



CITY COMMISSION

AGENDA

REMOTE ELECTRONIC ATTENDANCE

As per State of Florida – Office of the Governor

EXECUTIVE ORDER NUMBER 20-69

(Visit link below for details to join this meeting or offer Public Comment)

<http://www.cwgd.com/Calendar.aspx?EID=137>

CITY HALL COMMISSION CHAMBERS

300 W. Plant Street
Winter Garden, Florida

REGULAR MEETING

August 13, 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 – July 23, 2020

2. PRESENTATION

A. **PROCLAMATION 20-02**: Proclaiming West Orange Healthy Selfie Day – **Mayor Rees**

3. FIRST READING AND PUBLIC HEARING OF PROPOSED ORDINANCES

A. **Ordinance 20-26**: AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA, REZONING APPROXIMATELY 7.99 ± ACRES OF CERTAIN REAL PROPERTY GENERALLY LOCATED ON THE EAST SIDE OF WINTER GARDEN VINELAND ROAD (SR 535), SOUTH OF WEST COLONIAL DRIVE (SR 50), WEST OF DANIELS ROAD, AND NORTH OF FLORIDA'S TURNPIKE, AT 1441 WINTER GARDEN VINELAND ROAD, FROM R-2 (RESIDENTIAL) TO PUD (PLANNED UNIT DEVELOPMENT); PROVIDING FOR CERTAIN PUD REQUIREMENTS AND DESCRIBING THE DEVELOPMENT AS THE UCP WINTER GARDEN PUD; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE (**Second reading and public hearing August 27, 2020**) – **Community Development Director Pash**

B. **Ordinance 20-30**: AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA, AMENDING AND REPLACING ORDINANCE 20-23 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 AS A PERMITTED USE, AMENDING THE DEVELOPMENT PLAN AND OTHER DEVELOPMENT RESTRICTIONS; PROVIDING FOR NON-SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE (**Second reading and public hearing August 27, 2020**) – **Community Development Director Pash**

C. **Ordinance 20-31**: AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA PROVIDING FOR THE ANNEXATION OF CERTAIN ADDITIONAL LANDS GENERALLY DESCRIBED AS APPROXIMATELY 0.51 ± ACRES LOCATED AT 524 MAGNOLIA STREET, EAST OF 5TH STREET, WEST OF 9TH STREET, NORTH OF PALM STREET, AND OF SOUTH MAGNOLIA STREET 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 20-32**: 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 0.51 ± ACRES LOCATED AT 524 MAGNOLIA STREET, EAST

OF 5TH STREET, WEST OF 9TH STREET, NORTH OF PALM STREET, AND OF SOUTH MAGNOLIA STREET FROM ORANGE COUNTY LOW DENSITY RESIDENTIAL TO CITY LOW DENSITY RESIDENTIAL; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE (**Second reading and public hearing August 27, 2020**) – **Community Development Director Pash**

4. **SECOND 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 LOW 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 LOW 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 – **Community Development Director Pash**
- F. **Ordinance 20-29:** AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA, AMENDING THE CITY OF WINTER GARDEN FISCAL YEAR 2019-2020 BUDGET; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE – **Finance Director Zielonka**

5. **REGULAR BUSINESS**

- A. **Resolution 20-04:** A RESOLUTION OF THE CITY OF WINTER GARDEN, FLORIDA, APPROVING A MINOR AMENDMENT TO THE TILDEN ROAD PUD, WHICH WAS ADOPTED BY ORDINANCE 19-38 TO AMEND THE TYPICAL LOT LAYOUT; PROVIDING AN EFFECTIVE DATE – **Community Development Director Pash**
- B. Recommendation to approve SPECIAL EVENT - American Legion Post 63 "**Ruck Walk**" – at Veterans Park on November 14, 2020 - 7:30 a.m. to 5:00 p.m. subject to conditions – **Community Development Director Pash**
- C. Recommendation to approve a one year moratorium on the sale of non-residential burial sites at the Winter Garden Cemetery – **Assistant City Manager – Public Services Williams**

- D. Recommendation to approve the purchase of a new Tradewinds Mobile Generator utilizing the Florida Sheriff's Association Cooperative Purchasing Program for a total price of \$74,657.00 – **Assistant City Manager – Public Services Williams**
- E. Recommendation to approve purchase of the property located on Edgeway Drive South of the Magic Gym for \$180,000 to be used for a residential project in East Winter Garden – **City Manager Bollhoefer**

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

7. **MATTERS FROM CITY ATTORNEY** - Kurt Ardaman

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

9. **MATTERS FROM MAYOR AND COMMISSIONERS**

ADJOURN to **Regular Meeting** on Thursday, **August 27, 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.
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CITY OF WINTER GARDEN

CITY COMMISSION REGULAR MEETING MINUTES

July 23, 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 A. Kurt Ardaman, 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, Economic Development Director Tanja Gerhartz, Finance Director Laura Zielonka, Fire Chief Matt McGrew, Information Technology Director Chad Morrill and Police Chief Stephen Graham

1. **APPROVAL OF MINUTES**

Motion by Commissioner Buchanan to approve regular meeting minutes of July 9, 2020 as submitted. Seconded by Commissioner Bennett and carried unanimously 5-0.

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

A. **Ordinance 20-29:** AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA, AMENDING THE CITY OF WINTER GARDEN FISCAL YEAR 2019-2020 BUDGET; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE

City Attorney Ardaman read Ordinance 20-29 by title only. City Manager Bollhoefer noted that there are not a lot of significant changes and he would address the questioned items. He explained the amount for the East Crown Point intersection being the total cost of the intersection; funds moved from next year's budget into this year's budget to complete the intersection. He indicated later addressing questions regarding the millage rate, but warned of a possible reduction by \$3-3.5 million.

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

Motion by Commissioner Bennett to approve Ordinance 20-29 with the second reading and public hearing August 13, 2020 at 6:30 p.m. Seconded by Commissioner Buchanan and carried unanimously 5-0.

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

- A. **Ordinance 20-27:** 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 0.26 ± ACRES OF LAND LOCATED AT 543 S. LAKEVIEW AVENUE; NORTH OF W. STORY ROAD, EAST OF S. LAKEVIEW AVENUE, AND WEST OF S. BOYD STREET FROM CITY LOW DENSITY RESIDENTIAL TO CITY RESIDENTIAL NEIGHBORHOOD COMMERCIAL; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE
- B. **Ordinance 20-28:** AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA REZONING APPROXIMATELY 0.26 ± ACRES LOCATED AT 543 S. LAKEVIEW AVENUE; NORTH OF W. STORY ROAD, EAST OF S. LAKEVIEW AVENUE, AND WEST OF S. BOYD STREET; FROM CITY R-2 RESIDENTIAL DISTRICT TO CITY R-NC RESIDENTIAL-NEIGHBORHOOD COMMERCIAL DISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE

City Attorney Ardaman read Ordinances 20-27 and 20-28 by title only. Community Development Director Pash stated that this is a request for changing the future land use designation from low density residential to residential-neighborhood commercial. They also request a rezone of the property from R-2 to R-NC. Staff recommends approval of Ordinances 20-27 and 20-28.

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

Motion by Commissioner Bennett to adopt Ordinances 20-27 and 20-28. Seconded by Commissioner Buchanan and carried unanimously 5-0.

4. **REGULAR BUSINESS**

- A. **Recommendation to approve setting the proposed MILLAGE RATE for fiscal year 2020/2021 at the current rate of 4.5000 mills and schedule budget public hearings for September 3, 2020 and September 17, 2020 at 6:30 p.m.**

City Manager Bollhoefer addressed his earlier statement that the City is facing a reduction of \$3-3.5 million sales tax drop and revenue sharing funds from the State, all due to COVID-19. He noted that staff is still recommending the 4.5000 millage rate as it is felt that COVID-19 is a one year issue which will resolve itself next year. He spoke of ten percent budget cuts requested of each department head and noted the City's past efforts in maintaining a strong fund balance at 30 percent of annual revenues. He indicated that it is not necessary, and staff is not recommending, increasing the millage rate. He informed that by law, if there was a desire to raise the millage rate, that motion would be required at this meeting. He expressed that staff does not think this would be necessary. However, he did note that if this [COVID-19] issue drags on another

year, then there might be the consideration for a millage increase. For now, the City is good at the 4.5000 millage rate.

City Attorney Ardaman advised that in a worst-case scenario, facing a drastic change, a special meeting to change the millage rate could be held before August. Mayor Rees noted that this was good to know and expressed concern over a significant shortfall in revenues. City Manager Bollhoefer emphasized the importance of sound fiscal fitness and a good fund balance for these kinds of emergencies.

City Manager Bollhoefer also noted the request to change the budget hearing dates to September 3, 2020 and September 17, 2020, which he stated are the first and third Thursdays.

Commissioner Bennett expressed that it is good the City does not have to increase its millage rate; Mayor Rees commented that staff did a great job.

Motion by Commissioner Buchanan to approve setting the proposed MILLAGE RATE for fiscal year 2020/2021 at the current rate of 4.5000 mills and scheduling the budget public hearings for September 3, 2020 and September 17, 2020 at 6:30 p.m. Seconded by Commissioner Bennett and carried unanimously 5-0.

B. Recommendation to approve the reduction and removal of a Code Enforcement lien for 509 S. Lakeview Avenue – Cases No. 18-209 and 19-022 (Fragale)

Community Development Director Pash stated that the property located at 509 S. Lakeview Avenue suffered damaged during Hurricane Irma when a tree fell on it. He explained that the home was uninhabitable and never repaired. He further noted that the owner passed away and the home was condemned and demolished at a cost to the City, which also included the removal of a tree. He informed that there was a purchase from the bank through an auction. The current owner has a contract to sell the property and requests that the City settle for the costs the City has put into the property. Mr. Pash noted those costs as \$5,500 plus an unpaid utility balance of \$1,225.70 for a total cost of \$6,725.70, if paid by August 14, 2020. He noted that this is a \$512 reduction of the lien against the property.

Motion by Commissioner Bennett to approve the reduction and removal of a Code Enforcement lien for 509 S. Lakeview Avenue, Cases No. 18-209 and 19-022 (Fragale) to \$6,725.70, if paid by August 14, 2020. Seconded by Commissioner Buchanan and carried unanimously 5-0.

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.

Terry Dorner, 114 Stanton Estates Circle, Winter Garden, Florida, complimented the City; noting its efforts on making the quality of life great.

Mr. Dorner expressed that he was going to help the City strengthen its already great right-of-way facilities ordinance. He noted that there are 16 points of recommendations learned from other successful organizations, but he would highlight seven of them. He informed that the City of Winter Garden has the right and authority to regain more control than it currently has in the protection of its citizens. He indicated that there was an emailed distribution of these items through the City Manager. Mr. Dorner noted that many of the suggested changes occurred after the adoption of the City's ordinance. He proposed modifying the purpose of the City's current ordinance to go beyond protection, health, safety and welfare by the addition of terms like life, privacy, peace, as well as others.

Mayor Rees thanked Mr. Dorner for his comments. After waiting and receiving no additional public calls or comments, Mayor Rees closed the public hearing.

6. MATTERS FROM CITY ATTORNEY

City Attorney Ardaman noted reporting on the fireworks issue and new legislation at the next meeting.

Commissioner Buchanan inquired as to what sparked this issue. City Attorney Ardaman noted that the legislation decriminalized the use of fireworks on New Year's Eve, New Year's Day and July Fourth. This legislation affects our City on what it can and cannot do regarding the issue.

7. MATTERS FROM CITY MANAGER

City Manager Bollhoefer informed the City Commission that in light of the COVID-19 issues, a backpack giveaway would be done by driving through at the Mildred Dixon Center on August 5, 2020, starting at 8:00 a.m. He noted doing it this way in an effort to keep people safe.

8. MATTERS FROM MAYOR AND COMMISSIONERS

Commissioner Sharman thanked the City's Finance Department for keeping the fund balance so that when tough times occur, we are able to get through them without cutting back services or employees. He commended City Manager Bollhoefer and staff on being fiscally responsible with the citizen's money.

Commissioner Bennett echoed Commissioner Sharman's comments noting that we have a good staff and great leadership, which is beneficial to all of us.

Commissioner Buchanan noted that he too would piggyback comments made by Commissioners Sharman and Bennett regarding the fund balance. He stated that he would also add that the entire City has benefited. He stated that we still have a very clean City and

everyone has been able to continue with the quality of service of which we have become accustomed. He said thank you to all the staff for keeping things this way.

Mayor Rees was reminded of past services provided by the City being possibly 50 percent of what is provided today. He noted that to be able to do this, provide a fund balance, and keep services is a testimony to our City Manager and staff. He expressed his gratitude.

The meeting adjourned at 6:56 p.m.

APPROVED:

Mayor John Rees

ATTEST:

City Clerk Angee Grimmage, CMC



Proclamation
20-02

Whereas, Healthy West Orange inspires healthy behaviors and provides resources to help residents make better lifestyle choices; and

Whereas, Healthy West Orange champions healthy programs that deliver health and wellness activities; and

Whereas, Healthy West Orange unites health-minded organizations for whom a healthy community provides meaningful benefits; and

Whereas, Healthy West Orange advocates for healthy community decisions and encourages local leaders to keep their communities' health and wellness a top priority; and

Whereas, Healthy West Orange declares the third Friday in September as the Annual West Orange Healthy Selfie Day.

Therefore, it is my great pleasure and privilege as the Mayor of the City of Winter Garden to declare Friday, September 18, 2020 as

West Orange Healthy Selfie Day

in the City of Winter Garden, and urge all citizens to share in this occasion.

In witness thereof, I have hereunto set my hand and caused the City Seal to be affixed this 13th day of August, 2020.



Mayor John Rees

Attest:

Angela Grimage, City Clerk



THE CITY OF WINTER GARDEN
CITY COMMISSION AGENDA ITEM

From: Steve Pash, Community Development Director

Via: City Manager Mike Bollhoefer

Date: August 4, 2020

Meeting Date: August 13, 2020

Subject: 1441 Winter Garden Vineland Road (Rezone to PUD)
UCP Winter Garden – PUD Rezoning
Ordinance 20-26
PARCEL ID # 26-22-27-0000-00-012

Issue:

For property located at 1441 Winter Garden Vineland Road, the applicant is requesting to rezone the property from R-2 Residential to PUD (Planned Unit Development).

Discussion:

The applicant is requesting to rezone the 7.99 ± acre property to PUD (Planned Unit Development). The proposed development includes developing a new single story 37,712 +/- square foot building that will become the new campus for local charter school United Cerebral Palsy (UCP) Winter Garden. The new school building will accommodate 325 students and will also offer educational therapy services. In addition to the building, the project also includes associated site development such as parking areas, play areas, sports courts, landscaping, and an expansion to an existing pond that extends into the parcel to the south (See Staff Report). The proposed PUD rezoning is consistent with the City's Comprehensive Plan and the City's Code of Ordinances.

Recommended Action:

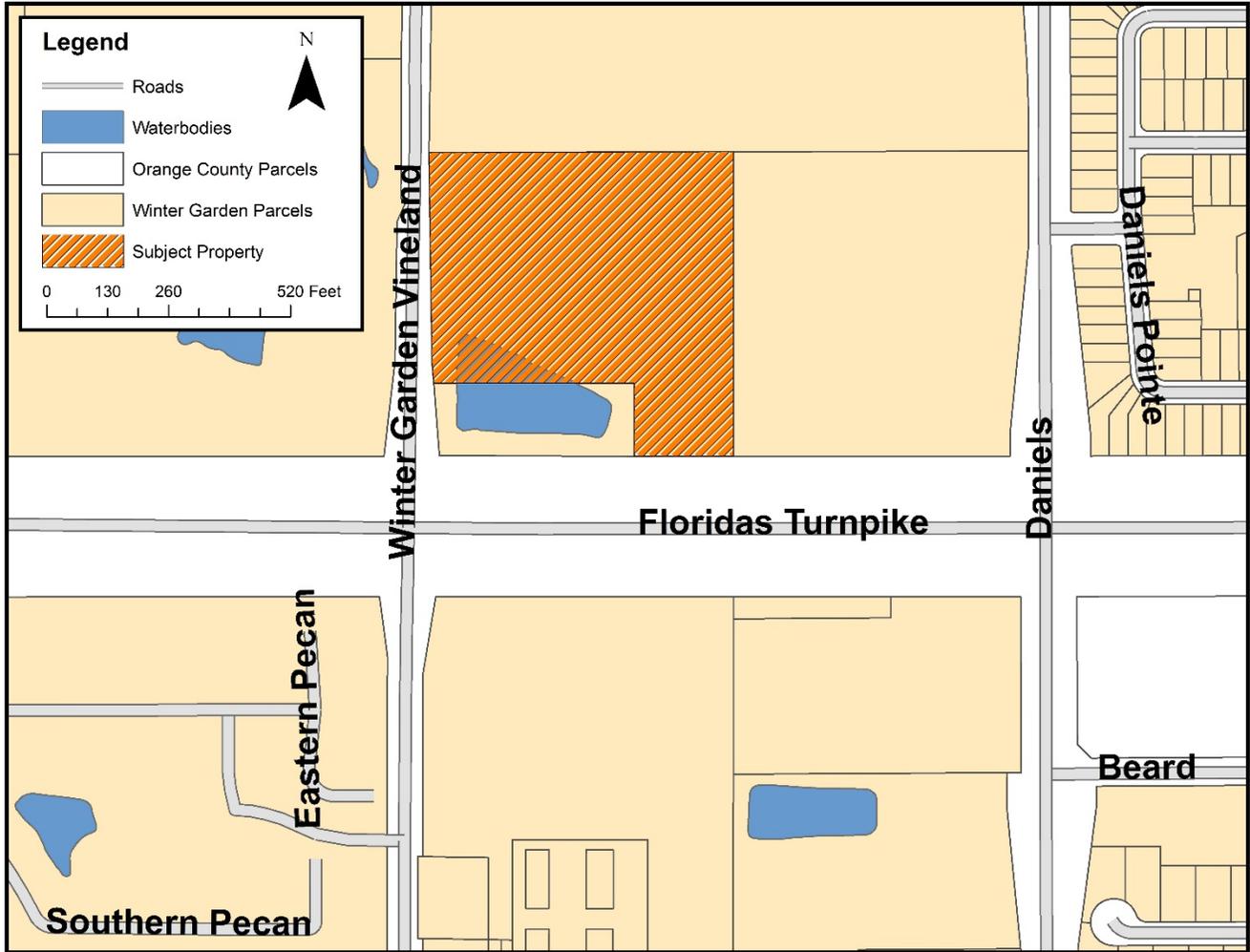
Staff recommends approval of Ordinance 20-26, with the second reading and adoption hearing anticipated to be on the August 27, 2020 City Commission agenda.

