



Development Review Committee Regular Meeting

Agenda

February 20, 2026 @ 9:00 AM

City Hall Commission Chambers
401 S. Park Avenue

welcome

Agendas and all backup material supporting each agenda item are accessible via the city's website at cityofwinterpark.org/meetings/ and include virtual meeting instructions.

assistance & appeals

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"If a person decides to appeal any decision made by the Board with respect to any matter considered at this hearing, a record of the proceedings is needed to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based." (F.S. 286.0105).

please note

Times are projected and subject to change.

1. Call to Order**2. Consent Agenda**

- a. Approve the minutes of August 20, 2025 1 minute

3. Public Comments (for items not on the agenda): Three minutes allowed for each speaker**4. Public Hearings (Public participation and comment on these matters must be in person.)**

- a. Request of Broad Oak Development: 45 minutes

- Convert the remaining 92 hotel rooms within the Ravaudage Planned Development (PD) entitlements into 109 market rate residential units.
- Development Plan Approval for a seven-story, 250-unit multifamily project that will consist of 224 market rate units and 26 restricted affordable units, along with a four-level parking garage at the southeast corner of Bennett and Monroe Avenues, within the Ravaudage PD.

5. Staff Updates**6. Board Comments****7. Adjournment**



Development Review Committee

agenda item 2.a

item type

Consent Agenda

meeting date

February 20, 2026

prepared by

Corinna Lundgren, Planner I

approved by**subject**

Approve the minutes of August 20, 2025

motion | recommendation**background****alternatives | other considerations****fiscal impact****attachments**

1. DRAFT Development Review Committee Regular Meeting Minutes (6)



Development Review Committee Regular Meeting Minutes

August 20, 2025 at 11:00 AM

City Hall Commission Chambers
401 S. Park Avenue

Present

Assistant Director Planning and Zoning/Zoning Official John Harbilas, Director of Building, Permitting Services and Code Compliance Gary Hiatt, Director of Parks and Recreation Jason Seeley, Assistant Director of Public Works Don Marcotte

Absent

Assistant City Manager Michelle del Valle

Staff Present

1. Call to Order

Chairman Harbilas called the meeting to order at 11:00 a.m.

2. Approval of Minutes

- a. Minutes of May 15, 2025.

No one from the public wished to speak. The public hearing was closed.

Motion made by Don Marcotte, seconded by Gary Hiatt, to approve the May 15, 2025, minutes.

The motion carried by a 4-0 vote. (Michelle del Valle was absent from the meeting.)

3. Public Comments (for items not on the agenda): Three minutes allowed for each speaker

No one from the public wished to speak. The public hearing was closed.

4. Public Hearings (Public participation and comment on these matters must be in person.)

- a. Request of Benjamin Partners, LTD for: Development Plan Approval to construct two, two-story office buildings, each containing 3,352 square feet of gross floor area, along with associated parking, within the Ravaudage PD.

Mrs. McGillis provided an overview of the request. She reviews the locations of the parking requirements for the 3,352 square foot building, which requires ten parking spaces. She also reviews the elevations of the buildings, noting that they will be

connected via a common wall, but will not have access to one another. She further notes that the project meets all of the Ravaudage PD Development Order requirements, and no variances are being requested.

Staff recommends approval.

A brief discussion with the committee clarified that the buildings are separate buildings, just connected by a common interior.

The applicant, Dan Bellows of Benjamin Partners, LTD, addressed the committee. He notes the alley in the rear is owned by the PD Association. The committee asked the applicant if the alley is one-way going south, concerning waste and emergency vehicles. The applicant states the emergency vehicles will stay on Lewis Drive or Morgan Stanley Avenue, and for waste, it uses small auto carts.

The committee asks the applicant to clarify whether the parking is within the parcel boundaries. Dan Bellows refers to the parking map, then states that each building will have its own on-site private parking within the property boundary and also have lease agreements with the PD Association for any parking in the alley. He also states each owner has a 41-foot by 112-foot fee simple parcel with roughly a 1,500 square foot building plate with associated parking. Each property is granted cross easements to the adjacent property owner, and as an owner, they will have the benefits of the PD Association that allows access to the alley.

A discussion ensued regarding the alley's direction to go further north and future projects' request for lots three and four. This request is just for lots one and two; the others will be at future DRC meeting requests.

No one from the public wished to speak. The public hearing was closed.

Motion to approve made by Jason Seeley, seconded by John Harbilas, for Development Plan Approval to construct two, two-story office buildings, each containing 3,352 square feet of gross floor area, along with associated parking, within the Ravaudage PD

The motion carried unanimously by 4-0 vote. (Michelle del Valle was absent from the meeting.)

5. Staff Updates

6. Board Comments

7. Adjournment

The meeting adjourned at 11:13 a.m.

ATTEST:

/s/ Corinna Lundgren, Board Secretary



Development Review Committee

agenda item 4.a

item type

Public Hearings (Public participation and comment on these matters must be in person.)

meeting date

February 20, 2026

prepared by

Allison McGillis, Director of Planning and Zoning

approved by

Allison McGillis, Director of Planning and Zoning

subject

Request of Broad Oak Development:

- Convert the remaining 92 hotel rooms within the Ravaudage Planned Development (PD) entitlements into 109 market rate residential units.
- Development Plan Approval for a seven-story, 250-unit multifamily project that will consist of 224 market rate units and 26 restricted affordable units, along with a four-level parking garage at the southeast corner of Bennett and Monroe Avenues, within the Ravaudage PD.

motion | recommendation

Staff recommendation is for approval with the following conditions:

1. That 15,908 square feet of off-site recreation space within the Ravaudage PD pond/recreation area is allocated to this project.
2. That the southwest corner of the building be revised to match the balcony treatment of the northwest corner.
3. That additional window (which may be faux) or architectural treatments be added to the southeast section of the building that is visible above the parking structure.
4. Effective screening of all back-of-house elements, including electric meter connections, transformers/switchgear, metering equipment, and similar utilities, from surrounding rights-of-way.
5. Prior to issuance of any site or building permits the applicant and property owner must execute and record an Affidavit of Commitment and Restrictive Covenants, in a form acceptable to the City, to ensure long-term affordable housing compliance, monitoring, and enforcement, with all mortgage holders subordinating their interests to the covenant.

background

Hotel Conversion

In 2024, the City Commission approved a revision to the Ravaudage PD Development Order (DO) allowing unused hotel room entitlements to be converted to residential units. To date, the PD has allocated 126 hotel rooms to the Marriott and 102 rooms to the Hilton, totaling 228 rooms. Although a 44-room expansion of the Marriott was approved by DRC in 2024, that project is no longer moving forward. As a result, 92 hotel room entitlements remain available for conversion.

Under the DO, the DRC has discretion to require that converted rooms be split evenly between market-rate residential and affordable housing categories. The applicant is requesting that all 92 remaining rooms be converted to market-rate residential units. Based on the DO conversion ratio of one hotel room equaling 1.195 residential units, the requested conversion yields 109 additional residential units, which are proposed to be incorporated into the development plan described below.

Development Plan Approval

The applicant proposes a seven-story multifamily residential development located at the southeast corner of Bennett Avenue and Monroe Avenue, across from the Lifetime Fitness facility currently under construction within the Ravaudage PD. The project consists of a 250-unit apartment building with an integrated four-level structured parking garage, indoor and outdoor resident amenities, and enhanced pedestrian improvements along adjacent streets.

The residential program includes a mix of one-, two-, and three-bedroom units. Of the 250 total units, 224 are market-rate units and 26 are restricted affordable housing units reserved for households earning at or below 120% of the Orange County area median income (AMI). As required by the DO, prior to issuance of any site or building permits the applicant and property owner must execute and record an Affidavit of Commitment and Restrictive Covenants, in a form acceptable to the City, to ensure long-term affordable housing compliance, monitoring, and enforcement, with all mortgage holders subordinating their interests to the covenant. A copy of the proposed Affidavit of Commitment and Restrictive Covenants is included within the background materials.

Parking for the development is accommodated within a four-level structured garage providing 422 parking spaces, which satisfies the project's parking requirement and minimizes surface parking impacts. The garage is integrated into the building design to screen vehicles from public view and support an active, pedestrian-oriented streetscape. The project also includes 45 bicycle parking spaces to meet Orange County code requirements.

The DO requires 57,173 square feet of recreation space for the projected population, divided equally between active and passive recreation. The applicant proposes 42,252 square feet of on-site recreation space, with the remaining required area provided off-site within the PD pond/recreation area. All qualifying active recreation is located on-site within the pool deck and fitness/clubhouse areas. The applicant includes a 589-square-foot pet spa and a 398-square-foot podcast/content studio within the amenity program; however, these areas do not qualify as active recreation under Orange County standards. Staff recommends excluding these spaces from the active recreation calculation and requiring an additional 987 square feet of recreation space to be provided within the PD pond/recreation area, for a revised off-site total of 15,908 square feet.

The building will be approximately 94 feet in height to the top of architectural elements, with occupied floors below the primary roof/parapet height, and complies with applicable PD height standards. The proposed architecture presents a contemporary design with somewhat articulated façades and integrated balconies. Because Bennett Avenue serves as a primary north-south corridor within the PD, staff recommends enhancing the southwest corner of the building to match the balcony treatment of the northwest corner. Also, since this seven-story building will be visible from Orlando Avenue, staff recommends adding additional windows (which may be faux) or architectural treatments to the eastern elevation in the southeast section of the building that is visible above the parking structure.

