

ORDINANCE 3254-22

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 THE FUTURE LAND USE DESIGNATION OF INSTITUTIONAL TO OFFICE ON A PORTION OF THE PROPERTY AT 631 N. NEW YORK AVENUE AND TO CHANGE FROM OFFICE TO INSTITUTIONAL ON A PORTION OF THE PROPERTY AT 507 N. NEW YORK AVENUE AS PART OF A SWAP OF PROPERTIES.

WHEREAS, the owners of these properties, more particularly described herein have voluntarily agreed to a swap of properties and swap of comprehensive plan future land use designations, and

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, and

WHEREAS, on September 6, 2022, the Planning and Zoning Board held a public hearing on the proposed future land use map amendment set forth herein and made a recommendation to the City Commission concerning the same, and

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, 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 from Institutional future land use designation an Office future land use designation on a portion of the property at 631 N. New York Avenue, more particularly described as follows:

COMMENCE AT THE SOUTHWEST CORNER OF TRACT 3, CITY OF WINTER PARK GOLF COURSE, AS RECORDED IN PLAT BOOK 44, PAGE 102, OF THE PUBLIC RECORDS OF ORANGE COUNTY FLORIDA; THENCE RUN N89°25'11"E ALONG THE SOUTH LINE OF SAID TRACT 3 185.20 FEET; THENCE CONTINUE ALONG SAID SOUTH LINE OF TRACT 3 N88°18'56"E 14.79 FEET; THENCE S00°19'20"E 31.33 FEET FOR A POINT OF BEGINNING; THENCE N89°14'41"E 245.32 FEET; THENCE S00°31'33"E 120.00 FEET; THENCE S89°14'41"W 226.26 FEET; THENCE N00°19'20"W 25.28 FEET; THENCE S89°00'40"W 19.49 FEET; THENCE N00°19'20"W 94.80 FEET TO THE POINT OF BEGINNING.

CONTAINS THEREIN 0.665 ACRES, MORE OR LESS.

SECTION 2. That Chapter 58 "Land Development Code", Article I, "Comprehensive Plan" future land use plan map is hereby amended so as to change from an Office future land use designation to an Institutional future land use designation on a portion of the property at 507 N. New York Avenue, more particularly described as follows:

BEGIN AT THE SOUTHWEST CORNER OF TRACT 3, CITY OF WINTER PARK GOLF COURSE, AS RECORDED IN PLAT BOOK 44, PAGE 102, OF THE PUBLIC RECORDS OF ORANGE COUNTY FLORIDA; THENCE RUN N89°25'11"E ALONG THE SOUTH LINE OF SAID TRACT 3 A DISTANCE OF 185.20 FEET; THENCE CONTINUE ALONG SAID SOUTH LINE OF TRACT 3 N88°18'56"E 14.79 FEET; THENCE S00°19'20"E 126.13 FEET; THENCE N89°00'40"E 19.49 FEET; THENCE S00°19'20"E 25.28 FEET; THENCE S89°14'41"W 51.32 FEET TO THE EASTERLY RIGHT OF WAY LINE OF SEGMENT "G", SECTION 75000, OF THE CENTRAL FLORIDA COMMUTER RAIL TRANSIT ACCORDING TO THE FLORIDA DEPARTMENT OF TRANSPORTATION BOUNDARY SURVEY PREPARED UNDER FINANCIAL PROJECT (F.P.) 412994 2; THENCE RUN N48°30'49"W 225.60 FEET TO THE POINT OF BEGINNING.

CONTAINS THEREIN 0.413 ACRES, MORE OR LESS.

SECTION 3. This Ordinance shall become effective 31 days after its adoption unless timely challenged pursuant to Florida Statutes Section 163.3187 within 30 days after adoption. If timely challenged, this Ordinance 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 pursuant to 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 26th day of October, 2022.

Mayor Phillip M. Anderson

Attest:

City Clerk Rene Cranis