

ORDINANCE 3299-24

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 1820 AND 1824 KAROLINA AVENUE, AND TO CHANGE THE SOUTHEASTERN 1,000 SQUARE-FEET OF 1800 KAROLINA AVENUE FROM PARKING LOT (PL) ZONING TO COMMERCIAL (C-3) ZONING, MORE PARTICULARLY DESCRIBED HEREIN; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

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 property; and

WHEREAS, this annexation and establishment of a Zoning Map designation is being done in conjunction with the redevelopment of other property under the same ownership at 1801/1805 W. Fairbanks Avenue and 1800 Karolina Avenue, as one unified redevelopment project that has been proposed for Conditional Use approval, 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; and

WHEREAS, on May 7, 2024, the Planning and Zoning Board held a public hearing on the proposed zoning map amendment set forth herein and made a recommendation of approval to the City Commission; 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 OF WINTER PARK, FLORIDA:

SECTION 1: That, Chapter 58 "Land Development Code", Article III, "Zoning" and the official Zoning Map is hereby amended so as to establish a Parking Lot (PL) district zoning on the annexed property at 1820 and 1824 Karolina Avenue, amend the zoning designation on the southeastern 1,000 square-feet of 1800 Karolina Avenue from Parking Lot (PL) district to Commercial (C-3) district, and that all other maps in the Comprehensive Plan reflect the annexation of this property into the City of Winter Park, said property being more particularly described as follows:

Legal description: Lots 4 and 5, Block "D", Karolina on Killarney, according to the plat thereof as recorded in Plat Book "M", Page 105, of the Public Records of Orange

County, Florida together with Lot 6, Block "D", Karolina on Killarney, according to the plat thereof as recorded in Plat Book "M", Page 105, of the Public Records of Orange County, Florida.

SECTION 2: 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 this 12th day of June, 2024, by the City Commission of the City of Winter Park, Florida.

Mayor Sheila DeCiccio

ATTEST:

Rene Cranis, City Clerk