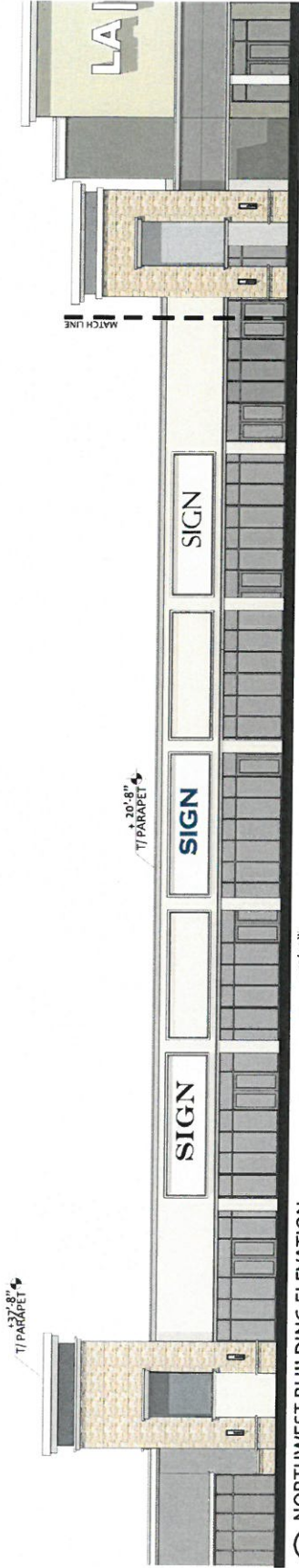
3 SOUTHWEST BUILDING ELEVATION



2 SOUTHWEST BUILDING ELEVATION



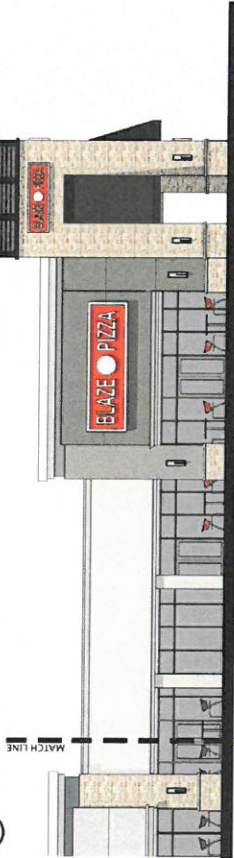
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4 NORTHWEST BUILDING ELEVATION



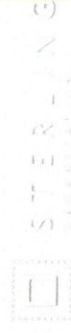
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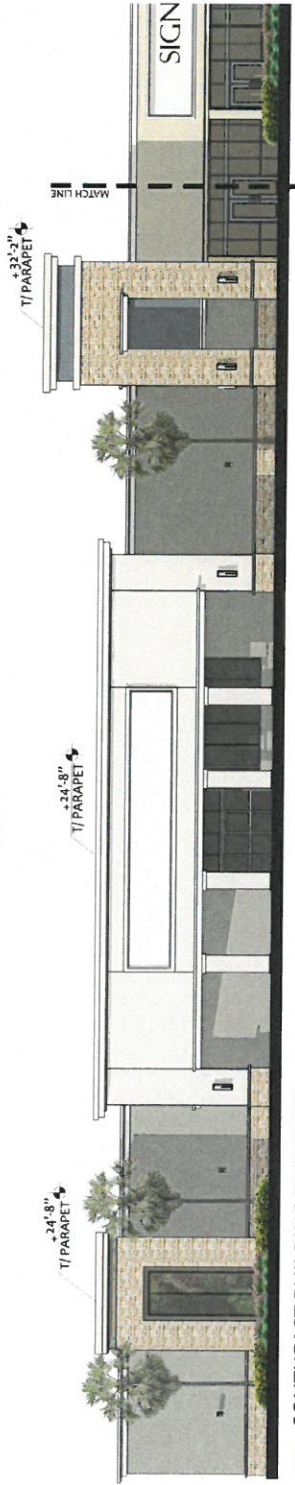


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1 NORTHWEST BUILDING ELEVATION





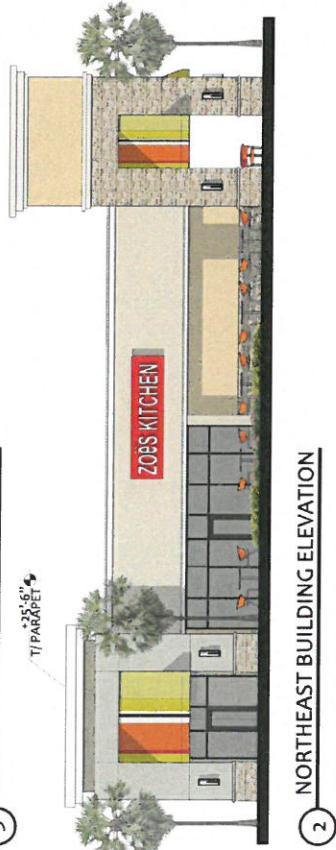
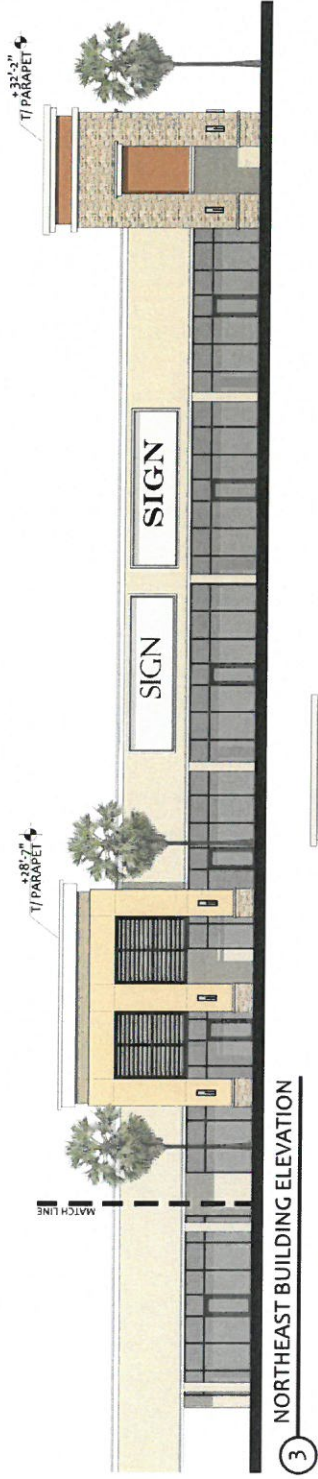
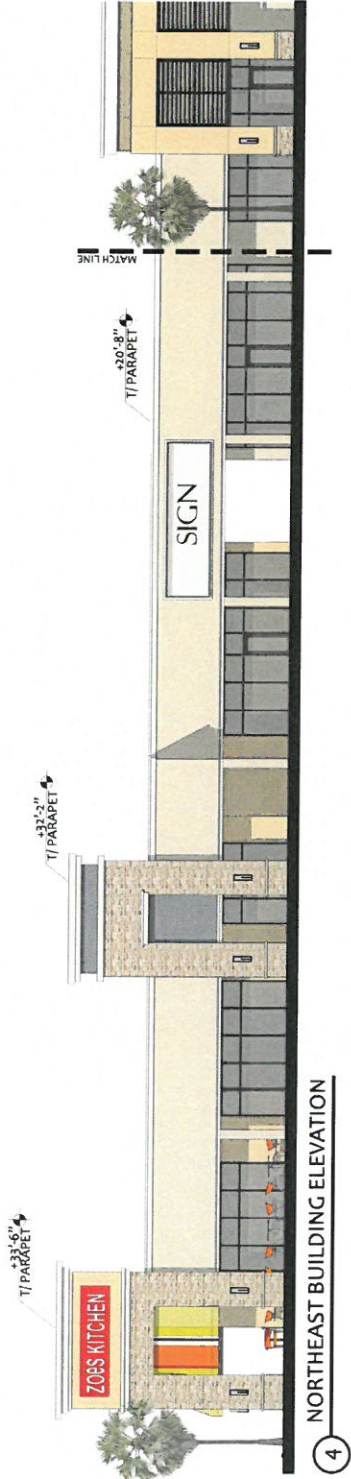
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2 SOUTHEAST BUILDING ELEVATION



