



Planning & Zoning Board Regular Meeting

Agenda

October 1, 2024 @ 6:00 PM

City Hall Commission Chambers
401 S. Park Avenue

welcome

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assistance & appeals

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"If a person decides to appeal any decision made by the Board with respect to any matter considered at this hearing, a record of the proceedings is needed to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based." (F.S. 286.0105).

please note

Times are projected and subject to change.

1. **Call to Order**
2. **Public Comments (for items not on the agenda): Three minutes allowed for each speaker**
3. **Consent Agenda**
 - a. Approve the minutes of September 3, 2024. 1 minute
4. **Public Hearings (Public participation and comment on these matters must be in person.)**
 - a. **CPA #24-04/RZ #24-05 Request of Benjamin Partners, LTD for:** 10 minutes
 - An Ordinance amending Chapter 58 "Land Development Code" Article I, "Comprehensive Plan" and the Future Land Use Map so as to change the Low Density Residential Future Land Use designation to an Orange County Planned Development Future Land Use designation on the property located at 1251 Lewis Drive, more particularly described herein, providing for severability, conflicts and an effective date.
 - An Ordinance amending Chapter 58 "Land Development Code" Article III, "Zoning" and the official Zoning Map so as to change Low Density Residential (R-2) District Zoning to Orange County Planned Development (OC PD) District Zoning on the property located at 1251 Lewis Drive, more particularly described herein, providing for severability, conflicts and an effective date.
5. **Action Items**
6. **Non-Action Items**
7. **Staff Updates**
8. **Board Comments**
9. **Upcoming Agenda Items**
10. **Adjournment**



Planning & Zoning Board

agenda item 3.a

item type

Consent Agenda

meeting date

October 1, 2024

prepared by

Mary Bush, Administrative Coordinator III

approved by**subject**

Approve the minutes of September 3, 2024.

motion | recommendation**background****alternatives | other considerations****fiscal impact****attachments**

1. Draft Planning & Zoning Board Regular Meeting Minutes



Planning & Zoning Board Regular Meeting Minutes

September 3, 2024 at 6:00 PM

City Hall Commission Chambers
401 S. Park Avenue

Present

David Bornstein, Alex Stringfellow, Jim Fitch, Warren Lindsey, Michael Spencer, Jason Johnson, Bill Segal

Absent

None

Staff Present

City Attorney Dan Langley, Director of Planning and Zoning Allison McGillis, Planning Consultant Jeff Briggs, Senior Planner/Zoning Official John Harbilas, Planner II Nicholas Lewis, Administrative Coordinator Mary Bush

1. Call to Order

Chairman Bornstein called the meeting to order at 6:00 p.m.

2. Consent Agenda

- a. Approve the minutes of August 6, 2024.

Motion made by Jason Johnson, seconded by Alex Stringfellow, to approve the August 6, 2024 meeting minutes.

The motion carried unanimously by a 7-0 vote.

3. Public Comments (for items not on the agenda): Three minutes allowed for each speaker

The Board heard public comment from the following resident:

Gigi Papa of 1440 Hibiscus Avenue, Winter Park, FL 32789. Ms. Papa asked the Board to consider amending the procedures for approving the minutes at the Board meetings to allow for the public to request changes prior to the Board approving the minutes and to include more details of public speakers' comments on agenda items in the minutes.

The Board briefly discussed the concerns brought up by Ms. Papa and decided that public comments for items not on the agenda should be placed immediately after the

call to order for each meeting agenda and that indication of which public speaker spoke in favor or in opposition of an item should be included in the minutes.

Motion made by Warren Lindsey, seconded by Alex Stringfellow, to amend the meeting agenda format to address public comments not on the agenda immediately after the call to order and to include indication of which public speaker spoke in favor or in opposition of an item in the minutes.

The motion carried unanimously by a 7-0 vote.

No one else from the public wished to speak. The public hearing was closed.

4. Public Hearings (Public participation and comment on these matters must be in person.)

- a. SPR #24-10. Request of Barbara Kleppe for approval to construct a new, 6,803 square-foot, single-family home located at 1415 Grove Terrace on Lake Sylvan, zoned R-1AAA.

