

**ORDINANCE 3306-24**

**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 COMMERCIAL (C-3) ZONING TO PUBLIC, QUASI-  
PUBLIC (PQP) ZONING ON THE PROPERTY AT 1401 HOWELL  
BRANCH ROAD, 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 said property, and

**WHEREAS**, on June 11, 2024, 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 zoning set forth herein is consistent with the Comprehensive Plan and land development regulations for the public safety uses intended, 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 the existing zoning designation of Commercial (C-3) to Public, Quasi-Public (PQP) district zoning on the property at 1401 Howell Branch Road and more particularly identified with Orange County Parcel ID# 29-21-30-0000-00-031 as recorded in the Public Records of Orange County, Florida.

**SECTION 2.** This Ordinance shall become effective immediately upon the effectiveness of the companion ordinance amending the City of Winter Park Comprehensive Plan to designate the property described in Section 1 of this Ordinance with the Commercial future land use.

**ADOPTED** at a regular meeting of the City Commission of the City of Winter Park, Florida, held in City Hall, Winter Park, on this 10th day of July, 2024.

---

Mayor Sheila DeCiccio

Attest:

---

Rene Cranis, City Clerk