

RESOLUTION NO. 2179-17

A RESOLUTION OF THE CITY COMMISSION OF THE OF WINTER PARK, FLORIDA, ADOPTING AMENDMENTS TO THE AMENDED AND RESTATED DEVELOPMENT ORDER FOR THE RAVAUDAGE DEVELOPMENT AS ORIGINALLY ADOPTED ON NOVEMBER 10, 2014, PROVIDING FOR, CONFLICTS, SEVERABILITY AND EFFECTIVE DATE.

WHEREAS, Daniels B. Bellows (Developer), and City of Winter Park previously entered into an Annexation Agreement dated April 9, 2012 and recorded in O.R. Book 10363, Page 1250, et seq, Public Records of Orange County, Florida, concerning property generally located at Lee Road and 17-92 in Winter Park, Florida and known as Ravaudage, in which the parties agreed that Developer's Development Order with Orange County dated May 24, 2011, (the Original Order") would govern the development of Ravaudage with a few modifications, as noted in the Annexation Agreement; and

WHEREAS, the Orange County Code applies to the development of Ravaudage under F.S. §171.062 and under the terms of the Annexation Agreement; and

WHEREAS, the Developer has requested certain additional amendments to the Original Order, which have been approved by the City's Development Review Committee at public hearings on March 25, 2014, April 15, 2014, and August 27, 2014, and by the City Commission at a public hearing on November 9, 2015, all in accordance with the procedure required by the Orange County Zoning Code, and those requested amendments are reflected in the Amended and Restated Development Order adopted on November 10, 2014; and

WHEREAS, the Original Order will continue to govern those parcels which are no longer owned by the Developer, which consist of the parcel at 1251 Lee Road, Winter Park, Florida, with a Parcel ID No. 01-22-29-3712-01-010, 1035 North Orlando Avenue, Winter Park, Florida, with a Parcel ID No. 01-22-29-3712-01-131, and the parcel at 1006 Lewis Drive, Winter Park, with a Parcel ID No. 01-22-29-3712-02-150; and

WHEREAS, the City finds that these amendments to the Amended and Restated Development Order are consistent with the County Comprehensive Plan and the County Zoning Code, and is in the best interests of the citizens of Winter Park.

WHEREAS, words with double underline shall constitute additions to the original text and strike through text shall constitute deletions to the original text.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF WINTER PARK, FLORIDA:

SECTION 1. In recognition that two additional properties have been added to the Ravaudage PD comprising 21,389 square feet of new land area and pursuant to the existing Ravaudage entitlements of 14.76 units/acre and a 100% FAR, the Winter Park City Commission does hereby amend on Page C-4 "Project Building Program Table" of the Ravaudage Land Use Plans regarding the residential and commercial unit counts/square footage, such that the Residential units be changed to 511 units in lieu of the previously approved 504 units, and the Commercial square footage be changed to 388,102-square feet in lieu of the previously approved 366,713-square feet to read as follows:

RESIDENTIAL	<u>511</u> 504 UNITS
COMMERCIAL	<u>388,102</u> 366,713 SF
OFFICE	891,000 SF
HOTEL	320 ROOMS
FIRE STATION	
OPEN SPACE	

SECTION 2. That the Winter Park City Commission does hereby amend Page C-5, Urban Form: Proposed Building Height Zones, per Exhibit A.

SECTION 3. SEVERABILITY. If any Section or portion of a Section of this Ordinance proves to be invalid, unlawful, or unconstitutional, it shall not be held to invalidate or impair the validity, force, or effect of any other Section or part of this Ordinance.

SECTION 4. CONFLICTS. All Ordinances or parts of Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

SECTION 5. EFFECTIVE DATE. This ordinance shall become effective immediately upon its final passage and adoption.

ADOPTED at a regular meeting of the City Commission of the City of Winter Park held in City Hall, Winter Park on this 9th day of January, 2017.

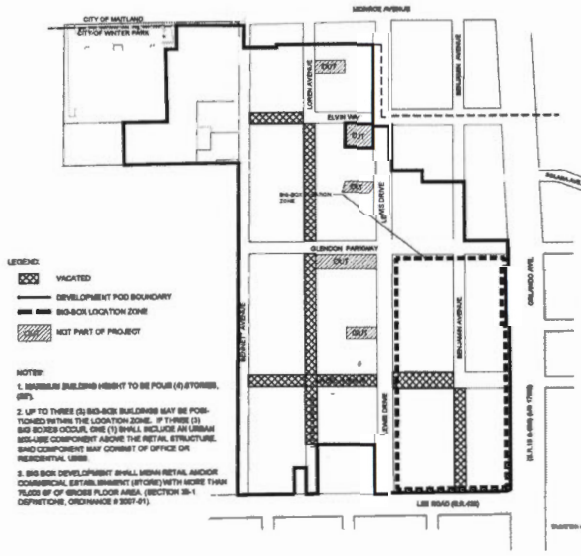


 Mayor Steve Leary

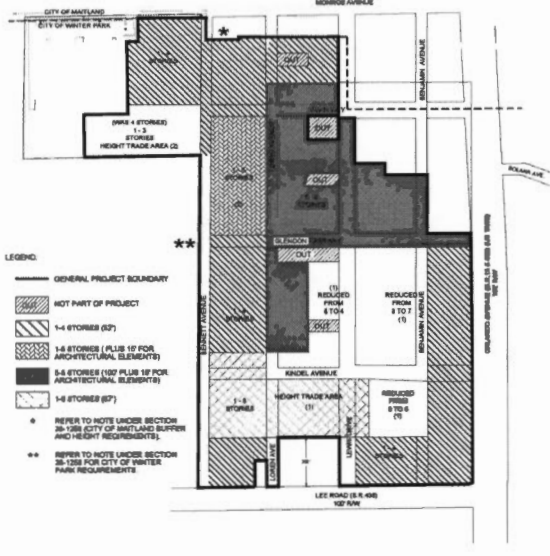
ATTEST:


 City Clerk Cynthia S. Bonham

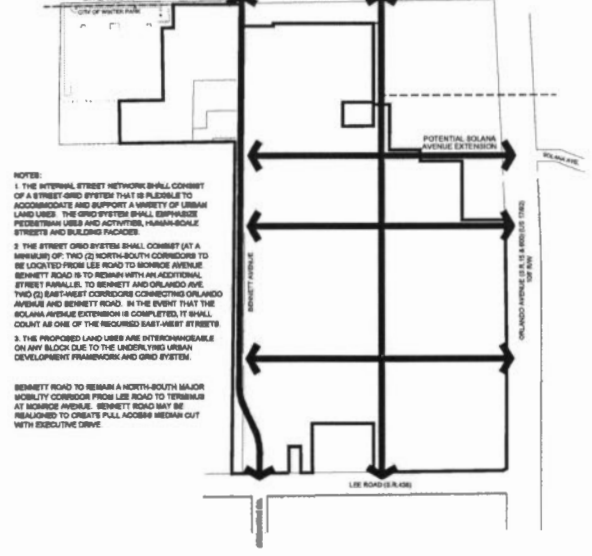
EXHIBIT A



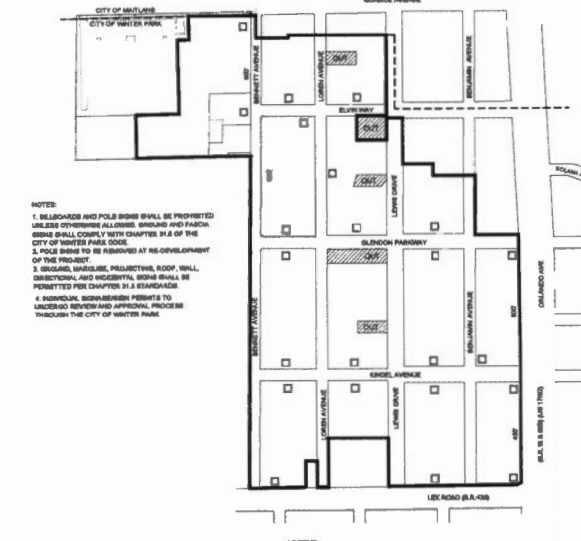
URBAN FORM: BIG BOX LOCATION ZONE



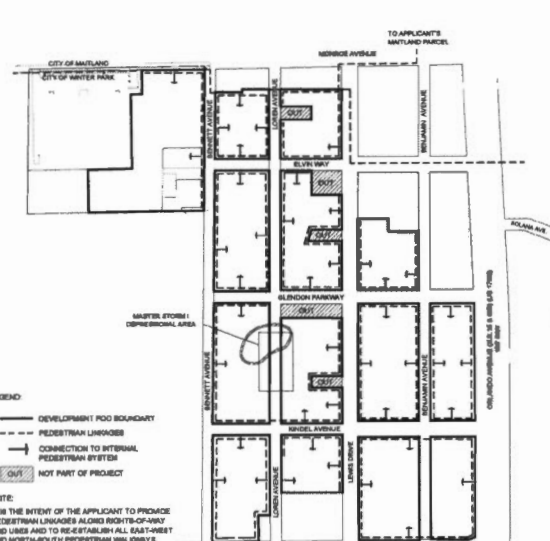
URBAN FORM: PROPOSED BUILDING HEIGHT ZONES



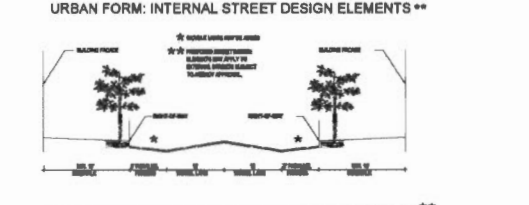
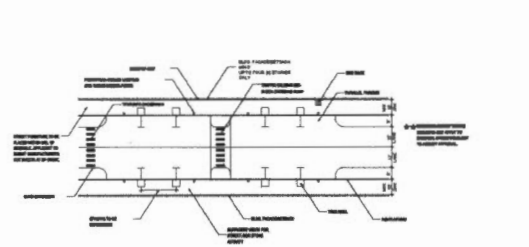
URBAN FORM: ULTIMATE STREET GRID



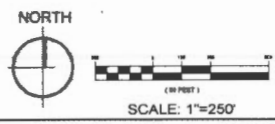
URBAN FORM: MASTER SIGNAGE PLAN



URBAN FORM: CONCEPT PEDESTRIAN WALKWAY PLAN



URBAN FORM: INTERNAL STREET CONCEPT CROSS-SECTION **



APPLICANT/DEVELOPER: **SYDGAN CORPORATION**
 (City of Westland Management, Development & Bonding)

DATE: 02-26-2011
 SHEET: C-5

REVISIONS:

5	12/18/16	JANUARY 2017 DRC 2.0 MODIFICATION	DATE
4	07/15	PER J. TRAPP CITY COMMENTS	REVISION
3	02/15	PER J. TRAPP CITY COMMENTS	REVISION
1	01/01	REVISED PER JAVIT DEC	REVISION

RAVAUDAGE
 LAND USE PLAN
 URBAN FORM TEMPLATE