

ORDINANCE 3294-24

AN ORDINANCE OF CITY OF WINTER PARK, FLORIDA, ADOPTING THE AMENDED WINTER PARK COMMUNITY REDEVELOPMENT PLAN; PROVIDING FOR THE EXPANSION OF THE REDEVELOPMENT AREA'S BOUNDARIES; PROVIDING FOR A TEN-YEAR EXTENSION OF THE CITY OF WINTER PARK COMMUNITY REDEVELOPMENT AGENCY'S OPERATIONAL TIMEFRAME; PROVIDING FOR A TEN-YEAR EXTENSION OF THE CITY OF WINTER PARK COMMUNITY REDEVELOPMENT AREA REDEVELOPMENT TRUST FUND; PROVIDING FOR THE COUNTY TIF CONTRIBUTION RATES FOR THE WINTER PARK REDEVELOPMENT TRUST FUND; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE WINTER PARK CODE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on or about August 13, 1991, the City of Winter Park, Florida (the "City") adopted Resolution 1528, creating the Winter Park Community Redevelopment Agency (the "CRA"); and

WHEREAS, on or about January 11, 1994, the City adopted Resolution 1587, noting the lack of affordable housing and reaffirming the need for redevelopment within the area designated as the Redevelopment Area in the CRA Plan ("Redevelopment Area") and reauthorizing the CRA; and

WHEREAS, on or about September 13, 1994, the City adopted Resolution 1610, adopting the initial Winter Park Community Redevelopment Plan (the "Plan-1994"); and

WHEREAS, on or about January 23, 1996, the City adopted Resolution 1629, adopting the expanded boundaries of initial the Redevelopment Area to include additional areas within the City; and

WHEREAS, on or about February 9, 1999, the City adopted Resolution 1696, amending Plan-1994 and memorializing the expanded boundaries of the Redevelopment Area (the "Plan-1999"); and

WHEREAS, the City's creation of the CRA and operations related thereto were duly authorized by Orange County (the "County") via County Resolutions 91-M-32, 92-M-03, 93-M-71, 95-M-24, 96-M-31, 98-M-37 and 99-M-04, as required by Section 163.410, Florida Statutes; and

WHEREAS, on or about March 2, 1999, the City, CRA, and County executed that certain Interlocal Development Agreement between Orange County, Florida; the City of Winter Park, Florida; and the Winter Park Community Redevelopment Agency providing for certain matters with respect to the operations of the CRA (the "Interlocal Agreement"); and

WHEREAS, in accordance with Plan-1999 and enabling resolutions, the initial term of Plan-1999 is for a period ending January 1, 2027; and

WHEREAS, the City, in close coordination with County leadership and staff, recently conducted detailed and comprehensive Finding of Necessity Studies in accordance with Section 163.355, Florida Statutes, along with extensive community involvement to evaluate targeted areas for consideration of inclusion within the Redevelopment Area; and

WHEREAS, the extensive evaluation process, community involvement, and redevelopment focus areas, redevelopment elements, and short-term, mid-term, and long-term implementation schedule were identified in close coordination with the County and from the Finding of Necessity Studies were incorporated into a plan entitled Winter Park Community Redevelopment Plan dated February 2024, which is attached hereto as **Exhibit "A"** (the "Plan-2024"); and

WHEREAS, the extensive evaluation process contained in the Plan-2024 has identified the Fairbanks Avenue Expansion Area to have the requisite conditions of "Slum" and "Blight" as defined by Section 163.340(7)-(8), Florida Statutes, for consideration of inclusion within the Redevelopment Area; and

WHEREAS, the City finds that conditions of slum and/or blighted areas continue to exist within the CRA area and the Fairbanks Avenue Expansion Area, adopts the findings set forth in the Plan-2024, and finds that the purposes of the CRA and the public health, safety, and welfare will be served by expanding the boundaries of the Redevelopment Area to include the Fairbanks Avenue Expansion Area and extending the operational term of the CRA for an additional ten (10) years such that the CRA Plan will expire in 2037, which is ten (10) years after the current 2027 expiration; and

WHEREAS, in accordance with Section 163.361(1), Florida Statutes, the City Commission is authorized to modify the Community Redevelopment Plan upon the recommendation of the CRA and as otherwise provided in Chapter 163, Florida Statutes, and the Interlocal Agreement; and

WHEREAS, the CRA approved Resolution No. 18-24 on March 13, 2024, recommending the City Commission approve and adopt Plan-2024 in order to extend the Community Redevelopment Plan and expand the boundaries of the Redevelopment Area.

NOW, THEREFORE, IT IS HEREBY RESOLVED BY THE WINTER PARK CITY COMMISSION AS FOLLOWS:

1. Recitals. The foregoing recitals are hereby verified as true and correct, adopted as the City's legislative findings, and adopted as a material part of this Ordinance.
2. Plan Approval. The Winter Park City Commission hereby approves and adopts the Amendment to Winter Park Community Redevelopment Plan, known as Plan-2024, attached hereto as **Exhibit "A"** in order to extend the Community Redevelopment Plan for a period of ten (10) years beyond expiration of the initial

expiration year of 2027 to 2037 and expand the boundaries of the Redevelopment Area as indicated in the Plan, contingent upon the Board of Orange County Commissioners approval of the Plan-2024.

3. Recommendations to County and CRA. The Winter Park City Commission hereby recommends:

(a) that the Board of County Commissioners of Orange County approve the Plan-2024 and adopt such resolution(s) as are necessary to authorize the Plan-2024 and extension of the CRA for a period of ten (10) years beyond expiration of the initial term;

(b) That the City, CRA, and Orange County execute an amendment to the Interlocal Agreement providing for and authorizing the CRA extension provided in the Plan-2024 and other matters related thereto; and

(c) That the City, CRA, Orange County and the City of Orlando take such additional actions (i.e., interlocal agreements) as are necessary to authorize and effect the Plan-2024.

4. Severability. If any section, subsection, sentence, clause, phrase, or portion of this Resolution is, for any reason, determined invalid, void, voidable, unenforceable, or unconstitutional by a court of competent jurisdiction, such portion will be deemed a separate, distinct, and independent provision, and such holding will not affect the validity of the remaining Resolution unless the purpose of this Resolution is frustrated thereby.

5. Conflicts. In the event of a conflict or conflicts between this Resolution and any other Resolution of the Winter Park Community Redevelopment Agency, this Resolution controls to the extent of any such conflict.

6. Effective Date. This Ordinance shall take effect immediately upon adoption.

ADOPTED this 27th day of March, 2024, by the Winter Park City Commission.

APPROVED:  
WINTER PARK CITY COMMISSION

---

Phillip M. Anderson, Mayor

ATTEST:

---

CITY CLERK

EXHIBIT "A"

WINTER PARK COMMUNITY REDEVELOPMENT PLAN - 2024