

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

**Staff Report
April 2, 2019**

REQUEST OF Z PROPERTIES TO: AMEND THE "COMPREHENSIVE PLAN" FUTURE LAND USE MAP TO CHANGE FROM SINGLE FAMILY RESIDENTIAL TO A PARKING LOT FUTURE LAND USE DESIGNATION ON THE EASTERN 33 FEET OF THE STORM WATER RETENTION AREA SERVING ISRAEL SIMPSON COURT.

REQUEST OF Z PROPERTIES TO: AMEND THE OFFICIAL ZONING MAP TO CHANGE FROM SINGLE FAMILY RESIDENTIAL (R-1A) DISTRICT ZONING TO PARKING LOT (PL) DISTRICT ZONING ON THE EASTERN 33 FEET OF THE STORM WATER RETENTION AREA SERVING ISRAEL SIMPSON COURT.

Z Properties (first floor tenant) and the Early Rising Masonic Lodge #16 (building owner) are requesting a land use change over a small portion of a city-owned storm water retention area in order to provide five parking spaces for their building. The City Commission conceptually agreed to lease this property at their January 16, 2019 meeting, but these land use changes are needed to implement the lease.

Background: The owners and first floor tenant of the building at 341 North Pennsylvania Avenue, zoned C-3, requested consideration of a parking easement over the eastern 33 feet of the City-owned storm water retention area to the rear of this property at the January 16th City Commission meeting. In return, those parties will agree to take over maintenance of that storm water retention area.

The property at 341 North Pennsylvania Avenue is a two story, 6,000 square foot commercial building that held a convenience store (Frank's Market), which is now closed, on the ground floor, and the second floor is used for lodge meetings by the building's owners, the Early Rising Masonic Lodge #16. Z Properties has purchased the lease for the ground floor, and intends to remodel that space for use as an office, and also do exterior façade improvements to the entire building.

This building, which was built in 1947, has no off-street parking. However, it is grandfathered-in with that situation. Staff and clients for the office will park on the street, as do the Lodge members. The two parties propose to add five (5) parking spaces in the rear of the building pursuant to the City's grant of an easement. Materials attached show the site plan of the property and proposed parking, the existing and proposed building appearance and pictures of the retention area.

This retention area collects the rainfall runoff from Israel Simpson Court's street drainage, and there is sufficient property that it can be re-shaped to provide adequate retention volume for the added impervious area of the new parking spaces. The applicant will need to hire a civil engineer to produce the drainage plans and associated permit to accommodate

the added impervious area. Currently, the City contacts out maintenance of this pond area and our annual costs are estimated at \$700. The storm water retention land is now zoned residential (R-1A). In order to implement an agreement, that 33 feet of leased property would need to be rezoned to our Parking Lot (PL) zoning.

Staff Recommendation: While the cost savings to the City of \$700 annually is not significant, providing some off-street parking will be of benefit to free up on-street spaces for other users, such as customers of the Canopy Café. Staff has also been told that the applicant has talked to the one directly affected neighbor, who is in favor of this request, as long as there is a solid vinyl privacy fence on the common border between her property to screen the view of the cars. This requirement would be part of the lease agreement between the applicant and the city. Based on the benefits that this requests would provide, staff is recommending approval of this change to the Future Land Use Map and Zoning Map.

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 58 "LAND DEVELOPMENT CODE" ARTICLE I, "COMPREHENSIVE PLAN" AND THE FUTURE LAND USE MAP SO AS TO CHANGE THE SINGLE FAMILY RESIDENTIAL FUTURE LAND USE DESIGNATION TO A PARKING LOT FUTURE LAND USE DESIGNATION ON THE EAST 33 FEET OF THE STORM WATER RETENTION AREA SERVING ISRAEL SIMPSON COURT, MORE PARTICULARLY DESCRIBED HEREIN, PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

WHEREAS, the City of Winter Park in conjunction with a potential lessee of the subject property has requested a Comprehensive Plan future land use map amendment and such designation meets the criteria established by Chapter 166, Florida Statutes and pursuant to and in compliance with law to notify the public of this proposed Ordinance and of public hearings to be held; and

WHEREAS, the Planning and Zoning Board of the City of Winter Park has recommended approval of this Ordinance at their April 2, 2019 meeting; and

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

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

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

SECTION 1. Official Zoning Map Amendment. That Chapter 58 "Land Development Code", Article I, "Comprehensive Plan" and the Future Land Use Map is hereby amended so as to change the Future Land Use designation of Single Family Residential to Parking Lot on the East 33 feet of the storm water retention property serving Israel Simpson Court, more particularly described as follows:

THE EAST 33 FEET OF THE CITY STORM WATER RETENTION POND PROPERTY SERVING ISRAEL SIMPSON COURT WITH ORANGE COUNTY TAX PARCEL IDENTIFICATION NUMBER, 06-22-30-3724-13-001.

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

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

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

ADOPTED at a regular meeting of the City Commission of the City of Winter Park, Florida, held in City Hall, Winter Park, on this _____ day of _____, 2019.

Mayor Steve Leary

Attest:

City Clerk

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 58 "LAND DEVELOPMENT CODE" ARTICLE III, "ZONING" AND THE OFFICIAL ZONING MAP SO AS TO CHANGE SINGLE FAMILY RESIDENTIAL (R-1A) DISTRICT ZONING TO PARKING LOT (PL) DISTRICT ZONING ON THE EAST 33 FEET OF THE STORM WATER RETENTION PROPERTY SERVING ISRAEL SIMPSON COURT, MORE PARTICULARLY DESCRIBED HEREIN, PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

WHEREAS, the City of Winter Park in conjunction with a potential lessee of the subject property has requested a Zoning map amendment consistent with the Comprehensive Plan, and such municipal zoning meets the criteria established by Chapter 166, Florida Statutes and pursuant to and in compliance with law to notify the public of this proposed Ordinance and of public hearings to be held; and

WHEREAS, the Planning and Zoning Board of the City of Winter Park has recommended approval of this Ordinance at their April 2, 2019 meeting; and

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

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

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

SECTION 1. Official Zoning Map Amendment. That Chapter 58 "Land Development Code", Article III, "Zoning" and the Official Zoning Map is hereby amended so as to change the zoning designation of Single Family Residential (R-1A) District to Parking Lot (PL) district on the East 33 feet of the storm water retention property serving Israel Simpson Court, more particularly described as follows:

THE EAST 33 FEET OF THE CITY STORM WATER RETENTION POND PROPERTY SERVING ISRAEL SIMPSON COURT WITH ORANGE COUNTY TAX PARCEL IDENTIFICATION NUMBER, 06-22-30-3724-13-001.

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

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

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

ADOPTED at a regular meeting of the City Commission of the City of Winter Park, Florida, held in City Hall, Winter Park, on this _____ day of _____, 2019.

Mayor Steve Leary

Attest:

