



Planning & Zoning Board Work Session

Agenda

November 30, 2021 @ 12:00 pm

Virtual

welcome

Agendas and all backup material supporting each agenda item are accessible via the city's website at cityofwinterpark.org/bpm and include virtual meeting instructions.

assistance & appeals

Persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk's Office ([407-599-3277](tel:407-599-3277)) at least 48 hours in advance of the meeting.

"If a person decides to appeal any decision made by the Board with respect to any matter considered at this hearing, a record of the proceedings is needed to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based." (F.S. 286.0105).

please note

Times are projected and subject to change.

-
1. **Call to Order**
 2. **Discussion Item(s)**
 - a. Discussion of the proposed redevelopment of the Winter Park Christian Church property at 740/760 N. Lakemont Avenue. 45 minutes
 3. **Adjournment**



Planning & Zoning Board

agenda item

item type Discussion Item(s)	meeting date November 30, 2021
prepared by Jeffrey Briggs	approved by Bronce Stephenson
board approval Completed	
strategic objective	

subject

Discussion of the proposed redevelopment of the Winter Park Christian Church property at 740/760 N. Lakemont Avenue.

motion / recommendation

This is a staff briefing on these requests to be formally heard at the P&Z public hearing on Tuesday, December 7th.

background

The Winter Park Christian Church Inc. (Disciples of Christ) owns the 6.4 acres of property at 740/760 N. Lakemont Avenue, on which they have used for the Church since the late 1950's. In recent years, the Church membership has declined and the Church facilities that were last renovated significantly in 1975, need updating. From that situation arose the idea to sell the rear 5.25 acres of the property for residential development and to rebuild a new Church with modern facilities that would be more visible and hopefully build the congregation. This would be similar to what the Christian Science Church at 650 N. New York Avenue recently accomplished. The first part of the application is from the Winter Park Christian Church for the Conditional Use to rebuild a new Church facility. The second part of from the buyer of the rear 5.25 acres, Creative Neighbors LLC, for the approvals needed to build a new subdivision under the City's PURD zoning to hold 13 single family homes and 12 townhouses.

alternatives / other considerations

fiscal impact

ATTACHMENTS:

[OCA Map.JPG](#)

ATTACHMENTS:

[The Enclave Color Site Plan.pdf](#)

ATTACHMENTS:

[THE ENCLAVE IN WINTER PARK NARRATIVE.docx](#)

ATTACHMENTS:

[New WP Christian Church plan package.pdf](#)

ATTACHMENTS:

[CitywidePostcard-WP Christian Church.pdf](#)



PRODUCED BY AN AUTODESK STUDENT VERSION



NORTH LAKEMONT AVENUE

WPCC

THE ENCLAVE IN WINTER PARK

DEVELOPMENT SUMMARY

The Winter Park Christian Church (Disciples of Christ) was conceived in the late 1950's and is one of Winter Park's best examples of a uniquely-unsuspecting property. Located at 740 & 760 N. Lakemont Ave, this property is in close proximity to Lakemont Elementary School, The Lakemont YMCA and Phelps Park. With over six acres of land, The Winter Park Christian Church currently accommodates a school facility, 200 seat sanctuary, fellowship hall and meeting space (also the local voting center for its precinct) in three buildings totaling almost 13, 000 square feet.

At present, the church and its accessory structures have fallen into disrepair and are outdated for today's needs. To avoid closing the church due to insufficient funds necessary to improve the property, ACI Architects (headed by Larry Adams) was tasked with planning a full redevelopment of the site that would include the construction of a new Church (to be located on Lakemont Ave) and a new residential sub-division to be tucked behind on the remaining 5+ acres. The proposed re-development plan before you is the result of two equally necessary components of a thriving community... Worship, counseling and fellowship resource and creative community residences.

Our proposal suggests a new single story, 150 seat, 6,500 sq. ft. "traditional style" Church facility located directly on Lakemont Ave featuring a centralized park with mature oak and magnolia tree canopy, parking for 38 vehicles and a circular drop-off drive to accommodate all who visit. Additionally, in order to fund the new Church facility, Creative Neighbors, LLC will develop a new residential community offering 12 unit "Dual-Villa" townhomes and 13 single family lots encompassing *The Enclave in Winter Park*.

The twelve townhome villas are designed with only two units per building allowing for generous "recess and projections" and adequate "solids & voids", paramount when creating unique residences. Each townhome shall have a personalized elevation with one distinguishable entry per structure (giving the appearance of a single family residence. The Villas of 3,316 sq. ft. in size, will offer 2800 sq. ft. (conditioned) space, 4

bedrooms, optional elevator, 150 sq. ft. open-landscaped courtyard, 2-car garage with two additional off-street parking spaces and open porches.

