

**ORDINANCE NO. 2845-11**

**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 ZONING DESIGNATION OF PARKING LOT (PL) DISTRICT TO OFFICE (O-2) DISTRICT ON THE PROPERTY AT 1605 WEST FAIRBANKS AVENUE, MORE PARTICULARLY DESCRIBED HEREIN.**

**WHEREAS**, the owner of the property more particularly described herein has requested rezoning in compliance with the Comprehensive Plan and such municipal zoning meets the criteria established by Chapter 166, Florida Statutes and pursuant to and in compliance with law, notice has been given to Orange County and to the public by publication in a newspaper of general circulation to notify the public of this proposed Ordinance and of public hearings to be held.

**NOW THEREFORE BE IT ENACTED BY THE CITY COMMISSION OF THE CITY OF WINTER PARK, FLORIDA, AS FOLLOWS:**

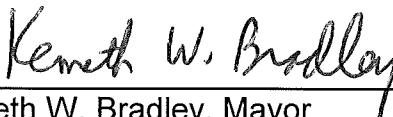
**SECTION 1.** That Chapter 58 "Land Development Code", Article III, "Zoning" and the Official Zoning Map is hereby amended by changing the existing zoning designation of Parking Lot (PL) district to Office (O-2) district on the portion of the property at 1605 W. Fairbanks Avenue, more particularly described as follows:

Parking Lot (PL) zoning to Office (O-2) zoning on the south 540 feet of Parcel 12-22-29-0000-00-001 (Less the south 270 feet thereof)


**SECTION 2.** That the land zoned Single Family (R-1A) is restricted to use only as a storm water retention pond subject to a Development Agreement between the Owner and the City.

**SECTION 3.** This ordinance shall become effective immediately upon its passage and adoption.

**ADOPTED** at a regular meeting of the City Commission of the City of Winter Park, Florida, held in City Hall, Winter Park, on this 27th day of June, 2011.

  
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Kenneth W. Bradley, Mayor

Attest:

  
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Cynthia S. Bonham, City Clerk