



CITY COMMISSION

AGENDA

CITY HALL COMMISSION CHAMBERS

300 W. Plant Street
Winter Garden, Florida

REGULAR MEETING

June 25, 2020

6:30 p.m.

CALL TO ORDER

Determination of a Quorum

Opening Invocation and Pledge of Allegiance

1. APPROVAL OF MINUTES

Regular Meeting Minutes – June 11, 2020

2. SECOND READING AND PUBLIC HEARING OF PROPOSED ORDINANCE

A. **Ordinance 20-23:** AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA, AMENDING AND REPLACING ORDINANCE 18-09 GENERALLY KNOWN AS THE WEST MARKET PCD PERTAINING TO THE 18.25 +/- ACRE PROPERTY GENERALLY LOCATED SOUTH OF WEST COLONIAL DRIVE, WEST OF SOUTH PARK AVENUE, AND NORTH OF SAND LIME ROAD; AMENDING THE WEST MARKET PCD TO ALLOW AN AUTOMOTIVE SERVICE CENTER AND BANK WITH DRIVE-THRU AS PERMITTED USES, AMENDING THE DEVELOPMENT PLAN AND OTHER DEVELOPMENT RESTRICTIONS; PROVIDING FOR NONSEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE – **Community Development Director Pash**

3. REGULAR BUSINESS

A. BOARD APPOINTMENTS: **Election Canvassing Board** – (2) Regular Members and (2) Alternate Members – **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, **July 9, 2020** at **6:30 p.m.** in City Hall Commission Chambers, 300 W. Plant Street, 1st floor

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.



CITY OF WINTER GARDEN

CITY COMMISSION REGULAR MEETING MINUTES

June 11, 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 L. Bennett – District 1

Bob Buchanan – District 2

Mark A. Maciel – District 3

Colin Sharman – District 4

Also Present: City Manager Mike Bollhoefer, City Attorney Dan Langley, City Clerk Angee Grimmage, Assistant City Manager of Administrative Services Frank Gilbert, Assistant City Manager of Public Services Jon Williams, Community Development Director Stephen Pash, Information Technology Director Chad Morrill, Finance Director Laura Zielonka, Fire Chief Matt McGrew and Police Chief Stephen Graham

1. **APPROVAL OF MINUTES**

Motion by Commissioner Buchanan to approve regular meeting minutes of May 28, 2020 as submitted. Seconded by Commissioner Bennett and carried unanimously 5-0.

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

Staff requested postponement of these items to a date uncertain.

Motion by Commissioner Sharman to POSTPONE Ordinances 19-26, 19-27, 19-28, 19-29 and 19-30 to a date uncertain. Seconded by Commissioner Maciel and carried unanimously 5-0.

- F. **Ordinance 20-19:** AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA, REZONING CERTAIN REAL PROPERTY GENERALLY DESCRIBED AS APPROXIMATELY 0.91 +/- ACRES OF LAND GENERALLY LOCATED AT 30 N PARK AVENUE AND S PARK AVENUE, NORTH OF WEST PLANT STREET, WEST OF N/S PARK AVENUE, AND SOUTH OF W BAY STREET, FROM R-2 (RESIDENTIAL) AND NZ (NO ZONING) TO PUD (PLANNED UNIT DEVELOPMENT); PROVIDING FOR CERTAIN PUD REQUIREMENTS AND DESCRIBING THE DEVELOPMENT AS THE 30 NORTH PARK PUD; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE

Staff requested postponement of this item to a date uncertain.

Motion by Commissioner Buchanan to POSTPONE Ordinance 20-19 to a date uncertain. Seconded by Commissioner Sharman and carried unanimously 5-0.

- G. **Ordinance 20-23:** AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA, AMENDING AND REPLACING ORDINANCE 18-09 GENERALLY KNOWN AS THE WEST MARKET PCD PERTAINING TO THE 18.25 +/- ACRE PROPERTY GENERALLY LOCATED SOUTH OF WEST COLONIAL DRIVE, WEST OF SOUTH PARK AVENUE, AND NORTH OF SAND LIME ROAD; AMENDING THE WEST MARKET PCD TO ALLOW AN AUTOMOTIVE SERVICE CENTER AND BANK WITH DRIVE-THRU AS PERMITTED USES, AMENDING THE

DEVELOPMENT PLAN AND OTHER DEVELOPMENT RESTRICTIONS; PROVIDING FOR NONSEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE

City Attorney Langley read Ordinance 20-23 by title only. Community Development Director Pash stated that this is a request to amend and replace Ordinance 18-09 for the West Market Planned Commercial Development (PCD). He noted that the proposed ordinance would allow an automotive center (Firestone) and one bank (Five Star Credit Union) which he indicated are within the permitted use. He further described the proposed improvements noting that the service center would be designed that all bays would be at the back of the building and not visible from State Road 50. All of the other design requirements are still in place on the PCD Ordinance. Staff recommends approval of Ordinance 20-23.

Commissioner Maciel disclosed that he would recuse himself from voting on this item due to conflict of interest.

Mayor Rees addressed cars serviced by the business and their proximity and locality to the building and there was discussion on the visibility of the cars.

Mayor Rees opened the public hearing; reading a dedicated phone number and instructions for the public's participation in this meeting.

John A. Benoit III, 461 Sand Lime Road, Winter Garden, Florida, shared history of his attending meetings regarding this property and spoke in opposition of this project noting that this is not a permitted use. He addressed the proximity of his property to the proposed project, lack of demand for another automotive center, blight in the area, potential harm to local businesses, and attention needed on State Road 50.

Mayor Rees noted that the City has spent a lot of time on the issue of State Road 50 in efforts to attract businesses.

Mayor Rees inquired about the back of the project and the buffers to protect the homes. **Community Development Director Pash** stated that there are additional buildings, noting that the proposed Firestone would be at the front of the property. There was discussion on the visibility of the other buildings to the homes in the area. **Commissioner Sharman** addressed the issue of future potential businesses that could go in the back portion of the development. **Mr. Pash** responded by noting that a Goodwill is under construction and there is nothing proposed for the other large lot. **Commissioner Bennett** inquired about the buffer between the facilities and the residential. **Mr. Pash** indicated that there would be large buffers and landscape.

Mr. Pash noted receiving a complaint regarding an unmaintained area near this project and staff is correcting the issue.

Commissioner Bennett noted the commercial zoning, future use of commercial and the required buffers. There was discussion on the buffers of fencing, landscaping, a pond and large distance between the homes and the project.

Mayor Rees closed the public hearing.

Commissioner Sharman addressed the current PCD and the options that the applicants now have with the current zoning. There was discussion on the current zoning not allowing a service center or a bank's drive-through. **Commissioner Sharman** noted that he was in favor of the bank with a drive-through but not the service center and wondered if the vote would be for the entire project.

Motion by Commissioner Sharman to approve Ordinance 20-23 with a change of deleting the permitted use of the one automotive service center with bay doors facing internally and not towards State Road 50 with the second reading and public hearing June 25, 2020. Seconded by Commissioner Buchanan and carried 4-0-1; Commissioner Maciel abstained.

3. **SECOND READING AND PUBLIC HEARING OF PROPOSED ORDINANCES**

- A. **Ordinance 19-47:** 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 0.58 ± ACRES LOCATED AT S PARK AVENUE, NORTH OF W PLANT STREET, WEST OF S PARK AVENUE, AND SOUTH OF W BAY STREET, FROM NO FUTURE LAND USE TO MEDIUM DENSITY RESIDENTIAL; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE
- B. **Ordinance 19-48:** 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 9TH 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

City Attorney Langley read Ordinances 19-47 and 19-48 by title only. Community Development Director Pash stated that this is an application to change the future land use on an approximately 0.58 ± acre property, from no future land use to medium density residential. He noted also a request to rezone 0.91 acres to Planned Unit Development (PUD). He described proposed improvements and noted that the ordinance has design guidelines, including minimum square footage, changed to 2,000 square feet as requested at the first reading.

Mayor Rees addressed this project's buffer and requested staff review good buffering materials to address visibility issues. Mr. Pash assured these are considerations during the site plan process. City Manager Bollhoefer acknowledged that the landscapers, in the audience, heard the discussion on the size of the trees.

Mayor Rees opened the public hearing; reading a dedicated phone number and instructions for the public's participation in this meeting. After waiting several minutes and receiving no public calls or comments, he closed the public hearing.

Motion by Commissioner Buchanan to adopt Ordinances 19-47 and 19-48. Seconded by Commissioner Maciel and Sharman simultaneously and carried unanimously 5-0.

- C. **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 9TH STREET, AND SOUTH OF BEARD ROAD FROM LOW DENSITY RESIDENTIAL TO COMMERCIAL; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE
- D. **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 9TH 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

City Attorney Langley read Ordinances 20-20 and 20-21 by title only. Community Development Director Pash apologized for a misstatement he realized only after reading the Planning and Zoning Board minutes. He informed that the vote by the Planning and Zoning Board was not unanimous, as previously stated in answer to Commissioner Sharman at the last meeting; there was one vote in opposition. Mr. Pash stated that this application requests changing the future land use from low-density residential to commercial for the approximately 6.01± acres. He noted that the request is also to rezone the property from R-1 to Planned Commercial Development (PCD) for a self-storage facility. He described the proposed changes and improvements. He informed of community meetings and questions raised about environmental impact; noting that this property is not being built within the wetlands and the conservation areas are being maintained. Staff recommends approval Ordinances 20-20 and 20-21.

City Manager Bollhoefer addressed an item mentioned in a previous meeting regarding the use of this property. He explained the reasoning for recommending this proposed use, noting location, proximity of the turnpike, nearby school, current area traffic and safer use from an environmental impact viewpoint.

Mayor Rees opened the public hearing; reading a dedicated phone number and instructions for the public's participation in this meeting.

Tom Hagen, 720 Sunburst Cove Lane, Winter Garden, Florida, voiced concerns about the property going from residential to commercial; he shared past history of changes seen there since 1995. He stated that this is a watershed area for Johns Lake and the Black Lake area. He spoke of nearby flooding, proximity of the wetland area, runoff, wildlife, environmental concerns, and stormwater drainage. He expressed that the change from low-density to commercial is not consistent with the plan and he is extremely opposed to the rezoning. He understands that this is a good use of the property but questions the need for more storage units in the area.

Allison Painter, 393 N. Lakeview Avenue, Winter Garden, Florida, questioned why build anything on that property; noting it could be used for a park. Mayor Rees responded that it could, but someone would need to buy it. Ms. Painter suggested the City buy it. Discussion ensued regarding Mr. Denmark as owner, its current residential zoning, and its quality for a suitable park not meeting the City's standard.

