

ORDINANCE 3233-22

AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA AMENDING CHAPTER 58, "LAND DEVELOPMENT CODE", ARTICLE I, "COMPREHENSIVE PLAN" SO AS TO ADOPT IN THE FUTURE LAND USE ELEMENT, NEW COMPREHESIVE PLAN POLICY TEXT OUTLINING PERMITTED FUTURE LAND USES APPLYING ONLY TO THE SOUTH 63 FEET OF 1813 NORTHWOOD TERRACE DRIVE AND TO AMEND THE FUTURE LAND USE MAP SO AS TO ESTABLISH OFFICE FUTURE LAND USE ON THE ANNEXED PROPERTIES AT 3303 AND 3313 CORRINE DRIVE AND TO CHANGE THE DESIGNATION OF SINGLE FAMILY TO PARKING LOT ON THE SOUTH 63 FEET OF 1813 NORTHWOOD TERRACE DRIVE AND TO INDICATE THE ANNEXATION ON THE OTHER MAPS WITHIN THE COMPREHENSIVE PLAN, MORE PARTICULARLY DESCRIBED HEREIN.

WHEREAS, the City Commission intends to amend its Comprehensive Plan to establish a municipal Comprehensive Plan future land use map designation as a small-scale amendment to the Comprehensive Plan on the recently annexed properties at 3303 and 3313 Corrine Drive and to change the future land use designation from single family to parking lot on a portion of 1813 Northwood Terrace Drive, and

WHEREAS, this annexation and establishment of a Comprehensive Plan future land use designation is being done in concert with the redevelopment of these properties, as one unified redevelopment project that is in conformance with the Comprehensive Plan policies for redevelopment of such properties and as such is viewed in its' totality of the office land to be redeveloped with respect the floor area ratio and to the other applicable land development regulations.

WHEREAS, the amendment of the Comprehensive Plan maps and the establishment of a future land use designation meets the criteria established by Chapter 163, Florida Statutes and pursuant to and in compliance with law.

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

SECTION 1. TEXT AMENDMENT. That Chapter 58 "Land Development Code", Article I, "Comprehensive Plan", is hereby amended by Amending the Future Land Use text Policy 1-E-1 within the Glenridge/Lake Sue Planning Area "E" of the Goals, Objectives and Policies to read as follows (words that are in *italic* and are underlined are additions; words that are ~~stricken~~ are deletions; and all other provisions of such sections not included shall remain unchanged):

PLANNING AREA E: GLENRIDGE/LAKE SUE

Policy 1-E-1: Preserve Existing Single-Family Residential Land Use in Glenridge/Lake Sue Planning Area. The City shall preserve single-family residential land use in the Glenridge/Lake Sue planning area and shall deem land

use changes from single family residential to low or medium density residential or to a non-residential designation to be in conflict with this Comprehensive Plan policy and shall not be permitted unless otherwise provided for in the Comprehensive Plan, except for the south 63 feet of 1813 Northwood Terrace Drive, (Lot 14) which may be provided a parking lot future land use designation in order to allow for redevelopment along Corrine Drive and a transitional use on that property for the adjacent residential properties.

SECTION 2. That Chapter 58 "Land Development Code", Article I, "Comprehensive Plan" future land use plan map is hereby amended so as to establish an Office future land use designation on the annexed properties at 3303 and 3313 Corrine Drive and to change the future land use designation on the south 63 feet of 1813 Northwood Terrace Drive from Single Family to Parking Lot and that all maps in the Comprehensive Plan reflect the annexation of this property into the City of Winter Park, said properties being more particularly described as follows:

ESTABLISH OFFICE FLU: LOTS 12 AND 13, BLOCK "A", PER THE PLAT OF NORTHWOOD TERRACE AS RECORDED IN PLAT BOOK "S", PAGE 16 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

CHANGE TO PARKING LOT FLU: THE SOUTH 63 FEET OF LOT 14, BLOCK "A", PER THE PLAT OF NORTHWOOD TERRACE AS RECORDED IN PLAT BOOK "S", PAGE 16 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

SECTION 3. This ordinance shall become effective 31 days after adoption but shall not become effective if this Ordinance is challenged pursuant to Florida Statutes Section 163.3187 within 30 days after adoption. In that case 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 February, 2022.

Mayor Phillip M. Anderson

Attest:

City Clerk Rene Cranis