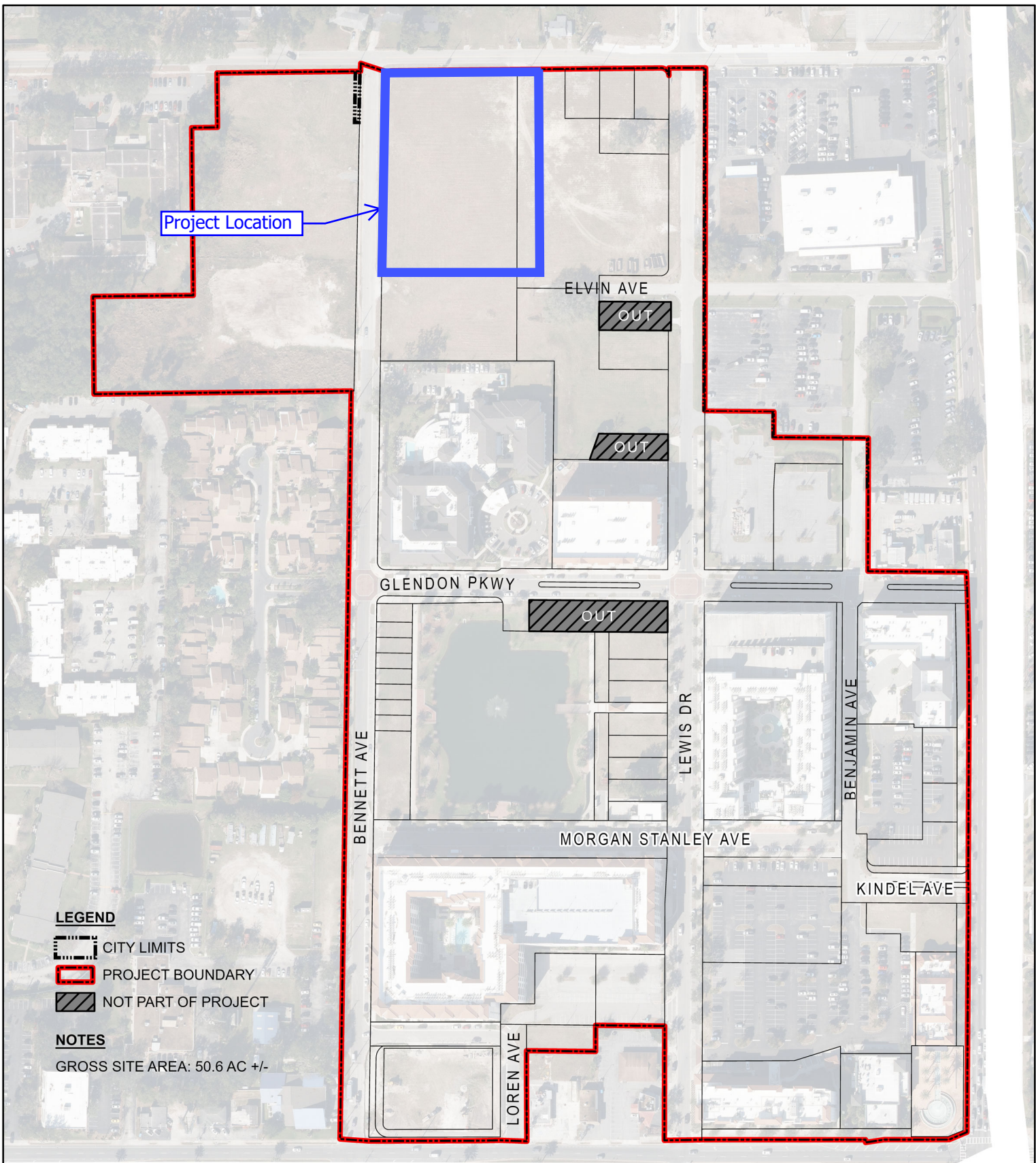
With these minor revisions, staff finds that the overall site design, architectural character, parking configuration, and amenity program are consistent with the intent of the Ravaudage PD to create a dense, walkable, mixed-use residential environment. Staff further finds that conversion of the remaining hotel entitlements to market-rate residential units is appropriate in this case, as the project incorporates 26 restricted affordable units that expand housing diversity within the PD.

alternatives | other considerations




fiscal impact

attachments

1. Ravaudage Location Map
2. 00_Site Plan_2026.02.04 (CSP-6)
3. 01a_25-2040-12 Ravaudage North MF Rendering Balcony Revisions
4. 01b_25-2040-12 Ravaudage North MF Elevations_2026-02-05
5. 02_03_04_2026.02.05 Broad Oak Landscape Concept
6. 05_25-2040-12 Ravaudage North MF Ground Floor_2026-02-04
7. 06_Updated Rec space plan Ravaudage 2026 02 05
8. Affidavit of Commitment and Restrictive Covenants WP redline 2-17-2026



LEGEND

-  CITY LIMITS
-  PROJECT BOUNDARY
-  NOT PART OF PROJECT

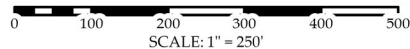
NOTES

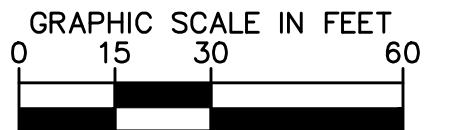
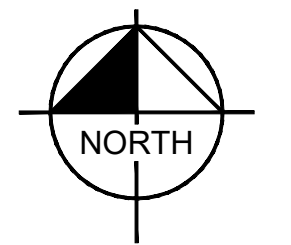
GROSS SITE AREA: 50.6 AC +/-



**RAVAUDAGE
LAND USE PLAN
WINTER PARK, FLORIDA**

**SHEET A-1
PROJECT LOCATION**





SITE DATA:

PARCEL ID'S: 01-22-29-3712-15-010
01-22-29-3712-16-010
PROJECT LOCATION: 1596 BENNETT AVE
CITY OF WINTER PARK, FL 32790
TOTAL SITE AREA: 2.63 ACRES
PROPOSED USE: MULTIFAMILY
ZONING: OC-PD (ORANGE COUNTY PLANNED DEVELOPMENT)
EXISTING USE: VACANT
FUTURE LAND USE: OC-PD (ORANGE COUNTY PLANNED DEVELOPMENT)

IMPERVIOUS AREA SUMMARY:
BUILDING AREA: 78,095 SF / 1.79 AC
AMENITY / POOL AREA: 19,166 SF / 0.44 AC
TOTAL IMPERVIOUS AREA: 2.23 AC (85%)
TOTAL ALLOWABLE IMPERVIOUS AREA: 2.23 AC (85%)

OPEN SPACE / RECREATIONAL SPACE SUMMARY:
REQUIRED OPEN SPACE: 17,184 SF (15%)
PROVIDED OPEN SPACE (BUILDING PERIMETER): 15,550 SF (13.6%)
PROVIDED OPEN SPACE (AMENITY AREA): 1,634 SF MINIMUM (1.4%)
*REQUIRED RECREATIONAL SPACE (PER OC LDC SEC. 38-1253):
ACTIVE AND PASSIVE COMBINED RATIO OF 2.5 AC / 1,000 PROJECTED POPULATION
(2.1) PERSONS PER MULTIFAMILY UNIT:
50% ACTIVE AND 50% PASSIVE REQUIRED
TOTAL REQUIRED RECREATIONAL SPACE: 57,173 SF / 1.31 AC

PROVIDED RECREATIONAL SPACE:
INDOOR AMENITY: 11,026 SF (ACTIVE)
POOL / AMENITY DECK: 20,888 SF
(17,561 ACTIVE / 3,327 PASSIVE)
BUTTERFLY GARDEN (EAST): 4,828 SF (PASSIVE)
GREEN SPACE / DOG RUN (SOUTH): 3,110 SF (PASSIVE)
PEDESTRIAN AREA (NORTH): 2,250 SF (PASSIVE)
BENCH SEATING AREA (WEST): 150 SF (PASSIVE)

TOTAL ACTIVE PROVIDED ON SITE: 28,587 SF / 0.656 AC
TOTAL PASSIVE PROVIDED ON SITE: 13,665 SF / 0.314 AC
TOTAL PROVIDED ON SITE: 42,252 SF / 0.970 AC

BUILDING SUMMARY:

DWELLING UNIT SUMMARY PER FOURTH AMENDMENT TO AMENDED AND RESTATED DEVELOPMENT ORDER (RAVAUDAGE):
TOTAL RESIDENTIAL UNITS: 681
(LESS) JUNO WINTER PARK: (268)
(LESS) BAINBRIDGE WINTER PARK: (278)
(LESS) 1150 BENNETT AVE: (20)
RESIDENTIAL UNITS REMAINING: 115

TOTAL HOTEL ROOMS: 320
(LESS) HILTON: (102)
(LESS) MARRIOTT: (126)
HOTEL ROOMS REMAINING: 92
DU EQUIVALENCY CONVERSION: 109.94 DU (1 HOTEL ROOM = 1.195 DU)

TOTAL AFFORDABLE HOUSING UNITS: 56
(LESS) 1150 BENNETT AVE: (1)
AFFORDABLE HOUSING UNITS REMAINING: 55

TOTAL PROPOSED DWELLING UNITS:
RESIDENTIAL UNITS: 115
HOTEL ROOM CONVERSION UNITS: 109
AFFORDABLE HOUSING UNITS: 26
TOTAL UNITS: 250

PROPOSED INTERIOR BUILDING AREA
TOTAL APARTMENT BUILDING (GSF): 288,356 SF
BUILDING HEIGHT
*MAX BUILDING HEIGHT: 92 FEET
PROPOSED BUILDING HEIGHT: 92 FEET / 7 STORIES
*NOTE: ADDITIONAL 15 FEET OF BUILDING HEIGHT IS ACCEPTABLE FOR ARCHITECTURAL AND MECHANICAL ELEMENTS.