Phillip C. Hollis, Flagship Company Group, LLC, noted self-storage as the lowest trip generator on the narrow road. He informed that the wetlands are within a half mile but not on their property; wanting to ensure conversations were regarding the actual property. He addressed the noisy turnpike as being a bad neighbor and efforts made by Mr. Denmark to get a use for his property after the turnpike installation damaged it. He explained the property design, buffering from the turnpike, and the highest and best use of the land having the lowest total impact.

Mayor Rees closed the public hearing.

Commissioner Maciel inquired of community meetings and any discussions regarding the pros and cons for use of the property. Mr. Pash noted that the subject of the meetings related only to this use of the property and he described the process. Commissioner Maciel asked about any objections at the community meetings. Mr. Pash replied that they presented the same items and addressed environmental impact. Commissioner Maciel expressed understanding resident concerns, but noted that people own property and have property rights; the City could not deny those rights. He surmised that the storage is a better use than residential and trusts staff's judgement.

Commissioner Bennett noted that having grown up on Beulah Road, the narrow road has always been a concern and she feels the biggest impact is traffic and this would be the least impact on traffic for the residents.

Motion by Commissioner Maciel to adopt Ordinances 20-20 and 20-21, with staff recommendations. Seconded by Commissioner Sharman and carried unanimously 5-0.

4. **REGULAR BUSINESS**

A. Recommendation to approve SITE PLAN for 1905 Avalon Road (Belle Meade Commercial Outparcel 2)

Community Development Director Pash noted that this is the site plan for the Belle Meade Commercial property located at 1905 Avalon Road. He noted multiple reviews and approvals of the same proposed site plan, in 2008 and 2017, with the site plan approvals expiring and the owner submitting the same package. He described the project and related improvements. He noted the plans review and approval by the Development Review Committee (DRC). Staff recommends approval, subject to the DRC conditions.

Motion by Commissioner Buchanan to approve site plan for 1905 Avalon Road (Belle Meade Commercial Outparcel 2), subject to conditions. Seconded by Commissioner Sharman and carried unanimously 5-0.

B. Recommendation to approve Amendment No. 2 to Meter Replacement Services Agreement with Utility Solutions of America, Inc., through an existing piggy-back contract with the City of Callaway, Florida and authorize the issuance of purchase order to Core & Main for the purchase of the water meters, transmitters and lids for a total project cost of \$1,037,736.00 which includes a 5% contingency

Assistant City Manager of Public Services Williams noted that this project began back in 2016 replacing older radio-read water meters with automated Sensus Iperl water meters. Over 20,000 meters replaced to date leaving a balance of 6,903 to be completed. He shared that this phase of the project consists of replacing approximately 3,000 meters; the remaining balance in future years. Staff recommends approval of Amendment No.2 to the Meter Replacement Services Agreement with Utility Solutions of America, Inc. and authorize the issuance of a purchase order for meters, transmitters and lids. The total project cost is \$1,037,736.00, which includes a 5% contingency.

Commissioner Bennett inquired and affirmation noted that the replaced meters are paying for themselves.

Commissioner Sharman questioned the failure rate of the new meters. Mr. Williams responded that the failure rate is minimal as these meters come with a 20-year life expectancy. Commissioner Sharman asked about replacement under warranty. Mr.

Williams noted that the meters have no moving parts in them, which extends the life and accuracy of the meter. Commissioner Buchanan commented on some of the new meter reading system capabilities.

Motion by Commissioner Buchanan to approve Amendment No. 2 to Meter Replacement Services Agreement with Utility Solutions of America, Inc., through an existing piggy-back contract with the City of Callaway, Florida and authorize the issuance of purchase order to Core & Main for the purchase of the water meters, transmitters and lids for a total project cost of \$1,037,736.00 which includes a 5% contingency. Seconded by Commissioner Sharman and carried unanimously 5-0.

- C. Recommendation to approve awarding contract to TD Thomson, Inc. for embankment stabilization along Teacup Springs drainage canal in the amount of \$27,039.10, which includes a 10% contingency

Assistant City Manager of Public Services Williams noted that this project is for embankment stabilization along the Teacup Springs drainage canal. He noted erosion and issues in resident's back yards. He described the project area. Staff recommends approval to award the contract to TD Thomson, Inc. for a total cost of \$27,039.10, which includes a 10 % contingency.

Commissioner Bennett commented on the damage that this erosion has caused for some of the residents.

Motion by Commissioner Bennett to approve awarding contract to TD Thomson, Inc. for embankment stabilization along the Teacup Springs drainage canal, for an amount of \$27,039.10, which includes a 10% contingency. Seconded by Commissioner Sharman and carried unanimously 5-0.

- D. Discussion on Saturday's Event in front of City Hall

City Manager Bollhoefer spoke of tough and trying times, marking 2020 as a year no one will ever forget, and spoke of issues of divisiveness in our City and in our Country. He shared that staff has been meeting with the Pastors and other groups in East Winter Garden regarding these issues and informed of a rally outside of City Hall on Saturday morning, from 11:00 a.m. to 2:00 p.m. The idea of the rally is for positive change and bringing people together and is the beginning of an ongoing process we are starting on a positive note. He shared conversations held with the community on their feelings toward the Police. Mr. Bollhoefer indicated that he and Police Chief Graham would meet periodically with the community to make substantive change. Mr. Bollhoefer noted efforts to follow, expanding into other government agencies, focusing primarily on Police relations at this time. He informed of meeting with other groups as well as those outside of East Winter Garden in an effort to be more inclusive.

Mr. Bollhoefer invited the City Commission to Saturday's rally; noting that he anticipates a peaceful rally, but cautioned that outsiders have tried infiltrating these kinds of meetings with ill intent. He reiterated that this is the first step to making positive change and recognized Pastor Xerxes Snell to address the City Commission on this topic.

Pastor Xerxes Snell introduced himself as Pastor of the Ninth Street Church of Christ in East Winter Garden, and noted Pastor Stephenson needed to leave for another engagement. Pastor Snell explained the intent of the rally as an effort to bring about peace and solidarity; this is a peace march, unifying and praying for our City and our nation. He spoke of making new friends and restoration of some relationships that may have been broken. He informed that T-shirts promoting #WinterGardenUnited were available.

City Manager Bollhoefer emphasized that this is not a one-time rally, because there is needed healing and needed change. This is the beginning of the process to make substantive change in the community.

Marlene Jefferson, 14750 Woodard Cove Court, Winter Garden, Florida, shared her history of being born and raised in Winter Garden, and her work experience with the Department of Corrections and Juvenile Justice after 34 years for the State of Florida. She expressed her anticipation of the rally and expressed that change is coming and she would like to be a part of it.

5. **MATTERS FROM PUBLIC**

Mayor Rees opened the public hearing; reading a dedicated phone number and instructions for the public's participation in this meeting.

Joseph Richardson, 220 N. Highland Avenue, Winter Garden, Florida, spoke of recent protest events after the murder of George Floyd, increased awareness of issues, and tangible steps to address racial injustice and inequity. He requested that Winter Garden take positive steps for a solution, quoted ethnic statistics, and noted details of a pledge from My Brother's Keeper Alliance.

Adam Hartnett, 341 E. Maple Street, Winter Garden, Florida, spoke in support of the My Brother's Keeper Alliance and Winter Garden taking that Pledge. He shared that he is a part of the Freedom for Florida Alliance and stands in solidarity with the Black Lives Matter movement. He addressed and read excerpts from a demand letter he indicated previously sending by e-mail to the City.

Heather Gantt, 10120 Fox Meadow Trail, Winter Garden, Florida, noted she also wished to address the My Brother's Keeper Alliance. She shared family history, spoke of their service to the Armed Forces, the Planning and Zoning Board, and a group called Rise Conversations on Race and Unity. She spoke historic racial segregation, the need to heal wounds of our

history and efforts to address the issues. She requested the City take the pledge to review Police use of force policies in Winter Garden.

James L. Hall, 375 Grove Court, Winter Garden, Florida, shared history of his attendance to City Commission meetings, 20+ years as a resident, and noted that in the last few years, under Police Chief Graham, a diversity of experience with newly hired Police Officers. He expressed that he believes the City has one of the best Police forces in the community and supports Police Chief Graham and all of the men and women on the force.

Allison Painter, 393 N. Lakeview Avenue, Winter Garden, Florida, spoke of Fourth of July fireworks, the need for something to bring our country together, and suggested controlling attendance by making it a ticketed event. Ms. Painter also requested repair of the road near her home and the need for addressing nearby traffic speed. She spoke in favor of the City's Police department, noting that she feels they are one of the best in the state. She expressed that all lives matter regardless of color, as all are the same in God's eyes.

Mayor Rees closed the public hearing.

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

7. **MATTERS FROM CITY MANAGER**

Fireworks

City Manager Bollhoefer addressed the issue of fireworks, surrounding communities having or cancelling events, crowding, related safety concerns and what would be in the best interest of the City. He indicated that staff feels it would be prudent to delay fireworks this year. He spoke of the cancellation of events like the kid's parade and the pancake breakfast; noting that the City possibly replace these functions with a parade and old fashion band for an old fashion Fourth of July. Discussed were ideas for events with smaller attendance in the downtown area. Mayor Rees voiced that it would be great to have fireworks just for Winter Garden residents, but there would be no way of controlling attendance. City Manager Bollhoefer stated that staff recommends cancellation.

Motion by Commissioner Buchanan to cancel fireworks until further notice. Seconded by Commissioner Maciel and carried unanimously 5-0.

Update on City Programs

City Manager Bollhoefer gave an update on City programs and indicated that the City is following the Governor's lead on reopening. He reported that the City is cautiously moving forward with reopening, but noted there have been reports of a spike in Coronavirus cases. He stated that the City is trying to do a very good job of managing it and keeping everything going.

8. **MATTERS FROM MAYOR AND COMMISSIONERS**

Commissioner Bennett noted that in these trying times we are a community, all doing the best we can. She spoke of our merchants, first responders and citizens and expressed appreciation for living in Winter Garden.

Commissioner Maciel thanked everyone for attending the meeting and shared that discussions are happening on everything mentioned at this meeting. He stressed that the City Manager and himself are hearing the conversations. Happenings in East Winter Garden and the African American Community were at the top of the City's list long before the current events with the George Floyd issue pushed the City's efforts into overdrive. He shared his interactions with local pastors after the event and information from them that things were quiet here. He thanked the non-profits and churches conversing with the young people revealing an understanding of why there is animosity and upset, and encouraging them to keep things peaceful as opposed to what is happening in other communities. He shared a conversation he had with the pastors and Police Chief Graham; noting that Police Chief Graham acknowledged there are issues, law enforcement has to change, and are happy to stand with you. Commissioner Maciel expressed that the City is on top of this issue, not giving the City a pat on the back, but wanted the community to know that this is top on our list.