The thirteen single family lots range in size from 6,471 sq. ft. to over 7,912 sq. ft. and will be designed individually by each buyer and constructed by one of three selected local contractors. Design variety is our top priority and will be overseen by the association/developer.

The Enclave in Winter Park will feature a 1/3 acre “*Center Park*” that will feature mature tree canopy and a starting point for the ½ mile fitness pathway along the perimeter of the property. We have carefully designed the development to protect over 90% of existing trees and will work to prune, protect and encourage continued growth of the enormous Oak trees throughout our new community.

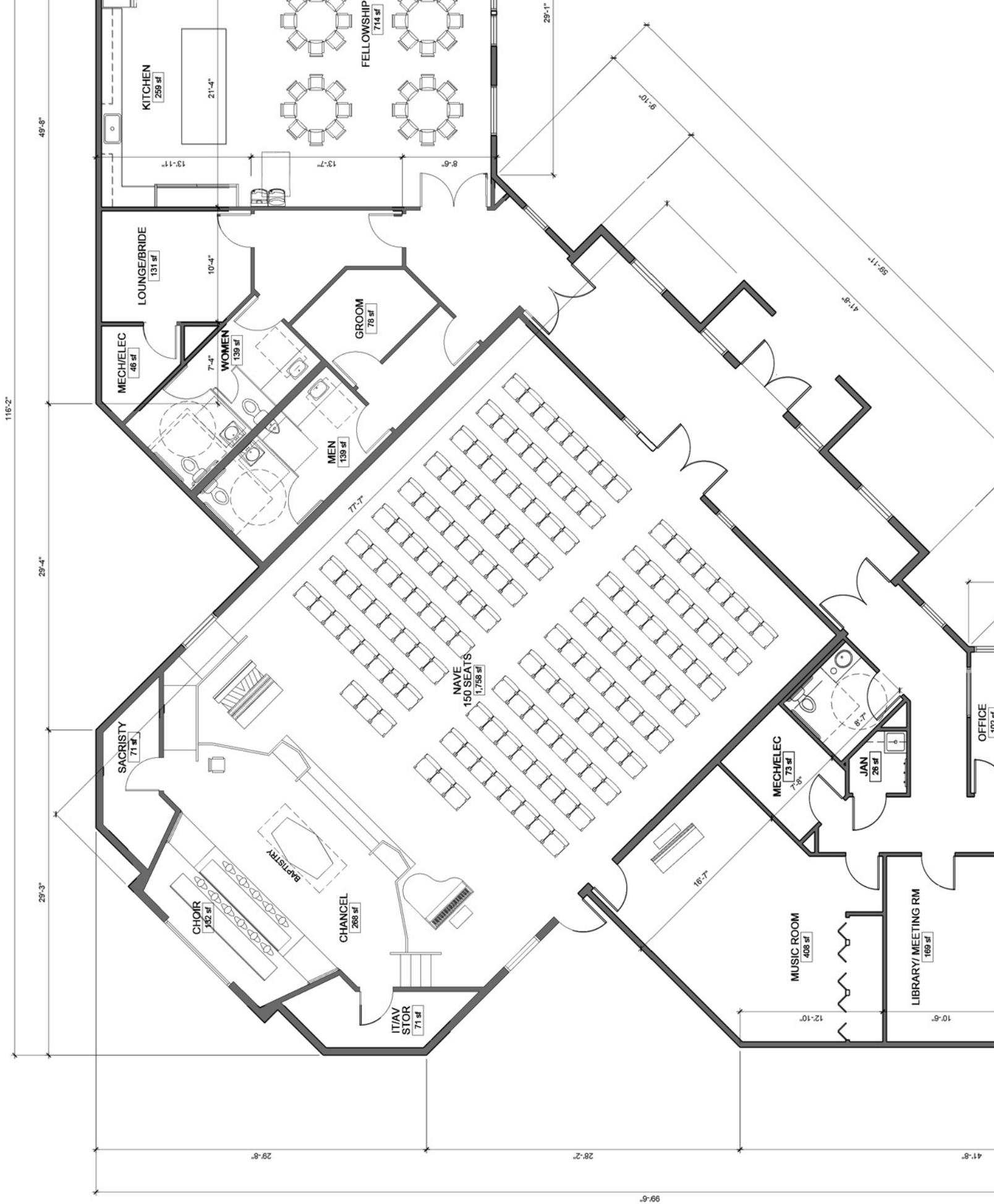
We look forward to presenting our new project...The Enclave in Winter Park.

