

ORDINANCE 3168-20

AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA AMENDING CHAPTER 58, "LAND DEVELOPMENT CODE", ARTICLE I "COMPREHENSIVE PLAN" TO AMEND THE "COMPREHENSIVE PLAN" FUTURE LAND USE MAP TO CHANGE FROM AN OFFICE FUTURE LAND USE DESIGNATION TO AN INSTITUTIONAL FUTURE LAND USE DESIGNATION ON THE PROPERTIES AT 200 E. NEW ENGLAND AVENUE AND 203 E. LYMAN AVENUE, MORE PARTICULARLY DESCRIBED HEREIN PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, Section 163.3184, Florida Statutes, establishes a process for adoption of comprehensive plans or plan amendments amending the future land use designation of property; and

WHEREAS, this Comprehensive Plan amendment meets the criteria established by Chapter 163 and 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 Winter Park Planning and Zoning Commission, acting as the designated Local Planning Agency, has reviewed and recommended adoption of the proposed Comprehensive Plan amendment, having held an advertised public hearing on January 14, 2020, provided for participation by the public in the process, and rendered its recommendations to the City Commission; and

WHEREAS, the Winter Park City Commission has reviewed the proposed Comprehensive Plan amendment and held advertised public hearings on February 10, 2020 and on March 9, 2020 and provided for public participation in the process in accordance with the requirements of state law and the procedures adopted for public participation in the planning process.

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 I, "Comprehensive Plan" future land use plan map is hereby amended so as to change the future land use map designation of Office to Institutional on the properties at 200 E. New England Avenue and 203 E. Lyman Avenue, being more particularly described as follows:

Lots 1 through 7 inclusive and Lots 22 through 27 inclusive, less the West 5 feet of Lot 7 and 22, Block 59, REVISED MAP OF THE TOWN OF WINTER PARK, as recorded in Plat Book A, Pages 67 through 72, Public Records of Orange County, Florida. Also, the vacated

alley adjacent to the South line of Lots 1 through 7 and the North line of Lots 22 through 25. Property Tax ID's # 05-22-30-9400-59-051; 05-22-30-9400-59-220 and 05-22-30-9400-59-271.

SECTION 2. Limitation on Floor Area Ratio. Notwithstanding the ability of Institutional designation future land use property per the Comprehensive Plan to be used for up to a maximum two hundred (200%) percent floor area ratio (FAR) within the Central Business District, which would apply to this property, the City Commission in the adoption of the Ordinance hereby limits the maximum floor area ratio (FAR) for this property to no more than one hundred (150%) percent.

SECTION 3. 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 4. Conflicts. All Ordinances or parts of Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

SECTION 5. Effective Date. An amendment adopted under this paragraph does not become effective until 31 days after adoption. If timely challenged, an amendment may not become effective until the state land planning agency or the Administration Commission enters a final order determining that the adopted small-scale development amendment is in compliance.

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 March 2020.

Mayor Steve Leary

Attest:

City Clerk Rene Cranis