

ORDINANCE 3310-24

**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 MULTI-FAMILY (HIGH DENSITY R-4) DISTRICT
ZONING TO PUBLIC AND QUASI-PUBLIC (PQP) DISTRICT
ZONING ON THE FORMER WINTER PARK LIBRARY PROPERTY AT
460 E. NEW ENGLND AVENUE, 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, in order to permit the transition in usage of the former Winter Park Library to the cultural usage by the Blue Bamboo Center for the Arts, limited to the period of time the property is being used by that entity; and

WHEREAS, on August 6, 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 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 Multi-Family (High Density R-4) district zoning to Public and Quasi-Public (PQP) district zoning on the former Winter Park Library property at 460 E. New England Avenue, more particularly identified with Orange County Parcel ID# 05-22-30-9400-60-010 in the Public Records of Orange County, Florida.

SECTION 2. This Ordinance shall only be effective for the term of the lease of the subject property to the Blue Bamboo Center for the Arts and any other period of time as the City Commission may assign such lease or shall lease to another third party via adoption of such Ordinance as may be required. However, if such third-party usage

of this property is discontinued for any reason, including expiration or termination of a lease, then this Ordinance shall become null and void and the zoning designation applicable to this property shall revert back to a Multi-Family (High Density R-4) district zoning designation.

SECTION 3. This Ordinance shall become effective immediately upon passage and adoption by the City Commission.

ADOPTED at a regular meeting of the City Commission of the City of Winter Park, Florida, held in City Hall, Winter Park, on this 28th day of August, 2024.

Mayor Sheila DeCiccio

Attest:

Rene Cranis, City Clerk