

ORDINANCE NO. 3065-17

AN ORDINANCE AMENDING CHAPTER 58 "LAND DEVELOPMENT CODE" ARTICLE III, "ZONING" AND THE OFFICIAL ZONING MAP TO CHANGE FROM SINGLE FAMILY RESIDENTIAL (R-1A) DISTRICT TO MEDIUM DENSITY MULTIPLE FAMILY RESIDENTIAL (R-3) DISTRICT ZONING ON THE ELEVEN FEET OF PROPERTY TO THE EAST OF 326 HANNIBAL SQUARE, EAST AND TO CHANGE FROM COMMERCIAL (C-2) DISTRICT ZONING TO MEDIUM DENSITY MULTIPLE FAMILY RESIDENTIAL (R-3) DISTRICT ZONING ON THE PROPERTY AT 354 HANNIBAL SQUARE, EAST AND FROM SINGLE FAMILY RESIDENTIAL (R-1A) DISTRICT ZONING TO LOW DENSITY RESIDENTIAL (R-2) DISTRICT ZONING ON THE PROPERTIES AT 463 AND 455 WEST LYMAN AVENUE, MORE PARTICULARLY DESCRIBED HEREIN, PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the owners of the subject properties have requested a Zoning map amendment that is consistent with the Comprehensive Plan, and the requested zoning text change will achieve conformance with the Comprehensive Plan for the property and such municipal zoning does meet 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; and

WHEREAS, the Planning and Zoning Board of the City of Winter Park has recommended APPROVAL of this Ordinance at their January 3, 2017 meeting; and

WHEREAS, the City Commission of the City of Winter Park held a duly noticed public hearing on the proposed zoning change set forth hereunder and considered findings and advice of staff, citizens, and all interested parties submitting written and oral comments and supporting data and analysis, and

WHEREAS, the City Commission hereby finds that this Ordinance serves a legitimate government purpose and is in the best interests of the public health, safety, and welfare of the citizens of Winter Park, Florida.

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

SECTION 1. Official Zoning Map Amendment. That Chapter 58 "Land Development Code", Article III, "Zoning" and the Official Zoning Map is hereby amended so as to change the zoning designation of Single Family Residential (R-1A) District to Medium Density Multi-family Residential (R-3) District on the 11 feet of the property lying directly to the East of 326 Hannibal Square, East, more particularly described as follows:

THE WEST 11 FEET OF LOT 14, BLOCK 55 LYING DIRECTLY TO THE EAST OF LOT 11, BLOCK 55 PER THE PLAT OF THE REVISED MAP OF THE TOWN OF WINTER PARK IN PLAT BOOK "A", PAGES 67-72 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

SECTION 2. Official Zoning Map Amendment. That Chapter 58 "Land Development Code", Article III, "Zoning" and the Official Zoning Map is hereby amended so as to change the zoning designation of Commercial (C-2) District to Medium Density Multi-family Residential (R-3) District on the property at 354 Hannibal Square, East, more particularly described as follows:

THE SOUTH 3 FEET OF LOT 11, PLUS LOT 12 AND THE WEST 11 FEET OF LOT 14, BLOCK 55 (LESS THE SOUTH 47 FEET THEREOF) LYING DIRECTLY TO THE EAST OF THE SOUTH 3 FEET OF LOT 11 AND LOT 12, BLOCK 55 PER THE PLAT OF THE REVISED MAP OF THE TOWN OF WINTER PARK IN PLAT BOOK "A", PAGES 67-72 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

SECTION 3. Official Zoning Map Amendment. That Chapter 58 "Land Development Code", Article III, "Zoning" and the Official Zoning Map is hereby amended so as to change the zoning designation of Single Family Residential (R-1A) District to Low Density Residential (R-2) District on the properties at 455 and 463 West Lyman Avenue, more particularly described as follows:


LOTS 14, 15 AND 16, BLOCK 55 (LESS THE WEST 11 FEET OF LOT 14 THEREOF), BLOCK 55 PER THE PLAT OF THE REVISED MAP OF THE TOWN OF WINTER PARK IN PLAT BOOK "A", PAGES 67-72 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

SECTION 4. Severability. If any Section or portion of a Section of this Ordinance proves to be invalid, unlawful, or unconstitutional, it shall not be held to invalidate or impair the validity, force, or effect of any other Section or part of this Ordinance.

SECTION 5. Conflicts. All Ordinances or parts of Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.


SECTION 6. Effective Date. This Ordinance shall become effective upon the effective date of Ordinance 3064-17. If Ordinance 3064-17 does not become effective, then this Ordinance shall be null and void.

ADOPTED at a regular meeting of the City Commission of the City of Winter Park, Florida, held in City Hall, Winter Park, on this 13th day of February, 2017.



Mayor Steve Leary

Attest:



City Clerk Cynthia S. Bonham