

ORDINANCE 3192-20

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 PARKING LOT (PL) ZONING ON THE ANNEXED PROPERTY AT 1800 KAROLINA AVENUE, MORE PARTICULARLY DESCRIBED HEREIN.

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 recently annexed property, and

WHEREAS, this annexation and establishment of a Zoning Map designation is being done in concert with the redevelopment of other property under the same ownership at 1801/1805 W. Fairbanks Avenue, as one unified redevelopment project that has been approved by Conditional Use, in conformance with the Comprehensive Plan policies for redevelopment of such properties and as such is viewed in its' totality of the commercial land to be redeveloped with respect to the applicable land development regulations.

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 Parking Lot (PL) district zoning on the annexed property at 1800 Karolina Avenue, more particularly described as follows:

LOTS 1, 2 and 3, BLOCK "D", KAROLINA ON KILLARNEY SUBDIVISION AS RECORDED IN PLAT BOOK "M", PAGE 105 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA PROPERTY TAX ID# 12-22-29-4076-04-010

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 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 December, 2020.

Steven M. Leary, Mayor

Attest:

Rene Cranis, City Clerk