

**RESOLUTION NO. 2193-17**

**A RESOLUTION OF THE CITY COMMISSION OF THE OF WINTER PARK, FLORIDA, ADOPTING AMENDMENTS TO THE FIRST AMENDMENT OF THE AMENDED AND RESTATED DEVELOPMENT ORDER FOR THE RAVAUDAGE DEVELOPMENT AS ORIGINALLY ADOPTED ON JULY 24, 2017, 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 and by the City Commission at a public hearing on July 24, 2017, all in accordance with the procedure required by the Orange County Zoning Code, and those requested amendments are reflected in the First Amendment to the Amended and Restated Development Order adopted on July 24, 2017; 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 First Amendment of 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.** That the Winter Park City Commission does hereby amend paragraph 12 of the First Amendment to the Amended and Restated Development Order, regarding waivers for parking facilities, to add an additional sub-paragraph to read as follows:

12. THE FOLLOWING WAIVERS FOR PARKING FACILITIES ARE GRANTED:

C. FOR DEVELOPMENT OCCURRING AFTER THIS WAIVER BECOMES EFFECTIVE, A WAIVER FROM SECTION 38-1477 MAY BE GRANTED BY DRC SUCH THAT WHEN ON-STREET PARKING IS CREATED BY A PRIVATE ENTITY AT PRIVATE EXPENSE WITHIN PUBLIC RIGHTS-OF-WAY, UP TO ONE-HALF OF THOSE PUBLIC SPACES CREATED MAY BE UTILIZED TOWARDS OFF-STREET PARKING REQUIREMENTS, NOT TO EXCEED 35% PER DEVELOPMENT/PROJECT PARKING REQUIREMENTS, PROVIDED THAT SUCH PARKING SPACES ARE LOCATED WITHIN 350' OF THE PRINCIPAL USE ENTRANCE AS MEASURED ALONG THE MOST DIRECT PEDESTRIAN ROUTE AND THAT SUCH PARKING SPACES ARE CREATED ADJACENT TO THE DEVELOPMENT/PROJECT FOR WHICH THE WAIVER IS SOUGHT. SUCH SPACES MAY ONLY BE COUNTED ONCE TOWARDS A SPECIFIC PROJECT.

**SECTION 2. SEVERABILITY.** If any Section or portion of a Section of this Resolution 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 Resolution.

**SECTION 3. CONFLICTS.** All Resolutions or parts of Resolutions in conflict with any of the provisions of this Resolution are hereby repealed.

**SECTION 4. EFFECTIVE DATE.** This Resolution 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 25th day of September 2017.



Mayor Steve Leary

ATTEST:



City Clerk