1 SOUTHEAST BUILDING ELEVATION

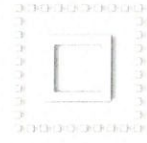




PROPOSED FACADE



EXISTING FACADE



STERLING
ORGANIZATION



PROPOSED FACADE



EXISTING FACADE



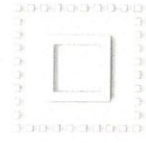
STERLING
ORGANIZATION



PROPOSED FACADE



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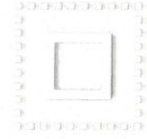
STERLING
ORGANIZATION



PROPOSED FACADE



EXISTING FACADE



STERLING
ORGANIZATION



PROPOSED FACADE



EXISTING FACADE



STERLING
ORGANIZATION



PROPOSED FACADE



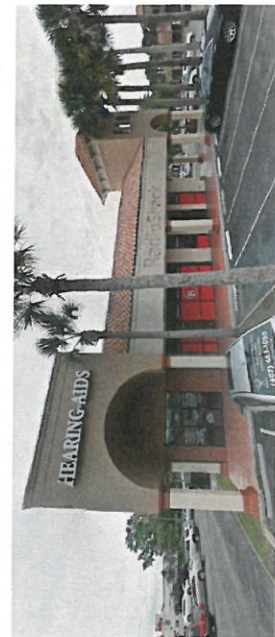
EXISTING FACADE



STERLING
ORGANIZATION



PROPOSED FACADE



EXISTING FACADE

STERLING
SUSTAINABILITY



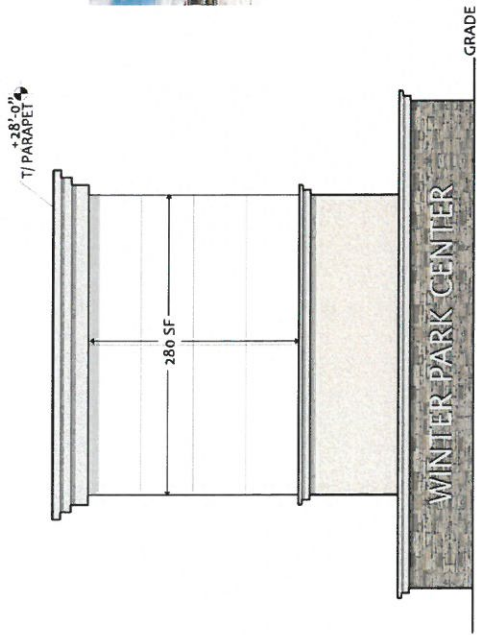
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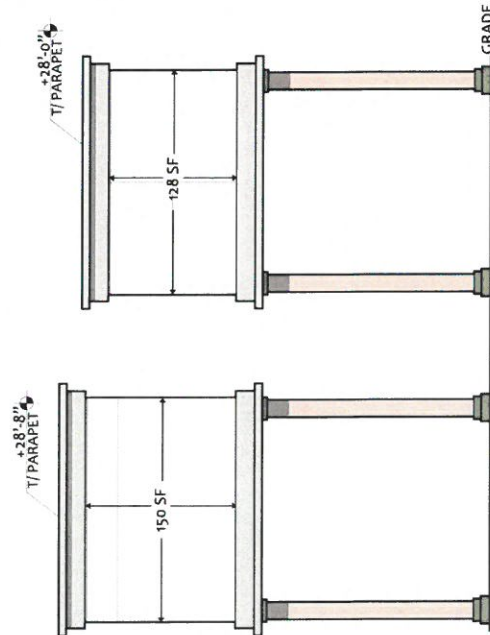
EXISTING FACADE



STERLING
CONSULTANTS



PROPOSED MONUMENT SIGN ON 17-92
TOTAL SIGN AREA= 280 SF

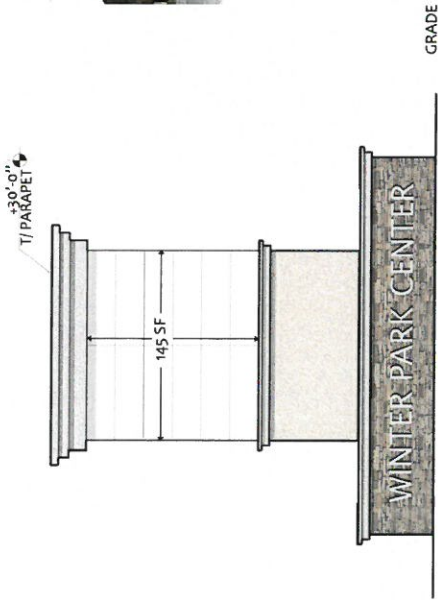


EXISTING MONUMENT SIGNS ON 17-92
TOTAL SIGN AREA= 278 SF

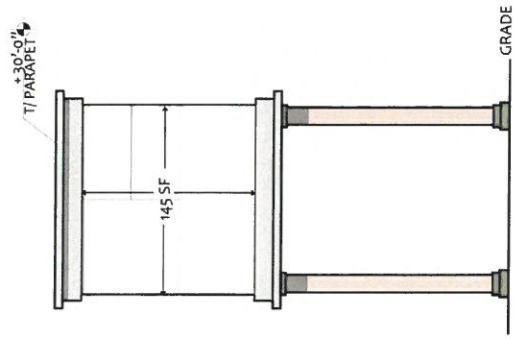


EXISTING

PROPOSED MONUMENT SIGN



PROPOSED MONUMENT SIGN ON LEE ROAD
TOTAL SIGN AREA= 145 SF



EXISTING MONUMENT SIGN ON LEE ROAD
TOTAL SIGN AREA= 145 SF



PROPOSED MONUMENT SIGN



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

**Staff Report
December 1, 2015**

REQUEST OF THE SYDGAN CORP. FOR: CONDITIONAL USE APPROVAL TO CONSTRUCT A THIRD STORY ONTO THE EXISTING TWO STORY BUILDING AT 425 WEST NEW ENGLAND AVENUE, ZONED (C-2).

This public hearing involves the request by the Sydgan Corp. to add a third story onto the existing two-story building at 425 W. New England Avenue, zoned C-2. This is a Conditional Use because third stories in the C-2 zoning district require Conditional Use approval.

CRA/Zoning Background/History on New England: When the Community Redevelopment Area (CRA) was established in 1994, one of the primary goals was to encourage the redevelopment of that portion of West New England Avenue from Pennsylvania to New York Avenue. To that end, the City administratively changed the Comprehensive Plan FLU Map in 1995 for all the properties affected to a Commercial FLU. In that way, anyone buying a property would know they were guaranteed to be able to get that property rezoned from residential to commercial.

When the redevelopment of New England Avenue began in earnest shortly thereafter, with the redevelopment of the Dexters building, the zoning needed for that density and building setback, up close to the street, was the Commercial, C-2 designation. In turn, all of the successive redevelopment from 1995 to 2007 along New England Avenue between Pennsylvania and Virginia Avenues has been undertaken utilizing C-2 district zoning. This has been consistent with the original goal to emulate on West New England Avenue, the style, density and character of Park Avenue.

All of the redevelopment that has occurred involving three story buildings has also been done via Conditional Use approvals, which is a requirement of the C-2 zoning district. The general philosophy of those Conditional Use approvals has been to encourage "live, work and play". Thus, the third floors of the 558 W. New England (Dexters), the 444 W. New England building and the two buildings adjacent to this site at 433 & 411 W. New England have included residential third floors to add the "live" element to the "live, work and play". Also, all of those third floors Conditional Uses have been approved with the condition that the third floors are residential and deed restricted to remain residential. This policy was subsequently adopted as a Comprehensive Plan policy requirement.