SETBACKS:

	REQUIRED	PROVIDED
MONROE AVE. (NORTH):	0 FT	3 FT
VACANT (EAST):	0 FT	10'-1"
*BENNETT AVE. (WEST):	0 FT	10 FT
VACANT (SOUTH):	0 FT	10'-1"

*NOTE: SETBACK IS MEASURED FROM BENNETT AVENUE RIGHT-OF-WAY LINE

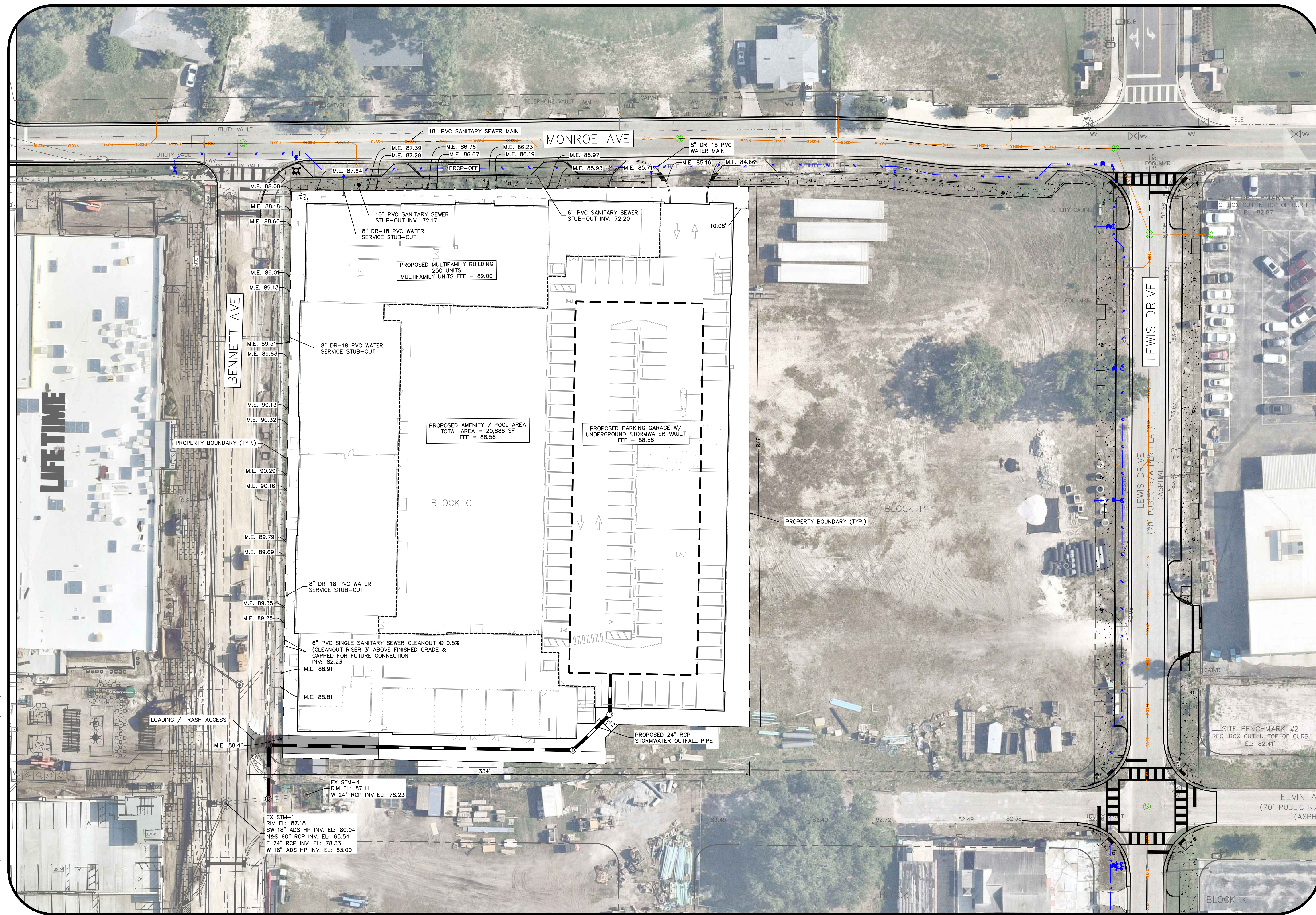
PROVIDED PARKING:
PROVIDED STANDARD PARKING (9' X 18'): 413 SPACES
PROVIDED HANDICAP PARKING (12' X 18'): 9 SPACES
TOTAL VEHICLE SPACES: 422 SPACES

REQUIRED BICYCLE PARKING:
2 SPACES FOR 10 PARKING SPACES +
1 SPACE PER 10 PARKING SPACES OVER 10: 45 SPACES
2 + 422/10 = 45
BICYCLE PARKING PROVIDED: 45 SPACES

LEGEND

- PROPERTY BOUNDARY
- - - PROPOSED STORMWATER VAULT LIMITS
- BUILDING FFE DELINEATION

THIS TEST FIT IS BASED ON LIMITED AVAILABLE INFORMATION WHICH MAY INCLUDE AERIAL PHOTOGRAPHY, GIS DATA, AND TAX MAP INFORMATION. IT IS INTENDED AS PRELIMINARY, FOR THE PURPOSE OF UNDERSTANDING A POTENTIAL SITE CONFIGURATION. LOCAL LAND DEVELOPMENT CODE COMPLIANCE, ACCESS POINTS, SPECIFIC TENANT REQUIREMENTS, ETC. HAVE NOT BEEN REVIEWED OR CONFIRMED WITH LOCAL JURISDICTIONAL AGENCIES DURING THE PREPARATION OF THIS CONCEPTUAL SITE PLAN.



CONCEPT PLAN (CSP-6)

FEBRUARY 4, 2026 - JOE PELLARIN, P.E. (407) 720-7373



BROAD OAK - WP
WINTER PARK, FLORIDA





Perspective from Monroe Ave. (SW view)

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25-2040-12

LEGEND:

OPENING IN ELEVATION	
SW 7006 EXTRA WHITE	
SW 7066 GRAY MATTERS	
SW 7067 CITYSCAPE	

KEYNOTES:

1	PAINTED PRECAST
2	REVEAL IN PRECAST
3	PRECAST CANOPY
4	RECESS IN PRECAST
5	RAILING
6	METAL GRILLE
7	METAL ROOF / AWNING
8	DECORATIVE METALS / METAL STRUCTURE
9	GLASS / CURTAINWALL
10	MOULDING / EIFS BANDING
11	SIGNAGE
12	WALL TRELLIS

ELEVATIONS ARE FOR REPRESENTATION ONLY



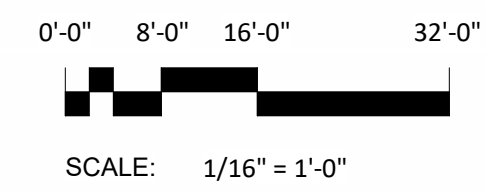
1 NORTH BUILDING ELEVATION

A4.01 1/16" = 1'-0"



2 EAST BUILDING ELEVATION

A4.01 1/16" = 1'-0"



LEGEND:

OPENING IN ELEVATION	
SW 7006 EXTRA WHITE	
SW 7066 GRAY MATTERS	
SW 7067 CITYSCAPE	

KEYNOTES:

1	PAINTED PRECAST
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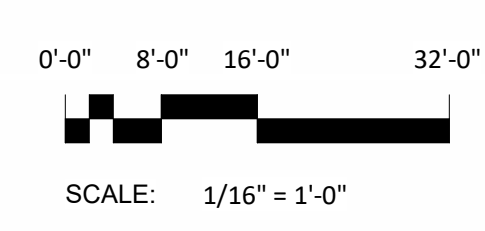
ELEVATIONS ARE FOR REPRESENTATION ONLY



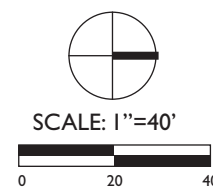
1 SOUTH BUILDING ELEVATION
A4.02 1/16" = 1'-0"



2 WEST BUILDING ELEVATION
A4.02 1/16" = 1'-0"



- 1 POOL / AMENITY DECK:**
POOL, GRILLING, SUMMER KITCHEN, SHADED SEATING, FIRE PLACE / FIRE TABLE, ARTIFICIAL TURF / FLEX SPACE, SOCIAL GAMING, SUN BATHING / CHAISE LOUNGE SEATING
- 2 POLLINATOR / ZEN GARDEN:**
INTIMATE GARDEN WALK WITH LUSH UNDERSTORY LANDSCAPE THAT USES NATIVE PLANTS TO CREATE A POLLINATION HAVEN & BUTTERFLY HABITAT, SHADE TREES, BENCHES, & AMBIENT LIGHTING
- 3 FLEX PARK / DOG RUN:**
BENCHES, FENCED DOG RUN, PET STATIONS, & AMBIENT LIGHTING
- 4 PEDESTRIAN AMENITY CORRIDOR & PASSIVE RECREATION:**
FEATURING ENHANCED LANDSCAPING, INTEGRATED SEATING, PLANTER ELEMENTS, BICYCLE RACKS, AND PAVER PLAZAS ADJACENT TO THE PUBLIC SIDEWALK THAT REINFORCE THE SPACE AS AN EXTENSION OF THE PROJECT'S OVERALL AMENITY AREA & RECREATIONAL NETWORK
- 5 BENCH SEATING AREA:**
SELECT AREAS WITH AN ENHANCED PEDESTRIAN ENVIRONMENT WITH BENCHES, & PLANTER POTS ON SMALL PAVER PLAZAS



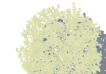
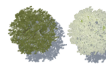




BROAD OAK WP | Overall Site Plan

Winter Park

02.05.2026



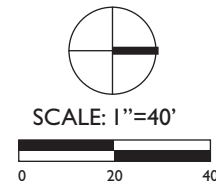
PLANTING LEGEND

-  CANOPY TREE
-  FLOWERING / ACCENT TREE
-  ACCENT PALM
-  SABAL PALM
-  LANDSCAPE AREA
-  SOD AREA

CONCEPTUAL PLANT LIST

- | | |
|---------------------|-------------------------|
| LIVE OAK | TICKSEED |
| SABAL PALM | AMERICAN BEAUTYBERRY |
| DAHOON HOLLY | FIREFLY FIREBUSH |
| MEDJOO PALM | DWARF FAKAHATCHEE GRASS |
| JAPANESE BLUEBERRY | TWINFLOWER |
| MAGNOLIA | SCRUBMINT |
| SILVER SAW PALMETTO | CORAL VINE |
| SCHILLINGS HOLLY | SIMPSON'S STOPPER |
| MUHLY GRASS | YELLOW ANISE |
| BAMBOO | BLUE PORTERWEED |
| DWARF YAUPON HOLLY | PINELAND LANTANA |
| COONTIE | SCARLET SAGE |
| DWARF PALMETTO | DUNE SUNFLOWER |
| DWARF PODOCARPUS | AZURE BLUE SAGE |
| WILD COFFEE | GAILLARDIA |

