



Development Review Committee Regular Meeting

Agenda

June 26, 2026 @ 9:30 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.

decorum

As a courtesy to those present, please silence your mobile devices. If you must take a phone call, please excuse yourself and step outside.

Members of the public shall observe the same rules of propriety, decorum and good conduct applicable to members of the Board. Persons making remarks or exhibiting behavior that disrupts the orderly conduct of this meeting will be subject to removal from the meeting.

assistance & appeals

Persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk's Office ([407-599-3277](tel:407-599-3277)) at least 48 hours in advance of the meeting.

"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).

board member compliance

Board/Committee members when acting within the scope of their public duties are subject to the Florida Sunshine Law (Ch. 286, F.S.), Florida Public Records Act (Ch. 119, F.S.) and state ethics laws (Ch. 112, F.S.). All discussions with any other board member(s) regarding public items that are likely to come before the board/committee must occur on the record during a public meeting. No member shall vote upon, and no appointed member shall attempt to influence, any item considered which would inure to the special private gain or loss of the member, any principal/parent/subsidiary retaining the member, or any relative or business associate of the member. Members must announce their conflict and file a written conflict disclosure with the City Clerk within 15 days of the meeting.

1. Call to Order

2. Consent Agenda

- a. Approve the minutes of February 20, 2026. 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. 10 minutes
Request of Benjamin Partners, Ltd. for: Development plan approval to construct a three (3) story mixed-use building with 1,484 square feet of ground level retail and two (2) affordable housing units on the upper floors at 1105 Lewis Drive, within the Ravaudage Planned Development.

- b. 10 minutes
Request of Nasrallah Architectural Group, Inc. for: Development Plan Approval to construct a two-story, 3,367-square foot office building, along with associated parking, at 1103 Lewis Drive, within the Ravaudage PD.

- c. 10 minutes
Request of Benjamin Partners, Ltd. for: Development Plan modification of the previously approved mixed-use building at 1320 Morgan Stanley Avenue to revise the approved four-story mixed-use building consisting of retail, extended-stay hotel units, and 16 residential units to a two (2) story mixed-use building with approximately 8,500 square feet of ground-floor retail/restaurant space and 9,175 square feet of second-floor office space, within the Ravaudage Planned Development.

- d. 10 minutes
Request of Benjamin Partners, Ltd. for: Development plan approval to construct a two-story mixed-use building containing 1,429 square feet of ground-floor retail space and six affordable housing units, including one unit on the ground floor and five units on the second floor at 1006 Lewis Drive (the western portion of 1001 N. Orlando Avenue, Ale House parking lot) within the Ravaudage Planned Development.

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| e. | Request of Benjamin Partners, Ltd. for: Approval to install one LED display panel on the existing Ravaudage parking garage located at 1008 Lewis Drive. | 10 minutes |
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5. Staff Updates

6. Board Comments

7. Adjournment