

# RESOLUTION

*of the*

**ORANGE COUNTY BOARD OF COUNTY COMMISSIONERS**

*regarding*

**THE CITY OF WINTER PARK COMMUNITY  
REDEVELOPMENT AGENCY; CONSENTING TO  
AMENDMENT OF THE COMMUNITY REDEVELOPMENT  
PLAN TO EXPAND THE BOUNDARIES OF THE CRA AND TO  
AN EXTENSION OF THE CRA'S SUNSET DATE TO  
DECEMBER 31, 2037; APPROVING, AND DELEGATING  
AUTHORITY TO THE MAYOR TO SIGN, THE AMENDED AND  
RESTATED INTERLOCAL AGREEMENT AMONG ORANGE  
COUNTY, FLORIDA, THE CITY OF WINTER PARK,  
FLORIDA, AND THE CITY OF WINTER PARK COMMUNITY  
REDEVELOPMENT AGENCY; JOINING AND CONSENTING  
TO, AND DELEGATING THE AUTHORITY TO THE  
MAYOR TO SIGN, THE INTERLOCAL AGREEMENT  
BETWEEN THE CITY OF ORLANDO, FLORIDA, THE CITY  
OF WINTER PARK, FLORIDA, THE CITY OF WINTER PARK  
COMMUNITY REDEVELOPMENT AGENCY, AND ORANGE  
COUNTY, FLORIDA; AND PROVIDING AN EFFECTIVE DATE**

**Resolution No. 2024-M-44**

**WHEREAS**, the Community Redevelopment Act of 1969 (the "Act"), as codified in Part III of Chapter 163, Florida Statutes, empowers counties and municipalities to undertake community redevelopment in order to eliminate, remedy, or prevent slum and blighted areas and to provide affordable housing; and

**WHEREAS**, under the Act, in any charter county, the powers conferred by the Act are to be exercised exclusively by the county unless the governing body of such county, by resolution, specifically delegates the exercise of such powers within the boundaries of a municipality to the governing body of such municipality; and

**WHEREAS**, on November 16, 1993, pursuant to the Act, the Board of County Commissioners of Orange County, Florida (the "Board") adopted Resolution No. 93-M-71, as amended (collectively, the "Delegation Resolution") delegating its authority to the City of Winter

Park (the “City”) to establish the Winter Park Community Redevelopment Area and Winter Park Community Redevelopment Agency (“CRA”), provided the City and the County entered into an interlocal agreement; and

**WHEREAS**, on or about August 13, 1991, the City adopted Resolution 1528, creating the CRA and 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”) which was later amended via Resolution 1696 in 1999 (the “Plan-1999” and together with Plan-1994, the “Current CRA Plan”); and

**WHEREAS**, the Delegation Resolution contains a sunset provision stating that the resolution and any amendments or supplements thereto, as well as the Community Redevelopment Plan and the existence of the Community Redevelopment Agency shall expire and terminate on January 1, 2027; and

**WHEREAS**, the Delegation Resolution provides that the Plan shall not be modified without the express consent of the Board, as evidenced by an approving resolution, and that the City shall not deviate substantially from the projects set forth in the plan without modifying the Plan; and

**WHEREAS**, on or about September 27, 1994, the City and County executed that certain Interlocal Development Agreement between Orange County, Florida, and the City of Winter Park, Florida, (Winter Park Community Redevelopment Agency) providing for certain matters with respect to the operations of the CRA (the “1994 Interlocal Agreement”); and

**WHEREAS**, in order to implement the changes in Plan-1999, on or about March 2, 1999, the City and County executed that certain Interlocal Development Agreement between Orange County, Florida, and the City of Winter Park, Florida, (Winter Park Community Redevelopment Agency) providing for certain matters with respect to the operations of the CRA (the “1999 Interlocal Agreement” and together with the 1994 Interlocal Agreement, the “Interlocal Agreement”); and