- 1** CANOPY & ACCENT TREES TO FRAME PRIVATE YARD ACCESS AND PEDESTRIAN SEATING
- 2** POLLINATOR SPECIES & UNDERSTORY TREES TO BE USED WITHIN THE GARDEN SPACE
- 3** ORNAMENTAL PLANT DESIGN WITHIN POOL COURTYARD FOR CULTIVATED APPEARANCE
- 4** ELEVATED LANDSCAPE & HARDSCAPE PROVIDING AN ELEVATED AMENITY CORRIDOR THAT PROVIDES A SEAMLESS TRANSITION TO THE PUBLIC REALM



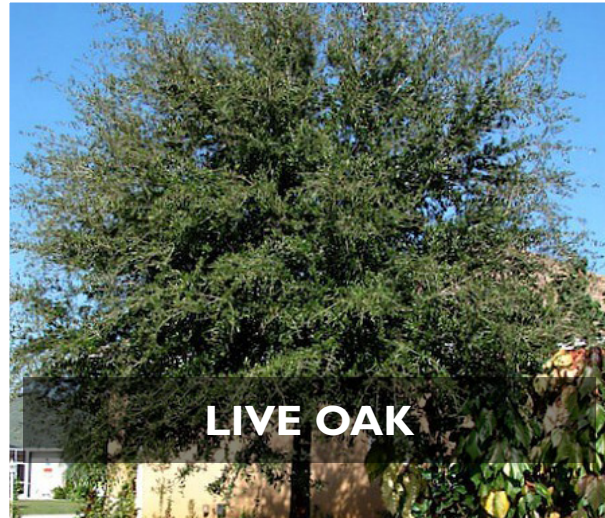
BROAD OAK WP | Overall Site Plan - Landscape Intent

Winter Park

02.05.2026



FLORIDA-FRIENDLY FUNCTIONAL & STRUCTURAL PLANTS



LIVE OAK



SABAL PALM



MEDJOOOL PALM



DAHOON HOLLY



JAPANESE BLUEBERRY



SILVER SAW PALMETTO



FASHION AZALEA



DWARF PODOCARPUS



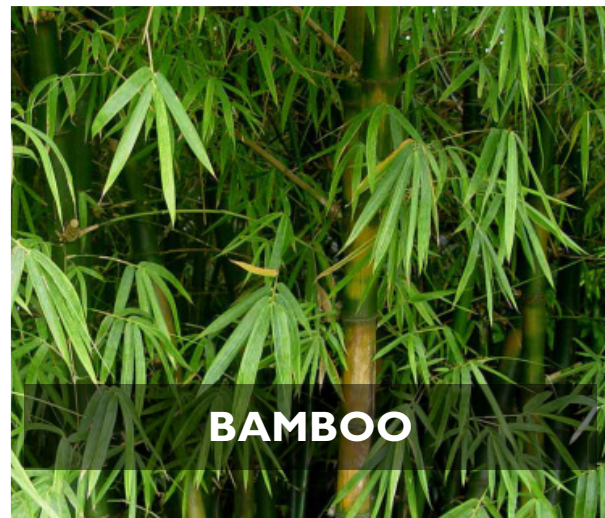
WILD COFFEE



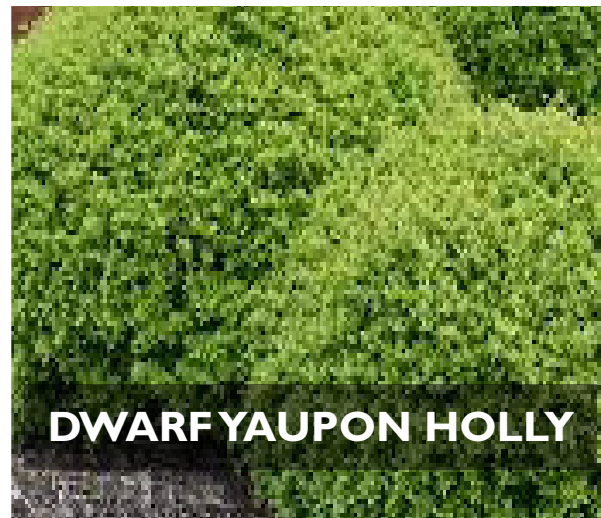
DWARF PALMETTO



MUHLY GRASS



BAMBOO



DWARF YAUPON HOLLY



COONTIE



MAGNOLIA

FLORIDA-FRIENDLY NATIVES & POLLINATOR PLANTS



TICKSEED



AMERICAN BEAUTYBERRY



FIREFLY FIREBUSH



DWARF FAKAHATCHEE GRASS



TWINFLOWER



BLUE PORTERWEED



YELLOW ANISE



SIMPSON'S STOMPER



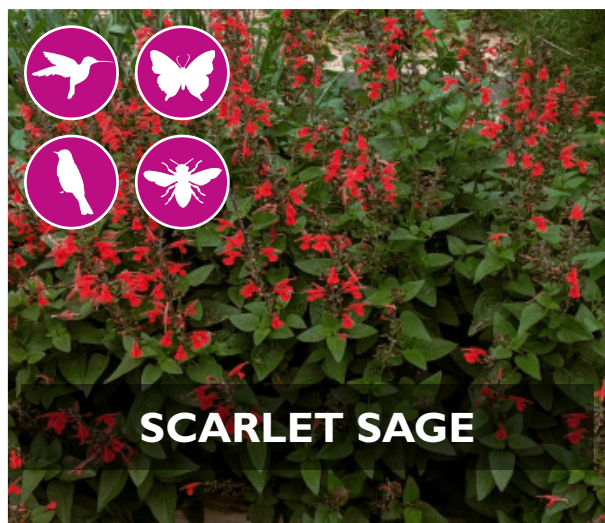
CORAL VINE



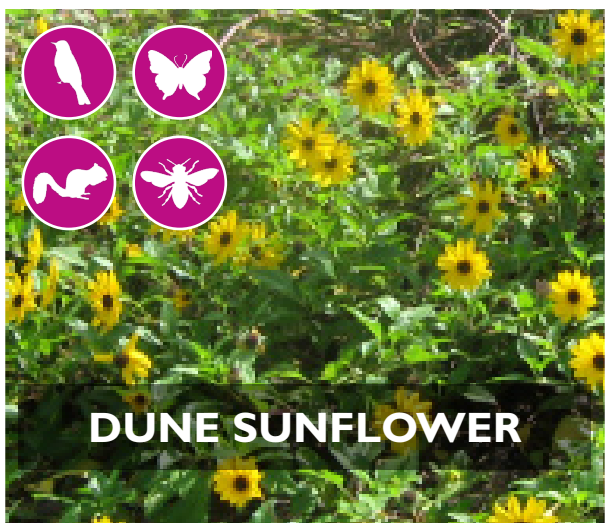
SCRUBMINT



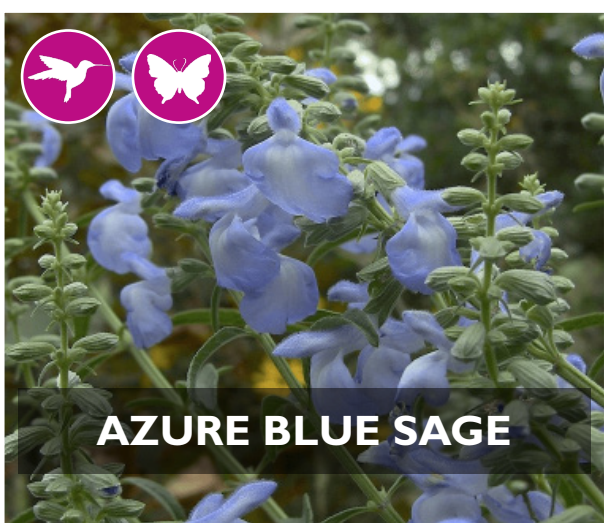
PINELAND LANTANA



SCARLET SAGE



DUNE SUNFLOWER



AZURE BLUE SAGE



GAILLARDIA

HOST TO...

-  HUMMINGBIRDS
-  SMALL BIRDS
-  SMALL MAMMALS
-  BUTTERFLIES
-  CATERPILLARS
-  BEES

BROAD OAK WP | Plant Palette

Winter Park

02.05.2026



REQUIRED RECREATIONAL SPACE
(PER OC LDC SEC. 38-1253) :

ACTIVE & PASSIVE COMBINED RATIO OF
2.5 AC / 1,000 PROJECTED POPULATION

(2.1) PERSONS PER MULTIFAMILY UNIT:
50% ACTIVE & 50% PASSIVE REQUIRED

TOTAL REQUIRED RECREATIONAL SPACE: 57,173 SF / 1.31 AC

PROVIDED RECREATIONAL SPACE:

INDOOR AMENITY: 11,026 SF (ACTIVE)

