



**CITY COMMISSION**

**AGENDA**

**CITY HALL COMMISSION CHAMBERS**

300 W. Plant Street  
Winter Garden, Florida

**REGULAR MEETING**

**March 12, 2020**

**6:30 p.m.**

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**CALL TO ORDER**

Determination of a Quorum

Opening Invocation and Pledge of Allegiance

**1. APPROVAL OF MINUTES**

Regular Meeting Minutes – February 27, 2020

**2. FIRST READING AND PUBLIC HEARING OF PROPOSED ORDINANCES**

- A. **Ordinance 19-26**: AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA PROVIDING FOR THE ANNEXATION OF CERTAIN ADDITIONAL LANDS GENERALLY DESCRIBED AS APPROXIMATELY 8.95 ± ACRES LOCATED AT 12920 REAVES ROAD, ON THE NORTHWEST CORNER OF REAVES ROAD AND STONEYBROOK WEST PARKWAY, INTO THE CITY OF WINTER GARDEN, FLORIDA; REDEFINING THE CITY BOUNDARIES TO GIVE THE CITY JURISDICTION OVER SAID PROPERTY; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE
- B. **Ordinance 19-27**: AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA AMENDING THE FUTURE LAND USE MAP OF THE WINTER GARDEN COMPREHENSIVE PLAN BY CHANGING THE LAND USE DESIGNATION OF REAL PROPERTY GENERALLY DESCRIBED AS APPROXIMATELY 8.95 ± ACRES LOCATED AT 12920 REAVES ROAD, ON THE NORTHWEST CORNER OF REAVES ROAD AND STONEYBROOK WEST PARKWAY, FROM ORANGE COUNTY RURAL TO CITY MEDIUM DENSITY RESIDENTIAL; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE
- C. **Ordinance 19-28**: AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA PROVIDING FOR THE ANNEXATION OF CERTAIN ADDITIONAL LANDS GENERALLY DESCRIBED AS APPROXIMATELY 1.80 ± ACRES LOCATED AT 12921 REAVES ROAD, ON THE NORTHEAST CORNER OF REAVES ROAD AND STONEYBROOK WEST PARKWAY, INTO THE CITY OF WINTER GARDEN, FLORIDA; REDEFINING THE CITY BOUNDARIES TO GIVE THE CITY JURISDICTION OVER SAID PROPERTY; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE
- D. **Ordinance 19-29**: AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA AMENDING THE FUTURE LAND USE MAP OF THE WINTER GARDEN COMPREHENSIVE PLAN BY CHANGING THE LAND USE DESIGNATION OF REAL PROPERTY GENERALLY DESCRIBED AS APPROXIMATELY 1.80 ± ACRES LOCATED AT 12921 REAVES ROAD, ON THE NORTHEAST CORNER OF REAVES ROAD AND STONEYBROOK WEST PARKWAY, FROM ORANGE COUNTY

RURAL TO CITY MEDIUM DENSITY RESIDENTIAL; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE

- E. **Ordinance 19-30:** AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA, REZONING CERTAIN REAL PROPERTY GENERALLY DESCRIBED AS APPROXIMATELY 10.75 +/- ACRES OF LAND GENERALLY LOCATED AT 12920 & 12921 REAVES ROAD ON THE NORTHWEST AND NORTHEAST CORNERS OF REAVES ROAD AND STONEYBROOK WEST PARKWAY, FROM ORANGE COUNTY A-1 (AGRICULTURAL) AND R-CE-2 (RURAL RESIDENTIAL) TO CITY PUD (PLANNED UNIT DEVELOPMENT); PROVIDING FOR CERTAIN PUD REQUIREMENTS AND DESCRIBING THE DEVELOPMENT AS THE STONEYBROOK SENIOR LIVING PUD; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE **with the second reading and public hearing on March 26, 2020 – Community Development Director Pash**
  
- F. **Ordinance 20-16:** AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA PROVIDING FOR THE ANNEXATION OF CERTAIN ADDITIONAL LANDS GENERALLY DESCRIBED AS APPROXIMATELY 0.82 ± ACRES LOCATED AT 356 E. LAFAYETTE STREET AND 497 W J PETERS LANE; NORTH OF E. CYPRESS STREET, WEST OF 9<sup>TH</sup> STREET, EAST OF SUMMER STREET, AND SOUTH OF E. LAFAYETTE STREET; REDEFINING THE CITY BOUNDARIES TO GIVE THE CITY JURISDICTION OVER SAID PROPERTY; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE
  
- G. **Ordinance 20-17:** AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA AMENDING THE FUTURE LAND USE MAP OF THE WINTER GARDEN COMPREHENSIVE PLAN BY CHANGING THE LAND USE DESIGNATION OF REAL PROPERTY GENERALLY DESCRIBED AS 0.82 ± ACRES OF LAND LOCATED AT 356 E. LAFAYETTE STREET AND 497 W J PETERS LANE; NORTH OF E. CYPRESS STREET, WEST OF 9<sup>TH</sup> STREET, EAST OF SUMMER STREET, AND SOUTH OF E. LAFAYETTE STREET FROM ORANGE COUNTY LOW-MEDIUM DENSITY RESIDENTIAL TO CITY LOW DENSITY RESIDENTIAL; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE
  
- H. **Ordinance 20-18:** AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA REZONING APPROXIMATELY 0.82 ± ACRES LOCATED AT 356 E. LAFAYETTE STREET AND 497 W J PETERS LANE; NORTH OF E. CYPRESS STREET, WEST OF 9<sup>TH</sup> STREET, EAST OF SUMMER STREET, AND SOUTH OF E. LAFAYETTE STREET; FROM ORANGE COUNTY R-2 RESIDENTIAL DISTRICT TO CITY R-2 RESIDENTIAL DISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE **with the second reading and public hearing on March 26, 2020 – Community Development Director Pash**
  
- I. **Ordinance 20-20:** AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA, AMENDING THE FUTURE LAND USE MAP OF THE WINTER GARDEN COMPREHENSIVE PLAN BY CHANGING THE FUTURE LAND USE DESIGNATION OF REAL PROPERTY GENERALLY DESCRIBED AS APPROXIMATELY 6.01 ± ACRES LOCATED AT 1577 & 894 BEARD ROAD, WEST OF BEULAH ROAD, EAST OF 9<sup>TH</sup> STREET, AND SOUTH OF BEARD ROAD FROM LOW DENSITY RESIDENTIAL TO COMMERCIAL; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE
  
- J. **Ordinance 20-21:** AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA, REZONING CERTAIN REAL PROPERTY GENERALLY DESCRIBED AS APPROXIMATELY 6.01 ± ACRES LOCATED AT 1577 & 894 BEARD ROAD, WEST OF BEULAH ROAD, EAST OF 9<sup>TH</sup>

STREET, AND SOUTH OF BEARD ROAD, FROM R-1 (RESIDENTIAL DISTRICT) TO PCD (PLANNED COMMERCIAL DEVELOPMENT); PROVIDING FOR CERTAIN PCD REQUIREMENTS AND DESCRIBING THE DEVELOPMENT AS THE WINTER GARDEN SELF STORAGE PCD; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE (**Staff requests postponement to March 26, 2020**) – **Community Development Director Pash**

**3. REGULAR BUSINESS**

- A. Recommendation to approve change order with Middlesex Corporation to add an additional 15,000 square yards of milling and paving to the 2020 city wide street resurfacing list for a total amount of \$191,975 – **Assistant City Manager – Public Services Williams**
  
- B. Recommendation to approve distribution of \$11,705 awarded Edward Byrne Memorial Justice Assistance Grant (JAG) Local Solicitation funds to purchase active shooter response training aids and equipment for the Police Department, **with public comment** – **Police Chief Graham**
  
- C. BOARD APPOINTMENT: Winter Garden Police & Firefighter Pension Board – **City Clerk Grimmage**

**4. MATTERS FROM PUBLIC** – *(Limited to 3 minutes per speaker)*

**5. MATTERS FROM CITY ATTORNEY** – Kurt Ardaman

**6. MATTERS FROM CITY MANAGER** – Mike Bollhoefer

**7. MATTERS FROM MAYOR AND COMMISSIONERS**

**ADJOURN** to **Regular Meeting** on Thursday, **March 26, 2020** at **6:30 p.m.** in City Hall Commission Chambers, 300 W. Plant Street, 1st floor, Winter Garden, Florida.

NOTICES:

In accordance with Florida Statutes 286.0105, if any person decides to appeal any decision made by said body with respect to any matter considered at such meeting, he/she will need a record of the proceedings and, for that purpose, he/she may need 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. The City of Winter Garden does not prepare or provide such record.

Any opening invocation that is offered before the official start of the Commission meeting shall be the voluntary offering of a private person, to and for the benefit of the Commission. The views or beliefs expressed by the invocation speaker have not been previously reviewed or approved by the City Commission or the city staff, and the City is not allowed by law to endorse the religious or non-religious beliefs or views of such speaker. Persons in attendance at the City Commission meeting are invited to stand during the opening invocation and to stand and recite the Pledge of Allegiance. However, such invitation shall not be construed as a demand, order, or any other type of command. No person in attendance at the meeting shall be required to participate in any opening invocation that is offered or to participate in the Pledge of Allegiance. You may remain seated within the City Commission Chambers or exit the City Commission Chambers and return upon completion of the opening invocation and/or Pledge of Allegiance if you do not wish to participate in or witness the opening invocation and/or the recitation of the Pledge of Allegiance. (Reference Resolutions 15-04 and 16-02)

	Those needing assistance to participate in any of these proceedings should contact the City Clerk's Office at least 48 hours in advance of the meeting (407) 656-4111 x2297.		Help for the hearing impaired is available through the Assistive Listening System. Receivers can be obtained at the meeting from the Information Technology Department (407) 656-4111 x5455.
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# CITY OF WINTER GARDEN

## CITY COMMISSION REGULAR MEETING MINUTES

February 27, 2020

A **REGULAR MEETING** of the Winter Garden City Commission was called to order by Mayor Rees at 6:30 p.m. at City Hall, 300 West Plant Street, Winter Garden, Florida. An Opening Invocation and Pledge of Allegiance given.

**Present:** Mayor John Rees and Commissioners  
Lisa Bennett – District 1                      Bob Buchanan – District 2  
Mark A. Maciel – District 3                      Colin Sharman – District 4

**Also Present:** City Manager Mike Bollhoefer, City Attorney A. Kurt Ardaman, City Clerk Angee Grimage, Assistant City Manager of Administrative Services Frank Gilbert, Assistant City Manager of Public Services Jon Williams, Community Development Director Stephen Pash, Economic Development Director Tanja Gerhartz, Finance Director Laura Zielonka, Information Technology Director Chad Morrill, Fire Chief Matt McGrew, and Police Chief Stephen Graham

### 1. **APPROVAL OF MINUTES**

**Motion by Commissioner Buchanan to approve regular meeting minutes of February 13, 2020. Seconded by Commissioner Bennett and carried unanimously 5-0.**

### 2. **SECOND READING AND PUBLIC HEARING OF PROPOSED ORDINANCES**

- A. **Ordinance 20-13:** AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA, AMENDING ORDINANCE 19-52, THE CITY OF WINTER GARDEN FISCAL YEAR 2019-2020 BUDGET TO CARRY FORWARD PRIOR YEAR APPROPRIATIONS; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE

City Attorney Ardaman read Ordinance 20-13 by title only. Finance Director Zielonka stated that this Ordinance amends the current year budget. It carries forward prior year appropriations for projects budgeted for the last fiscal year, but not completed by the end of the fiscal year.

Mayor Rees opened the public hearing; hearing and seeing none, he closed the public hearing.

**Motion by Commissioner Buchanan to adopt Ordinance 20-13. Seconded by Commissioner Bennett carried unanimously 5-0.**

- B. **Ordinance 20-15:** AN ORDINANCE BY THE CITY WINTER GARDEN, FLORIDA, AMENDING CHAPTER 18, ARTICLE II OF THE CITY OF WINTER GARDEN CODE OF ORDINANCES TO CREATE LOCAL AMENDMENTS TO THE FLORIDA BUILDING CODE; CREATING A NEW SECTION 18-63 TO REQUIRE MASONRY BLOCK, METAL, OR CONCRETE

EXTERIOR AND INTERIOR LOAD BEARING WALLS IN CERTAIN STRUCTURES; CREATING A NEW SECTION 18-64 TO REQUIRE VERTICAL ACCESSIBILITY IN CERTAIN MULTI-FAMILY STRUCTURES HAVING TWO OR MORE FLOORS; PROVIDING FOR CODIFICATION, SEVERABILITY, CONFLICTS, TRANSMITTAL AND AN EFFECTIVE DATE

City Attorney Ardaman read Ordinance 20-15 by title only. Community Development Director Pash stated that this ordinance creates two new chapters in Section 18. He noted that Section 18-63 requires the first floor of commercial offices and multi-family buildings under construction require masonry block, concrete, or metal. Section 18-64 requires that multi-family structures with two or more floors, containing ten or more dwelling units provide an elevator. There is also a provision allowing developers of multi-family projects containing less than 50 total dwelling units request a waiver from that section for an elevator and also if they are constructing affordable housing. Staff recommends approval of Ordinance 20-15.

Commissioner Buchanan inquired as to the reasoning required to waive the elevator installation. Mr. Pash explained that it would make the project unaffordable in cases of 50 or less units.

Mayor Rees opened the public hearing; hearing and seeing none, he closed the public hearing.

**Motion by Commissioner Buchanan to adopt Ordinance 20-15. Seconded by Commissioner Bennett carried unanimously 5-0.**

### 3. **REGULAR BUSINESS**

- A. Recommendation to approve the reduction and removal of Code Enforcement liens for 13728 Fox Glove Street (Code Case: 10-1549 and 17-155), subject to conditions  
Community Development Director Pash informed that the requestor needs to postpone to a date uncertain as they continue to work with the bank.

**Motion by Commissioner Sharman to POSTPONE reduction and removal of Code Enforcement liens for 13728 Fox Glove Street (Code Case: 10-1549 and 17-155) to a date uncertain. Seconded by Commissioner Maciel and carried unanimously 5-0.**

- B. Recommendation to approve Authorization to Dispose of Surplus Vehicles and Equipment  
Assistant City Manager of Administrative Services Gilbert noted that a list of equipment, vehicles, and property no longer useable or needed by the City was included for City Commission consideration. He stated that these items are either obsolete or no longer operational and requests disposal of the items through an auction. Staff recommends declaring the list of items surplus and authorizing their sale and disposal in a manner as determined by the City Manager.

There was discussion that the auctioneer would be Gideon, an Auctioneer in Apopka.

**Motion by Commissioner Buchanan to approve authorization to dispose of surplus vehicles and equipment. Seconded by Commissioner Sharman and carried 5-0.**

- C. Recommendation to approve the Sarasota County Piggy-Back Contract with Engineered Spray Solutions, LLC and authorize a purchase order in the amount of \$650,000 for Sanitary Sewer Manhole and Stormwater Structure Lining Services

Assistant City Manager of Public Services Williams stated that this request piggybacks the Sarasota County contract with Engineered Spray Solutions. This is for the restoration of fiberglass manholes along Ninth Street and State Road 50. He indicated that \$650,000 in funding was included in the budget for this fiscal year. Staff requests issuing a purchase order for the full amount, but releasing an initial work order for \$69,134.10 for the rehabilitation of two manholes along Ninth Street. Then release remaining balance after work is complete and accepted for the two manholes. Staff recommends approval.

Commissioner Sharman inquired about this method of repairing manholes and its longevity in comparison to other methods. Mr. Williams responded that these are actually for the sanitary sewer manholes and described the current process, which extends the service life. Discussion ensued on savings utilizing the different methods.

**Motion by Commissioner Sharman to approve Sarasota County Piggy-Back Contract with Engineered Spray Solutions, LLC and authorize purchase order amount of \$650,000 for Sanitary Sewer Manhole and Stormwater Structure Lining Services. Seconded by Commissioner Maciel and carried unanimously 5-0.**

- D. Recommendation to approve SPECIAL EVENT – Annual Garden Community Choir Wine Walk - March 19, 2020 - 6:00 p.m. to 9:00 p.m.

Community Development Director Pash stated that this special event request is for the Garden Community Choir annual wine walk in downtown Winter Garden; Thursday, March 19, 2020. The event would be the same as previous years; utilizing the pavilion for registration, set up at 4:00 p.m., wine walk from 6:00 p.m. to 9:00 p.m. with an additional hour for cleanup. He described event activities; noting 13 merchants. Staff recommends approval.

**Motion by Commissioner Sharman to approve special event Annual Garden Community Choir Wine Walk on Thursday, March 19, 2020 from 6:00 p.m. to 9:00 p.m. Seconded by Commissioner Bennett and carried unanimously 5-0.**

#### 4. **MATTERS FROM PUBLIC**

Charlie Mae Wilder, 813 E. Bay Street, Winter Garden, Florida stated that the East Winter Garden Community of Love Outreach Ministry discovered there was no headstone for the

late Commissioner Mildred Dixon. She indicated that their organization plans to have this completed by March 14, 2020 for presentation at their Annual Retirees and Friends of Orange County Community Action Head Start event. She offered that this is an opportunity for those who so desire to show their goodwill toward this effort.

There was discussion on getting a total cost so this item could be included for consideration at the next City Commission agenda.

5. **MATTERS FROM CITY ATTORNEY** – There were no items.

6. **MATTERS FROM CITY MANAGER**

Winter Garden Art Association Gala Reschedule

City Manager Bollhoefer noted that the Winter Garden Art Association wishes to reschedule their gala for Friday, March 20, 2020. There were no noted objections.

Road Closures for Street Resurfacing

City Manager Bollhoefer indicated that he distributed an updated list of projects.

Charter Review Information Sheet

City Manager Bollhoefer stated that due to Charter Amendment questions set to appear on the upcoming March Election ballot, the City Attorney's office is working to provide an information sheet for posting on the City's website.

7. **MATTERS FROM MAYOR AND COMMISSIONERS**

Commissioner Maciel thanked organizers of the Proud Heritage Exhibit.

Commissioner Buchanan spoke of the planting of 1,000 Trees for 1,000 Years Event at Tucker Ranch, the turnout, and people's excitement over happenings there.

Mayor Rees noted that the 1,000 Trees for 1,000 Years Event at Tucker Ranch was very nice event and thanked City staff for their efforts.

The meeting adjourned at 6:46 p.m.

ATTEST:

APPROVED:

\_\_\_\_\_  
City Clerk Angee Grimmage, CMC

\_\_\_\_\_  
Mayor John Rees

**THE CITY OF WINTER GARDEN**  
**CITY COMMISSION AGENDA ITEM**

**From:** Steve Pash, Community Development Director

**Via:** City Manager Mike Bollhoefer

**Date:** March 4, 2020

**Meeting Date:** March 12, 2020

**Subject:** 12920 & 12921 Reaves Road  
**Stoneybrook Senior Living PUD**  
**Ordinance 19-26**  
**Ordinance 19-27**  
**Ordinance 19-28**  
**Ordinance 19-29**  
**Ordinance 19-30**  
**PARCEL ID # 35-22-27-0000-00-023 & 36-22-27-1773-00-060**

**Issue:** For property located at 12920 & 12921 Reaves Road, the applicant is requesting to annex into the City, amend the future land use designation from Orange County Rural to City MR Medium Density Residential, and rezone the property from Orange County A-1 and R-CE-2 to PUD (Planned Unit Development).

**Discussion:**

The City encourages infill of its jurisdictional limits through voluntary annexation of enclaves. The applicant is requesting to annex the +/- 10.75 acre property located at 12920 & 12921 Reaves Road, change the future land use designation to Medium Density Residential, and rezone the property to PUD in order to permit the proposed development. The proposed development includes a 3 story independent living building and a two story assisted living building as well as 10 detached 2-car garage buildings and associated site development such as recreation areas and stormwater infrastructure. Several new requirements to address surrounding resident concerns were added to the PUD after the project was tabled at the October 10, 2019 City Commission Meeting. The proposed annexation, FLU amendment, and rezoning are consistent with the City's Comprehensive Plan and the City's Code of Ordinances (See attached Staff Report).

**Recommended Action:**

Staff recommends approval of Ordinance 19-26, Ordinance 19-27, Ordinance 19-28, Ordinance 19-29, and Ordinance 19-30, with the second hearing and adoption to be held on March 26, 2020.

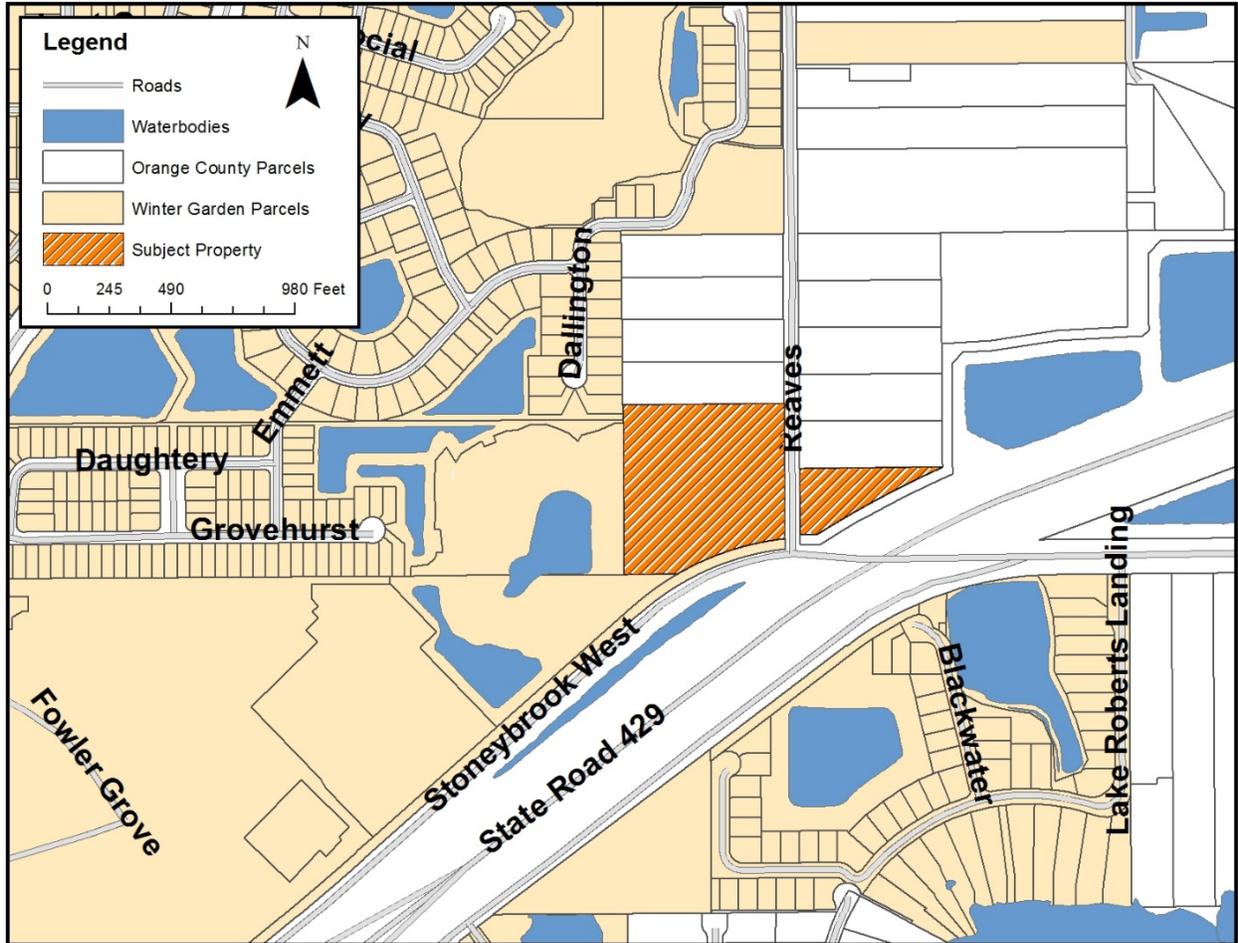
**Attachment(s)/References:**

Location Map  
Ordinance 19-26  
Ordinance 19-27  
Ordinance 19-28  
Ordinance 19-29  
Ordinance 19-30  
Staff Report

# LOCATION MAP

12920 & 12921 Reaves Road

Annexation, FLU Amendment, & PUD Rezoning



## ORDINANCE 19-26

AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA PROVIDING FOR THE ANNEXATION OF CERTAIN ADDITIONAL LANDS GENERALLY DESCRIBED AS APPROXIMATELY 8.95 ± ACRES LOCATED AT 12920 REAVES ROAD, ON THE NORTHWEST CORNER OF REAVES ROAD AND STONEYBROOK WEST PARKWAY, INTO THE CITY OF WINTER GARDEN, FLORIDA; REDEFINING THE CITY BOUNDARIES TO GIVE THE CITY JURISDICTION OVER SAID PROPERTY; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the owner of the land, generally described as approximately 8.95 ± acres located at 12920 Reaves Road, on the northwest corner of Reaves Road and Stoneybrook West Parkway and legally described in Section 2 of this Ordinance, which land is reasonably compact and contiguous to the corporate limits of the City of Winter Garden, Florida (“City”), has, pursuant to the prerequisites and standards set forth in § 171.044, Fla. Stat., petitioned the City Commission for voluntary annexation;

**WHEREAS**, the petition for voluntary annexation referenced herein bears the signatures of all owners of the property or properties described in Section 2 of this Ordinance (*i.e.*, the property or properties to be annexed); and

**WHEREAS**, the City has determined that the property described in Section 2 of this Ordinance is located in an unincorporated area of the County and that annexation of such property will not result in the creation of an enclave.

### **BE IT ENACTED BY THE CITY OF WINTER GARDEN, FLORIDA:**

**SECTION 1: *Annexation.*** That the City Commission through its Planning and Zoning Board has conducted an investigation to determine whether the described property meets the prerequisites and standards set forth in Chapter 171, Fla. Stat. and has held a public hearing and said petition and made certain findings.

**SECTION 2: *Description of Area Annexed.*** That, after said public hearing and having found such petition meets said prerequisites and standards, the property legally defined in ATTACHMENT “A” and graphically shown in ATTACHMENT “B” shall be annexed into the City of Winter Garden, Florida.

**SECTION 3: *Effect of Annexation.*** That the City of Winter Garden, Florida, shall have all of the power, authority, and jurisdiction over and within the land as described in Section 2 hereof, and the inhabitants thereof, and property therein, as it does and have over its present corporate limits and laws, ordinances, and resolutions of said City shall apply and shall have equal force and effect as if all territory had been part of said City at

the time of the passage of such laws, ordinances, and resolutions.

**SECTION 4: *Apportionment of Debts and Taxes.*** Pursuant to § 171.061, Fla. Stat., the area annexed to the City shall be subject to all taxes and debts of the City upon the effective date of annexation. However, the annexed area shall not be subject to municipal ad valorem taxation for the current year if the effective date of the annexation falls after the City levies such tax.

**SECTION 5: *Instructions to Clerk.*** Within seven (7) days following the adoption of this Ordinance, the City Clerk or his/her designee is directed to file a copy of this ordinance, including ATTACHMENT "A" hereto, with the clerk of the circuit court and the chief administrative officer of Orange County as required by § 171.044(3), Fla. Stat.

**SECTION 6: *Severability.*** Should any portion of this Ordinance be held invalid, then such portions as are not declared invalid shall remain in full force and effect.

**SECTION 7: *Effective Date.*** This Ordinance shall become effective upon adoption at its second reading.

**FIRST READING AND PUBLIC HEARING:** \_\_\_\_\_, 2020.

**SECOND READING AND PUBLIC HEARING:** \_\_\_\_\_, 2020.

**ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2020, by the City Commission of the City of Winter Garden, Florida.

**APPROVED:**

\_\_\_\_\_  
JOHN REES, Mayor/Commissioner

**ATTEST:**

\_\_\_\_\_  
ANGELA GRIMMAGE, City Clerk

**ATTACHMENT "A"**  
**LEGAL DESCRIPTION**

PARCEL ID#: 35-22-27-0000-00-023

**LEGAL DESCRIPTION:**

THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 22 SOUTH, RANGE 27 EAST, HEREAFTER REFERRED TO AS BEALAH GROVE, ORANGE COUNTY, FLORIDA.

CONTAINS 389,740 SQUARE FEET OR 8.947 ACRES MORE OR LESS.

LESS AND EXCEPT THAT PORTION TAKEN AS RIGHT OF WAY FOR STATE ROAD 429 AND THE BIKE TRAIL DESCRIBED IN THAT CERTAIN STIPULATED ORDER OF TAKING AND STIPULATED FINAL JUDGEMENT RECORDED SEPTEMBER 21, 2000 IN OFFICIAL RECORDS BOOK 6092, PAGE 1697, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; AND DESCRIBED AS FOLLOWS:

**RIGHT OF WAY FOR STATE ROAD 429**

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 35; THENCE RUN NORTH 00 DEGREES 26 MINUTES 57 SECONDS WEST ALONG THE EAST LINE OF SAID SOUTHEAST 1/4 OF SECTION 35 A DISTANCE 1338.18 FEET FOR A POINT OF BEGINNING, ALSO BEING THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 35, THENCE RUN SOUTH 89 DEGREES 36 MINUTES 03 SECONDS WEST ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 35, A DISTANCE OF 372.91 FEET TO A POINT ON A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1037.45 FEET AND A CENTRAL ANGLE OF 19 DEGREES 46 MINUTES 22 SECONDS; THENCE FROM A CHORD BEARING OF NORTH 73 DEGREES 49 MINUTES 27 SECONDS EAST RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 358.02 FEET TO A POINT ON SAID CURVE, THENCE DEPARTING SAID CURVE RUN NORTH 00 DEGREES 26 MINUTES 57 SECONDS WEST A DISTANCE OF 572.21 FEET TO THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 35; THENCE RUN NORTH 89 DEGREES 34 MINUTES 40 SECONDS EAST ALONG SAID NORTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4; THENCE RUN SOUTH 00 DEGREES 26 MINUTES 57 SECONDS EAST ALONG THE AFORESAID EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 35 A DISTANCE OF 669.09 FEET TO THE POINT OF BEGINNING.

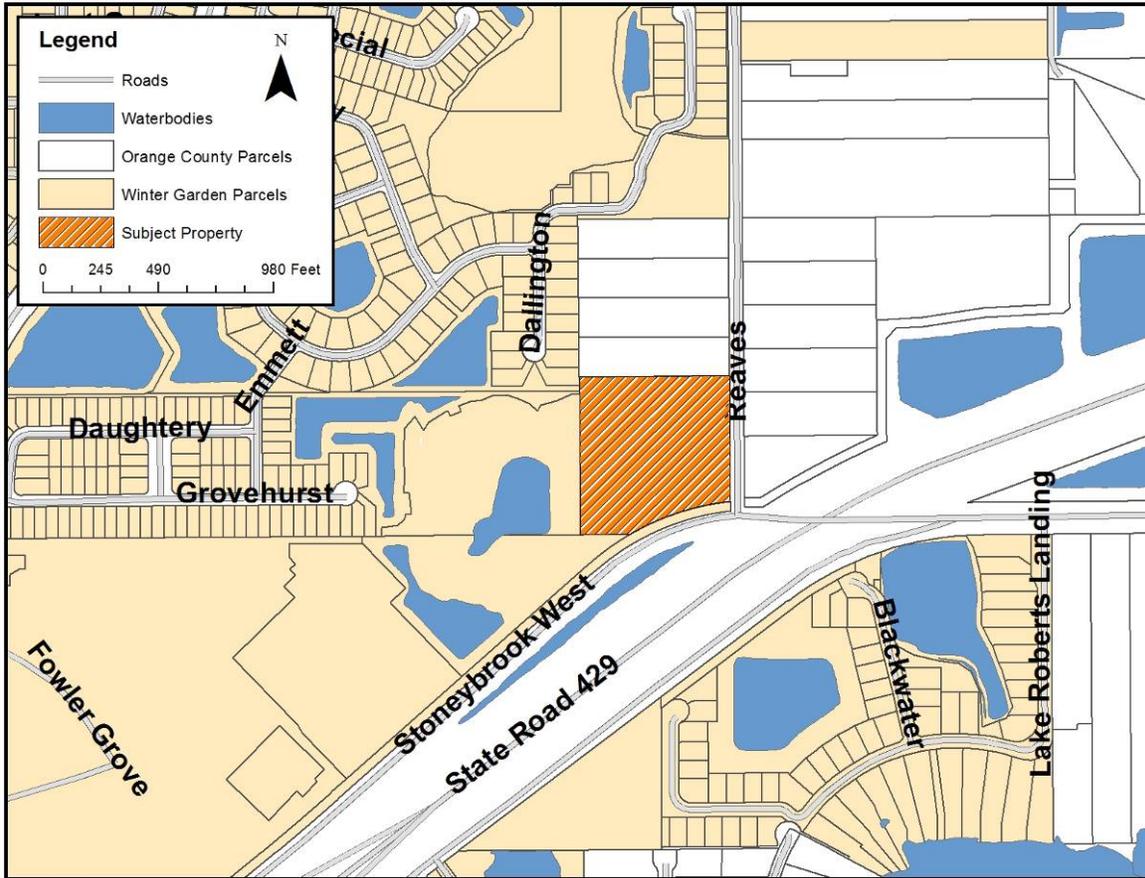
**AND BIKE TRAIL**

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 35; THENCE RUN NORTH 00 DEGREES 26 MINUTES 57 SECONDS WEST ALONG THE EAST LINE OF SAID SOUTHEAST 1/4 OF SECTION 35 A DISTANCE OF 1338.18 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 35, THENCE RUN SOUTH 89 DEGREES 36 MINUTES 03 SECONDS WEST ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 35, A DISTANCE OF 372.91 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE SOUTH 89 DEGREES 36 MINUTES 03 SECONDS WEST ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 35, A DISTANCE OF 85.93 FEET TO A POINT ON A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1077.45 FEET AND CENTRAL ANGLE OF 24 DEGREES 06 MINUTES 45 SECONDS; THENCE FROM A CHORD BEARING OF NORTH 71 DEGREES 52 MINUTES 18 SECONDS EAST RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 453.43 FEET TO A POINT ON SAID CURVE; THENCE DEPARTING SAID CURVE RUN SOUTH 00 DEGREES 26 MINUTES 57 SECONDS EAST, A DISTANCE OF 40.20 FEET TO A POINT ON A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1037.45 FEET AND A CENTRAL ANGLE OF 19 DEGREES 46 MINUTES 22 SECONDS; THENCE FROM A CHORD BEARING OF SOUTH 73 DEGREES 49 MINUTES 27 SECONDS WEST RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 358.02 FEET TO THE POINT OF BEGINNING.

ATTACHMENT "B"

LOCATION MAP

12920 Reaves Road



## ORDINANCE 19-27

AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA AMENDING THE FUTURE LAND USE MAP OF THE WINTER GARDEN COMPREHENSIVE PLAN BY CHANGING THE LAND USE DESIGNATION OF REAL PROPERTY GENERALLY DESCRIBED AS APPROXIMATELY 8.95 ± ACRES LOCATED AT 12920 REAVES ROAD, ON THE NORTHWEST CORNER OF REAVES ROAD AND STONEYBROOK WEST PARKWAY, FROM ORANGE COUNTY RURAL TO CITY MEDIUM DENSITY RESIDENTIAL; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, on the 13<sup>th</sup> of June, 1991, the City Commission of the City of Winter Garden adopted Ordinance 91-16 which adopted a new Comprehensive Plan for the City of Winter Garden, and on the 24<sup>th</sup> of June, 2010, the City Commission of the City of Winter Garden adopted Ordinance 10-19 readopting and amending the Comprehensive Plan for the City of Winter Garden;

**WHEREAS**, the owner of that certain real property generally described as approximately 8.95 ± acres located at 12920 Reaves Road, on the northwest corner of Reaves Road and Stoneybrook West Parkway, and legally described in ATTACHMENT "A" (the "Property") has petitioned the City to amend the Winter Garden Comprehensive Plan to change the Future Land Use classification from Orange County Rural to City Medium Density Residential; and

**WHEREAS**, the City of Winter Garden's Local Planning Agency and City Commission have conducted the prerequisite advertised public hearings pursuant to Chapter 163, Florida Statutes, regarding the adoption of this ordinance; now, therefore,

### **BE IT ENACTED BY THE CITY OF WINTER GARDEN, FLORIDA:**

**SECTION I.** *FLUM Amendment.* The City of Winter Garden hereby amends the Future Land Use Map of the City of Winter Garden Comprehensive Plan by designating the aforesaid Property to City Medium Density Residential as set forth in ATTACHMENT "B".

**SECTION II.** *Effective Date.* Provided that the Property described herein is annexed into the City of Winter Garden pursuant to Ordinance 19-26, this Ordinance shall become effective 31 days after adoption, unless the Ordinance is timely challenged pursuant to § 163.3187(5), Fla. Stat., in which case, the Ordinance shall not be effective until the state land planning agency or the Administrative Commission, respectively, issues a final order

determining that the adopted Ordinance is in compliance.

**SECTION III. Severability.** Should any portion of this Ordinance be held invalid, then such portions as are not declared invalid shall remain in full force and effect.

**FIRST READING AND PUBLIC HEARING:** \_\_\_\_\_, 2020.

**SECOND READING AND PUBLIC HEARING:** \_\_\_\_\_, 2020.

**ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2020, by the City Commission of the City of Winter Garden, Florida.

**APPROVED:**

\_\_\_\_\_  
JOHN REES, Mayor/Commissioner

**ATTEST:**

\_\_\_\_\_  
ANGELA GRIMMAGE, City Clerk

**ATTACHMENT "A"**  
**LEGAL DESCRIPTION**

PARCEL ID#: 35-22-27-0000-00-023

**LEGAL DESCRIPTION:**

THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 22 SOUTH, RANGE 27 EAST, HEREAFTER REFERRED TO AS BEALAH GROVE, ORANGE COUNTY, FLORIDA.

CONTAINS 389,740 SQUARE FEET OR 8.947 ACRES MORE OR LESS.