Attachment(s)/References:

Location Map
Staff Report
Ordinance 20-26

LOCATION MAP

1441 Winter Garden Vineland Road
UCP Winter Garden – PUD Rezoning



ORDINANCE 20-26

AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA, REZONING APPROXIMATELY 7.99 ± ACRES OF CERTAIN REAL PROPERTY GENERALLY LOCATED ON THE EAST SIDE OF WINTER GARDEN VINELAND ROAD (SR 535), SOUTH OF WEST COLONIAL DRIVE (SR 50), WEST OF DANIELS ROAD, AND NORTH OF FLORIDA'S TURNPIKE, AT 1441 WINTER GARDEN VINELAND ROAD, FROM R-2 (RESIDENTIAL) TO PUD (PLANNED UNIT DEVELOPMENT); PROVIDING FOR CERTAIN PUD REQUIREMENTS AND DESCRIBING THE DEVELOPMENT AS THE UCP WINTER GARDEN PUD; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the owner(s) of real property generally described as approximately 7.99 ± acres of certain real property generally located on the east side of Winter Garden Vineland Road (SR 535), south of West Colonial Drive (SR 50), west of Daniels Road, and north of Florida's Turnpike 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-2 (Residential) to PUD (Planned Unit Development"), and

WHEREAS, recently adopted Ordinance 16-25 amended Chapter 118, Article V, Division 2 of the City of Winter Garden Code to allow Planned Unit Developments with primary institutional uses and secondary commercial and residential uses; 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 land development regulations set forth in the City of Winter Garden Code of Ordinances; and

WHEREAS, based on competent substantial evidence in the record, the requested rezoning set forth in this Ordinance meets all applicable criteria specified in the City of Winter Garden Comprehensive Plan and the Code of Ordinances; Now 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-2) Residential District to (PUD) Planned Unit 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 PUD (Planned Unit Development) Zoning district as they pertain to properties that have primary institutional uses. These requirements include any approval procedures of the Planned Unit Development 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 institutional development that is aesthetically pleasing and meets the needs of students, faculty, staff, and visitors. 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 nearby residents, local businesses, and roads.
- 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. **Permitted Uses-** The permitted uses for the subject property are as follows:
 - School and other educational uses.
 - Educational Therapy services.
 - Customary accessory uses and structures clearly incidental and subordinate to a principal use.
- e. **Special Exception Uses-** The special exception uses for the subject

property are as follows:

- Other uses which the Planning and Zoning board determines are of the type and intensity of activity similar to and compatible with the permitted uses.

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:

- Automobile, motorcycle, recreational vehicle or boat sales, rental, storage, painting, service or repair or any combination thereof.
- Nursing homes or assisted living facilities.
- Dry cleaners.
- Pawn Shops.
- Manufacturing and heavy industrial uses, transportation terminals, large-scale storage warehousing and other activities of a similar nature.
- Fuel sales.
- Buildings with drive-thru lanes.
- Billboard.
- Crematories/Funeral Homes.
- Adult entertainment.
- Adult or pornographic book, magazine, video, novelty stores / sales.
- All uses prohibited by Sec. 118-858(5), City of Winter Garden Code of Ordinances.
- Any use not in keeping with a neighborhood-scale institutional character.

g. Design Criteria/Architectural Standards-

- **Architectural Standards-** All buildings and site elements within the area depicted in Exhibit "B" shall adhere to the architectural character exhibited by the UCP Winter Garden Building Elevations and Perspectives, attached hereto as Exhibit "C".
- **Maximum Building Height-** The maximum building height shall not exceed 35 feet.
- **Landscape Design-** Unless specifically identified or allowed in Exhibit "B", all areas 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.

- **Site Furnishings** – Bicycle parking spaces shall be provided in a quantity commensurate with the proposed uses. Benches and trash receptacles shall be provided near the main building entrances.
- **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.
- **Minimum Building Setbacks**-
 - i. Front: 40'
 - ii. Side: 20'
 - iii. Rear: 20'
- **Outdoor Storage**- Outdoor storage of materials or equipment is prohibited.
- **Signage**- All signage proposed for the Property shall comply with the City of Winter Garden's sign standards in accordance with the "Permitted Nonresidential Uses in Residential Districts" regulations of Chapter 102, Article III, Division 2, with the exception of the monument sign called out in Exhibit 'B'. This monument sign shall not exceed the size and copy area exhibited by the UCP Monument Sign Standards, attached hereto as Exhibit 'D'. The signage shall be reviewed at time of Site Plan Review.
- **Impervious Surface Area Ratio**- The maximum impervious surface area ratio for the Property shall be consistent with the overall maximum impervious surface area ratio that the Planned Unit Development is permitted by Saint John's River Water Management District.

SECTION 2: Staff Conditions.

- The Applicant shall submit plans and documentation showing adherence to Section 118-68, requirements for site plans, as required by the City Code.
- General Requirements:

- All gravity sanitary pipe and fittings shall be SDR 26.
 - All compaction shall be 98% of the modified proctor maximum density (AASHTO T-180).
 - As-built record drawings shall comply with City of Winter Garden requirements available on-line (note on final construction plans).
 - All Storm (>12") and Sanitary lines (>6") shall be inspected by CCTV prior to completion.
- 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. Final plans shall detail all connections including fire protection, lift station, reuse water and domestic water supply. A sanitary lift station will be required as shown (privately owned and maintained).
 - Sanitary lines for commercial buildings shall be 6" minimum.
 - 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.
 - 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.
 - 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.
 - A separate tree removal permit is required to remove any trees.
 - Permit from SJRWMD is required as well as permits or exemptions from FDEP for water, wastewater and NPDES.
 - Streetlighting, both internally and on all street frontages, is required pursuant to City Code – dark skies lighting is required.
 - Use City Standard Detail Sheets for utilities and public works. All on-site utilities shall be privately owned and maintained.

- 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.
- 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.
- Any screen walls or retaining walls shall require a separate permit from the Building Department.
- All underdrain pipe shall be double wall HDPE pipe or PVC pipe.
- Internal sidewalks shall connect to the public sidewalks in the right-of-way per ADA.
- A Traffic Impact Analysis is required to be submitted and reviewed by the City's Traffic Reviewer.
- The Owner is responsible for meeting all provisions of ADA and Florida Accessibility Code.
- All work shall conform to City of Winter Garden standards and specifications.
- The Contractor is responsible for the notification, location and protection of all utilities that may exist within the project limits.
- 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.
- 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. **Development Agreement-** If deemed necessary by City Staff, a Development Agreement shall be drafted, approval obtained and recorded prior to approval of any site or building permits for the Property.
- b. **Stand Alone Clause-** 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.
- c. **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.
- d. **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.
- e. **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 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: 26-22-27-0000-00-012

LEGAL DESCRIPTION:

(AS FURNISHED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY)

THE NW 1/4 OF THE SE 1/4 OF THE NW 1/4 LYING IN SECTION 26, TOWNSHIP 22 SOUTH, RANGE 27 EAST, LESS TURN PIKE RIGHT OF WAY AND ALSO LESS THAT PORTION CONVEYED TO THE CITY OF WINTER GARDEN, A FLORIDA MUNICIPAL CORPORATION FOR RIGHT-OF-WAY AND WATER RETENTION AREA DESCRIBED IN O.R. BOOK 7345, PAGE 4420, ORANGE COUNTY, FLORIDA.

(DESCRIPTION BY SURVEYOR FROM A FIELD SURVEY)

A PARCEL OF LAND SITUATE IN THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA. LESS AND EXCEPT THE TURNPIKE RIGHT-OF-WAY AS WELL AS THE PORTION TAKEN FOR RIGHT-OF-WAY AND WATER RETENTION AREA PER OFFICIAL RECORDS BOOK 7345, PAGE 4420 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH 1/4 CORNER OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA; THENCE, SOUTH 00°09'25" EAST, ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 26, 1328.52 FEET, TO A POINT ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 26; THENCE, DEPARTING SAID EAST LINE, SOUTH 89°48'47" WEST, ALONG SAID NORTH LINE, 39.87 FEET, TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF DANIELS ROAD (R/W WIDTH VARIES); THENCE, DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE, SOUTH 89°48'47" WEST, ALONG SAID NORTH LINE, 629.39 FEET, TO THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 26 ALSO BEING THE **POINT OF BEGINNING**; THENCE, DEPARTING SAID NORTH LINE, SOUTH 00°15'10" WEST, ALONG SAID EAST LINE, 648.24 FEET, TO A POINT ON THE NORTH LIMITED ACCESS RIGHT-OF-WAY LINE OF FLORIDA'S TURNPIKE (a.k.a S.R. 91) (300' R/W WIDTH); THENCE, DEPARTING SAID EAST LINE, NORTH 89°52'56" WEST, ALONG SAID NORTH LIMITED ACCESS RIGHT-OF-WAY LINE, 211.75 FEET, TO A POINT ON THE EAST LINE OF THE RIGHT-OF-WAY AND WATER RETENTION AREA AS DESCRIBED IN OFFICIAL RECORDS BOOK 7345, PAGE 4420 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE, DEPARTING SAID NORTH LIMITED ACCESS RIGHT-OF-WAY LINE, NORTH 00°16'25" EAST, ALONG SAID EAST LINE OF THE RIGHT-OF-WAY AND WATER RETENTION AREA, 154.92 FEET, TO THE NORTH LINE OF SAID RIGHT-OF-WAY AND WATER RETENTION AREA; THENCE, NORTH 89°52'56" WEST, ALONG SAID NORTH LINE OF THE RIGHT-OF-WAY AND WATER RETENTION AREA, 427.77 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF WINTER GARDEN-VINELAND ROAD (a.k.a. COUNTY ROAD 535) (R/W WIDTH VARIES); THENCE, DEPARTING SAID NORTH LINE OF THE RIGHT-OF-WAY AND WATER RETENTION AREA AND ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES AND DISTANCES: NORTH 04°47'03" WEST, 43.56 FEET; NORTH 01°03'42" EAST, 299.06 FEET; NORTH 19°50'45" WEST, 6.73 FEET; NORTH 01°04'02" EAST, 141.18 FEET, TO A POINT ON THE AFORESAID NORTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 26; THENCE, DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE, NORTH 89°48'47" EAST, ALONG SAID NORTH LINE, 639.39 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 7.99 ACRES MORE OF LESS.

Exhibit "B"

COVER PAGE

UCP WINTER GARDEN

PUD Plan

(41 PAGES - ATTACHED)



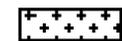
KPMFranklin

REGISTERED PROFESSIONAL ENGINEER
NO. 118,000, FLORIDA
P.L. 00000000000000000000

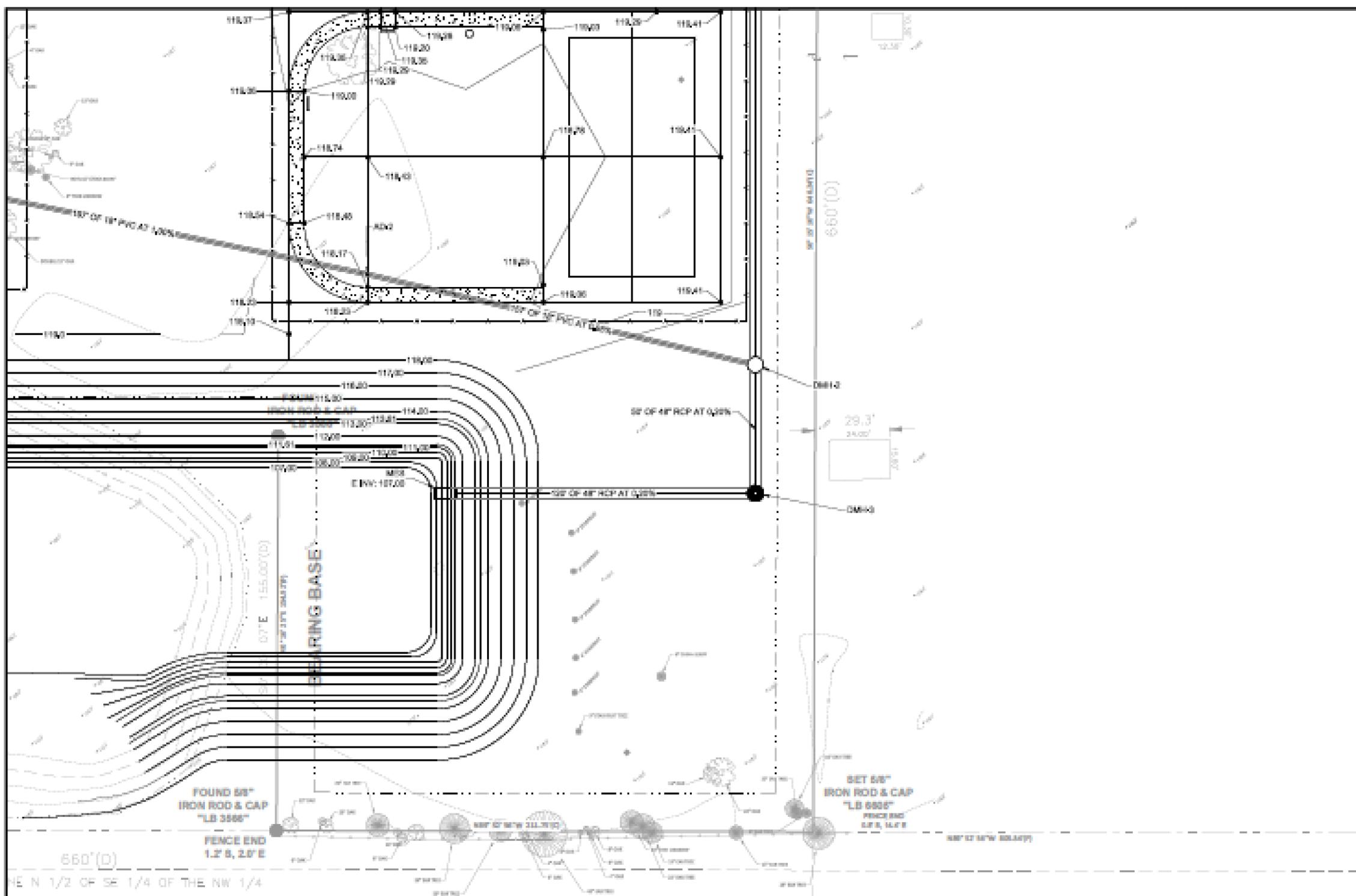


0' 20' 40'
1" = 40'
VERTICAL SCALE: 1" = 4.0'
HORIZONTAL SCALE: 1" = 40.0'

LEGEND

-  ASPHALT PAVEMENT
-  HEAVY ASPHALT PAVEMENT
-  PEDESTRIAN CONCRETE
-  VEHICULAR CONCRETE
-  FUTURE WORK

Structure Table	
Structure Name	Structure Details
AD-2	12" AREA DRAIN Elev = 118.08 W Elev = 111.53 E Elev = 111.43
DMH-2	DRAINAGE MANHOLE Elev = 118.48 N Elev = 127.34 W Elev = 126.89 S Elev = 127.44
DMH-3	DRAINAGE MANHOLE Elev = 118.44 N Elev = 127.34 W Elev = 127.34



FLORIDA TURNPIKE (a.k.a S.R. 91) - 300' R/W WIDTH
 (PER FLORIDA STATE TURNPIKE AUTHORITY PROJECT NO. 2 RIGHT-OF-WAY MAP CONTRACT NO. 12.1)

GRADING AND DRAINAGE PLAN

UCP WINTER GARDEN

CAUTION
 IF THE SCALE BAR DOES NOT MEASURE THE DOCUMENT IS NOT TO SCALE



C204

CITY OF WINTER GARDEN - GENERAL NOTES:

1. ALL UTILITY SYSTEMS AND IMPROVEMENTS CONSTRUCTED IN THE CITY OF WINTER GARDEN SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE MANUAL OF STANDARDS AND SPECIFICATIONS FOR UTILITY CONSTRUCTION FOR THE CITY OF WINTER GARDEN TO BE RECEIVED TO AS MS/C&S. THE LATEST EDITION AT THE TIME PERMITS ARE APPROVED SHALL BE EFFECTIVE FOR THE DURATION OF THE SUBJECT WORK OR PROJECT DEVELOPMENT.
2. THE CITY OF WINTER GARDEN GENERAL NOTES AND DETAILS ARE PROVIDED FOR THE CONVENIENCE OF FIELD PERSONNEL. THEY DO NOT INCLUDE ALL REQUIREMENTS OF THE MS/C&S. THE CONTRACTOR SHALL REFER TO THE FULL TEXT OF THE MS/C&S FOR FURTHER DETAIL AND CLARITY WHEN NEEDED.
3. ANY REQUEST FOR VARIANCE OR NON-COMPLIANCE FROM THE MS/C&S NOTED ABOVE MUST BE APPROVED BY THE CITY ENGINEER OR UTILITIES DIRECTOR.
4. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN EXCAVATING IN CLOSE PROXIMITY TO WATER, WASTEWATER, RECLAIMED WATER AND OTHER UTILITY SYSTEMS. THE CONTRACTOR SHALL COORDINATE UTILITY LOCATIONS WITH RESPECTIVE UTILITY OWNERS (WATER, GAS, CABLE, TELEPHONE, ETC.). 1-800-432-6300 A MINIMUM OF 72 HOURS IN ADVANCE.
5. CONTRACTORS DAMAGE TO WINTER GARDEN UTILITY SYSTEM. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY AND REPORT DAMAGE TO THE CITY OF WINTER GARDEN UTILITY DIVISION, (30 WASHINGTON BLVD) PHONE # 407-659-4100.
6. IMMEDIATELY REPORT OF DAMAGED UTILITY SYSTEM. THE CONTRACTOR SHALL IMMEDIATELY REPORT ANY DAMAGE TO THE CITY OF WINTER GARDEN UTILITY SYSTEM AND LOCATED BY THE UTILITY OWNER AT CONTRACTORS RISK. IN CASE OF UNRESPONSIVE ACTION BY THE CONTRACTOR, THE CITY RESERVES THE RIGHT TO REPAIR DAMAGE. THE CONTRACTOR SHALL REIMBURSE THE CITY OF WINTER GARDEN OF ALL REPAIR COST.
7. ADVANCE NOTIFICATION OF CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY CITY OF WINTER GARDEN UTILITY DIVISION, PH# 407-659-4100, AT LEAST SEVEN (7) CALENDAR DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITY.
8. ADVANCE NOTIFICATION OF UTILITY CONNECTION. THE CONTRACTOR SHALL NOTIFY THE CITY OF WINTER GARDEN AT LEAST SEVEN CALENDAR DAYS IN ADVANCE TO SCHEDULE CONNECTIONS TO UTILITY SYSTEM.
9. UTILITY VALVE OPERATION. ONLY CITY OF WINTER GARDEN UTILITY PERSONNEL SHALL OPERATE VALVES AND FIRE HYDRANTS. THE CONTRACTOR, WHEN NEEDED, SHALL CALL THE CITY TO REQUEST VALVE OPERATIONS AT LEAST TWO (2) DAYS IN ADVANCE OF CONSTRUCTION WORK.
10. OPERATIONS INCLUDING WATER OR WASTEWATER FACILITIES INCLUDING PUMPING STATIONS. THE CONTRACTOR SHALL COORDINATE AT LEAST TWO (2) WEEKS IN ADVANCE. ANY CONSTRUCTION OPERATION THAT MAY REQUIRE THE DISCONTINUATION OF SERVICE OR OPERATION OF A FACILITY. THE CITY WILL PROVIDE PERSONNEL TO OPERATE THE CITY FACILITIES.
11. REQUIRED TESTING BY CONTRACTOR. THE CONTRACTOR SHALL NOTIFY THE CITY OF WINTER GARDEN AT LEAST TWO (2) DAYS PRIOR TO SAMPLING ACTIVITIES FOR PURPOSE OF TESTING AS REQUIRED BY THE CITY. THE CONTRACTOR SHALL NOT TEST OR SAMPLE WITHOUT OBSERVATION BY CITY INSPECTOR PERSONNEL.
12. TEMPORARY OR CONSTRUCTION WATER SERVICE CONNECTIONS PROVIDED BY FIRE HYDRANT CONNECTION. THE CITY WILL PROVIDE METER ON FIRE HYDRANT. THE CONTRACTOR SHALL PROVIDE NON-REFUNDABLE ASSURANT BOND FOR THE CITY OF WINTER GARDEN. A REASONABLE SECURITY DEPOSIT FOR THE METER APPARATUS AND PAY ALL COST FOR WATER USED.
13. ALL AS BUILT MEASUREMENTS & ELEVATIONS ARE TO BE MADE BY A LICENSED LAND SURVEYOR.

CITY OF WINTER GARDEN - WATER SYSTEM NOTES:

1. THE CONTRACTOR SHALL PROVIDE AND INSTALL A CITY APPROVED BARRIER DEVICE ASSEMBLY AT EACH CONNECTION POINT TO THE CITY WATER SYSTEM.
2. REPAIRS TO NEW WATER LINES. TO OBTAIN SPECIFIED PRESSURE TEST WILL BE ALLOWED ONLY UP TO A NUMBER EQUAL TO 10% OF THE TOTAL NUMBER OF JOINT CONNECTIONS.
3. THE CONTRACTOR SHALL HYDROSTATICALLY TEST ALL WATER MAINS AND SERVICE LATERALS AT 150 PSI FOR A TWO HOUR PERIOD. TESTING MUST BE OBSERVED BY A CITY INSPECTOR.
4. THE CONTRACTOR SHALL INSTALL WARNING TAPE OVER ALL NEW WATER MAINS. WARNING TAPE SHALL BE AS FOLLOWS: NON-DETECTABLE SIZE 2" WITH "WATER LINE BELOW" MUST BE PLACED 6" TO 12" BELOW FINISHED GRADE ON ALL PWD WATER MAINS, LATERALS AND SERVICE LINES, NUMBER TO GAUGE TRACER WIRE SHALL BE ATTACHED TO THE TOP OF THE PIPE WITH DUCT TAPE, AT LEAST FIVE (5) TAPS PER JOINT. THE TRACER WIRE SHALL ALSO BE ATTACHED TO ALL PIPES LATERALS AND ATTACHED TO THE OUTSIDE OF EACH VALVE BOX SO THAT A PIPE LOCATOR CAN BE CONNECTED TO IT.
5. THE CONTRACTOR SHALL INSTALL WATER MAINS PER MS/C&S SPECIFICATIONS. SOLIDITY ORIENTED JOINTS AND THRUST BLOCKS ON PIPING SYSTEMS SHALL NOT BE ALLOWED.
6. THE CONTRACTOR SHALL INSTALL ALL WATER MAINS TO A MINIMUM DEPTH OF 36 INCHES AND A MINIMUM DEPTH OF 42 INCHES BELOW FIN. GRADE.
7. THE CONTRACTOR SHALL INSTALL ALL SERVICE LATERALS A MINIMUM DISTANCE (FRONT) LOCATED ON PROPERTY LOT LINE AT 50' FROM THE FIN. GRADE. SERVICE LATERALS SHALL BE SEPARATELY CONCEALED TO THE WATER MAIN, NOT GLAZED TOGETHER.
8. THE CONTRACTOR SHALL CUT A "V" INTO CONCRETE CURB LOCATED INSIDE OF A PRINTED BLUE SQUARE LOCATED DIRECTLY IN FRONT OF EACH SERVICE LATERAL.
9. THE CONTRACTOR SHALL INSTALL CURB STOP, IN METER BOX, CURB STOP SHALL BE SET 6" BELOW FINISHED GRADE.
10. THE CONTRACTOR SHALL PROVIDE AND INSTALL IN-LINE VALVES ON WATER MAINS AT 1,000 FOOT MAXIMUM SPACING BETWEEN VALVES. VALVES SHALL BE LOCATED ON ALL TEES AND CROSSES. WATER MAINS SHALL BE PLACED UNDER STRUCTURES WHERE POSSIBLE.
11. ALL WATERMANS SHALL BE RELEASED BY PRESSING THE LINE WITH A FIRM PD (MINIMUM OF 2 TIMES). A FULL BORE FLUSH MAY BE REQUIRED AFTER PRESSING TO ENSURE THE PIPE IS CLEAN AND READY FOR SERVICE. THE CONTRACTOR SHALL COORDINATE LINE PRESSING AND FULL BORE FLUSH WITH THE CITY INSPECTOR.
12. THE CONTRACTOR SHALL DEMONSTRATE THAT LOCATOR WIRE INSTALLED OVER ALL WATER MAINS IS IN WORKING CONDITION AT TIME OF ACCEPTANCE BY THE CITY.
13. ALL NEW SUBURBAN CONSTRUCTION SHALL INSTALL DOUBLE POTABLE WATER SERVICES AT THE PROPERTY LINES.

CITY OF WINTER GARDEN - WASTEWATER SYSTEM NOTES:

1. SANITARY SEWER MAINS AND SERVICES SHALL BE PVD 8IN-24 (MINIMUM). RINGS SHALL BE 8IN-24. RUSTIC IRON IS NOT APPROVED FOR SANITARY SEWERS.
2. ALL SERVICES SHALL BE 6" (MINIMUM) DIAMETER AND TERMINATE AT THE PROPERTY LINE WITH 6" CLEAN BUT, (36" TO 48" DEEP AT LOT LINE).
3. MAGNETIC TAPE MUST BE PLACED 2" ABOVE THE TOP OF PIPE FOR THE ENTIRE LENGTH OF ALL MAINS AND SERVICES.
4. ALL SANITARY MAINS SHALL BE PAINTED INSIDE AND OUT WITH "WATERBORNE SUPER SERVICE BLACK", BY Koppers OR APPROVED EQUAL. MANHOLES RECEIVING FLOW FROM FORCE MAINS SHALL BE LINED WITH FIRECLASS OF HOPE AT THE PRECASTERS FACILITY.
5. ALL PIPE CONNECTIONS TO PRE-CAST MANHOLES SHALL BE MADE USING A FLEXIBLE EPDM RUBBER BOOT AND STAINLESS STEEL SLEEVE OR CAST IN SITU BY A-J-LOK, 2-INCH OR EQUAL.
6. CONNECTIONS MADE TO EXISTING MANHOLES SHALL BE CORE CURED WITH A MINIMUM 6" BITE AND CONNECTION SEALED WITH FLEXIBLE BOOT AND STAINLESS STEEL CLAMP.
7. 24" DIA MANHOLES SHALL HAVE A MINIMUM OF 3 FEET OF COVER FROM FINISHED GRADE TO OUTLET PIPE INVERT.
8. ALL PRECAST SEWER MANHOLES SHALL HAVE A 4 FOOT MINIMUM HIGH CASSET. CONCRETE SECTIONS SHALL BE 3 FOOT MAXIMUM. CONCRETE BONDS FOR EXTENDING AND ACCEPTABLE TO SALES MANHOLES UP TO 1 FOOT MAXIMUM.
9. THE CONTRACTOR SHALL PROVIDE AND INSTALL GALVANIZED STEEL VALVES IN FORCE MAINS AT 1000 FOOT MAXIMUM SPACING BETWEEN VALVES. VALVES SHALL BE LOCATED AT ALL TEES AND CROSSES.
10. THE CONTRACTOR SHALL CUT A "V" INTO CONCRETE CURB LOCATED INSIDE OF A PRINTED GREEN SQUARE BOX, IN FRONT OF EACH SERVICE LATERAL.
11. THE CONTRACTOR SHALL PROVIDE TV INSPECTION OF ALL SANITARY SEWER MAINS AFTER SYSTEM IS COMPLETED. TELEPHONIC CLEANED, OPENED AND FULLY WORKING. TV INSPECTION SHALL BE PERFORMED IN ACCORDANCE WITH SPECIFICATIONS. QUALITY INSPECTION DUE TO FOUR CONDITIONS WILL REQUIRE REINSPECTION BY CONTRACTOR.
12. THE CONTRACTOR SHALL PROVIDE A (NONPAY) TV INSPECTION AT THE TWO YEAR IN SERVICE MILESTONE FOR EACH SYSTEM.
13. THE CONTRACTOR SHALL PROVIDE SANITARY SEWER TESTING, EXHAUSTION OR AIR, AS REQUIRED BY SEWER OWNER AND SUBMIT EXHAUSTION RESULTS TO THE CITY ENGINEER.
14. GRAVITY SEWERS DEPTHS SHALL NOT EXCEED 18 FEET.
15. THE DESIGN ENGINEER SHALL PROVIDE A MINIMUM OF ONE FOOT OF FREEBOARD BETWEEN THE LATEST FINISHED FLOOR ELEVATION AND THE TOP ELEVATION OF THE NET WELL.
16. ALL PENETRATIONS INTO CONCRETE STRUCTURES SHALL BE PRE-CAST OR CORE-CURED.
17. WARRANTY -- ALL MATERIALS & EQUIPMENT TO BE FURNISHED AND/OR INSTALLED BY THE CONTRACTOR SHALL BE WARRANTED ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE THEREOF AGAINST DEFECTIVE MATERIALS, DESIGN, AND WORKMANSHIP. UPON RECEIPT OF NOTICE FROM THE CITY OF FAILURE OF ANY PART OF THE WARRANTED EQUIPMENT OR MATERIALS DURING THE WARRANTY PERIOD, THE AFFECTED PARTS, PARTS OR MATERIALS SHALL BE PROMPTLY REPLACED BY THE CONTRACTOR WITH NEW PARTS OF MATERIALS AT NO CHARGE TO THE CITY. IN THE EVENT THE CONTRACTOR FAILS TO MAKE THE NECESSARY REPLACEMENT OR REPAIRS PROMPTLY AFTER NOTIFICATION, THE CITY MAY ACCOMPLISH THE WORK AT THE EXPENSE OF THE CONTRACTOR.

CITY OF WINTER GARDEN - RECLAIMED WATER SYSTEM NOTES:

1. ALL PRIVATE RECLAIMED WATER SYSTEMS SHALL HAVE A CITY APPROVED BARRIER DEVICE ASSEMBLY AT EACH CONNECTION POINT TO THE CITY WATER SYSTEM.
2. REPAIRS TO NEW WATER LINES TO OBTAIN SPECIFIED PRESSURE TEST WILL BE ALLOWED ONLY UP TO A NUMBER EQUAL TO 10% OF THE TOTAL NUMBER OF JOINT CONNECTIONS.
3. ALL MAINS AND SERVICE LATERALS SHALL BE HYDROSTATICALLY TESTED AT 150 PSI FOR A TWO HOUR PERIOD.
4. WARNING TAPE, NON-DETECTABLE, SIZE 2" WITH "REUSE WATER LINE BELOW", MUST BE PLACED 6" TO 12" BELOW FINISHED GRADE ON ALL PWD WATER MAINS, LATERALS AND SERVICE LINES, NUMBER TO GAUGE TRACER WIRE SHALL BE ATTACHED TO THE TOP OF THE PIPE WITH DUCT TAPE, AT LEAST FIVE (5) TAPS PER JOINT. THE TRACER WIRE SHALL ALSO BE ATTACHED TO ALL PIPES LATERALS AND ATTACHED TO THE OUTSIDE OF EACH VALVE BOX SO THAT A PIPE LOCATOR CAN BE CONNECTED TO IT. THE CONTRACTOR SHALL DEMONSTRATE THE LOCATOR WIRE TO BE IN WORKING CONDITION AT PROJECT COMPLETION.
5. THE CONTRACTOR SHALL INSTALL RECLAIMED WATER MAINS PER MS/C&S. SOLVENT ORIENTED JOINTS AND THRUST BLOCKS SHALL NOT BE ALLOWED.
6. REUSE WATER MAIN SHALL BE BURIED TO A MINIMUM DEPTH OF 24" AND A MINIMUM DEPTH 42" BELOW FIN. GRADE.
7. SERVICE LATERALS MUST BE LOCATED A UNIFORM DISTANCE APART AND ALIGNED TO PROPERTY LOT LINE AT 50' FROM THE RECLAIMED WATER MAIN.
8. CUSTOMER SERVICE LATERALS SHALL NOT BE SPACED TOGETHER BETWEEN THE WATER MAIN AND CURB STOP.
9. THE CONTRACTOR SHALL CUT GRR A "V" INTO CONCRETE CURB LOCATED INSIDE OF A PRINTED SQUARE (PURPLE), DIRECTLY IN FRONT OF EACH SERVICE LATERAL AND VALVE.
10. THE CONTRACTOR SHALL SET DEPTH OF CURB STOP, IN METER BOX, 6" BELOW FINISHED GRADE.
11. THE CONTRACTOR SHALL INSTALL VALVES IN MAIN, NO MORE THAN 1,000 FEET APART IN BETWEEN TEES AND CROSSES. VALVES SHALL BE PROVIDED AT EACH TEE OR CROSS LOCATED IN MAIN LINE.
12. RECLAIMED WATER MAINS MAY BE LOCATED UNDER STRUCTURES. RECLAIMED MAINS LOCATED UNDER PARADES SHOULD BE MINIMIZED.
13. ALL WATERMANS SHALL BE RELEASED BY PRESSING THE LINE WITH A FIRM PD (MINIMUM OF 2 TIMES). A FULL BORE FLUSH MAY BE REQUIRED AFTER PRESSING TO ENSURE THE PIPE IS CLEAN AND READY FOR SERVICE. THE CONTRACTOR SHALL COORDINATE LINE PRESSING AND FULL BORE FLUSH WITH THE CITY INSPECTOR.
14. RECLAIMED WATERMAIN MAINS SHALL BE 8 INCH DIAMETER MINIMUM. 4 INCH IS ALLOWED IF 1500 DIA RING SERVING LESS THAN 50 HOMES. THE DESIGN ENGINEER SHALL SUBMIT HYDRAULIC CALCULATIONS THAT DEMONSTRATE THE PROPOSED SYSTEM WILL PROVIDE REQUIRED FLOW AND MAINTAIN SYSTEM ABOVE MINIMUM PRESSURE. PEAK DRAINAGE RATE SHALL BE 50% TIMES GREATER THAN THE AVERAGE PRODUCTION RATE OF FLOW.
15. RECLAIMED WATER SYSTEM COMPONENTS INCLUDING PIPE, VALVE BOX TOPS AND METER BOX TOPS SHALL BE RECLAIMED PURPLE IN COLOR.

