

ORDINANCE NO. 2707-07

AN ORDINANCE OF THE CITY OF WINTER PARK AMENDING CHAPTER 58 "LAND DEVELOPMENT CODE", ARTICLE III, "ZONING" SO AS TO AMEND THE OFFICIAL ZONING MAP SO AS TO ESTABLISH GENERAL COMMERCIAL (C-3) DISTRICT OR OFFICE (O-1) ZONING ON THE PROPERTIES ON FAIRBANKS AVENUE, KENTUCKY AVENUE, CLAY STREET, CHERRY STREET, HAROLD AVENUE, JACKSON AVENUE, NICOLET AVENUE AND GRANADA DRIVE AND TO ESTABLISH SINGLE FAMILY (R-1A) DISTRICT ZONING ON PROPERTIES ON KILSHORE LANE, PURSUANT TO THE ANNEXATIONS OF THESE PROPERTIES EFFECTIVE ON JUNE 1, 2003, MORE PARTICULARLY DESCRIBED HEREIN, PROVIDING FOR CONSISTENCY WITH ORANGE COUNTY ZONING, PROVIDING AN EFFECTIVE DATE. (ZMA 1:07)

WHEREAS, the City of Winter Park annexed properties via ordinances 2479-02 and 2513-03 that were effective June 1, 2003 and as the City needs to establish its municipal zoning in conformity with the existing zoning of Orange County,

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 and the Official Zoning Map is hereby amended and modified by establishing General Commercial (C-3) District zoning on the properties annexed June 1, 2003 that are currently zoned commercial within Orange County located on Fairbanks Avenue, Kentucky Avenue, Clay Street, Cherry Street, Harold Avenue, Jackson Avenue, Nicolet Avenue and Granada Drive, more particularly described as follows:

Such properties as detailed on Exhibit "A" attached hereto

SECTION 2. That Chapter 58 "Land Development Code", Article III "Zoning" of the Code of Ordinances and the Official Zoning Map is hereby amended and modified by establishing Office (O-1) District zoning on the properties annexed June 1, 2003 that are currently zoned professional office or planned development within Orange County located on Fairbanks Avenue and Granada Drive, more particularly described as follows:

Such properties as detailed on Exhibit "B" attached hereto

SECTION 3. That Chapter 58 "Land Development Code", Article III "Zoning" of the Code of Ordinances and the Official Zoning Map is hereby amended and modified by establishing Single Family (R-1A) District zoning on the properties annexed June 1, 2003 that are currently zoned single family residential within Orange County located on Kilshore Lane, more particularly described as follows:

Such properties as detailed on Exhibit "C" attached hereto.

SECTION 4. All ordinances or portions or ordinances in conflict herewith are hereby repealed.

SECTION 5. This ordinance shall become effective immediately.

ADOPTED at a regular meeting of the City Commission of the City of Winter Park, Florida, held in City Hall, Winter Park, on this 12th day of March, 2007.



Mayor David C. Strong

ATTEST:



City Clerk

Exhibit "A"