Mr. Lewis provided a summary of the request. He noted that the project met all code requirements except for the proposed lakefront setback. He also noted that the existing house has a 51-foot setback, but the applicant was proposing the new house to have a 57-foot setback. He then indicated that the proposed swimming pool would meet the required 50-foot setback, but the summer kitchen would meet the 57-foot setback. He also indicated that staff had spoken with the neighbor to the west of the property and the neighbor expressed concerns about two trees that were not included in the proposed site plans. Mr. Lewis confirmed that the two trees had been previously approved by the city's Urban Forestry department to be removed. He then reviewed the applicant's proposed elevations and renderings and noted that the applicant had agreed to the condition that the proposed three-foot four-inch pool wall height would be reduced to the required three-foot maximum height.

Staff recommendation was for approval with the following condition:

- That the final swimming pool deck be adjusted to meet the maximum 3-foot wall height for such components.

A brief discussion ensued about discrepancies in the measurements from the lake to the swimming pool, how the height of the pool wall is measured, and if the dock indicated on the plans was existing.

The applicant, Barbara Kleppe of 181 N. Phelps Avenue, Winter Park, FL 32789 addressed the Board. Ms. Kleppe noted that the lake to pool measurements that were being proposed were supposed to comply with the 50-foot minimum setback.

No one from the public wished to speak. The public hearing was closed.

Motion made by Warren Lindsey, seconded by Michael Spencer for approval to construct a new, 6,803 square-foot, single-family home located at 1415 Grove Terrace on Lake Sylvan, zoned R-1AAA, with the following conditions:

- **That the final swimming pool deck be adjusted to meet the maximum 3-foot wall height from existing grade for such components.**
- **That the final swimming pool plan meets the minimum 50-foot setback requirement from the ordinary high-water line to the water line of the pool.**

The motion carried unanimously by a 7-0 vote.

- b. SPR #24-11. Request of Konkol Custom Homes for approval to construct a new, 4,622 square-foot, single-family home located at 2250 Venetian Way on the Venetian Canal of Lake Maitland, zoned R-1AA.

Mr. Lewis provided a summary of the item. He noted that the project met all four lakefront approval criteria and no variances were being requested. He also noted that the property is on a canal front and the project meets the setback requirements for both the main structure and the swimming pool. He added that no trees would be removed, the views from the neighbors and the lake would not be infringed upon, and the project met the requirements for floor-area-ratio, impervious lot coverage, and retention.

Staff recommendation was for approval.

No one from the public wished to speak. The public hearing was closed.

Motion made by Jason Johnson, seconded by Bill Segal for approval to construct a new, 4,622 square-foot, single-family home located at 2250 Venetian Way on the Venetian Canal of Lake Maitland, zoned R-1AA.

The motion carried unanimously by a 7-0 vote.

- c. CU# 24-09 Request of MEI Partners, LLC for: Conditional Use approval to construct a 21,750 square foot expansion for vehicle service and parking deck for the Fields BMW dealership at 963 N. Wymore Rd, zoned Commercial (C-3).

Mr. Harbilas provided a summary of the item. He noted that the property was adjacent to I-4, right at the city boundary, and there were no residential properties close in

proximity. He then indicated that the applicant's proposed expansion would involve their existing showroom and service building expanding to the north of the property and would stay in line with the existing buildings. He also noted that the addition would be a single-story building with a bridge that would connect the roof of the addition to the existing parking garage on the property. Mr. Harbilas then reviewed the applicant's proposed elevations and indicated that the expansion would provide the applicant with more capacity to service vehicles and room for more inventory. He added that no comments had been received from the public regarding the request.

Staff recommendation was for approval.

The Board asked if the area where the addition would be placed was already paved, to which Mr. Harbilas responded that it was already paved and would not affect the impervious lot coverage.

No one from the public wished to speak. The public hearing was closed.

Motion by Bill Segal, seconded by Alex Stringfellow for Conditional Use approval to construct a 21,750 square foot expansion for vehicle service and parking deck for the Fields BMW dealership at 963 N. Wymore Rd, zoned Commercial (C-3).