CLOSED CIRCUIT TELEVISION (CCTV) INSPECTION OF SEWER LINES

- GENERAL:**
1. ALL NEW SANITARY SEWER LINES, PRIVATE OR CITY MAINTAINED, IN THE CITY OF WINTER GARDEN'S SERVICE AREA SHALL BE INSPECTED BY CLOSED CIRCUIT TV INSPECTION BY THE CONTRACTOR WITH A CITY INSPECTOR PRESENT PRIOR TO BEING ACCEPTED BY THE CITY.
- REQUIREMENTS PRIOR TO INSPECTION REQUEST:**
1. ALL ELEMENTS OF THE SEWER SYSTEM MUST BE INSTALLED AND BE COMPLETELY FINISHED, INCLUDING MAIN SERVICE LINES, LATERALS, CLEAN OUTS, AND MANHOLES PRIOR TO CCTV INSPECTION.
 2. ALL SEWER LINES SHALL BE COMPLETELY CLEARED OF ALL DEBRIS, SAND, WATER, ETC. PRIOR TO THE CCTV INSPECTION. ANY OBJECT OR METER THAT PREVENTS CCTV INSPECTION FROM VIEWING CONDITION OF PIPELINE IS CONSIDERED AN OBSTRUCTION REQUIRING ADDITIONAL CLEANING. WHEN CCTV VIEW IS OBSTRUCTED INSPECTION SHALL BE TERMINATED. THE CONTRACTOR SHALL CLEAN THE SEWER SYSTEM COMPLETELY AND RESCHEDULE CCTV RE-INSPECTION WITH THE CITY.
 3. A HYDRANT OR SEWER BLOWER SHALL NOT BE USED DURING THE CCTV INSPECTION. IF SUCH USE IS FOUND TO BE REQUIRED BY WATER OR SEWER DURING THE CCTV INSPECTION, THE INSPECTION SHALL BE TERMINATED AND RESCHEDULED TO A DATE WHEN SUCH CLEANING IS COMPLETE.
 4. WHEN A SEWER LINE IS UNDER A PAVED AREA, THE AREA SHALL BE CONCRETED AND FINISHED BEFORE THE SYSTEM SHALL BE RELEASED FOR TV INSPECTION.

TELEVISION EQUIPMENT MINIMUM REQUIREMENTS:

1. THE CLOSED CIRCUIT TV CAMERA SHALL PROVIDE A CLEAR COLOR PICTURE ON THE MONITOR AND ON THE DVD RECORDING. THE CAMERA SHALL BE ABLE TO SHOW DETAIL TO THE POINT THAT ALL JOINTS AND ANY DEFECTS MAY BE READILY SEEN AT THE TIME OF THE INSPECTION. THE CAMERA SHALL STOP AND PAN AT EACH JOINT FOR COMPLETE 360 DEGREE INSPECTION.
2. REFER TO APPENDIX B OF THE REFERENCED STANDARDS FOR SPECIFICATION OF CLOSED CIRCUIT TELEVISION INSPECTION EQUIPMENT.
3. THE VIDEO RECORDER SHALL PROVIDE A 90 MINUTE SEAL, PICTURE, AND PROVIDE BOTH VIDEO AND VIDEO SOUNDING THE INSPECTION.
4. A MEASURING DEVICE, APPROVED BY THE CITY, TO CHECK THE GRADE OF THE PIPE DURING THE INSPECTION SHALL BE REQUIRED. GAGE DEPTH, 6" TO 24" MIN. WITH 1/8" MARKINGS.
5. AUDIO OF THE INSPECTION SHALL BE SIMULTANEOUSLY RECORDED ON DVD DISC. THE AUDIO SHALL CONSIST OF SPOKEN DESCRIPTION AND COMMENTARY. A TAPE WILL BE GIVEN TO THE INSPECTOR ON SITE AT THE END OF THE DAY.

GUIDELINE FOR TRAINING:

1. THE CITY'S ENGINEERING INSPECTION DIVISION SHALL BE GIVEN AT LEAST THREE (3) BUSINESS DAYS NOTICE PRIOR TO THE TIME PLANNED FOR THE TV INSPECTION TO COMMENCE. A SCHEDULE TIME AND DATE WILL BE AGREED UPON BY THE CONTRACTOR AND INSPECTOR AT THAT TIME.
2. NO INSPECTION SHALL COMMENCE WITHOUT THE PRESENCE OF THE INSPECTOR. EMERGENCY WORK ARRANGEMENTS HAVE BEEN MADE BETWEEN THE CONTRACTOR, INSPECTOR, AND THE CITY. TV INSPECTION SHALL BE PERFORMED BY THE CONTRACTOR AT THE EXPENSE OF THE CONTRACTOR.
3. ALL CCTV INSPECTIONS SHALL CONDUCT BY SYSTEM OF THE SYSTEM TO PREVENT FOREIGN SUBSTANCES FROM ENTERING A SECTION PROGRESSIVELY INSPECTED. THE CAMERA SHALL BE STARTED FROM THE DOWNSTREAM MANHOLE AND PROCEED UPSTREAM IN DIRECTION OPPOSITE THE NORMAL FLOW IN THE LINE. THIS PROCEDURE WILL ALLOW FOR THE VIEWING OF THE SERVICE LATERALS.
4. BEFORE THE CAMERA IS PLACED IN TO SERVICE LINE, WATER WITH YELLOW OR GREEN DYE SHALL BE PUT INTO THE UPSTREAM MANHOLE OF THE SECTION BEING TELEVIEWED. CAMERA WILL HAVE A GAGE SHOWING 1/4" MARKS FROM 1/2" TO 3-1/2". THIS WILL ENABLE THE CAMERA TO DETECT ANY CHANGES IN GRADE THAT MAY BE PRESENT IN THE SYSTEM.
5. THE CCTV AND DVD RECORDER SHALL BE TURNED ON BEFORE THE CAMERA IS PLACED IN THE MANHOLE FOR INSPECTION AND SHALL NOT BE TURNED OFF UNTIL THE CAMERA IS REMOVED FROM THE MANHOLE. THE CAMERA SHALL BE MOVED THROUGH THE LINE UNDER THE CONTROL OF THE CITY CAMERA OPERATOR. THE CAMERA SHALL BE MOVED THROUGH THE LINE AT A RATE NOT TO EXCEED THIRTY (30) FEET PER MINUTE AND SHALL STOP AT ALL SERVICE CONNECTIONS AND PIPE JOINTS IN THE PIPELINE.
6. A DVD RECORDING SHALL BE MADE OF THE ENTIRE SYSTEM BEING TELEVIEWED. THIS SHALL BECOME THE PROPERTY OF THE CITY UPON COMPLETION OF THE TV INSPECTION (NOT A COPY). THE PRICE SHALL BE INCLUDED IN SEWER A NUMBER THAT STATES THE PROJECT NAME, DATE OF INSPECTION AND LINE SECTION ACCORDING TO CONSTRUCTION PLANS CONTAINED ON EACH TAPE. A WRITTEN REPORT SHALL ACCOMPANY THE DVD DISC.

CITY OF WINTER GARDEN - TRUST RESTRAINT TABLE

MINIMUM LENGTH (FT) TO BE RESTRAINED ON EACH SIDE OF FITTING(S)	PIPE SIZE							
	6"	8"	10"	12"	16"	20"	24"	30"
90° BEND	19	25	30	34	44	50	60	70
45° BEND	8	10	12	14	16	21	30	34
22-1/2° BEND	4	5	6	7	9	10	12	14
11-1/4° BEND	2	3	4	5	6	7	8	9
WELDED BEND END OR BRANCH OF TEE	40	50	60	70	80	110	130	150
WELDED BEND END OR BRANCH OF TEE VALVE	20	25	30	36	47	56	78	89

MINIMUM LENGTH (FT) TO BE RESTRAINED ON EACH SIDE OF FITTING(S)	PIPE SIZE							
	6"	8"	10"	12"	16"	20"	24"	30"
90° BEND	29	37	44	51	65	77	89	105
45° BEND	12	15	18	21	27	32	37	44
22-1/2° BEND	6	7	9	10	13	15	18	21
11-1/4° BEND	3	4	5	6	7	8	9	10
WELDED BEND END OR BRANCH OF TEE	28	37	43	50	63	76	101	121
WELDED BEND END OR BRANCH OF TEE VALVE	14	17	21	25	31	38	50	59

TRUST RESTRAINT NOTES:

1. THE TABLE INDICATE MINIMUM LENGTH OF RESTRAINED JOINTS ON EACH SIDE OF FITTINGS AND CHANGES IN DIRECTION. WHEN PRACTICAL, FULL LENGTH OF RESTRAINED PIPE SHALL BE LAID TO ACHIEVE THE REQUIRED MINIMUM RESTRAINT.
2. WHERE COMBINATIONS OF FITTINGS ARE USED, THE PIPING BETWEEN THE FITTINGS SHALL BE RESTRAINED. THE MINIMUM RESTRAINED LENGTH OF PIPE REQUIRED UPSTREAM AND DOWNSTREAM OF THE COMBINATION OF FITTINGS SHALL BE DETERMINED ON THE BASIS OF THE EQUIVALENT FITTING (I.E. 2-45 DEGREE BENDS WILL BE CONSIDERED AS THOUGH A 90 DEGREE BEND WERE LOCATED MIDWAY BETWEEN THE TWO 45 DEGREE).
3. FOR PIPE THAT IS ENCASED IN POLYETHYLENE, RESTRAINED JOINTS MINIMUM LENGTHS SHALL BE INCREASED BY 50 PERCENT.
4. FOR FITTINGS OTHER THAN THOSE PRESENTED IN THE ABOVE TABLE, RESTRAINED JOINT LENGTHS SHALL BE DETERMINED IN ACCORDANCE WITH "TRUST RESTRAINT DESIGN FOR DUCTILE IRON PIPE" BY THE DUCTILE IRON PIPE RESEARCH ASSOCIATION. RESTRAINED JOINT LENGTHS FOR A GIVEN PRESSURE RATING SHALL BE BASED ON THE MINIMUM PRESSURE. FOR THE TEST PRESSURE RATING, OR (SAND SLIT SOIL, 3-FOOT DEPTH), LAYING CONDITION NO. 3 AND FACTOR OF SAFETY OF 1.5.
5. IN-LINE VALVES PROVIDE MECHANICAL RESTRAINTS ON EACH SIDE OF THE VALVE.
6. ALL RECLAIMED WATER PIPING SHALL BE HYDROSTATICALLY TESTED AT A PRESSURE OF 150 PSI. ALL WASTEWATER PIPING SHALL BE HYDROSTATICALLY TESTED AT A PRESSURE OF 100 PSI.

HORIZONTAL & VERTICAL SEPARATION REQUIREMENTS										
PROPOSED UTILITY	POTABLE WATER		RECLAIMED WATER		SANITARY SEWER (GRAVITY)		SANITARY SEWER (PRESSURE)		STORM WATER	RECLAIMED WATER
	FEET	INCHES	FEET	INCHES	FEET	INCHES	FEET	INCHES		
POTABLE WATER	-	-	3'	12"	0'	12"	0'	12"	0'	12"
RECLAIMED WATER	3'	12"	-	-	3'	12"	3'	12"	-	-
SANITARY SEWER (GRAVITY)	6'	12"	3'	12"	-	-	-	-	-	-
SANITARY SEWER (PRESSURE)	6'	12"	3'	12"	-	-	-	-	-	-

GENERAL NOTES:

1. THE TABLE REPRESENTS THE MINIMUM SEPARATION REQUIREMENTS AS DESCRIBED IN LOCAL RULES OF THE FLORIDA ADMINISTRATOR CODE (F.A.C.). THESE SEPARATION REQUIREMENTS SHALL APPLY BETWEEN NEWLY PROPOSED UTILITY LINES AND EXISTING PROPOSED UTILITY LINES AND EXISTING OR PROPOSED UTILITY LINES.
2. FOR THE PURPOSE OF THIS TABLE, RECLAIMED WATER SHALL MEAN UNDESIGNATED PUBLIC ACCESS SOURCE WATER AS DEFINED BY F.A.C. 190-3.04, CHAPTER 6. OTHER TYPES OF RECLAIMED WATER ARE CONSIDERED AS POTABLE AND SEPARATIONS NOTED FOR SANITARY SEWER SHALL APPLY.
3. ALL SEPARATION DISTANCES ARE FROM OUTSIDE OF PIPE TO OUTSIDE OF PIPE UNLESS OTHERWISE SPECIFIED. DISTANCES PRODUCING GREATER CLEARANCE SHALL BE USED.
4. DENOTES POTABLE WATER ABOVE RECLAIMED WATER, SANITARY SEWER OR STORM WATER, OR RECLAIMED WATER ABOVE SANITARY SEWER.
5. DENOTES POTABLE WATER BELOW RECLAIMED WATER, SANITARY SEWER OR STORM WATER, OR RECLAIMED WATER BELOW SANITARY SEWER.
6. UTILITY SEPARATION - VERTICAL, SEPARATION MINIMUMS
 1. WHERE WATER AND GRAVITY SANITARY SEWER MAINS CROSS WITH LESS THAN REQUIRED VERTICAL CLEARANCE, THE WATER MAIN SHALL BE ABOVE THE WATER MAIN. THE SANITARY SEWER SHALL BE 20 FEET OF COVER.
 2. BUTLE FOR PIPE, CENTERED ON THE POINT OF CROSSING, OR
 3. CONCRETE ENCASED WIRELESS GLASS, OR
 4. 36" DIA. PIPE ENCASED TO WATER MAIN STANDARDS AND PRESSURE TESTED.
7. WHERE WATER MAINS AND STORM SEWER PIPES CROSS WITH LESS THAN REQUIRED VERTICAL CLEARANCE, THE WATER MAIN SHALL BE 20 FEET OF BUTLE FROM PIPE CENTERED ON THE POINT OF CROSSING.
 1. SEPARATION REQUIREMENTS BETWEEN FORCE MAINS AND POTABLE WATER MAINS MUST BE MAINTAINED UNLESS APPROVED IN ADVANCE BY THE DEPARTMENT.
 3. UTILITY SEPARATION - HORIZONTAL, SEPARATION MINIMUMS
 1. WHERE A WATER MAIN PARALLELS A GRAVITY SANITARY SEWER MAIN, A SEPARATION (MEASURED EDGE TO EDGE) OF AT LEAST SIX FEET SHOULD BE MAINTAINED, UNLESS THIS SEPARATION IS NOT MET, ONE OF THE FOLLOWING MUST OCCUR:
 1. THE WATER MAIN IS LAID IN A SEPARATE TRENCH OR ON AN UNDISTURBED BENTH SHELF LOCATED ON ONE SIDE OF THE SEWER BY SUCH AN ELEVATION THAT THE BOTTOM OF THE WATER MAIN IS AT LEAST 6 INCHES ABOVE THE TOP OF THE SEWER OR
 2. IF BOTH SANITARY SEWER AND POTABLE WATER MAINS ARE PROPOSED AND THE ABOVE (1) IS NOT MET, THE SANITARY SEWER MAIN SHALL BE UPGRADED TO THE EQUIVALENT PIPE MATERIAL AS THE WATER MAIN AND PRESSURE TESTED.
 3. IF THE SANITARY SEWER IS EXISTING AND THE POTABLE WATER MAIN IS PROPOSED, THE WATER MAIN SHALL, AT A MINIMUM, BE UPGRADED TO DUCTILE IRON PIPE, CONCRETE IN SEPARATE TRENCHES, AND AT A MINOR ELEVATION THAN THE SANITARY SEWER, AND BEING STAGGERED JOINTS.
 2. SEPARATION REQUIREMENTS BETWEEN FORCE MAINS AND POTABLE WATER MAINS MUST BE MAINTAINED UNLESS APPROVED IN ADVANCE BY THE DEPARTMENT.
 3. NO WATER PIPE SHALL PASS THROUGH OR COME IN CONTACT WITH ANY PART OF A SANITARY OR STORM WATER MANHOLE OR STRUCTURE.



