

ORDINANCE 3345-25

**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 LOW DENSITY RESIDENTIAL (R-2) ZONING TO ORANGE
COUNTY PLANNED DEVELOPMENT (OC-PD) ZONING ON THE
PROPERTY AT 1101 LEWIS DRIVE, MORE PARTICULARLY
DESCRIBED HEREIN.**

WHEREAS, the City Commission intends to amend the zoning designation on 1101 Lewis Drive in conformance with the Comprehensive Plan Future Land Use designation of said property, and

WHEREAS, on June 3, 2025, 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 Low Density Residential (R-2) District to Orange County Planned Development (OC-PD) district zoning on the property at 1101 Lewis Drive and more particularly identified with Orange County Parcel ID# 01-22-29-3712-06-170 and further identifies as Lot 17, Block F, Home Acres subdivision as recorded in Plat Book "M", Page 97 of 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 Planned Development 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 the 9th day of July, 2025.

Mayor Sheila DeCiccio

Attest:

Rene Cranis, City Clerk