

ORDINANCE NO. 2678-06

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.

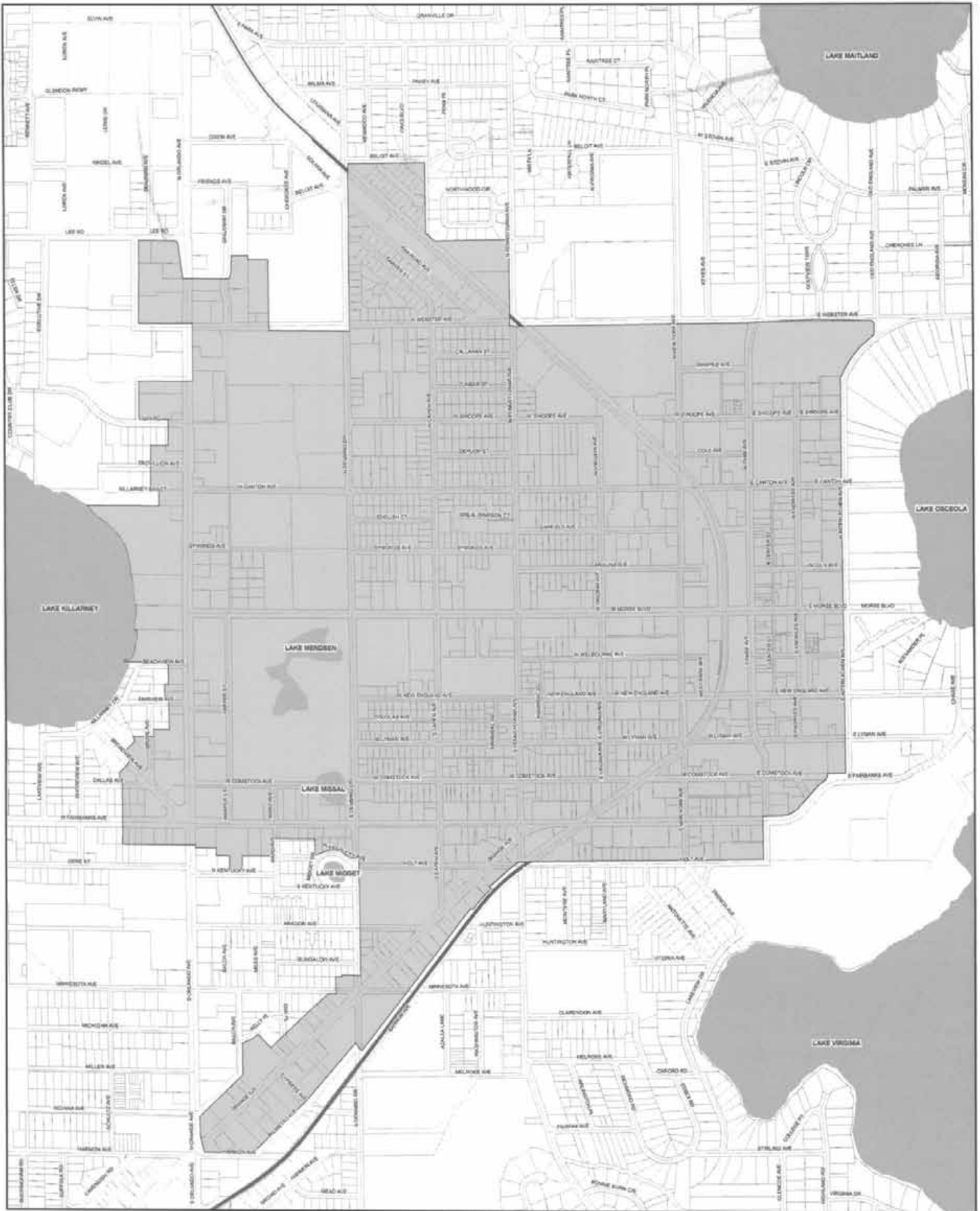
ADOPTED at a regular meeting of the City Commission of the City of Winter Park, Florida, held at City Hall, Winter Park, Florida on the 24th day of July, 2006.



Vice Mayor Douglas Storer

Attest: 

City Clerk



■ Moratorium_boundary

