

RESOLUTION 2301-25

A RESOLUTION OF THE CITY COMMISSION OF THE OF WINTER PARK, FLORIDA, ADOPTING AMENDMENTS TO THE FOURTH 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 Amended and Restated Development Order (Ravaudage) approved by City of Winter Park Resolution No. 2148-14 adopted on November 10, 2014, which is recorded at Official Records Book 10938, Page 3602, et. seq., Public Records of Orange County, Florida, as further amended by that certain First Amendment to Amended and Restated Development Order (Ravaudage) approved by City of Winter Park Resolution No. 2188-17 adopted on July 24, 2017, which is recorded at Official Records Document number 20170499479, et. seq., Public Records of Orange County, Florida ("First Amendment to Amended and Restated Development Order"), further amended by that certain Second Amendment to Amended and Restated Development Order (Ravaudage) approved by City of Winter Park Resolution No. 2211-18 adopted on October 23, 2018, which is recorded at Official Records Document number 20180635393, et. seq., Public Records of Orange County, Florida ("Second Amendment to Amended and Restatement Development Order") and further amended by that certain Third Amendment to Amended and Restated Development Order (Ravaudage) approved by City of Winter Park Resolution No. 2241-20 adopted on December 9, 2020, which is recorded at Official Records Document number 20210034580, et. seq., Public Records of Orange County, Florida ("Third Amendment to Amended and Restatement Development Order") and further amended by that certain Fourth Amendment to Amended and Restated Development Order (Ravaudage) approved by City of Winter Park Resolution No. 2292-24 adopted on October 23, 2024, which is recorded at Official Records Document number 20240621823, et. seq., Public Records of Orange County, Florida ("Fourth Amendment to Amended and Restatement 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 has requested certain additional amendments to the Fourth 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 Fourth Amendment to the Amended and Restated Development Order; and

WHEREAS, the City finds that these amendments to the Fourth 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 and Sheet A-2 Maximum Height Zones, in order to add 1101 Lewis Drive into the Ravaudage PD boundary, per Exhibit A.

SECTION 2. In recognition that 1101 Lewis Drive has been added to the Ravaudage PD boundary, which comprises of 6,597 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 the "Project Building Program Table" of the Ravaudage Development Agreement regarding the residential and commercial unit counts/square footage to read as follows:

CATEGORY	ENTITLEMENTS
RESIDENTIAL	<u>683</u> 681 UNITS ¹
COMMERCIAL	<u>582,075</u> 575,478 SF
OFFICE	811,427 SF
HOTEL	320 ROOMS
AFFORDABLE HOUSING UNITS ²	56 UNITS

1: UNIT COUNT REFLECTS 10% LAND USE INCREASE WHICH WAS CALCULATED USING THE EQUIVALENCY MATRIX BY CONVERTING 24,745 SQUARE FEET OF OFFICE ENTITLEMENTS INTO 51 ADDITIONAL RESIDENTIAL UNITS.

2: THESE UNITS ARE LIMITED TO AT OR BELOW 120% OF THE MEDIAN ADJUSTED GROSS ANNUAL INCOME (AMI) FOR ORANGE COUNTY, FLORIDA.

SECTION 3. 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 4. CONFLICTS. All Resolutions or parts of Resolutions in conflict with any of the provisions of this Resolution are hereby repealed.

SECTION 5. 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 June, 2025.

Mayor Sheila DeCiccio

ATTEST:

City Clerk Rene Cranis

EXHIBIT A