The motion carried unanimously by a 7-0 vote.

d. ZTA #24-04. Request of the City of Winter Park for:

- An Ordinance Amending Chapter 58 "Land Development Code" Article III, "Zoning" And Article VI, "Subdivision and Lot Consolidation Regulations" so as to adopt new regulations and development standards, necessary to implement The City of Winter Park, Comprehensive Plan, Goals, Objectives and Policies Document, dated February 14, 2024.
- An Agreement to provide for vesting of rights for properties zoned R-4, under the 2017 Comprehensive Plan.
- An Ordinance Amending Chapter 102 "Utilities" of the Code of Ordinances of The City of Winter Park so as to establish annexation requirements for the provision of city sanitary sewer service as necessary to implement The City of Winter Park, Comprehensive Plan, Goals, Objectives and Policies Document, dated February 14, 2024.
- An Ordinance Amending Chapter 2 "Administration", Article VIII, "Affordable and Workforce Housing" of the

Code of Ordinances of The City of Winter Park so as to amend provisions regarding the housing linkage fee as necessary to implement The City of Winter Park, Comprehensive Plan, Goals, Objectives and Policies document, dated February 14, 2024.

Mrs. McGillis provided a summary of the item. She explained that the changes stemmed from the city's required update to the Comprehensive Plan on February 14, 2024 and, per Chapter 163, Florida Statutes, the city has one year thereafter to update the Land Development Code and other Ordinances of the city in compliance with those policies. She then went over the three ordinances and one vesting agreement that the Board had reviewed and discussed at their last work session on August 27, 2024.

Mrs. McGillis reviewed the following summary of the changes:

- Codifies site design requirements for separation of townhouse units in R-3 zoning.
- Reduces the density and floor area ratio in the R-4 district, due to the Live Local Act.
- In order to preserve building entitlements of current R-4 property owners, there is also a companion Vesting Agreement for R-4 property owners.
- Implements floor area ratio and impervious coverage maximums in the PURD zoning and updates to reflect current staff review process.
- General updates to change P&Z 'Board' versus 'Commission' and 'Zoning' versus 'Building' Official terminology.
- Rebrands the C-2 zoning district as a Central Business (CBD) district zoning.
- Adds new requirements and clarification for when Conditional Use requests and FLU/rezonings require a Transportation Impact Analysis.
- Adds clarifying language to PURD for how to determine setbacks/FAR/etc.
- Adds tattoo establishments to permitted uses in I-1 to comply with recent case law involving freedom of speech.
- Adds language regarding requirements for cross-access and sidewalks for commercial properties.
- Implements recommendations from the Economic Development Advisory Board (EDAB) from the MJB Consulting study on retail strategies in the CBD.
- Implements the continuation of the city's affordable and workforce housing linkage fee and provides for a future 'fee-in-lieu' allowance if an inclusionary housing ordinance is adopted.
- Codifies the requirement for a voluntary annexation or a consent to annexation agreement recorded in the public records in order to be provided sanitary sewer service from the city system.
- Codifies the prohibition on subdivisions of estates and further codifies the allowances for variances if the preservation and designation of historic homes is

accomplished.

- Codifies the method of determining conformance to the standards for variances for lot splits on non-lakefront properties as matching the median lot sizes within 300 feet on the street section proposed for the lot split.

Staff recommendation was for approval.

The Board inquired about how the ordinance changes were noticed to the public and how they could review them.

No one from the public wished to speak. The public hearing was closed.

The Board noted that all seven members had spent an hour and 45 minutes in a work session reviewing the changes in detail. A brief discussion then ensued about the changes that were requested by the Board at the work session.

Motion by Michael Spencer, seconded Alex Stringfellow for approval of the following:

- **An Ordinance Amending Chapter 58 "Land Development Code" Article III, "Zoning" and Article VI, "Subdivision and Lot Consolidation Regulations" so as to adopt new regulations and development standards, necessary to implement The City of Winter Park, Comprehensive Plan, Goals, Objectives and Policies Document, dated February 14, 2024.**
- **An Agreement to provide for vesting of rights for properties zoned R-4, under the 2017 Comprehensive Plan.**
- **An Ordinance Amending Chapter 102 "Utilities" of the Code of Ordinances of The City of Winter Park so as to establish annexation requirements for the provision of city sanitary sewer service as necessary to implement The City of Winter Park, Comprehensive Plan, Goals, Objectives and Policies Document, dated February 14, 2024.**
- **An Ordinance Amending Chapter 2 "Administration", Article VIII, "Affordable and Workforce Housing" of the Code of Ordinances of The City of Winter Park so as to amend provisions regarding the housing linkage fee as necessary to implement The City of Winter Park, Comprehensive Plan, Goals, Objectives and Policies document, dated February 14, 2024.**

The motion carried unanimously by a 7-0 vote.