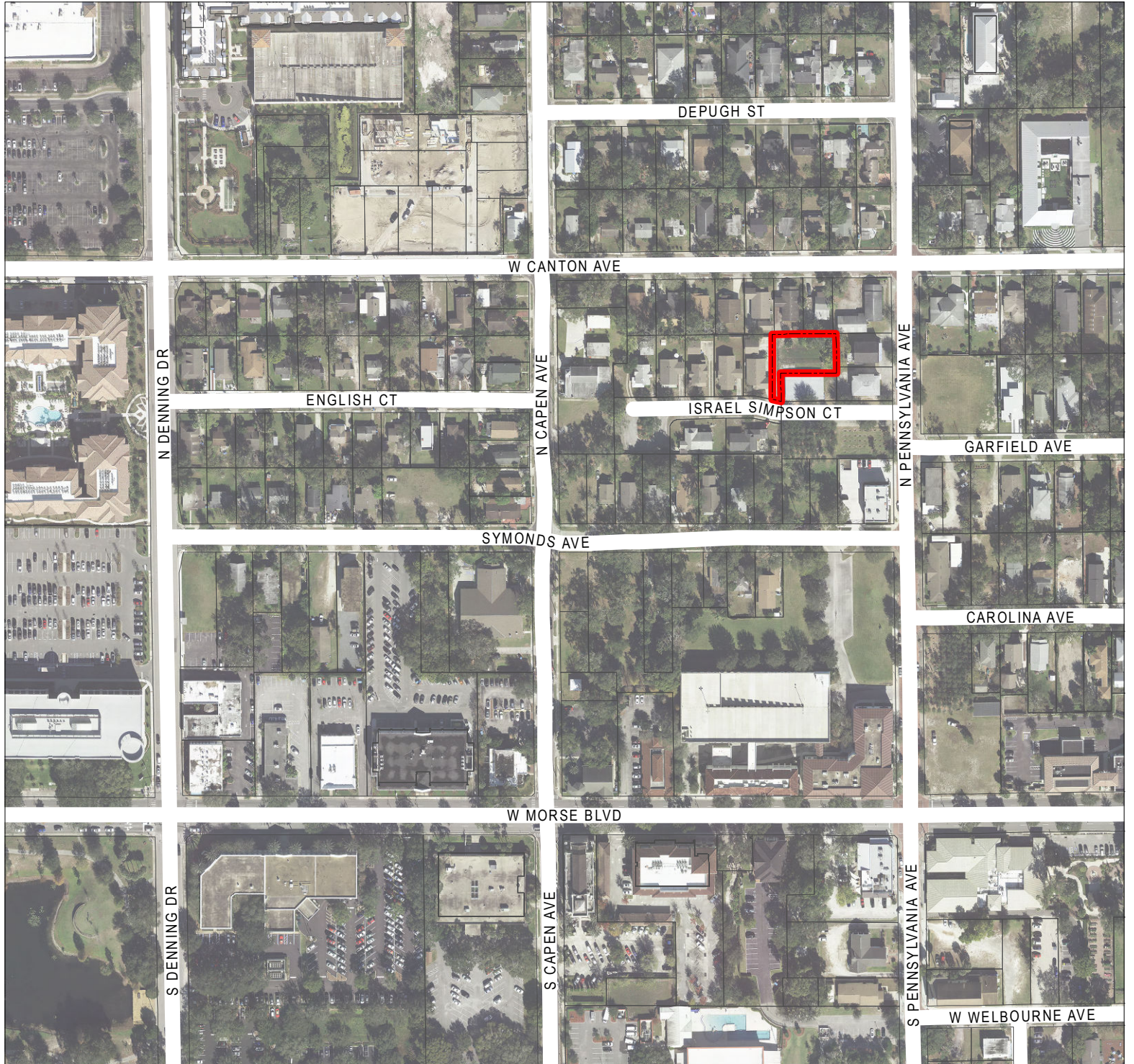
City Clerk



PROJECT LOCATION

Israel Simpson Pond

City of Winter Park
Florida





PROJECT LOCATION

Israel Simpson Pond

City of Winter Park
Florida











FUTURE LAND USE

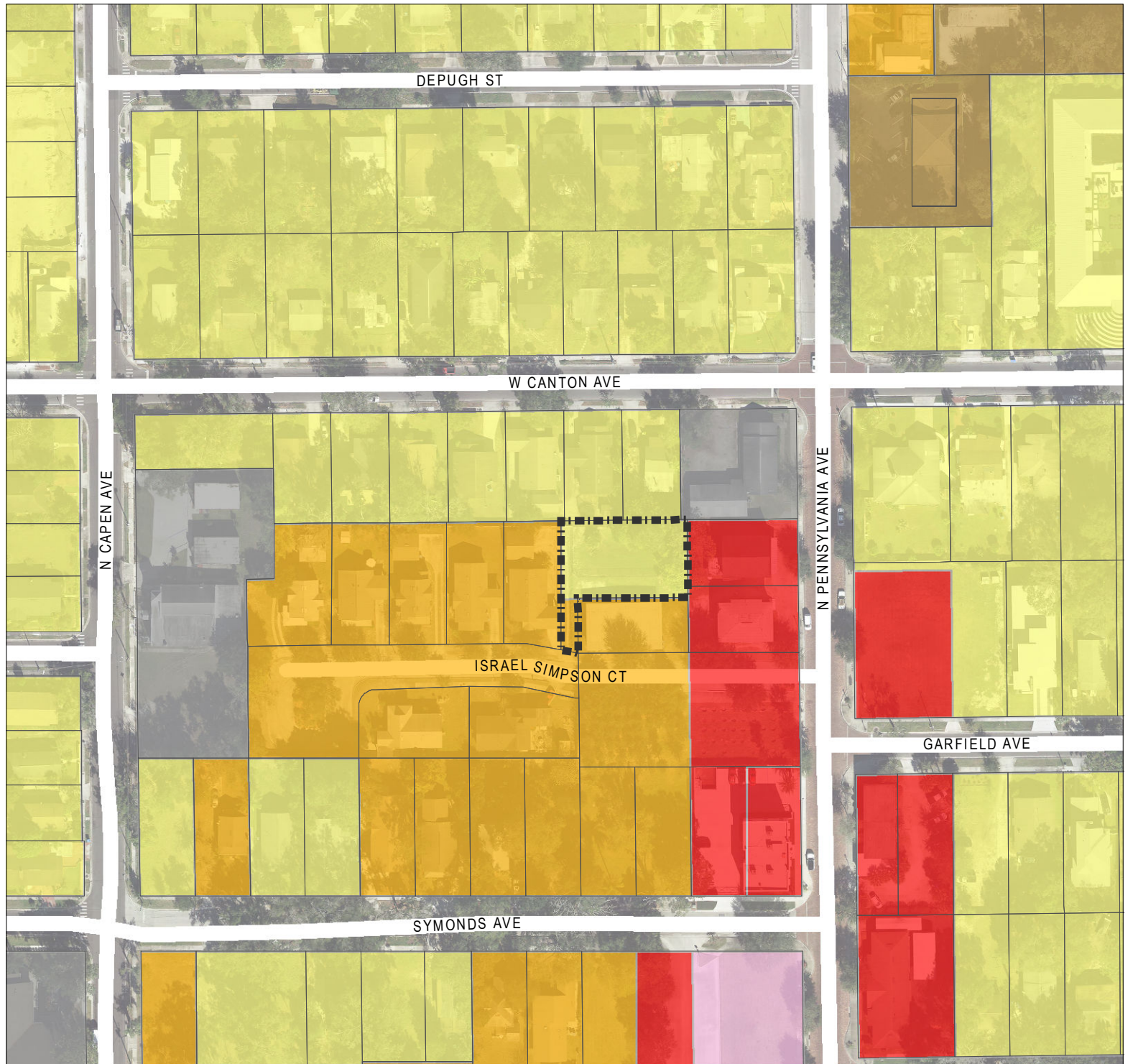
Israel Simpson Pond

City of Winter Park
Florida

LEGEND

Future Land Use

-  Central Business District
-  Commercial
-  Institutional
-  Medium Density Residential
-  Low Density Residential
-  Single Family Residential











ZONING MAP

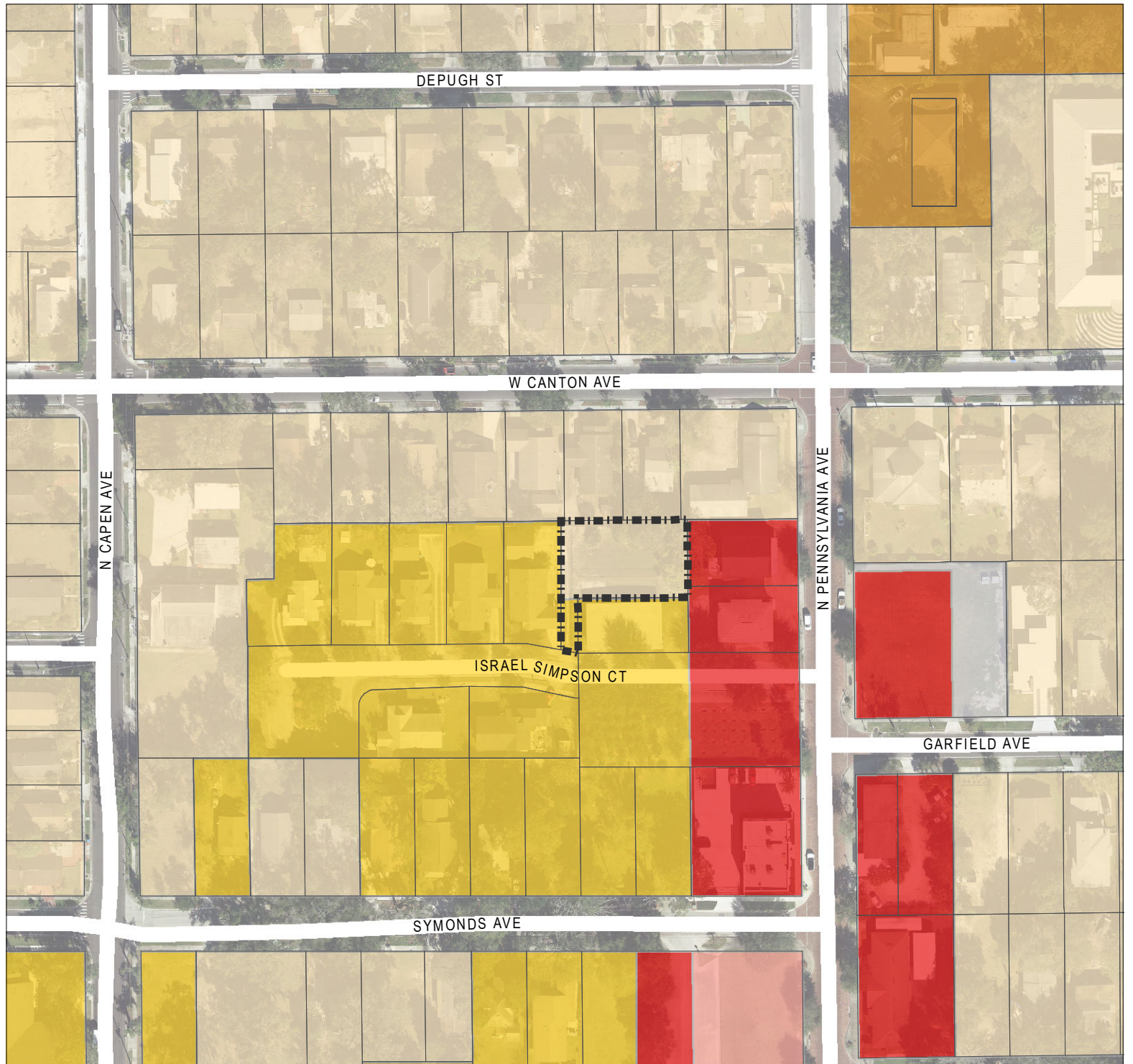
Israel Simpson Pond

City of Winter Park
Florida

LEGEND

Zoning

-  C-2
-  C-3
-  PL
-  R-1A
-  R-2
-  R-3





Z

341 N PENNSYLVANIA AVENUE
WINTER PARK FL 32789

341 PENNSYLVANIA AVENUE

341 Pennsylvania Avenue was built in the 1920s by the Prince Hall Masons. It was commemorated on September 28, 1947. The second floor has always been a dedicated meeting space for the Masons. The first floor has been various businesses over the years and most recently was a neighborhood convenience store.