Properties With General Commercial (C-3) Zoning Designation

SECTION	TOWN	RANGE	SUBDIV	BLOCK	PARCEL	ST_NUM	ST_DIR	ST_NAME	ST_TYPE
12	22	29	2722	01	010	1781	W	FAIRBANKS	AVE
12	22	29	2722	02	010	1713	W	FAIRBANKS	AVE
12	22	29	2722	02	041	1701	W	FAIRBANKS	AVE
12	22	29	2722	03	010	370		BLUE HERON	DR
12	22	29	4076	05	130	2095	W	FAIRBANKS	AVE
12	22	29	4076	05	150	2021	W	FAIRBANKS	AVE
12	22	29	4076	05	160	2015	W	FAIRBANKS	AVE
12	22	29	4076	05	170	2005	W	FAIRBANKS	AVE
12	22	29	4076	05	180	2001	W	FAIRBANKS	AVE
12	22	29	4076	05	190	1999	W	FAIRBANKS	AVE
12	22	29	4076	05	200	1975	W	FAIRBANKS	AVE
12	22	29	4076	05	210	1965	W	FAIRBANKS	AVE
12	22	29	4076	05	230	1931	W	FAIRBANKS	AVE
12	22	29	4076	04	130	1901	W	FAIRBANKS	AVE
12	22	29	4076	04	140	1899	W	FAIRBANKS	AVE
12	22	29	4076	04	150	1891	W	FAIRBANKS	AVE
12	22	29	4076	04	160	1881	W	FAIRBANKS	AVE
12	22	29	4076	04	171	1873	W	FAIRBANKS	AVE
12	22	29	4076	04	180	1861	W	FAIRBANKS	AVE
12	22	29	4076	04	200	1841	W	FAIRBANKS	AVE
12	22	29	4076	04	210	1831	W	FAIRBANKS	AVE
12	22	29	4076	04	220	1805	W	FAIRBANKS	AVE
12	22	29	4076	04	240	1801	W	FAIRBANKS	AVE
12	22	29	2137	01	010	1787	W	FAIRBANKS	AVE
12	22	29	0000	00	004	1501	W	FAIRBANKS	AVE
12	22	29	0000	00	043	542		KILSHORE	LN
12	22	29	6172	02	170	1996	W	FAIRBANKS	AVE
12	22	29	6172	02	180	2018	W	FAIRBANKS	AVE
12	22	29	6172	02	160	1980	W	FAIRBANKS	AVE
12	22	29	6172	02	150	1976	W	FAIRBANKS	AVE
12	22	29	6172	02	130	1964	W	FAIRBANKS	AVE
12	22	29	6172	02	212	2050	W	FAIRBANKS	AVE
12	22	29	6172	02	110	1936	W	FAIRBANKS	AVE
12	22	29	6172	02	090	1934	W	FAIRBANKS	AVE
12	22	29	6172	02	070	1888	W	FAIRBANKS	AVE
12	22	29	6172	02	050	1884	W	FAIRBANKS	AVE
12	22	29	6172	02	030	1850	W	FAIRBANKS	AVE
12	22	29	6172	02	020	1844	W	FAIRBANKS	AVE
12	22	29	6172	02	010	1842	W	FAIRBANKS	AVE
12	22	29	6176	01	020	1800	W	FAIRBANKS	AVE
12	22	29	5000	04	011	1788	W	FAIRBANKS	AVE
12	22	29	5000	03	021	1710	W	FAIRBANKS	AVE
12	22	29	5000	03	010	1700	W	FAIRBANKS	AVE
12	22	29	5000	02	010	1600	W	FAIRBANKS	AVE
12	22	29	5004	01	010	1500	W	FAIRBANKS	AVE
12	22	29	5004	02	010	1492	W	FAIRBANKS	AVE

SECTION	TOWN	RANGE	SUBDIV	BLOCK	PARCEL	ST_NUM	ST_DIR	ST_NAME	ST_TYPE
12	22	29	0000	00	025	1490	W	FAIRBANKS	AVE
12	22	29	6172	02	211	2015		KENTUCKY	AVE
12	22	29	5004	01	030	649		NICOLET	AVE
12	22	29	5000	04	040	634		CLAY	ST
12	22	29	6172	02	260	2011		KENTUCKY	AVE
12	22	29	6172	02	270	2005		KENTUCKY	AVE
12	22	29	6172	02	280	1995		KENTUCKY	AVE
12	22	29	6172	02	300	1965		KENTUCKY	AVE
12	22	29	5004	02	030	650		NICOLET	AVE
12	22	29	6172	02	330	1905		KENTUCKY	AVE
12	22	29	6172	02	370	1895		KENTUCKY	AVE
12	22	29	5004	02	060	1493		GENE	ST
12	22	29	5000	04	050	650		CLAY	ST
12	22	29	5000	03	291	664		CHERRY	ST
12	22	29	5000	04	060	660		CLAY	ST
12	22	29	5000	02	090	700		HAROLD	AVE
12	22	29	5000	03	090	663		HAROLD	AVE
12	22	29	6176	06	010	699		CLAY	ST
12	22	29	5004	04	010	659		NICOLET	AVE
12	22	29	5004	03	010	666		NICOLET	AVE
12	22	29	5000	04	080	670		CLAY	ST
12	22	29	6176	06	021	701		CLAY	ST
12	22	29	5000	02	110	711		JACKSON	AVE
12	22	29	5004	04	020	707		NICOLET	AVE
12	22	29	5000	03	340	670		CHERRY	ST
12	22	29	6176	06	040	711		CLAY	ST
12	22	29	5000	03	351	672		CHERRY	ST
12	22	29	6176	06	050	713		CLAY	ST
12	22	29	5000	02	240	710		HAROLD	AVE
12	22	29	5000	03	360	676		CHERRY	ST
12	22	29	5000	04	120	740		CLAY	ST
12	22	29	5000	04	140	744		CLAY	ST
12	22	29	5000	03	380	0		CHERRY	ST
12	22	29	5004	03	080	796		NICOLET	AVE
12	22	29	5000	03	390	678		CHERRY	ST
12	22	29	5000	03	170	669		HAROLD	AVE
12	22	29	5000	04	160	750	N	CLAY	ST
12	22	29	5000	03	400	740		CHERRY	ST
12	22	29	5000	03	180	701		HAROLD	AVE
12	22	29	5000	03	410	780		CHERRY	ST
12	22	29	5004	06	010	808		NICOLET	AVE
12	22	29	5000	04	200	822		CLAY	ST
12	22	29	5000	03	460			CHERRY	ST
12	22	29	5000	04	231	874		CLAY	ST
12	22	29	5000	04	232	805		CHERRY	ST
12	22	29	5000	03	480	828		CHERRY	ST
02	22	29	2996	00	000	475		CAMBRIDGE	BLVD
02	22	29	2996	01	010	2245	W	FAIRBANKS	AVE
02	22	29	2996	02	010	2325	W	FAIRBANKS	AVE
11	22	29	2616	00	660	450		GRANADA	DR
11	22	29	2616	00	310	451		GRANADA	DR