- e. ZTA #24-06. Request of the City of Winter Park for: An

Ordinance amending Chapter 58, "Land Development Code", Article III, "Zoning" Section 58-72 Office (O-1) District to revise the criteria for conditional uses for restaurants, cafes, coffee shops and other food establishments.

Mrs. McGillis provided a summary of the item. She explained that the ordinance stemmed from the city adding a new Conditional Use in 2021 to allow restaurants and other food establishments in O-1 zoning via the Conditional Use process provided that certain criteria are met. The purpose was to allow certain O-1 properties with under-utilized first floors to repurpose the first floors for restaurants. After its implementation, the city became aware that it was difficult for some properties to take advantage of the new Conditional Use due to surrounding residential properties. Mrs. McGillis indicated that the City Commission directed staff to look at changing the provision to resolve the issue. She then went over a summary of the changes and noted that there would be an added sentence in the Conditional Use title to clarify how the distance is measured, an option of a waiver would be added for the 300-foot distance requirement, and a prohibition of projection screens was added.

Staff recommendation was for approval.

The Board discussed adding language regarding site lighting concerns within the ordinance and if lighted signage would be allowed.

The Board heard public comment from the following resident who did not confirm opposition or favor of the item:

Charles Steinberg of 1287 Harmon Avenue, Winter Park, FL 32789 spoke about the single-family residential language in the ordinance.

No one else from the public wished to speak. The public hearing was closed.

The Board discussed Mr. Steinberg's request to remove "single-family residential" from the portions of the ordinance that refer to 300 feet from any single-family residential use and replace it with only "residential" to be inclusive of all types of residential uses.

Motion made by Jason Johnson, seconded by Bill Segal for approval of an Ordinance amending Chapter 58, "Land Development Code", Article III, "Zoning" Section 58-72 Office (O-1) District to revise the criteria for conditional uses for restaurants, cafes, coffee shops and other food establishments, with the following amendment:

- **Change the language regarding "single-family residential" to "residential properties" or similar language.**

The motion carried unanimously by a 7-0 vote.

- f. ZTA #24-08. Request of the City of Winter Park for: An Ordinance Amending Chapter 58 "Land Development Code", Article III, "Zoning Regulations" Subsection 58-86 "Off-Street Parking and Loading Regulations" so as to modify the multi-family residential, retail, office and restaurant parking regulations within the city.

Mrs. McGillis provided a summary of the item. She noted that in September 2023 The Chamber of Commerce invited Henry Grabar, author of the book, "Paved Paradise" to Winter Park to speak on the topic of parking. She indicated that Mr. Grabar's viewpoint was that parking codes almost always over-park, discourage shared parking and use far too much valuable land for the purpose of parking spaces. He also expressed that cities should reduce parking or abandon parking codes entirely and let the private sector decide how much, if any, parking to provide. She then explained that in response, the City Commission held a work session on November 9, 2023 to discuss this topic and concurred to take a more modest approach to update certain aspects of the parking code to reflect best practices, but not to abandon parking requirements.

Mrs. McGillis reviewed the following summary of the changes:

- Unify the parking code requirement for non-medical office and retail city-wide to one space per 333 sf (3 per 1,000 sf) versus the current one space per 250 sf (4 per 1,000 sf). This is a 25% decrease in parking required for retail or non-medical office.
- Reduce the parking needed for large office buildings, which have the largest parking surpluses. Together with the Code change above, this Code change would further reduce the parking requirements to one space for each 400 sf for any building area over 15,000 sf. This is a 30% reduction in required parking.
- In multi-family residential projects of three or more units, 1.25 spaces for a one-bedroom unit, 2 spaces for a two-bedroom unit, and 2.5 spaces for a three-bedroom unit. This is the same parking requirement as now exists in the Orange Avenue Overlay. For projects with larger units, the City would maintain the current 2.5 per dwelling unit if larger than 2,000 sq. ft.
- Impose a maximum parking provision of no more than 150% of the code requirement.