I have entered into a long term agreement with the Masons to lease the first floor. Under this agreement I am permitted to update the building's exterior elevation and landscape and hardscape. My vision for 341 Pennsylvania is to be a Class A property. One necessary component is parking which currently doesn't exist. Directly behind the property is a City owned retention area that is underutilized and not maintained. Given the opportunity I have the ability to upgrade the City's property to allow for both parking and a well functioning retention area.

CURRENT PROPERTY

building

Z | PROPERTIES

341 PENNSYLVANIA AVENUE



CURRENT PROPERTY
building

341 PENNSYLVANIA AVENUE



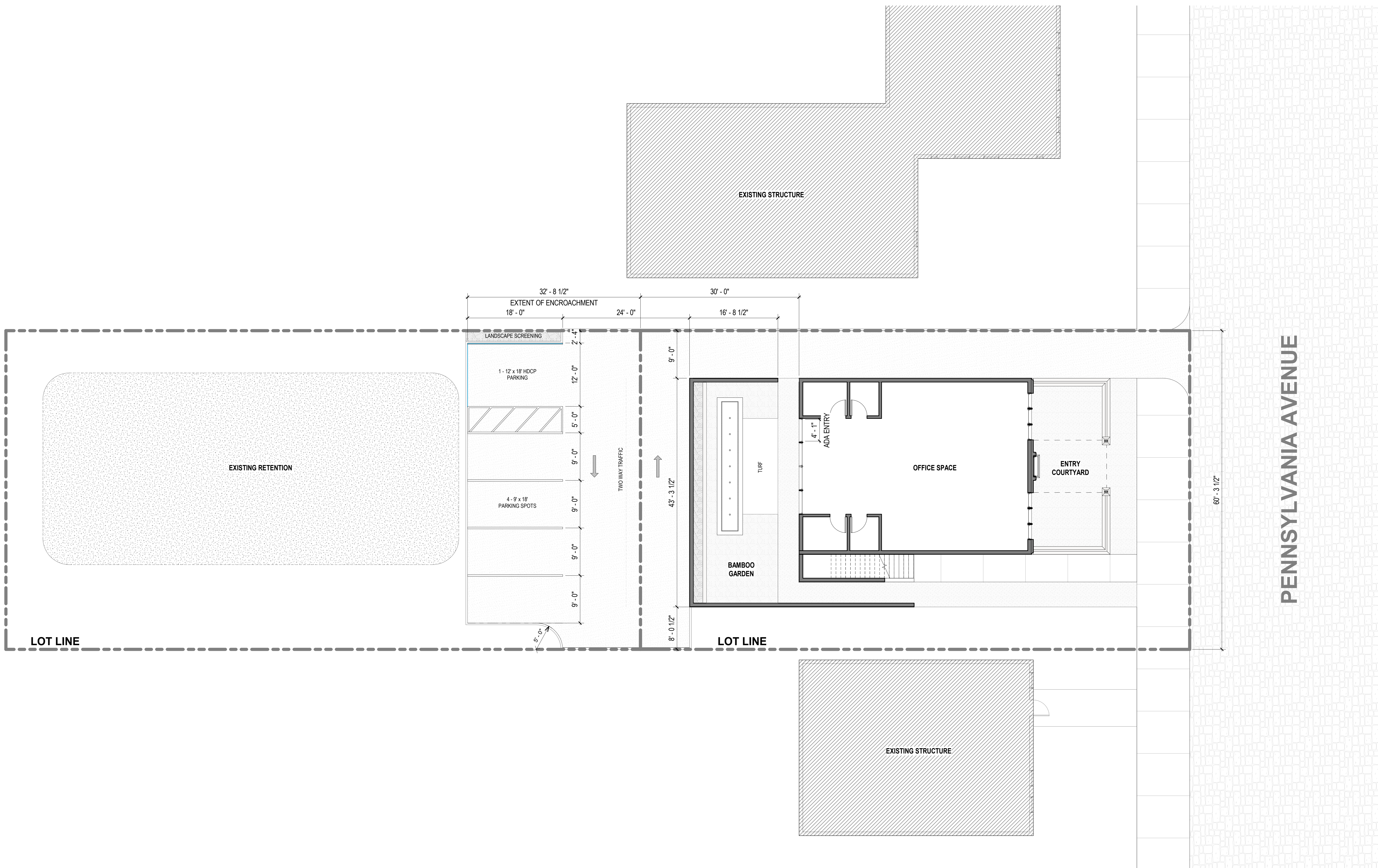
PROPOSED PROPERTY
building

341 PENNSYLVANIA AVENUE



CURRENT PROPERTY
retention area

Z



No.	Description	Date

Z PROPERTIES
 341 PENNSYLVANIA
 SITE PLAN

Project Number 001
 Date 11.18.2018
 Drawn By MJ
 Checked By MJ

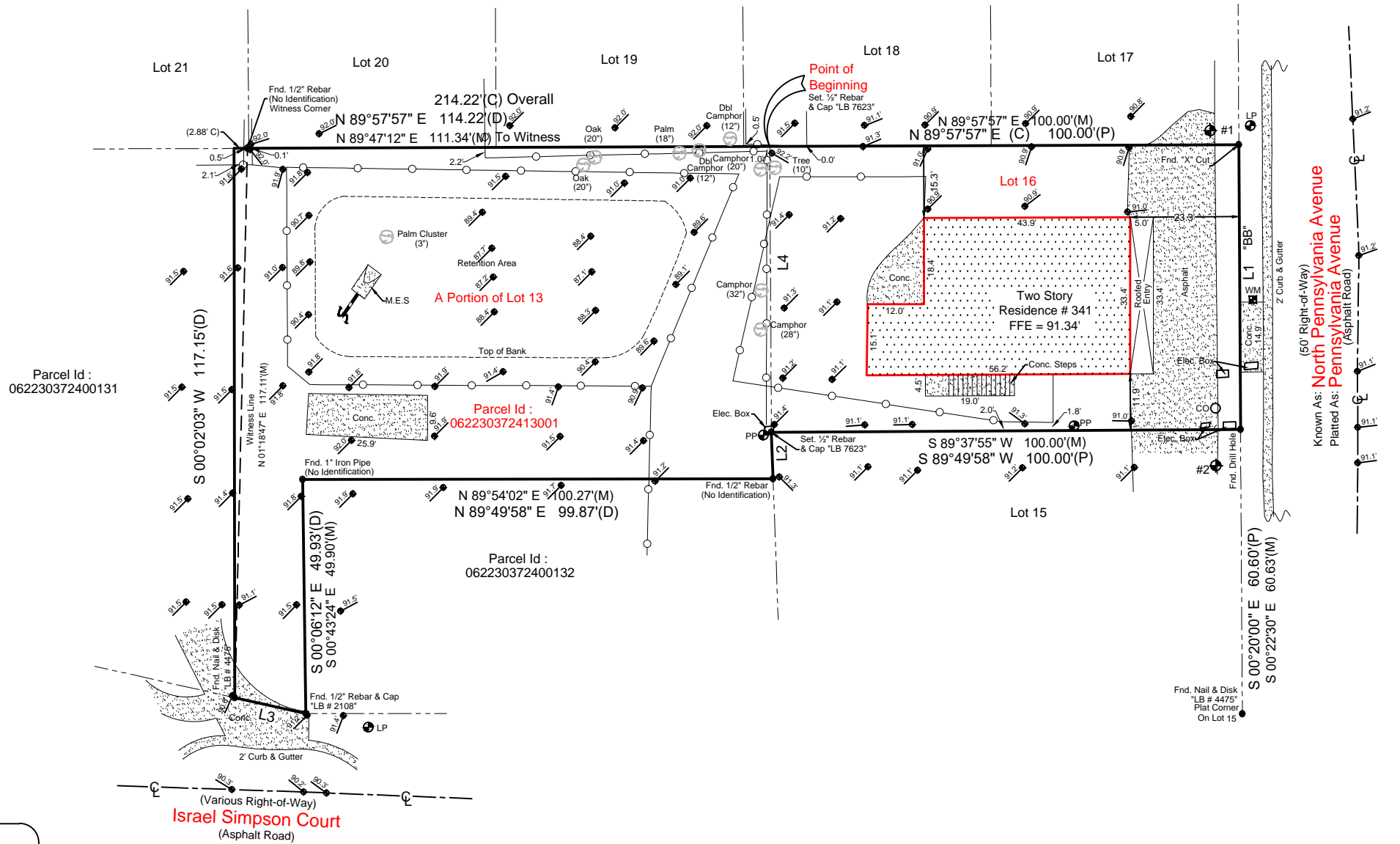
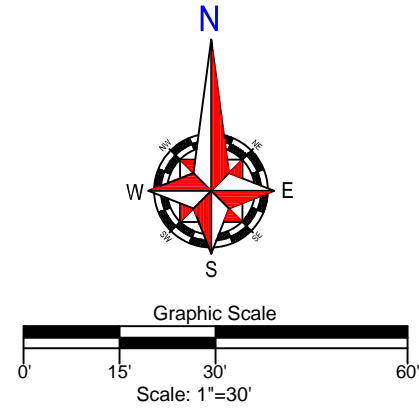
A101

Scale 1/8" = 1'-0"

1 ARCHITECTURAL SITE PLAN
 1/8" = 1'-0"

11/23/2018 9:45:09 AM

Boundary & Topographic Survey



Known As: **North Pennsylvania Avenue**
Platted As: **Pennsylvania Avenue**
(Asphalt Road)

-Site Benchmark Information-

#1
Nail & Disk LB# 7623 in Asphalt
Elevation: 91.39'

#2
Nail & Disk LB# 7623 in Asphalt
Elevation: 91.09'

-Benchmark Information-

Orange County Datum Elevation: 88.40'
Identification Number: L651001
(Elevations are based upon NGVD 88 Datum)

L1
S 00°20'00" E(C) 60.60'(P)
S 00°20'00" E 60.67'(M)

L2
N 00°25'41" W 10.30'(D)
N 02°03'58" W 9.87'(M)

L3
S 78°45'56" E 15.23'(C)
S 77°19'04" E 15.47'(M)

L4
S 00°20'00" E(C) 60.30'(P)

CERTIFIED TO:
EARLY RISING LODGE #16

Flood Disclaimer:
By performing a search with the local governing municipality or www.fema.gov, the property appears to be located in zone X. This Property was found in City of Winter Park, community number 120188, dated 9/25/2009.