1 POOL / AMENITY DECK: 20,888 SF
17,561 SF (ACTIVE)
3,327 SF (PASSIVE)

2 POLLINATOR / ZEN GARDEN (EAST): 4,828 SF (PASSIVE)

3 FLEX PARK / DOG RUN (SOUTH): 3,110 SF (PASSIVE)

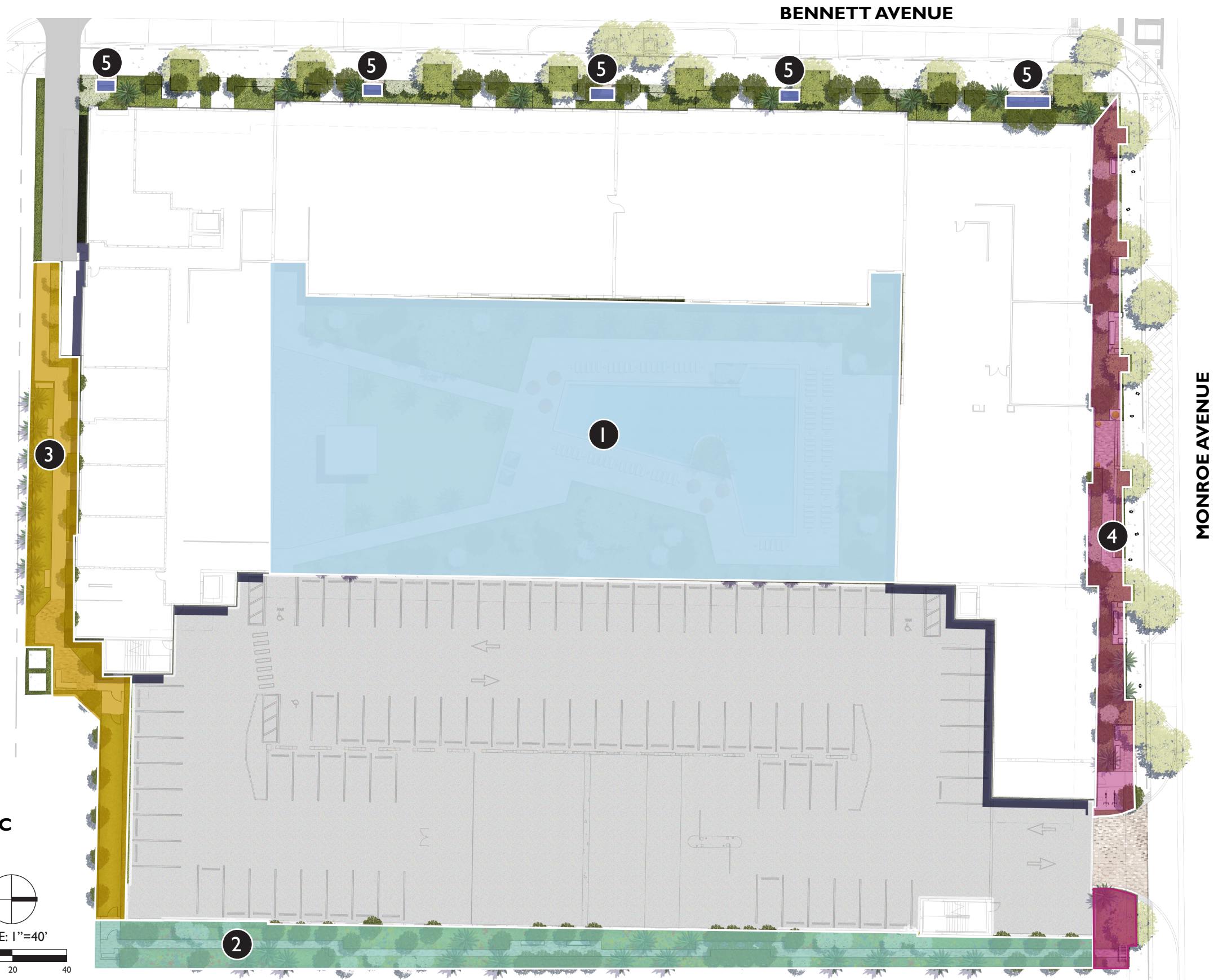
4 PEDESTRIAN AMENITY CORRIDOR &
PASSIVE RECREATION (NORTH): 2,250 SF (PASSIVE)

5 BENCH SEATING AREA (WEST): 150 SF (PASSIVE)

TOTAL ACTIVE PROVIDED: 28,587 SF / 0.656 AC

TOTAL PASSIVE PROVIDED: 13,665 SF / 0.314 AC

TOTAL PROVIDED: 42,252 SF / 0.970 AC

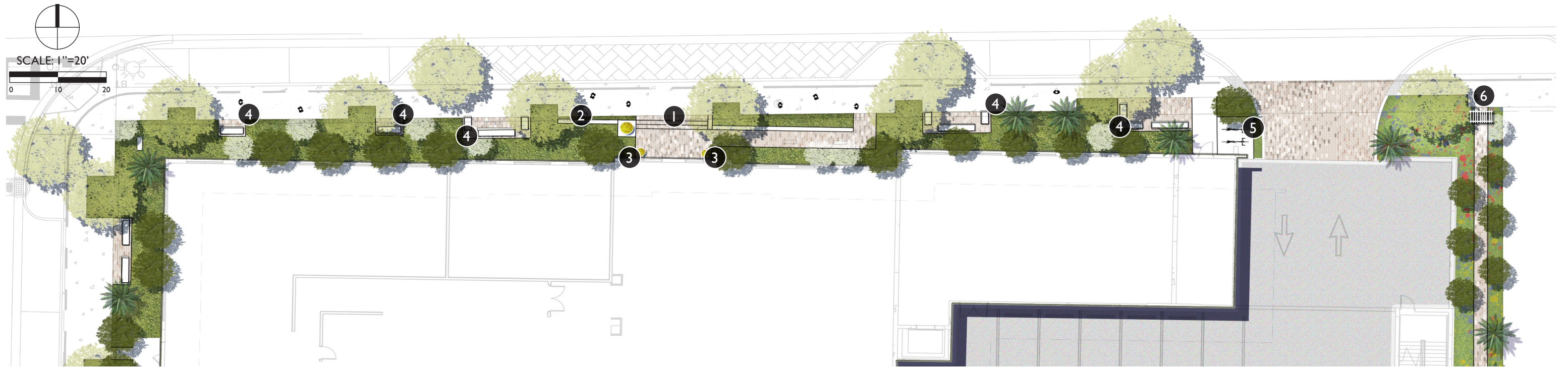


BROAD OAK WP | Recreation Space Summary

Winter Park

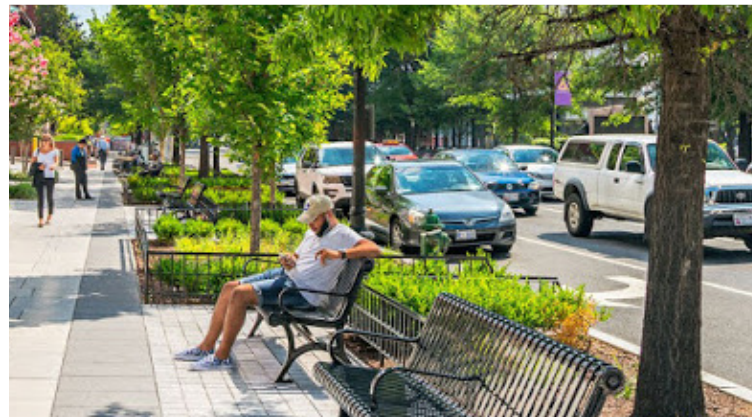
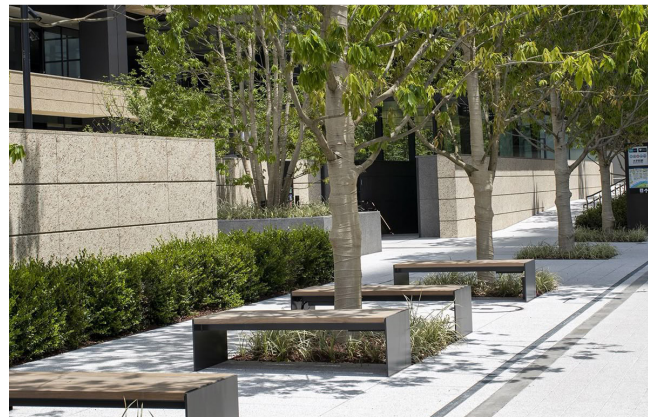
02.05.2026



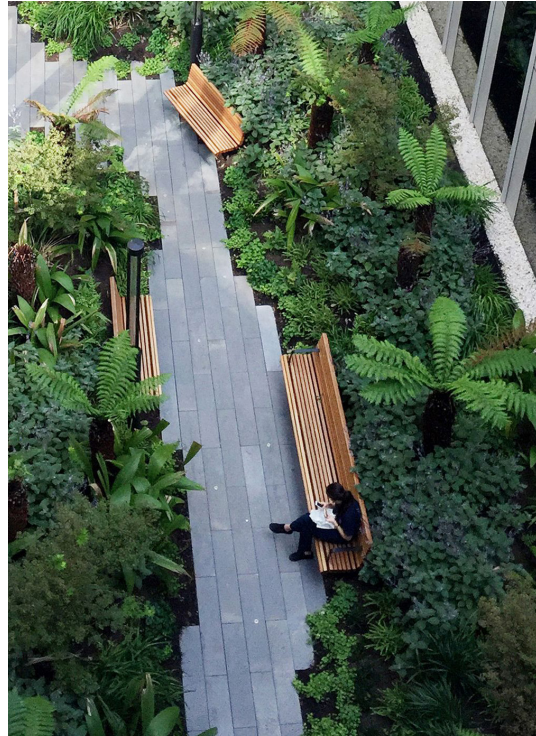
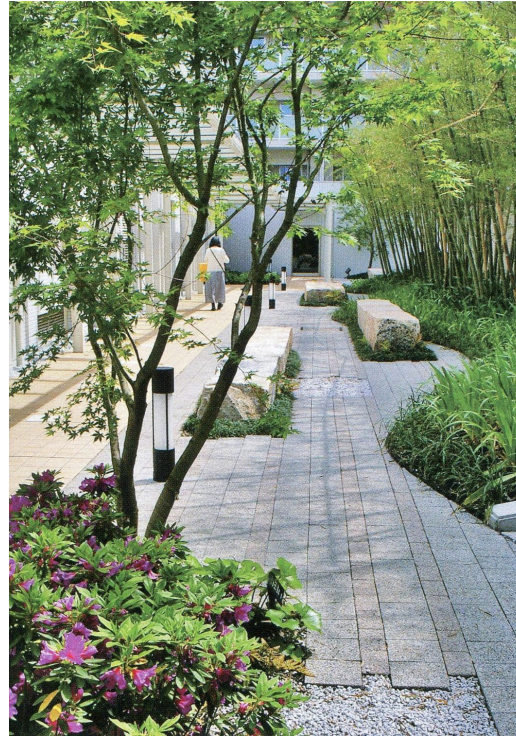


