

**ORDINANCE NO. 3022-15**

**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 COMMERCIAL (C-3) AND LOW DENSITY RESIDENTIAL (R-2) DISTRICT DESIGNATIONS TO PLANNED DEVELOPMENT (PD-2) DISTRICT ZONING ON THE PROPERTIES AT 1531 LEE ROAD AND 1325 LEWIS DRIVE, MORE PARTICULARLY DESCRIBED HEREIN.**

**WHEREAS**, the owner of the property more particularly described herein has requested changes in the zoning designations of certain parcels in order to add them into the Ravaudage PD in compliance with City Code and Florida Statutes, and

**WHEREAS**, the City Commission intends to establish a municipal zoning designation on this property in compliance with the establishment of a similar Comprehensive Plan future land use designation for said properties, and

**WHEREAS**, the establishment of 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 so as to change the existing zoning designations of Commercial (C-3) district and Low Density Residential (R-2) district to Planned Development (PD-2) district zoning on the properties 1531 Lee Road and 1325 Lewis Drive, more particularly described as follows:

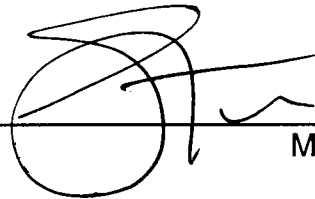
1531 Lee Road C-3 to PD-2  
HOME ACRES M/97 LOTS 3 & 4 OF BLK D (LESS RD R/W PER 1544/144)  
Property Tax ID # 01-22-29-3712-04-030

1325 Lewis Drive R-2 to PD-2  
HOME ACRES M/97 LOT 11 & N 16 2/3 FT OF LOT 12 BLK P  
Property Tax ID # 01-22-29-3712-16-110


**SECTION 2.** Pursuant to the annexation agreement of April 9, 2012 for the Ravaudage PD between the City of Winter Park and Benjamin Partners, ltd, as recorded in Book 10383, Page 1260 of the Public Records of Orange County, Florida; the aforementioned properties shall be governed by Section 5 of the annexation agreement which states that the City and Owners agree to accept and be governed by the Orange County PD future land use and the Orange County PD zoning and also agree to accept and be governed by the specific approvals of the PD future land use and PD zoning as have been granted by the Orange County BCC on May 24, 2011 including all waivers and conditions thereto and as may be subsequently amended or modified.

**SECTION 3.** This ordinance shall become effective 31 days after adoption. If this Ordinance or the related companion Ordinance amending the Comprehensive Plan for this property is challenged pursuant to Florida Statutes Section 163.3187 within 30 days after adoption, it will not become effective until the State Land Planning Agency or the Administration Commission, respectively, issues a Final Order determining the Ordinance is in compliance with Chapter 163, Florida Statutes.

**ADOPTED** at a regular meeting of the City Commission of the City of Winter Park, Florida, held in City Hall, Winter Park, on this 14<sup>th</sup> day of December, 2015.

  
\_\_\_\_\_  
Mayor Steve Leary

ATTEST:

  
\_\_\_\_\_  
City Clerk Cynthia S. Bonham