8550 HAZELTINE NATIONAL DR.
SUITE 1100 CHARLOTTE, NC 28226
PHONE (410) 410-1000 FAX (410) 410-1001

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CAUTION
IF THIS SCALE BAR DOES NOT MEASURE 1" THE DOCUMENT IS NOT TO SCALE



C503

PLANTING SPECIFICATIONS

GENERAL WORK INCLUDED LANDSCAPING

- 1. CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, PLANT MATERIALS, SOIL ADDITIVES, ALL GRADING (FINE & AESTHETIC) MULCHING, FERTILIZATION AND EQUIPMENT. CONTRACTOR SHALL ALSO PROVIDE ALL SERVICES AND MAINTAIN ALL PLANT MATERIALS AND IRRIGATION UNTIL FINAL ACCEPTANCE BY OWNER.

QUALITY ASSURANCE TESTING AND INSPECTIONS

- 1. ALL PLANTS SHALL BE SUBJECT TO APPROVAL BY OWNER OR OWNERS REPRESENTATIVE. THE CONTRACTOR SHALL SUBMIT PICTURES THAT REPRESENT THE PLANT MATERIAL AT TIME OF BID. THE OWNER OR OWNERS REPRESENTATIVE HAS THE RIGHT TO REJECT ANY PLANT MATERIAL UPON REACHING THE SITE OR AFTER PLANTING SHOULD THAT PLANT MATERIAL NOT BE REPRESENTATIVE OF THE PICTURE. ALL PLANT MATERIAL SHALL MEET OR EXCEED FLORIDA IN GRADES AND STANDARDS. 2. THE CONTRACTOR SHALL BE WHOLLY RESPONSIBLE FOR THE SOIL CONDITIONS AT TIME OF PLANTING. THE CONTRACTOR SHALL PERFORM RANDOM SOIL SAMPLES, ANY UNSUITABLE SOILS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER OR OWNERS REPRESENTATIVE PRIOR TO PLANTING IN THAT AREA.

PERFORMANCE

- 1. ALL PLANTING SHALL COMPLY WITH LOCAL CODES AND REGULATIONS. 2. ALL PLANTINGS SHALL BE COORDINATED WITH OTHER TRADES THAT MAY BE WORKING IN THAT AREA TO PREVENT ANY DAMAGE TO SAID PLANT MATERIAL.

SUBMITTALS

- 1. THE CONTRACTOR SHALL SUBMIT TO THE OWNER & OWNERS REPRESENTATIVE WITHIN FOURTEEN (14) DAY AFTER AWARD OF CONTRACT THE AVAILABILITY AND SOURCE OF PLANT MATERIAL. 2. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MATERIALS ON THE PLANT LIST UNLESS OTHERWISE NOTED OF A SUBSTITUTION. THE OWNER HAS THE RIGHT TO HAVE THE OWNERS REPRESENTATIVE COORDINATE WITH THE CONTRACTOR A FIELD TAGGING TRIP TO SAID NURSERIES FOR ALL TREES, ACCENT MATERIAL OR SPECIMEN MATERIAL, SUCH AS TREES AND PALMS. 3. IF ANY OF THE PLANT MATERIAL IS UNAVAILABLE, THE CONTRACTOR SHALL SUBMIT DOCUMENTATION FROM A MINIMUM OF THREE (3) REGISTERED NURSERIES STATING THE UNAVAILABILITY AT WHICH POINT A REQUEST FOR SUBSTITUTION IS SUBMITTED.

PROJECT CONDITIONS

- 1. DO NOT COMMENCE ON ANY PLANTING UNTIL SITE HAS BEEN GRADED AND ANY SOIL IMPORTING OR EXPORTING HAS BEEN DONE. 2. INSPECT IRRIGATION SYSTEM AND FINISH GRADING PRIOR TO COMMENCING PLANTING.

WARRANTY

- 1. THE CONTRACTOR SHALL WARRANTY ALL PLANT MATERIAL FOR A PERIOD OF TWELVE (12) MONTHS AND ALL SOG FOR A PERIOD OF SIX (6) MONTHS AFTER THE DATE OF FINAL ACCEPTANCE BY THE OWNER. THE CONTRACTOR SHALL SUBMIT MONTHLY REPORTS TO THE OWNER AS TO THE CONDITION OF SAID LANDSCAPING AND REPORT ANY MAINTENANCE DEFICIENCIES. IT IS THE CONTRACTORS RESPONSIBILITY TO CREATE THESE REPORTS TO PROTECT THE WARRANTY. FAILURE TO MAKE THESE REPORTS SHALL ELIMINATE ANY CLAIMS THAT MAY ARISE DURING THE WARRANTY PERIOD. 2. ALL PLANT MATERIAL DEEMED EITHER DEAD OR DYING SHALL BE REPLACED WITHIN TWO WEEKS OF SAID NOTICE BY THE OWNER. ALL REPLACED MATERIAL SHALL HAVE THE SAME WARRANTY AS DESCRIBED ABOVE FROM THE DATE OF REPLACEMENT.

PRODUCT HANDLING

- 1. ALL PLANT MATERIAL TRANSPORTATION SHALL COMPLY WITH ALL STATE AND FEDERAL GUIDELINES. 2. ALL FERTILIZER SHALL BE SHIPPED TO THE SITE IN UN-OPENED CONTAINERS WITH THE PROPER LABELING VISIBLE. 3. ALL PLANT MATERIAL SHALL BE PROPERLY HANDLED DURING TRANSPORTATION TO PREVENT ANY DAMAGE.

VERIFICATION OF DIMENSIONS AND QUANTITIES

- 1. ALL SCALED DIMENSIONS ARE APPROXIMATE. THE CONTRACTOR SHALL VERIFY AND CHECK ALL SAID DIMENSIONS AND QUANTITIES AND SHALL INFORM THE OWNER OF ANY DISCREPANCIES BETWEEN THE PLANS AND ACTUAL CONDITIONS.

OWNER TAGGED MATERIAL

- 1. ALL PLANT MATERIAL THAT WAS TAGGED BY THE OWNER OR OWNERS REPRESENTATIVE SHALL HAVE SAID TAGS VISIBLE AND SHALL NOT BE REMOVED PRIOR TO INSPECTION BY THE OWNER OR OWNERS REPRESENTATIVE.

JOB CONDITIONS

- 1. THE LANDSCAPE CONTRACTOR SHALL PROTECT ALL PLANT MATERIAL AND WORK AGAINST ANY INJURY AND SHALL MAINTAIN ALL SAFEGUARDS FOR PROTECTION OF THE PUBLIC. THE CONTRACTOR IS RESPONSIBLE FOR ANY NEGLIGENCE THAT CAUSE AN INJURY OR PROPERTY DAMAGE. 2. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE TO LOCATE ANY AND ALL UNDERGROUND UTILITIES PRIOR TO DIGGING AND SHALL NOTIFY OWNER OF ANY CONFLICTS PRIOR TO PLANTING.

PRODUCTS

MATERIALS

- 1. ALL PLANT MATERIAL SHALL BE TRUE TO NAME AS ESTABLISHED BY THE AMERICAN JOINT COMMITTEE ON HORTICULTURE PUBLICATION "STANDARD PLANT NAMES". 2. ALL PLANT MATERIAL SHALL BE NURSERY GROWN AND SHALL COMPLY WITH ALL INSPECTIONS AS SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE "FLORIDA GRADES AND STANDARDS FOR NURSERY PLANTS". THE MINIMUM GRADE FOR ALL TREES AND PLANT MATERIAL SHALL BE FLORIDA "B" UNLESS OTHERWISE INDICATED. 3. THE MINIMUM ACCEPTABLE SIZE FOR ALL TREES AND PLANTS MEASURED AFTER PRUNING SHALL CONFORM TO THOSE STANDARDS AS INDICATED ON THE PLANS. 4. THE CLEAR TRUNK OF ALL PALMS SHALL BE MEASURED FROM THE FINISH GRADE TO THE BEGINNING OF THE FRONDS. THE BOOTED PORTION OF THE PALM SHALL BE IN PROPORTION TO THE OVERALL HEIGHT OF THE PALM. 5. THE CONTAINER GROWN PLANT MATERIAL SHALL HAVE BEEN IN THAT CONTAINER SIZE LONG ENOUGH TO ESTABLISH A SUBSTANTIAL ROOT GROWTH. ANY ROOT BOUND PLANT MATERIAL WILL BE REJECTED. 6. ALL BALLED AND BURLAPPED TREES SHALL BE DUG WITH A FIRM ROOT BALL LARGE ENOUGH TO SUPPORT SAID TREE. THESE TREES SHALL BE HANDLED BY THE ROOT BALL ONLY TO PREVENT ANY DAMAGE TO THE TREE. 7. ANY TOPSOIL SHALL BE A FRABLE LOAM FROM A LOCAL SOURCE AND SHALL CONTAIN AT LEAST 5% OF DECAYED MATERIAL (HUMUS) AND WELL DRAINED. SAID TOPSOIL SHALL BE TESTED ACCORDINGLY BY A REGISTERED LABORATORY AND THE RESULTS PROVIDED TO THE OWNER. 8. ALL PLANTER BEDS SHALL BE TREATED WITH THE PRE-EMERGENT TRIPLAX AS MANUFACTURED BY ELANCO PRODUCTS COMPANY OR EQUAL. 9. ALL MULCH SHALL BE PINE BARK MUGGETT MULCH AND SHALL BE FREE OF ANY WEEDS, STICKS OR OTHER DEBRIS.

DILUTION

INSPECTION

- 1. INSURE THAT THE FINAL GRADE IS TO WITHIN THREE (3) INCHES HAS BEEN ESTABLISHED. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FINISH GRADING OF PLANTING AND SOG AREAS AS DIRECTED BY THE CIVIL ENGINEERS GRADING PLAN.

PREPARATION

- 1. ALL AREAS TO BE PLANTED SHALL HAVE THE TOP TWELVE (12) INCHES OF SOIL LOOSENEED EXCEPT ON SLOPES 2:1 OR GREATER. 2. ALL SOILS TO BE USED SHALL BE FREE OF ALL ROCKS ONE (1) INCH OR GREATER, FOREIGN DEBRIS, REFUSE, LOOSE ROOTS, CONCRETE, BASE ROCK, PETROLEUM PRODUCT AND THE LIKE. 3. ALL GRADING DONE BY THE LANDSCAPE CONTRACTOR SHALL HAVE THE APPROVAL OF THE OWNER OR OWNERS REPRESENTATIVE PRIOR TO PLANTING. ALL GRADING SHALL BE DONE SO THAT THERE IS POSITIVE DRAINAGE AWAY FROM THE BUILDINGS AT A MINIMUM OF ONE-QUARTER (1/4) INCH PER FOOT. 4. ALL EXISTING WEEDS SHALL BE REMOVED PRIOR TO PLANTING. 5. ALL TYPES OF GRASSES OTHER THAN THAT PROPOSED SHALL BE REMOVED FROM THE SITE, SUCH AS NUTGRASS, BERMUDA, ST. AUGUSTINE AND THE LIKE.

MATERIALS CONDITION

- 1. ALL PLANT MATERIALS SHALL BE APPROVED BY THE OWNERS REPRESENTATIVE UPON ARRIVAL TO THE SITE. SAID PLANT MATERIAL SHALL BE STORED IN AN SECURE AREA UNTIL TIME TO PLANT. 2. ALL PLANT MATERIAL SHALL BE FREE OF ANY WEEDS, INSECTS OR DISEASES. 3. THE HEIGHT AND SPREAD OF ALL PLANT MATERIAL SHALL BE DONE SO WITH THE BRANCHING IN THE NORMAL POSITION. 4. ALL CONTAINER PLANTS SHALL BE REMOVED FROM CONTAINER IN SUCH A MANNER AS TO NOT DISTURB THE ROOT BALL OR PLANT MATERIAL DAMAGED.

LAYOUT

- 1. ALL LARGE PLANTING AREAS SHALL BE LAID OUT ACCORDING TO SAID PLANS PRIOR TO PLANTING TO ASSURE THE DESIRED LOOK. 2. IF UNDERGROUND UTILITIES ARE ENCOUNTERED, THE CONTRACTOR SHALL NOTIFY THE OWNER OR OWNERS REPRESENTATIVE FOR AN ALTERNATIVE LAYOUT.

PLANTING

- 1. ANY EXCESS SOIL GENERATED FROM THE PLANTING HOLES AND NOT USED IN THE BACKFILLING OF SAID PLANTS SHALL BE REMOVED FROM THAT AREA. 2. PROTECT THOSE AREAS TO BE PLANTED FROM EXCESSIVE COMPACTION BY THE TRUCKING OF PLANT MATERIAL TO SAID PLANTING AREAS. COMPACTED AREAS SHALL HAVE THE SOIL LOOSENEED TO MEET ACCEPTABLE PLANTING CONDITIONS. 3. ALL PLANTS SHALL BE PLANTED IN SUCH A MANNER AS TO HAVE THE BEST SIDE FACING THE PUBLIC VIEW. 4. SET PLANT MATERIAL PLUMB IN THE HOLE UNTIL THE SOIL HAS BEEN TAMPED FIRMLY AROUND THE ROOT BALL. 5. ALL TREES TO BE PLANTED WHERE THE TRUNK AND CROWN OF THE TREE ARE PERPENDICULAR TO THE FINISH GRADE. 6. ALL TREE WATERING WELLS SHALL BE AT A MINIMUM THE SAME SIZE AS THE HOLE DUG FOR PLANTING AND WATERED IMMEDIATELY FOLLOWING PLANTING. 7. ONCE THE PLANT MATERIAL HAS BEEN WATERED IN AND A PLANT IS DEEMED TO HAVE SETTLED TO DEEP, THE PLANT SHALL BE RAISED ACCORDINGLY TO ALLOW FOR PROPER GROWTH. 8. ALL PLANTED AREAS SHALL BE MONITORED FOR THE PROPER AMOUNT OF WATERING DURING THE PLANT ESTABLISHMENT PERIOD OF THIRTY (30) DAYS AND ADJUSTED ACCORDINGLY BY THE IRRIGATION SYSTEM. 9. DURING INSTALLATION, GRO-POWER 7 GRAM OR AGRIFORM 21 GRAM TABLETS, OR APPROVED EQUAL, SHALL BE PROVIDED IN EACH PLANTING HOLE AS PER MANUFACTURERS SPECIFICATIONS. PLANT TABLETS SHALL BE PLACED 1/2 THE DEPTH OF THE ROOT BALL. 10. PRUNING SHALL BE DONE TO REMOVE ANY DAMAGED STEMS ONCE PLANTED, IF THE PLANT IS DAMAGED MORE THAN 25%, THEN THE PLANT IS TO BE REPLACED.

SOG PLANTING

- 1. ALL AREAS TO RECEIVE SOG SHALL BE FINE GRADED AND ALL DEBRIS IS TO BE REMOVED. IF SOIL IS COMPACTED THEN THE SOIL SHALL BE LOOSENEED TO A DEPTH OF SIX (6) INCHES TO ALLOW FOR PROPER ESTABLISHMENT OF ROOTS. 2. ALL SOG SHALL BE LAID WITH TIGHT FITTING JOINTS, SOG STRIPS SHALL BE LAID IN SUCH A MANNER THAT THE PIECES HAVE STAGGERED JOINTS. DO NOT OVERLAP THE EDGES. 3. UPON LAYING A LARGE AREA, WATER IMMEDIATELY TO AVOID THE SOG FROM DRYING OUT. 4. WHEN WATERING, THE MOISTURE DEPTH SHOULD BE A MINIMUM OF EIGHT (8) INCHES. 5. ALL DEAD SOG SHALL BE REPLACED IMMEDIATELY WITH EQUAL SIZE PIECES.

CLEAN UP

- 1. ON A DAILY BASIS, AFTER ALL PLANTING OPERATIONS ARE DONE, ALL EMPTY CONTAINERS, DEBRIS CAUSED BY THE DAYS PLANTINGS SHALL BE REMOVED AND DISPOSED OF. 2. ALL SCARS, RUTS, OR OTHER MARKS LEFT ON THE GROUND SHALL BE REPAIRED.

OBSERVATION/INSPECTION SCHEDULE

- 1. THE LANDSCAPE CONTRACTOR SHALL COORDINATE WITH THE OWNER OR OWNERS REPRESENTATIVE IN ADVANCE FOR THE SCHEDULED SITE VISITS AS PRE-DETERMINED BY THE OWNER. 2. ALL INSPECTIONS SHALL BE MADE BY EITHER THE OWNER OR OWNERS REPRESENTATIVE, A REPORT OF EACH INSPECTION SHALL BE MADE BY THE LANDSCAPE CONTRACTOR AS TO THE FINDINGS AND TASKS COMPLETED PRIOR TO NEXT SCHEDULED INSPECTION.

PROTECTION OF COMPLETED WORK

- 1. IT IS THE SOLE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO PROTECT AND SECURE ANY WORK PREVIOUSLY COMPLETED. IF DAMAGE HAS OCCURRED, THEN IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO FIX SAID DAMAGES.