LEGEND

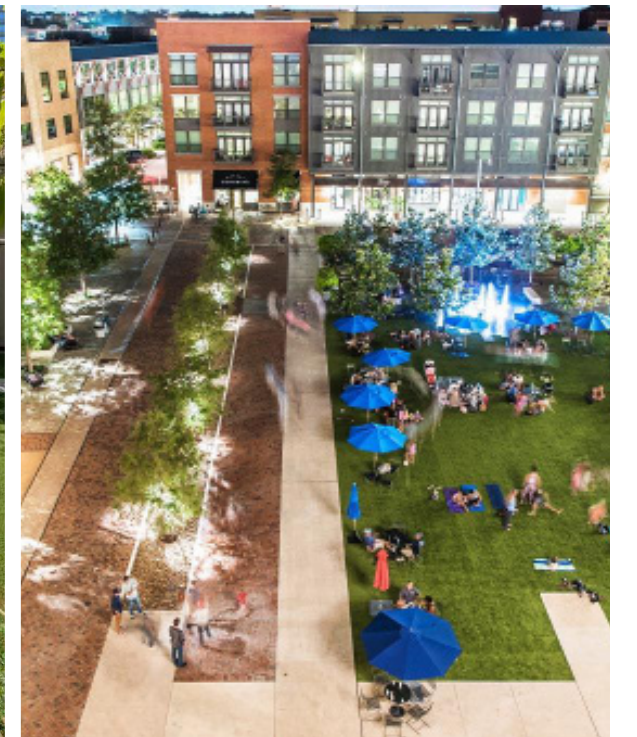
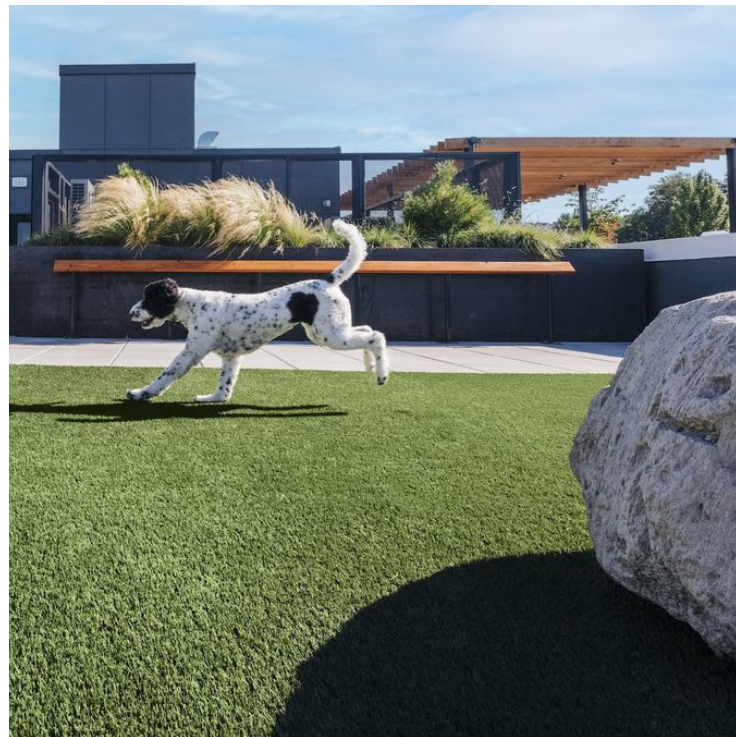
- ① COVERED PORCH ENTRY WITH PAVERS
- ② MONUMENT SIGN WITH PLANTER POT SHELF
- ③ LARGE PLANTER POT
- ④ PAVER PLAZA WITH BENCHES
- ⑤ BICYCLE PARKING
- ⑥ TRELLIS STRUCTURE WITH ENTRY GATE



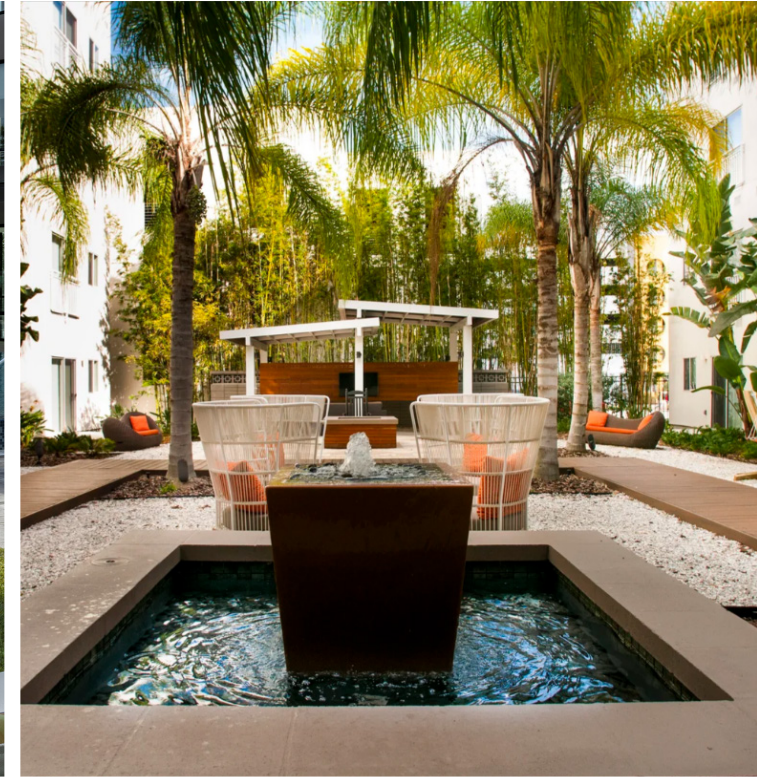
NATIVE ZEN & POLLINATOR GARDEN



DOG PARK & FLEX PARK



POOL AMENITY



BROAD OAK WP | Concept Imagery

Winter Park

02.05.2026

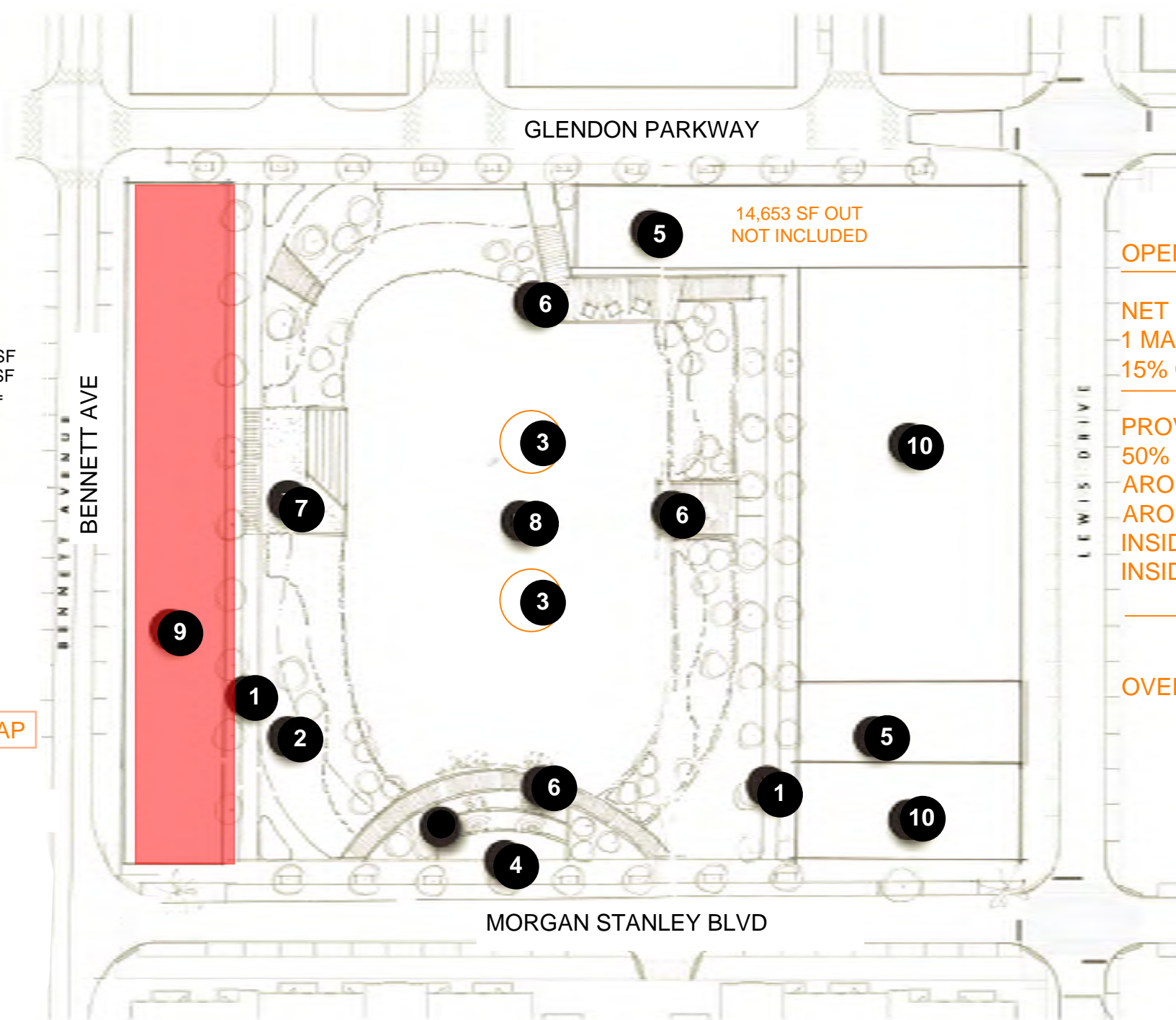








- 1 8' WALK
- 2 TOP OF BANK
- 3 FOUNTAIN
- 4 PLAZA
- 5 OUT PARCEL | PD / NOT OWNED BY BP
- 6 OVERLOOK
- 7 OPEN SPACE OG WALK
- 8 POND 3,468 SF / 2.14 AC
- 9 MIX-USE MULTI-FAMILY & TOWNHOMES
REC SPACE NEEDED = 4,800 SF
REC SPACE PROVIDED = 932 SF
ADDITIONAL SPACE NEEDED = 4,800 SF
- 10 BUILDING PAD