Project Development Standard Parameters:

The CBD land use and C-2 zoning allow up to a 200% floor area ratio (FAR). This third floor of approximately 1,700 square feet added onto the first two floors is a FAR of 63%. The proposed building height is at the maximum 40 feet permitted for three story building plus a one foot, eight inch parapet.

The two parking spaces required for the proposed one residential living unit on this third floor are to be created via a cantilevered parking system over the existing storm water retention area to the rear in the parking lot. That cantilevered system would hold three parking spaces and the dumpster. The detailed plan would rely upon Public Works Dept. approval. One residential living unit creates up to 12 new car trips per day based on the I.T.E. data, so this increase is de minimus.

The proposed setback of this third floor on the New England Avenue street frontage needs a zoning variance or exception. In order to encourage building articulation and terracing on the third floors, the Comprehensive Plan requires that the third floor be set back from the two floors below via a prescriptive one foot for each foot of floor height "on street frontages". In the C-2 zoning code, the terracing requirement is more generic and it requires that for "any building over two stories...a significant portion of the top floor shall be terraced and stepped back from the exterior face of the next lower floors". The purpose is to mandate more appealing architectural facades that are seen by the public other than just a flat wall. In this case, the third floor has no setback (zero feet) from the two floors below. As such, the applicant is asking for a zoning exception or variance to this requirement for additional third floor terracing or setback. Those Comp. Plan policies and Zoning Code sections are included as an appendix to this staff report.

The scale of this project and the materials presented allows the City to combine the Preliminary and Final Conditional Use approvals. The final civil engineering and landscape plans can be administratively approved. However, the Code requires two public hearings for approval by the City Commission for three story buildings within the Central Business District.

Staff Analysis of the Applicant's Request:

Since 1995, the City has been successfully encouraging the creation of a "live, work and play" environment along West New England Avenue via the CBD future land use designations, C-2 zoning and conditional use approvals for third floors when used residentially. There are some Building/Life safety Code challenges for adding a third floor onto an existing building and the challenge of maintaining the required storm water retention. But aside from the third floor setback variance the plan is consistent with other approvals granted along this corridor.

STAFF RECOMMENDATION IS FOR APPROVAL of both the Preliminary and Final Conditional Use approvals with the following conditions:

1. That the Public Works Dept. must approve the modifications to the storm water retention area so that the water quality and water retention requirements continue to be met.
2. That zoning exceptions/variances are granted for the absence of third floor terracing and articulation along New England Avenue.
3. That if any new electric transformer/switch gear or backflow preventers are required that they be located where not visible from a public street and shall also be landscaped so as to be effectively screened from view.
4. That the project comply with the Comprehensive Plan policy requiring deed restriction of this third floor to residential use only.

Relevant Comprehensive Plan policies:

Policy 1-3.8.9: Preserve the Pedestrian Scale and Orientation of the CBD and Restrict Building Height. The City shall preserve the pedestrian scale and orientation of the Winter Park Central Business District Boundary Map, as defined in the Definitions section of this Comprehensive Plan, by limiting development for any property to two stories in height or three stories (including any mezzanine levels) on a case by case basis via conditional use approval by the City Commission for any third floor. The pedestrian orientation is also protected by prohibiting new drive-in businesses within the C-2 zoning locations east of Virginia Avenue. Approvals or other variances for more than three stories are prohibited. **Third floors approved by conditional use must be setback on street frontages equal to their height on a one foot setback for each one foot height of the third floor.** Properties designated low density residential and properties limited to two stories on the Maximum Height Map are not candidates for the 3 story height conditional use. *Policy amended to reflect changes as adopted on July 14, 2014 per Ordinance 2970-14 and 2971-14.*

Policy 1-3.2.3: Hannibal Square Neighborhood Commercial District. Comprehensive Plan land use policies shall foster redevelopment of the Hannibal Square Neighborhood Commercial District with its own distinct individual scale and character but sharing some of the characteristics of the Central Business District. Commercial, office and residential development policies shall permit buildings footprints that have minimal setbacks from the street in order to foster a pedestrian friendly environment and design standards shall require streetscape amenities and foster architectural features that promote a human scale. **These policies shall be implemented within the Hannibal Square Neighborhood Commercial District, limited to:**

- 1) Properties abutting Morse Boulevard between Capen Avenue and Virginia Avenue;
- 2) Properties abutting New England Avenue between Pennsylvania and New York Avenues;
- 3) Properties abutting Pennsylvania Avenue between Lyman and Garfield Avenues, including those existing commercial properties just north of Garfield Avenue; and
- 4) Properties abutting Hannibal Square East.

The C-2 zoning district delineation shall only be applied to properties designated CBD on the Future Land Use Map. Pursuant to CRA policy direction, mixed use buildings are encouraged. Two story maximum building heights shall be the maximum permitted, except the City may permit third stories when limited to residential use and deed restricted for residential usage only. Building heights on the north end of Pennsylvania Avenue shall be two stories maximum when transitioning to residential. Shared parking shall be encouraged and enforced whenever parking management plan approvals are granted. The implementing land development regulations must ensure that compatible land use relationships occur, particularly between land uses within perimeter areas of the Hannibal Square Neighborhood Commercial District and areas 500 feet outside this area so as to protect the surrounding residential areas and local churches.

Relevant C-2 Zoning excerpts:

Sec. 58-75. Commercial (C-2) District.

(a) *Purpose and intent.*

(1) This commercial zoning district is limited to the commercial portion of the geographic downtown area known as the Central Business District and the similar commercial area of the city within the Hannibal Square Neighborhood Commercial District (HSNCD) of the City's Community Redevelopment Area (CRA). As detailed in the Comprehensive Plan, Commercial (C-2) district zoning is not permitted on any property except if it is within the Central Business District "potential C-2 zoning" area depicted in the CBD Map (D-2) in the definitions section, generally described as west of Knowles Avenue, south of Swoope Avenue, north of Comstock Avenue and east of and including the New York Avenue Corridor or it is on properties abutting Morse Blvd between Capen and Virginia Avenues, abutting New England Avenue between Pennsylvania and New York Avenues, abutting Pennsylvania Avenue between Garfield and Lyman Avenues, or abutting Hannibal Square, East. No applications for C-2 zoning shall be accepted for any property outside these designated areas. Moreover, even properties within these designated areas shall have no vested right to C-2 zoning. This district has different requirements than other commercial areas especially pertaining to setbacks, parking requirements, height limitations and permitted land uses. This district is established to encourage the continuation of the present unique Park Avenue business district of the city and to provide for its use within certain other defined geographical areas as specified in the Comprehensive Plan.

(b) *Permitted uses.*

(4) Residences located on any floor outside of the Park Avenue Corridor or above the ground floor within the Park Avenue Corridor.

(c) *Conditional uses.*

(3) Buildings with a third floor and up to forty (40) feet in height, provided that such conditional use approvals require two public hearing approvals by the city commission;

(e) *Development standards.*

(2) Building heights shall not exceed the height limits imposed by the Maximum Height Map. For those properties within the geographic areas shown with a two story maximum, the maximum building height shall be thirty (30) feet; for those properties shown with a three story maximum height, the maximum building height may be up to forty (40) feet if approved via conditional use. Variances for more than three stories in the Central Business District are prohibited. Parapet walls, mansard, gable or hip roof appendages or similar architectural elements or appendages on a one or two story building may be added to the building height but in no case shall extend more than five (5) feet above the building roof height limitations established in the section. Mechanical equipment, elevator towers and related non-occupied structures may be added to the building roof height but in no case shall exceed more than ten (10) feet above these building roof height limitations and shall be located to the maximum extent possible so that they are not visible from the street.