FINAL ACCEPTANCE OF INSTALLATION

- 1. IT IS THE LANDSCAPE CONTRACTORS RESPONSIBILITY TO MAINTAIN ALL PLANTED AREAS TO BE FREE OF INSECTS, PESTS AND WEEDS. ANY MOWING, WEEDING, CHEMICAL APPLICATIONS AND WATERING SHALL BE DONE AS REQUIRED PRIOR TO FINAL ACCEPTANCE BY THE OWNER OR OWNERS REPRESENTATIVE. 2. ANY PRIOR DEFICIENCIES IN THE LANDSCAPE SHALL BE PERFORMED PRIOR TO ACCEPTANCE. 3. ONCE THE LANDSCAPE IS ACCEPTED, THE LANDSCAPE CONTRACTOR SHALL BEGIN THE TWELVE (12) MONTH PERIOD FOR TREES, SHRUBBERY AND GROUND COVER AND SIX (6) MONTHS FOR SOG AND SHALL REPLACE ANY MATERIAL THAT DIES WITHIN THAT TIME FRAME.

SEE SPECIFICATIONS SECTION 05 10 00 FOR THE REQUIREMENTS FOR SOG

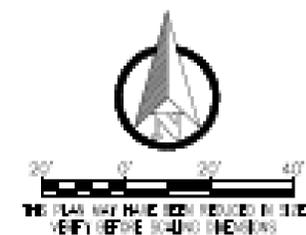
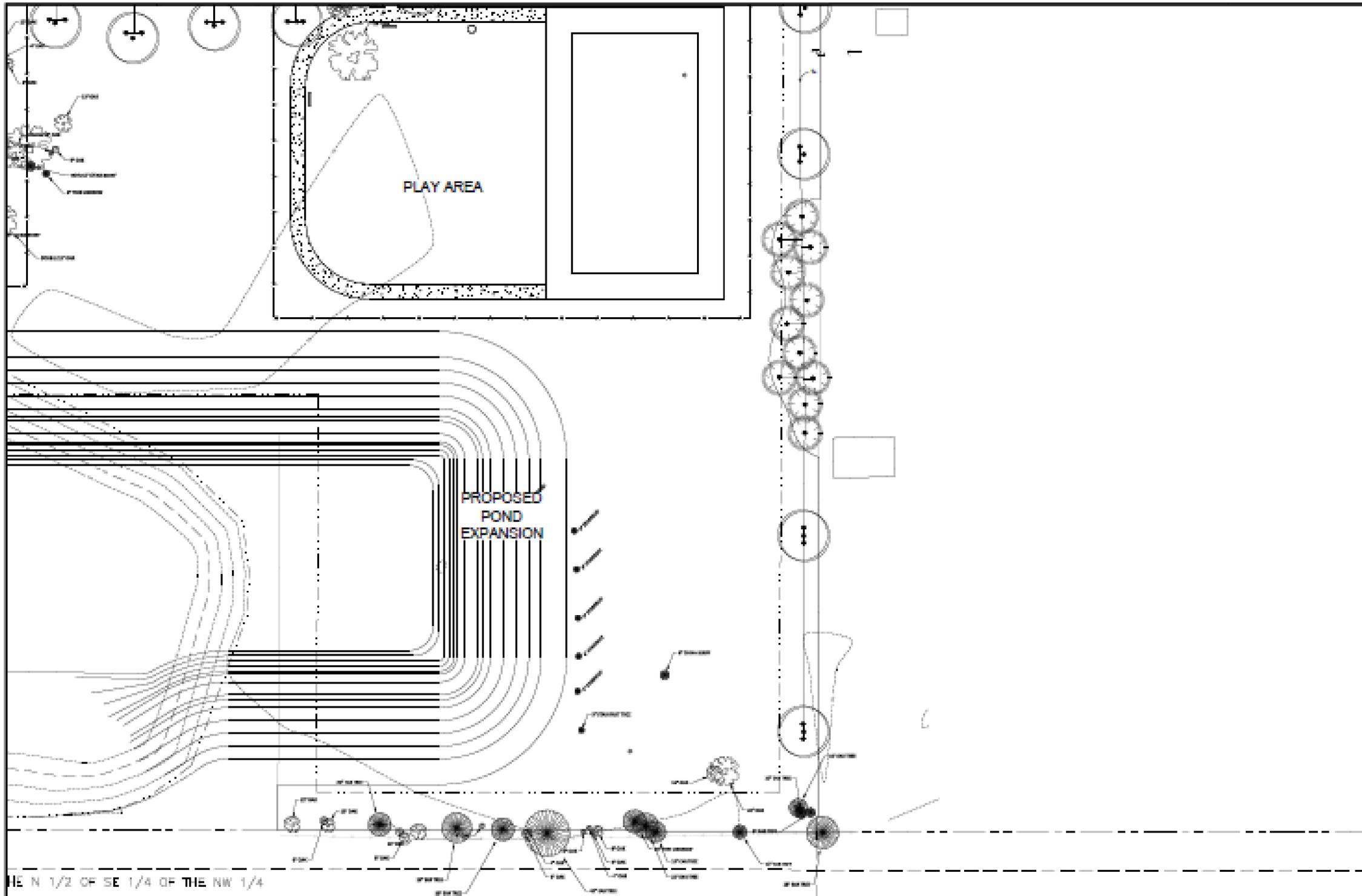
Table with 10 columns and 10 rows for quantity takeoff. Includes a vertical label 'TOTAL BID & CONSTRUCT' on the right side.

Table with 10 columns and 10 rows for quantity takeoff.

Table with 2 columns: 'LANDSCAPE NOTES' and 'LSCP WINTER GARDEN'.



Table with 2 columns and 2 rows for revision tracking.



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FLORIDA TURNPIKE (a.k.a S.R. 91) - 300' RW WIDTH
 (PER FLORIDA STATE TURNPIKE AUTHORITY PROJECT NO. 2 RIGHT-OF-WAY MAP CONTRACT NO. 12.1)

AC 1 GENERAL
 SEE MARKING NATIONAL PLAN
 AND THE STATE OF FLORIDA
 FOR MORE INFORMATION

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IRRIGATION PLAN
 UCP WINTER GARDEN

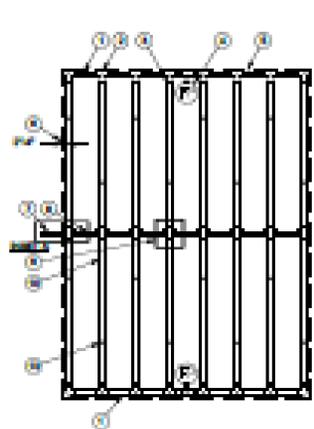
CAUTION
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 DOES NOT MEASURE IF
 THE DOCUMENT IS
 NOT TO SCALE

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TDR DESIGN
 OF DUNEDON NORTH CAROLINA
 200 N. HURD LN.
 DUNEDON, NORTH CAROLINA 28529
 (252) 450-0700
 www.tdrdesign.com
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 DUNEDON, NC 28529

ALL DESIGN PROFESSIONALS SHOULD NOT BE RESPONSIBLE FOR ANYTHING BUT THE DESIGN THEY PROVIDED. ANYTHING BEYOND THAT IS THE RESPONSIBILITY OF THE CLIENT. ANYTHING BEYOND THAT IS THE RESPONSIBILITY OF THE CLIENT. ANYTHING BEYOND THAT IS THE RESPONSIBILITY OF THE CLIENT.



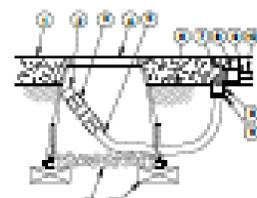
1. PROPOSED HEADS
2. PROPOSED HEADS ON EL (TYPICAL)
3. MAIN & BRANCH PEX (PER LOCAL CODES)
4. FLOORING (TYPICAL) WITH FLOOR FINISH
5. PERIMETER OF AREA
6. PROPOSED DRAINAGE SYSTEM TO BE INSTALLED BY OTHER PROFESSIONAL OF AREA
7. PROPOSED 1/2" PEX MAIN & BRANCH LATERAL LINES TO BE INSTALLED BY OTHER PROFESSIONAL OF AREA



Drip Line Spacing (ft)	1/2" PEX			3/4" PEX		
	100 PSI	150 PSI	200 PSI	100 PSI	150 PSI	200 PSI
12"	120	150	180	120	150	180
18"	80	100	120	80	100	120
24"	60	75	90	60	75	90
30"	48	60	72	48	60	72
36"	40	50	60	40	50	60
42"	35	44	52	35	44	52
48"	30	38	45	30	38	45
54"	27	34	40	27	34	40
60"	24	30	36	24	30	36

NOTES:
 1. DISTANCE BETWEEN LATERAL LINES SHOULD BE AS SPECIFIED BY THE MANUFACTURER OF THE DRAINAGE SYSTEM.
 2. LENGTH OF LATERAL LINES SHOULD NOT EXCEED THE MAXIMUM LATERAL LENGTHS LISTED IN THIS TABLE.
 3. ALL LATERAL LINES SHALL BE INSTALLED BY OTHER PROFESSIONAL OF AREA.
 4. ALL MAIN & BRANCH LINES SHALL BE INSTALLED BY OTHER PROFESSIONAL OF AREA.
 5. ALL MAIN & BRANCH LINES SHALL BE INSTALLED BY OTHER PROFESSIONAL OF AREA.

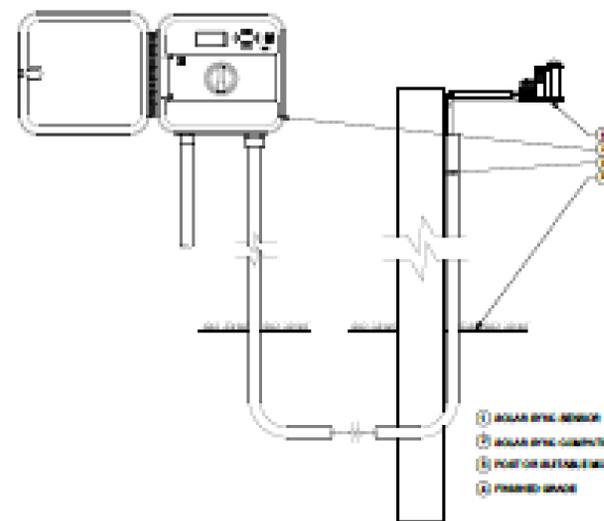
XFD ON-SURFACE DRIP LINE - CENTER FEED LAYOUT



NOTE:
 1. ALL MAIN & BRANCH LINES SHALL BE INSTALLED BY OTHER PROFESSIONAL OF AREA.

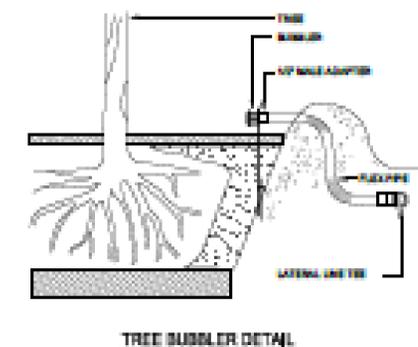
1. TOP OF FINISH FLOOR
2. FLOOR FINISH (TYPICAL)
3. DRAINAGE SYSTEM (TYPICAL)
4. DRAINAGE SYSTEM (TYPICAL)
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9. DRAINAGE SYSTEM (TYPICAL)
10. DRAINAGE SYSTEM (TYPICAL)

XFD ON-SURFACE DRIP LINE FLUSH POINT



1. SOLAR SYNG SYSTEM
2. SOLAR SYNG CONTROLLER
3. POINT OF INSTALLATION SURFACE
4. FINISH GRADE

SOLAR SYNG WITH WALL MOUNT CONTROLLER

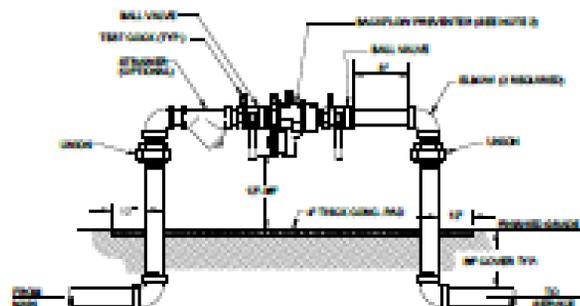


TREE BUBBLER DETAIL

AC 10/20/24

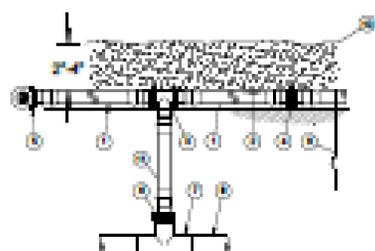
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100% BID & CONSTRUCT



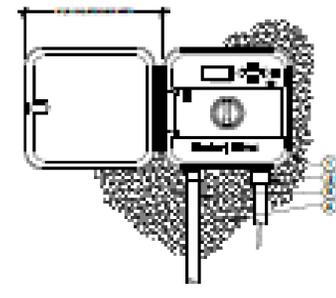
- NOTES:**
 1. ALL PIPE AND FITTINGS TO AND FROM THIS DEVICE SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF TAMPA WATER DEPARTMENT SPECIFICATIONS.
 2. ALL BACKFLOW PREVENTER DEVICES SHALL BE APPROVED BY THE CITY OF TAMPA WATER DEPARTMENT. ALL REDUCED PRESSURE BACKFLOW PREVENTER DEVICES SHALL BE USED APPROVED.
 3. CONCRETE PAD IS REQUIRED FOR ALL INSTALLATIONS 4" O.D. OR LARGER.

REDUCED PRESSURE BACKFLOW PREVENTER



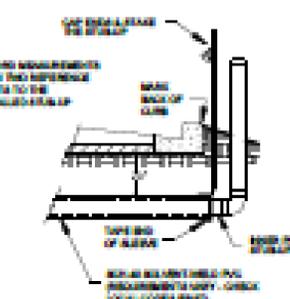
- NOTES:**
 1. PLACE THE DRAINAGE SYSTEM EVERY THREE FEET IN EACH DRAINAGE ZONE.
 2. ALL FITTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF TAMPA WATER DEPARTMENT SPECIFICATIONS.
 3. ALL FITTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF TAMPA WATER DEPARTMENT SPECIFICATIONS.
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XFD ON-SURFACE DRIP LINE MESH ASSEMBLY



1. IRRIGATION CONTROLLER (PRO-C PER PLAN)
2. IRRIGATION CONTROLLER IN CONCRETE (SEE PLAN FOR LOCAL CODES)
3. ELECTRICAL WIRING (SEE PLAN FOR LOCAL CODES)
4. ELECTRICAL WIRING (SEE PLAN FOR LOCAL CODES)

PRO-C WALL MOUNT

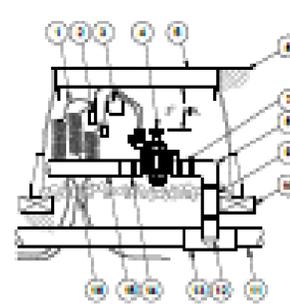


ROUGH IN SLEEVE DETAIL



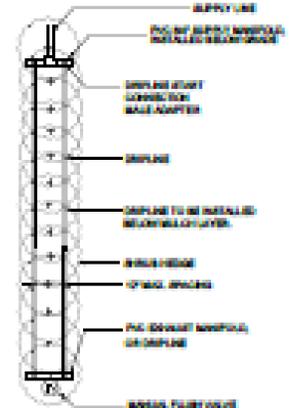
QUICK COUPLER TYPICAL DETAIL

1. 1/2" LINEAR LENGTH OF WIRE, COILED
2. WATERPROOF CONNECTION (SEE PLAN FOR LOCAL CODES)
3. 1/2" TAG (SEE PLAN FOR LOCAL CODES)
4. 1/2" TAG (SEE PLAN FOR LOCAL CODES)

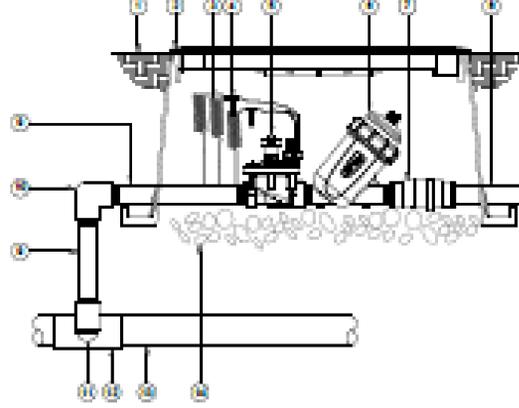


ELECTRIC REMOTE CONTROL VALVE - PER SERIES

1. 1/2" LINEAR LENGTH OF WIRE, COILED
2. WATERPROOF CONNECTION (SEE PLAN FOR LOCAL CODES)
3. 1/2" TAG (SEE PLAN FOR LOCAL CODES)
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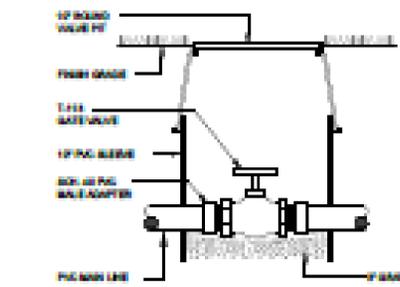