RECREATIONAL AREA PROVIDED

AROUND POND:	68,232 SF
AROUND CORNER FOUNTAIN:	16,879 SF
INSIDE ALLIANCE BLK G:	28,843 SF
INSIDE BAINBRIDGE BLK C&D	35,866 SF
NORTH END BLOCKS O&P	4,605 SF

TOTAL PROVIDED: 154,425 SF (3.54 AC)

RECREATIONAL AREA REQUIRED PHASE 1 MAP

BLOCK	UNITS	PERSONS	REC SPACE
G	268 =	563	= 61,420 SF
C & D	278 =	584	= 63,554 SF
E	21 =	44	= 4,800 SF
	567 =	1,191	= 129,774 SF (2.97 AC)

OVERAGE REC SPACE = 24,651 SF (.56 AC)

SUBTRACT: 14,921 SF SHORTFALL BROAD PURSUIT BLOCK O = 9,730 SF (0.22 AC) REMAINING

OPEN SPACE REQUIRED

NET DEVELOPABLE ACRES REVISED PHASE
1 MAP AREA: 27.7 AC
15% OPEN SPACE REQUIRED: 4.15 AC

PROVIDED OPEN SPACE:

50% OF POND:	46,734 SF / 1.07 AC
AROUND POND:	68,232 SF / 1.56 AC
AROUND CORNER FOUNTAIN:	16,879 SF / 0.38 AC
INSIDE ALLIANCE BLK G:	28,843 SF / 0.66 AC
INSIDE BAINBRIDGE BLK C&D:	35,856 SF / 0.82 AC

TOTAL OPEN SPACE: 196,554 SF / 4.51 AC

OVERAGE: 15,681 SF / 0.36 AC

UPDATED REC SPACE 02 05 2026

After recording return to:
City of Winter Park
Attn: City Clerk
401 S Park Ave
Winter Park, FL 32789

Declaration of Restrictive Covenants and Affidavit of Commitment

THIS DECLARATION OF COVENANTS AND AFFIDAVIT OF COMMITMENT AND RESTRICTIVE COVENANTS (“Declaration”) is made and entered into as of this ___ day of _____, 2026 (the “Effective Date”) by Broad Pursuit LLC, a Florida limited liability company, for itself and its successors, assigns, and agents (hereinafter referred to as the “Owner”) in favor of the City of Winter Park, a Florida municipal corporation (hereinafter referred to as the “City”).

RECITALS

WHEREAS, the Owner is the owner in fee of that certain real property located in the City of Winter Park, Orange County, Florida, as legally described in **Exhibit “A”** attached hereto and incorporated herein by reference, hereinafter referred to as the “Property”; and

WHEREAS, the Property is zoned for mixed use, including multifamily, development pursuant to the Ravaudage Planned Development; and

WHEREAS, on _____, 2025 the City and Owners (as defined therein) entered into that certain Fourth Amendment to Amended and Restated Development Order (Ravaudage) (“Amended Development Order”); and

WHEREAS, the Amended Development Order allows for additional residential units (in excess of the maximum units allowed in the Ravaudage PD) if such units are “Affordable Housing Units” as defined therein; and

WHEREAS, Owner intends to develop two hundred twenty-four (224) market rate multifamily units (“Market Rate Units”) and twenty-six (26) Affordable Housing Units as approved by the City of Winter Park DRC on February __, 2026; and

WHEREAS, in compliance with the Amended Development Order, the Owner agrees to restrict the Affordable Housing Units, as set forth herein; and

WHEREAS, to maintain compliance with the Amended and Restated Development Order, the Owner and the City wish to ensure that the Affordable Housing Units are maintained for a period of thirty (30) years from the issuance of a certificate of occupancy, regardless of any subsequent changes in ownership of the Property.

NOW, THEREFORE, in consideration of the mutual covenants and undertakings set forth herein, and other good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, the Owner does hereby swear, covenant, contract and agree as follows:

ARTICLE 1

Recitals

The recitals set forth above are true and correct and incorporated into this Declaration by reference. Owner acknowledges and agrees that all statements and commitments made within this Declaration are under oath.

ARTICLE 2

Definitions

Unless otherwise expressly provided herein or unless the context clearly requires otherwise, the following terms shall have the respective meanings set forth below:

a. **“Adjusted Gross Income”** means all wages, assets, regular cash or noncash contributions or gifts from persons outside the Eligible Household, and such other resources and benefits as may be determined to be income by the United States Department of Housing and Urban Development, adjusted for family size, less deductions allowable under section 62 of the Internal Revenue Code.

b. **“Affordability Period”** means the continuous thirty (30) year period, unless sooner terminated by written agreement between Owner and City, beginning on the date a certificate of occupancy is issued for the Affordable Housing Units, during which the Owner shall rent the Affordable Housing Units to Eligible Households in accordance with this Agreement. The Affordability Period shall run with the land and remain binding on all successors, assigns, and transferees, regardless of any changes in ownership or management of the Property.

c. **“Affordable Unit”** or **“Affordable Units”** or **“Affordable Housing Units”** means those Dwelling Units that are affordable (as defined by Section 3.3) and leased to an Eligible Household. Affordable Unit(s) need not be limited to particular designated Dwelling Units within the Project but may be floating units that change over time. The number of Affordable Units within the Project shall be no fewer than twenty-six (26) Affordable Units.

d. **“Dwelling Units”** means the residential rental units within the Project, including Affordable Units and those units which are market-rate. The Project is approved for no more than two hundred fifty (250) Dwelling Units (the **“Maximum Number of Units”**).

e. **“Eligible Household”** means one or more natural persons or a family, the total annual adjusted gross household income of which is at or less than 120 percent of the median annual Adjusted Gross Income, as posted annually by the Florida Housing Finance Corporation, for households within Orange County.

f. **“Project”** means multifamily housing development on the Property for which the Owner is applying to obtain approval from the City.

ARTICLE 3

Use and Occupancy of the Property

The Owner shall comply with the following restrictions regarding the use and occupancy of the Property for the duration of the Affordability Period as defined and established in Article 2 of this Agreement, unless such Affordability Period is sooner terminated by written agreement between Owner and City.

Section 3.1 Use of Property. The Owner shall develop and maintain the Project as a multifamily housing development and shall rent and hold available for rental no fewer than twenty-six (26) Affordable Housing Units for rent exclusively to Eligible Households.

Section 3.2 Owner Responsible for Income Verification. For each Affordable Unit, the Owner shall be responsible for accepting rental applications and determining and verifying the income of prospective tenants to ensure such tenants qualify as an Eligible Household.

Section 3.3 Affordable Rents. Rents for all Affordable Units shall be Affordable to the Eligible Household occupying the Affordable Unit, as defined and posted annually by the Florida Housing Finance Corporation, for households within Orange County.

Section 3.4 Affordable Units Must be Comparable in Quality to the Market-Rate Units. The Affordable Units shall be of comparable quality and size to the Market Rate Units in the Project. All Affordable Units and their tenants shall have access and use of the same common areas and amenities (e.g. pool, club house, gym, etc.) as the Market Rate Units.

Section 3.5 No Conflict of Interest. No Affordable Unit shall be leased to or occupied by the Owner or any person with an ownership interest in the Project. No more than one Affordable Unit at a time shall be leased to or occupied by any person related to, employed by or affiliated with the Owner or the operator of the Project, including without limitation, Project employees working at the Project site.

ARTICLE 4

Compliance Monitoring

Section 4.1 Required Recordkeeping. The Owner shall maintain complete and accurate income records pertaining to each Eligible Household occupying an Affordable Unit and a copy of their rental application and lease agreement. These records must be updated annually and shall be maintained for at least five years following the date of each such record. An example of the income and rent records is attached hereto as **Exhibit “B”** (“Annual Report”).

Section 4.2 Annual Reporting. Throughout the duration of this Agreement, the Owner shall provide an Annual Report, in a form similar to Exhibit B, to the City’s Community Development Department by December 31st of each year.

Section 4.3 Monitoring and Inspection. The Owner shall permit the City or its designee to inspect all records required under Section 4.1 and rental records, pertaining to Affordable Units, upon reasonable notice and within normal working hours, and shall submit to the City such documentation as required by the City to document compliance with this Declaration. The City may, from time to time, make or cause to be made inspections of the Affordable Units and Affordable Unit rental records to determine compliance with the conditions specified herein. The City shall notify the

Owner prior to scheduled inspections, and the Owner shall make commercially reasonable arrangements to facilitate the City's inspection. The City may make, or cause to be made, other reasonable entries upon and inspections of the Property, provided that the City shall give the Owner notice prior to any such inspection, specifying reasonable cause therefore related to the City's interest in enforcing this Declaration. The City's monitoring may occur at minimum at initial lease-up, at the end of year one, and at least once every three (3) years thereafter during the Affordability Period. Monitoring shall include review of a representative sample of Affordable Unit files, which may be no fewer than ten percent (10%) of the Affordable Units or as otherwise determined by the City.