Legal Description:

LOT 16, AARON HORTON, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK N, PAGE 66 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

AND

A PORTION OF LOT 13, AARON HORTON, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK N, PAGE 66 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE MOST NORTHEASTERLY CORNER OF SAID LOT 13 THENCE RUN SOUTH 00°25'41" EAST, A DISTANCE OF 70.60 FEET; THENCE RUN NORTH 89°49'58" WEST, A DISTANCE OF 99.87 FEET; THENCE RUN SOUTH 00°06'12" EAST, A DISTANCE OF 49.93 FEET TO THE NORTH RIGHT-OF-WAY LINE OF ISRAEL SIMPSON COURT; THENCE ALONG SAID RIGHT-OF-WAY LINE RUN NORTH 78°08'48" WEST, A DISTANCE OF 13.30 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE RUN NORTH 00°02'03" EAST, A DISTANCE OF 117.15 FEET; THENCE RUN SOUTH 89°57'57", A DISTANCE OF 114.22 FEET TO THE POINT OF BEGINNING

Elec. - Electric
PP - Power Pole
MES - Mitered End Section
LP - Light Pole

Field Date: 11/28/18 Date Completed: 11/29/18
Drawn By: HD File Number: IS-53853

-Legend-	
C	- Calculated
CB	- Centerline
CM	- Concrete Block
Conc.	- Concrete Monument
D	- Description
DE	- Drainage Easement
Esmt.	- Easement
F.E.M.A.	- Federal Emergency Management Agency
FFE	- Finished Floor Elevation
Fnd.	- Found
IP	- Iron Pipe
L	- Length (Arc)
M	- Measured
N&D	- Nail & Disk
N.R.	- Non-Radial
ORB	- Official Records Book
P	- Plat
P.B.	- Plat Book
-□-	- Wood Fence
PC	- Point of Curvature
Pg.	- Page
PJ	- Point of Intersection
P.O.B.	- Point of Beginning
P.O.L.	- Point on Line
PP	- Power Pole
PRM	- Permanent Reference Monument
PT	- Point of Tangency
R	- Radius
Rad.	- Radial
R&C	- Rebar & Cap
Rec.	- Recovered
Rfd.	- Roofed
Set	- Set 1/2" Rebar & Cap "LB 7623"
Typ.	- Typical
UE	- Utility Easement
WM	- Water Meter
Δ	- Delta (Central Angle)
○	- Chain Link Fence

-Notes-

>Survey is Based upon the Legal Description Supplied by Client.

>Abutting Properties Deeds have NOT been Researched for Gaps, Overlaps and/or Hiatus.

>Subject to any Easements and/or Restrictions of Record.

>Bearing Basis shown hereon, is Assumed and Based upon the Line Denoted with a "BB".

>Building Ties are NOT to be used to reconstruct Property Lines.

>Fence Ownership is NOT determined.

>Roof Overhangs, Underground Utilities and/or Footers have NOT been located UNLESS otherwise noted.

>Septic Tanks and/or Drainfield locations are approximate and MUST be verified by appropriate Utility Location Companies.

>Use of This Survey for Purposes other than Intended, Without Written Verification, Will be at the User's Sole Risk and Without Liability to the Surveyor. Nothing Hereon shall be Construed to give ANY Rights or Benefits to Anyone other than those Certified.

>Flood Zone Determination Shown Hereon is Given as a Courtesy, and is Subject to Final Approval by F.E.M.A. This Determination may be affected by Flood Factors and/or other information NEITHER known by NOR given to this Surveying Company at the time of this Endeavor. Ireland & Associates Surveying Inc. and the signing surveyor assume NO Liability for the Accuracy of this Determination.

I hereby Certify that this Boundary Survey of the above Described Property is True and Correct to the Best of my Knowledge and Belief as recently Surveyed under my Direction on the Date Shown, Based on Information furnished to Me as Noted and Conforms to the Standard of Practice for Land Surveying in the State of Florida in accordance with Chapter 5J-17.052 Florida Administrative Codes, Pursuant to Section 472.027 Florida Statutes.

Patrick K. Ireland
Patrick K. Ireland, PSM 6637, LB 7623
This Survey is intended ONLY for the use of Said Certified Parties.
This Survey NOT VALID UNLESS signed and Embossed with Surveyor's Seal.

Ireland & Associates Surveying, Inc.
1301 S. International Parkway Suite 2001
Lake Mary, Florida 32746
www.irelandsurveying.com
Office-407.678.3366 Fax-407.320.8165

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

**Staff Report
April 2, 2019**

REQUEST OF THE GLEN HAVEN CEMETERY TO: AMEND THE "ZONING REGULATIONS", IN THE PARKS AND RECREATION ZONING DISTRICT TO PROVIDE FOR A NEW CONDITIONAL USE ALLOWING FUNERAL SERVICE FACILITIES ON THE SAME PROPERTY AS A CEMETERY.

REQUEST OF THE GLEN HAVEN CEMETERY FOR: CONDITIONAL USE APPROVAL TO CONSTRUCT A NEW, TWO-STORY, 9,100 SQUARE FOOT BUILDING FOR CEMETERY BUSINESS OFFICES AND VISITATION AND FUNERAL SERVICES ON THE GLEN HAVEN CEMETERY PROPERTY ADRESSED AS 2300 TEMPLE DRIVE, ZONED PR.

This public hearing is to consider the request of Glen Haven Cemetery for their 44 acre cemetery property to allow facilities for funerals and visitations in conjunction with their traditional burial and other cemetery activities. They need two approvals to accomplish this goal, which are:

1. Amendment to the text of the Zoning Code to allow for such a new Conditional Use at their property which is zoned Parks and Recreation.
2. Approval of the Conditional Use together with the plans submitted and conditions or agreements.

The Glen Haven Cemetery, which is addressed as 2300 Temple Drive is actually located about ¼ mile to the east down Place Vendome. This 44 acre cemetery has been in existence, at least since 1955. When the cemetery was established, the land was in unincorporated Orange County and was annexed in 2001.

There are three existing buildings on the cemetery property. One is used for cemetery business offices and the other buildings are used for the operations of burials and maintenance of the grounds. Glen Haven desires to add the building space needed for visitations and funerals on-site. They feel that this would be a convenience for the families that could attend the funeral and then walk straight to the burial versus the funeral caravans typical with off-site services.

Zoning Text Amendment: The cemetery property is zoned Parks and Recreation (PR). That zoning district which allows cemeteries as a permitted use and the proposal is to amend that zoning district to allow "funeral and visitation facilities at existing cemeteries" as a new Conditional Use. The planning staff is in support of this request. This is the only private cemetery in the City other than the two owned by the City. The Conditional Use process gives the City control over what is built, how the site operates, the adequacy of parking, etc.

Conditional Use Request: The Conditional Use portion of this request involves the demolition of the existing one-story, 4,500 square foot cemetery business office building and replacement with a two-story, 9,104 square foot shared cemetery business office and funeral home. Refer to the table below for the development proposal parameters (text in bold indicates a variance request). The new building will be used for funeral and cemetery operations and services, including visitation.

The two-story building is 25 feet in height to the top of the second floor and then the roof slopes up (and away from the residential neighbors) to a height of 38 feet. As such, the new building is compatible with the scale permitted for single family homes in the surrounding neighborhoods. It is setback 25 feet from the closest neighbor, which requires a 10 foot rear setback variance. However, there is a dense and tall landscape screen the full 25 feet in depth along that common rear property line, which completely hides this new building from view. The building is then not visible to the neighbors or the general public.

The cemetery is re-stripping some of the existing parking spaces and building a new parking lot area to the south of the new proposed building which will total 57 parking spaces. There is also ample space along the road network of this large 44 acre cemetery to handle a crowd of almost any size.

	PR Requirements	Project Proposal
Property Size		44.0 acres
Floor Area Ratio	Max. 10%	1.1%
Lot Coverage	Max. 10%	1.1%
Min. Open Space	Min. 90%	98.9%
North Side Setback	20 feet	425 feet
South Side Setback	20 feet	482 feet
Rear Setback	35 feet	25 feet
Front Setback	25 feet	1,425 feet
Bldg. Height	45 feet	38 feet

Technical Advisory Committee: All staff departments have met collectively with the applicant and reviewed the plans. The closest fire hydrant is 1,500 feet away and as a result, a new fire hydrant will need to be installed proximate to the building to provide the necessary fire coverage per code.

These are preliminary plans for these zoning approval public hearings. A landscape plan will be required for the new parking lot and building façade. Storm water retention will need to be provided for the new parking lot area and conveyance down to the existing retention area in the southeast corner of the site. That existing storm water retention area has become overgrown and not functioning as well as needed. The clearing and regrading and of that retention pond will be necessary, which will help provide more effective retention and less off-site flow.

Other Considerations: This request has provided the City and Glen Haven an opportunity to remedy some other matters.