SHRUB DRIP LAYOUT

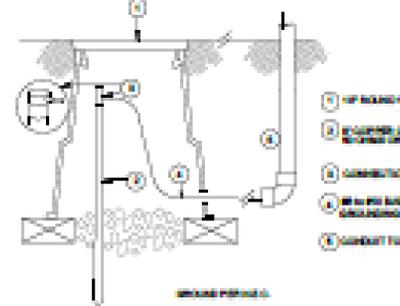


RAIN BIRD XCC1184-GS 1.5\"/>

1. FINISH GRADE TOP OF MESH
2. 1/2" LINEAR LENGTH OF WIRE, COILED
3. 1/2" TAG (SEE PLAN FOR LOCAL CODES)
4. 1/2" TAG (SEE PLAN FOR LOCAL CODES)
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50. 1/2" TAG (SEE PLAN FOR LOCAL CODES)



ISOLATION GATE VALVE



CONTROLLER GROUNDING

IRRIGATION DETAILS
 UCP WINTER GARDEN

CAUTION
 IF THE SCALE BAR DOES NOT MEASURE UP TO THE DOCUMENT IS NOT TO SCALE

Exhibit "C"

COVER PAGE

UCP WINTER GARDEN **Building Elevations & Perspectives**

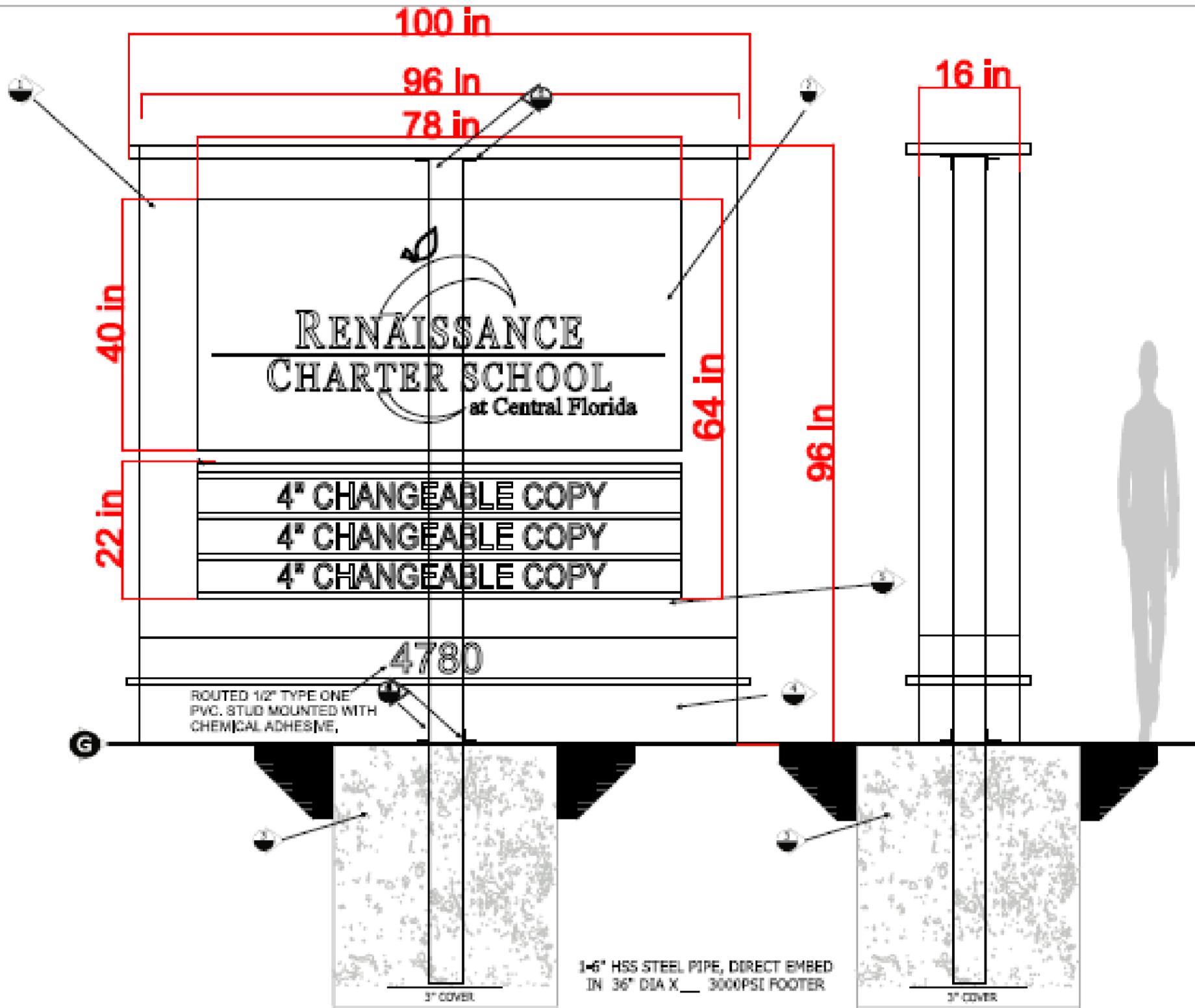
(2 PAGES - ATTACHED)

Exhibit "D"

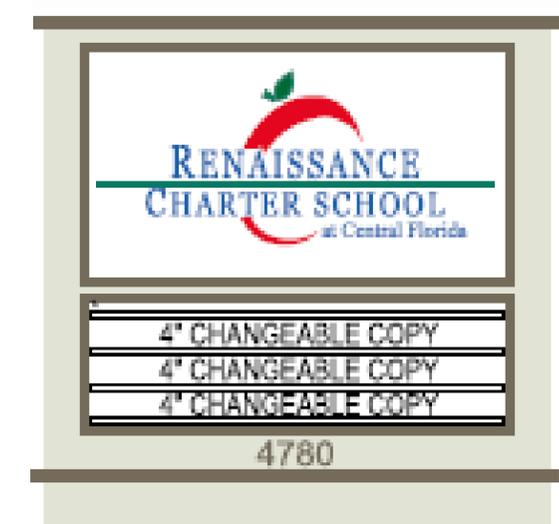
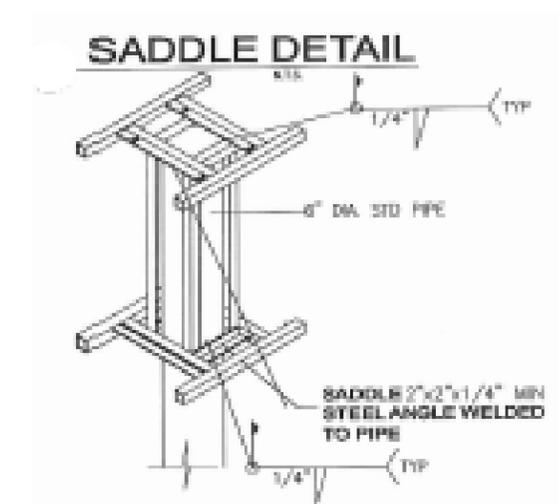
COVER PAGE

UCP WINTER GARDEN Monument Sign Standards

(1 PAGE - ATTACHED)



- 1 STRUCTURE:
1 1/2" X 1 1/2" X 1/8" ALUM ANGLE
FRAME FULL WELD, WITH .125
ALUMINUM SKIN
- 2 FACE PANELS
.125" ALUMINUM PANEL WITH LAMINATED DIGITAL
PRINT
- 3 POLE:
6" HSS STEEL POLE DIRECT EMBED IN
AUGERED FOOTER
- 4 BASE:
J880 ALUMINUM SKIN PAINTED
- 5 READER BOARD:
WHITE ACRYLIC MANUAL READER BOARD
- 6 SADDLE DETAIL:



SIGN TYPE:

SINGLE SIDED

DOUBLE SIDED

ILLUMINATED

NON ILLUMINATED

COPY AREA: 34.67 SF

JOB NUMBER: 6220

DATE: 03/27/2018
 CUSTOMER:
 CHARTER SCHOOLS USA
 ADDRESS:
 4780 DATA COURT
 ORLANDO, FL 32817



REV 3/27/2018

SUBSTRATE	VOYAL	PAINT
S1	V1	P1
S2	V2	P2
S3	V3	P3

PLEASE REVIEW SPECIFIER AND CUSTOMER APPROVAL NOTES CAREFULLY.
 CHECK APPROPRIATE BOX AND RETURN TO WHITE SIGN COMPANY.

DESIGN APPROVED REVISION REQUIRED

SIGNATURE _____ DATE _____

CITY OF WINTER GARDEN

PLANNING & ZONING DIVISION

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

STAFF REPORT

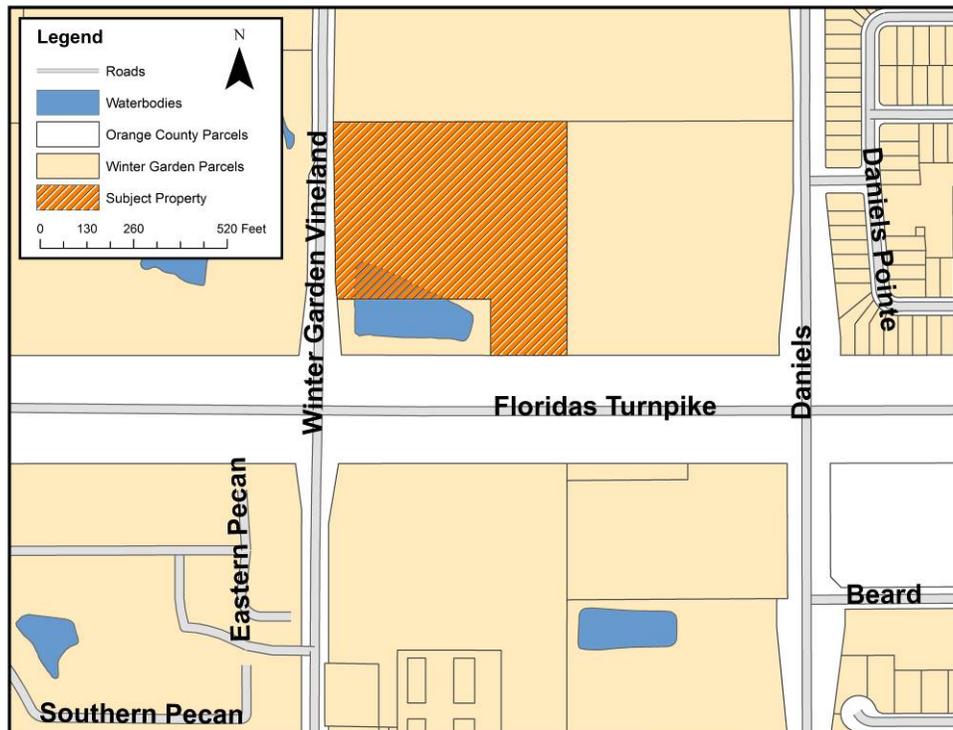
TO: PLANNING AND ZONING BOARD
PREPARED BY: KELLY CARSON, URBAN DESIGNER
DATE: JULY 23, 2020
SUBJECT: PUD REZONING
1441 Winter Garden Vineland Rd (7.99 +/- ACRES)
UCP Winter Garden
PARCEL ID # 26-22-27-0000-00-012 (ORD 20-26)

APPLICANT: United Cerebral Palsy of Central Florida, 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 1441 Winter Garden Vineland Road on the east side of Winter Garden Vineland Road (SR 535), south of West Colonial Drive (SR 50), west of Daniels Road, and north of Florida's Turnpike, and is approximately 7.99 ± acres in size. The map below depicts the location of the subject property within the City of Winter Garden municipal limits:



The applicant is requesting to rezone the 7.99 ± acre subject property to Planned Unit Development (PUD). The subject property is located within the City of Winter Garden's municipal limits and carries the zoning designation R-2 (Residential District). The subject property is designated Medium Density Residential on the Future Land Use Map of the Comprehensive Plan.

EXISTING USE

The subject property is mostly undeveloped, with scattered trees and other vegetation. An access road/drive runs along the north side of the property, connecting it with the adjacent Church of Christ of West Orange property to the east. Also, a portion of a City-owned drainage pond is located at the southern end of the property.

ADJACENT LAND USE AND ZONING

The property to the north of the subject property is developed with the Resurrection Catholic Church of Orlando, is zoned C-2, and is located within the City of Winter Garden's jurisdictional limits. The property to the east is developed with another church: the Church of Christ of West Orange. This property is zoned R-2 and is located in Winter Garden. The property to the west is a multi-family residential development with 200 apartment units. This property is zoned R-3 and is located in Winter Garden. The property to the south of the subject property includes a segment of Florida's Turnpike.

PROPOSED USE

The proposed development includes rezoning the property to PUD in order to develop a new single story 37,712 +/- square foot building that will become the new campus for local charter school United Cerebral Palsy (UCP) Winter Garden. UCP Winter Garden has been operating for a number of years within a multi-tenant commercial development located less than a mile south of the subject property (1297 Winter Garden Vineland Road in the West Orange Business Center), but has reached the student capacity limit of the facilities. The new school building will accommodate 325 students and will also offer educational therapy services. In addition to the building, the project also includes associated site development such as parking areas, play areas, sports courts, landscaping, and an expansion to an existing pond that extends into the parcel to the south.

APPROVAL CRITERIA

In accordance with the City's Comprehensive Plan and Land Development Regulations, a proposed planned unit development and its associated preliminary development plan may be approved only after competent, substantial evidence has been presented which allows the following determinations to be made: (staff conclusions/findings are underlined)

- (1) The proposed PUD is consistent with the land development regulations, comprehensive plan and the future land use map;

The proposed PUD is consistent with the City's land development regulations, comprehensive plan, and the future land use map. See other portions of this report concerning consistency with the land development regulations. PUD Zoning is

permitted with a Medium Density Residential (MR) Future Land Use Designation. According to the Medium Density Residential Future Land Use Designation, schools and churches are allowed in Medium Density areas.

- (2) The proposed PUD will not substantially devalue or prevent reasonable use and enjoyment of the adjacent properties;

The proposed PUD project will not deprive or prevent adjacent property owners of any rights or abilities to enjoy or continue existing uses of their property or to develop their property in accordance with the city's land development regulations and comprehensive plan goals, objectives, and policies. Further, in accordance with land development regulations and the comprehensive plan, where appropriate, the proposed PUD will provide for adequate buffering against adjoining properties and rights-of-way in the form of either landscaping to create a visual screen and/or perimeter walls/fencing. The majority of the adjacent properties would be subject to little to no impacts from the school use: the adjacent churches experience the heaviest use times on Sundays (when school is not in session) and the property to the south is Florida's Turnpike. The adjacent apartment complex is located across Winter Garden Vineland Road from the subject property, and the multi-family buildings are further buffered by landscaping, drive aisles, parking areas, and other site elements.

- (3) Adequate public infrastructure facilities and water and sewer service to support the development of the proposed PUD are available or an agreement or binding conditions have been established that will provide these facilities, improvements and services in a reasonable time frame;

The existing potable water flow pressure of the City's utility system within the surrounding area is sufficient to support the development of the subject property. The property is not currently a water or sewer customer of the City of Winter Garden. At such time that the property is developed, the required utility connections will be made to serve the new building. All extension and connection costs shall be borne by the property owner.

Prior to any board approvals, a Developer's Agreement detailing the obligations of the developer associated with the proposed PUD may be required. The requirement for a Developer's Agreement will be determined during the Final Engineering review.

- (4) The proposed PUD will not allow a type or intensity of development that is premature or presently out of character in relationship to the surrounding area;

The proposed PUD project is consistent with the comprehensive plan's goals, objectives and policies for the Medium Density Residential future land use designation; the PUD zoning criteria; and the City's land development regulations. The proposed PUD project features no new dwelling units, and has a floor area ratio of 0.1 FAR (adjacent commercial properties are permit a max FAR of 0.35).

The proposed PUD is not premature or presently out of character in relationship to the surrounding area. As mentioned previously, the subject property is surrounded by two institutional uses (churches) to the north and east, as well as a major State highway to the south (Florida's Turnpike). The existing church to the east – Church of Christ of West Orange - received a Special Exception Permit in July of 2014 to allow a small

private special needs school (Applied Behavior Center for Autism) with a maximum of 20-30 students to operate within the existing church building. The original operator of this is school has since vacated the premises, but another similar special needs school may move into the space pending Staff approval and consistency with the previously-approved Special Exception Permit.

- (5) The rezoning will not interfere with an adjacent property owner's reasonable expectation of use or enjoyment; and

In accordance with the City's comprehensive plan, the zoning designations permitted within the Medium Density Residential future land use designation include Planned Unit Development. Further, in accordance with land development regulations and the comprehensive plan, where appropriate, the proposed PUD will provide for adequate buffering against adjoining properties and rights-of-way in the form of either landscaping to create a visual screen and/or perimeter walls/fencing. The new development should not interfere with the adjacent property owner's reasonable expectation of use or enjoyment.

- (6) There is availability and adequacy of primary streets and thoroughfares to support traffic to be generated within the proposed PUD and the surrounding area, or an agreement or binding conditions have been established that will provide such transportation facilities to support said traffic in a reasonable time frame.