Commissioner Sharman noted that he would also yield his time to others.

Mayor Rees offered his time and recognized Destiny Jones for additional public comments.

Destiny Jones, 341 E. Maple Street, Winter Garden, Florida, expressed her disappointment in the City of Winter Garden and stated she felt statements were empty. She shared about past community interactions with the police, her feelings on not feeling safe, and expressed that Winter Garden is not okay as well as the country is not okay. She noted that all lives should matter but they do not. She offered that if we really want to celebrate something as a community, remember that African Americans were not free on the Fourth of July and suggested Juneteenth as a day to celebrate everyone actually being free.

Mayor Rees thanked Ms. Jones for her expressions and himself expressed that these are trying times and hopefully we will put our faith in the Good Lord and try to work this out together.

The meeting adjourned at 7:51 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: June 18, 2020 **Meeting Date:** June 25, 2020

Subject: **14180 thru 14234 W. Colonial Drive (PCD Amendment)**

Ordinance 20-23

PARCEL ID # 27-22-27-9140-00-005, 00-002, 01-000, 02-000, 03-000, 04-000, 05-000, 06-000, and 00-001

Issue: The applicant is requesting a PCD Amendment for property located at 14180 thru 14234 W. Colonial Drive.

Discussion: The applicant is requesting approval of a PCD Amendment for the +/- 18.25 acre subject property, which is the West Market PCD, to add an automotive service center and bank with drive-thru to the list of approved uses and an additional Lot 4b which will require a lot split or replat in the future. (See attached Staff Report). On the first reading of Ordinance 20-23 the City Commission motioned for the removal of the automotive service center from the allowable uses, but keeping the bank with drive-thru. The ordinance has been revised to reflect those changes. The proposed PCD Amendment is consistent with the City's Comprehensive Plan and the City's Code of Ordinances.

Recommended Action:

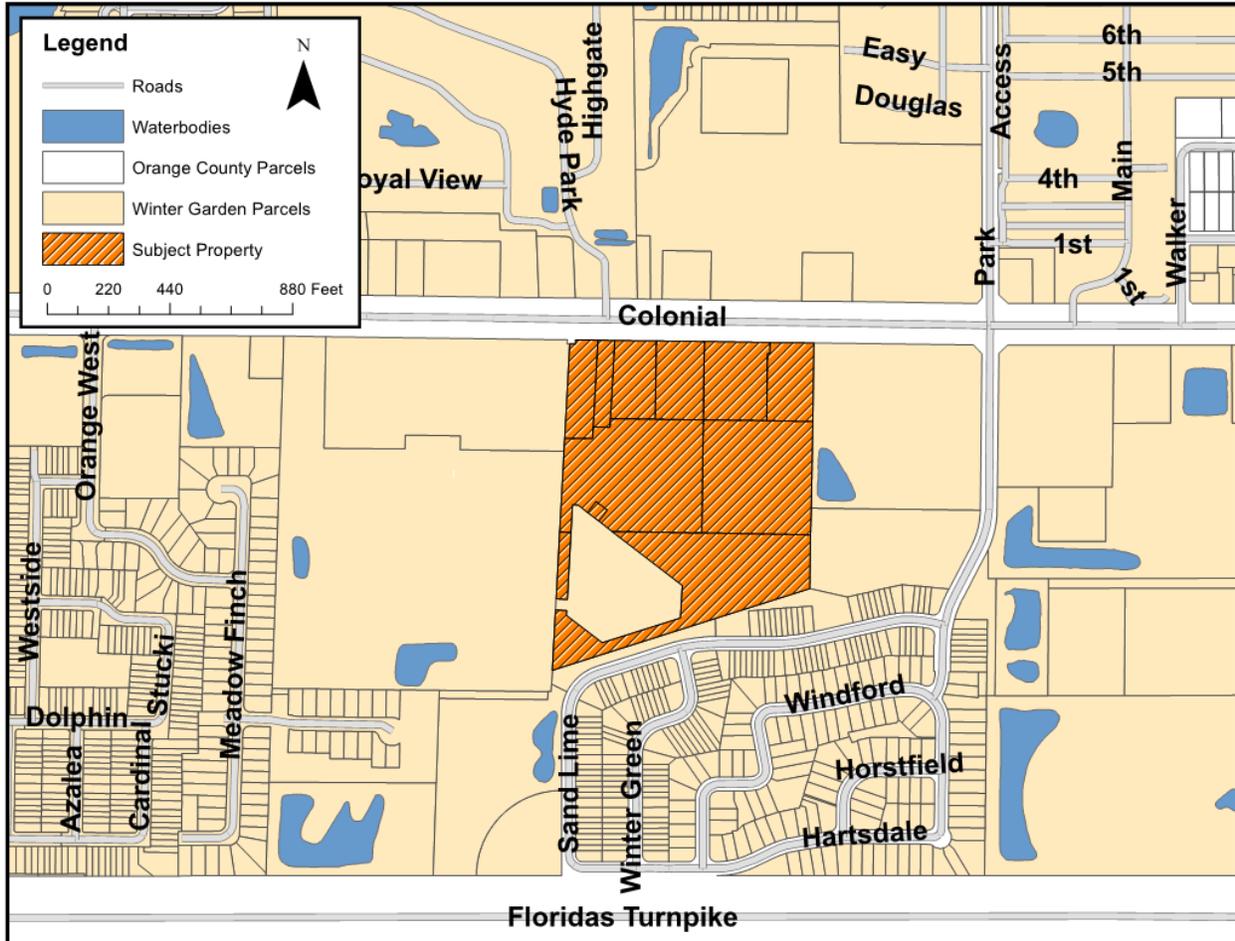
Staff recommends approval of Ordinance 20-23.

Attachment(s)/References:

Location Map
Ordinance 20-23
Staff Report

LOCATION MAP

14180 thru 14234 W. Colonial Drive
PCD Amendment



ORDINANCE 20-23

AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA, AMENDING AND REPLACING ORDINANCE 18-09 GENERALLY KNOWN AS THE WEST MARKET PCD PERTAINING TO THE 18.25 +/- ACRE PROPERTY GENERALLY LOCATED SOUTH OF WEST COLONIAL DRIVE, WEST OF SOUTH PARK AVENUE, AND NORTH OF SAND LIME ROAD; AMENDING THE WEST MARKET PCD TO ALLOW AN AUTOMOTIVE SERVICE CENTER AND BANK WITH DRIVE-THRU AS PERMITTED USES, AMENDING THE DEVELOPMENT PLAN AND OTHER DEVELOPMENT RESTRICTIONS; PROVIDING FOR NON-SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on February 22, 2018 the City Commission of the City of Winter Garden approved Ordinance 18-09, which rezoned approximately 18.25 ± acres located at 14120 W. Colonial Drive generally located south of W. Colonial Drive, west of S. Park Avenue, and north of Sand Lime Road from C-2 (Arterial Commercial District) to PCD (Planned Commercial Development), therefore; and

WHEREAS, the owner(s) of the Property have requested to amend the approved PCD by repealing and replacing Ordinance 18-09 with this Ordinance, including the amended PCD requirements identified herein; and

WHEREAS, the permitted uses of a bank with drive-thru is being added to the PCD (Planned Commercial Development) along with a replacement development plan attached as Exhibit "B"; and

WHEREAS, at the first reading and public hearing on this Ordinance occurring on June 11, 2020, the City Commission determined that the applicant's request to add an automotive service center as a permitted use was not appropriate; this Ordinance was amended after the 1st reading and before the 2nd reading and public hearing to remove the requested automotive service center as a permitted use; the inclusion of the automotive service center in the title of this ordinance does not approve such use; and

WHEREAS, for reference, the provisions underlined in Sections 1 and 2 of this Ordinance are showing additional language added that did not exist in Ordinance 18-09; 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 PCD amendment 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, PCD Ordinance 18-09 is hereby repealed and replaced with this Ordinance. The Property is zoned PCD (Planned Commercial Development) and development of the Property is 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 and comply with the standards outlined in Chapter 118 Article IX and X regarding the West State Road 50 Overlay Commercial Development Standards. 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, floor area ratio, architectural design criteria, architectural review, and signage 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 a dynamic commercial center for commerce and social activity while also providing an aesthetically pleasing and pedestrian oriented development. Due to constraints in traffic at the proposed location, permitted and special exception uses will be established to maintain a safe, well developed project that enhances and supports the City and its citizens without causing distress on the local businesses and roads.
- c) Development Plan. The Property shall be developed in substantial conformance with the Development Plan attached hereto as Exhibit “B”. Should any conflict exist between this Ordinance and the Development Plan attached hereto as Exhibit “B”, then the standards and conditions established by this Ordinance shall control to the extent of the conflict.
- d) Permitted Uses. The following uses and structures are permitted on the Property:
 - i. Retail
 - ii. One (1) bank with drive-thru
 - iii. Office
 - iv. Hotels
 - v. Two (2) restaurants with drive-thru facility
 - vi. Sit-down Restaurants
 - vii. Veterinary/Grooming Services without overnight boarding services
 - viii. Personal Services
 - ix. Entertainment and Recreational uses
 - x. Specialty Grocery Store
 - i. Specialty is defined as a store with a niche in health, community, and majority of goods serviced by local distribution and sustainably sourced.

Store must be predominately produce and cater to the local community.

e) Special Exceptions:

- i. Preschools and Day Care
- ii. Public Facilities

f) 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:

- i. Any use prohibited in the C-2 Zoning Districts not specifically outlined under the Permitted or Special Exception Uses.
- ii. 24-hour businesses or businesses that extend past the hours between 2am and 5am.
- iii. Industrial Activities
- iv. Churches
- v. Crematories/Funeral Homes
- vi. Automobile, motorcycle, recreational vehicle or boat sales, rental, storage, painting, service or repair or any combination thereof.
- vii. Outdoor Displays, Sale and/or Storage not specifically outlined under Permitted or Special Exceptions Uses.
- viii. Billboard
- ix. Adult entertainment
- x. Adult or pornographic book, magazine, video and novelty stores or sales.
- xi. Pawn shop
- xii. Tattoo or body art establishments

SECTION 2: Staff Conditions

- a. The Owner is responsible for meeting all provisions of ADA and Florida Accessibility Code.
- b. All work shall conform to City of Winter Garden standards and specifications.
- c. Fencing, if proposed, shall meet all City requirements for height, type, etc. Chain link fencing shall be vinyl coated per Code. All construction shall conform to City of Winter Garden Standards, Specifications and Ordinances.
- d. 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.
- e. The Contractor is responsible for the notification, location and protection of all utilities that may exist within the project limits.
- f. 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.