(8) Terracing and articulation requiring additional setbacks are required to create relief to the overall massing of the building facades. Such design features of building façade articulation are required at least every sixty (60) feet on average along the primary building façades facing the streets, or along the building frontage where the building fronts the primary parking lot area. For any building over two stories in height and over 200 feet in length, there shall be a thirty-five (35) foot break on at least the first floor, the design of which shall be a component of the architectural review process required for conditional use. For any building over two stories or thirty (30) feet in height, a significant portion of the top floor shall be terraced and stepped back from the exterior face of the next lower floor. Parking structures are exempt from this terracing requirement.

- Florida turnpike
- Interstate 4
- Toll Road
- Major Roads
- Public Roads
- Gated Roads
- Road Under Construction
- Proposed Road
- US Road
- State Road
- County Road
- One Way
- Brick Road
- Proposed SunRail
- Block Line
- Lot Line
- Residential
- Agriculture
- Commercial/Institutional
- Governmental/Institutional/Misc
- Commercial/Industrial/Vacant Land
- Hydro
- Waste Land
- Agricultural Curtilage
- County Boundary
- Parks
- Golf Course
- Lakes and Rivers
- Block Number
- Lot Number
- Parcel Number
- Parcel Address
- Parcel Dimension

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Courtesy Rick Singh, CFA, Orange County Property Appraiser

[68 Units]

001110
00109/00108/00107/00106/00105/00104/00103/00102/00101



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

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W. NEW ENGLAND AVE

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S VIRGINIA AVE

HANNIBAL SQ E

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Created: 11/17/2015

- Florida turnpike
- Interstate 4
- Toll Road
- Major Roads
- Public Roads
- Gated Roads
- Road Under Construction
- Proposed Road
- U S Road
- State Road
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- Block Number
- Lot Number
- Parcel Number
- Parcel Address
- Parcel Dimension



Courtesy Rick Singh, CFA, Orange County Property Appraiser



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

Created: 11/17/2015



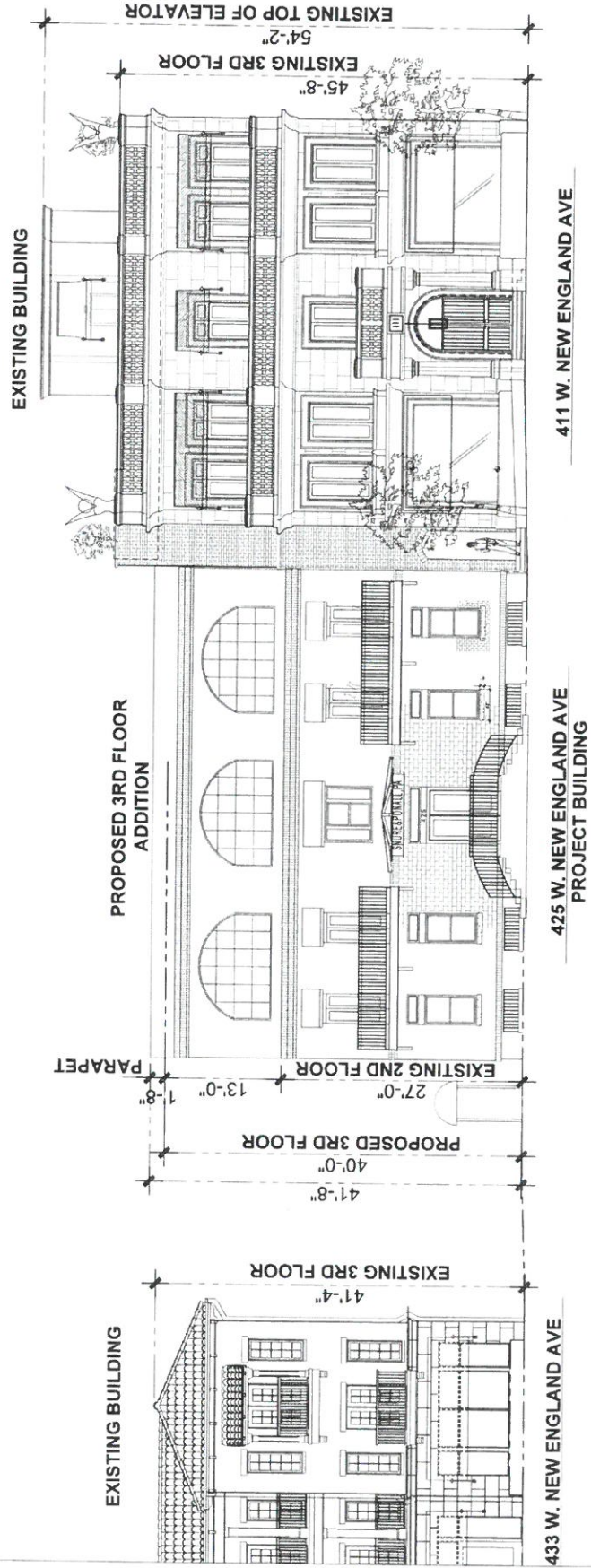


425 W. NEW ENGLAND AVE.
WINTER PARK, FL 32789

FRONT ELEVATION AT STREET

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DATE	11-4-2015
SCALE	AS NOTED
NO.	
REVISIONS	

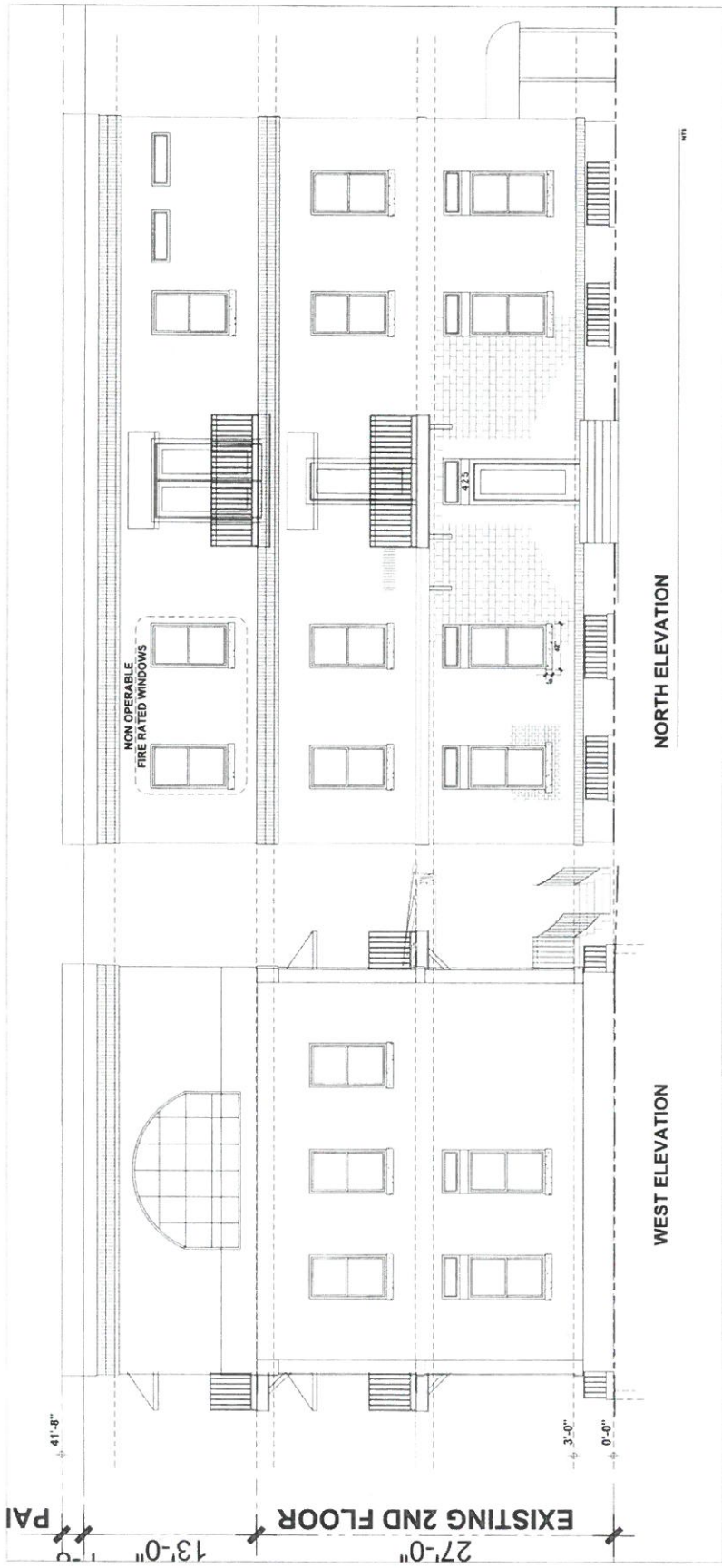
MARGARET H. O'ROURKE DESIGNS, INC.
PO BOX 2071 WINTER PARK, FLORIDA 32790
MHO@MHO.DESIGNS TEL: 407.740.5545



