ORDINANCE NO. 3108-18

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 ESTABLISH COMMERCIAL (C-3)
ZONING ON THE ANNEXED PROPERTY AT 1562 W. FAIRBANKS AVENUE,
MORE PARTICULARLY DESCRIBED HEREIN.

WHEREAS, the owner of the property more particularly described herein has voluntarily
requested annexation into the City of Winter Park and in compliance with Chapter 171, Florida
Statutes, said property has been annexed into the City of Winter Park, 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 property, 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 establish Commercial (C-3) district zoning on the
annexed property at 1562 W. Fairbanks Avenue, more particularly described as follows:

LOTS 1, BLOCK "A", LAWNDALE ANNEX SUBDIVISION AS RECORDED IN PLAT BOOK "J",
PAGE 50 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA
PROPERTY TAX ID# 12-22-29-5000-01-010

SECTION 2. 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 9th day of April, 2018.

VICE Mayor Steve Leary

Attest:

City Clerk Cynthia S. Bonham