AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA RELATING TO
ESTABLISHING A MORATORIUM ON THE ACCEPTANCE OF APPLICATIONS AND
THE ISSUANCE OF APPROVALS FOR REZONINGS OR PLANNED DEVELOPMENT
APPROVALS FOR MAJOR COMMERCIAL, OFFICE AND/OR MULTI-FAMILY
DEVELOPMENT PROJECTS WITHIN THE CENTRAL BUSINESS DISTRICT, THE
COMMUNITY REDEVELOPMENT AREA AND THE ORANGE AVENUE CORRIDOR
AS DEFINED WITHIN; MAKING CERTAIN FINDINGS; PROVIDING AN EFFECTIVE
DATE.

WHEREAS, the City Commission has initiated efforts to revise various Comprehensive Plan
policies regarding growth and development and also to examine alternatives of density and intensity
for major commercial office and/or multi-family residential development projects, and

WHEREAS, these Comprehensive Plan policies and other studies are expected to produce
recommendations and/or recommended code changes including potential changes in the permitted
uses for this area and time is necessary to conduct these studies and to adopt these new regulations
given the complexity of the issues involved, and,

WHEREAS, the development of properties in conformance with current zoning restrictions
is still permitted as long as those buildings do not exceed 10,000 square feet.

NOW THEREFORE BE IT ENACTED by the People of the City of Winter Park, Florida
as follows:

SECTION 1. That the City Commission does hereby establish and impose a moratorium
on the acceptance of applications, the processing and advertisement of applications and the issuance
of approvals of rezonings and/or planned development approvals (variances), or any conditional use
approvals for building projects over 10,000 square feet for commercial, office, mixed use and/or
multi-family development projects within the Central Business District, Community Redevelopment
Area (CRA) and the Orange Avenue corridor west to US 17-92, as depicted in the map attached as
Exhibit “A”. Such major development projects shall be defined as those exceeding five residential
units in any one building or any building over 10,000 square feet in size.

SECTION 2. This ordinance shall become effective immediately upon its final passage and
adoption. However, it shall not apply to any complete applications which were received previous to
final passage or advertised and noticed and thus in process for consideration by the Planning and
Zoning Commission and City Commission.

SECTION 3. This ordinance shall expire on January 1, 2007.
ADOPTED at a regular meeting of the City Commission of the City of Winter Park, Florida, held at City Hall, Winter Park, Florida on the 24th day of July, 2006.

Vice Mayor Douglas Storer

Attest:  
City Clerk