425 W. NEW ENGLAND AVE.
WINTER PARK, FL 32789

MARGARET H. O'ROURKE DESIGNS, INC.
PO BOX 2071 WINTER PARK, FLORIDA 32790
MO@MOHinc.LS TEL: 407.740.5585

DWG NO.	B
AS NOTED	
DATE	11-4-2015
SCALE	
NO. REVISIONS	
DATE	



NORTH ELEVATION

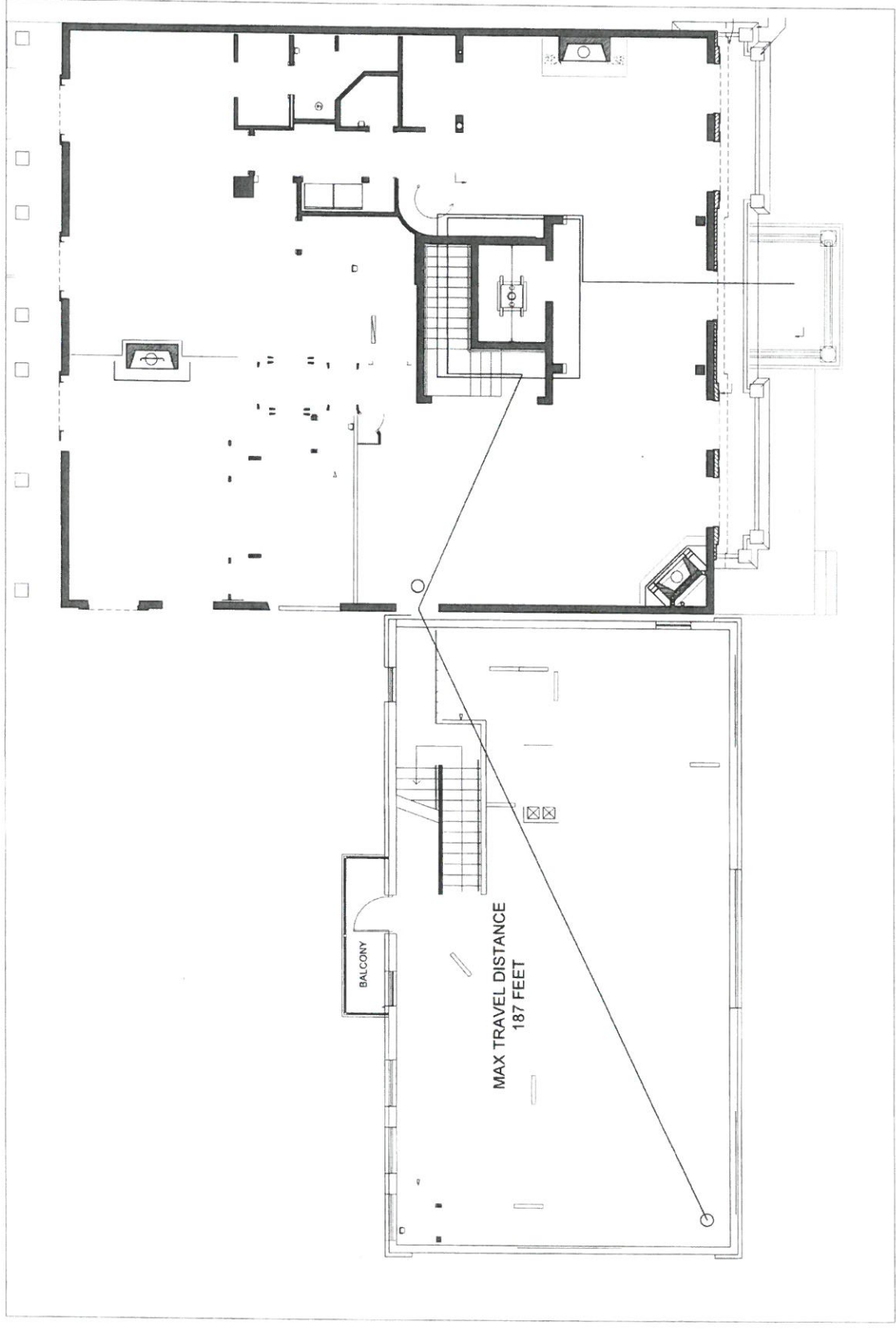
WEST ELEVATION

EXISTING 2ND FLOOR
27'-0"
13'-0"
41'-8"
PAI

425 W. NEW ENGLAND AVE.
WINTER PARK, FL 32789

TRAVEL DISTANCE	
DWG. NO.	
SCALE	
AS NOTED	
DATE	11-4-2015
NO. REVISIONS	
DATE	
NO.	
REVISIONS	

MARGARET H. O'ROURKE DESIGNS, INC.
PO BOX 2071 WINTER PARK, FLORIDA 32790
MO@MORDESIGNS.COM TEL: 407.740.5585



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

**Staff Report
December 1, 2015**

REQUEST OF THE SYDGAN CORP. FOR: APPROVAL TO CONSTRUCT A STEEPLE ON TOP OF THE GRANT CHAPEL BUILDING AT 216 WEST LYMAN AVENUE, ZONED O-2. THE PROPOSED 19 FOOT-8 INCH TALL STEEPLE ADDED TO THE 23 FOOT-4 INCH HEIGHT OF THE EXISTING BUILDING IS A TOTAL HEIGHT OF 43 FEET. THIS APPROVAL IS NECESSARY IN ORDER TO EXCEED THE 35 FOOT HEIGHT LIMIT OF THE O-2 ZONING DISTRICT.

This public hearing involves the request by the Sydgan Corp. to add a steeple to the roof of the Grant Chapel building at 216 West Lyman Avenue, zoned O-2. This is a Conditional Use because the 43 feet of total height for the steeple exceed the 35 feet permitted in the O-2 zoning district.

Grant Chapel/Zoning Background/History: Grant Chapel was constructed in 1935 at 301 West New England Avenue as an African Methodist Episcopal Church. As the congregation dissipated the Church became inactive and in 2002 the property and church building were sold to the applicant. Then in 2013 the City Commission approved the relocation of the Grant Chapel to the property the current location at 216 West Lyman Avenue and rezoned that property to office (O-2) to allow business use of that building.

While the Grant Chapel was a church at one time, it is in reality a commercial building that "used" to be a Church. The perspective for this request should be "Is a height variance to a commercial building at 216 W. Lyman Avenue appropriate and compatible with the location and context.

Project Parameters:

The specific request is to add a 19 foot, 8 inch steeple on top of the existing 23 foot, 4 inch Church building for a total height of 43 feet. The Zoning Code has a maximum height in the O-2 zoning district of 35 feet. The Zoning Code allows the City Commission, following a recommendation from P&Z, to approve up to an additional 8 feet of height for "architectural appendages". However, the key criteria cited in the Zoning Code are that such an approval must be "based on a finding that said features are compatible with adjacent projects". There is no building/project within this section of West Lyman Avenue that has any architectural element that is 43 feet in height. There isn't any building taller than 30 feet on this section of West Lyman Avenue.