Staff recommendation was for approval.

A brief discussion ensued regarding concerns about the provision's statement of "in order to preclude parking lots with unused spaces" and its restriction on exceeding 150% of the minimum required parking spaces. The Board asked if any comments had been received about the request from the public to which Mrs. McGillis indicated that

there had not been any comments received from the public. The Board then inquired about whether the request was being driven by certain existing empty parking lots and expressed a concern about possibly creating parking issues in the future if people began to return to the office from working from home. The Board also discussed a concern with the provision stating that the city shall be the sole determinant of the feasibility of any application for shared parking. Mrs. McGillis indicated, and the Board agreed that in place of the restriction on exceeding 150% of the minimum required parking, the ordinance would state that in no case shall a parking lot be constructed or converted that provides more than 200% of the minimum required parking spaces. Any parking lots over 200% of the minimum will be required to obtain a variance. A brief discussion then ensued about parking extremes found in the city.

Discussion then continued about the city being the sole determinant of the feasibility of any application for shared parking. City Attorney Langley suggested that the language of the ordinance be changed to state that the city may deny the use of shared parking if the city reasonably determines that the shared parking arrangement is not feasible. The Board expressed favor of the suggested change. The Board then inquired about areas of the city that are substantially deficient in parking and if any negative feedback had been received about the provision regarding multi-family residential projects. A brief discussion ensued.

No one from the public wished to speak. The public hearing was closed.

Motion made by Warren Lindsey, seconded by Michael Spencer for approval an Ordinance Amending Chapter 58 "Land Development Code", Article III, "Zoning Regulations" Subsection 58-86 "Off-Street Parking and Loading Regulations" so as to modify the multi-family residential, retail, office and restaurant parking regulations within the city, with the following amendments:

- **Section 1. Subsection (b) Specific requirements for various uses and buildings. - revise language to state that "In no case shall a parking lot be constructed or converted that provides more than two hundred (200%) of the minimum required parking spaces. Any parking lots over 200% of the minimum will be required to obtain a variance."**
- **Section 2. Subsection (3) h. Mixed uses and shared parking. - revise language to state that "The City may deny the use of shared parking if the city reasonably determines that the shared parking arrangement is not feasible."**

**The motion carried by a 5-2 vote. (In Favor: Alex Stringfellow, Bill Segal, Warren Lindsey, Michael Spencer, and David Bornstein.
Opposed: Jason Johnson and Jim Fitch.)**

5. Action Items

6. Non-Action Items

7. Staff Updates

8. Board Comments

9. Upcoming Agenda Items

10. Adjournment

The meeting adjourned at 7:22 p.m.

ATTEST:

/s/ Mary Bush, Recording Secretary



Planning & Zoning Board

agenda item 4.a

item type

Public Hearings (Public participation and comment on these matters must be in person.)

meeting date

October 1, 2024

prepared by

Allison McGillis, Director of Planning and Zoning

approved by

Mary Bush, Administrative Coordinator
III

subject

CPA #24-04/RZ #24-05 Request of Benjamin Partners, LTD for:

- An Ordinance amending Chapter 58 "Land Development Code" Article I, "Comprehensive Plan" and the Future Land Use Map so as to change the Low Density Residential Future Land Use designation to an Orange County Planned Development Future Land Use designation on the property located at 1251 Lewis Drive, more particularly described herein, providing for severability, conflicts and an effective date.
- An Ordinance amending Chapter 58 "Land Development Code" Article III, "Zoning" and the official Zoning Map so as to change Low Density Residential (R-2) District Zoning to Orange County Planned Development (OC PD) District Zoning on the property located at 1251 Lewis Drive, more particularly described herein, providing for severability, conflicts and an effective date.

motion | recommendation

Staff recommendation is for approval of the Ordinances as presented.

background

This public hearing is to re-designate 1251 Lewis Drive, which was recently purchased by the master developer of the Ravaudage Planned Development, from Low Density Residential (R-2) zoning and Low Density Residential Future Land Use to Orange County Planned Development (OC PD) zoning and Future Land Use. The Comprehensive Plan provides via Policy 1-M-6 (below) that when out-parcels are added to the Ravaudage development, they may be granted the same Future Land Use and zoning designations as the entire project.