**WHEREAS**, the City and the CRA have approved an amendment to Plan-1999 which extends the CRA Plan for ten (10) years beyond the current expiration of January 1, 2027, to December 31, 2037, and approved the expansion of the CRA’s boundaries to add an additional redevelopment area (including the West Fairbanks Avenue corridor) referred to as “CRA Area III” (collectively, “Plan-2024”), and the effectiveness of such amendment is contingent upon County approval; and

**WHEREAS**, Winter Park has determined that certain properties within the jurisdictional boundaries of the City of Orlando (“Orlando”) that are located within the Finding of Necessity

Study Area included within CRA Area III would benefit from community redevelopment addressing infrastructure improvements and affordable housing development; and

**WHEREAS**, that portion within the jurisdictional boundaries of Orlando consists of seventeen (17) parcels comprising approximately sixteen (16) acres, and such parcels are located within the blighted areas identified and defined in Plan-2024; and

**WHEREAS**, the City has requested an amendment of the Interlocal Agreement to permit the ten (10) year extension of the Current CRA Plan and the expansion of the CRA to include CRA Area III and the inclusion of an allocation requirement related to the expenditure of Tax Increment Revenues (“TIF”) within CRA Area II and CRA Area III over the ten-year extension period; and

**WHEREAS**, on March 27, 2024, the City Council passed Ordinance 3294-24 approving its desired modifications to the Plan; and

**WHEREAS**, the City has caused to be prepared an amendment to the Current CRA Plan and to the Interlocal Agreement such that the Interlocal Agreement will be Amended and Restated and the CRA will be now be a party to same, as well as a separate interlocal agreement between the City, Orlando, and the CRA to address the portions of CRA Area III within Orlando’s jurisdiction, to which the County has joined and consented (the “Tri-Party Interlocal Agreement”), and desires to extend the sunset date of the CRA for an additional 10 years; and

**WHEREAS**, after due consideration of public hearings as required by law, the Board deems it appropriate to approve, in part, the modifications to the Current CRA Plan, the amendment to the Interlocal Agreement, the approval of the Tri-Party Interlocal Agreement, and extension of the sunset date of the CRA subject to the conditions contained herein.

BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ORANGE COUNTY:

**Section 1.** The above recitals are hereby incorporated and are to be considered binding.

**Section 2.** The Board hereby consents to the amendment to the Current CRA Plan, to be known as Plan-2024, approves and authorizes execution by the Mayor of the Amended and Restated Interlocal Agreement among Orange County, Florida, the City of Winter Park, Florida, and the Winter Park Community Redevelopment Agency attached hereto, and incorporated herein by reference, as **Exhibit “A,”** consents to the extension of the sunset date of the Winter Park CRA to December 31, 2037, and approves and authorizes execution by the Mayor of the Interlocal Agreement between the City of Orlando, Florida, the City of Winter Park, Florida, Orange County, Florida and the Winter Park Community Redevelopment Agency attached hereto, and incorporated herein by reference, as **Exhibit “B.”**

**Section 3.** This Resolution shall take effect immediately upon adoption by the Board.

ADOPTED this 29<sup>th</sup> day of October 2024.



ORANGE COUNTY, FLORIDA  
By: Board of County Commissioners

By: *Jerry L. Demings*  
for Jerry L. Demings  
Orange County Mayor

ATTEST: Phil Diamond, CPA, County Comptroller  
As Clerk of the Board of County Commissioners

BY: *Jennifer Ann-Klantz*  
Deputy Clerk

**EXHIBIT A**  
**AMENDED AND RESTATED INTERLOCAL AGREEMENT AMONG ORANGE  
COUNTY, FLORIDA, THE CITY OF WINTER PARK, FLORIDA, AND THE CITY OF  
WINTER PARK COMMUNITY REDEVELOPMENT AGENCY**

**EXHIBIT B**  
**INTERLOCAL AGREEMENT BETWEEN THE CITY OF ORLANDO, FLORIDA, THE  
CITY OF WINTER PARK, FLORIDA, ORANGE COUNTY, FLORIDA, and THE  
WINTER PARK COMMUNITY REDEVELOPMENT AGENCY**