Staff Analysis of the Applicant's Request:

While the Grant Chapel is zoned office (O-2) it is located on a residential street of R-1A and R-2 zoning. The existing building heights on West Lyman Avenue are one and two stories of 25-30 feet in height corresponding to the height of the existing Grant Chapel building. From the staff's perspective, to add a steeple of almost another 20 feet in height onto the existing building is not compatible with the adjacent projects/buildings that are residential.

The City has permitted other height variances for such things as the cupola on the roof of the Chamber of Commerce/Welcome Center building and at the Douglas Grande building at New York Avenue and Morse Blvd. However, those were located in commercial/business locations. This request is on a residential street.

From the planning staff's perspective adding an 11 foot 8 inch steeple to the Grant Chapel for a height of 35 feet is also not appropriate but is permissible by Code. However, the applicant desires a height variance beyond the Zoning Code allowance. The request does not meet the criteria specified in the Zoning Code that the additional height must be compatible with adjacent projects as the proposed height is 13 feet taller than any other structure adjacent to or in this area of West Lyman Avenue.

STAFF RECOMMENDATION IS FOR DENIAL

Relevant Zoning excerpts:

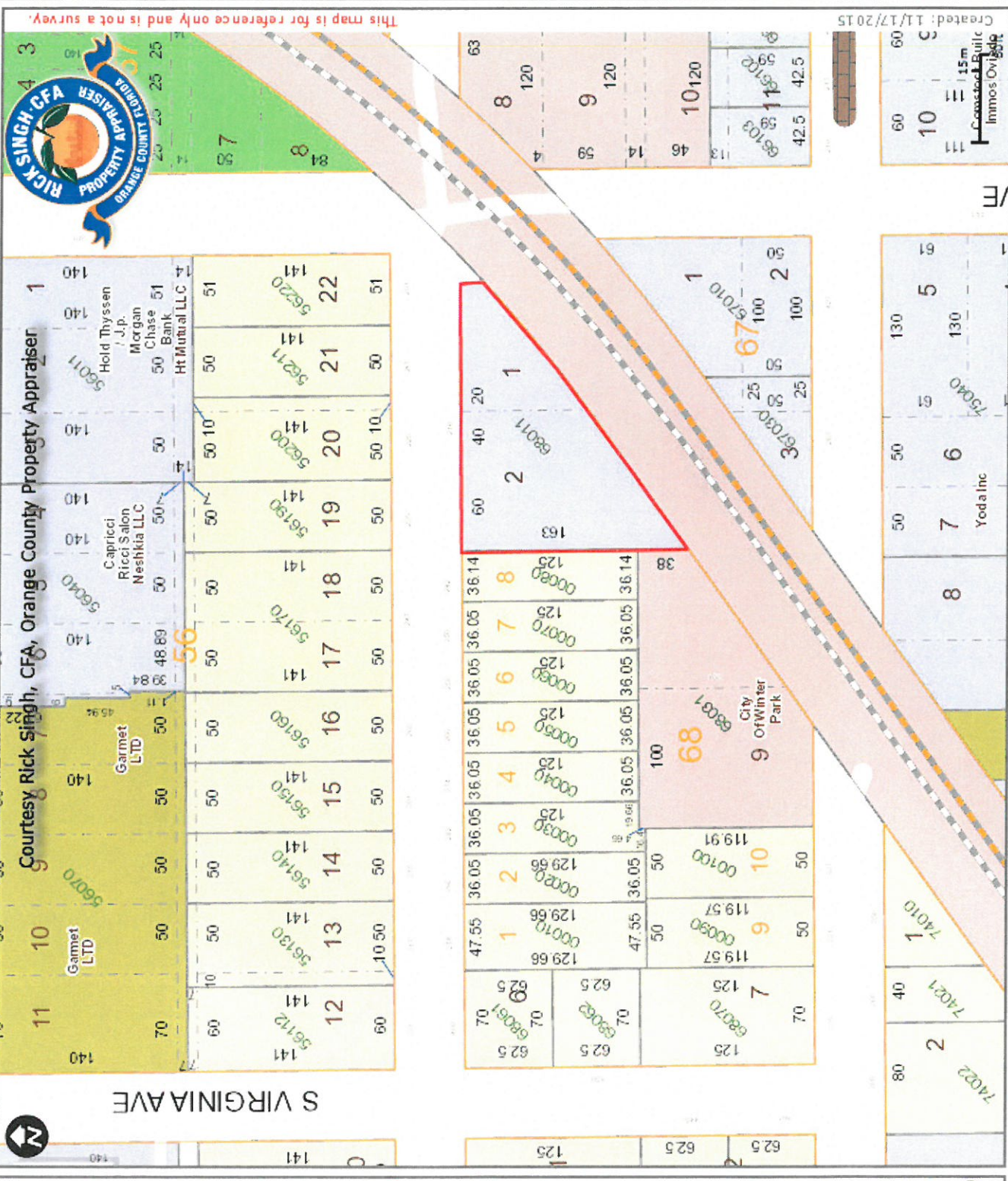
Sec. 58-84. General Provisions for Non-Residential Zoning Districts.

(c) *Architectural towers, spires, chimneys, or other architectural appendages, etc.*

(1) Any architectural tower, spire, chimney, flag pole or other architectural appendage to a building shall conform to that districts height limit. However, when necessary to meet the building code requirements, chimneys may exceed the height by that minimum required distance.

(2) If provided for within the respective non-residential zoning district, architectural appendages, embellishments and other architectural features may be permitted to exceed the roof heights specified in that section, on a limited basis encompassing no more than thirty (30) percent of the building roof length and area, up to eight (8) feet of additional height upon approval of the City Commission, based on a finding that said features are compatible with adjacent projects. For any such approval not part of a conditional use request the planning and zoning commission will review the plans at a public hearing after notification of such request is mailed to all owners of property within 500 feet. The planning and zoning commission will make a recommendation to the city commission for their final decision.

- Florida turnpike
- Interstate 4
- Toll Road
- Major Roads
- Public Roads
- Gated Roads
- Road Under Construction
- Proposed Road
- US Road
- State Road
- County Road
- One Way
- Brick Road
- Proposed SunRail
- Block Line
- Lot Line
- Residential
- Agriculture
- Commercial/Institutional
- Governmental/Institutional/Misc
- Commercial/Industrial/Vacant Land
- Hydro
- Waste Land
- Agricultural Curtilage
- County Boundary
- Parks
- Golf Course
- Lakes and Rivers
- Block Number
- Lot Number
- Parcel Number
- Parcel Address
- Parcel Dimension

