

ORDINANCE 3255-22

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 CHANGE FROM PUBLIC, QUASI-PUBLIC (PQP) ZONING TO OFFICE (O-1) ZONING ON A PORTION OF THE PROPERTY AT 631 N. NEW YORK AVENUE AND TO CHANGE FROM OFFICE (O-1) TO PUBLIC, QUASI-PUBLIC (PQP) ON A PORTION OF THE PROPERTY AT 507 N. NEW YORK AVENUE AS PART OF A SWAP OF PROPERTIES.

WHEREAS, the owner of these properties more particularly described herein have voluntarily agreed to a swap of properties and swap of zoning designations, and

WHEREAS, on September 6, 2022, the Planning and Zoning Board held a public hearing on the rezoning set forth herein and made a recommendation to the City Commission regarding such rezoning, and

WHEREAS, the City Commission finds that the changes in zoning set forth herein is consistent with the Comprehensive Plan and meets the requirements for rezoning under the City's Comprehensive Plan and land development regulations, and

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 change from Public, Quasi-Public (PQP) district zoning to Office (O-1) district zoning 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 III, "Zoning" and the Official Zoning Map is hereby amended so as to change from Office (O-1) Zoning district to Public Quasi-Public (PQP) district zoning 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 immediately upon the effective date of this Ordinance.

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