

## **ORDINANCE 3348-25**

**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  
ESTABLISH COMMERCIAL (C-3) ZONING ON THE ANNEXED  
PROPERTY AT 874 JACKSON AVENUE, 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**, on June 3, 2025, 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 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 establish Commercial (C-3) district zoning on the annexed property at 874 Jackson Avenue, more particularly described at Orange County Parcel ID: 12-22-29-2136-02-050.

**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** this 9th day of July, 2025, by the City Commission of the City of Winter Park, Florida.

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Mayor Sheila DeCiccio

ATTEST:

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Rene Cranis, City Clerk