

RESOLUTION 2237-20

A RESOLUTION OF THE CITY COMMISSION OF THE OF WINTER PARK, FLORIDA, ADOPTING AMENDMENTS TO THE SECOND AMENDMENT 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, Benjamin Partners, Ltd. (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 Development Order") would govern the development of Ravaudage with a few modifications, as noted in the Annexation Agreement; and

WHEREAS, the Original Development Order was amended and restated by that certain Second Amendment to the Amended and Restated Development Order (Ravaudage) approved by City of Winter Park Resolution No. 2211-18 adopted on October 22, 2018, which is recorded at Official Records Document Number 20180635393, et. seq., Public Records of Orange County, Florida ("Second Amendment to the Amended and Restated Development Order"); 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 subject to the terms and conditions of the Second Amendment to Amended and Restated Development Order as further amended herein; and

WHEREAS, the Developer and the City staff have requested certain additional amendments to the Second Amendment to Amended and Restated Development Order, which have been recommended for approval by the City's Development Review Committee, and by the City Commission, all in accordance with the procedure required by the Orange County Zoning Code, and those requested amendments are reflected in the attached Second Amendment to the Amended and Restated Development Order; and

WHEREAS, the City finds that these amendments to the Second Amendment to Amended and Restated Development Order are consistent

with the Orange County Comprehensive Plan and the Orange 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 the Ravaudage Land Use Plan Sheet A-1 Project Location in order to add the annexed right-of-way of Bennett Avenue and Lewis Drive, and the properties at 304/308/312/322 Monroe Avenue, and 1396 Bennett Avenue into the Ravaudage Planned Development boundary, per Exhibit A.

SECTION 2. That the Winter Park City Commission does hereby amend the Ravaudage Land Use Plan Sheet A-2 Maximum Height Zones, in order to establish maximum heights for the annexed properties at 304/308/312/322 Monroe Avenue, and 1396 Bennett Avenue, per Exhibit B.

SECTION 3. In recognition that 304/308/312/322 Monroe Avenue, and 1396 Bennett Avenue have been added to the Ravaudage Planned Development boundary comprising of 14,525 square feet of new land area, pursuant to the existing Ravaudage entitlements of 14.76 units/acre (based on acreage including right-of-way vacation) and a 100% FAR, the Winter Park City Commission does hereby amend the "Project Building Program Table" of the Ravaudage Development Order regarding the residential units and commercial square footage to read as follows:

CATEGORY	ENTITLEMENTS
RESIDENTIAL	<u>622</u> 604 UNITS
COMMERCIAL	<u>565,541</u> 512,398 SF
OFFICE	866,255 SF
HOTEL	320 ROOMS

SECTION 4. 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 5. CONFLICTS. All Resolutions or parts of Resolutions in conflict with any of the provisions of this Resolution are hereby repealed.

SECTION 6. 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 11th day of November, 2020.

Steve Leary, Mayor

ATTEST:

Rene Cranis, City Clerk

EXHIBIT A

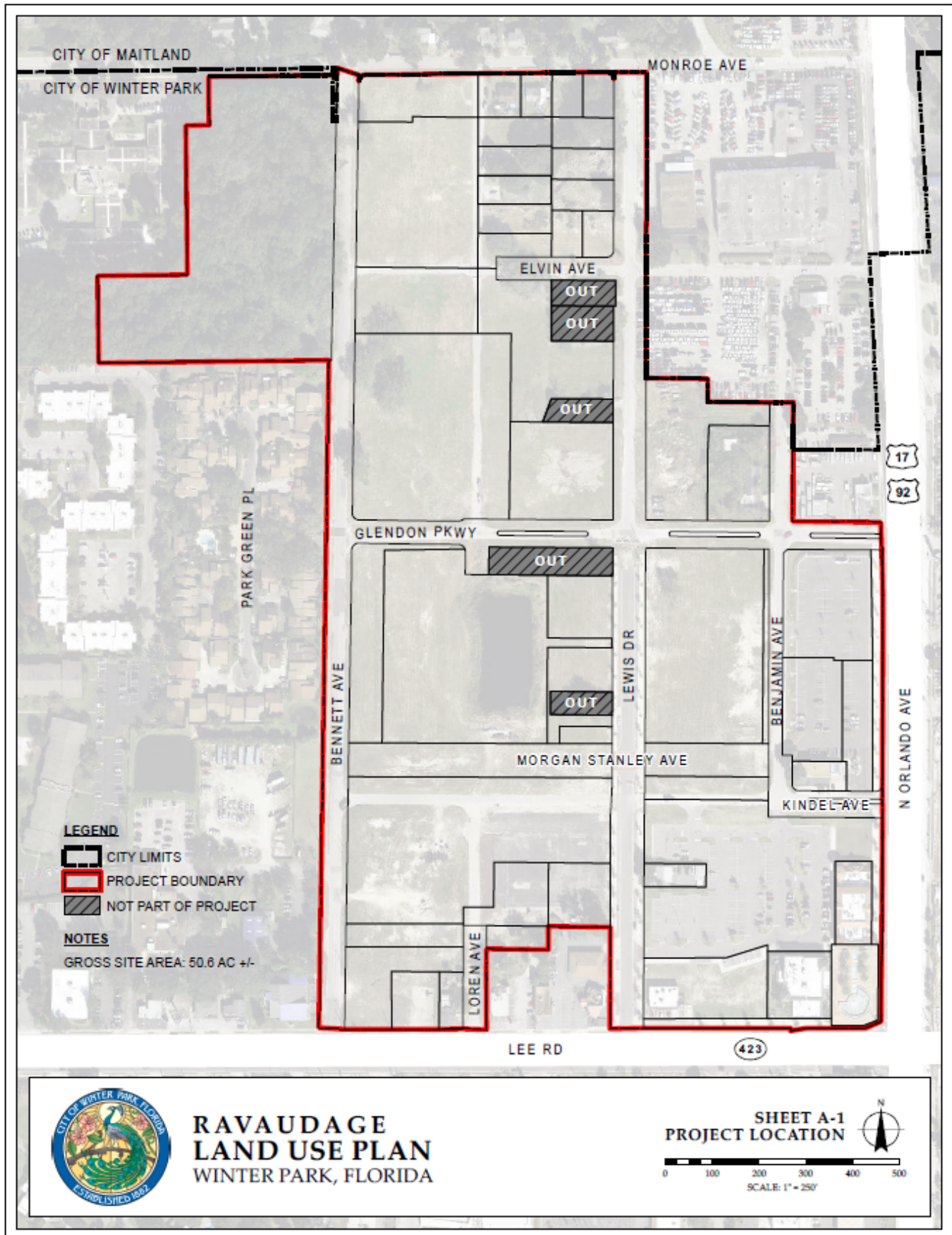


EXHIBIT B