LESS AND EXCEPT THAT PORTION TAKEN AS RIGHT OF WAY FOR STATE ROAD 429 AND THE BIKE TRAIL DESCRIBED IN THAT CERTAIN STIPULATED ORDER OF TAKING AND STIPULATED FINAL JUDGEMENT RECORDED SEPTEMBER 21, 2000 IN OFFICIAL RECORDS BOOK 6092, PAGE 1697, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; AND DESCRIBED AS FOLLOWS:

**RIGHT OF WAY FOR STATE ROAD 429**

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 35; THENCE RUN NORTH 00 DEGREES 26 MINUTES 57 SECONDS WEST ALONG THE EAST LINE OF SAID SOUTHEAST 1/4 OF SECTION 35 A DISTANCE 1338.18 FEET FOR A POINT OF BEGINNING, ALSO BEING THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 35, THENCE RUN SOUTH 89 DEGREES 36 MINUTES 03 SECONDS WEST ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 35, A DISTANCE OF 372.91 FEET TO A POINT ON A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1037.45 FEET AND A CENTRAL ANGLE OF 19 DEGREES 46 MINUTES 22 SECONDS; THENCE FROM A CHORD BEARING OF NORTH 73 DEGREES 49 MINUTES 27 SECONDS EAST RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 358.02 FEET TO A POINT ON SAID CURVE, THENCE DEPARTING SAID CURVE RUN NORTH 00 DEGREES 26 MINUTES 57 SECONDS WEST A DISTANCE OF 572.21 FEET TO THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 35; THENCE RUN NORTH 89 DEGREES 34 MINUTES 40 SECONDS EAST ALONG SAID NORTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4; THENCE RUN SOUTH 00 DEGREES 26 MINUTES 57 SECONDS EAST ALONG THE AFORESAID EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 35 A DISTANCE OF 669.09 FEET TO THE POINT OF BEGINNING.

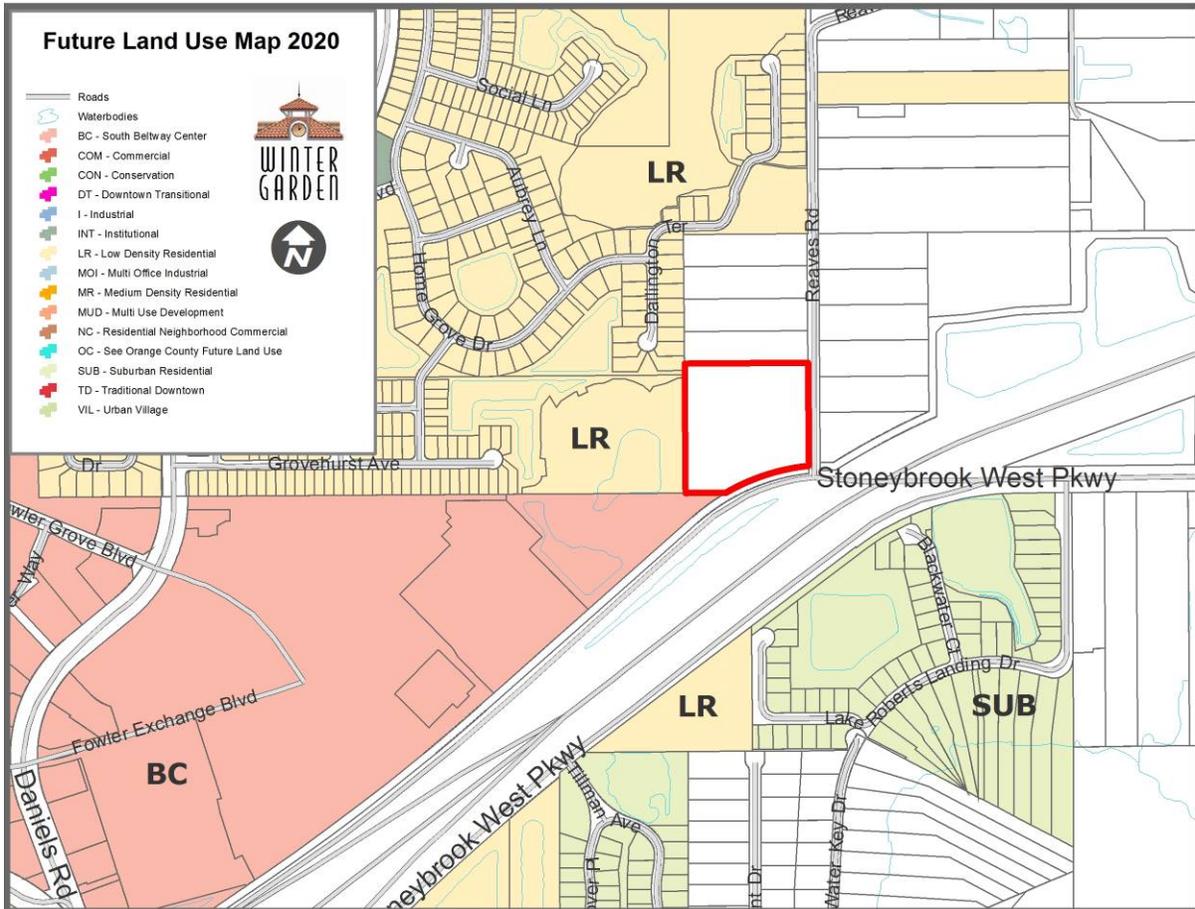
**AND BIKE TRAIL**

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 35; THENCE RUN NORTH 00 DEGREES 26 MINUTES 57 SECONDS WEST ALONG THE EAST LINE OF SAID SOUTHEAST 1/4 OF SECTION 35 A DISTANCE OF 1338.18 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 35, THENCE RUN SOUTH 89 DEGREES 36 MINUTES 03 SECONDS WEST ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 35, A DISTANCE OF 372.91 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE SOUTH 89 DEGREES 36 MINUTES 03 SECONDS WEST ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 35, A DISTANCE OF 85.93 FEET TO A POINT ON A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1077.45 FEET AND CENTRAL ANGLE OF 24 DEGREES 06 MINUTES 45 SECONDS; THENCE FROM A CHORD BEARING OF NORTH 71 DEGREES 52 MINUTES 18 SECONDS EAST RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 453.43 FEET TO A POINT ON SAID CURVE; THENCE DEPARTING SAID CURVE RUN SOUTH 00 DEGREES 26 MINUTES 57 SECONDS EAST, A DISTANCE OF 40.20 FEET TO A POINT ON A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1037.45 FEET AND A CENTRAL ANGLE OF 19 DEGREES 46 MINUTES 22 SECONDS; THENCE FROM A CHORD BEARING OF SOUTH 73 DEGREES 49 MINUTES 27 SECONDS WEST RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 358.02 FEET TO THE POINT OF BEGINNING.

**ATTACHMENT "B"**

**FUTURE LAND USE MAP**

**12920 Reaves Road**



Subject property changed from Orange County Rural to City MR Medium Density Residential

## ORDINANCE 19-28

AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA PROVIDING FOR THE ANNEXATION OF CERTAIN ADDITIONAL LANDS GENERALLY DESCRIBED AS APPROXIMATELY 1.80 ± ACRES LOCATED AT 12921 REAVES ROAD, ON THE NORTHEAST CORNER OF REAVES ROAD AND STONEYBROOK WEST PARKWAY, INTO THE CITY OF WINTER GARDEN, FLORIDA; REDEFINING THE CITY BOUNDARIES TO GIVE THE CITY JURISDICTION OVER SAID PROPERTY; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the owner of the land, generally described as approximately 1.80 ± acres located at 12921 Reaves Road, on the northeast corner of Reaves Road and Stoneybrook West Parkway and legally described in Section 2 of this Ordinance, which land is reasonably compact and contiguous to the corporate limits of the City of Winter Garden, Florida ("City"), has, pursuant to the prerequisites and standards set forth in § 171.044, Fla. Stat., petitioned the City Commission for voluntary annexation;

**WHEREAS**, the petition for voluntary annexation referenced herein bears the signatures of all owners of the property or properties described in Section 2 of this Ordinance (*i.e.*, the property or properties to be annexed); and

**WHEREAS**, the City has determined that the property described in Section 2 of this Ordinance is located in an unincorporated area of the County and that annexation of such property will not result in the creation of an enclave.

### **BE IT ENACTED BY THE CITY OF WINTER GARDEN, FLORIDA:**

**SECTION 1: *Annexation.*** That the City Commission through its Planning and Zoning Board has conducted an investigation to determine whether the described property meets the prerequisites and standards set forth in Chapter 171, Fla. Stat. and has held a public hearing and said petition and made certain findings.

**SECTION 2: *Description of Area Annexed.*** That, after said public hearing and having found such petition meets said prerequisites and standards, the property legally defined in ATTACHMENT "A" and graphically shown in ATTACHMENT "B" shall be annexed into the City of Winter Garden, Florida.

**SECTION 3: *Effect of Annexation.*** That the City of Winter Garden, Florida, shall have all of the power, authority, and jurisdiction over and within the land as described in Section 2 hereof, and the inhabitants thereof, and property therein, as it does and have over its present corporate limits and laws, ordinances, and resolutions of said City shall apply and shall have equal force and effect as if all territory had been part of said City at

the time of the passage of such laws, ordinances, and resolutions.

**SECTION 4: *Apportionment of Debts and Taxes.*** Pursuant to § 171.061, Fla. Stat., the area annexed to the City shall be subject to all taxes and debts of the City upon the effective date of annexation. However, the annexed area shall not be subject to municipal ad valorem taxation for the current year if the effective date of the annexation falls after the City levies such tax.

**SECTION 5: *Instructions to Clerk.*** Within seven (7) days following the adoption of this Ordinance, the City Clerk or his/her designee is directed to file a copy of this ordinance, including ATTACHMENT "A" hereto, with the clerk of the circuit court and the chief administrative officer of Orange County as required by § 171.044(3), Fla. Stat.

**SECTION 6: *Severability.*** Should any portion of this Ordinance be held invalid, then such portions as are not declared invalid shall remain in full force and effect.

**SECTION 7: *Effective Date.*** This Ordinance shall become effective upon adoption at its second reading.

**FIRST READING AND PUBLIC HEARING:** \_\_\_\_\_, 2020.

**SECOND READING AND PUBLIC HEARING:** \_\_\_\_\_, 2020.

**ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2020, by the City Commission of the City of Winter Garden, Florida.

**APPROVED:**

\_\_\_\_\_  
JOHN REES, Mayor/Commissioner

**ATTEST:**

\_\_\_\_\_  
ANGELA GRIMMAGE, City Clerk

**ATTACHMENT "A"**  
**LEGAL DESCRIPTION**

PARCEL ID#: 36-22-27-1773-00-060

**LEGAL DESCRIPTION:**

LOT 7, COUNTRY TRAIL ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 20, PAGE 47, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

LESS THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

FROM A 5" X 5" CONCRETE MONUMENT WITH A 4" BRASS DISC STAMPED "RLS 1585 RLS 1819" AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 22 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, RUN N00°26'57"W 1175.74 FEET ALONG THE WEST BOUNDARY OF SAID SOUTHWEST 1/4 TO A POINT ON THE CENTERLINE OF SURVEY FOR WESTERN BELTWAY (STATE ROAD 429) AS SHOWN ON THE RIGHT-OF-WAY CONTROL SURVEY FOR WESTERN BELTWAY (STATE ROAD 429) PART C - PROJECT NO. 655 BY JONES, WOOD & GENTRY, INC. COMPLETED FEBRUARY 12, 1998, SAID CENTERLINE OF SURVEY BEING A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 3819.72 FEET; THENCE FROM A TANGENT BEARING OF N54°13'14"E, RUN NORTHEASTERLY 507.22 FEET ALONG THE ARC OF SAID CURVE AND SAID CENTERLINE OF SURVEY WITH A CHORD BEARING OF N58°01'29"E THROUGH A CENTRAL ANGLE OF 07°36'30" TO A POINT; THENCE RUN S89°20'26"W 173.15 FEET; THENCE RUN N77°09'49"W 51.42 FEET; THENCE RUN S89°20'26"W 100.33 FEET TO A POINT BEING ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 3989.72 FEET, SAID CURVE BEING 170.00 FEET NORTHWESTERLY OF, WHEN MEASURED RADially TO, SAID CENTERLINE OF SURVEY; THENCE FROM A TANGENT BEARING OF N57°47'06"E, RUN NORTHEASTERLY 229.40 FEET ALONG THE ARC OF SAID CURVE WITH A CHORD BEARING OF N59°25'56"E THROUGH A CENTRAL ANGLE OF 03°17'40" TO A POINT ON THE NORTH BOUNDARY OF LOT 7, COUNTRY TRAIL ESTATES AS RECORDED IN PLAT BOOK 20, PAGE 47, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN S89°30'12"W 82.66 FEET ALONG SAID NORTH BOUNDARY FOR THE POINT OF BEGINNING, SAID POINT OF BEGINNING BEING A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 4029.72 FEET, SAID CURVE BEING 210.00 FEET NORTHEASTERLY OF, WHEN MEASURED RADially TO, SAID CENTER LINE OF SURVEY; THENCE FROM A TANGENT BEARING OF S60°02'45"W, RUN SOUTHWESTERLY 147.67 FEET ALONG THE ARC OF SAID CURVE WITH A CHORD BEARING OF S58°59'45"W THROUGH A CENTRAL ANGLE OF 02°05'59" TO A POINT; THENCE RUN S89°20'26"W 65.57 FEET TO A POINT ON THE WEST BOUNDARY OF THE AFORESAID LOT 7; THENCE RUN N00°30'40"W 75.315 FEET ALONG THE WEST BOUNDARY TO THE NORTHWEST CORNER OF SAID LOT 7; THENCE RUN N89°30'12"E 192.81 FEET TO THE POINT OF BEGINNING.

AND

LOT 6, COUNTRY TRAIL ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 20, PAGE 47, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

LESS THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

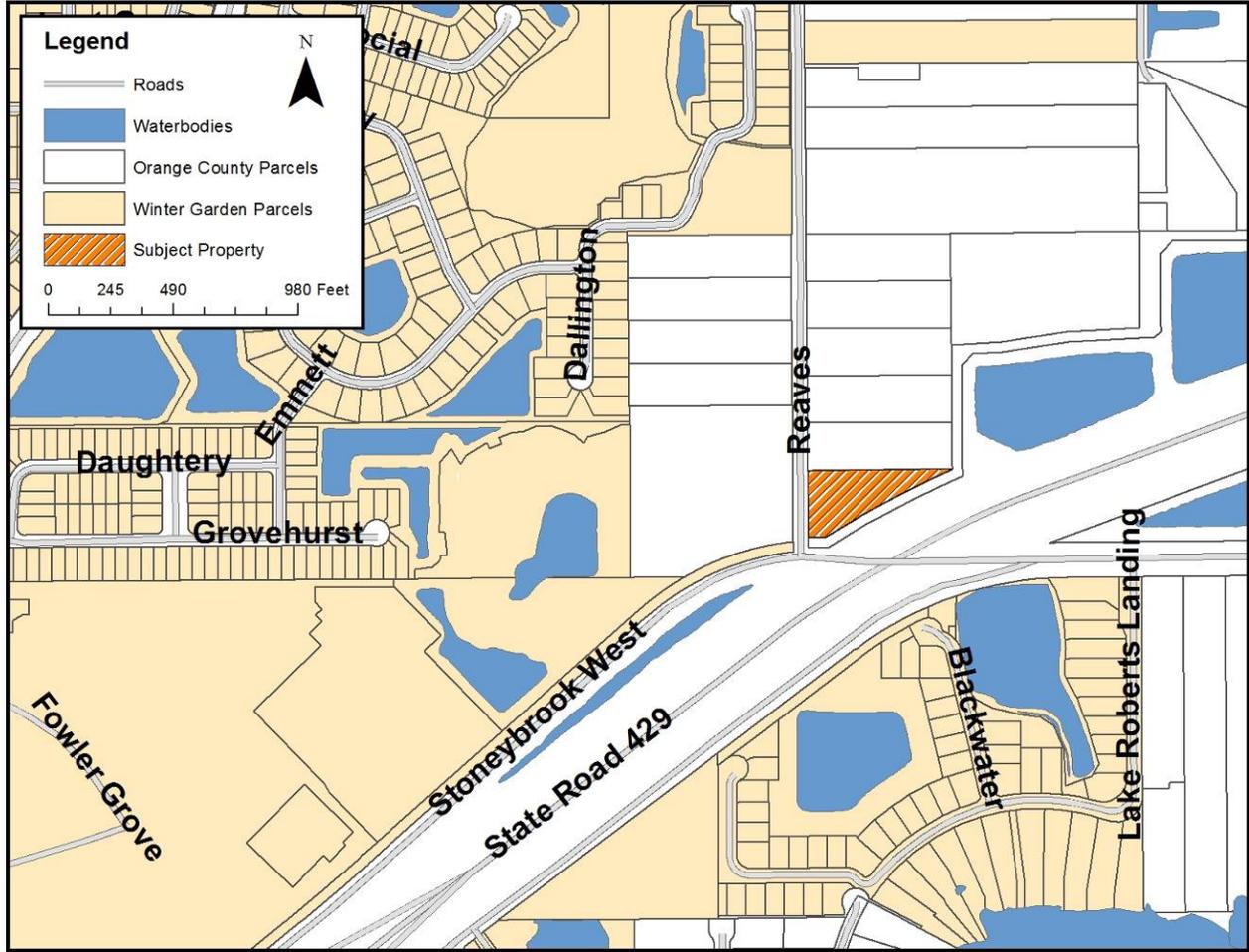
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CONTAINS: 78,099 SQUARE FEET OR 1.792 ACRES MORE OR LESS

**ATTACHMENT "B"**

**LOCATION MAP**

**12921 Reaves Road**



## ORDINANCE 19-29

AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA AMENDING THE FUTURE LAND USE MAP OF THE WINTER GARDEN COMPREHENSIVE PLAN BY CHANGING THE LAND USE DESIGNATION OF REAL PROPERTY GENERALLY DESCRIBED AS APPROXIMATELY 1.80 ± ACRES LOCATED AT 12921 REAVES ROAD, ON THE NORTHEAST CORNER OF REAVES ROAD AND STONEYBROOK WEST PARKWAY, FROM ORANGE COUNTY RURAL TO CITY MEDIUM DENSITY RESIDENTIAL; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, on the 13<sup>th</sup> of June, 1991, the City Commission of the City of Winter Garden adopted Ordinance 91-16 which adopted a new Comprehensive Plan for the City of Winter Garden, and on the 24<sup>th</sup> of June, 2010, the City Commission of the City of Winter Garden adopted Ordinance 10-19 readopting and amending the Comprehensive Plan for the City of Winter Garden;

**WHEREAS**, the owner of that certain real property generally described as approximately 1.80 ± acres located at 12921 Reaves Road, on the northeast corner of Reaves Road and Stoneybrook West Parkway, and legally described in ATTACHMENT "A" (the "Property") has petitioned the City to amend the Winter Garden Comprehensive Plan to change the Future Land Use classification from Orange County Rural to City Medium Density Residential; and

**WHEREAS**, the City of Winter Garden's Local Planning Agency and City Commission have conducted the prerequisite advertised public hearings pursuant to Chapter 163, Florida Statutes, regarding the adoption of this ordinance; now, therefore,

### **BE IT ENACTED BY THE CITY OF WINTER GARDEN, FLORIDA:**

**SECTION I.** *FLUM Amendment.* The City of Winter Garden hereby amends the Future Land Use Map of the City of Winter Garden Comprehensive Plan by designating the aforesaid Property to City Medium Density Residential as set forth in ATTACHMENT "B".

**SECTION II.** *Effective Date.* Provided that the Property described herein is annexed into the City of Winter Garden pursuant to Ordinance 19-28, this Ordinance shall become effective 31 days after adoption, unless the Ordinance is timely challenged pursuant to § 163.3187(5), Fla. Stat., in which case, the Ordinance shall not be effective until the state land planning agency or the Administrative Commission, respectively, issues a final order

determining that the adopted Ordinance is in compliance.

**SECTION III. Severability.** Should any portion of this Ordinance be held invalid, then such portions as are not declared invalid shall remain in full force and effect.

**FIRST READING AND PUBLIC HEARING:** \_\_\_\_\_, 2020.

**SECOND READING AND PUBLIC HEARING:** \_\_\_\_\_, 2020.

**ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2020, by the City Commission of the City of Winter Garden, Florida.

**APPROVED:**

\_\_\_\_\_  
JOHN REES, Mayor/Commissioner

**ATTEST:**

\_\_\_\_\_  
ANGELA GRIMMAGE, City Clerk

**ATTACHMENT "A"**  
**LEGAL DESCRIPTION**

PARCEL ID#: 36-22-27-1773-00-060

**LEGAL DESCRIPTION:**

LOT 7, COUNTRY TRAIL ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 20, PAGE 47, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

LESS THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

FROM A 5" X 5" CONCRETE MONUMENT WITH A 4" BRASS DISC STAMPED "RLS 1585 RLS 1819" AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 22 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, RUN N00°26'57"W 1175.74 FEET ALONG THE WEST BOUNDARY OF SAID SOUTHWEST 1/4 TO A POINT ON THE CENTERLINE OF SURVEY FOR WESTERN BELTWAY (STATE ROAD 429) AS SHOWN ON THE RIGHT-OF-WAY CONTROL SURVEY FOR WESTERN BELTWAY (STATE ROAD 429) PART C - PROJECT NO. 655 BY JONES, WOOD & GENTRY, INC. COMPLETED FEBRUARY 12, 1998, SAID CENTERLINE OF SURVEY BEING A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 3819.72 FEET; THENCE FROM A TANGENT BEARING OF N54°13'14"E, RUN NORTHEASTERLY 507.22 FEET ALONG THE ARC OF SAID CURVE AND SAID CENTERLINE OF SURVEY WITH A CHORD BEARING OF N58°01'29"E THROUGH A CENTRAL ANGLE OF 07°36'30" TO A POINT; THENCE RUN S89°20'26"W 173.15 FEET; THENCE RUN N77°09'49"W 51.42 FEET; THENCE RUN S89°20'26"W 100.33 FEET TO A POINT BEING ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 3989.72 FEET, SAID CURVE BEING 170.00 FEET NORTHWESTERLY OF, WHEN MEASURED RADially TO, SAID CENTERLINE OF SURVEY; THENCE FROM A TANGENT BEARING OF N57°47'06"E, RUN NORTHEASTERLY 229.40 FEET ALONG THE ARC OF SAID CURVE WITH A CHORD BEARING OF N59°25'56"E THROUGH A CENTRAL ANGLE OF 03°17'40" TO A POINT ON THE NORTH BOUNDARY OF LOT 7, COUNTRY TRAIL ESTATES AS RECORDED IN PLAT BOOK 20, PAGE 47, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN S89°30'12"W 82.66 FEET ALONG SAID NORTH BOUNDARY FOR THE POINT OF BEGINNING, SAID POINT OF BEGINNING BEING A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 4029.72 FEET, SAID CURVE BEING 210.00 FEET NORTHEASTERLY OF, WHEN MEASURED RADially TO, SAID CENTER LINE OF SURVEY; THENCE FROM A TANGENT BEARING OF S60°02'45"W, RUN SOUTHWESTERLY 147.67 FEET ALONG THE ARC OF SAID CURVE WITH A CHORD BEARING OF S58°59'45"W THROUGH A CENTRAL ANGLE OF 02°05'59" TO A POINT; THENCE RUN S89°20'26"W 65.57 FEET TO A POINT ON THE WEST BOUNDARY OF THE AFORESAID LOT 7; THENCE RUN N00°30'40"W 75.315 FEET ALONG THE WEST BOUNDARY TO THE NORTHWEST CORNER OF SAID LOT 7; THENCE RUN N89°30'12"E 192.81 FEET TO THE POINT OF BEGINNING.

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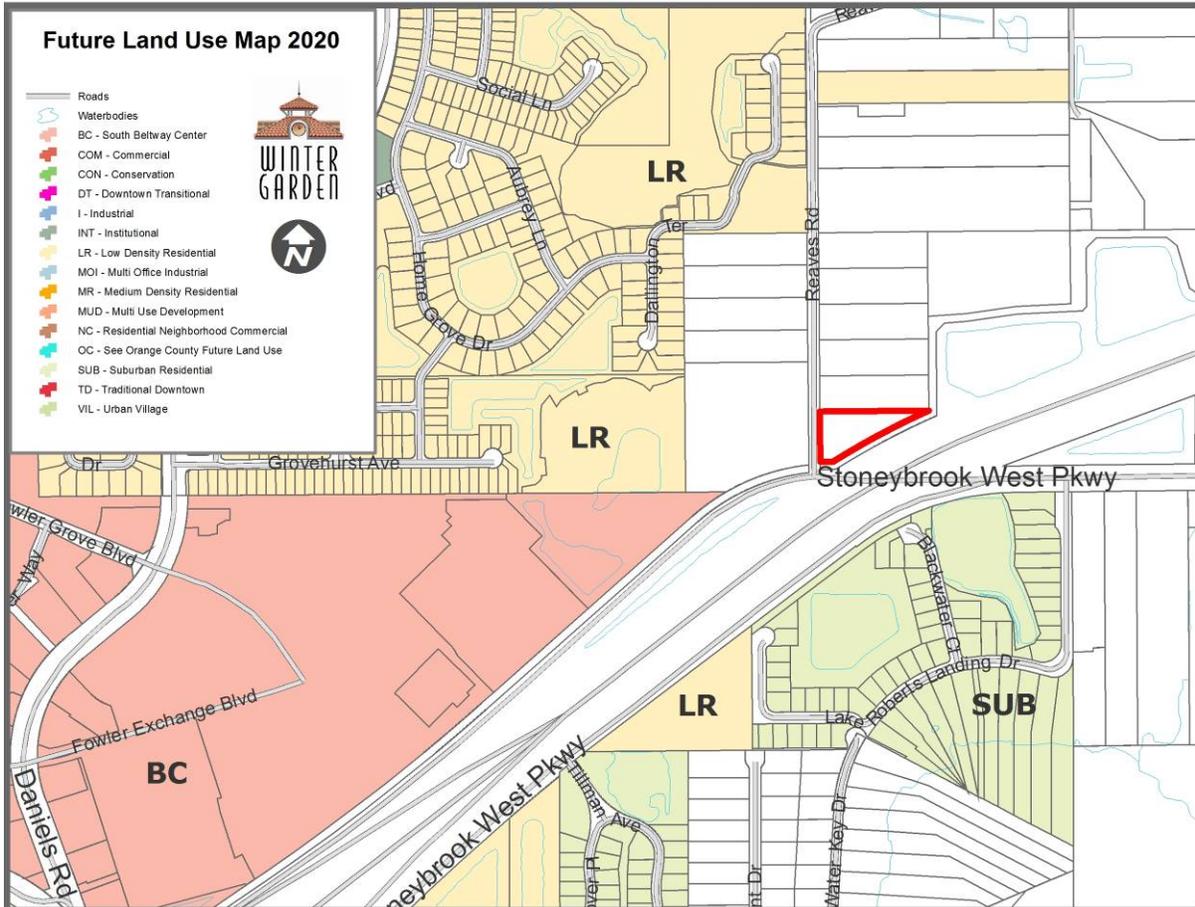
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CONTAINS: 78,099 SQUARE FEET OR 1.792 ACRES MORE OR LESS

**ATTACHMENT "B"**

**FUTURE LAND USE MAP**

**12921 Reaves Road**



Subject property changed from Orange County Rural to City MR Medium Density Residential

## ORDINANCE 19-30

AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA, REZONING CERTAIN REAL PROPERTY GENERALLY DESCRIBED AS APPROXIMATELY 10.75 +/- ACRES OF LAND GENERALLY LOCATED AT 12920 & 12921 REAVES ROAD ON THE NORTHWEST AND NORTHEAST CORNERS OF REAVES ROAD AND STONEYBROOK WEST PARKWAY, FROM ORANGE COUNTY A-1 (AGRICULTURAL) AND R-CE-2 (RURAL RESIDENTIAL) TO CITY PUD (PLANNED UNIT DEVELOPMENT); PROVIDING FOR CERTAIN PUD REQUIREMENTS AND DESCRIBING THE DEVELOPMENT AS THE STONEYBROOK SENIOR LIVING PUD; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the owner(s) of real property generally described as approximately 10.75 ± acres of certain real property generally located at 12920 & 12921 Reaves Road on the northwest and northeast corners of Reaves Road and Stoneybrook West Parkway, in Winter Garden, Florida, being more particularly described on Exhibit “A” attached hereto and incorporated herein by this reference (the “Property”), desire to rezone their property from Orange County A-1 and R-CE-2 to City PUD, and

**WHEREAS**, after public notice and due consideration of public comment, the City Commission of the City of Winter Garden hereby finds and declares the adoption of this Ordinance and the proposed development of the Property is consistent with the City of Winter Garden Comprehensive Plan, and the City of Winter Garden Code of Ordinances, therefore;

### **BE IT ENACTED BY THE CITY OF WINTER GARDEN, FLORIDA:**

**SECTION 1: Rezoning.** After due notice and public hearing, the zoning classification of the Property, as described in Exhibit “A” attached hereto, is hereby rezoned from Orange County A-1 and R-CE-2 to City PUD in the City of Winter Garden, Florida subject to the following conditions, provisions and restrictions:

- a. **Conceptual Plan-** All development on the Property must substantially conform to the requirements identified in the Stoneybrook Senior Living PUD Plan attached hereto as Exhibit “B.” Should any conflict be found between this Ordinance and the Stoneybrook Senior Living PUD Plan attached hereto as Exhibit “B”, then the standards and conditions established by this Ordinance shall control.
- b. **Zoning-** Due to the nature of the permitted uses set forth in this Ordinance,

the following sections of Article V, Division 2 of the City Code of Ordinances regarding Residential Planned Unit Developments shall not apply to the Property: section 118-860, section 118-921, section 118-923, section 118-925, and section 118-927. Unless specifically noted elsewhere in Exhibit "B" attached hereto, or expressly provided for herein, all development on the Property must comply with the general zoning requirements of the Residential Planned Unit Development zoning district. These requirements include any approval procedure of the Residential Planned Unit Development zoning district.

- c. **Permitted Uses-** With respect to the Stoneybrook Senior Living PUD Area as identified in Exhibit "B" attached hereto, the only permitted uses shall be an Independent/Assisted Living Facility, an Outdoor Recreation Area, and a Stormwater Management Pond.
- d. **Prohibited Uses-** Unless specifically identified by this Ordinance as a permitted use, all other uses are prohibited. Without limiting the foregoing, all uses prohibited by Section 118-858(5), City of Winter Garden Code of Ordinances are prohibited uses for the Property.
- e. **Design Criteria/Architectural Standards-**
  - i. **Architectural Standards-** Any new proposed buildings or structures on the property shall adhere to the aesthetic character and design quality of the proposed architectural renderings, attached hereto as Exhibit "C".
  - ii. **Maximum Building Height-** The maximum building height shall not exceed 50 feet (three stories).
  - iii. **Landscape Design-** The Property shall be required to adhere to the landscape design standards for specified commercial corridors in accordance with Chapter 118, Article X, Division 3 of the City of Winter Garden Code of Ordinances, as well as the conceptual landscaping depicted in the Development Plan attached hereto as Exhibit "B". Detailed landscape and irrigation plans shall be reviewed at time of Site Plan review.
  - iv. **Site Design-** Bicycle racks, seating, and trash receptacles are required to be provided on site.
  - v. **Setbacks and Required Yards-** All buildings and accessory structures shall adhere to the following minimum setbacks:
    - i. Front (Stoneybrook West Parkway): 45'
    - ii. Side (Reaves Road): 25'
    - iii. Side Interior: 45'
    - iv. Rear: 100'

- vi. **Outdoor Storage-** Outdoor storage of materials or equipment is prohibited.
- vii. **Signage-** All signage proposed for the Property shall conform to the requirements and regulations of Chapter 102 of the City of Winter Garden Code of Ordinances. For the purposes of permit review, the Property shall be considered a “permitted nonresidential use in a residential district”.
- viii. **Common Open & Recreation Space-**

The minimum common open space provided for the Property shall be 20%, and an additional 5% of space shall be provided for outdoor active recreation areas. The outdoor active recreation areas shall be designed to be consistent with the architecture of the main building or to complement the architecture of the building. These outdoor areas will provide residents access to the outdoors for gatherings, recreational activities, exercise activities, nature walks, gardening, and other community social events.
- ix. **Dark Skies-** all exterior lighting shall be designed to provide safe, convenient and efficient lighting for pedestrians and vehicles. Exterior lighting shall be designed as dark skies lighting in a consistent and coordinated manner for the entire project in compliance with the requirements of Chapter 118, Article X, Division 4 of the City Code of Ordinances.
- f. **Delivery Hours-** No deliveries shall occur during peak hour traffic times in the morning or afternoon or between the hours of 9:00 pm and 7:00 am.
- g. **Staff Conditions-** All development on the Property must comply with the following staff conditions:
  - 1. The 40’ wide strip along Stoneybrook West Parkway is under the ownership and control of Orange County Parks & Rec for a future bike trail and is subject to an electric transmission easement granted to Duke Energy. Approval from Orange County and Duke Energy will be required for any crossings of this area.
  - 2. The trees identified as “to be preserved” in Exhibit “B” shall be maintained and protected with tree fencing during construction.
  - 3. Reaves Road is under Orange County jurisdiction; County permits are required for any work within the R/W.
  - 4. A geotechnical report shall be provided with final Site Plan review.
  - 5. Per the findings in the Environmental report, a gopher tortoise survey shall be conducted. Also, as many of the existing listed ferns as possible shall be maintained on site.

6. The City is the lead regulatory agency in regards to reviewing proposed development within or adjacent to wetlands. A permit from SJRWMD does not constitute an approval from the City. If a conservation easement is recorded over the wetland area and upland buffer, the City shall be included as a party that has jurisdiction over any future activities within these areas.
7. A traffic study for full build-out of the parcel as proposed shall be provided at time of final Site Plan review. Additional intersection improvements may be required including right-of-way dedications to accommodate additional lanes, etc.
8. Drainage methodology shall be discussed at time of final Site Plan review – both existing and proposed. Potential adverse impacts to the Fowler Groves Mall, Stonecrest Subdivision, and County residential properties to the north shall be avoided.
9. All utilities shall conform to Chapter 78 of the City Code. Impact fees will be required for any utility connections and shall be paid prior to issuance of building permit and City execution of FDEP permit applications. The site shall be served by City water, sewer and reuse. All utilities required for the development shall be run to the site at the Developer's expense, including potable water, reclaimed water and sanitary sewer.
10. 100% of the water/sewer impact fees shall be paid prior to site or building permit issuance or execution of FDEP permit applications by the City. All sanitary pipes and fittings shall be SDR 26 per City standards. Use City Standard Detail Sheets for utilities and public works. All on-site utilities shall be privately owned and maintained.
11. Permits or exemptions shall be provided from SJRWMD for stormwater and FDEP for water, wastewater and NPDES NOI.
12. Fire sprinkler systems will be required on all buildings over 6,000 s.f. with Point of Service (POS), backflow prevention, etc. shown. All work downstream of the POS shall be performed by a licensed fire sprinkler contractor.
13. All dumpsters shall be enclosed and shall provide 12' minimum inside clearance (each way inside of bollards), and access by solid waste vehicles. Coordinate additional requirements with Public Services Department, Solid Waste Division.
14. Any screen walls or retaining walls shall require a separate permit from the Building Department.
15. All underdrain pipe shall be double wall HDPE pipe or PVC pipe.
16. Any offsite drainage coming onto the site shall be accommodated.
17. Site lighting will be required as well as street lighting on all street

frontages if not existing; all lighting shall meet dark skies requirements per City Code. The Developer is required to have street lights installed along all street frontages, including payment of the first year of operation.

- 18.** 5' wide concrete sidewalks shall be constructed along all street frontages pursuant to City Code, with the exception that the existing sidewalks along Stoneybrook West Parkway shall be expanded from 5' to become 10' wide multi-use paths. Existing sidewalks, curbs, & pavement will be checked at completion and any damaged sections shall be replaced.
- 19.** Internal sidewalks shall connect to the public sidewalks in the right-of-way per ADA.
- 20.** If HDPE pipe is being specified it shall meet all City material and installation requirements as specified in the City's Standards & Specifications including Class I bedding, HP polypropylene pipe, laser profiling, installation per ASTM D2321, etc. (see under on-line forms on website).
- 21.** The Owner is responsible for meeting all provisions of ADA and Florida Accessibility Code.
- 22.** All work shall conform to City of Winter Garden standards and specifications.
- 23.** The City of Winter Garden will inspect private site improvements only to the extent that they connect to City owned/maintained systems (roadways, drainage, utilities, etc.). It is the responsibility of the Owner and Design Engineer to ensure that privately owned and maintained systems are constructed to the intended specifications. The City is not responsible for the operation and maintenance of privately owned systems, to include, but not be limited to, roadways, parking lots, drainage, stormwater ponds or on-site utilities.
- 24.** The Contractor is responsible for the notification, location and protection of all utilities that may exist within the project limits.
- 25.** No fill or runoff will be allowed to discharge onto adjacent properties; existing drainage patterns shall not be altered. The City of Winter Garden is not granting rights or easements for drainage from, or onto, property owned by others, including by way of any development order or permit issued. Obtaining permission, easements or other approvals that may be required to drain onto private property is the Owner/Developer's responsibility. Should the flow of stormwater runoff from, or onto adjacent properties be unreasonable or cause problems, the City shall not be responsible and any corrective measures required will be the responsibility of the Owner/Developer. Site construction shall adhere to the City of Winter Garden erosion and sediment control requirements as

contained in Chapter 106 - Stormwater. If approval is granted by the City of Winter Garden, it does not waive any permits that may be required by federal, state, regional, county, municipal or other agencies that may have jurisdiction.