- g. 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 (minimum site inspection fee is \$500.00).

SECTION 3: *General Requirements*

- a. **Land Development Approvals and Permits** – This Ordinance does not require the City to issue any permits 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.
- d. **Violation** - A violation of this Ordinance is considered a violation of the City of Winter Garden Code of Ordinances and of zoning of the Property.

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: *Repeal and Replace.* This Ordinance repeals and replaces Ordinance 18-09.

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

reading.

FIRST READING AND PUBLIC HEARING: June 11 _____ , 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"

LEGAL DESCRIPTION

PARCEL ID's#: 27-22-27-9140-00-005, 27-22-27-9140-00-002, 27-22-27-9140-01-000, 27-22-27-9140-02-000, 27-22-27-9140-03-000, 27-22-27-9140-04-000, 27-22-27-9140-05-000, 27-22-27-9140-06-000, and 27-22-27-9140-00-001

DESCRIPTION:

PARCEL 1:

A PORTION OF THE NORTHEAST ¼ OF SECTION 27, TOWNSHIP 22 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 27, THENCE NORTH 89 DEGREES 21' 38" WEST ALONG THE NORTH LINE OF THE NORTHEAST ¼ OF SAID SECTION 27, A DISTANCE OF 635.74 FEET; THENCE DEPARTING SAID NORTH LINE, SOUTH 00 DEGREES 49' 03" WEST A DISTANCE OF 75.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF STATE ROAD 50, THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE SOUTH 00 DEGREES 49'03" WEST A DISTANCE OF 881.73 FEET TO A POINT OF THE NORTHERLY BOUNDARY OF VILLAGE GROVE PHASE ONE, ACCORDING TO THE PLANT RECORDED IN PLAT BOOK 12, PAGE 113, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE ALONG SAID NORTHERLY BOUNDARY AND NORTHERLY LINE OF VILLAGE GRAVE PHASE TWO, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 14, PAGES 15 AND 16, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; A DISTANCE OF 964.46 FEET; THENCE NORTH 02 DEGREES 41'16" EAST A DISTANCE OF 1187.41 FEET TO THE SOUTHERLY RIGHT OF WAY OF STATE ROAD 50; THENCE SOUTH 89 DEGREES 21' 38" EAST ALONG SAID SOUTHERLY RIGHT OF WAY A DISTANCE OF 875.28 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THAT PORTION CONVEYED TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION BY VIRTUE OF WARRANTY DEED RECORDED AUGUST 8, 2006 IN OFFICIAL RECORDS BOOK 8794, PAGE 4314, DESCRIBED AS FOLLOWS:

COMMENCE AT A 6-INCH CONCRETE MONUMENT WITHOUT IDENTIFICATION AS SHOWN ON FLORIDA DEPARTMENT OF NATURAL RESOURCES CERTIFIED CORNER RECORD DOCUMENT NO.070974 MARKING THE SOUTHEAST CORNER OF THE NORTHEAST ¼ OF SECTION 27, TOWNSHIP 22 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA; THENCE RUN NORTH 00 DEGREES 33'36" EAST ALONG THE EAST LINE OF SAID NORTHEAST ¼ OF SECTION 27 A DISTANCE OF 2666.28 FEET TO THE NORTHEAST CORNER OF SAID NORTHEAST ¼ OF SECTION 27; THENCE DEPARTING SAID EAST LINE OF THE NORTHEAST ¼ OF SECTION 27, RUN NORTH 00 DEGREES 07' 46" WEST ALONG THE EAST LINE OF THE SOUTHEAST ¼ OF SECTION 22, TOWNSHIP 22 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA A DISTANCE OF 1.71 FEET TO A

POINT ON THE CENTERLINE OF SURVEY OF STATE ROAD 50 AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 75050, FINANCIAL PROJECT NO. 410983 1, SAID POINT ALSO BEING A POINT ON A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 68,754.94 FEET AND A CHORD BEARING OF NORTH 89 DEGREES 25' 27" WEST; THENCE FROM A TANGENT BEARING OF NORTH 89 DEGREES 37' 36" WEST, RUN WESTERLY ALONG SAID CENTERLINE OF SURVEY AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00 DEGREES 24' 16" A DISTANCE OF 485.45 FEET TO THE POINT OF TANGENCY, SAID POINT ALSO BEING A POINT ON THE NORTH LINE OF THE AFORESAID NORTHEAST ¼ OF SECTION 27; THENCE RUN NORTH 89 DEGREES 13' 19" WEST ALONG SAID CENTERLINE OF SURVEY AND ALONG SAID NORTH LINE A DISTANCE OF 780.34 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST ¼ OF SAID NORTHEAST ¼ OF SECTION 27; THENCE DEPARTING SAID CENTERLINE OF SURVEY AND SAID NORTH LINE, RUN SOUTH 01 DEGREES 14' 52" WEST ALONG SAID EAST LINE A DISTANCE OF 75.00 FEET TO A POINT ON THE EXISTING SOUTH RIGHT OF WAY LINE OF AFORESAID STATE ROAD 50 AS SHOWN ON THE AFORESAID RIGHT OF WAY MAP; THENCE DEPARTING SAID EAST LINE, RUN NORTH 89 DEGREES 13' 19" WEST ALONG SAID EXISTING SOUTH RIGHT OF WAY LINE OF STATE ROAD 50 A DISTANCE OF 242.47 FEET; THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE OF STATE ROAD 50, RUN SOUTH 03 DEGREES 07' 51" WEST A DISTANCE OF 930.83 FEET FOR A POINT OF BEGINNING; THENCE RUN SOUTH 86 DEGREES 52' 09" EAST A DISTANCE OF 40.00 FEET; THENCE RUN NORTH 03 DEGREES 07' 51" EAST A DISTANCE OF 340.68 FEET; THENCE RUN SOUTH 86 DEGREES 52' 09" EAST A DISTANCE OF 20.00 FEET; THENCE RUN SOUTH 52 DEGREES 12' 58" EAST A DISTANCE OF 472.98 FEET; THENCE RUN SOUTH 03 DEGREES 07' 51" WEST A DISTANCE OF 116.01 FEET; THENCE RUN SOUTH 72 DEGREES 25' 21" WEST A DISTANCE OF 295.12 FEET; THENCE RUN NORTH 52 DEGREES 29' 11" WEST A DISTANCE OF 161.19 FEET; THENCE RUN NORTH 03 DEGREES 07' 51" EAST A DISTANCE OF 17.59 FEET; THENCE RUN NORTH 86 DEGREES 52' 09" WEST A DISTANCE OF 40.00 FEET; THENCE RUN NORTH 03 DEGREES 07' 51" EAST A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT THAT PORTION CONVEYED TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION BY VIRTUE OF WARRANTY DEED RECORDED AUGUST 8, 2006 IN OFFICIAL RECORDS BOOK 8794, PAGE 4374, DESCRIBED AS FOLLOWS:

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Containing 18.25 acres, more or less.

Exhibit "B"

Development Plan

West Market Planned Commercial Development

Design Standards

Winter Garden, Florida

December 7, 2017

Revised May 21, 2020

Prepared by:

**Cuhaci & Peterson, Architects
1925 Prospect Avenue
Orlando, Florida 32814
C-P Project # 2170391**

Prepared for:

**Gardenia Plaza, LLC
12200 West Colonial Dr
Suite 303
Winter Garden, Florida 34787**

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West Market

I. Purpose & Intent

The following development standards and design treatments are intended to establish aesthetic requirements for the Planned Commercial Development called "West Market". Located at 14120 W. Colonial Drive in Winter Garden, Florida. West Market is a mix of retail, restaurant, office, and grocery uses intended to attract customers from the City of Winter Garden as well as Orange County and surrounding areas.

The intent of the West Market Design Standards is to create and maintain a positive ambience and identity by providing for architectural and site design treatments that will enhance and improve upon the typical appearance of a retail shopping center.



Figure 1 - Vicinity Plan

II. Applicable Codes

In addition to the West Market Design Standards, all buildings must conform to the current Florida Building Code standards and comply with the Winter Garden, FL Code of Ordinances Article IX West State Road 50 Overlay Commercial Development Standards, unless otherwise noted herein or in PCD Ordinance 17-17.

III. Architectural Character Design Criteria

The overall commercial architectural design of the buildings in West Market will substantially comply with a Florida vernacular architectural style. Final elevations associated with specific site plans will be subject to change by the end user provided the architectural theme is consistent, the standard of quality is maintained, the architectural standards are achieved, and the design is approved by the City.

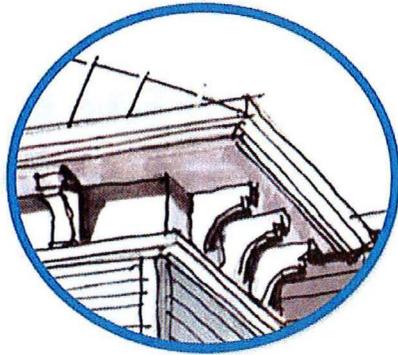
A consistent and compatible standard will be applied to the buildings in the PCD. The following outline of massing, finishes, treatments, colors and use of materials are representative of a theme and a level of quality to be maintained throughout the development. Distinctive and Unique designs are permissible provided the design is not conspicuous within the context of the overall development and helps achieve the overall cohesive style.

All architectural elevations are subject to review and approved by City staff prior to Plan Approval, and there should be consistency between all developments in terms of design style and quality.

