

**FIRST AMENDMENT TO THE WINTER GARDEN COMMUNITY  
REDEVELOPMENT PLAN**

This First Amendment to the Winter Garden Community Redevelopment Plan (the “First Amendment”) is entered into this 15 day of SEPTEMBER, 2021 by the CITY OF WINTER GARDEN, a Florida municipal corporation (the “City”).

**RECITALS**

A. On or about June 25, 1992, the City of Winter Garden, Florida adopted Resolutions 92-48, 92-49, and 92-50, creating the Winter Garden Community Redevelopment Agency, adopting a Community Redevelopment Plan (“CRA Plan”), and creating the Community Redevelopment Trust Fund, respectively.

B. The City’s creation of the CRA and operations related thereto were duly authorized by Orange County, Florida via County Resolutions 92-M-28 and 94-M-45, as required by Fla. Stat. 163.410.

C. Consistent with Section 8.4.7 of the CRA Plan, the duration of the CRA Plan is effective for thirty (30) years unless modified pursuant to Section 8.4.6 of the CRA Plan.

D. The City recently conducted a detailed and comprehensive study of the East Winter Garden area of the Community Redevelopment Plan with extensive community involvement.

E. The extensive process, community involvement, principal ideas, key planning principals, work effort, primary issues and obstacles, and short-term, mid-term, and long-term implementation matrix from the study were incorporated into a plan titled East Winter Garden Plan dated March 27, 2018, which is attached hereto as **Exhibit “A”** (the “EWGP”).

F. Pursuant to the EWGP, the City finds that slum and blighted areas continue to exist within the boundaries of the CRA and within the Community Redevelopment Reserve Area, as provided in the Community Redevelopment Plan (collectively the “Affected Area”) necessitating the modification and extension of the CRA Plan to extend the CRA Plan for a period of ten (10) years beyond expiration of the initial term.

THEREFORE, the City hereby modifies and extends the CRA Plan and states as follows:

1. **Recitals.** The above recitals are true and correct and are incorporated as material provisions into this First Amendment.

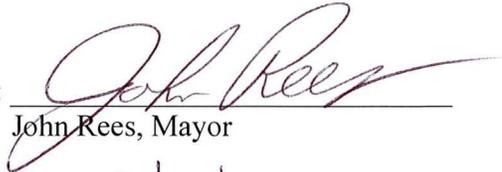
2. **CRA Plan Amendment.** The CRA Plan is hereby modified and extended for ten (10) years beyond expiration of the initial term subject to and conditioned upon the consent and approval of Orange County, Florida. The CRA Plan is further modified and amended to provide that 75% of the CRA revenues raised during the aforementioned ten (10) year extension beyond

the expiration of the initial term will be allocated toward and used within the eastern portion of the CRA, defined as that property located within the CRA, which is located east of 9<sup>th</sup> Street, south of Plant Street, and north of Story Road.

3. **Effective Date.** This First Amendment shall be effective as of the date executed by the City Commission.

**IN WITNESS WHEREOF**, the parties have caused this First Amendment to be signed and executed on the date provided below.

CITY COMMISSION OF THE CITY OF  
WINTER GARDEN

By:   
John Rees, Mayor

Date: 9/15/2021