26. After final plan approval, a preconstruction meeting will be required prior to any commencement of construction. The applicant shall provide an erosion control and street lighting plan at the preconstruction meeting and shall pay all engineering review and inspection fees prior to construction. Inspection fees in the amount of **2.25%** of the cost of all site improvements shall be paid prior to issuance of the building permit.
27. All on-site activities are required to stop at sunset during the construction period.
28. The finished floor elevation of the proposed buildings is required to be consistent with what is shown in Exhibit "B" (119.00). In addition, the applicant shall explore reducing the 3-story building's roof height if possible.
29. The 146' +/- deep forested buffer on the north side of the site that is shown in Exhibit "B" is required to be placed into a permanent conservation easement that prohibits any development of the area. This easement is required to be recorded before receiving Site Plan Approval.
30. The applicant is required to install additional vegetation within a common area tract in the Foxcrest subdivision as shown in Exhibit "D". The necessary provisions shall be made to ensure the vegetation receives adequate water during a one-year establishment period.

## **SECTION 2: *General Requirements.***

- a. **Stand Alone Clause-** If phased, each phase of development of the Property must operate as an individual unit in that each particular phase will be able to stand-alone in the event that no other phase is developed.
- b. **Land Development Approvals and Permits-** This Ordinance does not require the City to issue any permit or approval for development, construction, building permit, or other matter by the City relating to the Property or the project or any portion thereof. These and any other required City development approvals and permits shall be processed and issued by the City in accordance with procedures set forth in the City's Code of Ordinances and subject to this Ordinance.
- c. **Amendments-** Minor amendments to this Ordinance will be achieved by

Resolution of the City Commission of the City of Winter Garden. Major amendments to this Ordinance will require approval of the City Commission of the City of Winter Garden by Ordinance.

- d. **Expiration/Extension-** Expiration of this PUD shall be governed in accordance with Section 118-830, City of Winter Garden Code of Ordinances. Time extensions may be granted in accordance with Section 118-829, City of Winter Garden Code of Ordinances.

**SECTION 3: Zoning Map.** The City Planner is hereby authorized and directed to amend the Official Winter Garden Zoning Map in accordance with the provisions of this ordinance.

**SECTION 4: Non-Severability.** Should any portion of this Ordinance be held invalid, then the entire Ordinance shall be null and void.

**SECTION 5: Effective Date.** This Ordinance shall become effective after its adoption at its second reading upon the occurrence of the effective date of annexation Ordinance 19-26 and Ordinance 19-28 and the effective date of Comprehensive Plan future land use map amendment Ordinance 19-27 and Ordinance 19-29.

**FIRST READING AND PUBLIC HEARING:** \_\_\_\_\_, 2020.

**SECOND READING AND PUBLIC HEARING:** \_\_\_\_\_, 2020.

**ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2020, by the City Commission of the City of Winter Garden, Florida.

**APPROVED:**

\_\_\_\_\_  
JOHN REES, Mayor/Commissioner

**ATTEST:**

\_\_\_\_\_  
ANGELA GRIMMAGE, City Clerk

**Exhibit "A"**

PARCEL ID#: 35-22-27-0000-00-023, 36-22-27-1773-00-060

**LEGAL DESCRIPTION:**

THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 22 SOUTH, RANGE 27 EAST, HEREAFTER REFERRED TO AS BEALAH GROVE, ORANGE COUNTY, FLORIDA.

CONTAINS 389,740 SQUARE FEET OR 8.947 ACRES MORE OR LESS.

LESS AND EXCEPT THAT PORTION TAKEN AS RIGHT OF WAY FOR STATE ROAD 429 AND THE BIKE TRAIL DESCRIBED IN THAT CERTAIN STIPULATED ORDER OF TAKING AND STIPULATED FINAL JUDGEMENT RECORDED SEPTEMBER 21, 2000 IN OFFICIAL RECORDS BOOK 6092, PAGE 1697, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; AND DESCRIBED AS FOLLOWS:

**RIGHT OF WAY FOR STATE ROAD 429**

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 35; THENCE RUN NORTH 00 DEGREES 26 MINUTES 57 SECONDS WEST ALONG THE EAST LINE OF SAID SOUTHEAST 1/4 OF SECTION 35 A DISTANCE 1338.18 FEET FOR A POINT OF BEGINNING, ALSO BEING THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 35, THENCE RUN SOUTH 89 DEGREES 36 MINUTES 03 SECONDS WEST ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 35, A DISTANCE OF 372.91 FEET TO A POINT ON A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1037.45 FEET AND A CENTRAL ANGLE OF 19 DEGREES 46 MINUTES 22 SECONDS; THENCE FROM A CHORD BEARING OF NORTH 73 DEGREES 49 MINUTES 27 SECONDS EAST RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 358.02 FEET TO A POINT ON SAID CURVE, THENCE DEPARTING SAID CURVE RUN NORTH 00 DEGREES 26 MINUTES 57 SECONDS WEST A DISTANCE OF 572.21 FEET TO THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 35; THENCE RUN NORTH 89 DEGREES 34 MINUTES 40 SECONDS EAST ALONG SAID NORTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 A DISTANCE OF 30.00 FEET TO THE NORTHEAST CORNER OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4; THENCE RUN SOUTH 00 DEGREES 26 MINUTES 57 SECONDS EAST ALONG THE AFORESAID EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 35 A DISTANCE OF 669.09 FEET TO THE POINT OF BEGINNING.

**AND BIKE TRAIL**

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 35; THENCE RUN NORTH 00 DEGREES 26 MINUTES 57 SECONDS WEST ALONG THE EAST LINE OF SAID SOUTHEAST 1/4 OF SECTION 35 A DISTANCE OF 1338.18 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 35, THENCE RUN SOUTH 89 DEGREES 36 MINUTES 03 SECONDS WEST ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 35, A DISTANCE OF 372.91 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE SOUTH 89 DEGREES 36 MINUTES 03 SECONDS WEST ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 35, A DISTANCE OF 85.93 FEET TO A POINT ON A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1077.45 FEET AND CENTRAL ANGLE OF 24 DEGREES 06 MINUTES 45 SECONDS; THENCE FROM A CHORD BEARING OF NORTH 71 DEGREES 52 MINUTES 18 SECONDS EAST RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 453.43 FEET TO A POINT ON SAID CURVE; THENCE DEPARTING SAID CURVE RUN SOUTH 00 DEGREES 26 MINUTES 57 SECONDS EAST, A DISTANCE OF 40.20 FEET TO A POINT ON A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1037.45 FEET AND A CENTRAL ANGLE OF 19 DEGREES 46 MINUTES 22 SECONDS; THENCE FROM A CHORD BEARING OF SOUTH 73 DEGREES 49 MINUTES 27 SECONDS WEST RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 358.02 FEET TO THE POINT OF BEGINNING.

**AND**

LOT 7, COUNTRY TRAIL ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 20, PAGE 47, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

LESS THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

FROM A 5" X 5" CONCRETE MONUMENT WITH A 4" BRASS DISC STAMPED "RLS 1585 RLS 1819" AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 22 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, RUN N00°26'57"W 1175.74 FEET ALONG THE WEST BOUNDARY OF SAID SOUTHWEST 1/4 TO A POINT ON THE CENTERLINE OF SURVEY FOR WESTERN BELTWAY (STATE ROAD 429) AS SHOWN ON THE RIGHT-OF-WAY CONTROL SURVEY FOR WESTERN BELTWAY (STATE ROAD 429) PART C - PROJECT NO. 655 BY JONES, WOOD & GENTRY, INC. COMPLETED FEBRUARY 12, 1998, SAID CENTERLINE OF SURVEY BEING A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 3819.72 FEET; THENCE FROM A TANGENT BEARING OF N54°13'14"E, RUN NORTHEASTERLY 507.22 FEET ALONG THE ARC OF SAID CURVE AND SAID CENTERLINE OF SURVEY WITH A CHORD BEARING OF N58°01'29"E THROUGH A CENTRAL ANGLE OF 07°36'30" TO A POINT; THENCE RUN S89°20'26"W 173.15 FEET; THENCE RUN N77°09'49"W 51.42 FEET; THENCE RUN S89°20'26"W 100.33 FEET TO A POINT BEING ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 3989.72 FEET, SAID CURVE BEING 170.00 FEET NORTHWESTERLY OF, WHEN MEASURED RADially TO, SAID CENTERLINE OF SURVEY; THENCE FROM A TANGENT BEARING OF N57°47'06"E, RUN NORTHEASTERLY 229.40 FEET ALONG THE ARC OF SAID CURVE WITH A CHORD BEARING OF N59°25'56"E THROUGH A CENTRAL ANGLE OF 03°17'40" TO A POINT ON THE NORTH BOUNDARY OF LOT 7, COUNTRY TRAIL ESTATES AS RECORDED IN PLAT BOOK 20, PAGE 47, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN S89°30'12"W 82.66 FEET ALONG SAID NORTH BOUNDARY FOR THE POINT OF BEGINNING, SAID POINT OF BEGINNING BEING A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 4029.72 FEET, SAID CURVE BEING 210.00 FEET NORTHEASTERLY OF, WHEN MEASURED RADially TO, SAID CENTER LINE OF SURVEY; THENCE FROM A TANGENT BEARING OF S60°02'45"W, RUN SOUTHWESTERLY 147.67 FEET ALONG THE ARC OF SAID CURVE WITH A CHORD BEARING OF S58°59'45"W THROUGH A CENTRAL ANGLE OF 02°05'59" TO A POINT; THENCE RUN S89°20'26"W 65.57 FEET TO A POINT ON THE WEST BOUNDARY OF THE AFORESAID LOT 7; THENCE RUN N00°30'40"W 75.315 FEET ALONG THE WEST BOUNDARY TO THE NORTHWEST CORNER OF SAID LOT 7; THENCE RUN N89°30'12"E 192.81 FEET TO THE POINT OF BEGINNING.

AND

LOT 6, COUNTRY TRAIL ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 20, PAGE 47, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

LESS THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

FROM A 5" X 5" CONCRETE MONUMENT WITH A 4" BRASS DISC STAMPED "RLS 1585 RLS 1819" AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 22 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, RUN N00°26'57"W 1175.74 FEET ALONG THE WEST BOUNDARY OF SAID SOUTHWEST 1/4 TO A POINT ON THE CENTERLINE OF SURVEY FOR WESTERN BELTWAY (STATE ROAD 429) AS SHOWN ON THE RIGHT-OF-WAY CONTROL SURVEY FOR WESTERN BELTWAY (STATE ROAD 429) PART C - PROJECT NO. 655 BY JONES, WOOD & GENTRY, INC. COMPLETED FEBRUARY 12, 1998, SAID CENTERLINE OF SURVEY BEING A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 3819.72 FEET; THENCE FROM A TANGENT BEARING OF N54°13'14"E, RUN NORTHEASTERLY 687.64 FEET ALONG THE ARC OF SAID CURVE AND SAID CENTERLINE OF SURVEY WITH A CHORD BEARING OF N59°22'40"E THROUGH A CENTRAL ANGLE OF 10°18'53" TO A POINT ON THE EAST BOUNDARY OF LOT 7, COUNTRY TRAIL ESTATES AS RECORDED IN PLAT BOOK 20, PAGE 47, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN N00°28'28"W 46.02 FEET TO THE SOUTHEAST CORNER OF LOT 6 OF SAID COUNTRY TRAIL ESTATES; THENCE CONTINUE N00°28'28"W 184.38 FEET ALONG THE EAST BOUNDARY OF SAID LOT 6 FOR THE POINT OF BEGINNING, SAID POINT OF BEGINNING BEING A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 4029.72 FEET, SAID CURVE BEING 210.00 FEET NORTHWESTERLY OF, WHEN MEASURED RADially TO, SAID CENTERLINE OF SURVEY; THENCE FROM A TANGENT BEARING OF S65°55'10"W, RUN SOUTHWESTERLY 413.10 FEET ALONG THE ARC OF SAID CURVE WITH A CHORD BEARING OF S62°58'57"W THROUGH A CENTRAL ANGLE OF 05°52'25" TO A POINT ON THE SOUTH BOUNDARY OF THE AFORESAID LOT 6; THENCE RUN S89°30'12"W 192.81 FEET TO THE SOUTHWEST CORNER OF SAID LOT 6; THENCE RUN N00°30'40"W 184.96 FEET TO THE NORTHWEST CORNER OF SAID LOT 6; THENCE RUN N89°29'50"E 562.32 FEET TO THE NORTHEAST CORNER OF SAID LOT 6; THENCE RUN S00°28'28"E 0.64 FEET TO THE POINT OF BEGINNING.

CONTAINS: 78,099 SQUARE FEET OR 1.792 ACRES MORE OR LESS

Exhibit "B"

# **COVER PAGE**

## **STONEYBROOK SENIOR LIVING PUD Plan**

**(10 PAGES - ATTACHED)**



# ABBREVIATIONS

<b>A</b>	AREA ANCHOR BOLT ABANDON(ED) ACRE(S) ACRE FOOT/FEET ASBESTOS CEMENT PIPE AMERICANS WITH DISABILITIES ACT ADDITIONAL AVERAGE DAILY TRAFFIC ALUMINUM ALTERNATE BEFORE NOON AMPERE(S) APPROXIMATE AIR RELEASE VALVE AIR RELEASE VACUUM VALVE ASPHALT ASSEMBLY AVERAGE AZIMUTH	<b>F</b>	FINISHED GRADE FIRE HYDRANT FURNISH AND INSTALL FIGURE FINISHED FITTING FENCE LINE FLOOR FLEXIBLE FORCE MAIN FOOT FEET PER HOUR FEET PER MINUTE FEET PER SECOND FEET/FOOT FOOTING	<b>P</b>	POINT OF SERVICE POWER POLE PHONE RISER POINT OF REVERSE CURVATURE PRESSURE PROJECT PROPOSED PRESSURE REDUCING VALV POINT OF REVERSE VERTICAL CURVE PUMPING STATION POUNDS PER SQUARE FOOT POUNDS PER SQUARE INCH POINT OF TANGENCY PLUS VALVE POLYVINYL CHLORIDE PAVEMENT POWER
<b>B</b>	BACKFLOW PREVENTER BASELINE BUILDING BOULEVARD BENCH MARK BOUNDARY BLOWOFF BACK OF CURB BOTTOM BOTTOM OF WALL BEARING BOTTOM OF SLOPE BUTTERFLY VALVE BEGIN VERTICAL CURVE	<b>G</b>	GAUGE GALLON GALVANIZED GREASE INTERCEPTOR GAS MAIN GALLONS PER DAY GALLONS PER HOUR GALLONS PER MINUTE GALLONS PER SECOND GUARD RAIL GROUND/GRADE GALVANIZED STEEL PIPE GATE VALVE GATE VALVE AND BOX GROUND WATER TABLE	<b>Q</b>	FLOW RATE
<b>C</b>	CAPACITY CATCH BASIN CENTER TO CENTER CEMENT CUBIC FEET CUBIC FEET PER MINUTE CUBIC FEET PER SECOND CURB AND GUTTER CAST IRON CAST IRON PIPE CONSTRUCTION JOINT CENTER LINE CONCRETE LIGHT POLE CLEAR/CLEARANCE CLASS CONCRETE MONUMENT CORRUGATED METAL PIPE CORRUGATED METAL PIPE ARCH CONDUIT COUNTY CLEANOUT COLUMN COMPLETE CONCRETE CONNECTION CONSTRUCTION CONTINUOUS COORDINATE(S) CORNER COUPLING CONCRETE POWER POLE CONTROL STRUCTURE CORPORATION STOP COATING CENTER CABLE TELEVISION CULVERT CHECK VALVE CUBIC YARD CYLINDER	<b>H</b>	HOSE BIBB HARDWARE HIGH DENSITY POLYETHYLENE PIPE HOME OWNERS ASSOCIATION HORIZONTAL HORSEPOWER HOUR HEIGHT HEADWALL HIGH WATER LEVEL HIGHWAY HYDRANT	<b>R</b>	RADIUS REINFORCED CONCRETE PIPE REINFORCED CONCRETE PIPE ARCH ROAD ROADWAY REDUCER REFERENCE REINFORCE(D) REQUIRED REVISE/REVISION RADIAL POINT REDUCED PRESSURE BACKFLOW PREVENTER REVOLUTIONS PER MINUTE RAILROAD RIGHT RELIEF VALVE RIGHT-OF-WAY REUSE WATER MAIN
<b>D</b>	DOUBLE DIAMETER AT BREAST HEIGHT DEGREE DEFLECT(ION) DEPARTMENT DETAIL DESIGN HIGH WATER LEVEL DUCTILE IRON DIAMETER DIAGONAL DIMENSION DUCTILE IRON PIPE DISCHARGE DISTANCE DROP MANHOLE DOWN DRAIN DRAWING DRIVEWAY	<b>I</b>	INTERSTATE HIGHWAY INTERSECTION ANGLE INSIDE DIAMETER INSIDE FACE INCHES INLET INSERT IRON PIPE IRON ROD IRRIGATION INTERSECT/INTERSECTION INVERT	<b>S</b>	SOUTH SANITARY SEWER SPLASH BLOCK SCHEDULE SIDE DRAIN SHELL DRAIN SOUTHEAST SECONDS SECTION SHEET SHEETING SEASONAL HIGH WATER LINE SIMILAR SETBACK LINE SLOPE SHEET METAL SPECIFICATIONS SQUARE SQUARE INCHES SQUARE YARDS STATE ROAD STAINLESS STEEL STREET STATION STANDARD STEEL STRUCTURE STORM SEWER SUPPORT SUSPEND/SUSPENSION SERVICE SOUTHWEST SIDEWALK SYMBOL(S) SYMMETRICAL SYSTEM
<b>E</b>	EAST EACH EDGE OF CONCRETE ENERGY DISSIPATOR EACH FACE EFFLUENT EXISTING GRADE EASEMENT LINE ELBOW ELECTRIC ELEVATION ELLIPSE/ELLIPTICAL ENCASEMENT ENGINEER(ING) EDGE OF PAVEMENT EQUAL/EQUATION EQUIPMENT EQUIVALENT EASEMENT ESTIMATE END VERTICAL CURVE EACH WAY ENDWALL EXCAVATE EXISTING EXPAND/EXPANSION EXTEND/EXTENSION	<b>J</b>	JUNCTION BOX JUNCTION JOIST JOINT	<b>T</b>	TANGENT TURFBLOCK TOP AND BOTTOM TEMPORARY BENCH MARK TIME OF CONCENTRATION TRENCH DRAIN TOTAL DYNAMIC HEAD TOP ELEVATION TECHNICIAN/TECHNICAL TEMPORARY TERMINAL LAMPHOLE TOP OF BANK TOP OF CURB TOE OF SLOPE TOTAL TOP OF WALL TOP OF SLOPE TAPPING SLEEVE & VALVE TOWNSHIP TYPICAL
<b>F</b>	FRAME AND COVER FLOOR DRAIN FIRE DEPARTMENT CONNECTION FOUNDATION FLORIDA DEPARTMENT OF TRANSPORTATION FINISHED FLOOR	<b>L</b>	LATITUDE LATERAL POUND LINEAR FEET/FOOT LONGITUDE LIMIT(S) LIGHT POLE LIFT STATION LEFT LOW WATER LEVEL	<b>U</b>	UNDERDRAIN UNDERGROUND UNDERGROUND TELEPHONE CABLE
<b>G</b>	GAUGE GALLON GALVANIZED GREASE INTERCEPTOR GAS MAIN GALLONS PER DAY GALLONS PER HOUR GALLONS PER MINUTE GALLONS PER SECOND GUARD RAIL GROUND/GRADE GALVANIZED STEEL PIPE GATE VALVE GATE VALVE AND BOX GROUND WATER TABLE	<b>M</b>	MAINTENANCE MATERIAL MAXIMUM MECHANICAL MITERED END SECTION MANUFACTURER MILLION GALLONS PER DAY MANHOLE MANHOLE COVER MEAN HIGH WATER LEVEL MINIMUM MISCELLANEOUS MECHANICAL JOINT METAL LIGHT POLE MEAN LOW WATER LEVEL MONUMENT MAINTENANCE OF TRAFFIC MILES PER HOUR MEAN SEA LEVEL MOUNTING	<b>V</b>	VALVE BOX VERTICAL CURVE VITRIFIED CLAY PIPE VERTICAL VERTICAL POINT OF CURVE VERTICAL POINT OF INTERSECTION VERTICAL POINT OF TANGENCY VOLTS
<b>H</b>	HOSE BIBB HARDWARE HIGH DENSITY POLYETHYLENE PIPE HOME OWNERS ASSOCIATION HORIZONTAL HORSEPOWER HOUR HEIGHT HEADWALL HIGH WATER LEVEL HIGHWAY HYDRANT	<b>N</b>	NORTH NOT APPLICABLE NORMAL CONTROL LEVEL NORTHEAST NATURAL GROUND NOT IN CONTRACT NUMBER NOMINAL NOT TO SCALE NORTHWEST NORMAL HIGH WATER ELEVATION NORMAL WATER LEVEL	<b>W</b>	WEST WITH WATER MAIN WITHOUT WATER/WEATHER PROOF WOOD POWER POLE WATER SURFACE WET SEASON WATER TABLE WEIGHT WATER VALVE WELDED WIRE FABRIC WELDED WIRE MESH
<b>I</b>	INTERSTATE HIGHWAY INTERSECTION ANGLE INSIDE DIAMETER INSIDE FACE INCHES INLET INSERT IRON PIPE IRON ROD IRRIGATION INTERSECT/INTERSECTION INVERT	<b>O</b>	ON CENTER OUTSIDE DIAMETER OR EQUAL OPENING OPPOSITE OVAL REINFORCED CONCRETE PIPE OUTFALL STRUCTURE OVERFLOW OVERHEAD	<b>Y</b>	YARD YEAR
<b>J</b>	JUNCTION BOX JUNCTION JOIST JOINT	<b>P</b>	POINT OF CURVATURE POINT OF COMPOUND CURVATURE POLYETHYLENE PIPE POINT OF INTERSECTION POST INDICATOR VALVE PROPERTY LINE POINT OF BEGINNING PUSH ON JOINT	<b>MISC.</b>	AND AT DELTA

# EXISTING SYMBOLS

LINES	
BARBED WIRE FENCE	
CENTER LINE	
CHAIN LINK FENCE	
CONTOURS	
EASEMENT LINE	
LOT LINES	
PROPERTY LINE	
RIGHT-OF-WAY	
RETAINING WALL	
SHORELINE	
WETLAND LIMITS	
FENCE OR WALL	

SANITARY SEWER		STORM DRAIN	
100 LINEAR FEET SANITARY 8" PVC PIPE @ 0.30% SLOPE		100 LINEAR FEET STORM 24" RCP @ 0.21% SLOPE	
CLEANOUT		6" PVC UNDERDRAIN	
DBL SEWER LATERAL		DRAINAGE FLOW ARROW	
SINGLE SEWER LATERAL		CURB INLET	
4" PVC PIPE FORCE MAIN		MANHOLE	
MANHOLE		MITERED END SECTION	
		SLOPE DIRECTIONAL FOR PONDS	
		SPOT GRADE	
		STORM INLET	

WATER	
6" PVC WATER MAIN	
11 1/4' BEND	
22 1/2' BEND	
45' BEND	
90' BEND	
TEE	
CROSS	
FIRE DEPT. CONNECTION	
BACKFLOW PREVENTER	
DOUBLE WATER SERVICE	
SINGLE WATER SERVICE	
GATE VALVE	
FIRE HYDRANT	
METER	
REDUCER	
BLOWOFF	

HIGHWAY & UTILITIES	
BENCH MARK	
BOUNDARY CORNER	
CONCRETE	
COUNTY ROADS	
INTERSTATE ROADS	
LIGHT POLE	
MISC ROAD SIGN	
SECTION CORNER	
EDGE OF PAVEMENT W/O CURB	
STATE ROADS	
GUY POLE	
UTILITY POLE	
GAS MAIN	
CABLE TV	
ELECT. BURIED CABLE	
TELEPHONE CABLE	
CURB & PAVEMENT	
OVERHEAD WIRE	

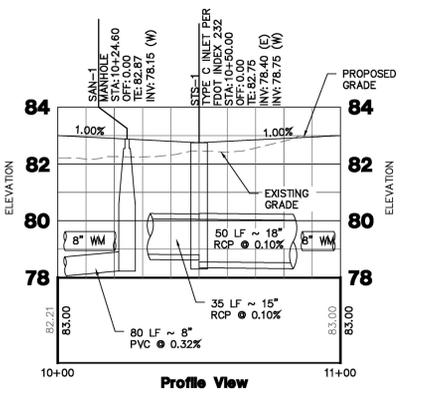
# PROPOSED SYMBOLS

LINES	
BARBED WIRE FENCE	
CENTER LINE	
CHAIN LINK FENCE	
CONTOURS	
EASEMENT LINE	
EROSION CONTROL	
LOT LINES	
PROPERTY LINE	
RIGHT-OF-WAY	
BUFFER/SETBACK	
RETAINING WALL	
SHORELINE	
WETLAND LIMITS	
FENCE OR WALL	
FLOW PATH	

SANITARY SEWER		STORM DRAIN	
100 LINEAR FEET SANITARY 8" PVC PIPE @ 0.30% SLOPE		100 LINEAR FEET STORM 24" RCP @ 0.21% SLOPE	
CLEANOUT		6" PVC UNDERDRAIN	
DBL SEWER LATERAL		DRAINAGE FLOW ARROW	
SINGLE SEWER LATERAL		CURB INLET	
4" PVC PIPE FORCE MAIN		MANHOLE	
MANHOLE		MITERED END SECTION	
		SLOPE DIRECTIONAL FOR PONDS	
		SPOT GRADE	
		STORM INLET	
		STRUCTURE NUMBER	

WATER	
6" PVC WATER MAIN	
11 1/4' BEND	
22 1/2' BEND	
45' BEND	
90' BEND	
TEE	
CROSS	
FIRE DEPT. CONNECTION	
BACKFLOW PREVENTER	
DOUBLE WATER SERVICE	
SINGLE WATER SERVICE	
GATE VALVE	
FIRE HYDRANT	
METER	
REDUCER	
BLOWOFF	

HIGHWAY, UTILITIES & PROFILES	
BOUNDARY CORNER	
CONCRETE	
INTEGRAL CURB w/SWK	
LIGHT POLE	
MISC ROAD SIGN	
EDGE OF PAVEMENT W/O CURB	
CURB & PAVEMENT	
DETAIL REFERENCE	
FF ELEVATION & FHA LOT GRADING TYPE	
HANDICAP PARKING	
PAVEMENT MARKINGS	



**Burkett** CIVIL ENGINEERING CONSULTANTS  
 engineering  
 105 E. Robinson Street, Suite 501 Orlando, Florida 32801  
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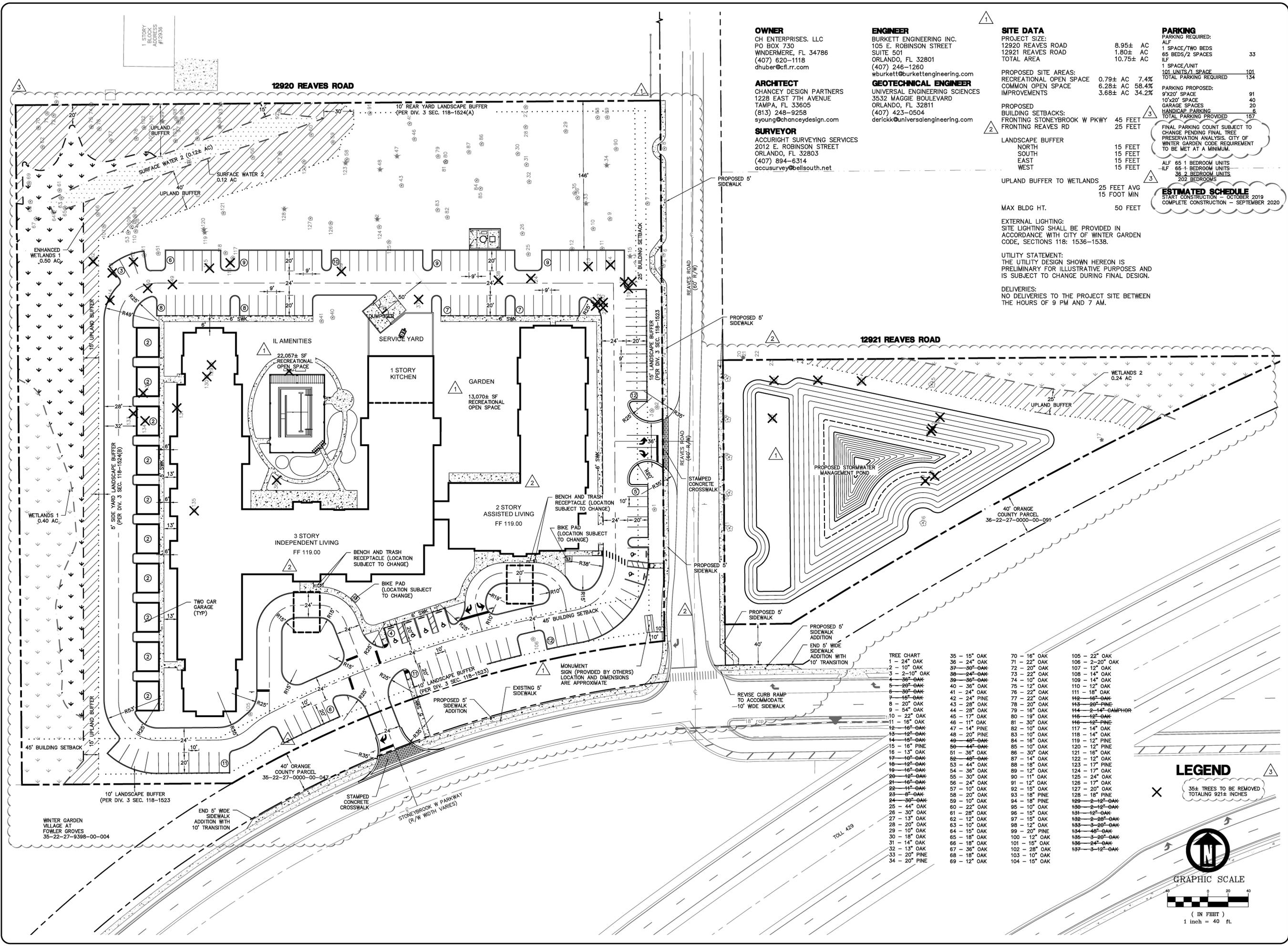
**STONEYBROOK SENIOR LIVING PUD FOR CH ENTERPRISES, LLC**  
**SYMBOLS AND ABBREVIATIONS**

DESCRIPTION	DATE

DATE: 2/14/19  
 PROJECT NO.: 1809.10  
 DRAWN BY: JCM  
 DESIGNED BY: WEB  
 CHECKED BY: WEB  
 ENGINEER IN CHARGE: WILLIAM E. BURKETT, PE

REG. # 36043  
 BURKETT ENGINEERING, INC.  
 CERT. OF AUTH. NO. 7105

SHEET NO. **2**  
 OF 6



**OWNER**  
 CH ENTERPRISES, LLC  
 PO BOX 730  
 WINDERMERE, FL 34786  
 (407) 620-1118  
 dhuber@cfi.rr.com

**ARCHITECT**  
 CHANCEY DESIGN PARTNERS  
 1228 EAST 7TH AVENUE  
 TAMPA, FL 33605  
 (813) 248-9258  
 syoung@chanceydesign.com

**SURVEYOR**  
 ACCURIGHT SURVEYING SERVICES  
 2012 E. ROBINSON STREET  
 ORLANDO, FL 32803  
 (407) 894-6314  
 accuright@bellsouth.net

**ENGINEER**  
 BURKETT ENGINEERING INC.  
 105 E. ROBINSON STREET  
 SUITE 501  
 ORLANDO, FL 32801  
 (407) 246-1260  
 wburkett@burkettengineering.com

**GEOTECHNICAL ENGINEER**  
 UNIVERSAL ENGINEERING SCIENCES  
 3532 MAGGIE BOULEVARD  
 ORLANDO, FL 32811  
 (407) 423-0504  
 derickk@universalengineering.com

**SITE DATA**  
 PROJECT SIZE:  
 12920 REAVES ROAD 8.95± AC  
 12921 REAVES ROAD 1.80± AC  
 TOTAL AREA 10.75± AC

PROPOSED SITE AREAS:  
 RECREATIONAL OPEN SPACE 0.79± AC 7.4%  
 COMMON OPEN SPACE 6.28± AC 58.4%  
 IMPROVEMENTS 3.68± AC 34.2%

PROPOSED BUILDING SETBACKS:  
 FRONTING STONEYBROOK W PKWY 45 FEET  
 FRONTING REAVES RD 25 FEET

LANDSCAPE BUFFER  
 NORTH 15 FEET  
 SOUTH 15 FEET  
 EAST 15 FEET  
 WEST 15 FEET

UPLAND BUFFER TO WETLANDS 25 FEET AVG 15 FOOT MIN

MAX BLDG HT. 50 FEET

EXTERNAL LIGHTING:  
 SITE LIGHTING SHALL BE PROVIDED IN ACCORDANCE WITH CITY OF WINTER GARDEN CODE, SECTIONS 118: 1536-1538.

UTILITY STATEMENT:  
 THE UTILITY DESIGN SHOWN HEREON IS PRELIMINARY FOR ILLUSTRATIVE PURPOSES AND IS SUBJECT TO CHANGE DURING FINAL DESIGN.

DELIVERIES:  
 NO DELIVERIES TO THE PROJECT SITE BETWEEN THE HOURS OF 9 PM AND 7 AM.

**PARKING**  
 PARKING REQUIRED:  
 ALF 8.95± AC  
 1 SPACE/TWO BEDS 1.80± AC  
 65 BEDS/2 SPACES 10.75± AC  
 ILF 33  
 1 SPACE/UNIT 101 UNITS/1 SPACE  
 TOTAL PARKING REQUIRED 134

PARKING PROVIDED:  
 9'X20' SPACE 91  
 10'X20' SPACE 40  
 GARAGE SPACES 20  
 HANDICAP PARKING 6  
 TOTAL PARKING PROVIDED 167

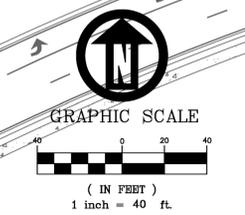
FINAL PARKING COUNT SUBJECT TO CHANGE PENDING FINAL TREE PRESERVATION ANALYSIS. CITY OF WINTER GARDEN CODE REQUIREMENT TO BE MET AT A MINIMUM.