SECTION	TOWN	RANGE	SUBDIV	BLOCK	PARCEL	ST_NUM	ST_DIR	ST_NAME	ST_TYPE
11	22	29	2616	00	290	511		GRANADA	DR
11	22	29	2616	00	690	510		GRANADA	DR
11	22	29	2616	00	250	2625	W	FAIRBANKS	AVE
11	22	29	2616	00	710	2617	W	FAIRBANKS	AVE
11	22	29	3676	00	121	2103	W	FAIRBANKS	AVE
11	22	29	3676	00	091	2113	W	FAIRBANKS	AVE
11	22	29	3676	00	060	2129	W	FAIRBANKS	
11	22	29	3676	00	040	2231		FAIRBANKS	AVE
11	22	29	3676	00	031	2233	W	FAIRBANKS	AVE
11	22	29	3676	00	021	2235	W	FAIRBANKS	AVE
11	22	29	6180	01	010	701		FORMOSA	AVE
11	22	29	6180	01	080	2170		FAIRBANKS	AVE
11	22	29	6180	01	090	2180		FAIRBANKS	
11	22	29	6180	01	100	2190	W	FAIRBANKS	AVE
11	22	29	6180	01	110	2238	W	FAIRBANKS	AVE
11	22	29	6180	01	130	2250		FAIRBANKS	AVE
11	22	29	6180	01	170	2286	W	FAIRBANKS	AVE
11	22	29	6180	01	210	2324	W	FAIRBANKS	AVE
11	22	29	2248	03	010	2660	W	FAIRBANKS	AVE
11	22	29	2248	02	030	2650	W	FAIRBANKS	AVE
11	22	29	2248	02	010	2600	W	FAIRBANKS	AVE
11	22	29	6180	02	010	2134		KENTUCKY	AVE
11	22	29	6180	02	060	2136		KENTUCKY	AVE
11	22	29	6180	02	070	2138		KENTUCKY	AVE