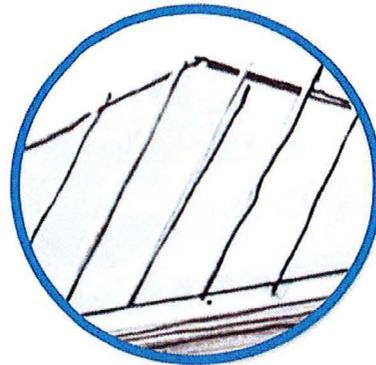


Figure 2 - Vernacular Example – Grocery

VERNACULAR EXAMPLES - ELEMENTS



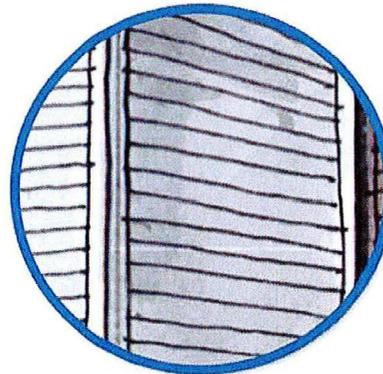
CORNICE WITH BRACKETS



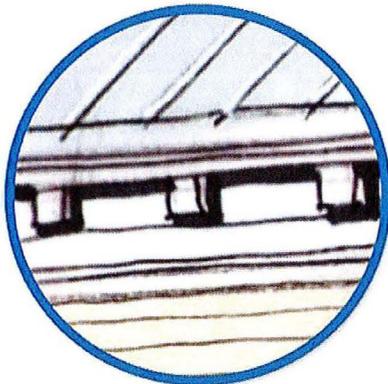
STANDING SEAM METAL ROOF



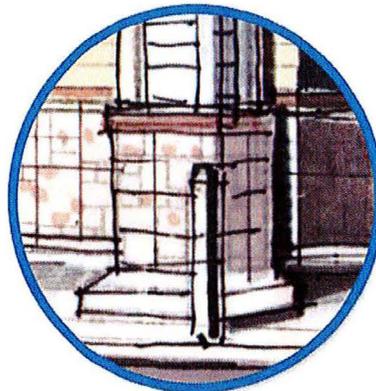
AWNINGS ABOVE GLAZING



SIDING AND TRIM



DECORATIVE TRIM



MASONRY WAINSCOT

III.A. Massing & Articulation

A. The building facades that are visible to pedestrians and/or vehicles along major internal and external circulation routes are required to have architectural variation that is consistent with the Florida Vernacular Style (similar to that depicted in Figure 2). Examples of Florida vernacular style elements include, but are not limited to the following:

- ❖ Cornices
- ❖ Brackets
- ❖ Awnings above glazing
- ❖ Colonnades
- ❖ Contrasting Masonry Base
- ❖ Sloped Roofs
- ❖ Multi-pitched roofs
- ❖ Porticoes
- ❖ Pilasters
- ❖ Columns
- ❖ Gables
- ❖ Siding and Trim
- ❖ Metal Roofs
- ❖ Porches



Figure 4 - Example – Small Retail

B. All buildings should have elements to relieve the sense of a solid monolithic mass and that complement the scale of the surrounding structures and the proposed building. Buildings should be designed to have façade features on multiple planes.

C. Building facades along major circulation routes shall not have a blank, uninterrupted length that exceeds 100 lineal feet without including at least two of the following:

- ❖ Pilasters
- ❖ Canopies
- ❖ Colonnades
- ❖ Varying Rooflines
- ❖ Trellis with vines
- ❖ Columns
- ❖ Arcades
- ❖ Dormers
- ❖ Balconies
- ❖ Defined Entryways

D. Architectural design details and window treatments will be utilized to unify all sides of the buildings. Integration of canopies is required to promote a human scale at the entrance and to create visually appealing points of entry that shield visitors from the sun and rain.

III.B. Building Materials and Theming

A. A consistent architectural theme (as depicted in Figure 3) will be utilized to unify the development, including complimentary colors, finished materials and textures.

B. Predominant exterior building materials shall be of high quality materials including, but not limited to the following:

- ❖ Stucco
- ❖ Fiber-cement board siding
- ❖ Veneer brick or thin brick

C. Predominant roofing style shall be comprised of the following:

- ❖ Parapets with cornices
- ❖ Standing seam metal
- ❖ Standing seam metal shake
- ❖ Architectural shingles

D. Prohibited exterior building materials include the following:

- ❖ Smooth faced concrete block
- ❖ Unfinished tilt-up concrete panels
- ❖ Prefabricated steel panels

E. Prohibited roofing materials include the following:

- ❖ Barrel tile
- ❖ 3-Tab shingles

F. Rear and side façade materials shall be of materials consistent with that of the primary façade; use of inferior or lesser quality materials shall be prohibited.

G. Store fronts: False window and door openings defined by frames, sills and lintels, are permitted only when actual doors and windows are not feasible because of the interior use of the building.

- H. Building colors shall be drawn from a light color palette; the color chip shall be submitted to the City for approval. No fluorescent colors are permitted. The use of black, grey, primary and/or secondary colors are prohibited as the predominant exterior building color.
- I. Flat roofs must be screened by a parapet wall finished by a cornice or other architectural detail.



Figure 5 – Example - Outparcel



Figure 6 – Example - Outparcel

III.C. Roof Treatments

- A. Rooftop equipment shall be concealed from public view or located such that the equipment is not visible from public streets or from the parking lot.
- B. In grocery applications only, where the height of the refrigeration equipment, and compressors is such that it becomes impractical to screen the equipment with parapets, equipment screening may be used in lieu of parapets. Mechanical screening may be achieved with materials that do not comprise a parapet provided the height of the screening is equivalent to the height of the equipment and the materials are compatible with the architectural vernacular of the complex. Acceptable screening materials include those noted in section III.B.B. and shall have a cornice similar to that of the parapet walls of the building.
- C. Rooftop parapets shall feature three-dimensional cornice or stylistically appropriate bracketry. Bracketry not incorporated as part of a cornice or frieze will only be permitted in conjunction with a soffit overhang at pitched roof conditions.

III.C. Building Projections & Entryways

- A. Building exteriors will provide shelter from sun and rain. Awnings and overhangs will be provided for pedestrian walkways.
- B. Primary pedestrian entrances will be clearly expressed and be recessed by a sheltering element. This element will preferably be a porch with columns, but elements such as awnings, arcades, and/or porticos may be considered if they achieve the overall intent of these architectural design standards. The minimum height and the maximum depth of these elements shall be 8'.

III.D. Building Orientation & Site Design

- A. Buildings shall be oriented in a manner that will promote and strengthen pedestrian activity. All buildings shall provide sidewalks, with all buildings oriented towards W. Colonial Drive, with pedestrian connectivity throughout the development.
- B. Parking areas shall not visually and physically dominate the road frontages. Parallel to the front face of the building, there shall be no more than two rows (one on either side of an access drive) of angled or 90 degree parking between the front building façade and the adjacent right-of-way.
- C. Parking areas shall provide dedicated pedestrian pathways to primary and secondary building entrances. Pedestrians must also be provided dedicated pathways to adjacent properties.
- D. Site furnishings such as benches, trash receptacles, and bicycle parking facilities shall also be provided on site.

IV. Utilities and Equipment

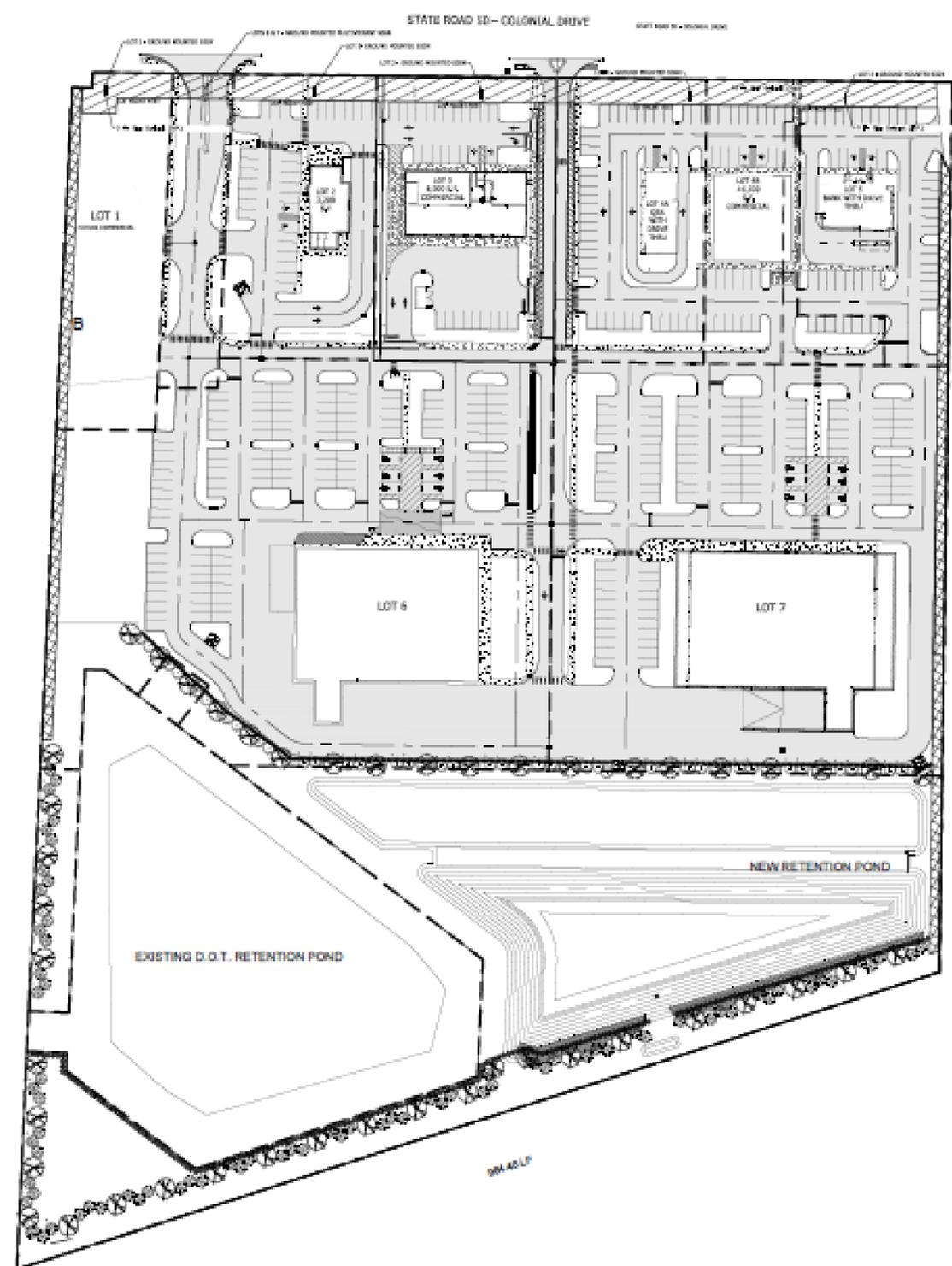
- A. All utility equipment must be properly screened with walls and/or landscaping. All loading docks and loading areas must be screened from public view with appropriate screen walls, which are architecturally integrated with the main structure.