ALF 65 1 BEDROOM UNITS  
 ILF 36 2 BEDROOM UNITS  
 202 BEDROOMS

**ESTIMATED SCHEDULE**  
 START CONSTRUCTION - OCTOBER 2019  
 COMPLETE CONSTRUCTION - SEPTEMBER 2020

TREE CHART		
1 - 24" OAK	35 - 15" OAK	70 - 16" OAK
2 - 10" OAK	36 - 24" OAK	71 - 22" OAK
3 - 2-10" OAK	37 - 30" OAK	72 - 20" OAK
4 - 36" OAK	38 - 24" OAK	73 - 22" OAK
5 - 20" OAK	39 - 36" OAK	74 - 10" OAK
6 - 30" OAK	40 - 36" OAK	75 - 12" OAK
7 - 15" OAK	41 - 24" OAK	76 - 22" OAK
8 - 20" OAK	42 - 24" PINE	77 - 22" OAK
9 - 54" OAK	43 - 28" OAK	78 - 20" OAK
10 - 22" OAK	44 - 28" OAK	79 - 18" OAK
11 - 16" OAK	45 - 17" OAK	80 - 10" OAK
12 - 16" OAK	46 - 11" OAK	81 - 30" OAK
13 - 12" OAK	47 - 14" PINE	82 - 10" OAK
14 - 16" OAK	48 - 20" PINE	83 - 10" OAK
15 - 16" PINE	49 - 16" OAK	84 - 10" OAK
16 - 13" OAK	50 - 44" OAK	85 - 10" OAK
17 - 16" OAK	51 - 36" OAK	86 - 30" OAK
18 - 12" OAK	52 - 48" OAK	87 - 14" OAK
19 - 16" OAK	53 - 44" OAK	88 - 18" OAK
20 - 16" OAK	54 - 36" OAK	89 - 12" OAK
21 - 16" OAK	55 - 30" OAK	90 - 11" OAK
22 - 11" OAK	56 - 24" OAK	91 - 12" OAK
23 - 8" OAK	57 - 10" OAK	92 - 15" OAK
24 - 30" OAK	58 - 20" OAK	93 - 18" PINE
25 - 44" OAK	59 - 10" OAK	94 - 18" PINE
26 - 30" OAK	60 - 22" OAK	95 - 10" OAK
27 - 13" OAK	61 - 28" OAK	96 - 15" OAK
28 - 20" OAK	62 - 12" OAK	97 - 15" OAK
29 - 10" OAK	63 - 10" OAK	98 - 12" OAK
30 - 18" OAK	64 - 10" OAK	99 - 20" PINE
31 - 14" OAK	65 - 18" OAK	100 - 12" OAK
32 - 13" OAK	66 - 18" OAK	101 - 15" OAK
33 - 20" PINE	67 - 36" OAK	102 - 28" OAK
34 - 20" PINE	68 - 18" OAK	103 - 10" OAK
	69 - 12" OAK	104 - 15" OAK

**LEGEND**  
 X 35± TREES TO BE REMOVED  
 TOTALING 921± INCHES



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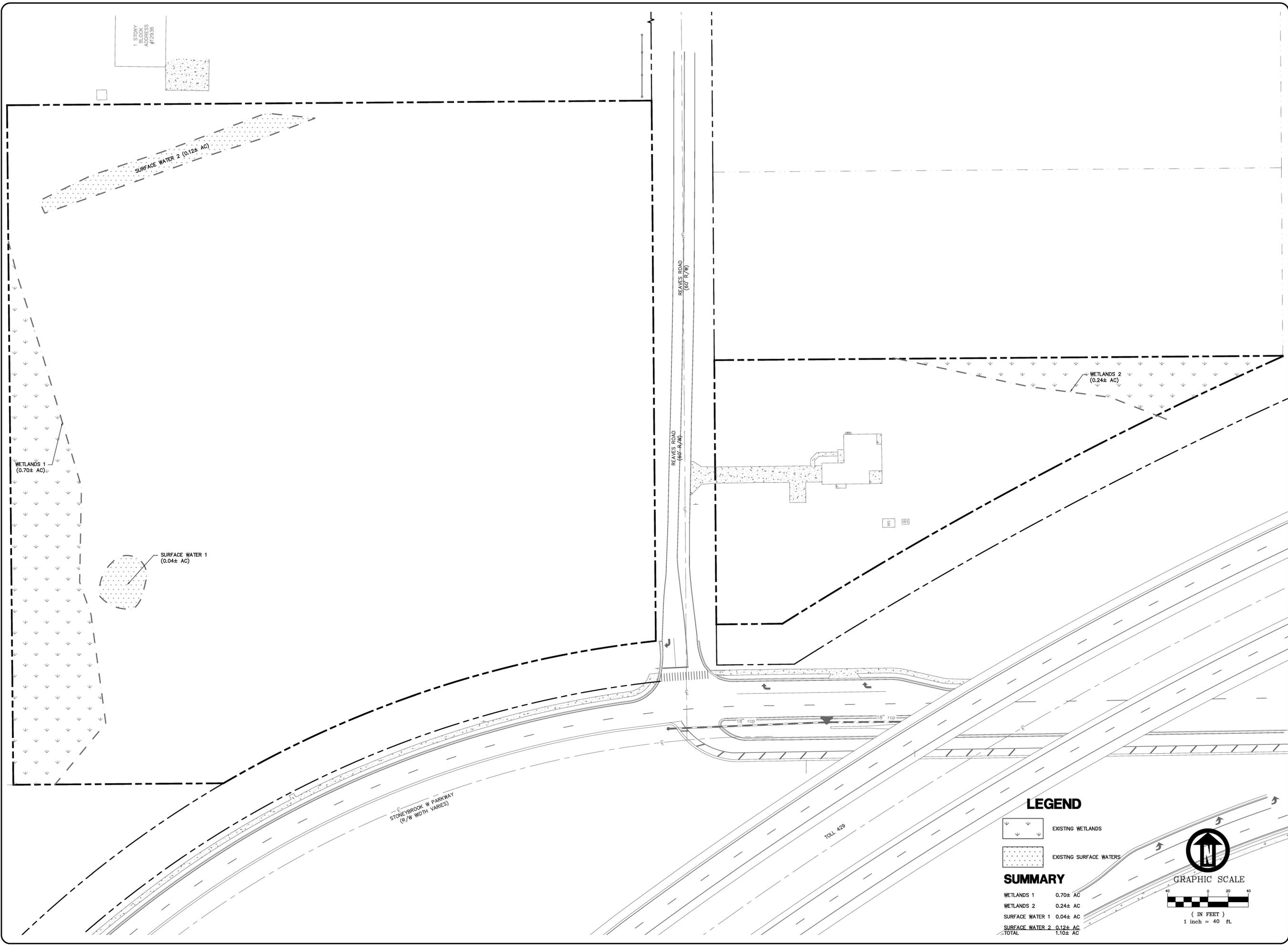
DATE	DESCRIPTION	BY	CHK	APP
06/13/19	REVISED PER CITY OF WINTER GARDEN COMMENTS	JCM	WEB	WEP
07/17/19	REVISED PER CITY OF WINTER GARDEN COMMENTS	JCM	WEB	WEP
07/19/19	REVISED PER CITY OF WINTER GARDEN COMMENTS	JCM	WEB	WEP

**STONEBROOK SENIOR LIVING PUD**  
 FOR  
**CH ENTERPRISES, LLC**  
**SITE PLAN**

DATE: 2/14/19  
 PROJECT NO.: 1809.10  
 DRAWN BY: JCM  
 DESIGNED BY: WEB  
 CHECKED BY: WEB  
 ENGINEER IN CHARGE: WILLIAM E. BURKETT, PE

REG. # 36043  
 BURKETT ENGINEERING, INC.  
 CERT. OF AUTH. NO. 7105

SHEET NO. **3**  
 OF 6



DATE	DESCRIPTION	REV	BY	CHK
05/15/19	REVISED PER CITY OF WINTER GARDEN COMMENTS		WEB	JCM
8/7/19	REVISED PER CITY OF WINTER GARDEN COMMENTS		WEB	JCM

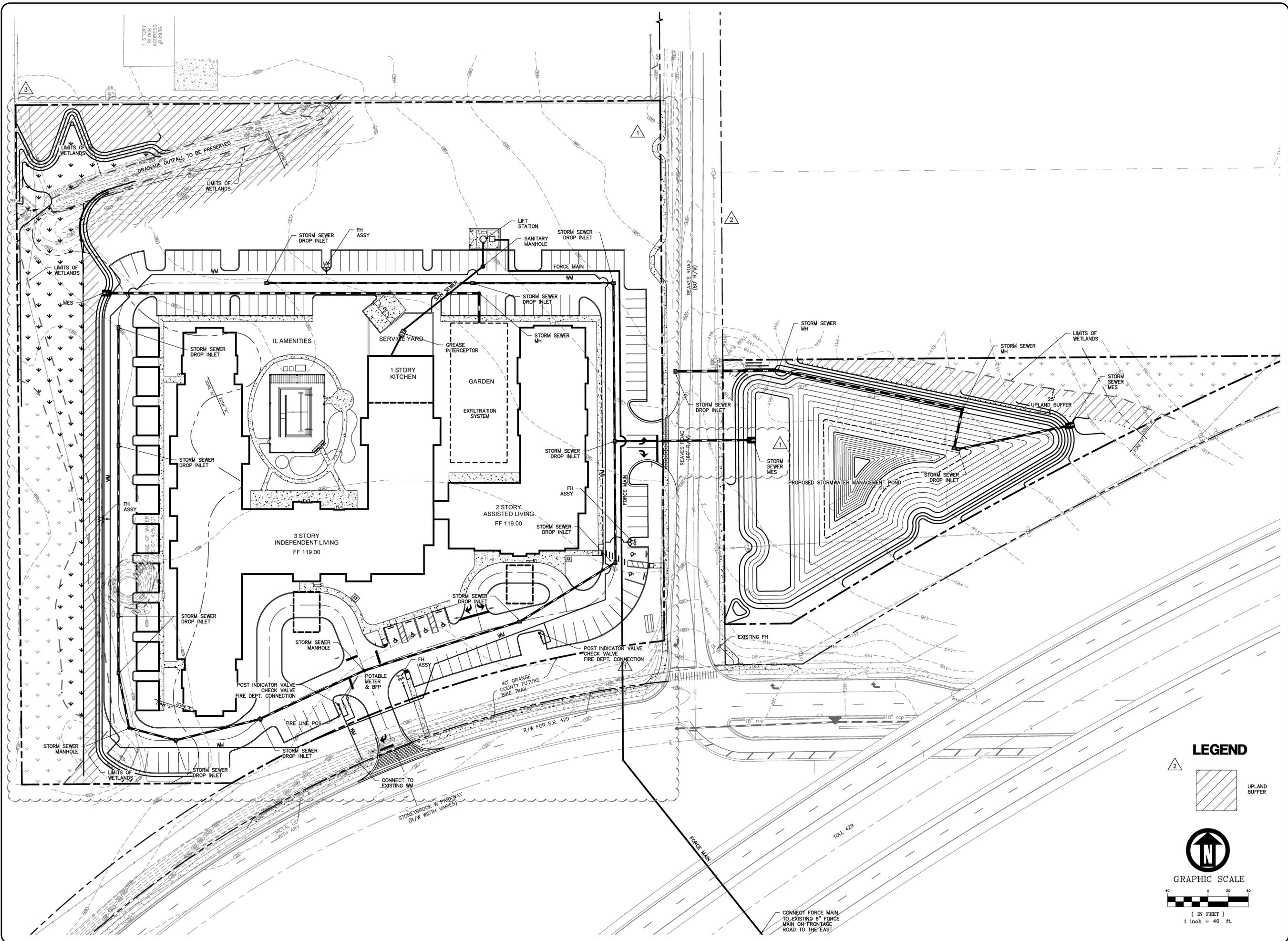
**STONEBROOK SENIOR LIVING PUD**  
**FOR**  
**CH ENTERPRISES, LLC**  
**PRE-DEVELOPMENT CONDITIONS**

DATE: 2/14/19  
 PROJECT NO.: 1809.10  
 DRAWN BY: JCM  
 DESIGNED BY: WEB  
 CHECKED BY: WEB  
 ENGINEER IN CHARGE: WILLIAM E. BURKETT, PE

REG. # 36043  
 BURKETT ENGINEERING, INC.  
 CERT. OF AUTH. NO. 7105

SHEET NO.  
**3A**  
 OF 6





DATE	DESCRIPTION	BY	CHK	APP
05/13/19	REVISED PER CITY OF WINTER GARDEN COMMENTS	JCM	WEB	WEB
05/13/19	REVISED PER CITY OF WINTER GARDEN COMMENTS	JCM	WEB	WEB
05/13/19	REVISED PER CITY OF WINTER GARDEN COMMENTS	JCM	WEB	WEB

**STONEBROOK SENIOR LIVING PUD**  
**FOR**  
**CH ENTERPRISES, LLC**  
**PRELIMINARY UTILITY AND DRAINAGE PLAN**

DATE: 2/14/19  
PROJECT NO.: 1809.10  
DRAWN BY: JCM  
DESIGNED BY: WEB  
CHECKED BY: WEB  
ENGINEER IN CHARGE: WILLIAM E. BURKETT, PE

REG. # 36043  
BURKETT ENGINEERING, INC.  
CERT. OF AUTH. NO. 7105



All ideas, designs, arrangements and plans indicated or represented by this drawing are owned by and the property of SCHWEIZER BOJACK LANDSCAPE ARCHITECTURE LLC and were created, evolved and developed for the use on and connection with this specific project.



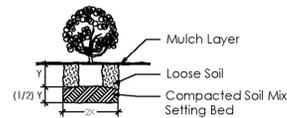
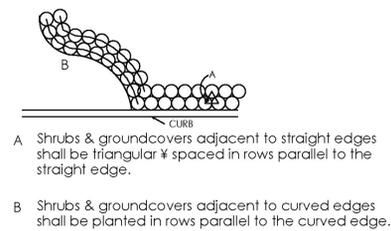
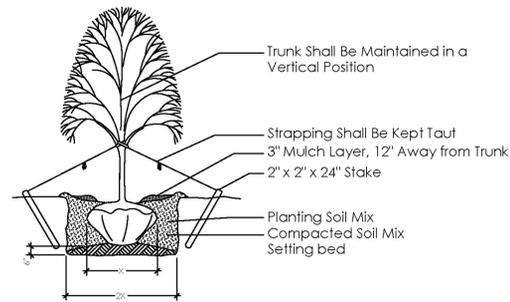
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BOJACK  
LANDSCAPE  
ARCHITECTURE

LANDSCAPE & IRRIGATION DESIGN  
PO BOX 94883 • MIAMI, FLORIDA 33174 • PH. (407) 376-1423  
LICENSE NO. LC2600487 • DESIGN@SCHWEIZERBOJACK.COM

STONEBROOK SENIOR LIVING  
12920 REAVES ROAD - CITY OF WINTER GARDEN, FL 34787

6/11/19  
5/15/19  
3/08/19  
SHEET NUMBER  
L-2

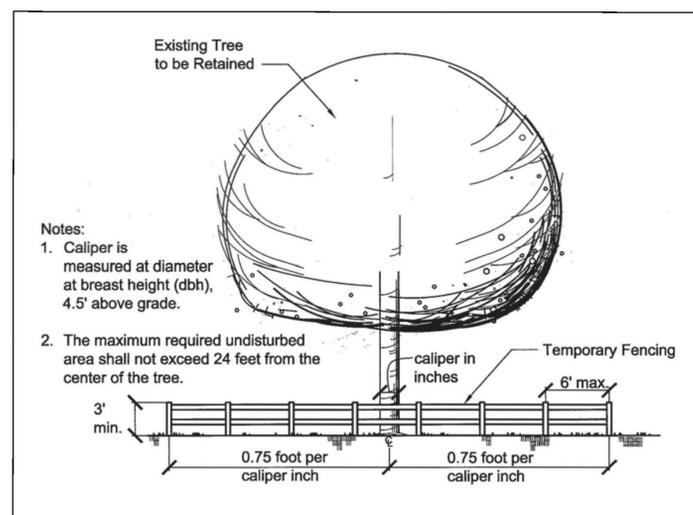
LANDSCAPE PLANTING DETAILS



LANDSCAPE GENERAL NOTES

- The Landscape Contractor shall insure that this work does not interrupt established or projected drainage patterns. The Landscape Contractor shall insure adequate vertical drainage in all plant beds and planters. Vertical drilling through any compacted fill to native soil shall be accomplished to insure drainage.
- The Landscape Contractor shall be responsible for all materials and all work as called for on the landscape plans and in the landscape specifications. The list of plant quantities accompanying the plans shall be used as a guide only. Contractor shall verify all quantities and report any discrepancies at the time of bidding.
- All plant materials shall be graded Florida No. 1 or better, as outlined under Grades and Standards for Nursery Plants, Division of Plant Industry, State of Florida, unless otherwise noted.
- All plant beds and tree rings shall be top dressed with a 3" minimum depth of pine bark nuggets.
- The Landscape Contractor shall be wholly responsible for stability and plumb condition of all trees and shrubs. Staking of trees or shrubs, if desired or requested by the Landscape Architect or owner, shall be done utilizing a method agreed upon by the Landscape Architect.
- No fill material or use of heavy equipment around existing trees is allowed. Existing trees are to be protected by a wood barricade erected in compliance with local codes.
- All grades, dimensions and existing conditions shall be verified by the Contractor on site before construction begins. Any discrepancies shall be brought to the attention of the Landscape Architect.
- The Landscape Contractor shall review architectural/engineering plans to become thoroughly familiar with surface and subsurface utilities.
- The Landscape Contractor shall coordinate with the lighting and irrigation contractors regarding the timing of the installation of plant material.
- Every possible safeguard shall be taken to protect building surfaces, equipment and furnishings. Landscape Contractor shall be responsible for any damage or injury to person or property which may occur as a result of his negligence in the execution of work.

TREE PROTECTION DETAILS



TREE PROTECTION NOTES

- All protected tree shall have the trunk and roots protected by protective barriers erected prior to development activity in accordance with the following:
- Protective barriers constructed of wood rails, chain link fabric or orange plastic safety netting shall be placed around the tree or trees to form a continuous barricade at least three feet high. Ideally such barriers will form a protection zone described by the drip line.
  - Signs or other markings shall be placed on all sides of the protective barrier to designate the protected area.
  - Protective barriers shall remain in place until landscape operations begin or until construction in the immediate area has been completed.
  - Existing street trees located within rights-of-way interior to, or adjacent to, the development shall have protective barriers before site work begins.
  - Trenching for underground utilities shall be prohibited inside the protective barriers. If underground utilities must be routed through the protected area, tunneling shall be required. All landscape preparation in these areas shall be conducted by hand, except for mechanical tunneling as needed.
  - No vehicles, equipment, materials or fill shall be placed or stored within the protected area.

PLANT MATERIALS LEGEND

SYMBOL	KEY	COMMON/BOTANICAL NAME	SPECIFICATIONS/DESCRIPTION
	PS	Sylvester 'Robusta' Palm <i>Phoenix sylvestris 'Robusta'</i>	16' C.T., B&B, Specimens with Diamond Cut Trunks
	SP	Sabal Palm <i>Sabal palmetto</i>	8' C.T., 12' C.T. & 16' C.T., B&B, FL #1
	QV	Live Oak <i>Quercus virginiana</i>	4" Cal., 16' - 18' Ht., FL #1, B&B or 100 Gal.
	MG	D.D. Blanchard Magnolias <i>Magnolia grandiflora 'D.D. Blanchard'</i>	3" Min. Cal., 13' Min. Ht., FL #1, B&B or 100 Gal.
	TD	Bald Cypress <i>Taxodium distichum</i>	3" Min. Cal., 12' Min. Ht., FL #1, B&B or 65 Gal.
	LJ	Ligustrum Tree <i>Ligustrum japonicum</i>	3"-3 1/2" Total Cal., Multi Trunk, 8' O.A., FL #1, B&B
	IV	Pride of Houston Yaupon Holly Tree <i>Ilex vomitoria 'Pride of Houston'</i>	3"-3 1/2" Total Cal., Multi Trunk, 8' O.A., FL #1, B&B
	LI	Standard Crape Myrtle <i>Lagerstroemia indica</i>	2" Min. Cal., 11' Min. Ht., Standard Trunk, 65 Gal.
	AR	Red Maple Tree <i>Acer rubrum</i>	2" Cal., 11' Min. Ht., 30 - 45 Gal.
	IC	Oak Leaf Holly <i>Ilex x 'Conaf'</i>	2" Cal., 6' Ht., 30 Gal.
	PR	Pygmy Date Palm <i>Phoenix roebellennii</i>	4' - 6' Ht., Triple Stem, Matching Specimens
	CA	Purple Crinum Lily <i>Crinum augustum 'Queen Emma'</i>	3' O.A., 15 Gal., Matching Specimens
	PM	Podocarpus <i>Podocarpus macrophyllus</i>	36" Min. Ht., 7 Gal., 24" O.C.
	VO	Walter's Viburnum <i>Viburnum obovatum</i>	36" Min. Ht., 7 Gal., 24" O.C.
	MC	Pink Muhly Grass <i>Muhlenbergia capillaris</i>	18" - 24" Ht., 3 Gal., 30" O.C.
	SA	Dwarf Variegated Schefflera <i>Schefflera arboricola</i>	16" - 18" Ht., 3 Gal., 24" O.C.
	PX	Xanadu Philodendron <i>Philodendron 'Xanadu'</i>	Full, 3 Gal., 24" O.C.
	IVN	Dwarf Yaupon Holly <i>Ilex vomitoria 'Nana'</i>	8" - 12" Ht., 3 Gal., 24" O.C.
	RD	Drift Rose <i>Rosa 'Drift'</i>	15" - 18" Ht., 3 Gal., 24" O.C.
	DE	Gold Mound <i>Duranta erecta 'Goldmound'</i>	Full, 3 Gal., 24" O.C.
	RIA	White Indian Hawthorne <i>Raphiolepis indica 'Alba'</i>	Full, 3 Gal., 24" O.C.
	LEG	Emerald Goddess Liriope <i>Liriope 'Emerald Goddess'</i>	Full, 1 Gal., 18" O.C.
	TAM	Dwarf Asiatic Jasmine <i>Trachelospermum asiatica 'Minima'</i>	Full, 1 Gal., 18" O.C.
	SOD	St. Augustine 'Floratum' Sod <i>Stenotaphrum secundatum 'Floratum'</i>	Solid Sod, Free of Noxious Weeds
	MULCH	Pine Bark Mulch	3" Min. Depth, All Planting Areas

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PRELIMINARY LANDSCAPE LEGEND,  
NOTES & PLANTING DETAILS





Exhibit "C"

# **COVER PAGE**

## **STONEBROOK SENIOR LIVING Architectural Renderings**

**(2 PAGES - ATTACHED)**

**Tampa**  
1228 East 7th Avenue Tampa, FL 33605  
Tel 813-248-9258 Fax 813-247-3507

**Seagrave**  
5365 East County Highway 30A, Suite 108  
Seagrave Beach, FL 32459  
Tel 850-231-2057 Fax 850-231-3553

www.chanceydesign.com  
AAC 00 1785



ENTRY TO INDEPENDENT LIVING BUILDING



NORTH SIDE - INDEPENDENT LIVING BUILDING



INDEPENDENT LIVING BUILDING - POOL AND AMENITY

WINTER GARDEN SENIOR  
HOUSING

Senior Resort Lifestyle  
Community

APPROXIMATE ADDRESS  
12900 - 12909 REAVES ROAD  
WINTER GARDEN, FLORIDA 34787

No.	Date	Description
PROJECT NO	17160	
DATE ISSUED	10/11/2018 1:48:13 PM	
SCALE		

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SHEET TITLE

EXTERIOR RENDERINGS

**A-901**



ENTRY TO ASSISTED LIVING BUILDING



ASSISTED LIVING EASTERN FACADE

WINTER GARDEN SENIOR  
HOUSING

Senior Resort Lifestyle  
Community

APPROXIMATE ADDRESS:  
12900-12909 REAVES ROAD  
WINTER GARDEN, FLORIDA 34797

No.	Date	Description
PROJECT NO	17160	
DATE ISSUED	10/11/2018 1:48:18 PM	
SCALE		
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SHEET TITLE		
EXTERIOR RENDERINGS		
A-902		

PROJECT NO 17160

DATE ISSUED 10/11/2018 1:48:18 PM

SCALE

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SHEET TITLE

EXTERIOR RENDERINGS

A-902

Exhibit "D"

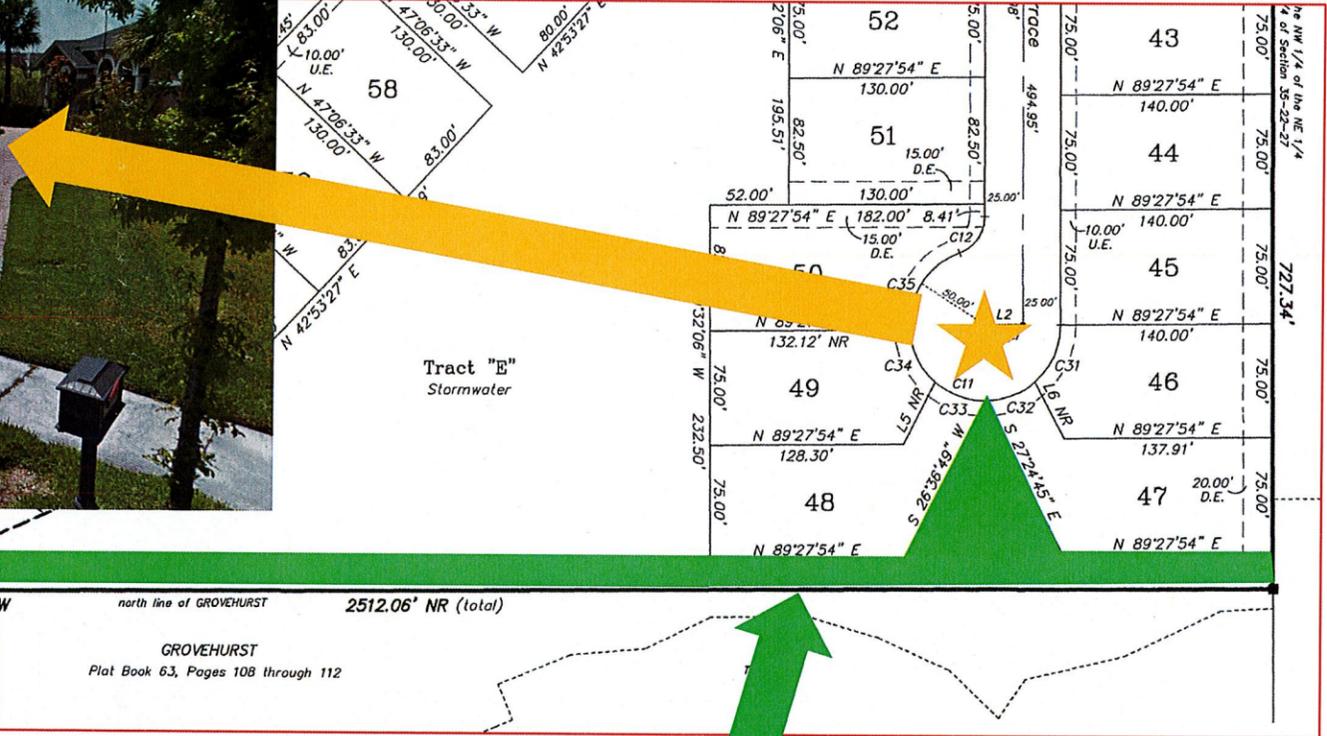
# **COVER PAGE**

## **STONEYBROOK SENIOR LIVING Additional Foxcrest Subdivision Plantings**

**(1 PAGE - ATTACHED)**

12721 Dallington Terrace  
Winter Garden, Florida  
Google  
Street View - Apr 2011

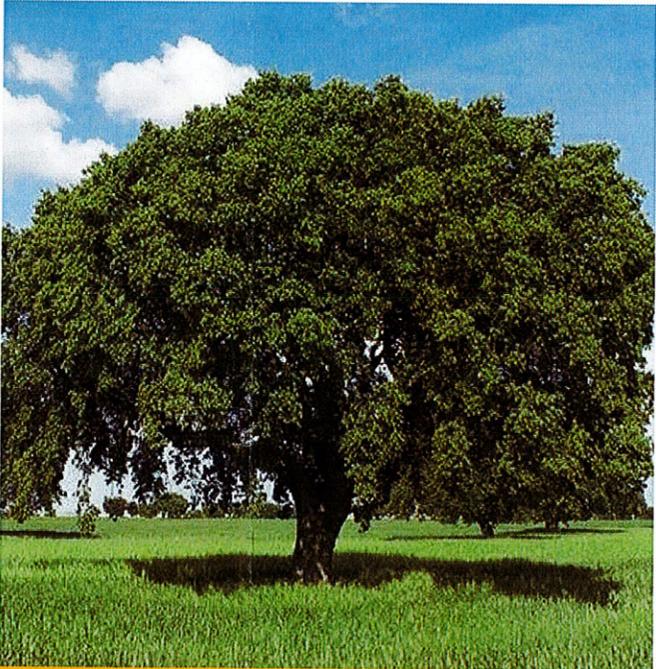
Current View  
to the South



Combo of tree types 50' on center would create a fast growing, evergreen backdrop that is low maintenance to hide all adjacent development.



Magnolia / grows to 40 – 60' Tall



Live Oak / grows to 60 – 80' Tall

Possible  
Planting Area



Wax Myrtle / grows to 6 – 12' Tall

# CITY OF WINTER GARDEN

## PLANNING & ZONING DIVISION

300 West Plant Street - Winter Garden, Florida 34787-3011 • (407) 656-4111

# STAFF REPORT

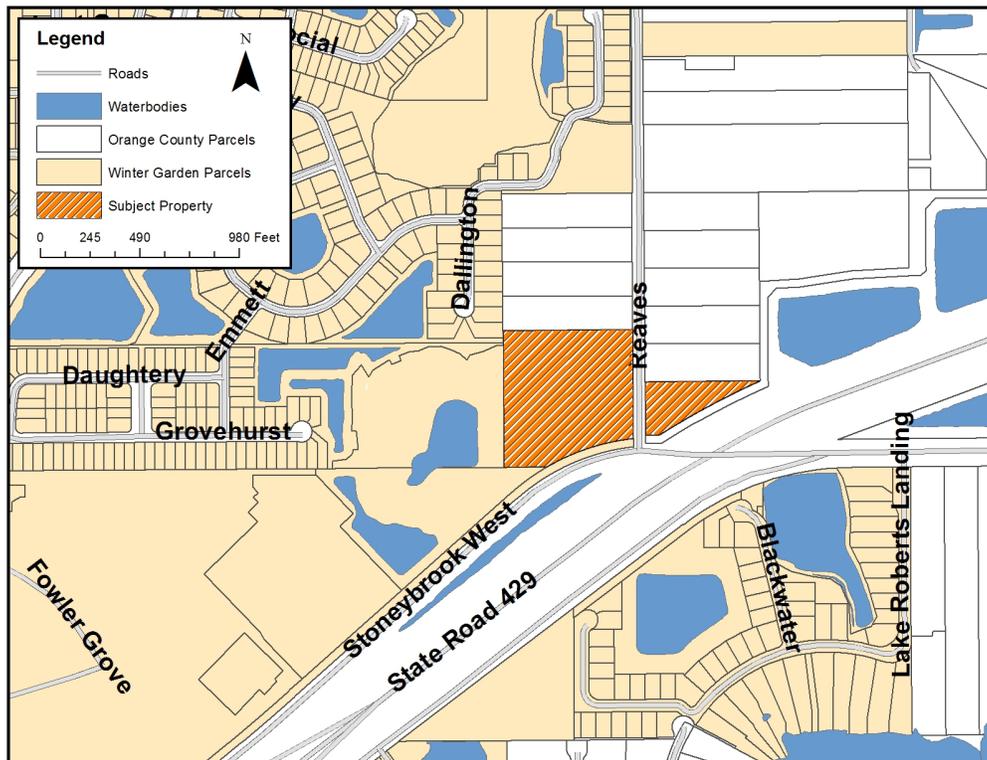
**TO:** PLANNING AND ZONING BOARD  
**PREPARED BY:** KELLY CARSON, URBAN DESIGNER  
**DATE:** MARCH 4, 2020  
**SUBJECT:** ANNEXATION, FUTURE LAND USE, PUD ZONING  
**12920 & 12921 Reaves Road (10.75+/- ACRES)**  
**PARCEL ID # 35-22-27-0000-00-023 (12920 REAVES ROAD: ORDS 19-26, -27, -30)**  
**36-22-27-1773-00-060 (12921 REAVES ROAD: ORDS 19-28, -29, -30)**

**APPLICANT:** CH Enterprises, LLC // Burkett Engineering, Inc.

### INTRODUCTION

The purpose of this report is to evaluate the proposed project for compliance with the City of Winter Garden Code of Ordinances and Comprehensive Plan.

The subject property is located on the northwest and northeast corners of Reaves Road and Stonybrook West Parkway and is approximately 10.75 ± acres. The map below depicts the location of the subject property within the City of Winter Garden municipal limits:



The applicant is requesting to annex two individual parcels from Orange County and assign a City Future Land Use Designation to each of them. One is a 1.80 +/- acre property located on the northeast corner of Reaves Road and Stoneybrook West Parkway and one is a 8.95 +/- acre property located on the northwest corner of Reaves Road and Stoneybrook West Parkway. The applicant is also requesting to rezone both properties – a combined 10.75 acres of land - to Planned Unit Development and amend the future land use designation to Medium Density Residential.

The subject property is located in Orange County and carries the zoning designations A-1 (Agricultural) and R-CE-2 (Rural Residential) in Orange County. The subject property has an Orange County Future Land Use Designation of Rural.

### **EXISTING USE**

The western portion of the subject property is currently undeveloped, with a dense stand of trees and other vegetation to the north and a small portion of a larger wetland to the west. The eastern portion of the subject property is currently developed with a +/- 2,000 square foot one-story single family residence built in 1994.

### **ADJACENT LAND USE AND ZONING**

The properties to the north are developed with single family residences, are zoned R-CE-2, and are located in Unincorporated Orange County. The properties to the west of the subject property include a lot that features a large wetland area that is part of the Grovehurst Subdivision, an HOA tract that is owned by the Foxcrest Subdivision's HOA, and a lot developed with a single-family residence that is in the Foxcrest Subdivision. All of these parcels are zoned PUD and are located within Winter Garden's municipal limits. To the south of the subject property is a large right-of-way area that includes Stoneybrook West Parkway and a segment of the 429 Western Beltway. The land to the east of the subject property is also HOA property, including a parcel owned by Orange County that is intended to be developed with a multi-use trail and a series of ponds that capture stormwater runoff from the 429 Western Beltway.

### **PROPOSED USE**

On the western parcel, the applicant proposes to develop the 8.95 ± acre site with 3 story independent living building and a two story assisted living building as well as 10 detached 2-car garage buildings. The development would have a total of 166 units: 65 assisted living units and 101 independent living units. The project also includes common space and recreation areas with amenities such as a pool and garden. The proposal includes 155 total parking spaces, two drop-off areas, and other associated site elements such as drive aisles, and landscaping. A large segment of the existing vegetated area to the north will be maintained as a buffer between the proposed development and the adjacent residential properties. Impacts to the adjacent wetland are also proposed. All wetlands shall be shown and addressed at the time of site plan submittal and if approved for removal shall be mitigated with the City as the lead regulatory agency.

The 1.80 ± acre eastern parcel will feature the property's stormwater management pond. The proposed development will maintain many of this parcel's existing trees and preserve the on-site wetlands.

## **PREVIOUS BOARD HEARINGS**

The proposed annexation, FLU amendment, and PUD rezoning ordinances were first presented to the Planning & Zoning Board on July 8, 2019. At that meeting, a number of adjacent residents, who had not attended a previously-held Community Meeting, expressed concerns about the impacts of the proposed project including traffic, noise, property values, building height, wetlands, stormwater management, and project intensity. The project was tabled by the Planning & Zoning Board to a date uncertain, allowing time for an additional community meeting to be held.

When the annexation, FLU amendment, and PUD rezoning ordinances came back to the Planning & Zoning Board on October 7, 2019, Staff changed their recommendation from approval to denial based on the inability of the applicant to sufficiently satisfy the concerns of the surrounding property owners before the meeting date. After a presentation by the applicants and hearing more concerns from surrounding property owners, the board voted to approve the ordinances, going against Staff's recommendation.

The annexation, FLU amendment, and PUD rezoning ordinances were then heard by the City Commission on October 10, 2019, with Staff again recommending denial. The applicants once again made a presentation and several surrounding property owners again spoke in opposition. The City Commission voted to table the item to further consider the new information presented by the applicant as well as give the applicant more time to continue to work with the surrounding property owners to see if any compromises could be agreed upon.

Since then, the applicant and the City have worked closely to try and come to a resolution to mitigate some of the surrounding property owners' concerns. To this end, several additional stipulations will be added to the PUD including installing new landscaping on a common area tract in the Foxcrest neighborhood, directly south of the Dallington Terrace cul-de-sac to further screen the proposed development. The finished floor elevation (FFE) will be required to be set at 119 to ensure no more of the building roofs will be visible to the surrounding community than what is proposed. All construction activities will be required to stop at sunset, and the heavily wooded conservation area to the north of the property will be put into a permanent conservation easement.

## **NEW FUTURE LAND USE REQUEST**

The City initiated a request to assign a different Future Land Use (FLU) designation for the subject property than the one approved by the Planning & Zoning Board on October 7, 2019. Instead of the previously-approved request to amend the FLU from Orange County Rural to City Low Density Residential, the new request is to amend the FLU to City Medium Density Residential. The FLU change comes after further consideration of the "Independent Living" (IL) units, with the City drawing the conclusion that the IL units are definitionally more consistent with traditional dwelling units than the "Assisted Living" (AL) units, which function more as patient beds in a medical facility.

However, IL units typically generate fewer vehicular trips than traditional apartment units. So only permitting age-restricted IL units in the property's PUD zoning regulations will ensure the proposed development remains a reasonable and low intensity use of the land. It also ensures the

project would not generate a significant increase in traffic volume beyond that typically generated by single-family residential uses, and represents a use that is compatible with the area.

***Policy 1-1.2.4: Medium Density Residential.** Properties designated with the Medium Density Residential land use category are required to be developed at a gross residential density between 3 to 10 dwelling units per gross acre. Medium Density Residential areas shall have access to a major collector, or higher functional classification, street. Development should provide amenities including recreation, open space, and buffering to provide additional protection if there are adjacent low density residential areas. The zoning classifications that are consistent with the Medium Density Residential Classification are PUD, R-2, R-3, and INT. Churches and schools are allowable uses in the Medium Density areas that are zoned R-2 and R-3.*

The Medium Density Residential FLU designation permits a maximum residential density of 10 dwelling units per acre (du/ac). The proposed development would have 101 IL units on 10.75 acres, which would mean the residential density would be 9.4 du/ac. Furthermore, several of the zoning districts that are listed in the Comprehensive Plan as consistent with Medium Density Residential include “Hospitals, restoriums, convalescent homes, nursing homes” as special exception uses.

## **PUBLIC FACILITY ANALYSIS**

If the property is developed as proposed by the applicant, vehicular access will be provided in the form of a right-out driveway on Stoneybrook West Parkway and a full-access driveway on Reaves Road. The property will also have pedestrian connectivity from the adjacent sidewalks along Stoneybrook West Parkway and Reaves Road. The applicant will also expand the existing sidewalk along Stoneybrook West Parkway from 5’ to 10’ to establish a segment of the proposed mixed-use trail.

Water, sewer, and reclaimed utilities by the City of Winter Garden will be required for any new development of the property. At such time that the property is developed, all necessary utility lines will be extended and connections made, all extension and connection costs shall be borne by the property owner.

The City will provide garbage collection, police protection, and all other services regularly provided to City of Winter Garden residents including building permits. The property will be served by both Orange County Fire and Rescue and the City of Winter Garden Fire Department under the First Response System.

All concurrency requirements identified by the City of Winter Garden Code of Ordinances and Comprehensive Plan will be met by the proposed development.