Policy 1-M-6: Future Enclave & Out-Parcel Additions to the Ravaudage Planned Development. Any future acquisitions and additions to the Ravaudage PD of enclave or out-parcel properties may, at the discretion of the City, be added to the Ravaudage PD and regulated by the Orange County PD Code and the Development Order terms and conditions pertaining to the Ravaudage PD.

The City does not have a Planned Development Future Land Use designation or Planned Development (PD) zoning that approximates the Orange County PD designations. In the Ravaudage Annexation Agreement and the Comprehensive Plan, the use of the Orange County land use designations is provided for.

This property at 1251 Lewis Drive is a single lot that measures 75 feet along Lewis Drive and is 132.5 feet deep, which equates to a lot area of 9,937 square feet. The maximum residential unit density for Ravaudage is 14.76 dwelling units per acre, and the maximum commercial density (or floor area ratio) is 100%. Thus, adding this property to the PD boundary, results in three (3) additional units and 9,937 square feet of added commercial entitlements.

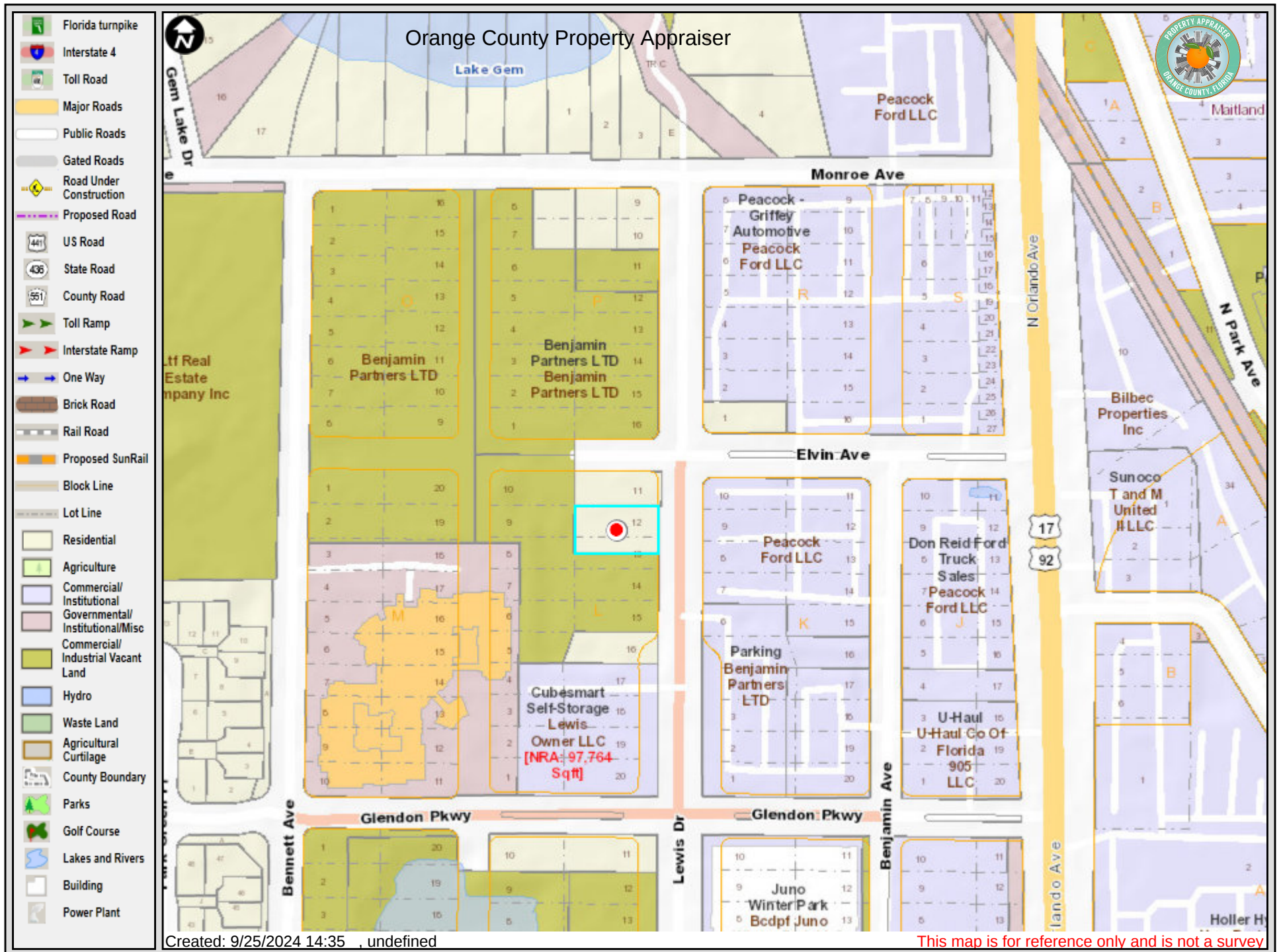
In accordance with the Comprehensive Plan, these two ordinances would change the Low Density Residential Future Land Use designation and corresponding R-2 zoning to Orange County Planned Development Future Land Use and the corresponding Orange County Planned Development (OC PD) zoning.