Thank you,

Creative Neighbors, LLC



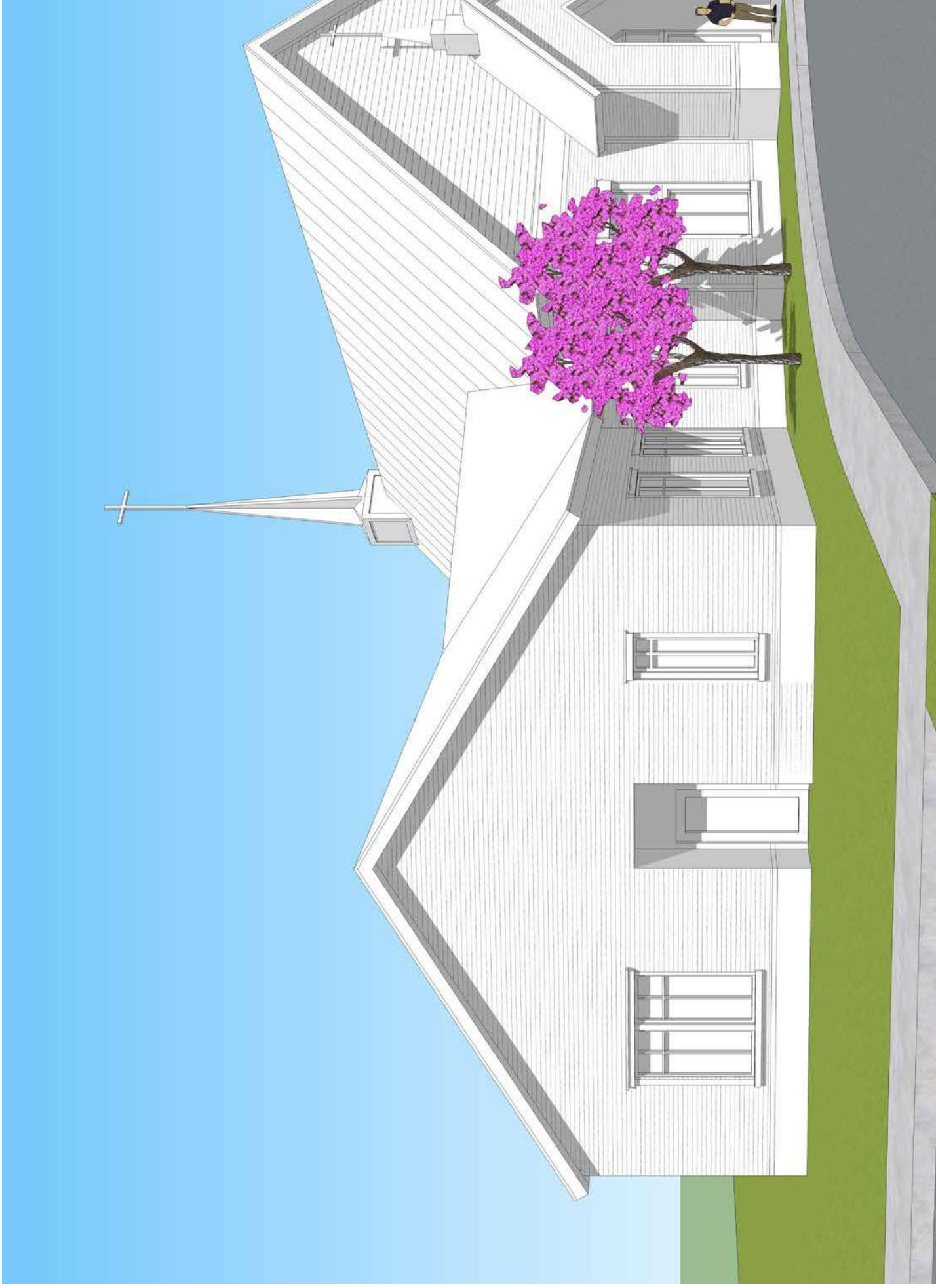


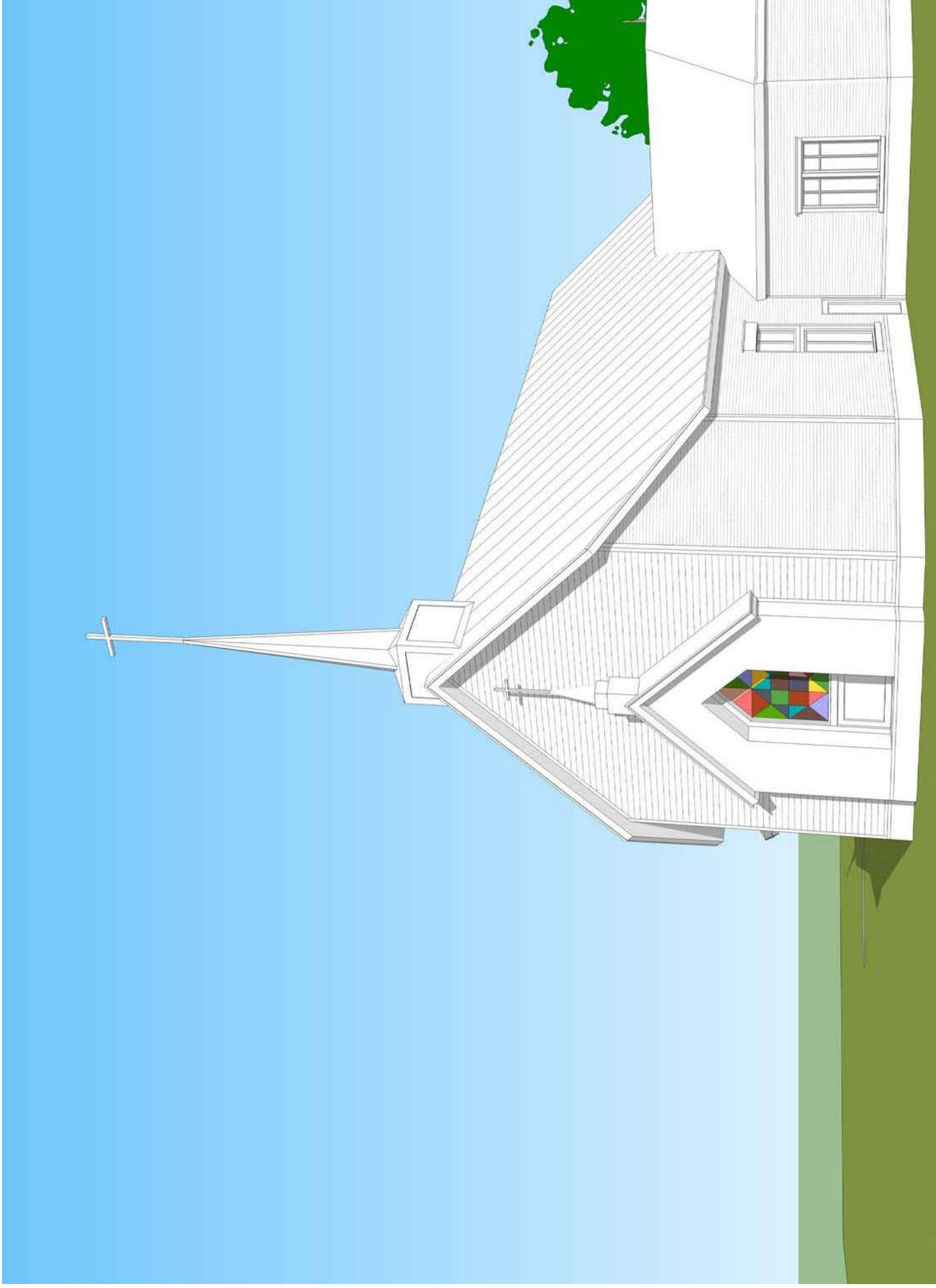














UPDATE TO **citywide** **PUBLIC NOTICE**



WINTER PARK CHRISTIAN CHURCH REDEVELOPMENT 740|760 N. LAKEMONT AVE.

PUBLIC HEARINGS

Planning & Zoning Board
TUESDAY 12-07-21* @ 6 p.m.

City Commission
WEDNESDAY 01-12-22* @ 3:30 p.m.

*Dates are subject to change. For updates,
please access cityofwinterpark.org/bpm.

2021

City Hall Commission Chambers
2nd Floor | 401 South Park Avenue
Winter Park, Florida 32789

Winter Park Christian Church at 740/760 N. Lakemont Ave. is requesting Conditional Use approval to build a new replacement church facility on the Lakemont Avenue frontage of their 6.4-acre site and partner with Creative Neighbors LLC to request:

- Comprehensive Plan Future Land Use Map change from Institutional to Single Family Residential
- Comprehensive Plan Policy text change to allow 47% FAR
- Official Zoning Map change from Single Family (R-1A) to Planned Unit Residential District (PURD)
- Subdivision approval to redevelop the rear 5.25 acres of the overall site with a new housing development to be branded as "The Enclave" consisting of 13 single family homes and 12 townhouses.

More detailed information will be available **Tuesday, November 30, 2021**, at cityofwinterpark.org/meetings.

PLEASE NOTE: If a person decides to appeal any decision made by the Commission with respect to any matter considered at such meeting or hearing, he/she will need a record of the proceedings, and that, for such purpose, he/she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. (F.S. 286.0105).

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UPDATE TO citywide PUBLIC NOTICE

WINTER PARK CHRISTIAN CHURCH REDEVELOPMENT 740|760 N. LAKEMONT AVE.

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ORLANDO FL
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City of Winter Park
401 South Park Avenue
Winter Park, FL 32789

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