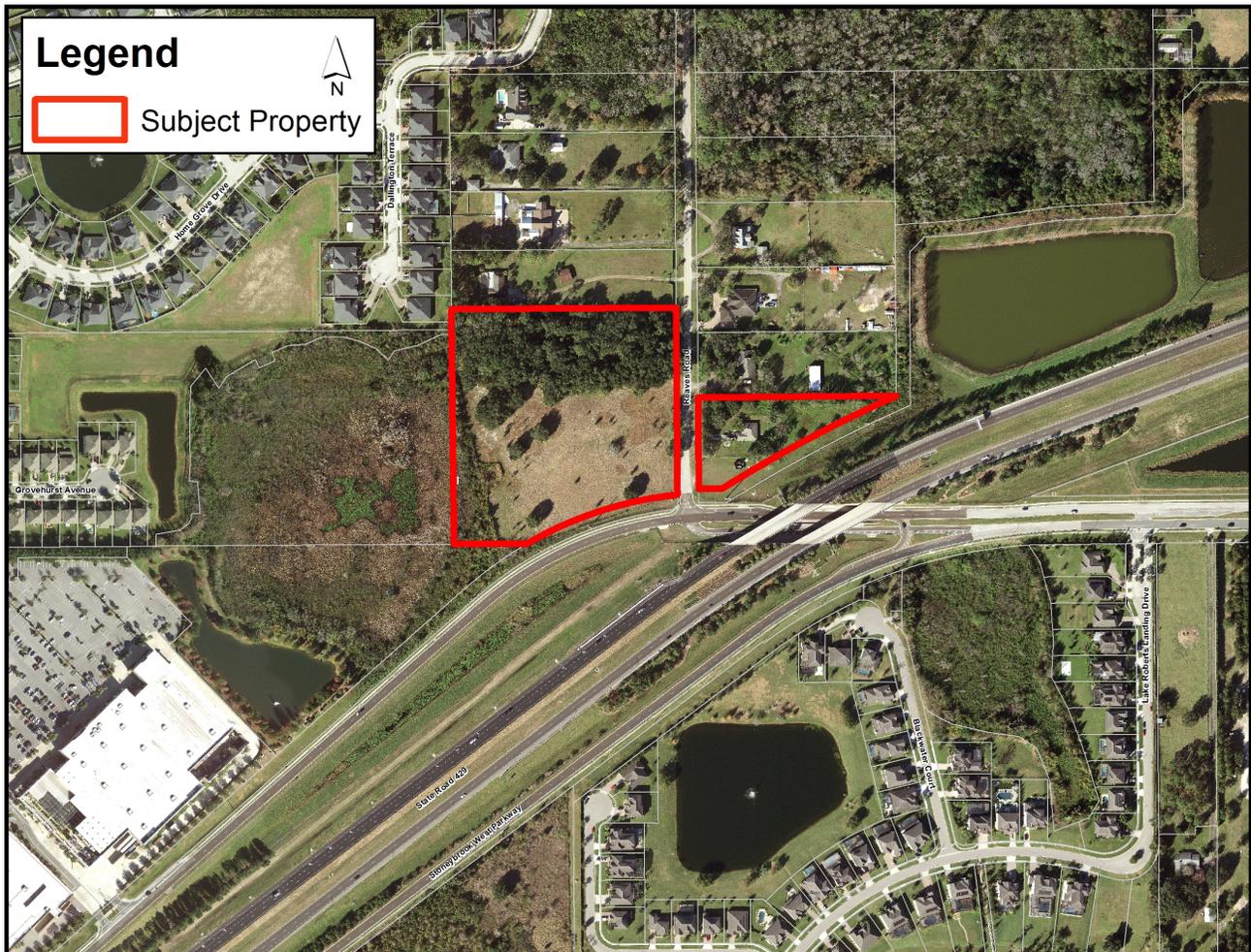
## **SUMMARY**

The proposed development is a reasonable and low intensity use of the land and would not generate a significant increase in traffic volume beyond that typically generated by single-family residential uses, and represents a use that is compatible with the area. The applicant has worked diligently to address the concerns of adjacent property owners, which included adding additional requirements to the PUD regarding landscaping and buffering, construction hours, and a set

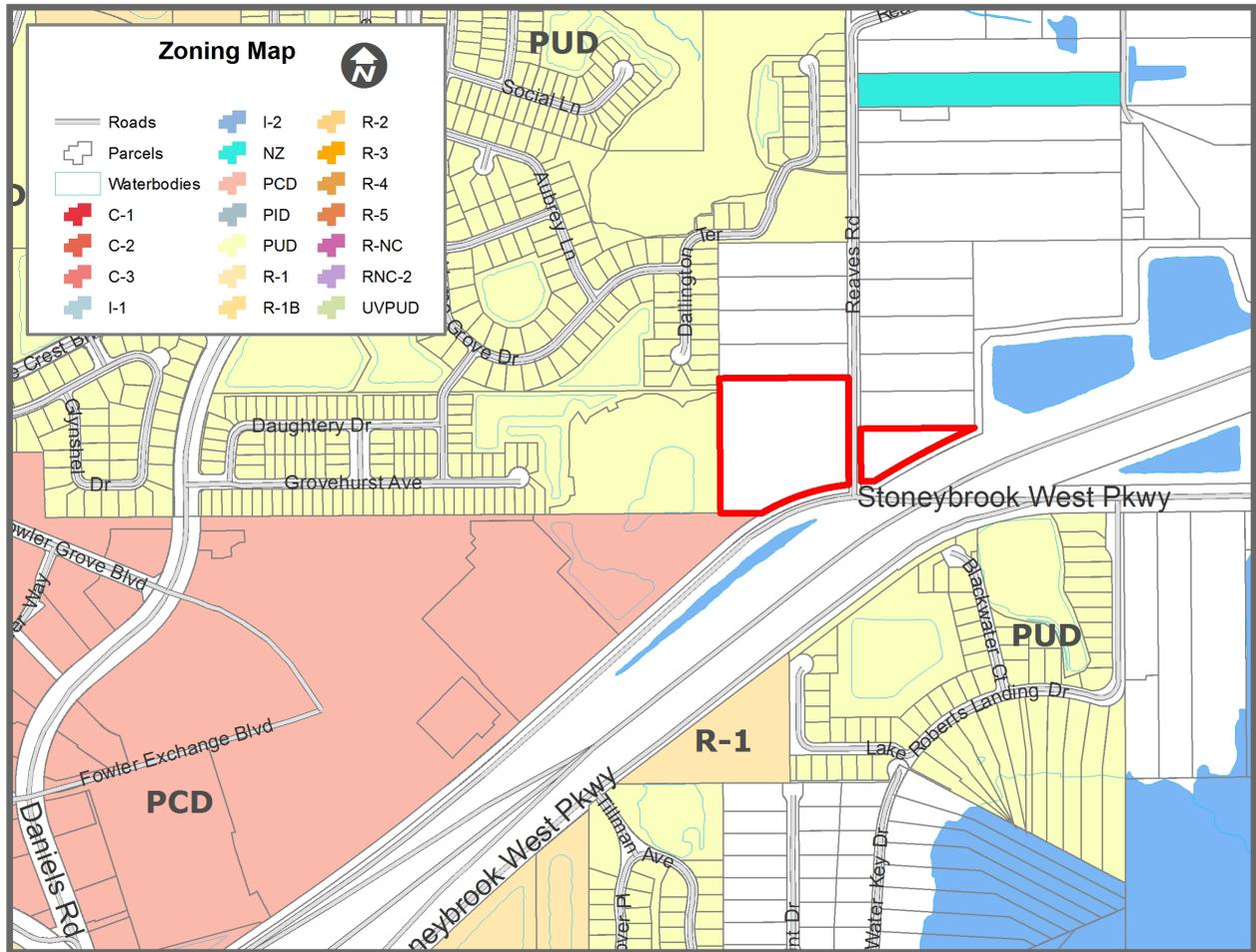
finish floor elevation.

The proposed annexations, future land use designations of Medium Density Residential, and PUD zoning is consistent with the City's Comprehensive Plan and the City of Winter Garden Code of Ordinances. Staff recommends approval of the proposed Ordinances 19-26, 19-27, 19-28, 19-29, and 19-30 subject to the conditions outlined therein.

**AERIAL PHOTO**  
**12920 & 12921 Reaves Road**

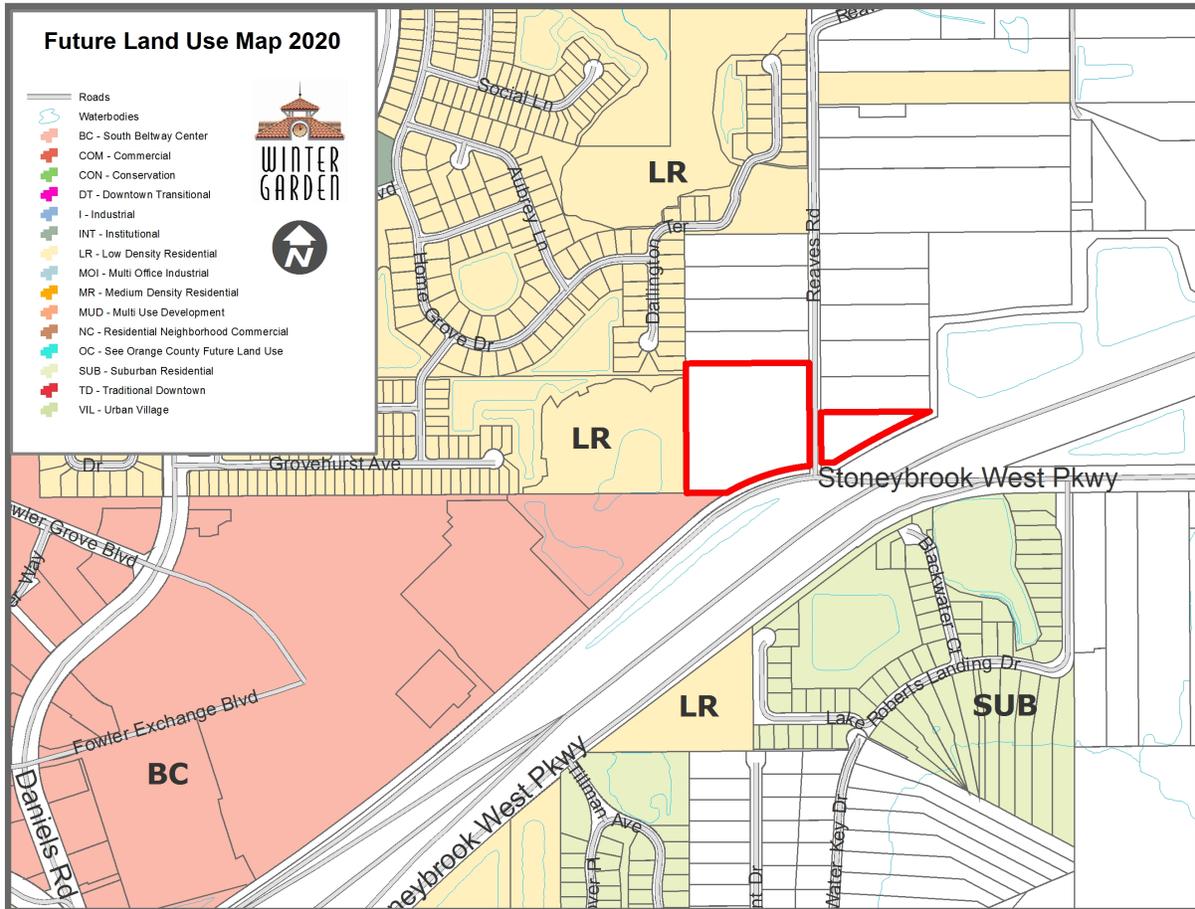


**ZONING MAP**  
**12920 & 12921 Reaves Road**



Subject Property  
 Rezoned from  
 Orange County A-1  
 & R-CE-2 to City  
 PUD

**FUTURE LAND USE MAP**  
**12920 & 12921 Reaves Road**



Subject Property  
Future Land Use Changed  
From Orange County Rural to  
City MR- Medium Density  
Residential

**END OF STAFF REPORT**

**THE CITY OF WINTER GARDEN**  
**CITY COMMISSION AGENDA ITEM**

**From:** Steve Pash, Community Development Director

**Via:** City Manager Mike Bollhoefer

**Date:** March 3, 2020

**Meeting Date:** March 12, 2020

**Subject:** 356 E Lafayette St & 497 W J Peters Lane

**Ordinance 20-16, 20-17, 20-18**

**PARCEL ID # 23-22-27-5720-00-133 & #23-22-27-5720-00-131**

**Issue:** The applicant is requesting to annex the 0.82 +/- acre properties into the City as well as change the zoning and future land use designation.

**Discussion:** The applicant has requested annexation into the City, amendment to the Future Land Use Map (FLUM) of the City's Comprehensive Plan to designate the properties as City Low Density Residential, and rezoning the properties to R-2 Residential District. Annexation will provide a more efficient delivery of services to the properties and further the goals and objectives of the City's Comprehensive Plan.

**Recommended Action:**

Staff recommends approval of Ordinance 20-16, 20-17, and 20-18, with the second reading and adoption hearing anticipated to be on the March 26, 2020 City Commission Agenda.

**Attachment(s)/References:**

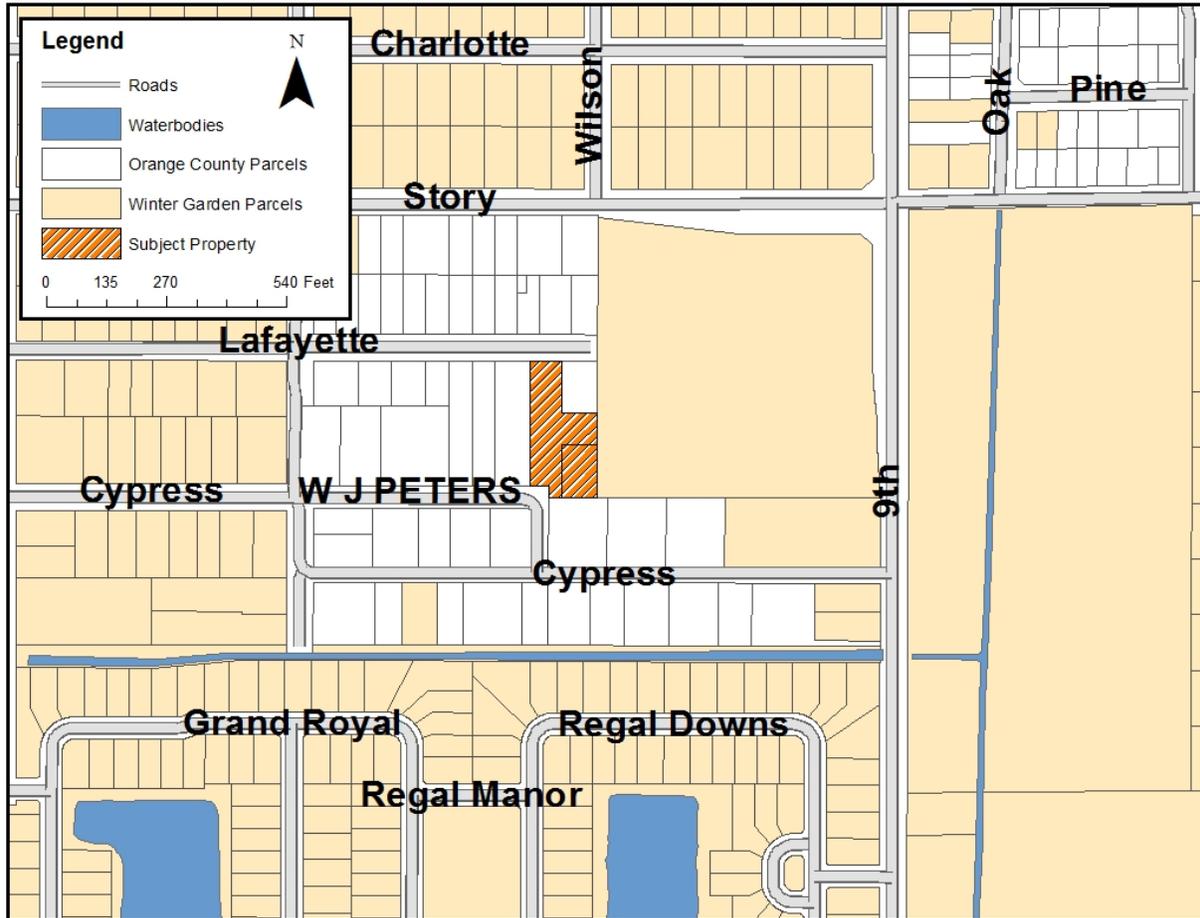
Location Map

Ordinance 20-16, 20-17, 20-18

Staff Report

# LOCATION MAP

356 E Lafayette Street & 497 W J Peters Lane



ORDINANCE 20-16

AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA PROVIDING FOR THE ANNEXATION OF CERTAIN ADDITIONAL LANDS GENERALLY DESCRIBED AS APPROXIMATELY 0.82 ± ACRES LOCATED AT 356 E. LAFAYETTE STREET AND 497 W J PETERS LANE; NORTH OF E. CYPRESS STREET, WEST OF 9<sup>TH</sup> STREET, EAST OF SUMMER STREET, AND SOUTH OF E. LAFAYETTE STREET; REDEFINING THE CITY BOUNDARIES TO GIVE THE CITY JURISDICTION OVER SAID PROPERTY; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the owner of the land, generally described as approximately 0.82 ± acres located at 356 E. Lafayette Street and 497 W J Peters Lane; north of E. Cypress Street, west of 9<sup>th</sup> Street, east of Summer Street, south of E. Lafayette Street, and legally described in Section 2 of this Ordinance, which land is reasonably compact and contiguous to the corporate limits of the City of Winter Garden, Florida (“City”), has, pursuant to the prerequisites and standards set forth in § 171.044, Fla. Stat., petitioned the City Commission for voluntary annexation;

**WHEREAS**, the petition for voluntary annexation referenced herein bears the signatures of all owners of the property or properties described in Section II of this Ordinance (*i.e.*, the property or properties to be annexed); and

**WHEREAS**, the City has determined that the property described in Section II of this Ordinance is located in an unincorporated area of the County and that annexation of such property will not result in the creation of an enclave.

**BE IT ENACTED BY THE CITY OF WINTER GARDEN, FLORIDA:**

**SECTION I:** *Annexation.* That the City Commission through its Planning and Zoning Board has conducted an investigation to determine whether the described property meets the prerequisites and standards set forth in Chapter 171, Fla. Stat. and has held a public hearing and said petition and made certain findings.

**SECTION II:** *Description of Area Annexed.* That, after said public hearing and having found such petition meets said prerequisites and standards, the property legally defined in ATTACHMENT “A” and graphically shown in ATTACHMENT “B” shall be annexed into the City of Winter Garden, Florida.

**SECTION III:** *Effect of Annexation.* That the City of Winter Garden, Florida, shall have all of the power, authority, and jurisdiction over and within the land as described in Section 2 hereof, and the inhabitants thereof, and property therein, as it does and have

over its present corporate limits and laws, ordinances, and resolutions of said City shall apply and shall have equal force and effect as if all territory had been part of said City at the time of the passage of such laws, ordinances, and resolutions.

**SECTION IV:** *Apportionment of Debts and Taxes.* Pursuant to § 171.061, Fla. Stat., the area annexed to the City shall be subject to all taxes and debts of the City upon the effective date of annexation. However, the annexed area shall not be subject to municipal ad valorem taxation for the current year if the effective date of the annexation falls after the City levies such tax.

**SECTION V:** *Instructions to Clerk.* Within seven (7) days following the adoption of this Ordinance, the City Clerk or his/her designee is directed to file a copy of this ordinance, including ATTACHMENT "A" hereto, with the clerk of the circuit court and the chief administrative officer of Orange County as required by § 171.044(3), Fla. Stat.

**SECTION VI:** *Severability.* Should any portion of this Ordinance be held invalid, then such portions as are not declared invalid shall remain in full force and effect.

**SECTION VII:** *Effective Date.* This Ordinance shall become effective upon adoption at its second reading.

**FIRST READING AND PUBLIC HEARING:** \_\_\_\_\_, 2020.

**SECOND READING AND PUBLIC HEARING:** \_\_\_\_\_, 2020.

**ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2020, by the City Commission of the City of Winter Garden, Florida.

**APPROVED:**

\_\_\_\_\_  
JOHN REES, Mayor/Commissioner

**ATTEST:**

\_\_\_\_\_  
ANGELA GRIMMAGE, City Clerk

**ATTACHMENT "A"**

**LEGAL DESCRIPTION**

Parcel ID # 23-22-27-5720-00-133 (Parcel 1) & # 23-22-27-5720-00-131 (Parcel 2)

Parcel 1:

The South 120 feet of Lot 13, MOORE'S SUBDIVISION, according to the Plat thereof recorded in Plat Book R, Page 138, of the Public Records of Orange County, Florida. LESS the South 25 feet for Road Right of Way.

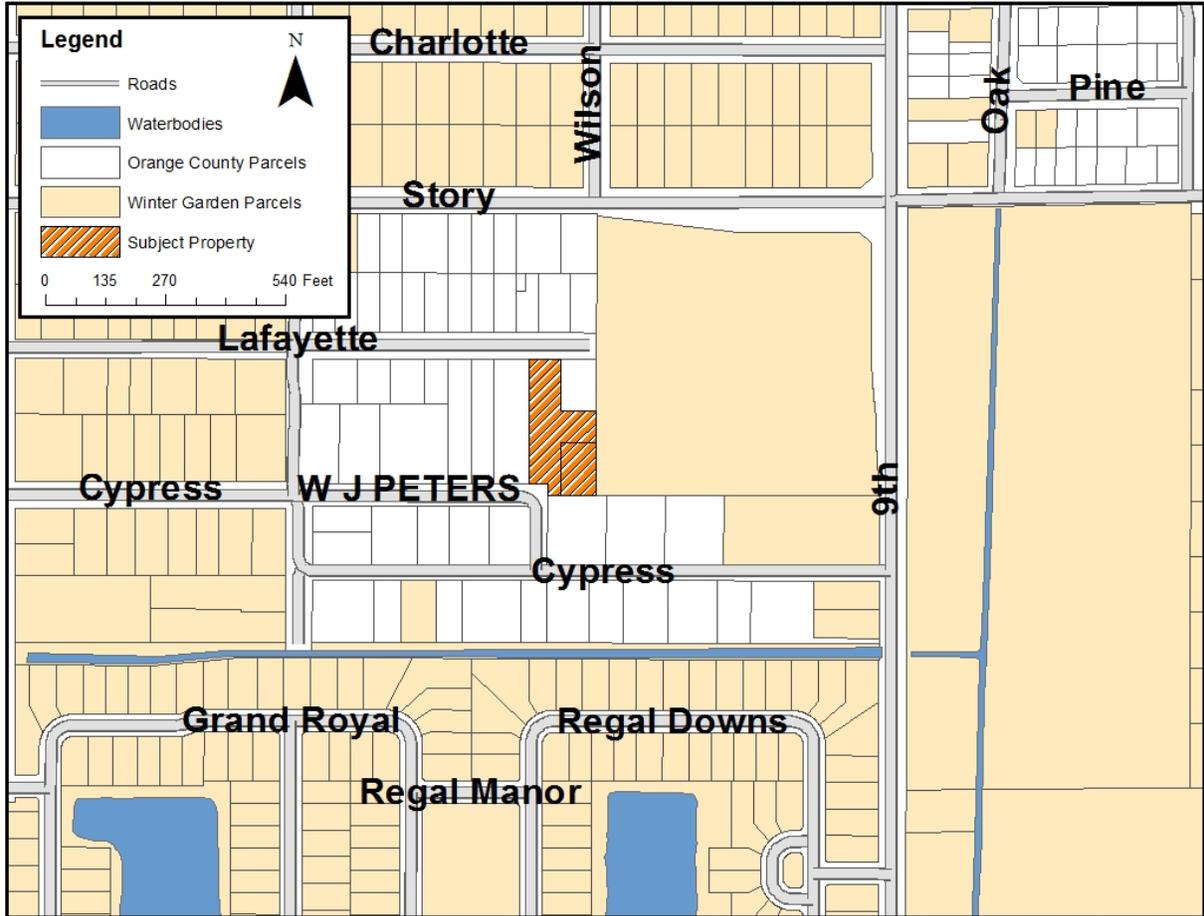
Parcel 2:

Lot 13, (less North 115 feet and less South 120 feet thereof) also all of Lot 14, and East 20 feet of Lot 15, of MOORE'S SUBDIVISION, according to the plat thereof as recorded in Plat Book R, Page 138, of the Public Records of Orange County, Florida. LESS the South 25 feet for Road Right of Way.

ATTACHMENT "B"

LOCATION MAP

356 Lafayette Street & 497 W J Peters Lane



ORDINANCE 20-17

AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA AMENDING THE FUTURE LAND USE MAP OF THE WINTER GARDEN COMPREHENSIVE PLAN BY CHANGING THE LAND USE DESIGNATION OF REAL PROPERTY GENERALLY DESCRIBED AS 0.82 ± ACRES OF LAND LOCATED AT 356 E. LAFAYETTE STREET AND 497 W J PETERS LANE; NORTH OF E. CYPRESS STREET, WEST OF 9<sup>TH</sup> STREET, EAST OF SUMMER STREET, AND SOUTH OF E. LAFAYETTE STREET FROM ORANGE COUNTY LOW-MEDIUM DENSITY RESIDENTIAL TO CITY LOW DENSITY RESIDENTIAL; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, on the 13<sup>th</sup> of June, 1991, the City Commission of the City of Winter Garden adopted Ordinance 91-16 which adopted a new Comprehensive Plan for the City of Winter Garden, and on the 24<sup>th</sup> of June, 2010, the City Commission of the City of Winter Garden adopted Ordinance 10-19 readopting and amending the Comprehensive Plan for the City of Winter Garden;

**WHEREAS**, the owner of that certain real property generally described as 0.82 ± acres of land located at 356 E. Lafayette Street and 497 W J Peters Lane; north of E. Cypress Street, west of 9<sup>th</sup> Street, east of Summer Street, south of E. Lafayette Street, and legally described in ATTACHMENT "A" (the "Property") has petitioned the City to amend the Winter Garden Comprehensive Plan to change the Future Land Use classification from Orange County Low-Medium Density Residential to City Low Density Residential; and

**WHEREAS**, the City of Winter Garden's Local Planning Agency and City Commission have conducted the prerequisite advertised public hearings pursuant to Chapter 163, Florida Statutes, regarding the adoption of this ordinance; now, therefore,

**BE IT ENACTED BY THE CITY OF WINTER GARDEN, FLORIDA:**

**SECTION I.** *FLUM Amendment.* The City of Winter Garden hereby amends the Future Land Use Map of the City of Winter Garden Comprehensive Plan by designating the aforesaid Property to City Low Density Residential as set forth in ATTACHMENT "B".

**SECTION II.** *Effective Date.* Provided that the Property described herein is annexed into the City of Winter Garden pursuant to Ordinance 20-16, this Ordinance shall become effective 31 days after adoption, unless the Ordinance is timely challenged pursuant to §

163.3187(5), Fla. Stat., in which case, the Ordinance shall not be effective until the state land planning agency or the Administrative Commission, respectively, issues a final order determining that the adopted Ordinance is in compliance.

**SECTION III.** *Severability.* Should any portion of this Ordinance be held invalid, then such portions as are not declared invalid shall remain in full force and effect.

**FIRST READING AND PUBLIC HEARING:** \_\_\_\_\_, 2020.

**SECOND READING AND PUBLIC HEARING:** \_\_\_\_\_, 2020.

**ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2020, by the City Commission of the City of Winter Garden, Florida.

**APPROVED:**

\_\_\_\_\_  
JOHN REES, Mayor/Commissioner

**ATTEST:**

\_\_\_\_\_  
ANGELA GRIMMAGE, City Clerk

**ATTACHMENT "A"**

**LEGAL DESCRIPTION**

Parcel ID # 23-22-27-5720-00-133 (Parcel 1) & # 23-22-27-5720-00-131 (Parcel 2)

Parcel 1:

The South 120 feet of Lot 13, MOORE'S SUBDIVISION, according to the Plat thereof recorded in Plat Book R, Page 138, of the Public Records of Orange County, Florida. LESS the South 25 feet for Road Right of Way.

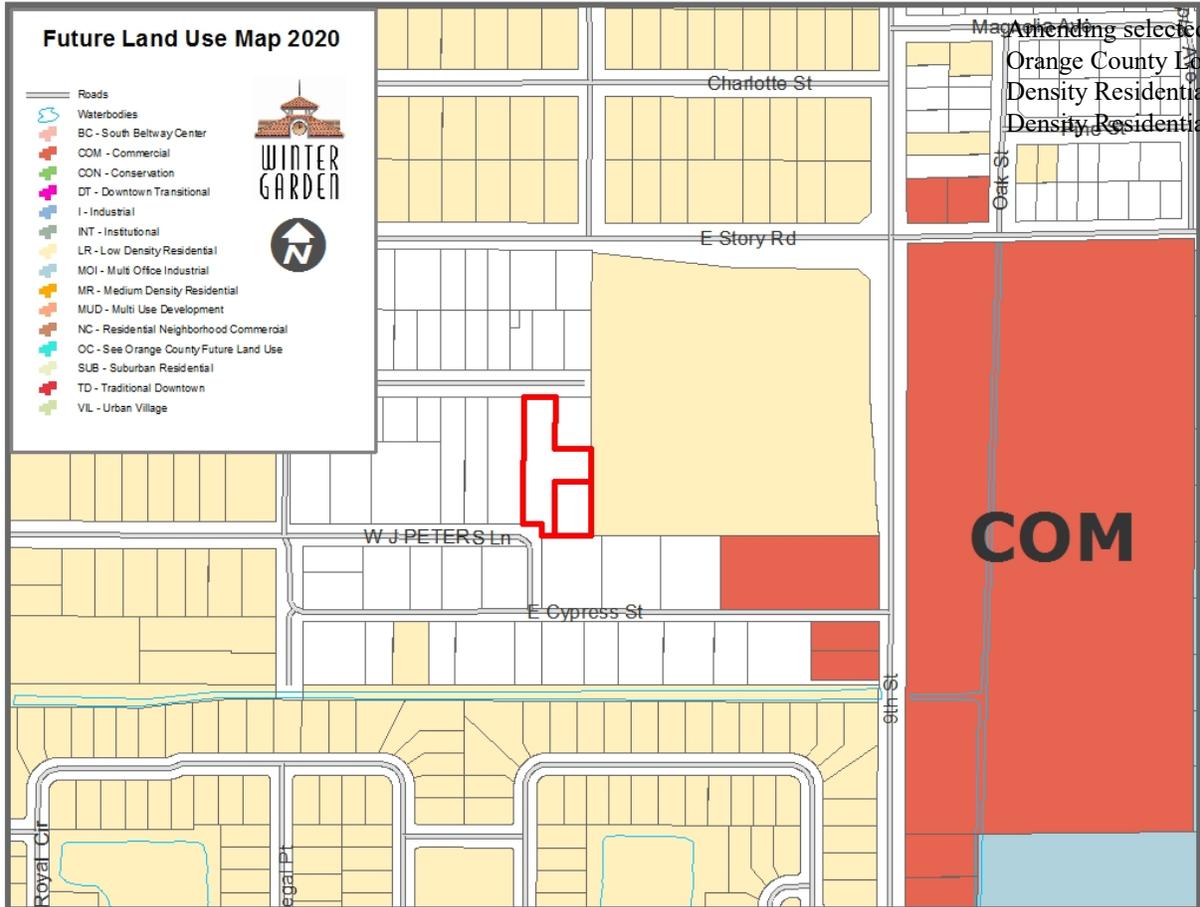
Parcel 2:

Lot 13, (less North 115 feet and less South 120 feet thereof) also all of Lot 14, and East 20 feet of Lot 15, of MOORE'S SUBDIVISION, according to the plat thereof as recorded in Plat Book R, Page 138, of the Public Records of Orange County, Florida. LESS the South 25 feet for Road Right of Way.

ATTACHMENT "B"

FUTURE LAND USE MAP

356 Lafayette Street & 497 W J Peters Lane



ORDINANCE 20-18

AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA REZONING APPROXIMATELY 0.82 ± ACRES LOCATED AT 356 E. LAFAYETTE STREET AND 497 W J PETERS LANE; NORTH OF E. CYPRESS STREET, WEST OF 9<sup>TH</sup> STREET, EAST OF SUMMER STREET, AND SOUTH OF E. LAFAYETTE STREET; FROM ORANGE COUNTY R-2 RESIDENTIAL DISTRICT TO CITY R-2 RESIDENTIAL DISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the owner of that certain real property generally described as approximately 0.82 ± acres located at 356 E. Lafayette Street and 497 W J Peters Lane; north of E. Cypress Street, west of 9<sup>th</sup> Street, east of Summer Street, south of E. Lafayette Street, and legally described in Section I of this ordinance has petitioned the City to rezone said property from Orange County R-2 Residential District to the City's R-2 Residential District zoning classification, therefore; and

**WHEREAS**, after public notice and due consideration of public comment, the City Commission of the City of Winter Garden hereby finds and declares the rezoning approved by this Ordinance is consistent with the City of Winter Garden Comprehensive Plan; and

**WHEREAS**, further, the City Commission finds that based on competent, substantial evidence in the record, the rezoning approved by this Ordinance meets all applicable criteria for rezoning the Property to R-2 Residential District contained within the City of Winter Garden Comprehensive Plan and the Code of Ordinances.

**BE IT ENACTED BY THE CITY OF WINTER GARDEN, FLORIDA:**

**SECTION I:** *Rezoning.* The above "Whereas" clauses constitute findings by the City Commission. After due notice and public hearing, the zoning classification of real property legally described on ATTACHMENT "A," is hereby rezoned from Orange County R-2 Residential District to City R-2 Residential District in the City of Winter Garden, Florida.

**SECTION II:** *Zoning Map.* The City Planner is hereby authorized and directed to amend the Official Winter Garden Zoning Map in accordance with the provisions of this ordinance.

**SECTION III:** *Non-Severability.* Should any portion of this Ordinance be held invalid, then the entire Ordinance shall be null and void.

**SECTION IV:** *Effective Date.* This Ordinance shall become effective

simultaneously upon the effective date of Ordinance 20-17 which is an amendment to the Future Land Use Map of the City of Winter Garden Comprehensive Plan that allows the property described herein to be zoned as provided in this Ordinance.

**FIRST READING AND PUBLIC HEARING:** \_\_\_\_\_, 2020.

**SECOND READING AND PUBLIC HEARING:** \_\_\_\_\_, 2020.

**ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2020, by the City Commission of the City of Winter Garden, Florida.

**APPROVED:**

\_\_\_\_\_  
JOHN REES, Mayor/Commissioner

**ATTEST:**

\_\_\_\_\_  
ANGLEA GRIMMAGE, City Clerk

**ATTACHMENT "A"**

**LEGAL DESCRIPTION**

Parcel ID # 23-22-27-5720-00-133 (Parcel 1) & # 23-22-27-5720-00-131 (Parcel 2)

Parcel 1:

The South 120 feet of Lot 13, MOORE'S SUBDIVISION, according to the Plat thereof recorded in Plat Book R, Page 138, of the Public Records of Orange County, Florida. LESS the South 25 feet for Road Right of Way.

Parcel 2:

Lot 13, (less North 115 feet and less South 120 feet thereof) also all of Lot 14, and East 20 feet of Lot 15, of MOORE'S SUBDIVISION, according to the plat thereof as recorded in Plat Book R, Page 138, of the Public Records of Orange County, Florida. LESS the South 25 feet for Road Right of Way.

# CITY OF WINTER GARDEN

## PLANNING & ZONING DIVISION

300 West Plant Street - Winter Garden, Florida 34787-3011 • (407) 656-4111

# STAFF REPORT

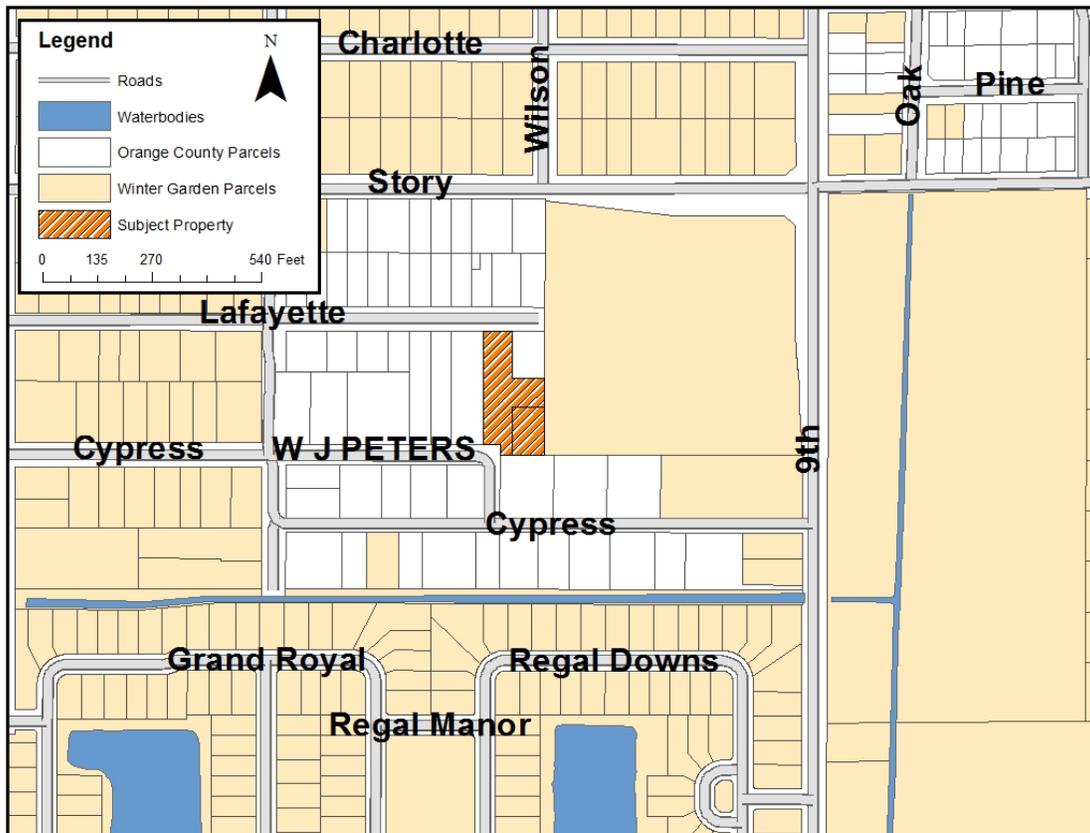
**TO:** PLANNING AND ZONING BOARD  
**PREPARED BY:** Soraya Karimi, Planner I  
**DATE:** March 2<sup>nd</sup>, 2020  
**SUBJECT:** ANNEXATION – FLU—ZONING  
356 E Lafayette Street & 497 W J Peters Lane (0.82 +/- ACRES)  
PARCEL ID # 23-22-27-5720-00-133 & # 23-22-27-5720-00-131

**APPLICANT:** Orange County Public Schools – Facilities Planning

### INTRODUCTION

The purpose of this report is to evaluate the proposed project for compliance with the City of Winter Garden Code of Ordinances and Comprehensive Plan.

The subject property, located at 356 E Lafayette Street & 497 W J Peters Lane, is approximately 0.82 ± acres. The map below depicts the proximity of the subject property to the City of Winter Garden municipal limits:



The applicant has requested annexation into the City, amendment to the Future Land Use Map (FLUM) of the City's Comprehensive Plan to designate the property as City Low Density Residential, and assigned zoning designation of R-2.