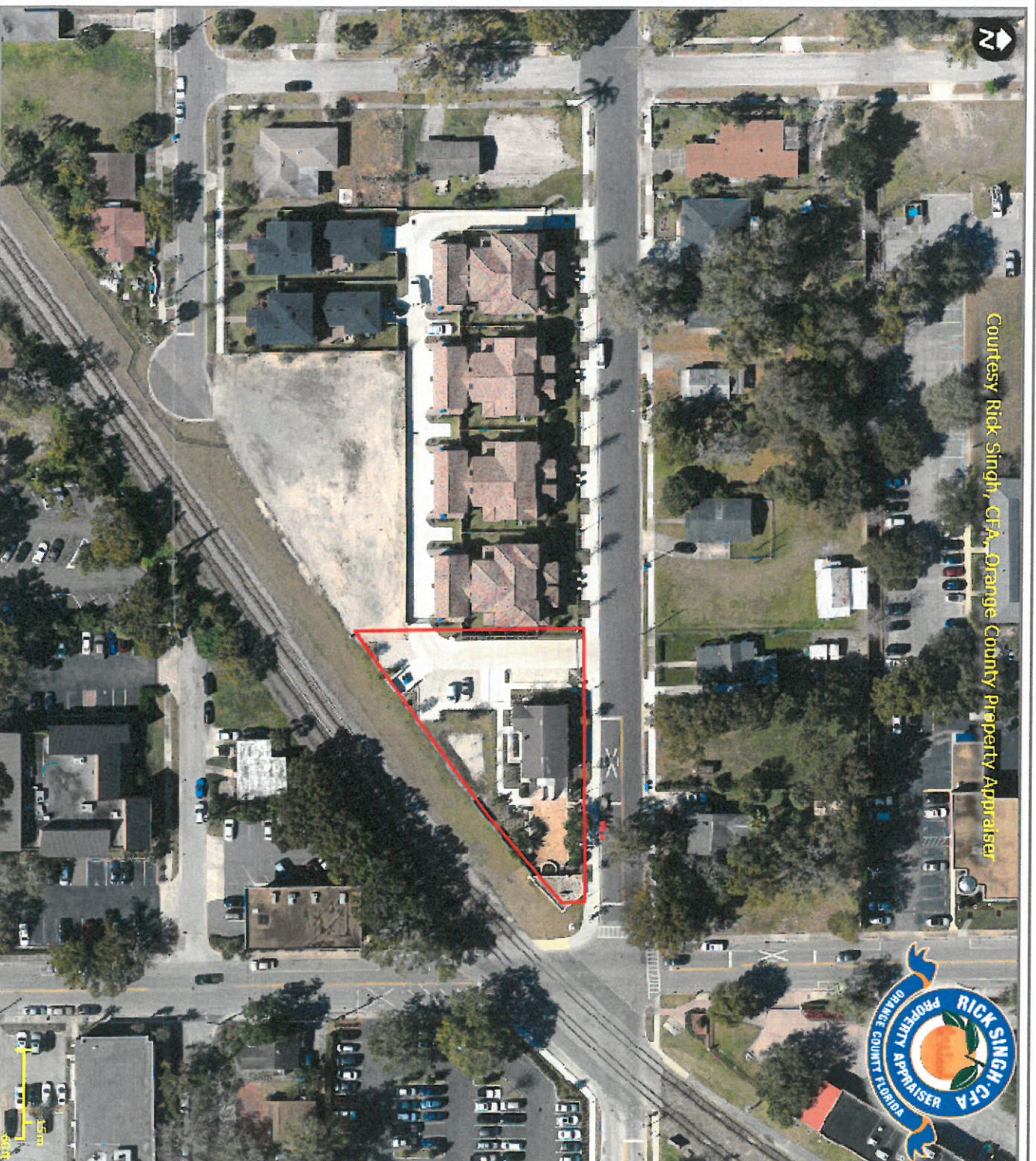


This map is for reference only and is not a survey.

Created: 11/17/2015

Scale: 1" = 15m

-  Florida turnpike
-  Interstate 4
-  Toll Road
-  Major Roads
-  Public Roads
-  Gated Roads
-  Road Under Construction
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-  US Road
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-  Block Line
-  Lot Line
-  Residential
-  Agriculture
-  Commercial/Institutional
-  Governmental
-  Institutional/Misc
-  Commercial/Industrial/Vacant Land
-  Hydro
-  Waste Land
-  Agricultural Curtilage
-  County Boundary
-  Parks
-  Golf Course
-  Lakes and Rivers
-  Block Number
-  Lot Number
-  Parcel Number
-  Parcel Address
-  Parcel Dimension



Created: 11/17/2015

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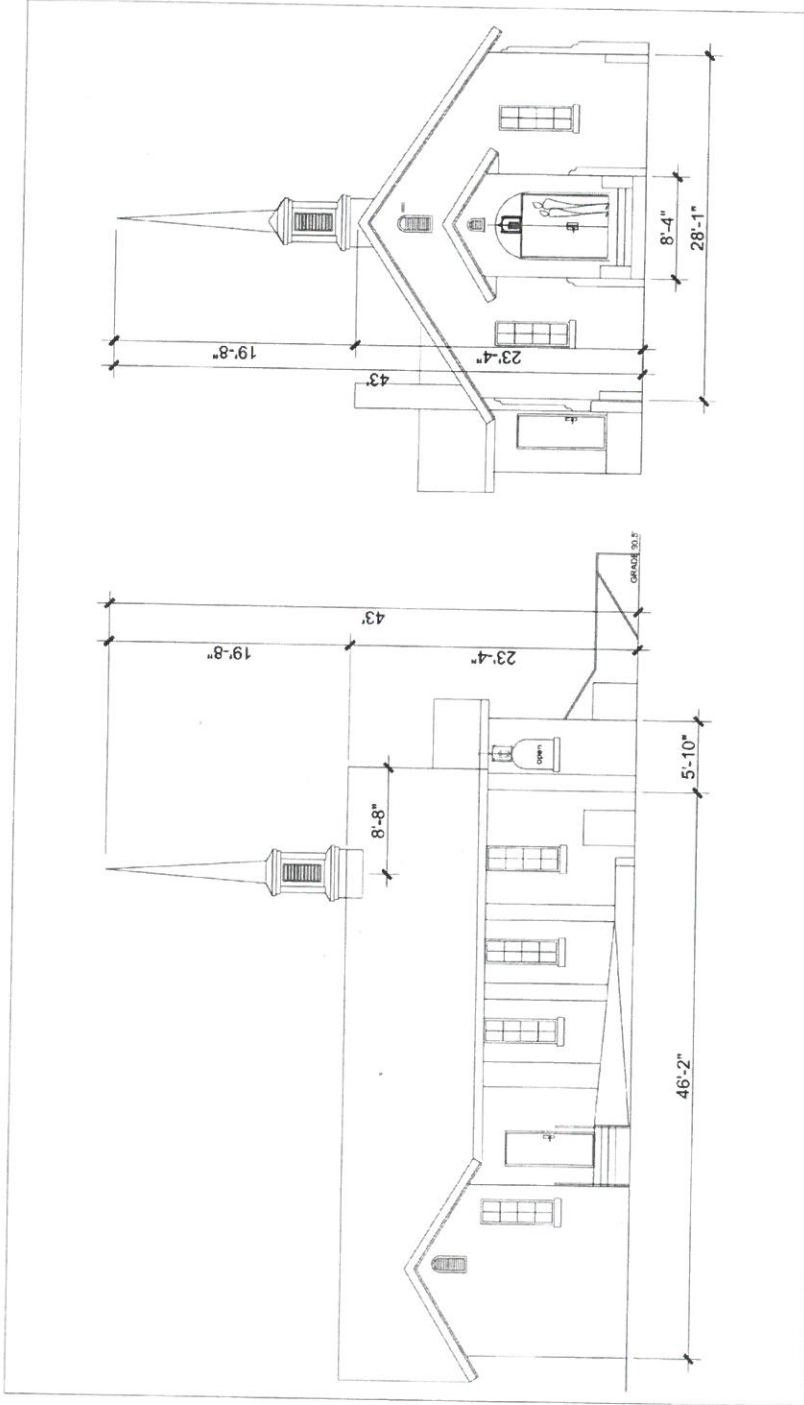
GRANT CHAPEL RELOCATION
 216 W. LYMAN AVENUE
 WINTER PARK, FL 32789

STEGAN CORP.
 100 PARKWAY
 WINTER PARK, FL 32790
 407-644-3151

MARGARET H. O'ROURKE DESIGN, INC.
 PO BOX 2071 WINTER PARK, FLORIDA 32790
 T/ 407.740.5585
 MO@MODINC.US

ELEVATIONS

DATE	NO. REVISIONS
10-27-15	
SCALE	
1/8" = 1'	
DRAW. NO.	
A	



EXTERIOR ELEVATIONS
 1/8" = 1'0"

EXTERIOR ELEVATIONS
 1/8" = 1'0"

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

**Staff Report
December 1, 2015**

REQUEST OF WARNER CHAPEL PRIMITIVE BAPTIST CHURCH FOR: CONDITIONAL USE APPROVAL TO CONSTRUCT A FELLOWSHIP HALL ADDITION TO THEIR CHURCH BUILDING FOR SUNDAY SCHOOL CLASSROOM SPACE AND FELLOWSHIP HALL ACTIVITIES IN CONJUNCTION WITH THE CHURCH AT 753 WEST COMSTOCK AVENUE, ZONED (R-1A).

