

ORDINANCE 3300-24

**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 CHANGE
FROM SINGLE FAMILY RESIDENTIAL (R-1AAA) TO SINGLE FAMILY
(R-1AA) ZONING ON A PORTION OF THE PROPERTY AT 1290 N.
PARK AVENUE, MORE PARTICULARLY DESCRIBED HEREIN.**

WHEREAS, the owner of these properties has requested a lot split/subdivision into two lots thereby creating a new non-lakefront lot and has offered for such consideration the voluntary historic designation of the existing Gamble Rogers home built in 1930 along with commitment to maintain and install bamboo screening for the benefit of the existing adjacent lakefront home, and such commitment is made a part of and condition of approval of the ordinance, and

WHEREAS, on May 7, 2024, the Planning and Zoning Board held a public hearing on the subdivision and rezoning requests as 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 Single Family (R-1AAA) to Single Family (R-1AA) district zoning on the non-lakefront lot portion being more or less the south 270 feet of the property at 1290 N. Park Avenue.

SECTION 2. 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 12th day of June, 2024.

Mayor Sheila DeCiccio

Attest:

Rene Cranis, City Clerk