In accordance with the City's Comprehensive Plan, Properties designated with the Low Density Residential land use category are required to be developed at a gross residential density no greater than 6 dwelling units per acre and will be identified on the Future Land Use Map only in areas that are either similar in nature (i.e. have the same type of density of existing neighborhoods) or where environmental factors require low residential densities. Factors in determining this land use category included proximity to natural resources and urban services, availability of public facilities, and the characteristics of nearby existing and future neighborhoods. Churches and schools may be allowed via a Special Exception Permit. The zoning classifications that are consistent with the Low Density Residential classification are PUD, R-1A, R-1B, R-1, R-4, and R-5.

The City endorses infill of its jurisdictional limits through voluntary annexation of enclaves. The elimination of enclaves through voluntary annexation furthers the goals, objectives, and policies of the City's Comprehensive Plan.

### **EXISTING USE**

The property located at 356 E Lafayette Street & 497 W J Peters Lane is currently vacant property belonging to the School Board of Orange County, Florida, zoned County R-2 and designated LMDR Orange County Low-Medium Density Residential on the Future Land Use Map. The gross land area is 0.82 +/- acres.

### **ADJACENT LAND USE AND ZONING**

The property to the west of the subject property is owned by the School Board of Orange County Florida, zoned R-2 and within the City's municipal limits. The properties to the north of the subject property are single family residences and a municipal building, zoned R-2 and in unincorporated County. The properties to the south and east of the subject property are unincorporated County single family residential, zoned R-2.

### **PROPOSED USE**

The applicants are requesting to annex 0.82 ± acres of the subject property into the City. OCPS intends to use the property as open space or drainage.

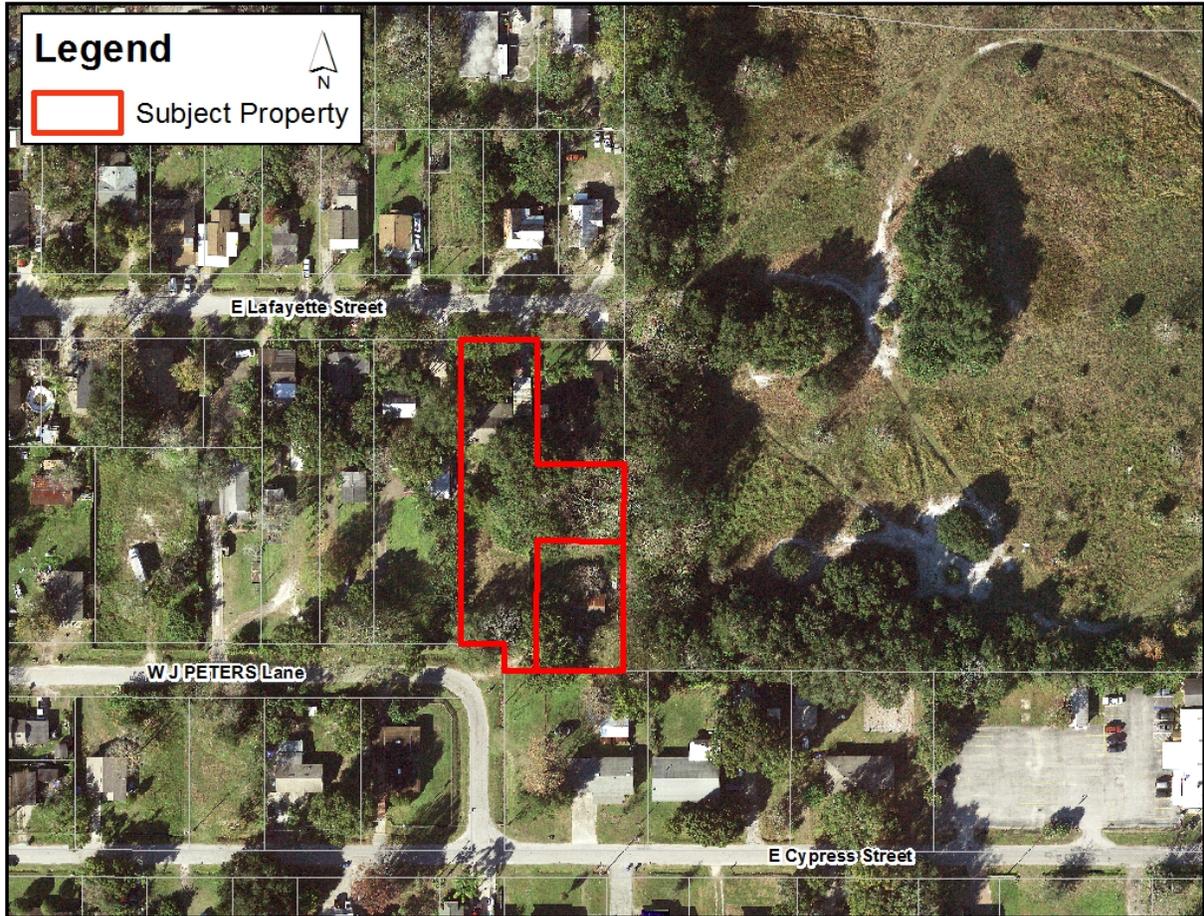
### **PUBLIC FACILITY ANALYSIS**

The City will provide garbage collection, police protection, and all other services regularly provided to City of Winter Garden residents. The property will be served by both Orange County Fire and Rescue and the City of Winter Garden Fire Department under the First Response System.

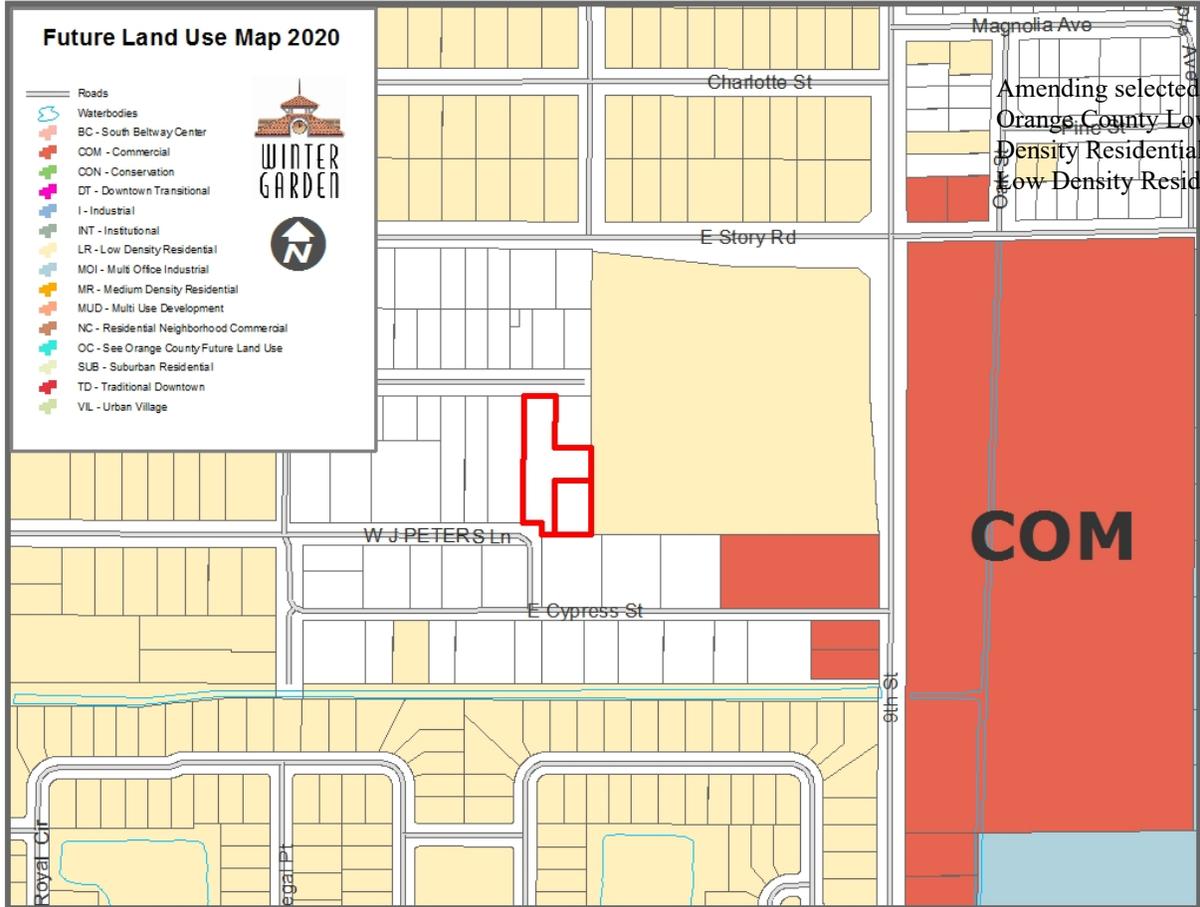
**SUMMARY**

Annexation will provide a more efficient delivery of services to the properties and further the goals and objectives of the City of Winter Garden’s Comprehensive Plan.  
City Staff recommends approval of Ordinances 20-16, 20-17, and 20-18.

**AERIAL PHOTO**  
**356 E Lafayette Street & 497 W J Peters Lane**



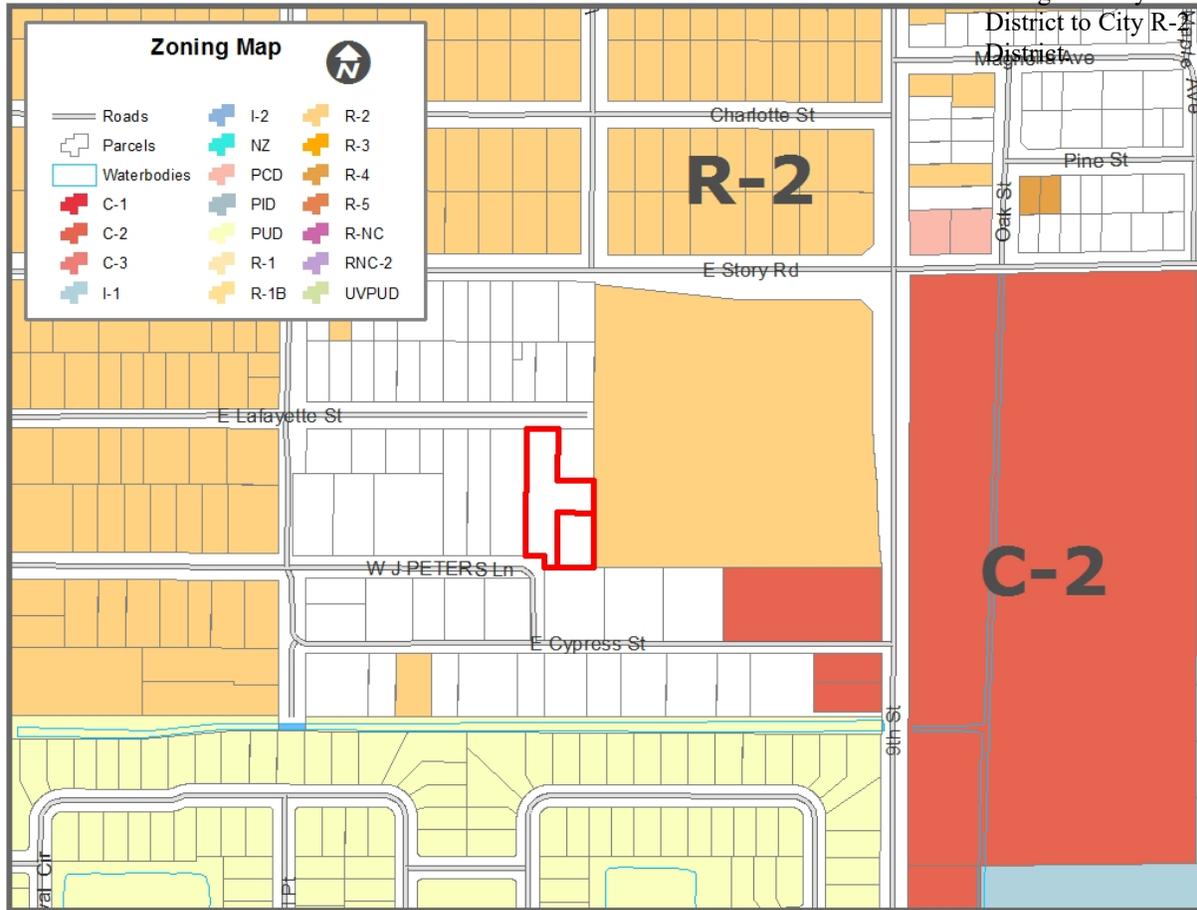
**Future Land Use Map**  
**356 E Lafayette Street & 497 W J Peters Lane**



Amending selected area from Orange County Low-Medium Density Residential to City Low Density Residential.

**Zoning Map**  
**15151 E. Oakland Avenue**

Amending selected area from  
Orange County R-2 Residential  
District to City R-2 Residential



**END OF STAFF REPORT**

**THE CITY OF WINTER GARDEN**  
**CITY COMMISSION AGENDA ITEM**

**From:** Steve Pash, Community Development Director

**Via:** City Manager Mike Bollhoefer

**Date:** March 3, 2020

**Meeting Date:** March 12, 2020

**Subject:** **1577 & 894 Beard Road**

**Ordinance 20-20 and 20-21**

**PARCEL ID # 25-22-27-0000-00-052; #25-22-27-0000-00-002**

**Issue:** The applicant is requesting to requesting to change the future land use to of the 6.01 ± acre property from Low Density Residential to Commercial and rezone the property from R-1 (Residential District) to PCD (Planned Commercial Development).

**Discussion:** The applicant is requesting to amend the City's Comprehensive Plan to give the 6.01 ± acre property a FLU designation of Commercial and rezone to PCD. The project will consist of one 3-story main building and five single-story storage structures, a total of 114,641 square feet, surrounding an internal vehicle storage area with canopies. The project will also consist of enhanced landscaping, sidewalks, and stormwater pond (See Staff Report). The proposed FLU amendment and rezoning is consistent with the City's Comprehensive Plan and the City's Code of Ordinances.

**Recommended Action:**

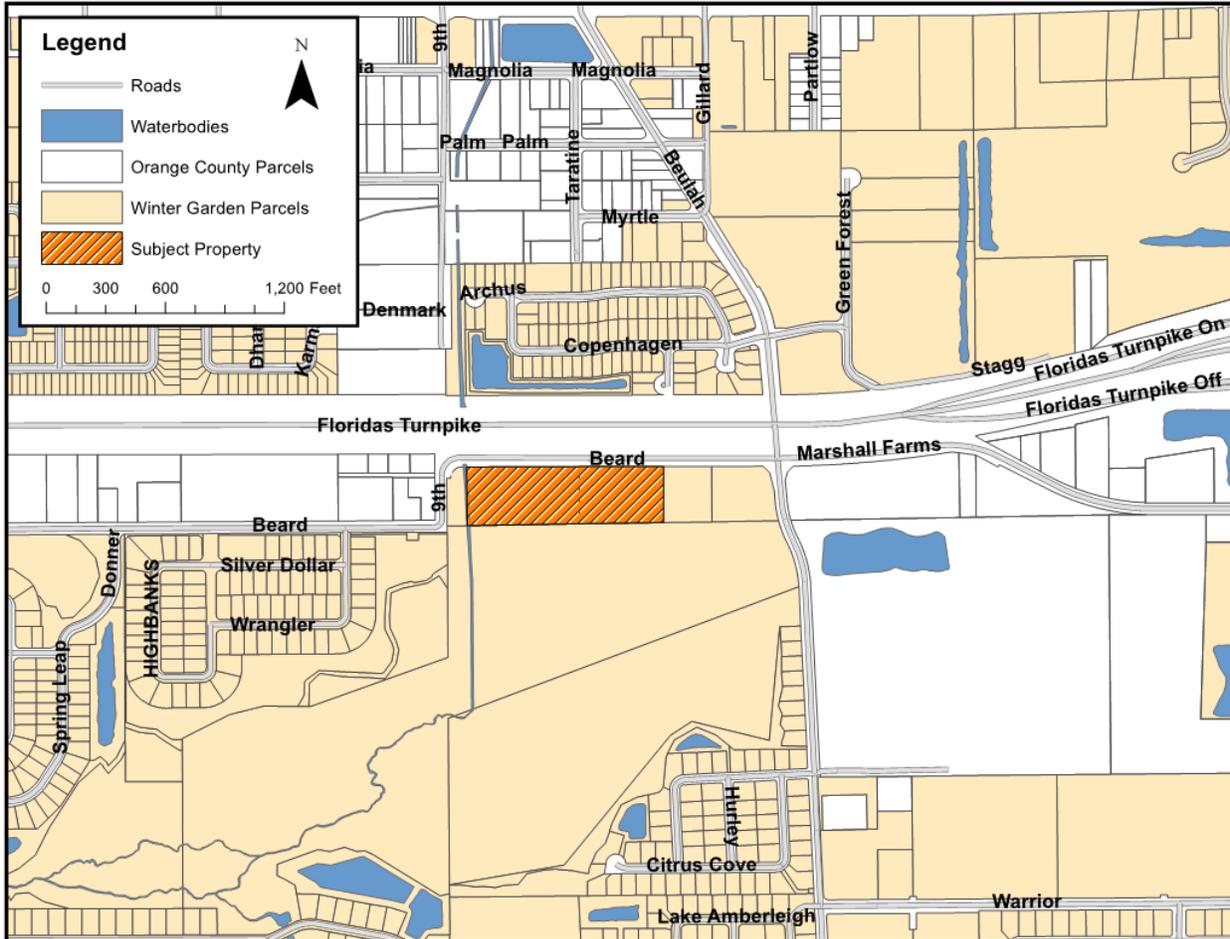
Staff recommends approval of Ordinance 20-20 and 20-21, with the second reading and adoption hearing anticipated to be on the March 26, 2020 City Commission Agenda.

**Attachment(s)/References:**

Location Map  
Ordinance 20-20 and 20-21  
Staff Report  
Site Plan  
Elevations

# LOCATION MAP

## 1577 & 894 Beard Road



ORDINANCE 20-20

AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA, AMENDING THE FUTURE LAND USE MAP OF THE WINTER GARDEN COMPREHENSIVE PLAN BY CHANGING THE FUTURE LAND USE DESIGNATION OF REAL PROPERTY GENERALLY DESCRIBED AS APPROXIMATELY 6.01 ± ACRES LOCATED AT 1577 & 894 BEARD ROAD, WEST OF BEULAH ROAD, EAST OF 9<sup>TH</sup> STREET, AND SOUTH OF BEARD ROAD FROM LOW DENSITY RESIDENTIAL TO COMMERCIAL; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

**WHEREAS**, on the 13<sup>th</sup> of June, 1991, the City Commission of the City of Winter Garden adopted Ordinance 91-16 which adopted a new Comprehensive Plan for the City of Winter Garden, and on the 24<sup>th</sup> of June, 2010, the City Commission of the City of Winter Garden adopted Ordinance 10-19 readopting and amending the Comprehensive Plan for the City of Winter Garden;

**WHEREAS**, the owner of that certain real property generally described as approximately 6.01 ± acres located at 1577 & 894 Beard Road, west of Beulah Road, east Of 9th Street, and south of Beard Road, and legally described in ATTACHMENT "A" (the "Property") has petitioned the City to amend the Winter Garden Comprehensive Plan to change the Future Land Use classification from Low Density Residential (LR) to Commercial (COM); and

**WHEREAS**, the City of Winter Garden's Local Planning Agency and City Commission have conducted the prerequisite advertised public hearings pursuant to Chapter 163, Florida Statutes, regarding the adoption of this ordinance; now, therefore,

**BE IT ENACTED BY THE CITY OF WINTER GARDEN, FLORIDA:**

**SECTION I.** *FLUM Amendment.* The City of Winter Garden hereby amends the Future Land Use Map of the City of Winter Garden Comprehensive Plan by re-designating the aforesaid Property from Low Density Residential to Commercial as set forth in ATTACHMENT "B".

**SECTION II.** *Effective Date.* This Ordinance shall become effective 31 days after adoption, unless the Ordinance is timely challenged pursuant to § 163.3187(5), Fla. Stat., in which case, the Ordinance shall not be effective until the state land planning agency or the Administrative Commission, respectively, issues a final order determining that the adopted Ordinance is in compliance.

**SECTION III. Severability.** Should any portion of this Ordinance be held invalid, then such portions as are not declared invalid shall remain in full force and effect.

**FIRST READING AND PUBLIC HEARING:** \_\_\_\_\_, 2020.

**SECOND READING AND PUBLIC HEARING:** \_\_\_\_\_, 2020.

**ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2020, by the City Commission of the City of Winter Garden, Florida.

**APPROVED:**

\_\_\_\_\_  
JOHN REES, Mayor/Commissioner

**ATTEST:**

\_\_\_\_\_  
ANGELA GRIMMAGE, City Clerk

**ATTACHMENT "A"**  
**LEGAL DESCRIPTION**

PARCEL ID#: 25-22-27-0000-00-052 and 25-22-27-0000-00-002

**DESCRIPTION:**

PARCEL 1:

THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 22 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, LYING SOUTH OF THE SUNSHINE STATE PARKWAY AND BEARD ROAD. LESS THE EAST 334.00' THEREOF.

PARCEL 2:

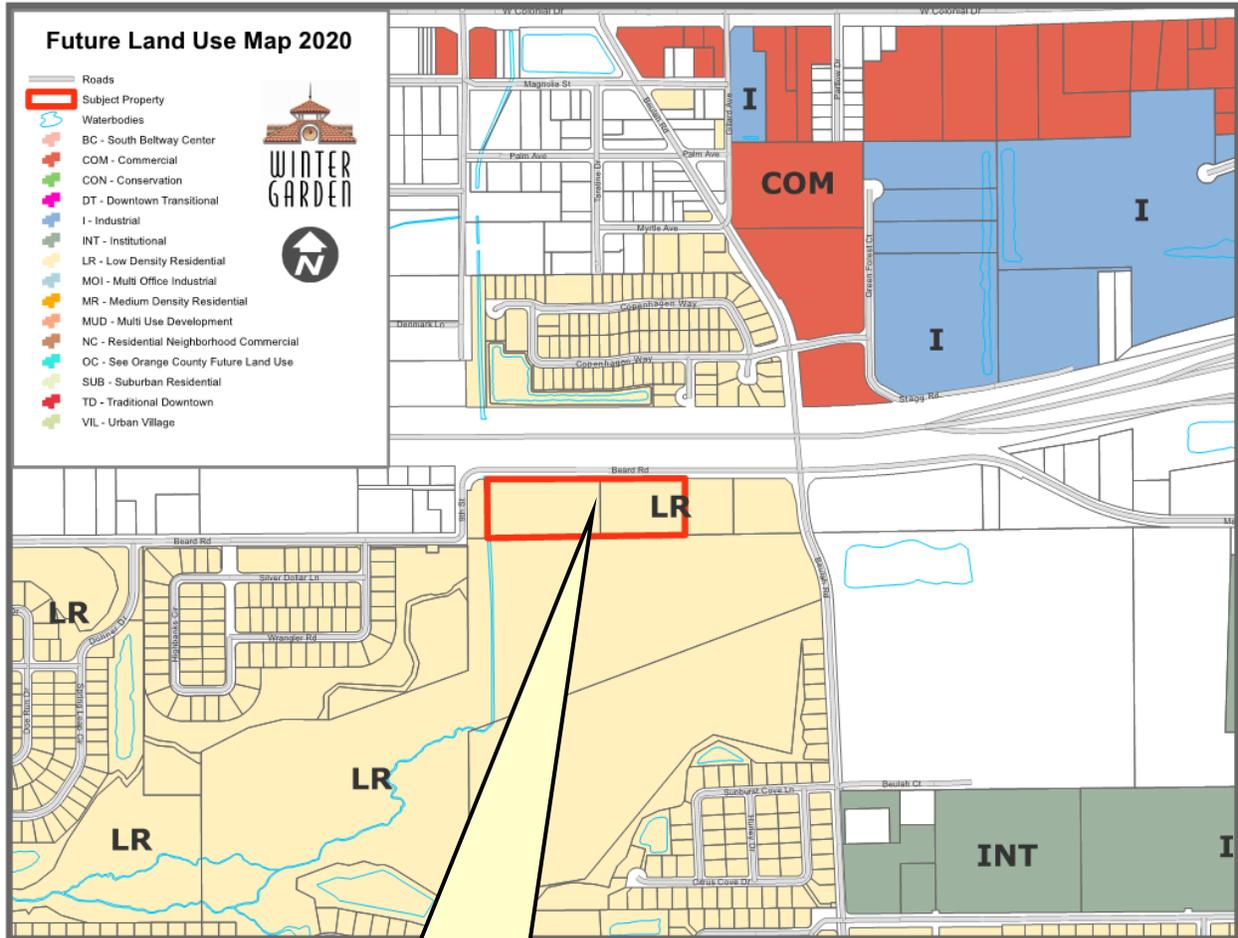
THE SOUTH 297 FEET, MORE OR LESS, OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 22 SOUTH, RANGE 27 EAST, ORANGE COUNTY, LESS THE WEST 100 FEET THEREOF AND EASEMENT REQUIRED FOR DRAINAGE DITCH ON WEST END OF SAID PROPERTY.

Containing 6.01 acres, more or less.

# ATTACHMENT "B"

## FUTURE LAND USE MAP

### 1577 & 894 Beard Road



Subject property changed from Low Density Residential to Commercial

ORDINANCE 20-21

AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA, REZONING CERTAIN REAL PROPERTY GENERALLY DESCRIBED AS APPROXIMATELY 6.01 ± ACRES LOCATED AT 1577 & 894 BEARD ROAD, WEST OF BEULAH ROAD, EAST OF 9<sup>TH</sup> STREET, AND SOUTH OF BEARD ROAD, FROM R-1 (RESIDENTIAL DISTRICT) TO PCD (PLANNED COMMERCIAL DEVELOPMENT); PROVIDING FOR CERTAIN PCD REQUIREMENTS AND DESCRIBING THE DEVELOPMENT AS THE WINTER GARDEN SELF STORAGE PCD; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the owner(s) of that certain real property generally described as approximately 6.01 ± acres located at 1577 & 894 Beard Road, west of Beulah Road, east of 9th Street, and south of Beard Road in Winter Garden, Florida, being more particularly described on Exhibit “A” attached hereto and incorporated herein by this reference (the “Property”), desire to rezone their property from R-1 (Residential District) to PCD (Planned Commercial Development), and

**WHEREAS**, the Planning and Zoning Board has considered this Ordinance and made a recommendation to the City Commission concerning its adoption; and

**WHEREAS**, after public notice and due consideration of public comment, the City Commission of the City of Winter Garden hereby finds and declares the adoption of this Ordinance and the proposed development of the Property is consistent with the City of Winter Garden Comprehensive Plan, and the City of Winter Garden Code of Ordinances, and

**WHEREAS**, the City Commission finds based on competent substantial evidence in the record that the rezoning approved by this Ordinance meets all applicable criteria for rezoning under the Comprehensive Plan and the Code of Ordinances, therefore;

**BE IT ENACTED BY THE CITY OF WINTER GARDEN, FLORIDA:**

**SECTION 1: Rezoning.** The above “Whereas” clauses constitute findings by the City Commission. After due notice and public hearing, the zoning classification of real property legally described on Exhibit “A,” is hereby rezoned from (R-1) Residential District to (PCD) Planned Commercial Development in the City of Winter Garden, Florida subject to the following conditions provisions and restrictions:

- a. **Applicability/Conflict.** All development of or within the Property shall comply with and is subject to the requirements set forth in this Ordinance. Unless specifically identified in this Ordinance, all development on the Property identified in Exhibit “A” must comply with the general development

standards of the C-2 (Arterial Commercial District) zoning district. Notwithstanding anything to the contrary herein, all development of or within the Property shall comply with and is subject to all requirements in the City Code, and ordinances, resolutions, and policies of the City. To the extent of any express conflicts between the express provisions of this Ordinance pertaining to permitted uses, special exception uses, prohibited uses, architectural design criteria, and other development criteria and the City Code and ordinances, resolutions, and policies of the City, the requirements set forth herein shall control to the extent of the conflict.

- b. Intent.** This Ordinance is intended to provide flexibility in the development of the Property in order to provide for proper growth and to guide development and construction in an integrated approach in order to promote an enjoyable, aesthetically pleasing, and pedestrian friendly commercial development.
- c. Development Plans.** The Property shall be developed in substantial conformance with the Preliminary Development Plans attached hereto as Exhibit "B". Should any conflict exist between this Ordinance and the Preliminary Development Plans attached hereto as Exhibit "B", then the standards and conditions established by this Ordinance shall control to the extent of the conflict.
- d. Design Criteria/Architectural Standards-**

  - 1. Minimum Building Setbacks:

    - Front: 15 feet, excluding architectural bump outs or façade treatments.
    - Side interior lot: 20 feet when abutting a residential zoning district.
    - Side corner lot: 40 feet.
    - Rear: 20 feet when abutting a residential zoning district.
  - 2. Maximum Building Heights:

    - All building heights shall conform to the Building Information site data provided in Exhibit "B".
    - Maximum height of all buildings is 3-stories.
  - 3. Boat/RV Storage:

    - A maximum of 38 parking stalls measuring 12' x 40' for Boat and RV storage is permitted for this Property.
  - 4. Elevations:

    - All elevations will adhere to the elevations provided in Exhibit "B".

- e. **Permitted Uses-** The permitted uses allowed on the Property are as follows:
  - 1. Self-storage facility with associated management office.
  
- f. **Permitted Accessory Uses-** Permitted accessory uses on the Property are as follows:
  - 1. Accessory uses are not allowed in this PCD.
  
- g. **Special Exception Uses-** The special exception uses for this Property are as follows:
  - 1. There are no special exception uses for this property.
  
- h. **Prohibited Uses-** Any use not specifically set forth in this Ordinance as a Permitted or Special Exception Use is prohibited. Without limiting the foregoing, the following are expressly prohibited:
  - 1. Residential uses.
  - 2. Motels, hotels, rooming houses.
  - 3. Concrete, block, and asphalt plants including batch plants.
  - 4. Automobile junkyards, scrap yards, and salvage yards.
  - 5. Manufacturing activities.
  - 6. Industrial activities.
  - 7. Garages (commercial).
  - 8. Any use deemed objectionable because it may be noxious or injurious because of the production or emission of dust, smoke, refuse matter, odor, gas, fumes, noise, vibration or similar substances or conditions, and any one or combination of these may be prohibited.
  - 9. Storage of liquefied petroleum products and petrochemical products.
  - 10. The on-site operation of businesses by tenants or lessees of individual storage unit(s).
  - 11. Billboard.
  - 12. Adult or pornographic book, magazine, video and novelty stores.
  - 13. Adult entertainment.
  
- i. **Signage –** All proposed signs shall conform Exhibit “B”. All other signage proposed for the Property shall conform to the requirements and regulations pertaining to specified commercial corridors within the City of Winter Garden as defined in Chapter 118, Article X, Division 2 and Chapter 102 of the City of Winter Garden Ordinances. Signs will be permitted separately.

- j. **Dark Skies-** All exterior lighting shall be designed to provide safe, convenient and efficient lighting for pedestrians and vehicles. Exterior lighting shall be designed as dark skies lighting in a consistent and coordinated manner for the entire project in compliance with the requirements of Chapter 118, Article X, Division 4 of the City Code of Ordinances.

**SECTION 2: Staff Conditions.**

1. A 5' sidewalk will be required along the frontage of Beard Road as shown in the development plan in Exhibit B.
2. All utilities required for the development shall be run to the site at the Developer's expense, including potable water, reclaimed water and sanitary sewer. 100% of all water and sewer impact fees shall be paid prior to City execution of FDEP permits and issuance of site or building permits.
3. An engineered site plan meeting all City Code requirements shall be submitted for review and approval by City Staff and City Commission prior to commencement of any construction.
4. All dumpsters shall be enclosed and shall provide 12' minimum inside clearance (each way inside of bollards), and access by solid waste vehicles. Coordinate additional requirements with Public Services Department, Solid Waste Division.
5. All irrigation on the site shall be designed to be supplied by reclaimed water as shown.
6. Permits or modification from SJRWMD (stormwater) and FDEP (water, wastewater and NPDES) are required prior to issuance of site or building permits.
7. The Owner is responsible for meeting all provisions of ADA and Florida Accessibility Code.
8. All work shall conform to City of Winter Garden standards and specifications.
9. The City of Winter Garden will inspect private site improvements only to the extent that they connect to City owned/maintained systems (roadways, drainage, utilities, etc.). It is the responsibility of the Owner and Design Engineer to ensure that privately owned and maintained systems are constructed to the intended specifications. The City is not responsible for the operation and maintenance of privately owned systems, to include, but not be limited to, roadways, parking lots, drainage, stormwater ponds or on-site utilities.
10. The Contractor is responsible for the notification, location and

protection of all utilities that may exist within the project limits.

11. No fill or runoff will be allowed to discharge onto adjacent properties; existing drainage patterns shall not be altered. The City of Winter Garden is not granting rights or easements for drainage from, or onto, property owned by others, including by way of any development order or permit issued. Obtaining permission, easements or other approvals that may be required to drain onto private property is the Owner/Developer's responsibility. Should the flow of stormwater runoff from, or onto adjacent properties be unreasonable or cause problems, the City shall not be responsible and any corrective measures required will be the responsibility of the Owner/Developer. Site construction shall adhere to the City of Winter Garden erosion and sediment control requirements as contained in Chapter 106 - Stormwater. If approval is granted by the City of Winter Garden, it does not waive any permits that may be required by federal, state, regional, county, municipal or other agencies that may have jurisdiction.
12. After final plan approval, a preconstruction meeting will be required prior to any commencement of construction. The applicant shall provide an erosion control and street lighting plan at the preconstruction meeting and shall pay all engineering review and inspection fees prior to construction. Inspection fees in the amount of 2.25% of the cost of all site improvements shall be paid prior to issuance of the building permit.

### **SECTION 3: *General Requirements.***

- a. **Land Development Approvals and Permits-** This Ordinance does not require the City to issue any permit or approval for development, construction, building permit, or other matter by the City relating to the Property or the project or any portion thereof. These and any other required City development approvals and permits shall be processed and issued by the City in accordance with procedures set forth in the City's Code of Ordinances and subject to this Ordinance.
- b. **Amendments-** Minor amendments to this Ordinance will be achieved by Resolution of the City Commission of the City of Winter Garden. Major amendments to this Ordinance will require approval of the City Commission of the City of Winter Garden by Ordinance.
- c. **Expiration/Extension-** Expiration of this PCD shall be governed in accordance with Section 118-830, City of Winter Garden Code of Ordinances. Time extensions may be granted in accordance with Section 118-829, City of Winter Garden Code of Ordinances.

**SECTION 4: Zoning Map.** The City Planner is hereby authorized and directed to amend the Official Winter Garden Zoning Map in accordance with the provisions of this ordinance.

**SECTION 5: Non-Severability.** Should any portion of this Ordinance be held invalid, then the entire Ordinance shall be null and void.

**SECTION 6: Effective Date.** This Ordinance shall become effective upon adoption at its second reading.

**FIRST READING AND PUBLIC HEARING:** \_\_\_\_\_, 2020.

**SECOND READING AND PUBLIC HEARING:** \_\_\_\_\_, 2020.  
\_\_\_\_\_

**ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2020, by the City Commission of the City of Winter Garden, Florida.

**APPROVED:**

\_\_\_\_\_  
JOHN REES, Mayor/Commissioner

**ATTEST:**

\_\_\_\_\_  
ANGELA GRIMMAGE, City Clerk

**Exhibit "A"**

PARCEL ID#: 25-22-27-0000-00-052 and 25-22-27-0000-00-002

**DESCRIPTION:**

PARCEL 1:

THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 22 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, LYING SOUTH OF THE SUNSHINE STATE PARKWAY AND BEARD ROAD. LESS THE EAST 334.00' THEREOF.

PARCEL 2:

THE SOUTH 297 FEET, MORE OR LESS, OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 22 SOUTH, RANGE 27 EAST, ORANGE COUNTY, LESS THE WEST 100 FEET THEREOF AND EASEMENT REQUIRED FOR DRAINAGE DITCH ON WEST END OF SAID PROPERTY.

Containing 6.01 acres, more or less.

Exhibit "B"

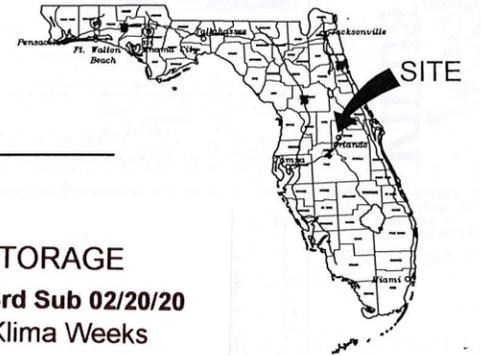
# **COVER PAGE**

**WINTER GARDEN SELF-STORAGE PCD  
PRELIMINARY DEVELOPMENT PLANS**

**(13 PAGES - ATTACHED)**

# WINTER GARDEN SELF STORAGE PCD WINTER GARDEN, FLORIDA

FEBRUARY 2020



Beard Road - 1577 & 894  
WINTER GARDEN SELF STORAGE  
**REZONING/FLU - REV 3rd Sub 02/20/20**  
o:Flagship Co Group LLC - c:Klima Weeks  
25-22-27-0000-00-052 & -002

Beard Road - 1577 & 894  
WINTER GARDEN SELF STORAGE  
**REZONING/FLU - 3rd Sub 02/18/2020**  
o:Flagship Co Group LLC - c:Klima Weeks  
25-22-27-0000-00-052 & -002

**SHEET INDEX:**

C000	COVER SHEET
C001	DEVELOPMENT SITE & UTILITY PLAN
L-1	LANDSCAPE PLAN
L-2	LANDSCAPE NOTES & DETAILS
L-3	TREE REMOVAL PLAN
A001	PERSPECTIVE VIEW
A002	PERSPECTIVE VIEW
A003	NORTH ELEVATION
A004	EAST ELEVATION
A005	SOUTH ELEVATION
A006	WEST ELEVATION
A007	MATERIAL OUTLINE
A008	EXTERIOR STORAGE AND RV CANOPY

PARCEL No.: 25-22-27-0000-00-052  
and PORTION of: 25-22-27-0000-00-002

**DRAINAGE STATEMENT:**

- ON-SITE STORMWATER MANAGEMENT FACILITIES WILL BE PROVIDED TO MEET ST. JOHNS RIVER WATER MANAGEMENT DISTRICT (SJRWMD) AND CITY OF WINTER GARDEN REQUIREMENTS.
- STORMWATER MANAGEMENT SYSTEM WILL COMPLY WITH SJRWMD LAKE APOPKA BASIN CRITERIA. WEKIVA RECHARGE PROTECTION BASIN RECHARGE STANDARD DOES NOT APPLY AS ON-SITE SOILS ARE NOT NRCS TYPE "A" SOILS PER THE SCS SOILS MAP.