V. Lighting

- A. Lighting shall be placed or shielded so as not to cause glare, and the placement, intensity, style and direction of lighting shall not create a hazard to vehicular traffic.
- B. Lighting will comply with the design standards, requirements, and regulations pertaining to specified commercial corridors within City of Winter Garden in accordance with Chapter 118, Article X, Division 4.
- C. Poles, globes, and other light fixtures that are of a high design quality are required and shall be consistent with the overall building architecture. Lighting shall not be directly attached to a canopy, or awning without staff review and approval.

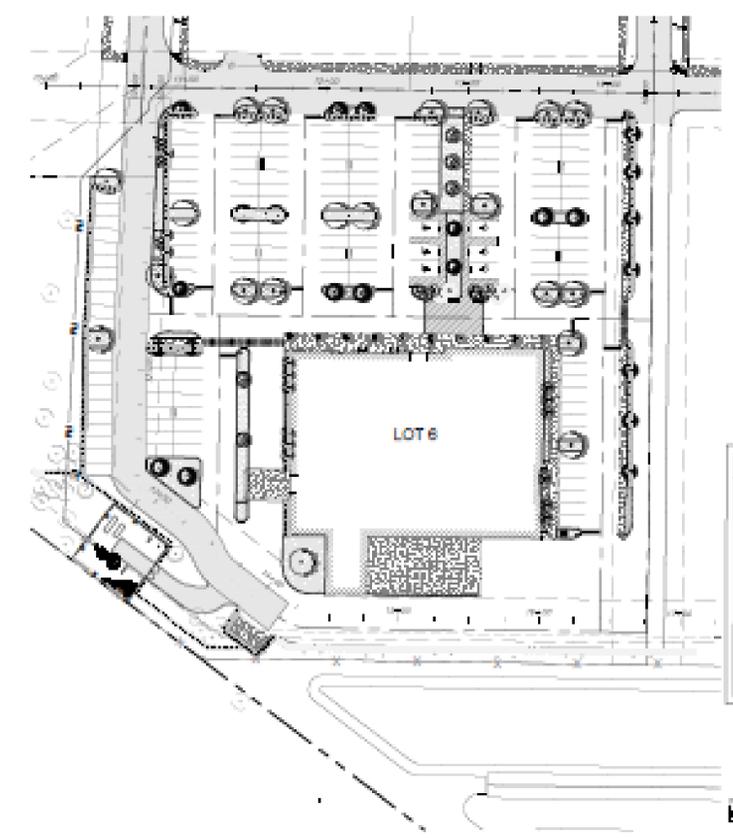


1:100 SCALE

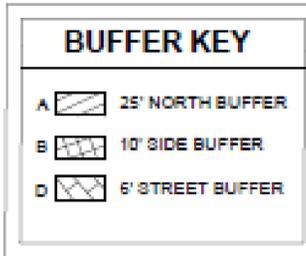


PROJECT LANDSCAPE / BUFFER MASTER PLAN
 SEE SHEET L101 FOR BUFFER DETAILS AND PROPOSED PLANT QUANTITIES
 AND SHEET L103 FOR THE MASTER RETENTION POND PLANTING DETAILS.

0:000000



TYPICAL INTERIOR PARCEL LANDSCAPE CONCEPT
 PER SECTION 118-1521-1530 OF THE WINTER GARDEN CODE OF ORDINANCES.



SYM	ABV	COMMON NAME
⊗	LI	LIVE OAK
⊙	LI	CRAPPE MYRTLE
⊕	LI	TREE FERN LANTANA
⊖	LI	SMALL PALM
⊗	LI	COCCO
⊙	LI	SWART ANJELIM
⊕	LI	LINDO
⊖	LI	CORONADO
⊗	LI	ARABIC JASMINE
⊙	LI	
⊕	LI	
⊖	LI	

NOTE: ALL BUFFER CONOPY TREES SHALL BE A MINIMUM OF 3 INCHES IN CALIPER AND 12 - 15 FEET IN HEIGHT. ALL HEDGES SHALL BE 36 INCHES IN HEIGHT AT INSTALLATION AND BE FULLY OPAQUE WITHIN ONE YEARS AFTER INSTALLATION.

DISCLAIMER

THIS SHEET ILLUSTRATES THE GENERAL INTENT OF THE SUBSEQUENT SHEET APPLICABLE TO THE SITE, AND SHALL BE USED IN CONJUNCTION WITH THE MASTER PLAN. THE USER IS SUBJECT TO ALL APPLICABLE ORDINANCES, RULES AND REGULATIONS. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

OW Connelly & Wicker Inc.
 Planning • Engineering • Landscape Architecture
 1500 NORTH CHANCE AVE., SUITE 210 WINTER PARK, FLORIDA 32789
 (407) 261-3100 FAX (407) 261-3009 www.oww.com
 C.A. NUMBER: 3650 L.A. NUMBER: LC20000311

Project No.	17-04-0007
Designed MCH	Drawn DTM
Checked MCH	Scale
Date	12-04-2017
Scale	N.T.S.
Sheet	L100

LANDSCAPE MASTER PLAN

WEST MARKET PCD
WINTER GARDEN, FL
GARDENIA PLAZA, LLC

OW Connelly & Wicker Inc.
 1500 North Chance Ave., Suite 210
 Winter Park, Florida 32789
 (407) 261-3100
 www.oww.com

Project No: 17-04-0007
 Designed MCH
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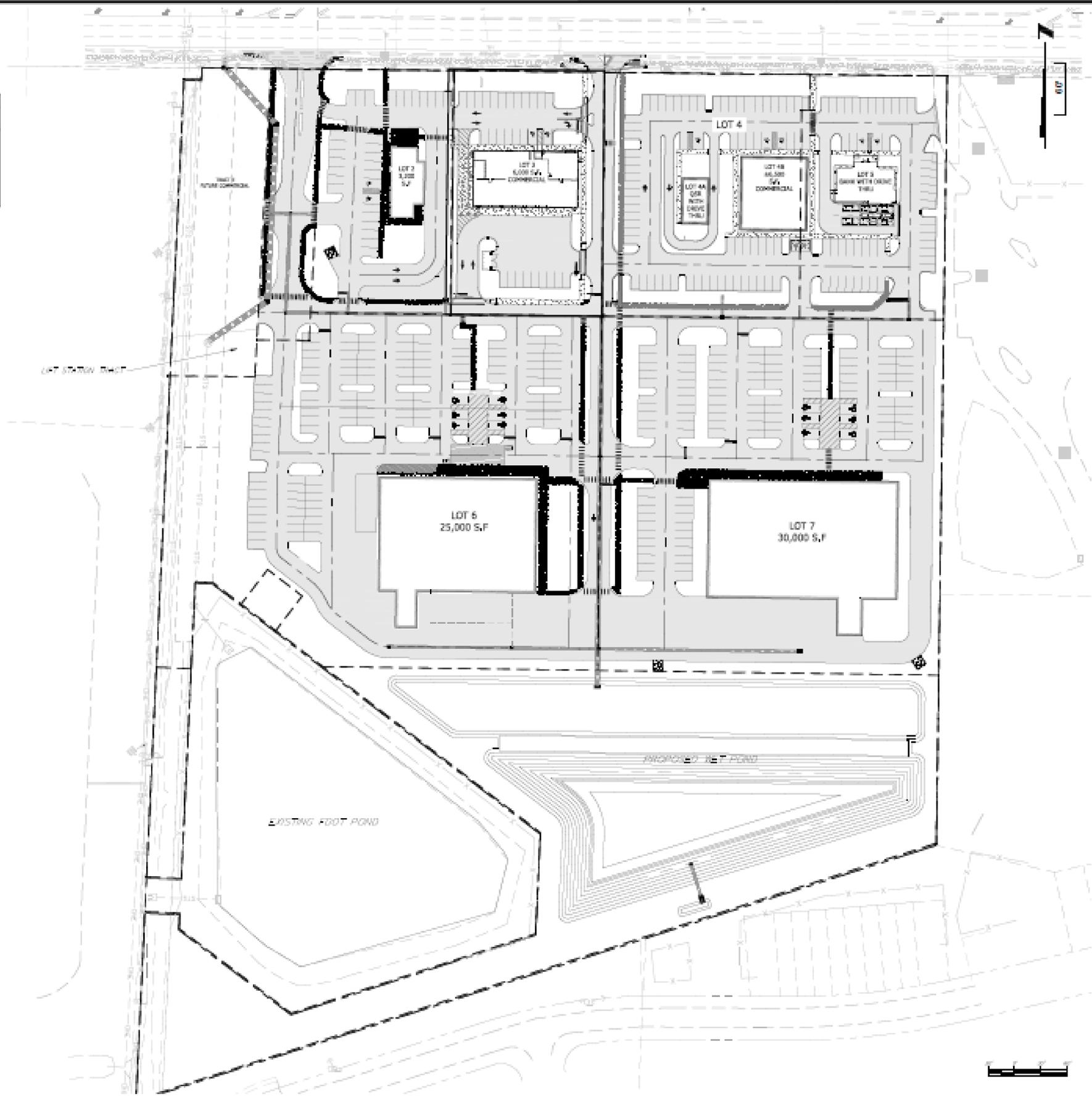
Parking Calculations

Lot	Tenant	Area SF	# of Seats	# of Employees	Patron Spaces Required	Employee Spaces Required	Total Parking Required	Total Parking Provided	Parking Ratio
2	Restaurant - Grill & Chill	3,300	90	30	13	3	20	30	9.4
3	Retail	6,000			18		38	29	4.8
4a	Quick Service Restaurant	1,700	48	0	12	2	34	41	24.1
4b	Retail	6,500			20		20	38	5.8
5	Bank with Drive Thru	3,400			11		31	39	11.5
6	Retail	25,000			75		75	112	4.9
7	Retail	30,000			90		90	112	8.2
TOTAL		75,800					254	411	

Restaurants: 1 space per 4 seats, plus 1 space per 3 employees
 Retail or Office: 3 spaces per 1,000 SF of gross floor area required

Building Setbacks Provided

	North	West	East	South
Lot 2	80'	80'	32'	80'
Lot 3	90'	35'	90'	22'
Lot 4a	122'	90'	38'	180'
Lot 4b	90'	8'	8'	180'
Lot 5	95'	22'	95'	80'
Lot 6	240'	159'	140'	94'
Lot 7	182'	45'	45'	40'



OW **Connelly & Wicker Inc.**
 Planning - Engineering - Landscape Architecture
 5850 NORTH ORANGE AVE., SUITE 210 WINTER PARK, FLORIDA 32789
 (407) 261-3100 FAX: (407) 201-1000 www.owca.com
 C.A. NUMBER: 34990 L.A. NUMBER: LC200010311