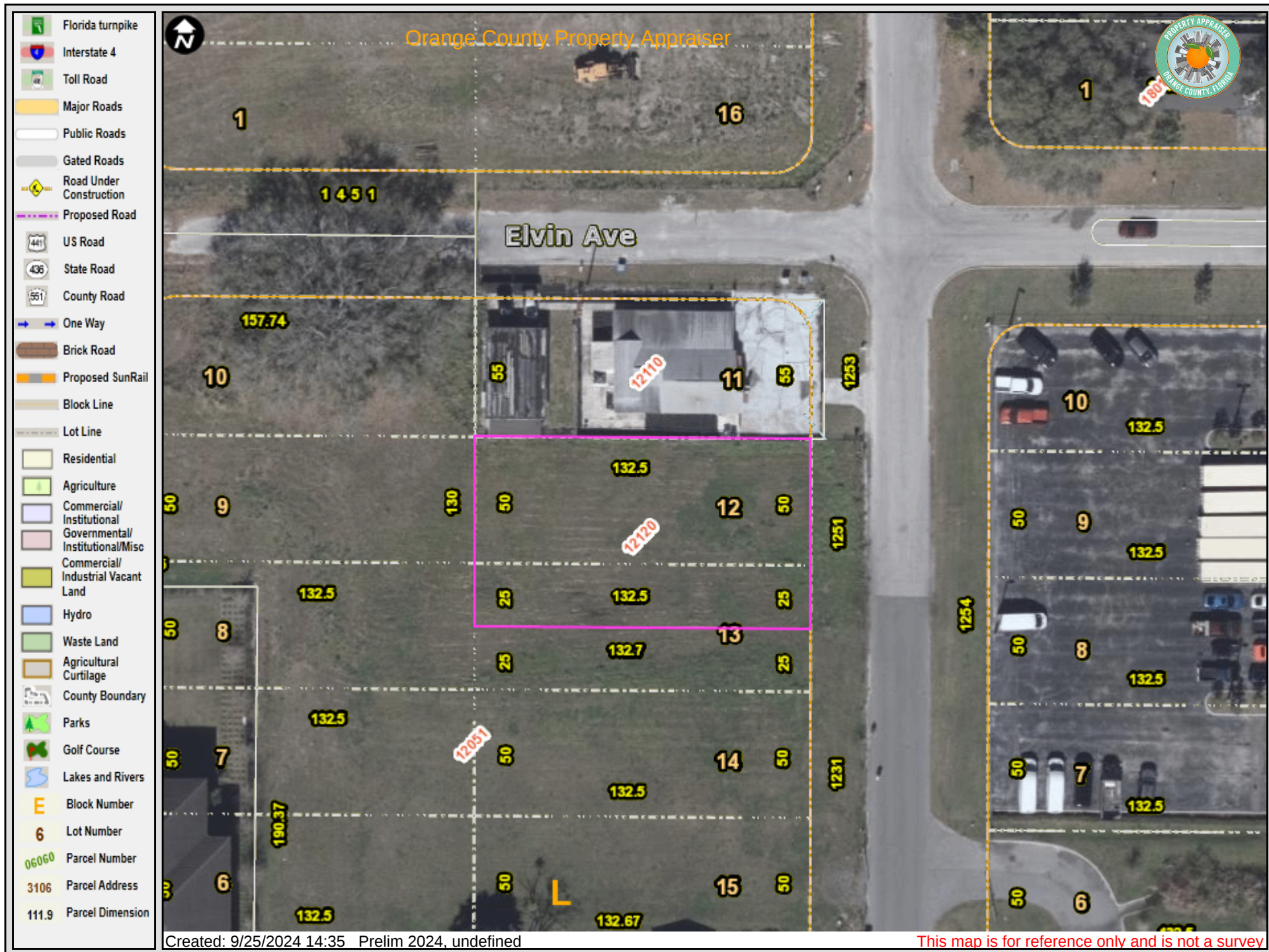
alternatives | other considerations

fiscal impact

attachments

1. Location Map
2. Aerial Map
3. Ord. Comp. Plan_FLU 1251 Lewis Drive
4. Ord. Zoning _1251 Lewis Drive





ORDINANCE XXXX-24

AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA AMENDING CHAPTER 58, "LAND DEVELOPMENT CODE", ARTICLE I "COMPREHENSIVE PLAN" FUTURE LAND USE MAP SO AS TO CHANGE THE FUTURE LAND USE DESIGNATION OF LOW DENSITY RESIDENTIAL TO ORANGE COUNTY PLANNED DEVELOPMENT FUTURE LAND USE ON THE PROPERTY AT LOCATED AT 1251 LEWIS DRIVE, MORE PARTICULARLY DESCRIBED HEREIN.

WHEREAS, the City Commission intends to amend its Comprehensive Plan Future Land Use Map to recognize the addition of 1251 Lewis Drive to the Ravaudage Planned Development, as is consistent with the policies of the Comprehensive Plan, and

WHEREAS, this change of future land use designations is being accomplished via a Comprehensive Plan future land use map designation small-scale amendment to the Comprehensive Plan, and

WHEREAS, on October 1, 2024, the Planning and Zoning Board held a public hearing on the proposed future land use map amendment set forth herein and made a recommendation to the City Commission concerning the same, and

WHEREAS, the amendment of the Comprehensive Plan Future Land Use Map meets the criteria established by Chapter 163, Florida Statutes and pursuant to and in compliance with law.

NOW THEREFORE BE IT ENACTED, AS FOLLOWS:

SECTION 1. That Chapter 58 "Land Development Code", Article I, "Comprehensive Plan" future land use plan map is hereby amended so as to change from a Low Density Residential future land use designation to an Orange County Planned Development future land use designation on the property located at 1251 Lewis Drive and more particularly identified with Orange County Parcel ID# 01-22-29-3712-12-120 and further identifies as Lot 12 and the north half of Lot 13, Block M, 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 31 days after its adoption unless timely challenged pursuant to Florida Statutes Section 163.3187 within 30 days after adoption. If timely challenged, this Ordinance will not become effective until the State Land Planning Agency or the Administration Commission, respectively, issues a Final Order determining compliance pursuant to Chapter 163, Florida Statutes.

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

Mayor Sheila DeCiccio

Attest:

Rene Cranis, City Clerk

ORDINANCE XXXX-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 LOW DENSITY RESIDENTIAL (R-2) ZONING TO ORANGE COUNTY PLANNED DEVELOPMENT (OC-PD) ZONING ON THE PROPERTY AT 1251 LEWIS DRIVE, MORE PARTICULARLY DESCRIBED HEREIN.

WHEREAS, the City Commission intends to amend the zoning designation on 1251 Lewis Drive in conformance with the Comprehensive Plan future land use designation of said property, and

WHEREAS, on October 1, 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 Low Density Residential (R-2) District to Orange County Planned Development (OC-PD) district zoning on the property at 1251 Lewis Drive, more particularly identified with Orange County Parcel ID# 01-22-29-3712-12-120 and further identifies as Lot 12 and the north half of Lot 13, Block M, 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 this ____ day of _____, 2024.

Mayor Sheila DeCiccio

Attest:

Rene Cranis, City Clerk