**ZONING INFORMATION:**

SITE: R-1  
FRONT/NORTH: BEARD ROAD/PUD/R-1  
SIDE/WEST: R-1  
SIDE/EAST: R-1  
REAR/SOUTH: R-1

**CONTACT INFORMATION:**

**OWNER:**  
CHARLES D. AND JOSEPH BRYAN DENMARK  
1416 9th STREET  
WINTER GARDEN, FL. 34787-4308

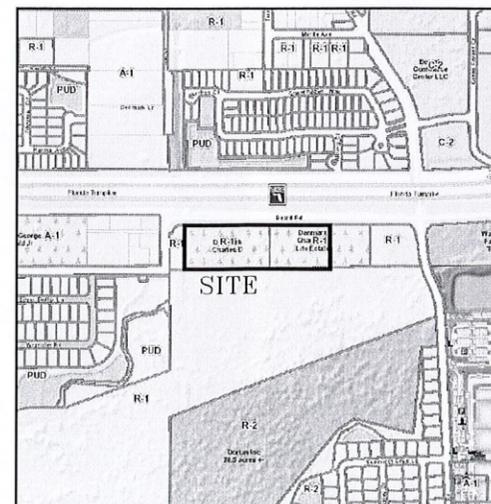
**DEVELOPER/CONTRACT PURCHASER:**  
FLAGSHIP COMPANIES GROUP, LLC  
PHILLIP C. HOLLIS, MS/PE, MANAGER  
1190 BUSINESS CENTER DRIVE  
SUITE 1010  
LAKE MARY, FL. 32746  
TEL: 407.246.1144  
E-MAIL: PHILLIP@PMJS.COM

**ENGINEER:**  
KLIMA WEEKS CIVIL ENGINEERING, INC.  
SELBY G. WEEKS, PE, LEED AP  
385 DOUGLAS AVE., STE. 2100  
ALTAMONTE SPRINGS, FLORIDA 32714  
TEL: 407.478.8750  
FAX: 407.478.8749  
E-MAIL: SWEKS@KLIMAWEEKS.COM

**SURVEYOR:**  
BENCHMARK SURVEYING & MAPPING, INC.  
BILLY JOE KENKINS, JR, PSM  
3110 RED FOX RUN  
KISSIMMEE, FL. 34746  
TEL: 407.654.6183  
FAX: 407.654.6184  
E-MAIL: BENCHMARKSURVEYINGANDMAPPING.COM

**ARCHITECT:**  
ELEVEN 18 ARCHITECTURE  
JARED AKERS  
1011 E. COLONIAL DRIVE  
ORLANDO, FL. 32803  
TEL: 407.745.5300  
E-MAIL: ELEVEN18ARCHITECTURE.COM

**LANDSCAPE ARCHITECT:**  
SCHWEIZER BOJACK LANDSCAPE ARCHITECTURE LLC  
KATY BOJACK  
P.O. BOX 948383  
MAITLAND, FL. 32794-8383  
TEL: 407.376.1423  
E-MAIL: KATY@SCHWEIZERBOJACK.COM



VICINITY & EXISTING ZONING MAP  
1577 BEARD ROAD, WINTER GARDEN, FLORIDA 34787

**PROPERTY DESCRIPTION:**

PARCEL 1:

THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 22 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, LYING SOUTH OF THE SUNSHINE STATE PARKWAY AND BEARD ROAD. LESS THE EAST 334.00' THEREOF.

PARCEL 2:

THE SOUTH 297 FEET, MORE OR LESS, OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 22 SOUTH, RANGE 27 EAST, ORANGE COUNTY, LESS THE WEST 100 FEET THEREOF AND EASEMENT REQUIRED FOR DRAINAGE DITCH ON WEST END OF SAID PROPERTY.

**ADDRESS:**

1577 BEARD ROAD, WINTER GARDEN, FLORIDA

**FLOOD ZONE:**

SUBJECT PROPERTY LIES WITHIN ZONE A, A SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD EVENT WITH NO BASE FLOOD ELEVATION DETERMINED AND ZONE X, AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP NUMBER 12095C0215F, DATED SEPTEMBER 25, 2009.

**ALLOWABLE USES:**

SELF STORAGE AND VEHICLE STORAGE INCLUDING COVERED VEHICLE STORAGE

385 DOUGLAS AVE  
SUITE 2100  
ALTAMONTE SPRINGS  
FLORIDA 32714  
TELEPHONE 407.478.8750  
FACSIMILE 407.478.8749

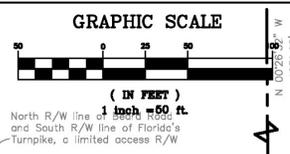
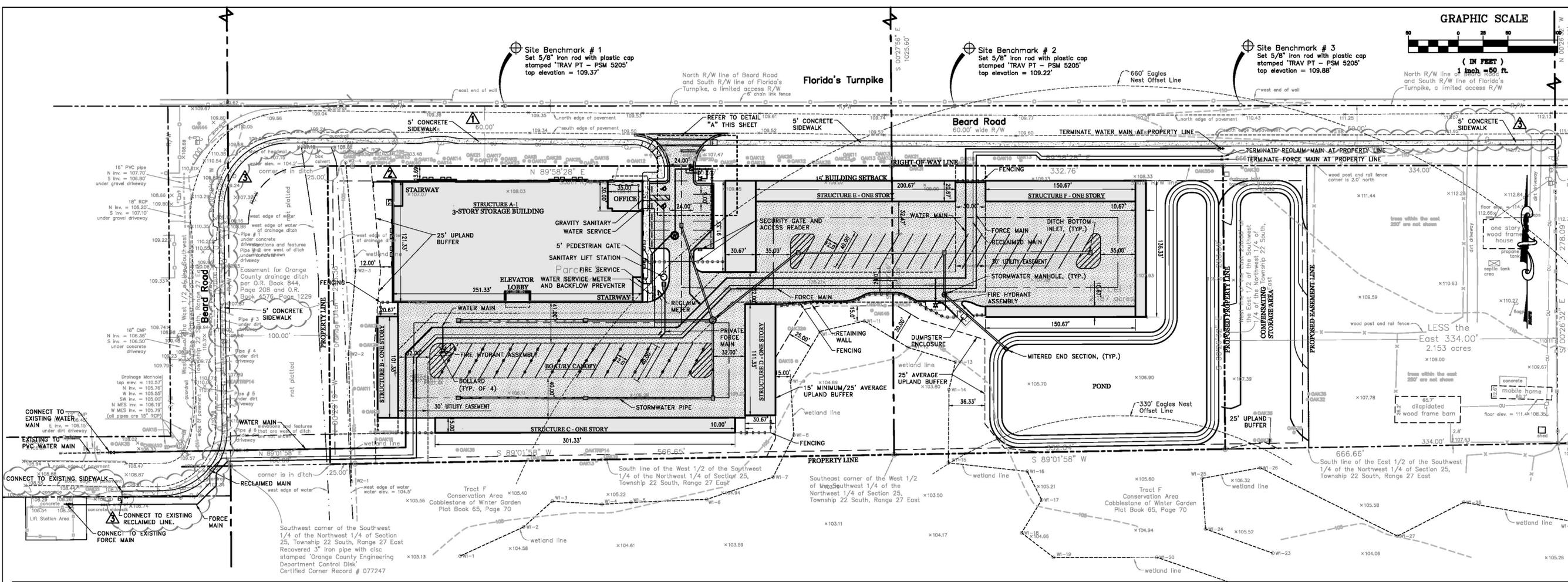
**Klima Weeks**  
CIVIL ENGINEERING

CERTIFICATE OF AUTHORIZATION No.: 9230

NO.	REVISION	BY	DATE
1	City Comments	SGW	11/21/19
2	Building Revision	SGW	02/07/20



**WINTER GARDEN SELF STORAGE PCD**  
**ORANGE COUNTY**  
**WINTER GARDEN, FL**  
**DEVELOPMENT SITE & UTILITY PLAN**



Site Benchmark # 1  
Set 5/8" iron rod with plastic cap  
stamped "TRAV PT - PSM 5205"  
top elevation = 109.37'

Site Benchmark # 2  
Set 5/8" iron rod with plastic cap  
stamped "TRAV PT - PSM 5205"  
top elevation = 109.22'

Site Benchmark # 3  
Set 5/8" iron rod with plastic cap  
stamped "TRAV PT - PSM 5205"  
top elevation = 109.88'

**SITE DATA:**

**BUILDING INFORMATION:**  
**SELF-STORAGE BUILDINGS:**  
**MAX. BUILDING HEIGHTS:**  
STRUCTURE A-1: 43'-6"  
STRUCTURE B: 12'-0"  
STRUCTURE C: 12'-0"  
STRUCTURE D: 12'-0"  
STRUCTURE E: 13'-4"  
STRUCTURE F: 13'-4"

**BUILDING AREAS:**  
3-STORY STRUCTURE A-1  
LEVEL 1 - 30,485 SF  
LEVEL 2 - 30,485 SF  
LEVEL 3 - 30,485 SF  
TOTAL STRUCTURE A-1 - 91,455 SF  
STRUCTURE B - 2,095 SF  
STRUCTURE C - 4,520 SF  
STRUCTURE D - 3,415 SF  
STRUCTURE E - 6,949 SF  
STRUCTURE F - 6,177 SF  
TOTAL SELF-STORAGE - 114,641 SF

**TOTAL PARKING REQUIRED:**  
1,050 SF. OFFICE X (3 SPACES/1,000 SF.) = 4 SPACES

**PARKING PROVIDED:**

	REGULAR	ACCESSIBLE	TOTAL
TOTAL PARKING PROVIDED:	11	2	13 SPACES

\*PROJECT PROVIDES EXTRA WIDE INTERNAL DRIVEWAYS (32 FT. MIN.), ALLOWING INDIVIDUALS TO PARK BY THEIR RENTAL STORAGE UNITS TO LOAD/UNLOAD.

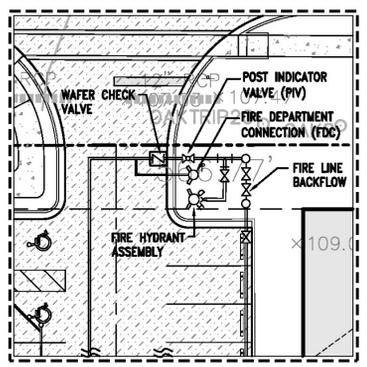
**ESTIMATED SCHEDULE:**  
START CONSTRUCTION - JUNE 2020  
COMPLETE CONSTRUCTION - DECEMBER 2020

**EXTERNAL SITE LIGHTING:**  
SITE LIGHTING SHALL BE PROVIDED IN ACCORDANCE WITH CITY OF WINTER GARDEN CODE, SECTION 118: 1538-1538

**UTILITY STATEMENT:**  
THE UTILITY DESIGN SHOWN HEREON IS PRELIMINARY FOR ILLUSTRATIVE PURPOSES AND IS SUBJECT TO CHANGE DURING FINAL DESIGN.

**PAVING LEGEND:**

- CONCRETE WALKS AND PAVEMENT
- ASPHALT PAVEMENT SECTION



DETAIL "A"  
SCALE: 1" = 20 FT.

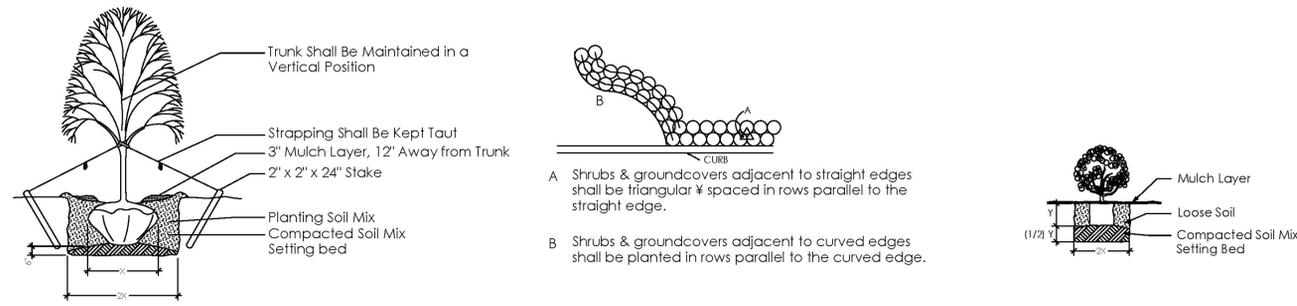
revision	description	date
△	City Comment	11/21/19
△	Bldg. Revision	02/07/20
△	Sidewalk Revision	02/18/20
△		
△		
△		

drawn by: JAK  
checked by: SGW  
date: 09/06/19  
plot scale: AS SHOWN  
project number: 19FLAG002  
file name: C001-DVPL-19FLAG002.DWG



All ideas, designs, arrangements and plans indicated or represented by this drawing are owned by and the property of SCHWEIZER BOJACK LANDSCAPE ARCHITECTURE LLC and were created, evolved and developed for the use on and connection with this specific project.

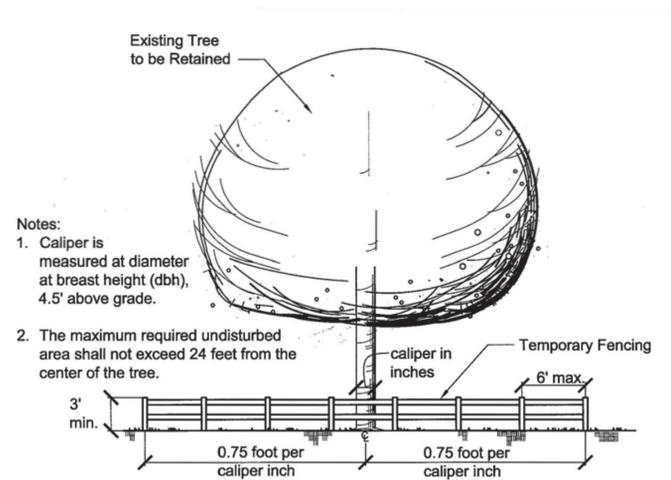
## LANDSCAPE PLANTING DETAILS



## LANDSCAPE GENERAL NOTES

- The Landscape Contractor shall insure that this work does not interrupt established or projected drainage patterns. The Landscape Contractor shall insure adequate vertical drainage in all plant beds and planters. Vertical drilling through any compacted fill to native soil shall be accomplished to insure drainage.
- The Landscape Contractor shall be responsible for all materials and all work as called for on the landscape plans and in the landscape specifications. The list of plant quantities accompanying the plans shall be used as a guide only. Contractor shall verify all quantities and report any discrepancies at the time of bidding.
- All plant materials shall be graded Florida No. 1 or better, as outlined under Grades and Standards for Nursery Plants, Division of Plant Industry, State of Florida, unless otherwise noted.
- All plant beds and tree rings shall be top dressed with a 3" minimum depth of pine bark nuggets.
- The Landscape Contractor shall be wholly responsible for stability and plumb condition of all trees and shrubs. Staking of trees or shrubs, if desired or requested by the Landscape Architect or owner, shall be done utilizing a method agreed upon by the Landscape Architect.
- No fill material or use of heavy equipment around existing trees is allowed. Existing trees are to be protected by a wood barricade erected in compliance with local codes.
- All grades, dimensions and existing conditions shall be verified by the Contractor on site before construction begins. Any discrepancies shall be brought to the attention of the Landscape Architect.
- The Landscape Contractor shall review architectural/engineering plans to become thoroughly familiar with surface and subsurface utilities.
- The Landscape Contractor shall coordinate with the lighting and irrigation contractors regarding the timing of the installation of plant material.
- Every possible safeguard shall be taken to protect building surfaces, equipment and furnishings. Landscape Contractor shall be responsible for any damage or injury to person or property which may occur as a result of his negligence in the execution of work.

## TREE PROTECTION DETAILS



## TREE PROTECTION NOTES

All protected tree shall have the trunk and roots protected by protective barriers erected prior to development activity in accordance with the following:

- Protective barriers constructed of wood rails, chain link fabric or orange plastic safety netting shall be placed around the tree or trees to form a continuous barricade at least three feet high. Ideally such barriers will form a protection zone described by the drip line.
- Signs or other markings shall be placed on all sides of the protective barrier to designate the protected area.
- Protective barriers shall remain in place until landscape operations begin or until construction in the immediate area has been completed.
- Existing street trees located within rights-of-way interior to, or adjacent to, the development shall have protective barriers before site work begins.
- Trenching for underground utilities shall be prohibited inside the protective barriers. If underground utilities must be routed through the protected area, tunneling shall be required. All landscape preparation in these areas shall be conducted by hand, except for mechanical tunneling as needed.
- No vehicles, equipment, materials or fill shall be placed or stored within the protected area.



## LANDSCAPE NOTES & DETAILS



SCHWEIZER  
BOJACK  
LANDSCAPE  
ARCHITECTURE

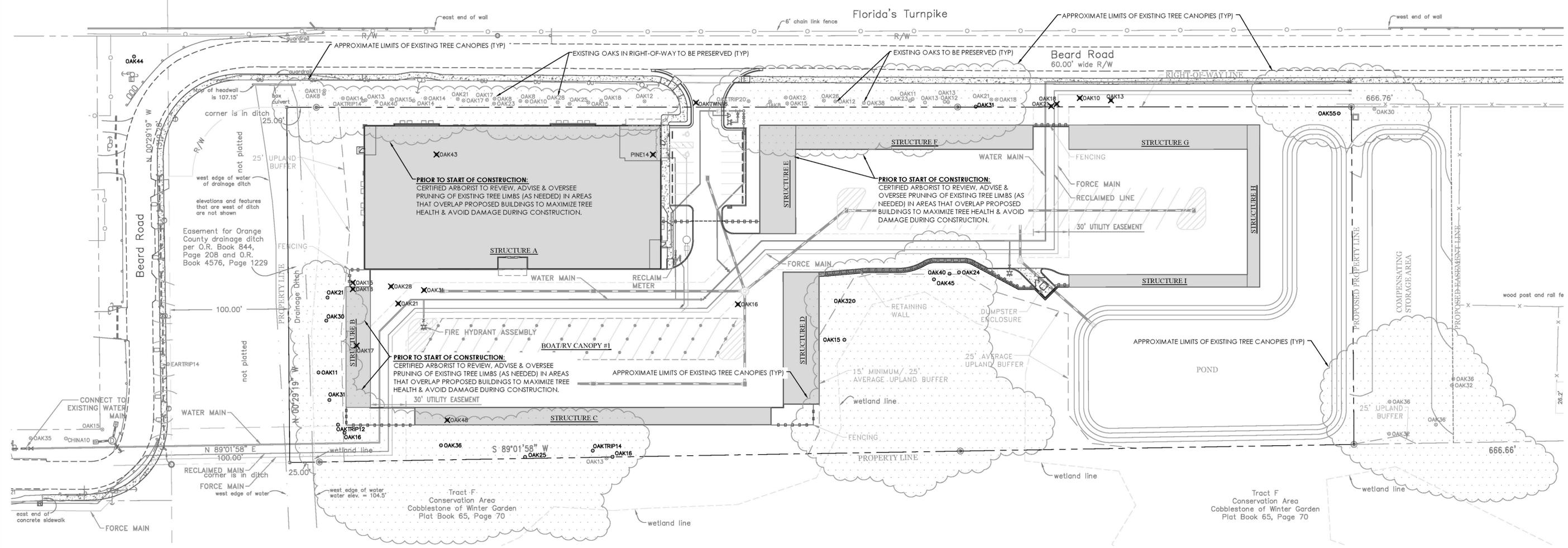
LANDSCAPE & IRRIGATION DESIGN  
PO BOX 94833 • MIAMI, FLORIDA 33174 • PH: (407) 376-1423  
LICENSE NO. LC1600467 • DESIGN@SCHWEIZERBOJACK.COM

WINTER GARDEN SELF STORAGE  
1577 BEARD ROAD - CITY OF WINTER GARDEN, FLORIDA

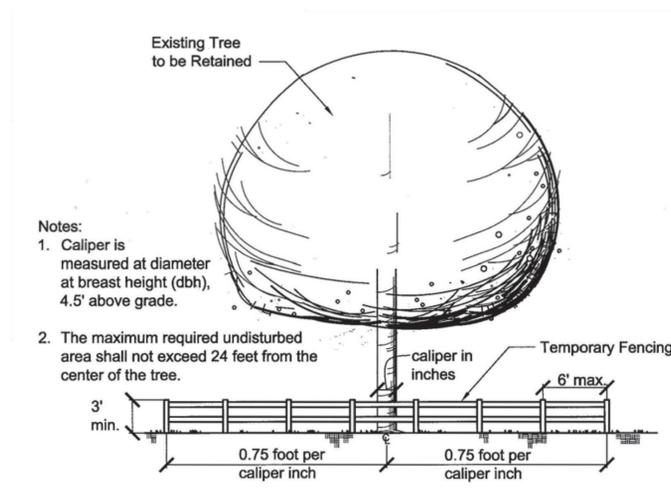
2/07/20  
1/13/20  
11/20/19  
9/26/19

SHEET NUMBER  
L-2

All ideas, designs, arrangements and plans indicated or represented by this drawing are owned by and the property of SCHWEIZER BOJACK LANDSCAPE ARCHITECTURE LLC and were created, evolved and developed for the use on and connection with this specific project.



**TREE PROTECTION DETAILS**



**TREE PROTECTION NOTES**

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  6. No vehicles, equipment, materials or fill shall be placed or stored within the protected area.

**TREE REMOVAL**

QNTY.	SIZE	TREE TYPE
1	10"	Oak
1	13"	Oak
1	14"	Pine
1	15"	Oak
1	16"	Oak
1	16"	Twain Oak
1	17"	Oak
2	18"	Oak
2	21"	Oak
1	28"	Oak
1	31"	Oak
1	43"	Oak
1	48"	Oak

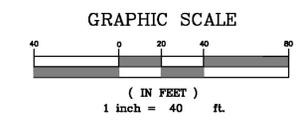
TOTAL EXISTING TREES TO BE REMOVED: 15

**PROPOSED TREES TO BE PLANTED ON SITE:**

QNTY.	SPECIFICATIONS
7	Live Oak (3.5" Cal.)
11	Bald Cypress (3" Cal.)
21	Ligustrum (3" Total Cal.)
18	Yaupon Holly (3" Total Cal.)
26	Sabal Palms (12' Ht.)

TOTAL PROPOSED TREES TO BE PLANTED: 83

CALL 48 HOURS BEFORE YOU DIG  
**It's the Law!**  
1-800-432-4770  
SUNSHINE STATE ONE CALL OF FLORIDA, INC.



**TREE REMOVAL PLAN**



WINTER GARDEN SELF-STORAGE  
FLAGSHIP DEVELOPMENT  
1577 BEARD RD. WINTER GARDEN, FL  
A001-PERSPECTIVE VIEW 02-11-2020

PERSPECTIVE: NORTHEAST

N.T.S.





PERSPECTIVE: NORTHEAST  
N.T.S.

WINTER GARDEN SELF-STORAGE

FLAGSHIP DEVELOPMENT

1577 BEARD RD. WINTER GARDEN, FL

A002-PERSPECTIVE VIEW 02-11-2020



A WOMEN'S BUSINESS ENTERPRISE



**NORTH ELEVATION**

$3/64" = 1'-0"$

**WINTER GARDEN SELF-STORAGE**

**FLAGSHIP DEVELOPMENT**

1577 BEARD RD. WINTER GARDEN, FL

A003-NORTH ELEVATION 02-11-2020

**ELEVEN**

**18**

**ARCHITECTURE**

A WOMEN'S BUSINESS ENTERPRISE

43'-6"  
39'-6"



**EAST ELEVATION**

$3/64" = 1'-0"$

**WINTER GARDEN SELF-STORAGE**

**FLAGSHIP DEVELOPMENT**

1577 BEARD RD. WINTER GARDEN, FL

A004-EAST ELEVATION 02-11-2020

**ELEVEN**

**18**

**ARCHITECTURE**

A WOMEN'S BUSINESS ENTERPRISE



**SOUTH ELEVATION**

$3/64" = 1'-0"$

WINTER GARDEN SELF-STORAGE

FLAGSHIP DEVELOPMENT

1577 BEARD RD. WINTER GARDEN, FL

A005-SOUTH ELEVATION 02-11-2020

ELEVEN

18

ARCHITECTURE

A WOMEN'S BUSINESS ENTERPRISE

43'-6"  
39'-6"



**WEST ELEVATION**

$3/64" = 1'-0"$

WINTER GARDEN SELF-STORAGE

FLAGSHIP DEVELOPMENT

1577 BEARD RD. WINTER GARDEN, FL

A006-WEST ELEVATION 02-11-2020

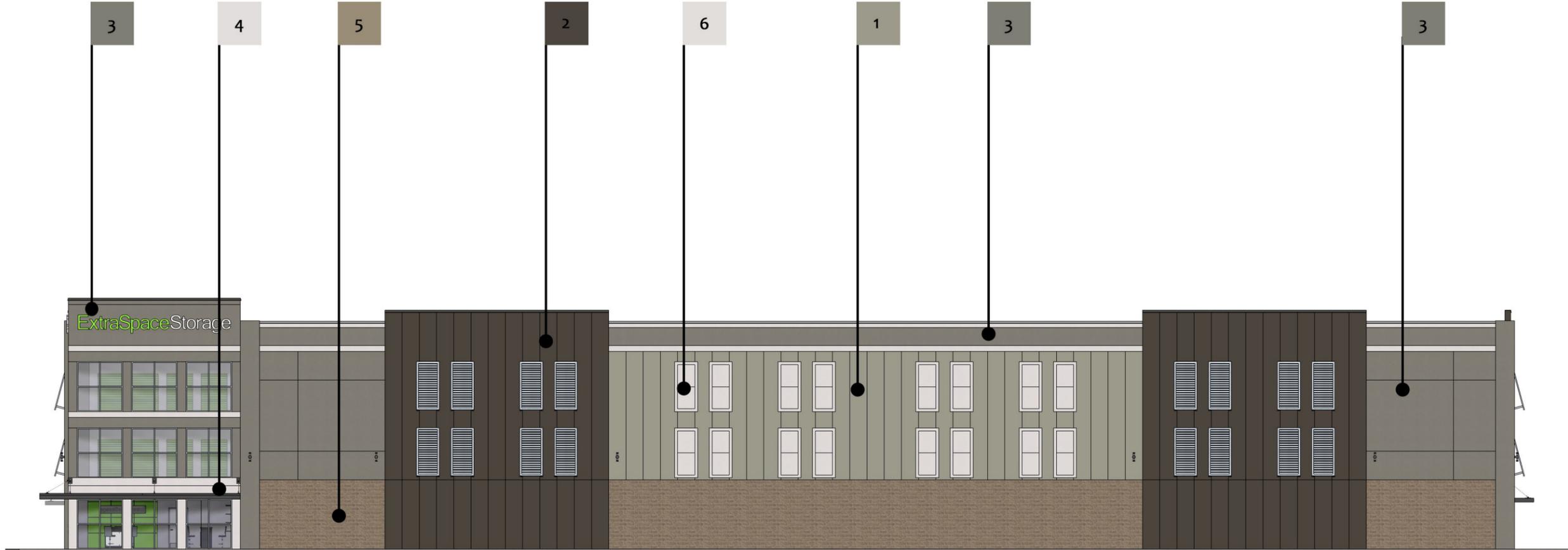
ELEVEN

18

ARCHITECTURE

A WOMEN'S BUSINESS ENTERPRISE

1. INSULATED PANEL
  - PANEL: CF ARCHITECTURAL
  - FINISH: LIGHT GRAY
2. INSULATED PANEL
  - PANEL: CF ARCHITECTURAL
  - FINISH: MEDIUM BRONZE
3. EIFS
  - MANUFACTURER: DRYVIT
  - COLOR: 617 WINTER EVE
4. EIFS
  - MANUFACTURER: DRYVIT
  - COLOR: 613 OVERCAST
5. SPLIT FACE BLOCK
  - PAINT: CURIO GRAY- SW 0024
6. FAUX WINDOW OVER INSULATED PANEL
  - PAINT: ORIGINAL WHITE- SW 7077



## MATERIAL OUTLINE

3/64" = 1'-0"

WINTER GARDEN SELF-STORAGE

FLAGSHIP DEVELOPMENT

1577 BEARD RD. WINTER GARDEN, FL

A007-MATERIAL OUTLINE 02-11-2020

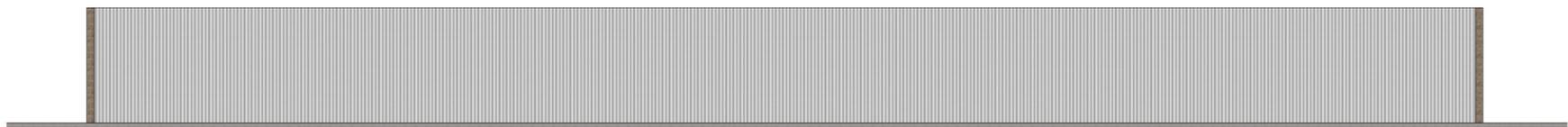
12'-0" —



EXTERIOR STORAGE FRONT ELEVATION

1/16" = 1'-0"

12'-0" —



EXTERIOR STORAGE REAR NON ST FACING

1/16" = 1'-0"

13'-4" —



EXTERIOR STORAGE REAR STREET FACING

1/16" = 1'-0"

16'-7" —



RV CANOPY ELEVATION

1/16" = 1'-0"

WINTER GARDEN SELF-STORAGE  
FLAGSHIP DEVELOPMENT  
1577 BEARD RD. WINTER GARDEN, FL  
A008-EXTERIOR STORAGE & RV CANOPY 02-11-2020

# CITY OF WINTER GARDEN

## DEVELOPMENT REVIEW COMMITTEE

300 West Plant Street – Winter Garden – Florida 34787-3011

(407) 656-4111

### MEMORANDUM

**TO:** STEVE PASH, COMMUNITY DEVELOPMENT DIRECTOR  
**FROM:** DEVELOPMENT REVIEW COMMITTEE  
**DATE:** FEBRUARY 21, 2020  
**SUBJECT:** REVIEW OF PCD RE-ZONING PLAN – 3<sup>RD</sup> REVIEW  
WINTER GARDEN SELF STORAGE – BEARD ROAD 1577 & 894

Pursuant to your request, we have reviewed the revised zoning plan received 2/20/20 for compliance with the City's stormwater and site requirements. Since this review is preliminary for re-zoning, our comments are limited to the information submitted and do not address detailed review of the drainage, roadway and utility systems that were not submitted. This was submitted in response to our last comments of 12/09/19 and DRC meeting of 10/23/19 where it was referred to Staff review only.

### ENGINEERING

Review of the zoning, building elevations and site layout is primarily a function of the Planning & Zoning Division. Future site plan submittals shall address the following standard requirements that should be included:

1. The Applicant shall submit plans and documentation showing adherence to Section 118-68, requirements for site plans, as required by the City Code.
2. A lot split or platting of the property shall be required.
3. General Requirements:
  - a. All gravity sanitary pipe and fittings shall be SDR 26.
  - b. All compaction shall be 98% of the modified proctor maximum density (AASHTO T-180).
  - c. As-built record drawings shall comply with City of Winter Garden requirements available on-line (note on final construction plans).
  - d. All Storm ( $\geq 12''$ ) and Sanitary lines ( $\geq 6''$ ) shall be inspected by CCTV prior to completion.
  - e. The minimum width for an easement within the City of Winter Garden is 30', with the facility centered within the easement. Easements having more than one pipe shall adhere to Section 110-203 of the City Code requiring easement widths based on the following:  
Minimum Easement Width = (2) x (Depth of Pipe) + (Pipe Diameter + 7').
4. All utilities shall conform to Chapter 78 of the City Code. Impact fees will be required for any utility connections and shall be paid prior to issuance of building permit and City execution of FDEP permit applications. The site shall be served by City water, sewer and reuse. All utilities required for the development shall be run to the site at the Developer's expense, including potable water, reclaimed water and sanitary sewer. 100% of all required water, irrigation and sewer impact fees shall be paid prior to City execution of FDEP permits and issuance of site or building permits.
5. Sanitary lines for commercial buildings shall be 6" minimum.

6. Provide geotechnical and environmental reports for the site.
7. Final plans shall show drainage for the site, to be supported by the soil report and calculations. Determine and delineate 100 year flood plane on future plans; the 100 year flood plain encroaches into the property per the FEMA FIRM maps. A LOMR shall be filed with FEMA as a condition of final plan approval for any areas requiring fill within the 100 year flood zone. Fill within the 100 year flood zone will only be allowed if compensating storage is provided (*not reviewed at this time*). The 100 year flood contour/zone shall be shown on all pertinent sheets.
8. Minimum 5' wide concrete sidewalks shall be constructed along all street frontages pursuant to Code. Any damaged, broken or cracked sections (including existing curbs and pavement) shall be replaced prior to issuance of certificate of occupancy.
9. The use of Thermoplastic pipe shall meet all City material and installation requirements as specified in the City's Standards & Specifications including Class I bedding, HP polypropylene pipe, laser profiling, installation per ASTM D2321, etc. (see under on-line forms on website).
10. Landscaping shall not encroach on required sight lines at intersections or driveways. Design Engineer shall provide certification that sight distance requirements are being met. All irrigation on the site shall be designed to be supplied by reclaimed water when available and shall be served by a jumper to potable water until that time.
11. A separate tree removal permit is required to remove any trees. Coordinate with Building Department (Steve Pash).
12. No trees may be planted over or within 5 feet of any utility lines. Only sod or shrubs may be planted over utility lines.
13. Permit from SJRWMD is required as well as permits or exemptions from FDEP for water, wastewater and NPDES.
14. Streetlighting, both internally and on all street frontages, is required pursuant to City Code – dark skies lighting is required. Provide a photometric plan to be submitted for review by the Planning Department.
15. Use City Standard Detail Sheets for utilities and public works. All on-site utilities shall be privately owned and maintained.
16. Fire sprinkler systems will be required on all buildings over 6,000 s.f. with Point of Service (POS), backflow prevention, etc. shown. All work downstream of the POS shall be performed by a licensed fire sprinkler contractor.
17. All dumpsters shall be enclosed and shall provide 12' minimum inside clearance (each way inside of bollards), and access by solid waste vehicles. Coordinate additional requirements with Public Services Department, Solid Waste Division.
18. Any screen walls or retaining walls shall require a separate permit from the Building Department.
19. All underdrain pipe shall be double wall HDPE pipe or PVC pipe.
20. Internal sidewalks shall connect to the public sidewalks in the right-of-way per ADA.

## **PLANNING**

21. Note: The 5' sidewalk along Beard Road, as represented in the PCD development plan, will become a condition of the PCD Ordinance.

## **PUBLIC SERVICES**

22. No comment at this time.

## **FIRE**

23. No comment at this time.

## **BUILDING**

24. No comment at this time.

## **STANDARD GENERAL CONDITIONS**

25. The Owner is responsible for meeting all provisions of ADA and Florida Accessibility Code.
26. All work shall conform to City of Winter Garden standards and specifications.
27. Fencing, shall meet all City requirements for height, type, etc. Chain link fencing, if used, shall be vinyl coated per Code.
28. 5' wide concrete sidewalks shall be constructed along all street frontages pursuant to City Code.
29. The City of Winter Garden will inspect private site improvements only to the extent that they connect to City owned/maintained systems (roadways, drainage, utilities, etc.). It is the responsibility of the Owner and Design Engineer to ensure that privately owned and maintained systems are constructed to the intended specifications. The City is not responsible for the operation and maintenance of privately owned systems, to include, but not be limited to, roadways, parking lots, drainage, stormwater ponds or on-site utilities.
30. The Contractor is responsible for the notification, location and protection of all utilities that may exist within the project limits.
31. No fill or runoff will be allowed to discharge onto adjacent properties; existing drainage patterns shall not be altered. The applicant should note that if approval is granted, the City of Winter Garden is not granting rights or easements for drainage from, or onto, property owned by others. Obtaining permission, easements or other approvals that may be required to drain onto private property is the Owner/Developer's responsibility. Should the flow of stormwater runoff from, or onto adjacent properties be unreasonable or cause problems, the City will not be responsible and any corrective measures required will be the responsibility of the Owner. Site construction shall adhere to the City of Winter Garden erosion and sediment control requirements as contained in Chapter 106 - Stormwater. If approval is granted by the City of Winter Garden, it does not waive any permits that may be required by federal, state, regional, county, municipal or other agencies that may have jurisdiction.
32. After final plan approval, a preconstruction meeting will be required prior to any commencement of construction. The applicant shall provide an erosion control and street lighting plan at the preconstruction meeting and shall pay all engineering review and inspection fees prior to construction. Inspection fees in the amount of **2.25%** of the cost of **all** site improvements shall be paid prior to issuance of the building permit.

Additional comments may be generated at subsequent reviews.  
Please review this information and contact our office with any questions. Thank you.