Project No: 18-04-0004
 Design: [] Draw: []
 Checked: [] P.L.: []
 Date: 12/20/2024
 Title: []
 Scale: []

WEST MARKET OVERALL DEVELOPMENT
 PREPARED FOR
GARDENIA PLAZA, LLC

MASTER SITE PLAN

Sheet **1**

CITY OF WINTER GARDEN

PLANNING & ZONING DIVISION

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

STAFF REPORT

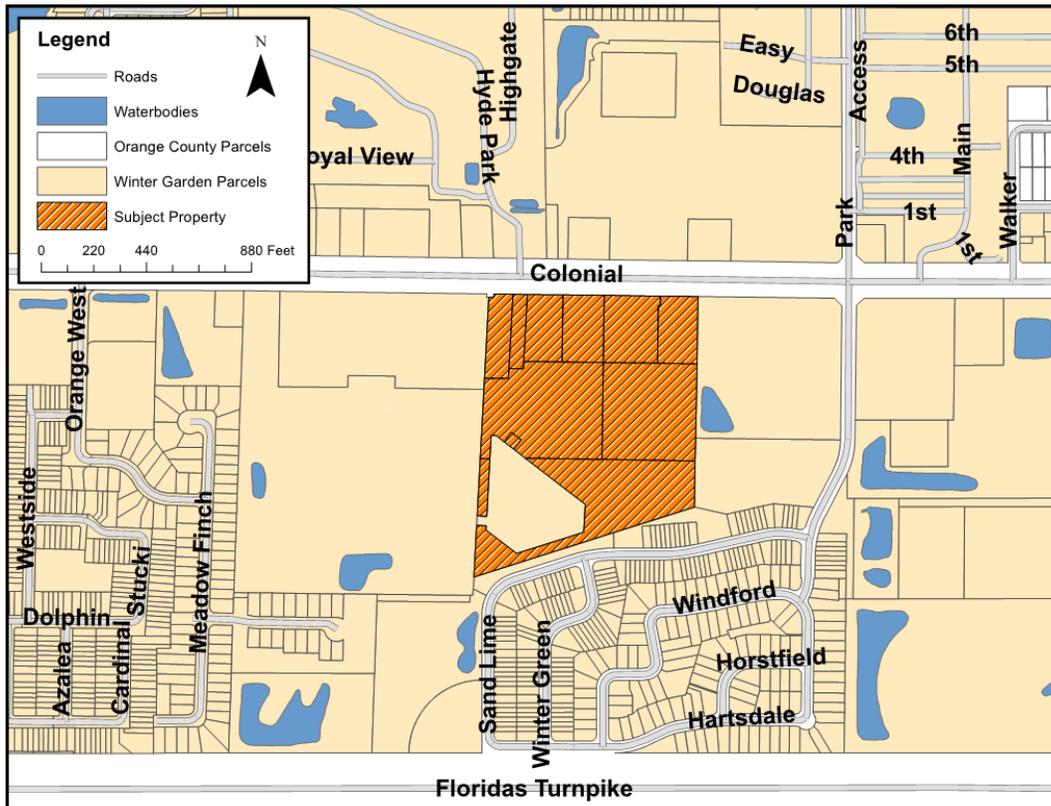
TO: PLANNING AND ZONING BOARD
PREPARED BY: Shane Friedman, Senior Planner
DATE: June 1, 2020
SUBJECT: PCD Amendment
14180 thru 14234 W. Colonial Drive (18.25 +/- ACRES)
PARCEL ID # 27-22-27-9140-00-005, 00-002, 01-000, 02-000, 03-000, 04-000, 05-000, 06-000, and 00-001

APPLICANT: Gardenia Plaza, LLC

INTRODUCTION

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

The subject property is located on the south side of West State Road 50 (West Colonial Drive), west of South Park Avenue and is approximately 18.25 ± acres. The map below depicts the location of the subject property within the City of Winter Garden municipal limits:



The applicant is requesting to amend the West Market Planned Commercial Development (PCD). The West Market PCD was approved by Ordinance 18-09 on February 22, 2018. The subject property is located within the City of Winter Garden municipal limits, and carries the zoning designation PCD (Planned Commercial Development) in the City of Winter Garden. The subject property is designated COM (Commercial) on the Future Land Use Map of the Comprehensive Plan.

EXISTING USE

The property has since been platted and the common infrastructure and landscaping has been installed. The only project within the PCD that is currently under construction is the Goodwill on Lot 6 in the rear of the development.

ADJACENT LAND USE AND ZONING

The properties located to the north are developed with a commercial shopping center with restaurants, a church, grocery store, bank, and retail shops, zoned C-2, and located in the City. The property located to the east is developed with an RV dealership, zoned C-2, and located in the City. The property to the west is developed with a campground, zoned C-2, and located in the City. The properties to the south are developed with a townhome and single family neighborhood, zoned R-3, and located in the City.

PROPOSED USE

The applicant is amending the PCD Ordinance in order to add an automotive service center and bank with drive-thru to the list of approved uses and an additional Lot 4b which will require a lot split or replat in the future.

SUMMARY

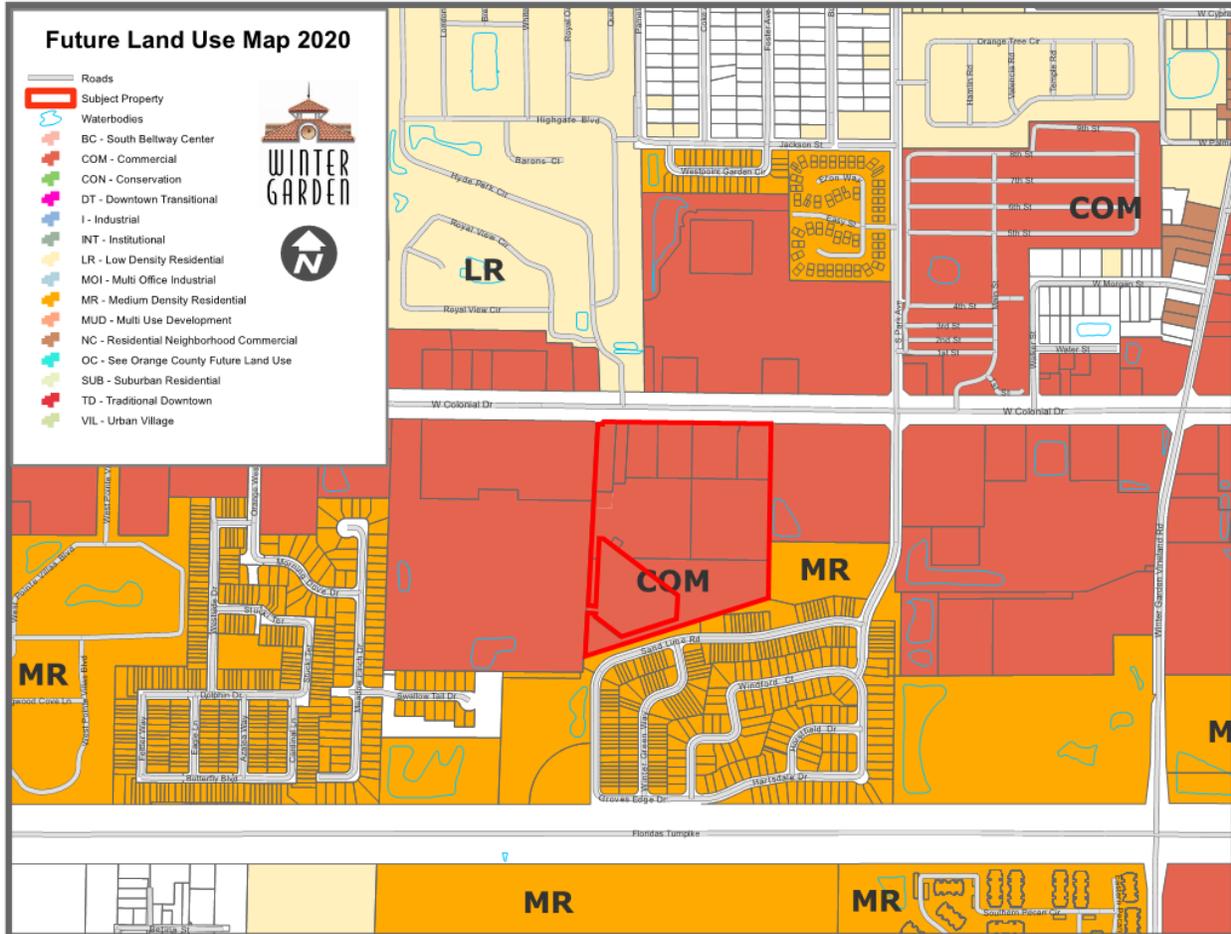
The proposed uses are consistent with the West State Road 50 commercial corridor. Furthermore, any future end users who wish to build an automotive service center or bank are still subject to the design criteria imposed by the West Market PCD. This will ensure that the proposed uses are not out of character with the rest of the West Market PCD development.

Because the uses are appropriate, and the request does not change the design or character of West Market PCD, staff recommends approval of Ordinance 20-23 subject to the conditions outlined in the ordinance.