Glen Haven Cemetery has their existing monument sign in the median of Place Vendome street on the east side of Temple Drive. Everyone believes that Orange County many years ago allowed this private business sign to be in the public street right-of-way in return for the cemetery mowing and maintaining the landscaped median along the Place Vendome street. However, there is no formal agreement to this arrangement that can be found. Residents in the neighborhood have asked for a higher quality of maintenance than just the occasional mowing and edging. The City is willing to take on this responsibility. Glen Haven is in agreement to pay the City an annual fee to cover these costs (\$2,000), as well as work with the City to improve the irrigation system prior to the transfer of the maintenance responsibility.

The City also has some drainage issues with street runoff that flows or bleeds into the cemetery property. The applicant is in agreement to grant to the City the necessary 20 foot drainage easement along the northeast and eastern property lines so that the City can improve the conveyance of this runoff along the northern and eastern boundaries. Glen Haven is in agreement to grant the City drainage easements in these areas.

Staff Recommendation:

The planning staff believes that there is logic in allowing for the symbiotic relationship between having the funeral and the burial on the same site. In this case, we have a very large site of 44 acres that can accommodate the traffic and parking for both activities, which only happen occasionally and sporadically in any given week. This will not be precedent setting, as this is the only private cemetery in the City. All of the activity of traffic and parking is focused away from the closest neighbors and the existing dense landscape screening will make this activity invisible to those closest neighbors.

Planning Staff recommendation is for **APPROVAL** of both requests with the conditions of:

1. Incorporation of the Agreement regarding the sign, median maintenance (post irrigation upgrade) and 20 foot storm water easements, as described in the staff report,
2. The storm water retention improvements shall include a complete clearing and regrading of the existing storm water retention area in the southeast corner of the site and upgrade of the outfall structure.
3. Installation of a fire hydrant to provide the required coverage for the new building per current code.
4. Maintenance of the existing 25 foot wide landscape screen between all buildings and parking areas for the neighbors to the east.

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA, AMENDING CHAPTER 58 "LAND DEVELOPMENT CODE" ARTICLE III, "ZONING REGULATIONS" SECTION 58-81 "PARKS AND RECREATION (PR) DISTRICT" SO AS TO ALLOW FACILITIES FOR FUNERALS AND VISITATIONS, AS A CONDITIONAL USE ON CEMETERY PROPERTIES; 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 April 2, 2019 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 amending within Section 58-81 "Parks and Recreation (PR) District", a new Conditional Use for Funeral Services and Visitations on existing cemetery properties, as a new subsection 58-81 (c) (4) to read as follows:

Sec. 58-81. Parks and recreation (PR) district.

(c) *Conditional uses.*

(4) Funeral and visitation facilities and operations when located and operated in conjunction with an existing cemetery.

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 _____, 2019.

Mayor Steve Leary

Attest:

City Clerk




PROJECT LOCATION

2300 Temple Drive

City of Winter Park
Florida

LEGEND

 2300 Temple Drive

 Winter Park City Limits





PROJECT LOCATION

2300 Temple Drive

City of Winter Park
Florida

LEGEND

 2300 Temple Drive

 Winter Park City Limits



Google Maps Winter Park, Florida



Image capture: Oct 2018 © 2019 Google

Google
Street View - Oct 2018

Existing Glen Haven building to be replaced.

Google Maps 1301 Place Vendome



Image capture: Oct 2018 © 2019 Google

Winter Park, Florida

Google

Street View - Oct 2018

Google Maps Place Vendome



Google

Image capture: May 2018 © 2019 Google

Winter Park, Florida

Google

Street View - May 2018

SPECIFIC PURPOSE SURVEY
OF
GLEN HAVEN MEMORIAL PARK
AT
2300 TEMPLE DR. WINTER PARK, FL 32789
 AS RECORDED IN P.B. W, PG. 5
 PUBLIC RECORDS OF ORANGE COUNTY, FL.

LEGAL DESCRIPTION

BEGIN AT THE EAST QUARTER CORNER OF SECTION 38 TOWNSHIP 21 SOUTH RANGE 30 EAST; THENCE RUN N89°54'19"W 1175.39 FEET; THENCE RUN N01°00'00"E 2100 FEET; THENCE RUN N89°54'09"W 3500 FEET; THENCE RUN N01°37'01"E 111.53 FEET; THENCE RUN S89°34'06"E 1500 FEET; THENCE RUN S00°16'49"W 1312.99 FEET TO THE P.O.B..

REPLATTING ALL OF BLOCKS, H,J,L,M,N,O,P,R, AND S OF "FOUNTAINBLEAU", AS RECORDED IN PLAT BOOK L, PAGE 127 IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.



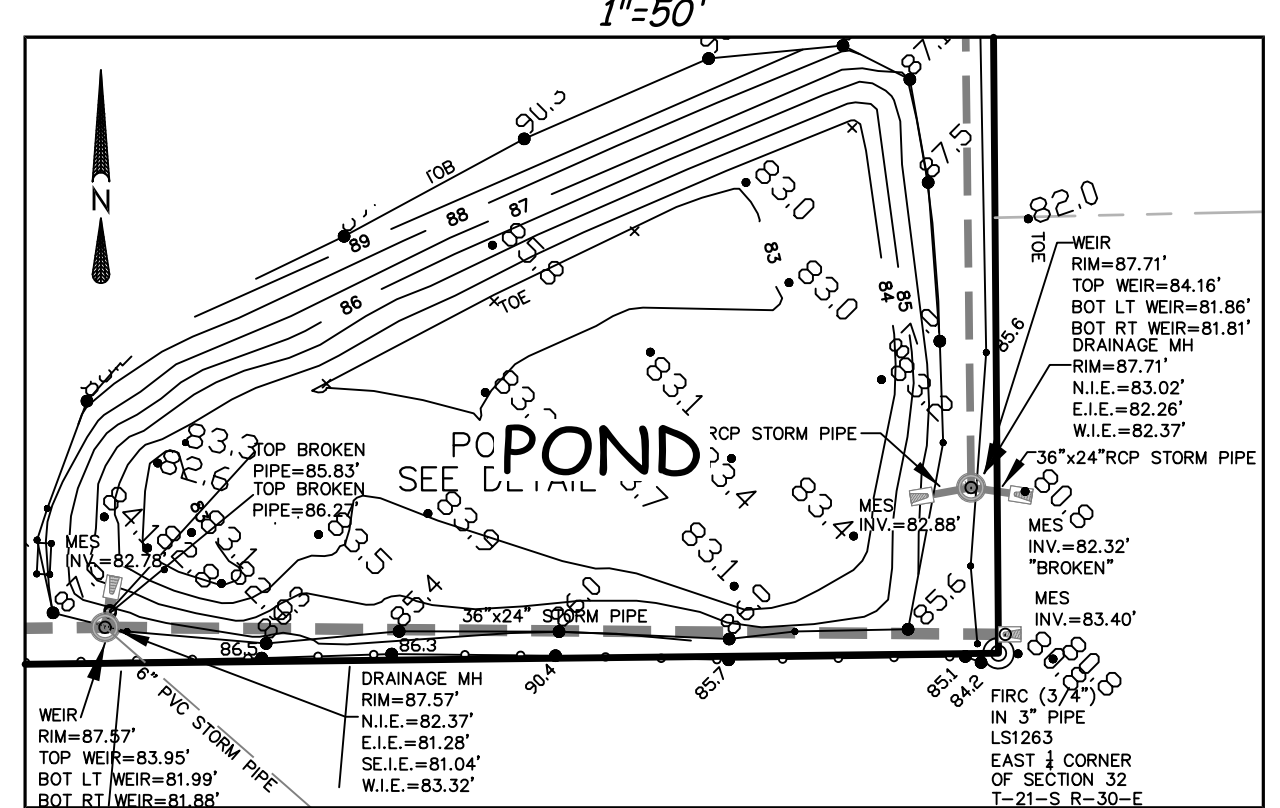
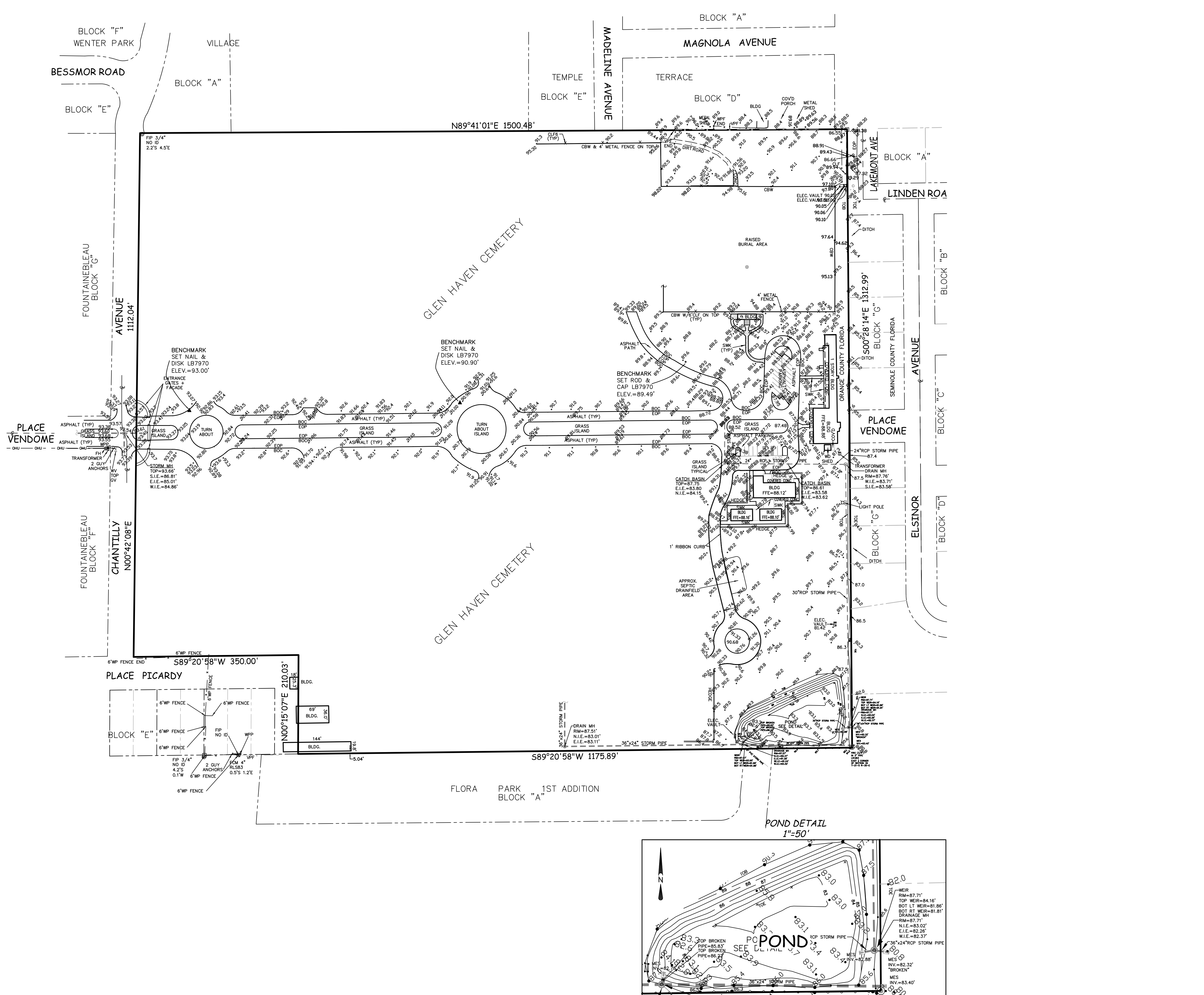
LEGEND:

<ul style="list-style-type: none"> ▲ = NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) BENCHMARK ● = SET 5/8" IRON ROD & CAP (LB7970) ■ = SET 4x4 CONCRETE MONUMENT (LB7970) ○ = FOUND NAIL AND DISC ○ = FOUND 3/8" IRON ROD & CAP (FIRC) ○ = FOUND 1/2" IRON ROD & CAP (FIRC) ○ = FOUND 4"x4" CONCRETE MONUMENT (FCM) ○ = FOUND 1" IRON PIPE (FIP) ✕ = FOUND DRILL & X-CUT ✕ = SET DRILL & X-CUT BOC = BACK OF CURB (C) = CALCULATED ∠ = CENTRAL ANGLE C = CHORD LENGTH CB = CHORD BEARING CBW = CONCRETE BLOCK WALL CBW = CONCRETE BLOCK WALL CONST or CONST. = CONSTRUCTION C/A = CENTERLINE OF RIGHT-OF-WAY CMP = CORRUGATED METAL PIPE CONC. = CONCRETE DB or D.U.E. = DRAINAGE & UTILITY EASEMENT EL or EL. = ELEVATION EOP = EDGE OF PAVEMENT EROP = ELLIPTICAL REINFORCED CONCRETE PIPE F.F. = FINISH FLOOR ELEVATION FND or FND. = FOUND FOC or F.O.C. = FIBER OPTICS CABLE (UNDERGROUND) ID or ID. = IDENTIFICATION ARC LENGTH = ARC LENGTH LB or L.B. = LICENSED BUSINESS LI = LIFT STATION (W) = MEASURED MES or M.E.S. = MITERED END SECTION N.C.V.D. = NATIONAL GEODETIC VERTICAL DATUM (1929) OR or OR. = OFFICIAL RECORDS PLAT BOOK = PLAT BOOK P.C. = PAGE P.K. = HARD CASE NAIL P.C. = POINT OF CURVATURE P.T. = POINT OF TANGENCY POB = POINT OF BEGINNING POC = POINT OF COMMENCEMENT PVC = POLYVINYL CHLORIDE PRM = PERMANENT REFERENCE MONUMENT (R) = RADIUS R/W = RIGHT-OF-WAY RCP = REINFORCED CONCRETE PIPE SWK = CONCRETE SIDEWALK (TYP) = TYPICAL TOP = TOP OF BANK TOE = TOP OF SLOPE TOP OF S.O.S. = TOP OF SLOPE WF = WOOD FENCE WM = FIRE WATER MAIN WM = WATER MAIN WL = WATER LINE FW = FIRE WATER LINE SW = SERVICE WATER LINE FM = FORCE MAIN (SANITARY) VPF = VINYL PRIVACY FENCE WF = WOOD FENCE CBW = CONCRETE BLOCK RETAINING WALL 	<ul style="list-style-type: none"> FOC ○ = FIBRE OPTIC CABLE MARKER ○ = FIRE DEPARTMENT CONNECTION ○ = BACK FLOW PREVENTER ASSEMBLY ○ = CABLE RISER ○ = CENTER LINE ○ = CLEAN OUT ○ = STORM DRAINAGE MANHOLE ○ = ELECTRIC BOX ○ = FIRE ASSEMBLY (FHA) FHC = FIRE HYDRANT ○ = GATE VALVE ○ = GUY WIRE ○ = IRRIGATION VALVE ○ = CONCRETE LIGHT POLE ○ = LIGHT POLE ○ = OVERHEAD UTILITY LINE ○ = PRESSURE RELEASE VALVE ○ = SANITARY SEWER MANHOLE ○ = SEWER VALVE ○ = SIGN ○ = STORM CATCH BASIN ○ = MITERED END SECTION ○ = WATER SUBSTATION ○ = TELEPHONE RISER ○ = TRAFFIC SIGNAL BOX ○ = TRAFFIC SIGNAL POLE ○ = TRANSFORMER ○ = TEST BORE ○ = WATER METER ○ = WATER SERVICE ○ = WATER VALVE ○ = WEIR ○ = WOOD POWER POLE ○ = POWER POLE ○ = CONCRETE POWER POLE ○ = YARD LIGHT ○ = HANDICAP RAMP ○ = CONCRETE ○ = HANDICAP SPACE ○ = OAK TREE AT BREAST HEIGHT ○ = PALM TREE AT BREAST HEIGHT ○ = PINE TREE AT BREAST HEIGHT ○ = SHRUBBERY ○ = HARDSCAPE ELEVATION ○ = UNKNOWN TREE AT BREAST HEIGHT ○ = YARD DRAIN ○ = REDUCER ○ = SPOT ELEVATION ○ = BELL RESTRAINER ○ = CABLE RISER ○ = FLOOR DRAIN ○ = AREA INACCESSIBLE ○ = ROOF DRAIN ○ = NOT LOCATED IN FIELD ○ = HANDICAP PARKING ONLY SIGN
--	--

SURVEYOR'S NOTES:

- PREPARED AS A SPECIFIC PURPOSE SURVEY. DATE OF LAST FIELDWORK: 02/14/19
- MAP IS NOT A CERTIFICATION OF BOUNDARY LINES, TITLE, ZONING, SETBACKS OR FREEDOM OF ENCUMBRANCES AND WAS PREPARED WITHOUT BENEFIT OF ABSTRACT OF TITLE AND ALL MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY AT LAW.
- PARCEL MAY BE SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS OF WAY OF RECORD. (RECORDED, UNRECORDED, WRITTEN AND UNWRITTEN).
- IMPROVEMENTS OTHER THAN THOSE SHOWN NOT LOCATED.
- MAP BASED ON DESCRIPTION PROVIDED BY THE CLIENT.
- THIS SURVEY WAS NOT INTENDED TO DELINEATE OR DEFINE ANY WETLANDS, ENVIRONMENTALLY SENSITIVE AREAS, WILDLIFE HABITATS OR JURISDICTIONAL LINES OF ANY FEDERAL, STATE, REGIONAL OR LOCAL AGENCY, BOARD, COMMISSION OR OTHER ENTITY.
- PARCEL LIES IN FLOOD ZONE "X", A NON-FLOOD HAZARD AREA AS SHOWN ON FEDERAL INSURANCE RATE MAP COMMUNITY PANEL 12095C0255F, DATED 09/25/09.
- ALL BEARINGS SHOWN HEREON ARE BASED ON THE EASTERLY RIGHT OF WAY OF CHANTILLY AVENUE AS BEARING N00°42'08"E AS PER PLAT. ELEVATIONS SHOWN HEREON ARE BASED UPON ORANGE COUNTY BENCHMARK DESCRIBED AS AN ORANGE COUNTY DISK C/S-497 WITH AN ELEVATION OF 75.068 AND ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
- SOME TOPOGRAPHIC FEATURES OR SYMBOLS MAY BE EXAGGERATED IN SCALE FOR CLARITY. THE CENTER OF THE SYMBOL OF SUCH FEATURES IS THE CORRECT LOCATION.
- DIMENSIONS OF IMPROVEMENTS SHOWN SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES.

