

ORDINANCE NO. 2725-07

AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA, AMENDING CHAPTER 58 "LAND DEVELOPMENT CODE" ARTICLE III, "ZONING" AND THE OFFICIAL ZONING MAP SO AS TO CHANGE THE EXISTING MULTI-FAMILY RESIDENTIAL (R-3) ZONING TO CENTRAL BUSINESS (C-2) DISTRICT ON THE PROPERTY AT 354 HANNIBAL SQUARE, EAST, MORE PARTICULARLY DESCRIBED HEREIN.

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 changing the existing Multi-Family Residential (R-3) zoning to Central Business (C-2) District on the property at 354 Hannibal Square, East, more particularly described as follows:

Lot 12 and the west 11 feet of the North 50 feet of the south 100 feet of Lot 14, Block 55, Revised Map of the Town of Winter Park, as recorded in Plat Book "A", Pages 67-72 of the Public Records of Orange County, Florida.

SECTION 2. All ordinances or portions or ordinances in conflict herewith are hereby repealed.

SECTION 3. Because as of the time of the second reading of this Ordinance the future land use map of the existing and effective City of Winter Park Comprehensive Plan does not provide for a commercial use of the property which is the subject of this Ordinance, but the City has transmitted to the Department of Community Affairs an updated and revised Comprehensive Plan containing a future land use map which does provide for a commercial use of the property, this Ordinance shall not be effective, and shall be null and unenforceable, unless and until such time as there is a legally effective future land use map adopted and in force in the City of Winter Park's Comprehensive Plan (within the meaning of Florida law including Chapter 163, *Florida Statutes*), which provides for commercial use of the property which is the subject of this Ordinance.

ADOPTED at a regular meeting of the City Commission of the City of Winter Park, Florida, held in City Hall, Winter Park, on this 26th day of November, 2007.



Mayor David C. Strong

ATTEST:



City Clerk