**END OF MEMORANDUM**

# CITY OF WINTER GARDEN

## PLANNING & ZONING DIVISION

300 West Plant Street - Winter Garden, Florida 34787-3011 • (407) 656-4111

# STAFF REPORT

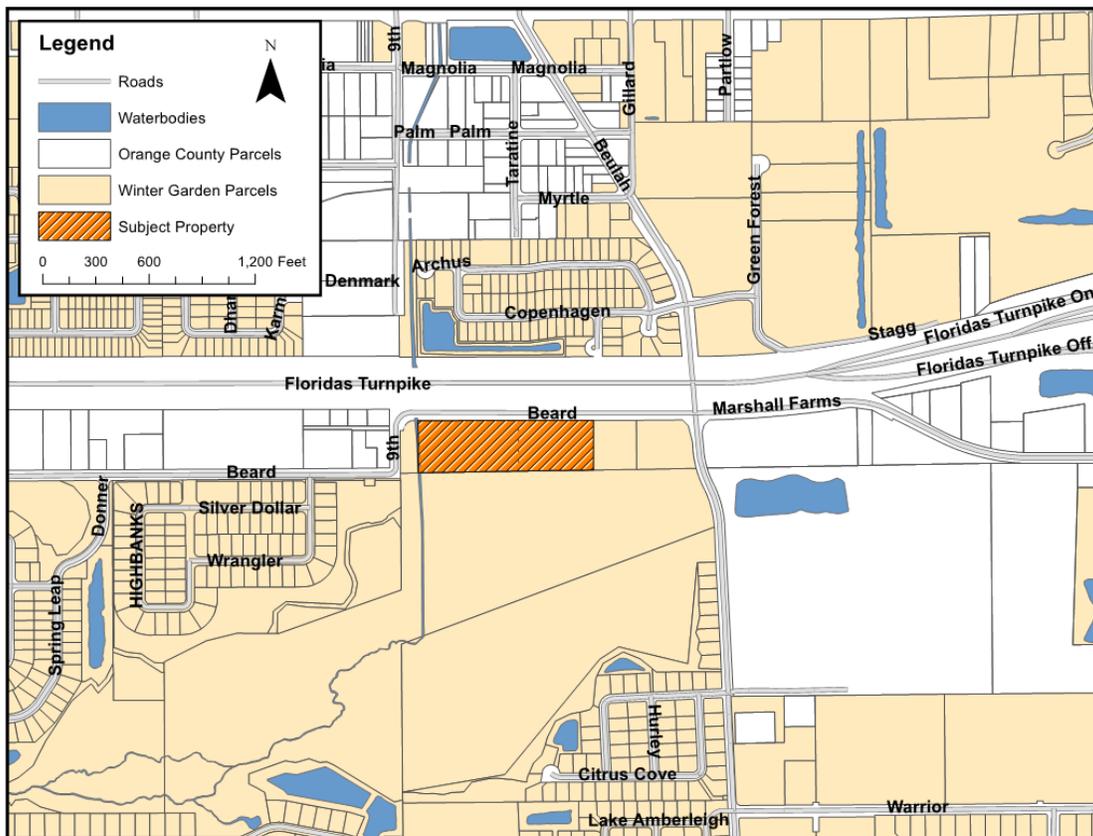
**TO:** PLANNING AND ZONING BOARD  
**PREPARED BY:** SHANE FRIEDMAN, SENIOR PLANNER  
**DATE:** February 21, 2020  
**SUBJECT:** Future Land Use Amendment and PCD Rezoning  
**1577 & 894 Beard Road (6.01 +/- ACRES)**  
**PARCEL ID # 25-22-27-0000-00-052 and 25-22-27-0000-00-002**

**APPLICANT:** Klima Weeks Civil Engineering, Inc.

### INTRODUCTION

The purpose of this report is to evaluate the proposed project for compliance with the City of Winter Garden Code of Ordinances and Comprehensive Plan.

The subject property is located at 1577 & 894 Beard Road, south of Beard Road, and is approximately 6.01 ± acres. The map below depicts the location of the subject property within the City of Winter Garden municipal limits:



The applicant has requested an amendment to the Future Land Use Map (FLUM) of the City's Comprehensive Plan to designate the property as Commercial and rezoning the property to PCD (Planned Commercial Development).

Properties designated with the Commercial land use category are required to be developed at a floor area ratio not greater than 0.35 and a floor area ratio not greater than 0.5 by development bonus inside Activity Centers. Maximum building height is three stories and up to five stories by development bonus in activity centers. The Commercial land use category shall include retail, service, and professional activities. Uses shall be developed in a manner which is harmonious to nearby noncommercial use and which minimize traffic congestion. All commercial activity in this commercial land use category shall be adjacent to arterials or major collectors. The City shall identify different zoning districts for highway commercial, general commercial, professional / medical districts, and downtown commercial districts in the commercial land use category. Development may exceed the stated 0.35 floor area ratio only by development bonus, no development rights are guaranteed at intensities or densities above the stated permitted range. Additional zoning restrictions per each zoning district may apply. The zoning Classifications what are consistent with the Commercial classification are C-1, C-2, C-3, C-4, PCD, and INT.

### **EXISTING USE**

The project boundary is actually composed of two parcels, located 1577 & 894 Beard Road, however only half of the property located 894 Beard Road is requesting to be rezoned. The property located at 1577 Beard Road is 3.82 ± acres with a small two-story wood frame house built in 1941. The 2.18 ± acre land on the parcel located at 894 Beard Road is undeveloped.

### **ADJACENT LAND USE AND ZONING**

The property to the west of the subject property is zoned R-1 (Residential District), is undeveloped, and currently has several mobile homes residing on the property. The property to the north is the Florida Turnpike. The property to the east, which is currently part of the parcel located at 894 Beard Road, is developed with a single-family home and is zoned R-1 (Residential District). The property to the south is zoned R-1 (Residential District), is undeveloped wetlands, and is Tract F (Conservation) of the Cobblestone of Winter Garden neighborhood plat.

### **PROPOSED USE**

The applicant is requesting PCD rezoning to permit the development of the property for 114,641 sf of personal self-storage. The project will consist of one 3-story main building and five single story storage structures surrounding an internal vehicle storage area with canopies. The project will also consist of enhanced landscaping, sidewalks, and stormwater pond.

### **PUBLIC FACILITY ANALYSIS**

The property will have one vehicle access point off of Beard Road.

Water, sewer, and reclaimed utilities by the City of Winter Garden will be required for any new development of the property. At such time that the property is developed, all necessary utility lines will be extended and connections made, all extension and connection costs shall be borne by the property owner.

The City will provide garbage collection, police protection, and all other services regularly provided to City of Winter Garden residents including building permits. The property will be served by both Orange County Fire and Rescue and the City of Winter Garden Fire Department under the First Response System.

All concurrency requirements identified by the City of Winter Garden Code of Ordinances and Comprehensive Plan will be met by the proposed development.

### **COMMUNITY MEETING**

On January 15, 2020 a community meeting was held at City Hall. Over 390 notices were sent to five neighborhoods and several properties along Beard Road. Around six households came to that meeting. A few of the residents expressed concern about the safety of Beard Road. Specifically the lack of a sidewalk. The City required that the applicant provide a sidewalk along Beard Road frontage starting from the end of the sidewalk at Roper Reserve. The sidewalk is a condition of approval in the Ordinance and is shown on the predevelopment plan of the PCD.

### **SUMMARY**

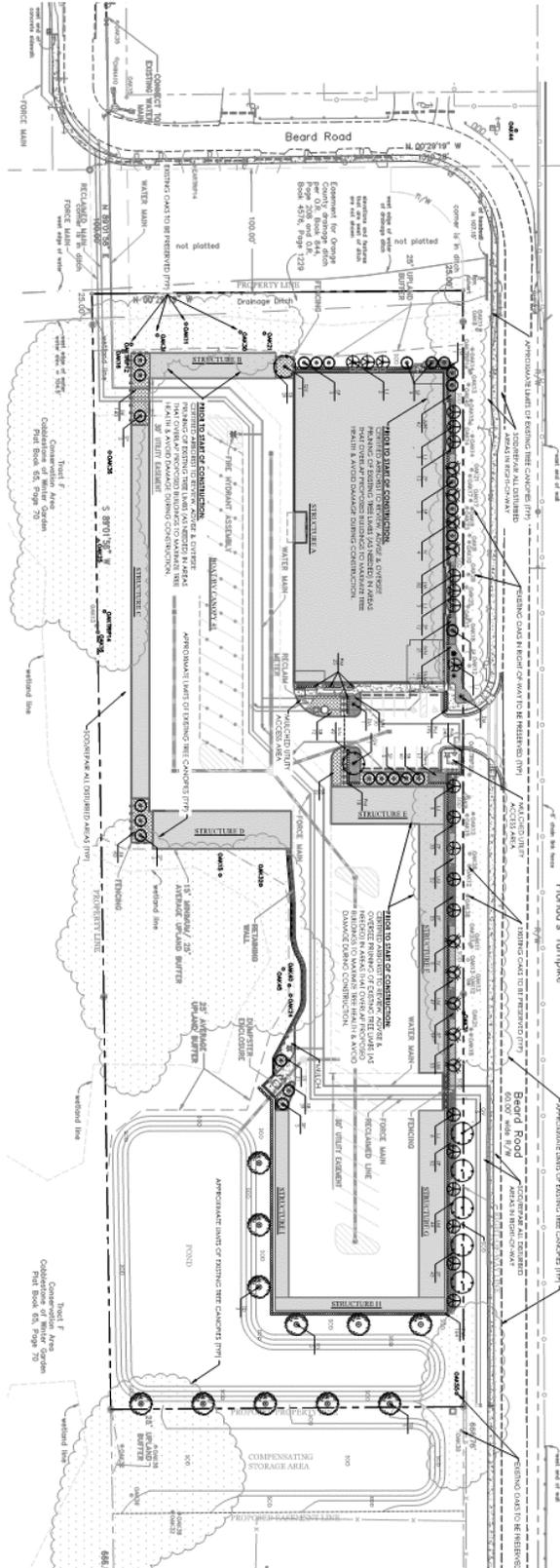
The proposed development is a reasonable use of the land and this type of low trip generating development is consistent with other developments that exist in this area of the City. With the subject property directly adjacent to the Florida Turnpike the proposed project seems most reasonable for nonresidential uses.

The proposed future land use amendment changing the land use from Low Density Residential to Commercial, and rezoning from R-1 (Residential District) to PCD (Planned Commercial Development), is consistent with the City's Comprehensive Plan and the City of Winter Garden Code of Ordinances. Staff recommends approval of the proposed Ordinance(s) subject to the conditions outlined in Ordinance 20-20 and Ordinance 20-21.

**AERIAL PHOTO**  
**1577 & 894 Beard Road**



**PROPOSED DEVELOPMENT PLAN**  
**1577 & 894 Beard Road**



**Elevations**  
**1577 & 894 Beard Road**



12'-0"–



EXTERIOR STORAGE FRONT ELEVATION

1/16" = 1'-0"

12'-0"–



EXTERIOR STORAGE REAR NON ST FACING

1/16" = 1'-0"

13'-4"–



EXTERIOR STORAGE REAR STREET FACING

1/16" = 1'-0"

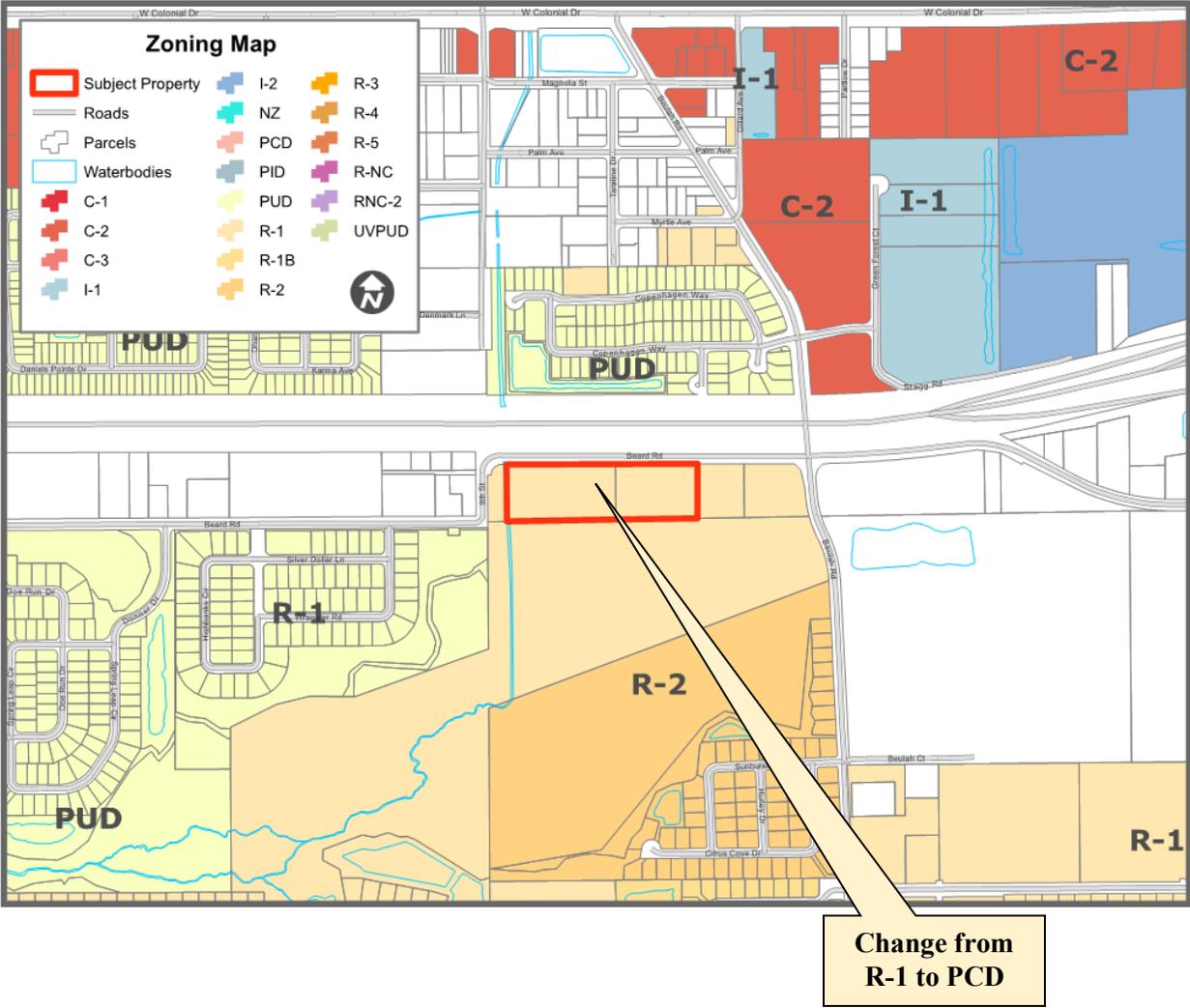
16'-7"–



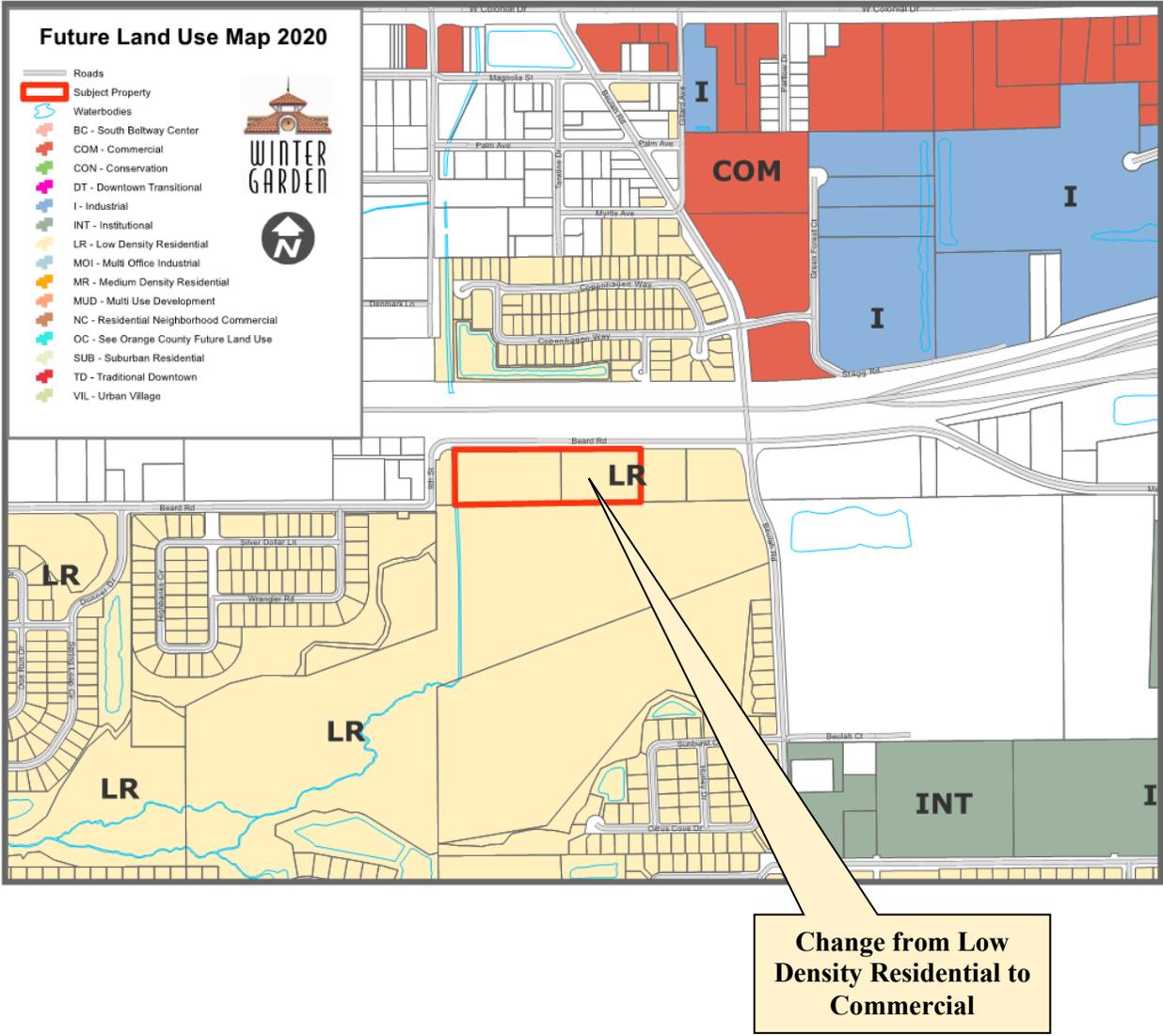
RV CANOPY ELEVATION

1/16" = 1'-0"

**ZONING MAP**  
**1577 & 894 Beard Road**



**FUTURE LAND USE MAP**  
**1577 & 894 Beard Road**



**END OF STAFF REPORT**

**THE CITY OF WINTER GARDEN**  
**CITY COMMISSION AGENDA ITEM**

**From:** Jon Williams, Assistant City Manager – Public Services

**Via:** Mike Bollhoefer, City Manager

**Date:** March 5, 2020                      **Meeting Date:** March 12, 2020

**Subject:** Approve a change order with Middlesex Corporation for additional street resurfacing along W. Bay Street and Stoneybrook West Parkway.

**Issue:** This is request to add an additional 15,000 square yards of milling and paving to the 2020 city wide street resurfacing list. With the additional square yardage, the limits of resurfacing along W. Bay Street will be extended to the entrance of the City's Public Works Facility and Stoneybrook West Parkway going eastbound from Lake Roberts Landing to Windermere Crossing.

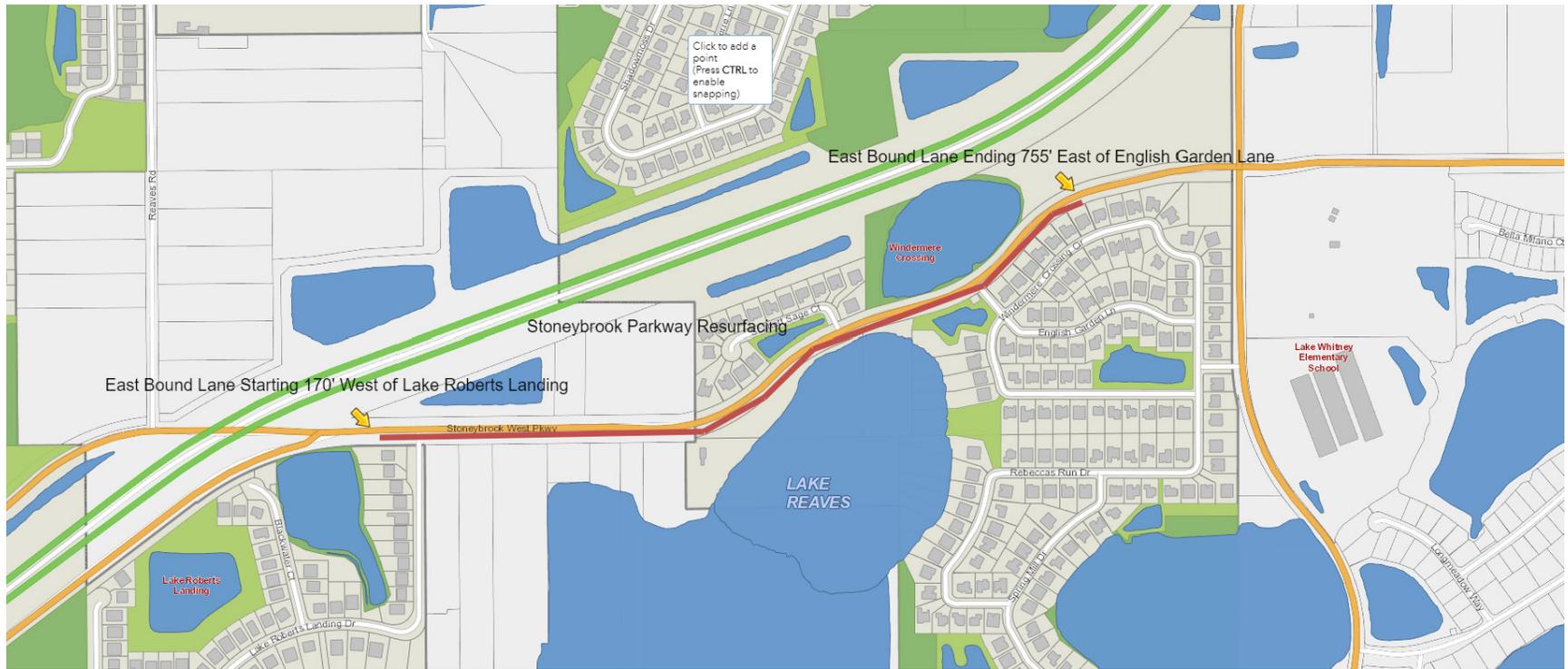
**Recommended Action:**

Recommend approving a change order with Middlesex Corporation to add an additional 15,000 square yards of milling and paving to the 2020 city wide street resurfacing list for a total amount of \$191,975.00.

**Attachments/References:**

- Map for W. Bay Street and Stoneybrook West





**THE CITY OF WINTER GARDEN**  
**CITY COMMISSION AGENDA ITEM**

**From:** Steve Graham, Police Chief

**Via:** City Manager Mike Bollhoefer

**Date:** March 5, 2020

**Meeting Date:** March 12, 2020

**Subject:** Recommendation to approve distribution of \$11,705 awarded Edward Byrne Memorial Justice Assistance Grant (JAG) Local Solicitation funds to purchase active shooter response training aids and equipment for the Police Department and allow any public comment.

**Issue:** The Fiscal Year 2018 Local Solicitation Edward Byrne Memorial Justice Assistance Grant (JAG) Program has earmarked \$11,705 for the Winter Garden Police Department. The Police Department is requesting to utilize this money to purchase items needed for officers to prepare for an active shooter response.

**Recommended action:** Approve the distribution of awarded grant funds to purchase active shooter response training aids and equipment for the Police Department.

**Attachment:** Cost proposal for equipment to be purchased  
Grant announcement and awarded funds

ACTIVE SHOOTER RESPONSE  
TRAINING AIDS AND EQUIPMENT

		Amount
AR-15 conversion bolt	(8)	\$1,912.00
5.56 magazine- 20 rd	(16)	\$387.85
Marker Ammunition 5.56	(6) cases	\$1,824.00
Marker Ammunition 9mm	(7) cases	\$1,722.00
Glock 17T Simmunition Gun	(12)	\$5,508.00
	TOTAL	\$11,353.85

## 2018 FLORIDA LOCAL JAG ALLOCATIONS

Listed below are all jurisdictions in the state that are eligible for FY 2018 JAG funding, as determined by the JAG formula. For additional details regarding the JAG formula and award calculation process, with examples, please refer to the updated JAG Technical report here: <https://www.bja.gov/Jag/pdfs/JAG-Technical-Report.pdf> and current JAG Frequently Asked Questions here: <https://www.bja.gov/Funding/JAGFAQ.pdf>.

## Finding your jurisdiction:

- (1) Disparate jurisdictions are listed in shaded groups below, in alphabetic order by county.
- (2) Eligible individual allocations are listed alphabetically below the shaded, disparate groupings.
- (3) Counties that have an asterisk (\*) under the "Eligible Individual Allocation" column did not submit the level of violent crime data to qualify for a direct award from BJA, but are in the disparate grouping indicated by the shaded area. The JAG legislation requires these counties to remain a partner with the local jurisdictions receiving funds and must be a signatory on the required Memorandum of Understanding (MOU). A sample MOU is provided online at: <https://www.bja.gov/Funding/JAGMOU.pdf>. Disparate jurisdictions do not need to abide by the listed individual allocations, which are provided for information only. Jurisdictions in a funding disparity are responsible for determining individual amounts within the Eligible Joint Allocation and for documenting individual allocations in the MOU.

State	Jurisdiction Name	Government Type	Direct Allocation	Joint Allocation
FL	ALACHUA COUNTY	County	\$40,013	
FL	GAINESVILLE CITY	Municipal	\$64,084	\$104,097
FL	BROWARD COUNTY	County	\$22,431	
FL	CORAL SPRINGS CITY	Municipal	\$15,599	
FL	DANIA BEACH CITY	Municipal	\$12,807	
FL	DAVIE TOWN	Municipal	\$17,680	
FL	DEERFIELD BEACH CITY	Municipal	\$24,022	
FL	FORT LAUDERDALE CITY	Municipal	\$90,751	
FL	HALLANDALE BEACH CITY	Municipal	\$16,774	
FL	HOLLYWOOD CITY	Municipal	\$47,824	
FL	LAUDERDALE LAKES CITY	Municipal	\$19,419	
FL	LAUDERHILL CITY	Municipal	\$41,433	
FL	MIRAMAR CITY	Municipal	\$32,201	
FL	NORTH LAUDERDALE CITY	Municipal	\$15,599	
FL	OAKLAND PARK CITY	Municipal	\$16,847	
FL	PEMBROKE PINES CITY	Municipal	\$24,218	
FL	PLANTATION CITY	Municipal	\$19,663	
FL	POMPANO BEACH CITY	Municipal	\$67,071	
FL	SUNRISE CITY	Municipal	\$18,929	
FL	TAMARAC CITY	Municipal	\$12,611	\$515,879
FL	LEON COUNTY	County	\$28,210	
FL	TALLAHASSEE CITY	Municipal	\$133,775	\$161,985
FL	PINELLAS COUNTY	County	\$60,876	
FL	ST PETERSBURG CITY	Municipal	\$141,905	\$202,781

FL	ST LUCIE COUNTY	County	\$16,872	
FL	FORT PIERCE CITY	Municipal	\$29,042	\$45,914
FL	ALTAMONTE SPRINGS CITY	Municipal	\$11,264	
FL	APOPKA CITY	Municipal	\$14,007	
FL	BAY COUNTY	County	\$25,320	
FL	BELLE GLADE CITY	Municipal	\$19,933	
FL	BOCA RATON CITY	Municipal	\$14,913	
FL	BOYNTON BEACH CITY	Municipal	\$33,744	
FL	BRADENTON CITY	Municipal	\$24,488	
FL	BREVARD COUNTY	County	\$56,248	
FL	CAPE CORAL CITY	Municipal	\$16,382	
FL	CASSELBERRY CITY	Municipal	\$10,481	
FL	CHARLOTTE COUNTY	County	\$24,243	
FL	CITRUS COUNTY	County	\$30,438	
FL	CLAY COUNTY	County	\$33,866	
FL	CLEARWATER CITY	Municipal	\$47,898	
FL	COCOA CITY	Municipal	\$24,879	
FL	COLLIER COUNTY	County	\$68,736	
FL	COLUMBIA COUNTY	County	\$17,166	
FL	CUTLER BAY TOWN	Municipal	\$10,089	
FL	DAYTONA BEACH CITY	Municipal	\$63,815	
FL	DE LAND CITY	Municipal	\$11,827	
FL	DELRAY BEACH CITY	Municipal	\$30,487	
FL	ESCAMBIA COUNTY	County	\$125,841	
FL	FLAGLER COUNTY	County	\$16,113	
FL	FLORIDA CITY	Municipal	\$26,153	
FL	FORT MYERS CITY	Municipal	\$60,239	
FL	GREENACRES CITY	Municipal	\$16,431	
FL	HENDRY COUNTY	County	\$14,056	
FL	HERNANDO COUNTY	County	\$31,564	
FL	HIALEAH CITY	Municipal	\$52,134	
FL	HIGHLANDS COUNTY	County	\$18,439	
FL	HILLSBOROUGH COUNTY	County	\$144,330	
FL	HOMESTEAD CITY	Municipal	\$62,590	
FL	INDIAN RIVER COUNTY	County	\$18,390	
FL	JACKSONVILLE CITY	Municipal	\$415,774	
FL	KEY WEST CITY	Municipal	\$11,411	
FL	KISSIMMEE CITY	Municipal	\$34,356	
FL	LAKE CITY	Municipal	\$13,493	
FL	LAKE COUNTY	County	\$32,519	
FL	LAKE WORTH CITY	Municipal	\$34,723	
FL	LAKELAND CITY	Municipal	\$29,018	
FL	LARGO CITY	Municipal	\$27,891	
FL	LEE COUNTY	County	\$102,309	
FL	LEESBURG CITY	Municipal	\$12,489	
FL	LEVY COUNTY	County	\$20,888	

FL	MANATEE COUNTY	County	\$111,590	
FL	MARION COUNTY	County	\$62,737	
FL	MARTIN COUNTY	County	\$23,043	
FL	MELBOURNE CITY	Municipal	\$48,877	
FL	MIAMI BEACH CITY	Municipal	\$69,324	
FL	MIAMI CITY	Municipal	\$316,746	
FL	MIAMI GARDENS CITY	Municipal	\$53,530	
FL	MIAMI-DADE COUNTY	County	\$465,949	
FL	MONROE COUNTY	County	\$13,982	
FL	NEW PORT RICHEY CITY	Municipal	\$10,995	
FL	NORTH MIAMI BEACH CITY	Municipal	\$23,459	
FL	NORTH MIAMI CITY	Municipal	\$37,148	
FL	OCALA CITY	Municipal	\$29,410	
FL	OKALOOSA COUNTY	County	\$41,580	
FL	OKEECHOBEE COUNTY	County	\$10,089	
FL	OPA-LOCKA CITY	Municipal	\$28,430	
FL	ORANGE COUNTY	County	\$394,984	
FL	ORLANDO CITY	Municipal	\$176,139	
FL	ORMOND BEACH CITY	Municipal	\$14,839	
FL	OSCEOLA COUNTY	County	\$56,346	
FL	PALM BAY CITY	Municipal	\$39,768	
FL	PALM BEACH COUNTY	County	\$147,611	
FL	PANAMA CITY	Municipal	\$23,606	
FL	PASCO COUNTY	County	\$95,795	
FL	PENSACOLA CITY	Municipal	\$27,010	
FL	PINELLAS PARK CITY	Municipal	\$17,313	
FL	PLANT CITY	Municipal	\$12,440	
FL	POLK COUNTY	County	\$95,550	
FL	PORT ST LUCIE CITY	Municipal	\$18,929	
FL	PUTNAM COUNTY	County	\$22,651	
FL	RIVIERA BEACH CITY	Municipal	\$32,911	
FL	SANFORD CITY	Municipal	\$36,193	
FL	SANTA ROSA COUNTY	County	\$16,211	
FL	SARASOTA CITY	Municipal	\$24,610	
FL	SARASOTA COUNTY	County	\$38,372	
FL	SEMINOLE COUNTY	County	\$42,927	
FL	ST JOHNS COUNTY	County	\$26,593	
FL	SUMTER COUNTY	County	\$14,815	
FL	TAMPA CITY	Municipal	\$153,880	
FL	TAYLOR COUNTY	County	\$10,530	
FL	TITUSVILLE CITY	Municipal	\$25,149	
FL	VOLUSIA COUNTY	County	\$49,612	
FL	WALTON COUNTY	County	\$13,346	
FL	WEST PALM BEACH CITY	Municipal	\$66,777	
FL	WINTER GARDEN CITY	Municipal	\$11,705	
FL	WINTER HAVEN CITY	Municipal	\$15,868	
	<b>Local total</b>		<b>\$6,011,400</b>	

**THE CITY OF WINTER GARDEN**  
**CITY COMMISSION AGENDA ITEM**

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**From:** Angee Grimmage, City Clerk

**Via:** Mike Bollhoefer, City Manager

**Date:** March 5, 2020

**Meeting Date:** March 12, 2020

**Subject:** Board Appointments – Winter Garden Police & Firefighters Pension Board

**Issue:** (1) Board Appointment needed due to resignation of a member – To fill an unexpired 2-year term expiring **November 30, 2020**

**Discussion:**

Trustee member Stephanie Berry resigned due to moving out of the City. This board meets quarterly and will require only two meetings before the term expires in November.

**Recommended Action:**

Staff recommends appointment of (1) board member to the Winter Garden Police & Firefighters Pension Board to fill an unexpired term.

**Attachment(s)/References:**

(2) Board interest Applications



# BOARDS & COMMITTEES APPLICATION

THANK YOU FOR YOUR INTEREST IN SERVING - VOLUNTEERS LIKE YOU ARE ESSENTIAL TO A RESPONSIVE GOVERNMENT

NAME: Doug Bartow

HOME ADDRESS: 14251 Lagoon Cove Ln. DISTRICT # 4

PHONE: 336.908.9710 ALTERNATE: \_\_\_\_\_

EMAIL: dbartow908@gmail.com OCCUPATION: Retired

U.S. CITIZEN?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	REGISTERED VOTER?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
CITY RESIDENT?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	CITY EMPLOYEE	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO

PRIOR BOARD(S) SERVED? None in Winter Garden

REFERENCE(S): Jessica Schuster LICENSE/CERTIFICATION(S) \_\_\_\_\_

EDUCATION/EXPERIENCE: BA- Marketing (USF), MBA (USF)

ADDITIONAL CONSIDERATIONS 30+ years experience in Marketing Management developing strategic plans, satisfying customers, working with teams and developing business plans and budgets.

Served on a non-profit board, developed strategic plans for several other non-profits and created social media and communications plans for them.

PLEASE CHECK ALL THAT APPLY - SEE WEBSITE OR CITY CODE FOR DETAILS

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> Architectural Review & Historic Preservation | <input type="checkbox"/> Election Canvassing Board                                    |
| <input checked="" type="checkbox"/> Charter Review Committee                     | <input type="checkbox"/> General Pension Board*                                       |
| <input type="checkbox"/> Code Enforcement Board*                                 | <input checked="" type="checkbox"/> Planning & Zoning Board*                          |
| <input type="checkbox"/> Community Redevelopment Agency Advisory Board*          | <input checked="" type="checkbox"/> Winter Garden Police & Firefighter Pension Board* |

*For office use only:*

**PLEASE NOTE:**

- (\*) MEMBERS SERVING THESE BOARDS REQUIRED TO FILE ANNUAL FINANCIAL DISCLOSURE
- THIS FORM BECOMES A **PUBLIC RECORD** ONCE SUBMITTED TO THE CITY CLERK'S OFFICE

**QUESTIONS?**

CONTACT - CITY CLERK'S OFFICE - 407-656-4111 EXT. 2297  
E-MAIL: CITYCLERK@CWGDN.COM



**BOARDS & COMMITTEES INTEREST**

NAME: Bruce D. Schobel

HOME ADDRESS: 192 Stanton Estates Circle DISTRICT # 2

PHONE: 609-213-1551 ALTERNATE: 407-554-2962

EMAIL: bdschobel@aol.com OCCUPATION: Actuary

U.S. CITIZEN?  YES  NO CITY RESIDENT?  YES  NO

REGISTERED VOTER?  YES  NO CITY EMPLOYEE?  YES  NO

PRIOR BOARD(S) YOU SERVED? None

REFERENCE(S): \_\_\_\_\_ LICENSE/CERTIFICATION(S) Fellow, Society of Actuaries

EDUCATION/EXPERIENCE: Massachusetts Institute of Technology, BS in math, 1974

ADDITIONAL CONSIDERATIONS More than four decades of experience in financial matters involving insurance and retirement plans. Former president, Society of Actuaries.

**BOARD(S) OF INTEREST**

THANK YOU FOR YOUR INTEREST IN SERVING ON ONE OF THE CITY'S BOARD/COMMITTEES.  
VOLUNTEERS LIKE YOU ARE ESSENTIAL TO ENSURING THAT YOUR CITY GOVERNMENT IS RESPONSIVE TO THE NEEDS OF THE COMMUNITY.

**PLEASE CHECK ALL THAT APPLY - SEE WEBSITE FOR DESCRIPTIONS**

- Architectural Review & Historic Preservation
- General Employees Pension Board
- Police & Firefighter Pension Board
- Code Enforcement Board\*
- Community Redevelopment Agency Advisory Board\*
- Planning & Zoning Board
- Election Canvassing Board

**PLEASE NOTE:**

- ALL VOLUNTEERS MUST ADHERE TO FLORIDA STATE STATUTES AS APPLICABLE TO CONFLICTS OF INTEREST
- THIS APPLICATION WILL BE SUBMITTED TO THE CITY COMMISSION FOR CONSIDERATION
- (\*) MEMBERS SERVING ON THESE BOARDS ARE REQUIRED TO FILE AN ANNUAL FINANCIAL DISCLOSURE
- THIS FORM BECOMES A **PUBLIC RECORD** ONCE SUBMITTED TO THE CITY CLERK'S OFFICE

**QUESTIONS?**

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