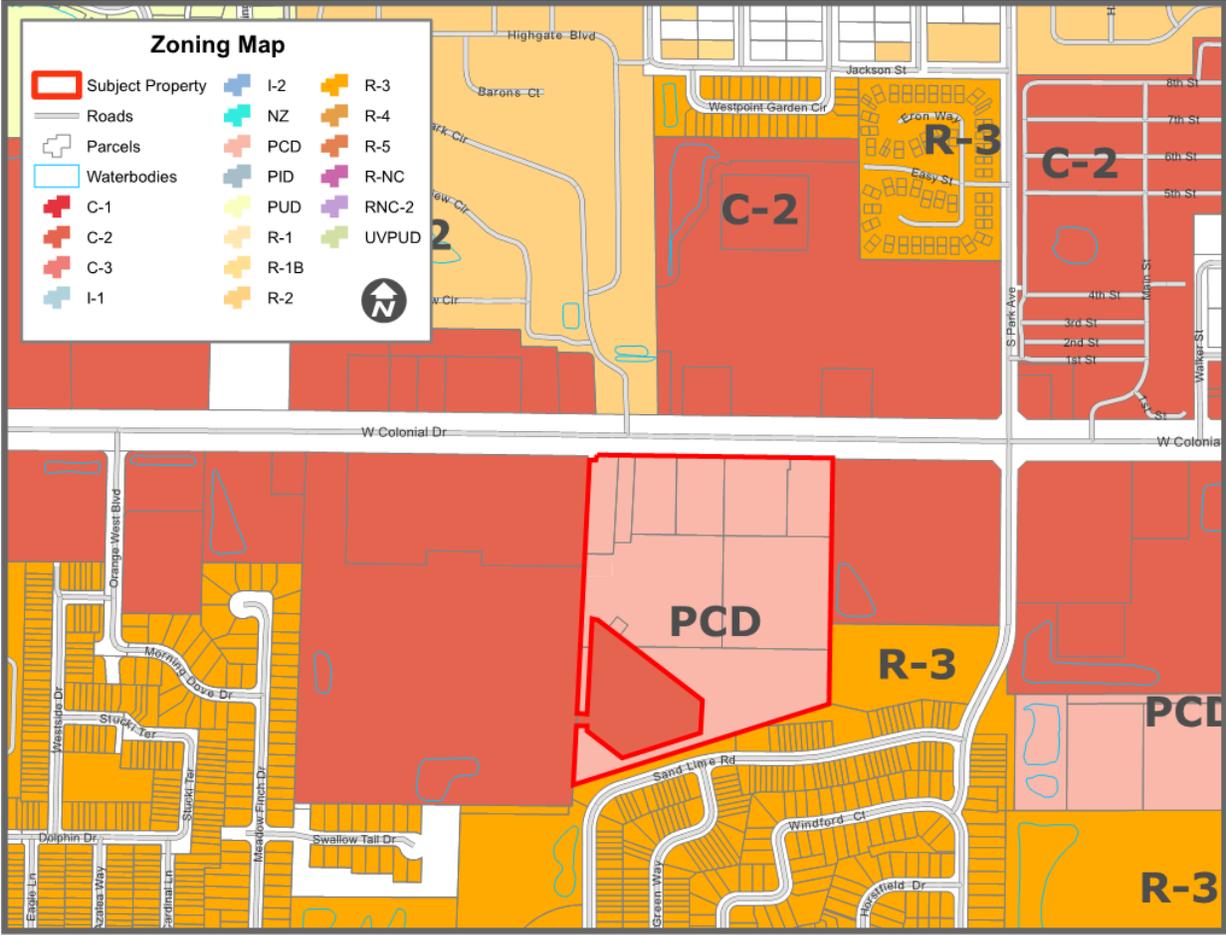
AERIAL PHOTO
West Market PCD



FUTURE LAND USE MAP West Market PCD



ZONING MAP
West Market PCD



END OF STAFF REPORT

THE CITY OF WINTER GARDEN
CITY COMMISSION AGENDA ITEM

From: Angee Grimmage, City Clerk

Via: Mike Bollhoefer, City Manager

Date: June 5, 2020

Meeting Date: June 25, 2020

Subject: **Board Appointments – Election Canvassing Board**

Issue: (4) Members required for appointment to Canvass 2021 General Election

Discussion:

The 2021 General Election for the City is March 9, 2021 for electing City Commissioners for Districts 2, 3 and 4. It is the last election for a 3-year term of those districts before going to the 4-year terms as approved by the electorate in the latest charter amendment. Therefore, appointment is needed of (4) members to fill the expiring seats on the City's Election Canvassing Board. The City Charter, Section 48(1) requires the appointments by July 1 prior to the election year.

Two of the prior members, Chiquita P. Camacho and Linette Coleman, have expressed their desire to remain on the Election Canvassing Board.

Recommended Action:

Staff recommends appointment of (2) Regular members and (2) Alternate members for the **Election Canvassing Board** for a total of (4) board member appointments.

Attachment(s)/References:

Board interest Applications



CITY OF WINTER GARDEN - CITY CLERK'S OFFICE
300 WEST PLANT STREET - WINTER GARDEN, FL 34787
WWW.CWGDN.COM

BOARDS & COMMITTEES APPLICATION

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

NAME: Chiquita P. Camacho

HOME ADDRESS: F.S.119 (4)(d) Law Enforcement Exemption) Winter Garden, FL 34787 DISTRICT # 1

PHONE: 321-689-4884 ALTERNATE: _____

EMAIL: thegoodlifeorlando@gmail.com OCCUPATION: Captain / Assistant Manager

U.S. CITIZEN? YES NO

REGISTERED VOTER? YES NO

CITY RESIDENT? YES NO

CITY EMPLOYEE YES NO

PRIOR BOARD(S) SERVED? Current HOA Board Treasurer / Secretary - Covington Chase WG

REFERENCE(S): Upon Request LICENSE/CERTIFICATION(S) Assisted Living Administrator

EDUCATION/EXPERIENCE: 12+ years Government Managerial exp., Education: Masters Public Administration

ADDITIONAL CONSIDERATIONS I'm an experienced leader w/ 20+ years in government as a public servant. I have a passion to get involved, share my knowledge & experience to help grow and develop my city and community.

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

Architectural Review & Historic Preservation

Election Canvassing Board

Charter Review Committee

General Pension Board*

Code Enforcement Board*

Planning & Zoning Board*

Community Redevelopment Agency Advisory Board*

Winter Garden Police & Firefighter Pension Board*

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

For office use only:

RECEIVED

JUN 9 2020

CITY CLERK

APPLICATIONS KEPT ON FILE FOR ONE YEAR AND SUBMITTED FOR CONSIDERATION AS BOARD VACANCIES OCCUR



BOARDS & COMMITTEES INTEREST

NAME: James (Jim) Weisbecker

HOME ADDRESS: 239 East Newell Street DISTRICT # 1

PHONE: 407 928 2422 ALTERNATE: _____

EMAIL: j_m_weisbecker@me.com OCCUPATION: Lighting Designer & Project Manager

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

REGISTERED VOTER? YES NO CITY EMPLOYEE? YES NO

PRIOR BOARD(S) YOU SERVED? no prior boards

REFERENCE(S): _____ LICENSE/CERTIFICATION(S) _____

EDUCATION/EXPERIENCE: B.F.A. Lighting & Scenic Design (Rutgers University)

ADDITIONAL CONSIDERATIONS 28 years of Entertainment & Project Experience
23 Years Working at Disney in Entertainment Lighting (Designer & Tech)

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
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CITY CLERK



BOARDS & COMMITTEES INTEREST

NAME: Linette Coleman

HOME ADDRESS: 14253 Sunridge Blvd. Winter Garden, FL 34787 DISTRICT # 2

PHONE: 305-586-6858 ALTERNATE: 407-614-4849

EMAIL: lcmonty007@aol.com OCCUPATION: retired educator

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

REGISTERED VOTER? YES NO CITY EMPLOYEE? YES NO

PRIOR BOARD(S) YOU SERVED? Election Canvassing Board

REFERENCE(S): Claudius Carnegie, PhD LICENSE/CERTIFICATION(S) teacher, insurance

EDUCATION/EXPERIENCE: BS - Child Dev; Ms- Sp. Ed; Ed.d- Ed Leaderrship

ADDITIONAL CONSIDERATIONS Served on numerous boards in Miami Dade County; Retired labor negotiator for six Unions, School board administrator

BOARD(S) OF INTEREST

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For office use only:

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JUN 9 2020

CITY CLERK



BOARDS & COMMITTEES INTEREST

NAME: Mary Rebekah Fritz

HOME ADDRESS: 1932 Portcastle Circle DISTRICT # 4

PHONE: 4075808968 ALTERNATE: _____

EMAIL: maryrebekah03@gmail.com OCCUPATION: Paralegal

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

REGISTERED VOTER? YES NO CITY EMPLOYEE? YES NO

PRIOR BOARD(S) YOU SERVED? n/a

REFERENCE(S): Kelly Crumbaker 40787202 LICENSE/CERTIFICATION(S) _____

EDUCATION/EXPERIENCE: Masters Nonprofit Mangement

ADDITIONAL CONSIDERATIONS Current law student. Worked for US Senate.

BOARD(S) OF INTEREST

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For office use only:

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JUN 9 2020
CITY CLERK

Mary Rebekah Fritz

1932 Portcastle Circle • Winter Garden Florida • 407-580-8968 • maryrebekah03@gmail.com

CAREER OBJECTIVE

To successfully apply my community engagement and legal skills in public policy and labor relations.

EDUCATION

Florida A&M University College of Law Orlando, FL
Candidate for Juris Doctor Present

GPA: 3.08

Activities: FAMU Student Animal Legal Defense Fund, Student Affairs Student Advisory Committee

Honors: Book Award for Advanced Topic in Law C: Policy and Advocacy Drafting Summer 2018

Book Award for Constitutional Law I Fall 2018

Deans List Fall 2020

University of Central Florida Orlando, FL
Masters in Nonprofit Management December 2016

Activities: 18th Annual Seoul Case Study Program

Honors: The Feldheim Nonprofit Management Endowed Scholarship Award

Florida State University Tallahassee, FL
Bachelor of Science, Political Science and Interdisciplinary Social Science; Minor: Religion May 2014

Activities: 2011-2012 Social Science and Public Policy Learning and Living Community, FSU Center for Leadership and Social Change

Honors: FSU Honors Medallion, Garnet and Gold Scholar, Honors in the Major Medallion, 2013-2014

Charles Billings Public Service Award

LEGAL WORK EXPERIENCE

Fassett, Anthony, and Taylor, P.A. Orlando, FL
Legal Assistant April 2017 – Present

- Draft and prepare litigation documents
- Legal Research and writing in areas including employment law, real estate law, and civil litigation

United States Senate Tallahassee, FL/Orlando, FL
Constituent Advocacy Staff Assistant, May 2014- October 2014 May 2017 – August 2017

- Researched immigration issues for policy briefings
- Conduct and coordinate interdepartmental communication between federal, state and local governmental entities
- Executed press relations through press events and compiling press briefings

Outreach Intern, August 2012 – January 2014

- Represented the office in local community events and constituent correspondence
- Attended legislative hearings, conferences, and meetings

NONPROFIT WORK EXPERIENCE

Community Based Care of Central Florida Orlando, FL
Youth Services Program Manager, July 2015-April 2017 October 2014 - April 2017

- Chartered chapters of Florida Youth Shine for legislative advocacy
- Increased number of youth receiving additional state/federal benefits

Mentor Program Manager, October 2014- July 2015

- Increased the capacity of the program by 30% within the first six months
- Cultivated partnerships with local nonprofits to provide support for mentors and mentees
 - Awarded the Champion of Service Award from Governor Rick Scott, 2015