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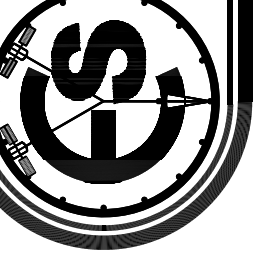


I CERTIFY THAT THIS SURVEY WAS MADE UNDER MY PERSONAL SUPERVISION AND THAT I MEET THE REQUIREMENTS OF CHAPTER 461, PART 28, F.S., AND I AM A LICENSED SURVEYOR IN THE STATE OF FLORIDA. UNLESS IT SHOWS OTHERWISE, THIS SURVEY WAS MADE IN ACCORDANCE WITH THE PROFESSIONAL STANDARDS LISTED IN THESE REGULATIONS AND IS NOT VALID AND OF NO FORCE OR EFFECT UNLESS IT IS RECORDED IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

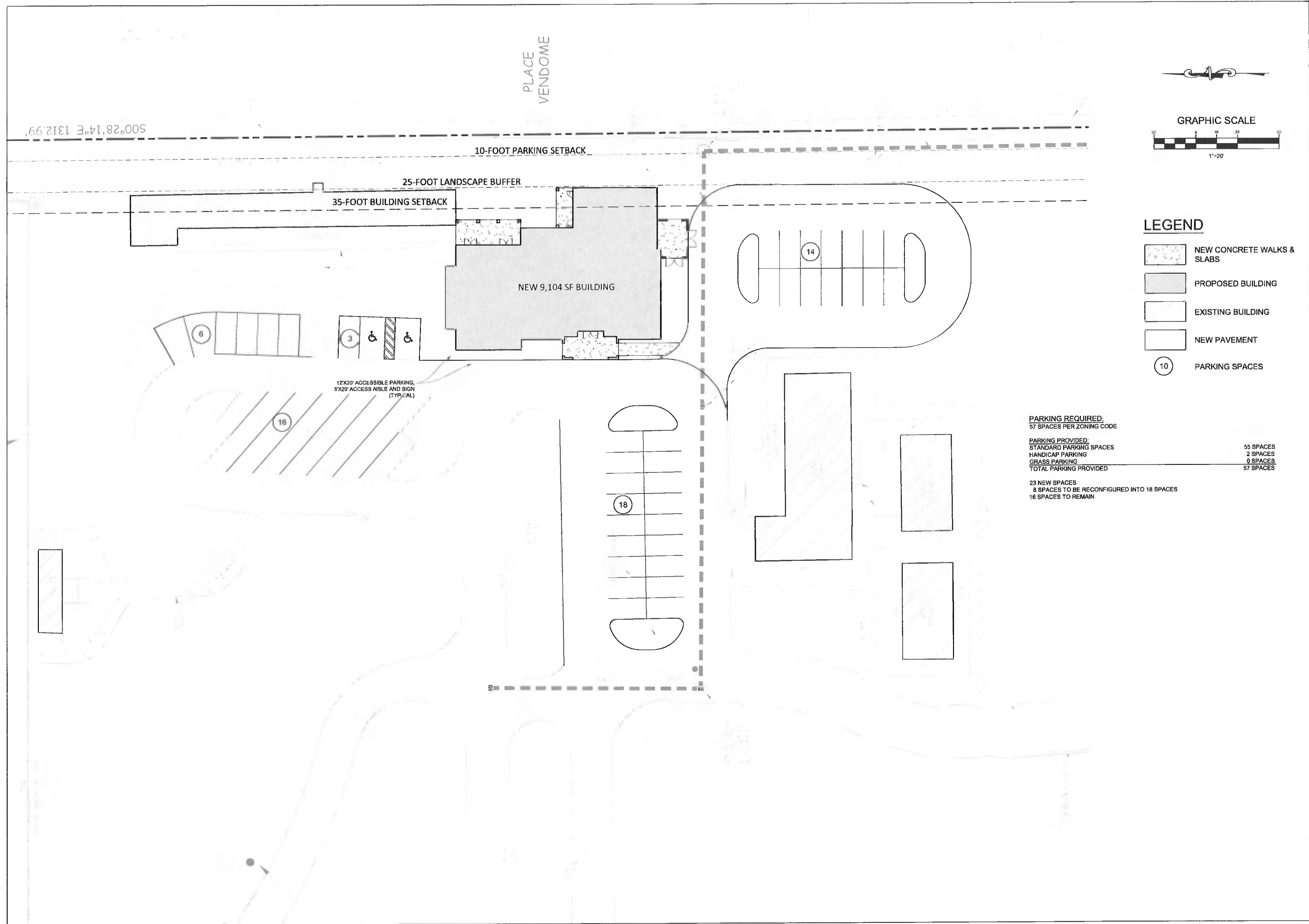
DATE: XX/XX/XXXX
 REVISIONS: XXXXXXXX

PREPARED FOR: TIM SHUTZ

ELLIS SURVEYS LLC
 Land Surveying & Planning
 P.O. Box 160952
 Altamonte Springs, FL 32716
 Florida Licensed Business LB-7970
 P. 407-834-4003 F. 407-869-5454
 www.ellisurveys.com



PROJECT NO. 19-026
 SCALE: 1"=100'
 DRAWN BY: GJE
 CHECKED BY: BAE
 DATE DRAWN: 02/08/19
 FIELD BOOK/PAGE: FILE



Tsw
 Timothy W. Schutz, P.E.
 Civil Engineering & Land Development

111 Suffolk Court
 Longwood, Florida 32779

Cell: 407.555.7314
 Tim.Schutz.pe@gmail.com

**SCI GEN HAVEN
 MEMORIAL HAVEN**

**SANFORD, FLORIDA
 CONCEPT
 SITE PLAN**

**CIVIL CONSTRUCTION
 DOCUMENTS**

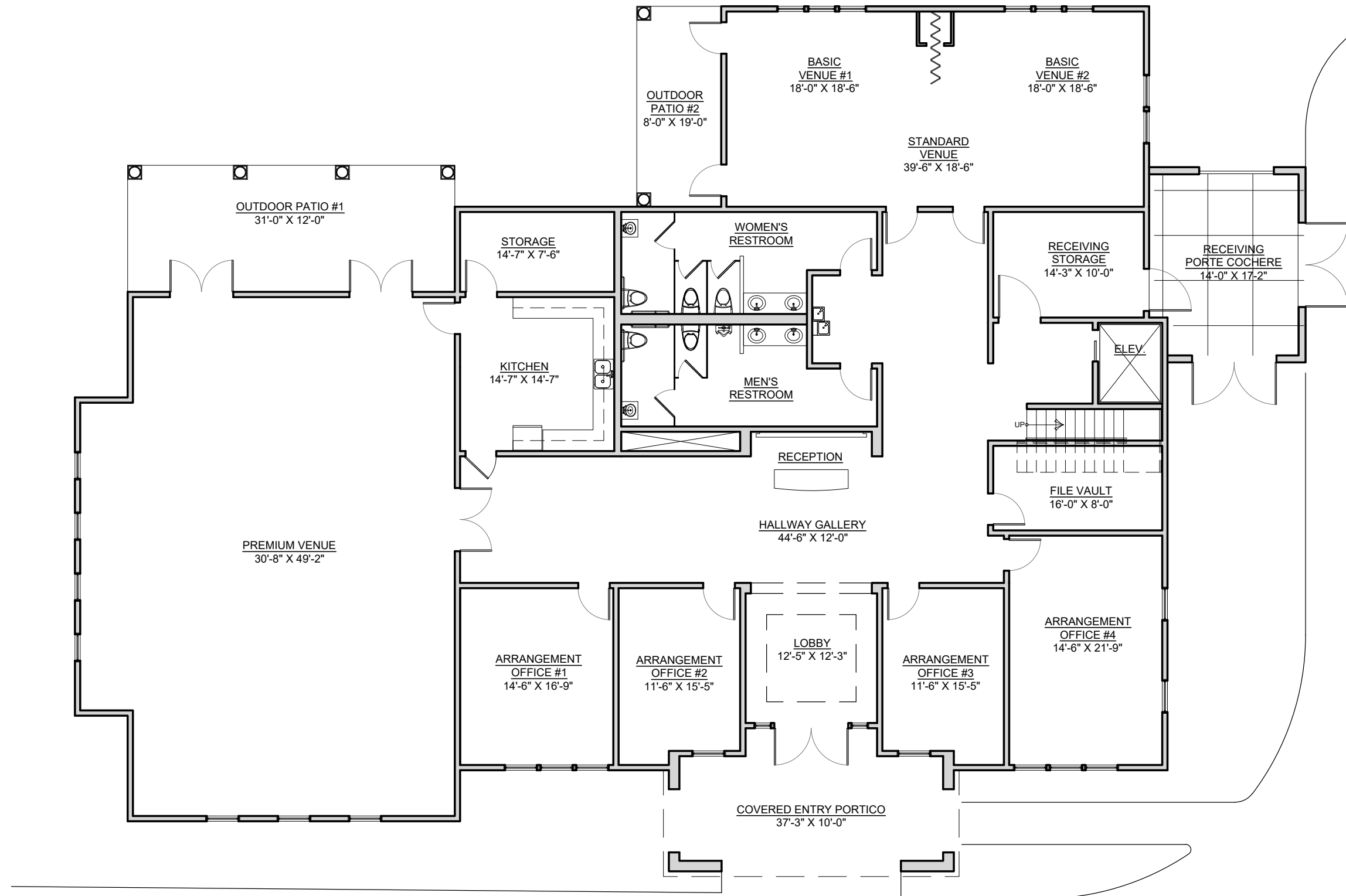
SUB-CONSULTANT:

REVISIONS:

SCALE	AS SHOWN
DATE	01/18/19
PROJECT #	190118-01
DESIGNED	TWS
CHECKED	SES

SEAL

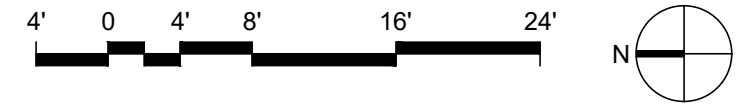
Timothy Schutz
 May 11 2019 9:57 AM



CONDITIONED FLOOR AREAS:

1ST FLOOR AREA: 6,000 SF
 2ND FLOOR AREA: 3,104 SF
 TOTAL FLOOR AREA: 9,104 SF

TOTAL ZONING FLOOR AREA: 11,926 SF



PLANNING SUBMISSION
A-2 1ST FLOOR PLAN

DATE: 03/06/2019
 PROJECT #: 190701

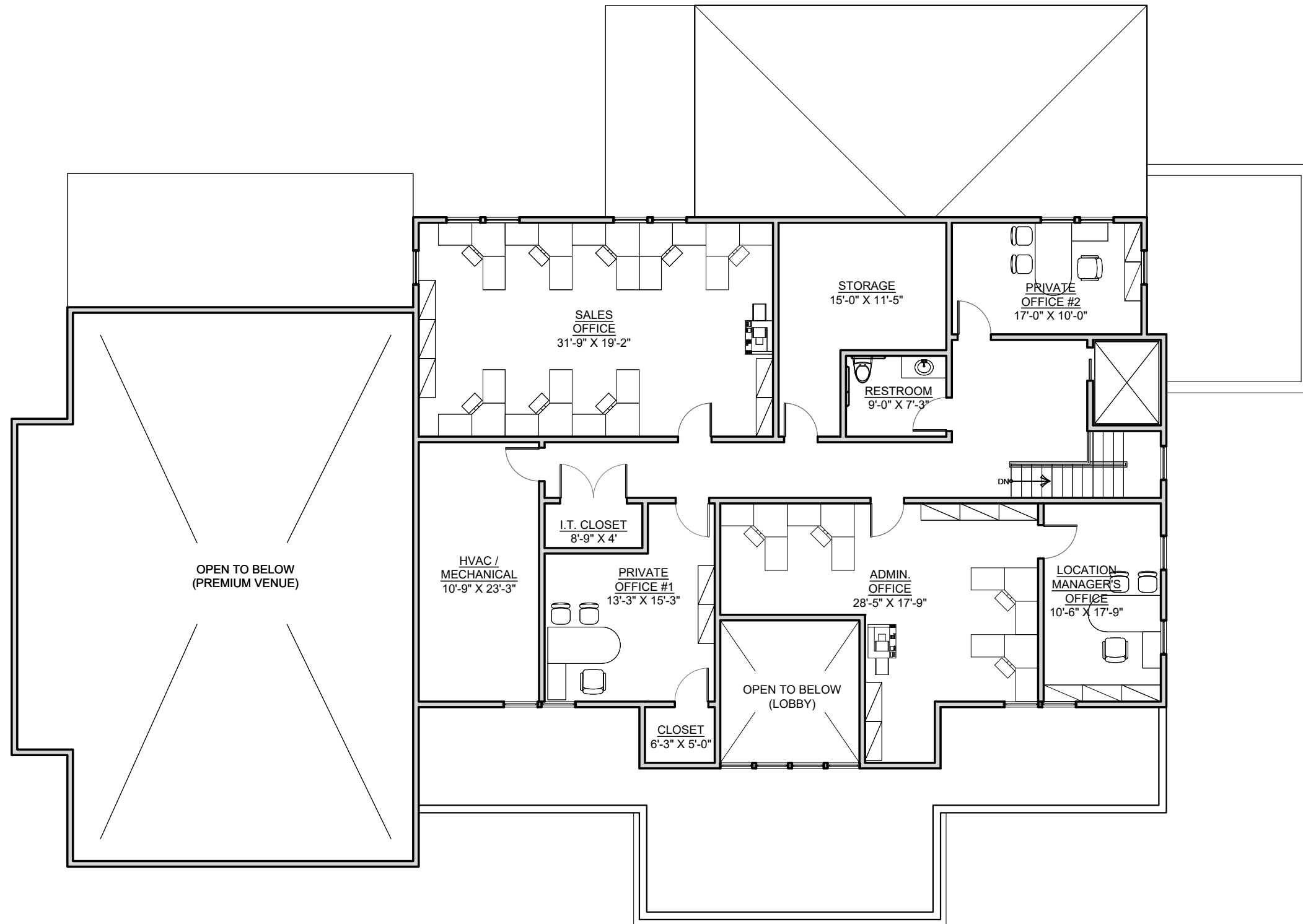
SCI GLEN HAVEN MEMORIAL PARK

WINTER PARK, FL 32789



**BUSCH ASSOCIATES
 ARCHITECTS**

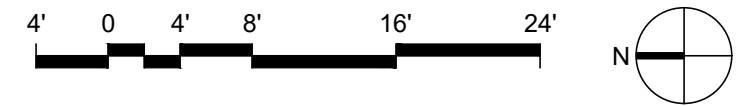
NY | 90 WEST MAIN STREET, BAY SHORE, NY 11706
 TEL: 631.969.0900
 FL | 465 MAITLAND AVE. ALTAMONTE SPRINGS, FL 32701
 TEL: 407.979.4482



CONDITIONED FLOOR AREAS:

1ST FLOOR AREA: 6,000 SF
 2ND FLOOR AREA: 3,104 SF
 TOTAL FLOOR AREA: 9,104 SF

TOTAL ZONING FLOOR AREA: 11,926 SF



PLANNING SUBMISSION
A-3 2ND FLOOR PLAN

DATE: 03/06/2019
 PROJECT #: 190701

SCI GLEN HAVEN MEMORIAL PARK

WINTER PARK, FL 32789



**BUSCH ASSOCIATES
 ARCHITECTS**

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 TEL: 407.979.4482



WEST ELEVATION

SCALE: 3/32"=1'-0"



PLANNING SUBMISSION
A-4 FRONT ELEVATION

DATE: 03/06/2019
 PROJECT #: 190701

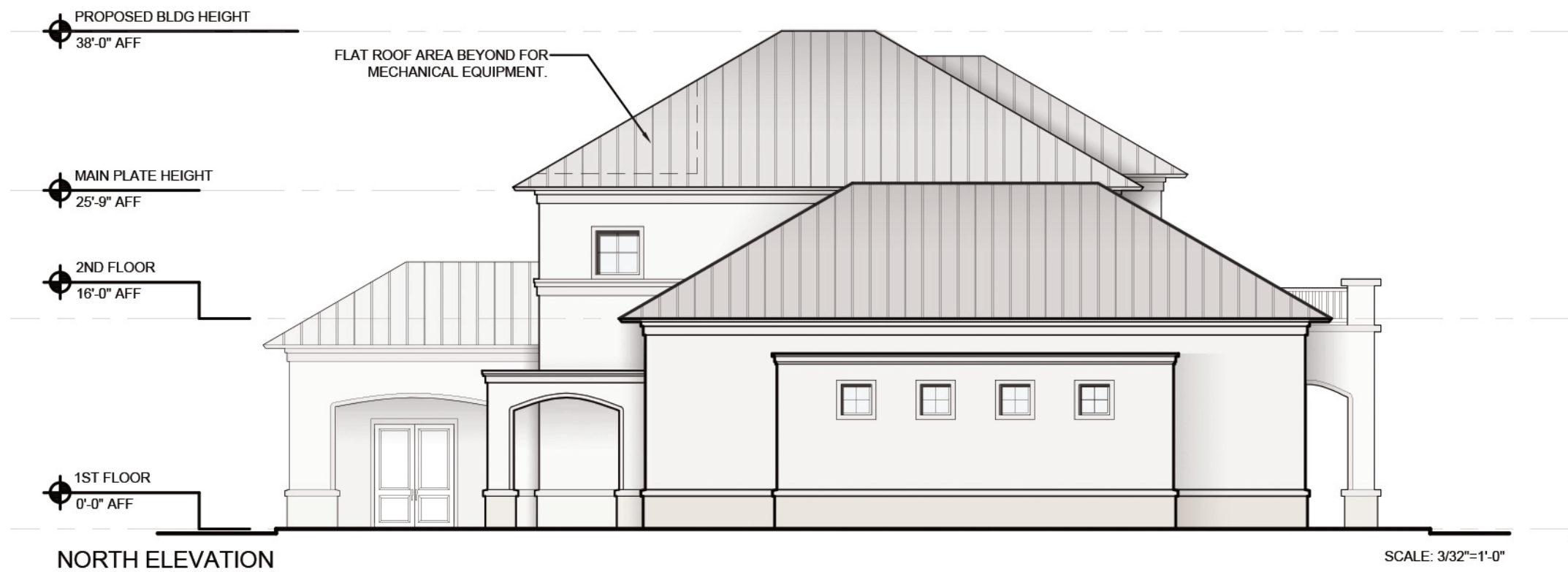
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 FL | 465 MAITLAND AVE. ALTAMONTE SPRINGS, FL 32701
 TEL: 407.979.4482



Glen Haven Memorial Park

March 19, 2019

Dear Neighbor,

Recently you may have received a public hearing notice from the City of Winter Park for an upcoming Planning and Zoning Board meeting related to a proposed project at Glen Haven Memorial Park. Glen Haven Memorial Park, along with Shutts & Bowen LLP, will hold a Neighborhood Meeting to discuss the proposed conditional use permit for the construction and operation of a funeral home at the cemetery where the current cemetery administration office now sits.

The Neighborhood Meeting is not a public hearing, but is instead an opportunity for Glen Haven to introduce its neighboring property owners to the proposed project and to answer any questions you may have. The meeting will be held:

Date: Wednesday, March 27, 2019

Time: 6:00pm to 7:00pm

Place: Winter Park Racquet Club

2111 Via Tuscany

Winter Park, Florida 32789

Contact: James Johnston

407-423-3200

jjohnston@shutts.com

Directions: From cemetery entrance Head west on Place Vendome turn left on Temple Drive, Turn Right onto Whitesell Drive, Turn right onto Via Tuscany, turn left onto Tom Gurney Drive. On left.

