

## **ORDINANCE 3234-22**

**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 OFFICE (O-2) ZONING ON THE ANNEXED PROPERTIES AT 3303 AND 3313 CORRINE DRIVE AND TO CHANGE THE ZONING FROM SINGLE FAMILY (R-1A) TO PARKING LOT (PL) DISTRICT ZONING ON THE SOUTH 63 FEET OF 1813 NORTHWOOD TERRACE DRIVE, 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 the recently annexed properties at 3303 and 3313 Corrine Drive and to change zoning designations of the south 63 feet of 1813 Northwood Terrace Drive, and

**WHEREAS**, this annexation and establishment of a Zoning Map designation is being done in concert with the redevelopment of the properties under the same ownership, as one unified redevelopment project in conformance with the Comprehensive Plan policies for redevelopment of such properties and as such is viewed in its' totality as office land with respect to floor area ratio 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 Office (O-2) district zoning on the annexed properties at 3303 and 3313 Corrine Drive and to change from Single Family Residential (R-1A) district zoning to Parking Lot (PL) district zoning on the south 63 feet of 1813 Northwood Terrace Drive, more particularly described as follows:

**ESTABLISH OFFICE (O-2) ZONING:** 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 (PL) ZONING:** 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 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 February, 2022.

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Mayor Phillip M. Anderson

Attest:

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City Clerk