This public hearing is a request from the Warner Chapel Primitive Baptist Church for Conditional Use Approval to construct an addition to the Church sanctuary building as a Sunday School classroom and Fellowship Hall at 753 W. Comstock Avenue. Conditional Use approval is required for any new buildings built on Church properties.

The Warner Chapel Primitive Baptist Church building now holds sanctuary space, some office space but very little space for the congregation to gather in a fellowship hall setting or to use as Sunday school classroom space. Thus, Warner Chapel Primitive Baptist Church desires to add onto their existing building with a 2,000 square foot, one story addition for those purposes. The project also involves restructuring of the parking lot arrangement. Architecturally, the Fellowship Hall addition will match the existing Church image of white stucco walls, red trim and red shingle roof.

There is no added parking or traffic impact anticipated because the Fellowship Hall building addition only serves the existing congregation. However, the one issue with the site plan is that they have reduced the parking from the current 10 spaces down to eight spaces. Staff has told the applicant that they must retain the same number of parking spaces. A revised site plan will be presented at the P&Z meeting.

STAFF RECOMMENDATION IS FOR APPROVAL

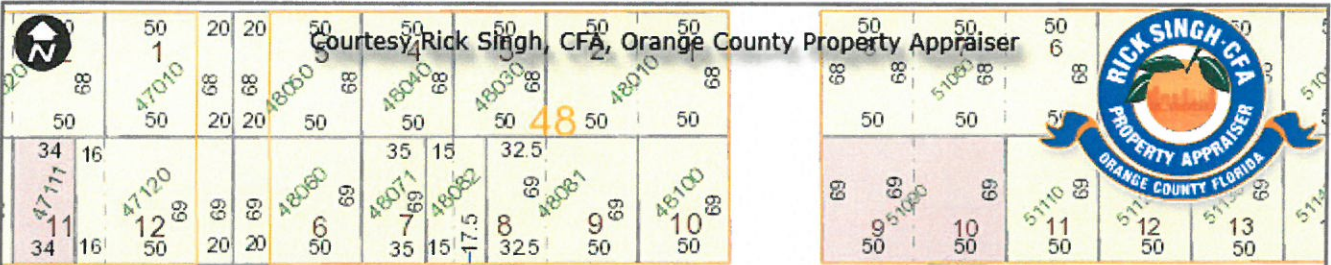
Parcel Photos - 753 W Comstock Ave



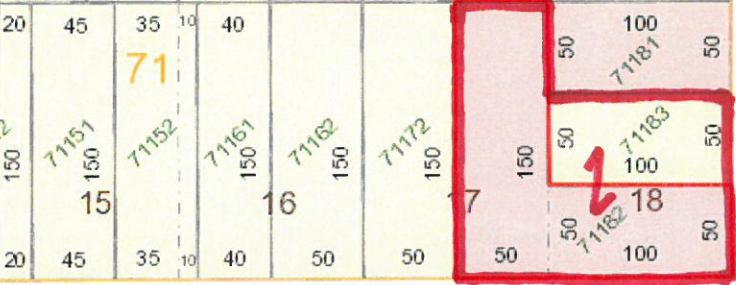
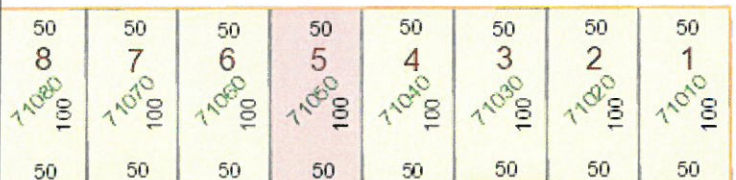
302205940071182 03/23/2006

OCPA Web Map

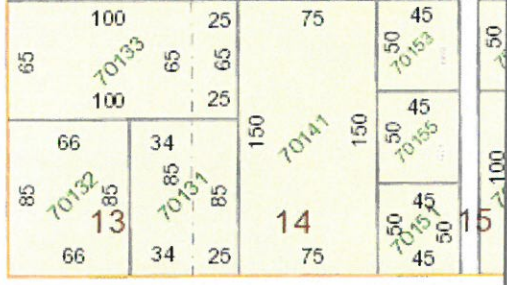
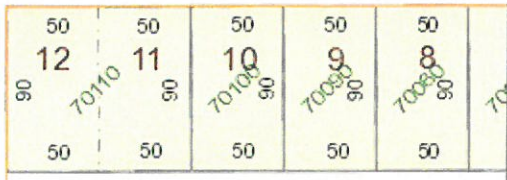
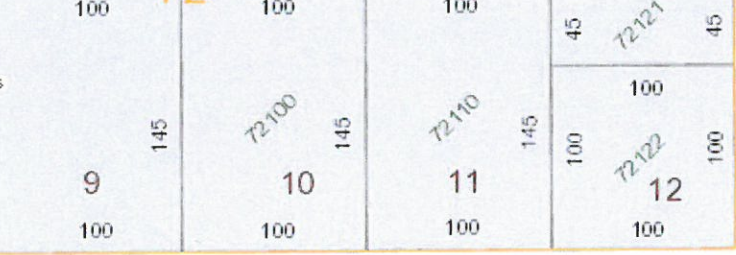
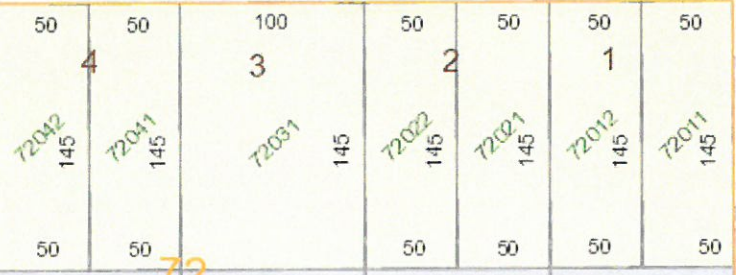
- Florida Turnpike
- Interstate 4
- Toll Road
- Major Roads
- Public Roads
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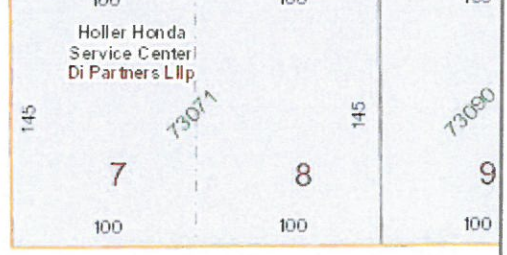
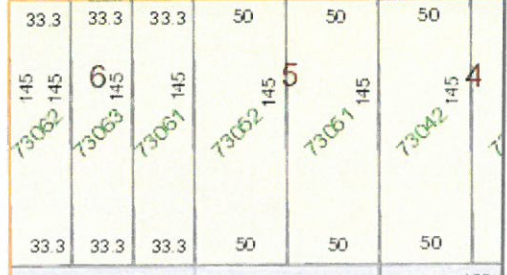
LYMAN AVE



W COMSTOCK AVE



S CAPEN AVE



Daily Traffic
27000

426

W Fairbanks Ave

W FAIRBANKS AVE

SR

Created: 11/20/2015

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	Brick Road	Agriculture	Agricultural Curtilage	Lakes and Rivers	06060 Parcel Number
Interstate 4	Gated Roads	Commercial/Institutional	Hydro	Building	3106 Parcel Address
Toll Road	Road Under Construction	Governmental/Institutional/Misc	Waste Land	E Block Number	111.9 Parcel Dimension
	Block Line				
	Lot Line				

Courtesy Rick Singh, CFA, Orange County Property Appraiser



Created: 11/20/2015

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