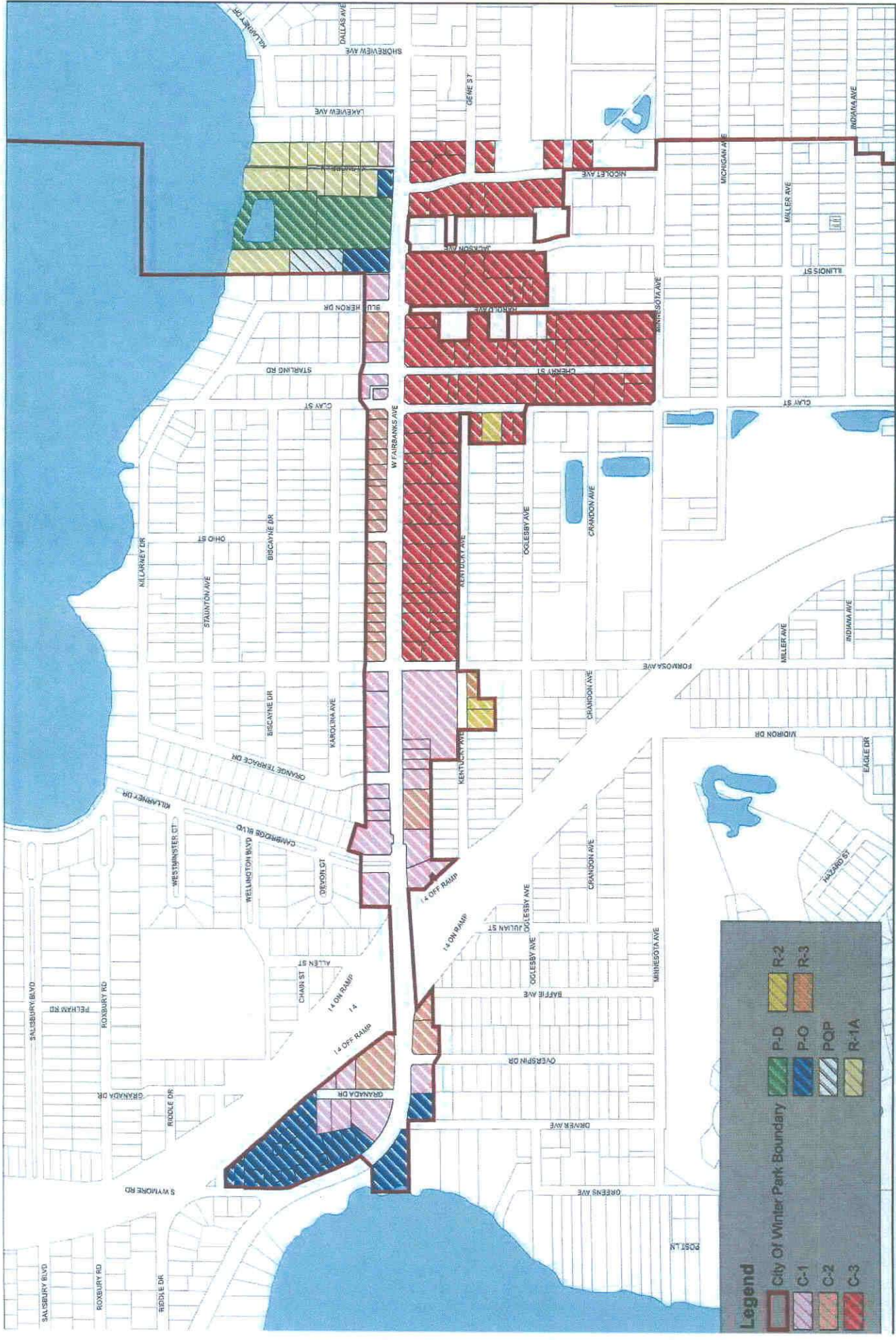
Exhibit "B"**Properties With Office (O-1) Zoning Designation**

SECTION	TOWN	RANGE	SUBDIV	BLOCK	PARCEL	ST_NUM	ST_DIR	ST_NAME	ST_TYPE
12	22	29	0000	00	015	1573	W	FAIRBANKS	AVE
12	22	29	0000	00	002	1561	W	FAIRBANKS	AVE
11	22	29	2618	04	070	334	S	WYMORE	RD
11	22	29	2618	04	020	339		GRANADA	DR
11	22	29	0619	00	060	2745	W	FAIRBANKS	AVE
11	22	29	0000	00	012	0	W	FAIRBANKS	AVE
11	22	29	0619	00	050	2737	W	FAIRBANKS	AVE
11	22	29	2563	00	010				
11	22	29	0619	00	080	2709	W	FAIRBANKS	AVE
11	22	29	0619	00	040	2729	W	FAIRBANKS	AVE
11	22	29	0619	00	030	2711	W	FAIRBANKS	AVE
11	22	29	0619	00	090	2707	W	FAIRBANKS	AVE
11	22	29	8021	00	010	2715	W	FAIRBANKS	AVE
11	22	29	0619	00	010	2705	W	FAIRBANKS	AVE
11	22	29	2616	00	191	2697	W	FAIRBANKS	AVE
11	22	29	2616	00	201	2695	W	FAIRBANKS	AVE
11	22	29	2616	00	211	2693	W	FAIRBANKS	AVE
11	22	29	2616	00	230	2691	W	FAIRBANKS	AVE
11	22	29	2616	00	743	2682	W	FAIRBANKS	AVE
11	22	29	2248	03	041	2670		FAIRBANKS	AVE

Exhibit "C"

Properties With Single Family Residential (R-1A) Zoning Designation

SECTION	TOWN	RANGE	SUBDIV	BLOCK	PARCEL	ST_NUM	ST_NAME	ST_TYPE
12	22	29	0000	00	010	405	KILSHORE	LN
12	22	29	0000	00	053	396	KILSHORE	LN
12	22	29	0000	00	009	411	KILSHORE	LN
12	22	29	0000	00	037	400	KILSHORE	LN
12	22	29	0000	00	034	415	KILSHORE	LN
12	22	29	0000	00	038	402	KILSHORE	LN
12	22	29	0000	00	007	475	KILSHORE	LN
12	22	29	0000	00	040	504	KILSHORE	LN
12	22	29	0000	00	006	503	KILSHORE	LN
12	22	29	0000	00	041	510	KILSHORE	LN
12	22	29	0000	00	005	525	KILSHORE	LN
12	22	29	0000	00	042	520	KILSHORE	LN



Fairbanks Avenue Corridor with Orange County Zoning