ARTICLE 5

Enforcement and Remedies

If the Owner violates any of the terms and conditions of this Declaration or breaches a restriction, warranty, covenant, obligation or duty set forth herein, and if such violation or breach remains uncured for a period of thirty (30) days after written notice thereof, the City shall be entitled, in its sole discretion, to any or all of the remedies described below:

a. If the City determines that the Owner has taken and diligently continues corrective action and that the breach cannot be corrected within the thirty (30) day period, the City may allow the Owner up to six (6) months after first notice to cure the breach.

b. The City may institute and prosecute any proceeding at law or in equity to abate, prevent, or enjoin any such violation or attempted violation and to compel specific performance. The City shall be entitled to recover its costs and expenses and reasonable attorneys' fees against Owner in any such judicial proceeding where the City shall prevail.

c. The City may require that the Annual Report required pursuant to Section 4.2 hereof be provided quarterly until the Project is no longer in violation.

d. If the violation or breach relates to a violation of Article 3 of this Declaration, the City may impose a monetary penalty of \$500.00 per day against the Owner so long as the violation continues to exist and such monetary penalty shall constitute a lien against the Property binding upon and running with the land. The \$500.00 per day monetary penalty shall become immediately due upon written demand to Owner from the City. The City may record a notice of lien in the public records of Orange County, Florida concerning the monetary penalty. Such lien may be foreclosed in the same manner as mortgages pursuant to state law after the recording of a notice of lien by the City and the City sending the Owner a recorded copy of the same. Moreover, such monetary penalty may be collected by other causes of action allowed by law. The City shall be entitled to recover its reasonable attorneys' fees, expenses and costs against Owner in any such judicial proceeding where the City shall prevail.

e. The provisions hereof are imposed upon and made applicable to the land and shall run with the land and shall be enforceable against the Owner at the time of such violation or attempted violation.

f. Any failure of the City to enforce this Declaration shall not be deemed a waiver of

the right to do so thereafter.

g. In addition to the remedies in this Article, the City may require specific corrective actions for noncompliance, including but not limited to: (i) substituting Affordable Units for any noncompliant units; (ii) refunding excess rent collected from Eligible Households; (iii) conducting remedial training for Owner and property management staff; and (iv) correcting deficiencies in unit quality or amenities. The City shall set the deadline for completion of corrective actions, which shall not exceed ninety (90) days unless otherwise agreed in writing.

ARTICLE 6

Covenants Run with the Land

Section 6.1. Covenants Run with the Land. All conditions, covenants, and restrictions contained in this Declaration shall be covenants running with the land, and shall, in any event, and without regard to technical classification or designation, legal or otherwise, be, to the fullest extent permitted by law and equity, binding for the benefit and in favor of, and enforceable by the City its successors and assigns, against the Owner, its successors and assigns, to or of the Property or any portion thereof or any interest therein, and any party in possession or occupancy of said Property or portion thereof. Each and every contract, deed, or other instrument hereafter executed covering or conveying the Property or the Project or any portion thereof or interest therein shall conclusively be held to have been executed, delivered and accepted subject to such covenants, reservations and restrictions, regardless of whether such covenants, reservations and restrictions are set forth in such contract, deed or other instruments. If a portion or portions of the Property or the Project are conveyed, all of such covenants, reservations and restrictions shall run to each portion of the Property or the Project.

Section 6.2 Notice of Intent to Sell or Otherwise Transfer the Property and Subsequent Transfer. In the event of a sale or transfer of ownership of the Property, Owner agrees to provide written notice to the City with contact information regarding the new Owner. City shall coordinate with any successors and assigns to ensure the affordability terms contained in this agreement continue throughout the Affordability Period, unless otherwise terminated.

Section 6.3 Joinder and Consent of Mortgagee. The Mortgagee identified in the Joinder and Consent attached hereto has executed such Joinder and Consent, which joins in and consents to this Declaration and expressly subordinates its mortgage and liens to the covenants, restrictions, and easements set forth herein. A copy of the executed Joinder and Consent is attached hereto as **Exhibit "C"** and incorporated herein by reference.

ARTICLE 7

Recordation, Effective Date, and Duration

Section 7.1 Recordation. This Agreement shall be recorded in the Official Records of Orange County, Florida by the Owner at its sole expense. A certified copy of the recorded Agreement shall be provided to the Community Development, City Attorney and City Clerk within ten (10) days of receipt of the executed Agreement.

Section 7.2 Effective Date. This Agreement shall become effective as of the date set forth above.

Section 7.3 Duration. This Agreement and the restrictions provided herein shall run with the Property and remain in effect for a period of thirty (30) years, unless sooner terminated, from a Certificate of Occupancy for the last principal structure of the Project.

Upon conclusion of the Affordability Period, the covenants herein shall be deemed satisfactory complied with unless documents properly and timely recorded with the Orange County Clerk of the Circuit Court indicate otherwise, and the City and the Owner will execute a recordable document further evidencing such termination.

ARTICLE 8

Modification

This Declaration shall not be terminated or modified without the express written approval of the City. The City and its successors and assigns and Owner and the successors and assigns of Owner in and to all or any part of the fee title to the Property, shall have the right to consent and agree to changes in, or to eliminate in whole or in part, any of the covenants, conditions, or restrictions contained in this Declaration without the consent of any tenant, lessee, easement holder, licensee, mortgagee, trustee, beneficiary under a deed of trust, or any other person or entity having any interest less than a fee in the Property. Any amendment or modification to this Declaration must be in writing and signed by the City and the Owner, or their successors and assigns.

ARTICLE 9

Miscellaneous Provisions

Section 9.1 Notice. All notices which may be given pursuant to this Declaration shall be in writing and shall be delivered by personal service or by certified mail return receipt requested addressed to the parties at their respective addresses indicated below or as the same may be changed in writing from time to time.

CITY:

City of Winter Park

Attn: City Manager
401 S Park Avenue
Winter Park, FL 32789

OWNER:

Broad Pursuit LLC

Attn: Erik Halverson, Managing Partner
2400 Apopka Blvd.
Apopka, FL 32703

WITH COPY TO:

Lowndes

Attn: Rebecca Wilson
215 N. Eola Drive
Orlando, FL 32801

Section 9.2 Severability. If any provision hereof shall be invalid, illegal, or unenforceable, the
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validity, legality and enforceability of the remaining portions hereof shall not in any way be affected or impaired thereby.

Section 9.3 Entire Agreement. This Declaration together with the Exhibits embodies the entire agreement and understanding between the parties hereto and there are no other agreements and/or understandings, oral or written, with respect to the subject matter hereof, that are not merged herein and superseded hereby.

Section 9.4 Venue and Governing Law. Each party covenants and agrees that any and all legal actions arising out of or connected with this Declaration shall be instituted in the Circuit Court of the 9th Judicial Circuit in Orlando and for Orange County, Florida, or in the United States District Court for the Middle District of Florida, as the exclusive forums and venues for any such action, subject to any right of either party to removal from state court to federal court, which is hereby reserved, and each party further covenants and agrees that it will not institute any action in any other forum or venue and hereby consents to immediate dismissal or transfer of any such action instituted in any other forum or venue. This Declaration is entered into within, and with reference to the internal laws of, the State of Florida, and shall be governed, construed, and applied in accordance with the internal laws (excluding conflicts of law) of the State of Florida.

IN WITNESS WHEREOF, the Owner has executed this Declaration as of the ____ day of _____, 2026.

OWNER:

Broad Pursuit LLC, a Florida limited liability company

By: Halverson Holdings LLC, a Florida limited liability company

By: _____

Name: Erik K. Halverson

Title: Manager

Date: _____

Witnesses

Signature

Signature

Print

Print

Address

Address

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**STATE OF FLORIDA
COUNTY OF ORANGE**

The foregoing instrument was sworn to, subscribed to and acknowledged before me by physical presence this ____ day of _____, 2026, by _____, as _____ of _____, who is personally known to me or who has produced _____ as identification.

Notary Public, State of Florida

My Commission Expires: _____

S:\AKA\CLIENTS\Winter Park\Ravaudage Project W600-26004\Affidavit of Commitment and Restrictive Covenants.docx

Exhibit A
Legal Description

Exhibit B

EXHIBIT B

Rent Roll Detail													
Affordable Housing Unit	Lease ID	Bldg/ Unit	Floorplan	SQFT	Unit/ Lease Status	Move-In	Move-Out	Lease Start	Lease End	Market Rent	Lease Rent	Rent Limit by # Bedrooms in Unit	Qualifies
1	Sample 1-Bedroom	1-101	A1	712	Occupied	1/1/2026		1/1/2026	1/1/2027	\$2,400.00	\$2,300.00	\$2,371.00	YES
2													
3													
4													
5													
6													
7													
8													
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Demographic Detail												
Affordable Housing Unit	Bldg/ Unit	Floor Plan	Birth Date	Gender	Marital Status	Resident Status	Household Status/ Signer Status	Employer/ Job Type	Household Size	Household Income	Income Limit by Number of Persons in Household	Qualifies
1	1-101	A1	5/28/1996	F	Single	Current Resident	Head of Household Lease Signer, Occupant	ABC Health Nurse	1	\$84,000.00	\$88,560.00	YES
2												
3												
4												
5												
6												
7												
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Exhibit "C"

After Recording Return to:
City Clerk
City of Winter Park
401 Park Avenue South
Winter Park, Florida 32789

JOINDER AND CONSENT OF MORTGAGEE TO DECLARATION OF RESTRICTIVE COVENANTS AND AFFIDAVIT OF COMMITMENT

_____, a bank whose address is _____,
_____, being the owner and holder of that certain mortgage to _____,
_____, whose address is _____ (“Mortgagor”), recorded at Official Records Book _____, Page _____, together with that certain _____, recorded at Official Records Book _____, Page _____, together with that certain Notice _____, recorded at Official Records Book _____, Page _____, which encumbers the real property located in Orange County, Florida, more fully described in **Exhibit “A”** attached hereto and incorporated herein by reference (herein the “Property”), hereby joins in and consents to the Declaration of Restrictive Covenants and Affidavit of Commitment (“Declaration”) executed by the Mortgagor in favor of the City of Winter Park, a Florida municipal corporation, and to be recorded in the Public Records of Orange County, Florida. The Mortgagee hereby expressly subordinates its mortgage and liens to the terms, covenants and restrictions set forth in the Declaration. This Joinder and Consent does not release the Property from the lien or effect of the Mortgage and does not otherwise amend or alter the Mortgage.

(Signature page to follow)

of Mortgagee through their duly authorized representatives as of this ____ day of _____, 2025.

Signed, sealed and delivered
in the presence of:

[Bank]

(Signature)

By: _____

(Print Name)

Print Name: _____

(Signature)

Its: _____

(Print Name)

**STATE OF FLORIDA
COUNTY OF ORANGE**

The foregoing instrument was sworn to, subscribed to and acknowledged before me by physical presence this ____ day of _____, 2025, by _____, as _____ of _____, who is personally known to me or who has produced _____ as identification.

Notary Public, State of Florida

My Commission Expires: _____