The adjacent street, Winter Garden Vineland Road, has sufficient capacity to support the traffic generated by a charter school with 325 students. The main access point will be via a right in / right out driveway on Winter Garden Vineland Road, and the site is designed to support internal vehicular stacking during pick-up and drop-off times. In addition, the existing internal driveway will maintain its cross-access connection to the Church of Christ of West Orange's property, which provides vehicular access to Daniels Road to the east.

- (7) The degree of departure or conformity of the proposed PUD with surrounding areas in terms of character and density.

The proposed PUD project is consistent with the comprehensive plan's goals, objectives and policies for the Medium Density Residential future land use designation, the PUD zoning criteria, and land development regulations. As stated above, the proposed PUD features a Floor Area Ratio of 0.1, which is lower than the maximum FAR permitted for adjacent commercial properties (0.35 FAR).

- (8) Compatibility of uses and improvements within the PUD and the relationship with surrounding existing or proposed developments.

The proposed PUD project integrates several elements that provide for cohesion between existing and proposed uses surrounding the property. The project includes construction of a sidewalk along Winter Garden Vineland Road to fill in the a portion of an existing sidewalk gap. In addition, an internal sidewalk connection to Winter Garden Vineland road will be provided, as well as a sidewalk constructed along the internal drive aisle to ensure pedestrian safety. Landscaping will be installed along the property lines to create adequate buffering from surrounding development. Cross

access will be maintained between the subject property and the West Orange Church of Christ property to the east, including maintaining the drive aisle so vehicular access is available from both Winter Garden Vineland Road and Daniels Road.

- (9) Prevention of erosion and degrading or enhancement of the surrounding areas.

The proposed PUD project will not erode or degrade the environmental quality of the surrounding area. To the greatest extent possible, stormwater management features will be designed as landscape amenities. Proper erosion and sedimentation control measures will be taken during the construction process.

- (10) Provision for recreation facilities, surface drainage, flood control and soil conservation as shown in the preliminary development plan.

The PUD must comply with the open space and impervious surface maximum requirements of City Code and the Saint Johns River Water Management District. The projects does not include any residential units, so it is not required to provide recreational facilities per the City's residential development sections of Code. However, being a school, a number of outdoor recreation areas are proposed including play areas, sports courts, paved tracks, and open recreation spaces.

Stormwater management for the proposed PUD project will be provided in on-site stormwater management areas to satisfy the City of Winter Garden, and the Saint John's River Water Management District.

- (11) The nature, intent and compatibility of any common open space, including the proposed method for the maintenance and conservation of the common open space.

The proposed PUD project will comply with the City's requirements for open space and will meet the City's Impervious Surface Ratio requirements as well as the stormwater management requirements of the Saint John's River Water Management District. The open spaces will be owned and maintained by the property owner.

- (12) The feasibility and compatibility of the specified stage(s) or phase(s) contained in the preliminary development plan to exist as an independent development.

The PUD is anticipated to be built in one phase. However, if the developer decides to phase the project, each phase of development of the proposed PUD project 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.

- (13) The availability of existing or planned reclaimed water service to support the proposed PUD.

Reclaimed water capacity is not currently available to serve the property on which the PUD is proposed to be developed. The project must make provisions for easily connecting to reclaimed lines in the future when those lines are installed adjacent to the property. All required utility lines will be connected to serve the development, and all connection costs shall be borne by the property owner.

- (14) The benefits within the proposed PUD development and to the general public to justify the requested departure from standard land use requirements inherent in a PUD classification.

The proposed PUD includes the requirement that the architecture meet a certain level of design and material quality, and exhibit aesthetic harmony with surrounding properties. The project will provide much-needed additional capacity for the UCP Winter Garden organization, which has received an increased volume of applications in recent years. This new facility will allow the school to serve more special-needs and other kids within the Winter Garden Community.

- (15) The conformity and compatibility of the proposed common open space, residential and/or nonresidential uses within the proposed PUD.

As stated previously, the proposed PUD project will comply with the City's requirements for open space and impervious surface maximums. The proposed institutional use of a charter school with 325 students is consistent surrounding development, which includes a number of churches and a major state highway (Florida's Turnpike).

- (16) Architectural characteristics of proposed residential and/or nonresidential development.

A variety of architectural requirements have been incorporated into the building standards in the proposed PUD project including requirements for architectural character, color variation, varying building massing, building projections and recesses, entryways and arcades, building articulation and theming, walls, and signage. The architecture was required to be consistent and compatible with the building styles found in adjacent developments.

- (17) A listing of the specific types of nonresidential uses to be allowed.

The proposed PUD proposes only a school and educational therapy uses as permitted, along with customary secondary uses clearly subordinate and ancillary to the permitted primary uses.

PUBLIC FACILITY ANALYSIS

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

A Virtual Community Meeting was held on July 13, 2020 online, at which time the applicant presented the proposal to develop a new 37,712 square foot charter school on the subject property. A brief question and answer session ensued, with two adjacent property owners and managers in virtual attendance inquiring about the project's impacts on local taxes and potential traffic issues. The response was largely positive and no opposition to the proposed project was given at the meeting.

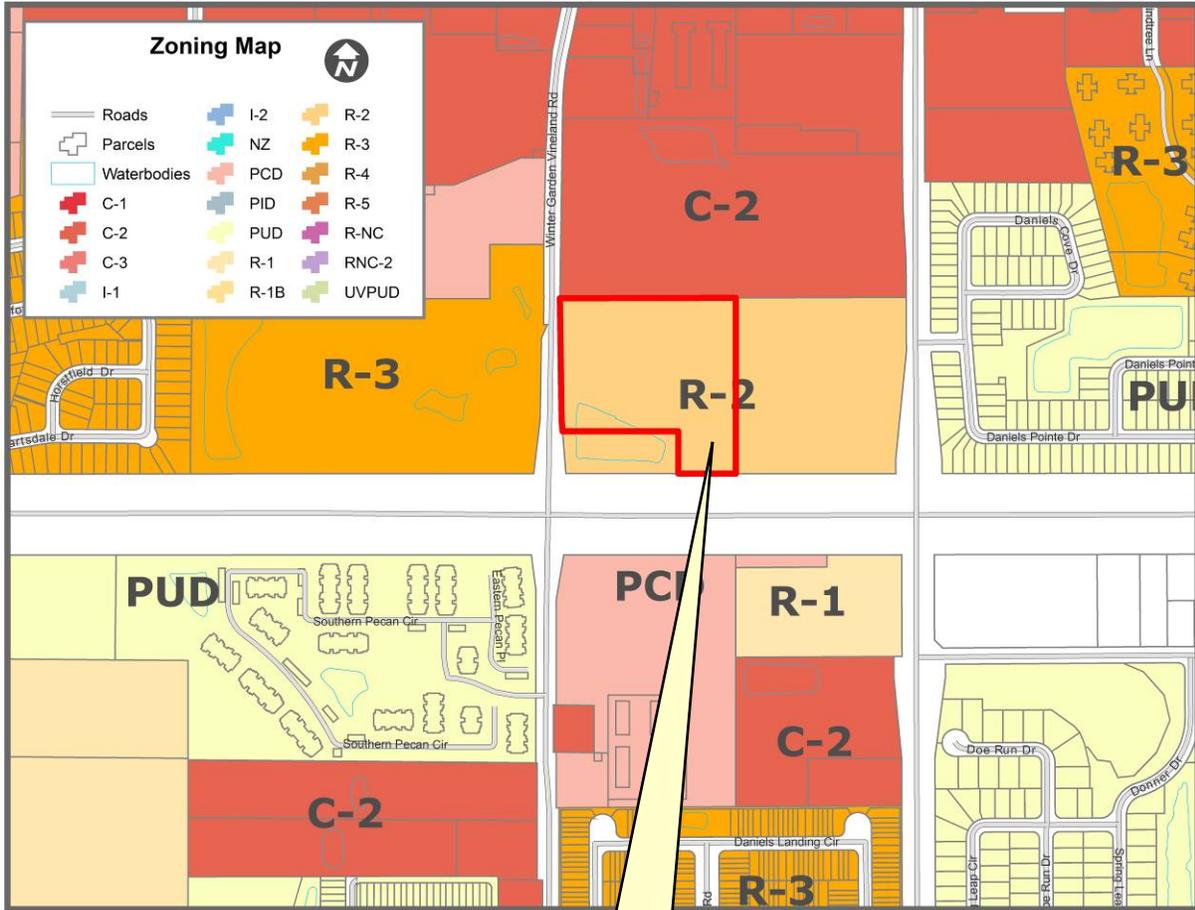
SUMMARY

City Staff recommends approval of the proposed Ordinance 20-26. Rezoning the subject property from R-2 to PUD is consistent with the City's Comprehensive Plan, Future Land Use Map, and land development regulations, and is consistent with the surrounding development in the area.

AERIAL PHOTO
1441 Winter Garden Vineland Road

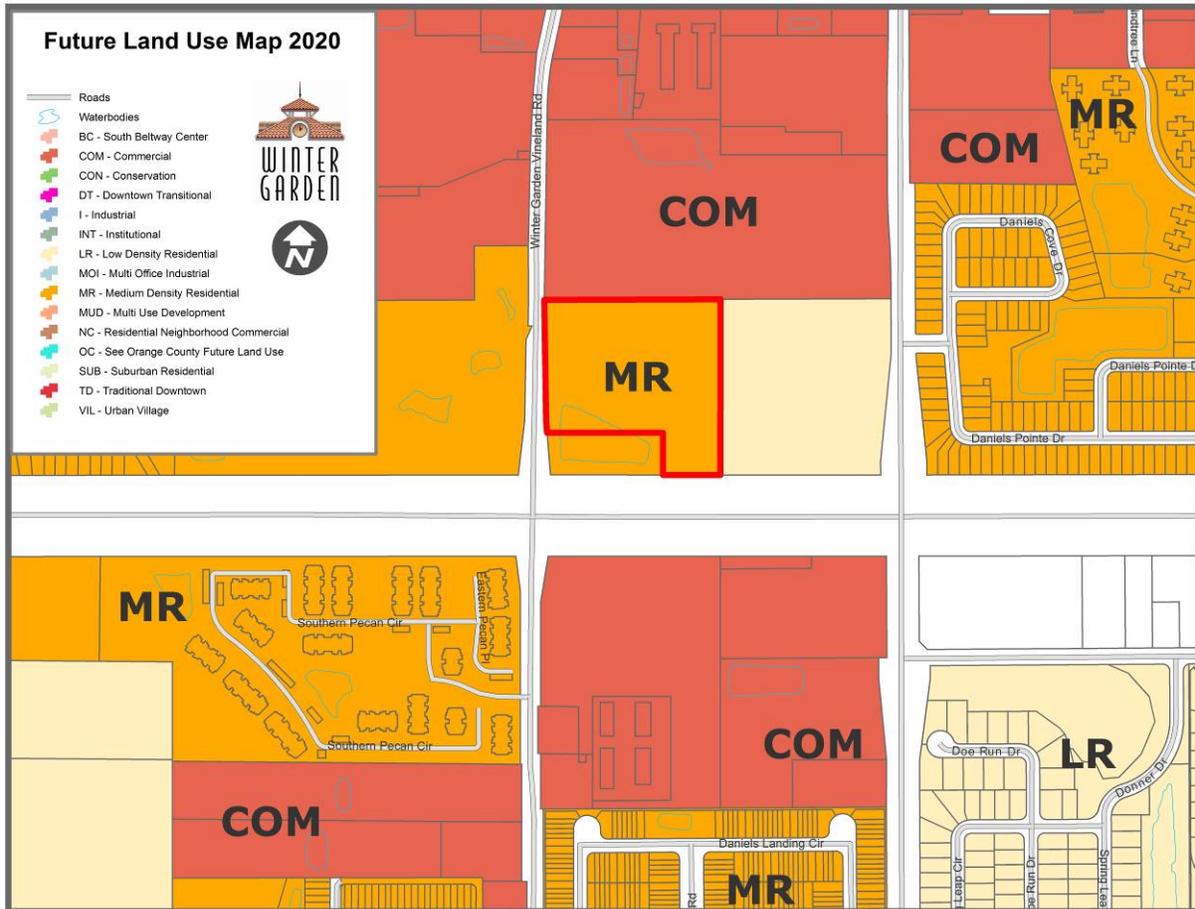


ZONING MAP
1441 Winter Garden Vineland Road



Subject Property
Rezoned R-2 to PUD

FUTURE LAND USE MAP
1441 Winter Garden Vineland Road



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: August 6, 2020 **Meeting Date:** August 13, 2020

Subject: **14180 thru 14234 W. Colonial Drive (PCD Amendment)**
Ordinance 20-30
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 to the list of approved uses (See attached Staff Report). The PCD was previously amended by Ordinance 20-23 on 06/25/2020. On the first reading of Ordinance 20-23 the City Commission motioned for the removal of the automotive service center as a use. This allowed time for Staff and the Applicant to meet with any concerned neighbors. Staff and the Applicant did meet with the concerned neighbor. Due to the positive outcome of that meeting Staff was able to support the Applicant's resubmittal. The proposed PCD Amendment is consistent with the City's Comprehensive Plan and the City's Code of Ordinances.

Recommended Action:

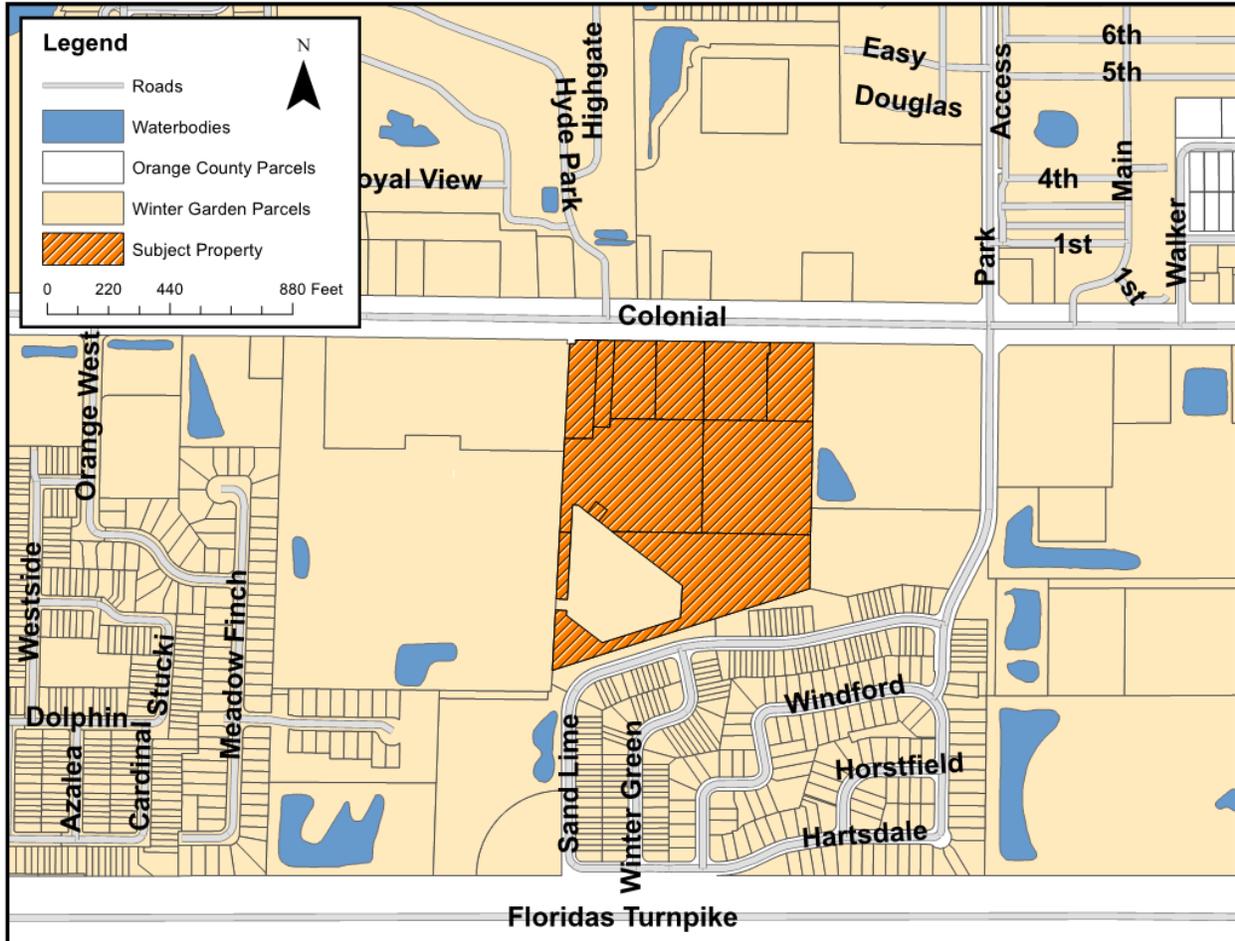
Staff recommends approval of Ordinance 20-30, with the second reading and adoption hearing anticipated to be on the August 27, 2020 City Commission agenda.

Attachment(s)/References:

Location Map
Ordinance 20-30
Staff Report

LOCATION MAP

14180 thru 14234 W. Colonial Drive
PCD Amendment



CITY OF WINTER GARDEN

PLANNING & ZONING DIVISION

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

STAFF REPORT

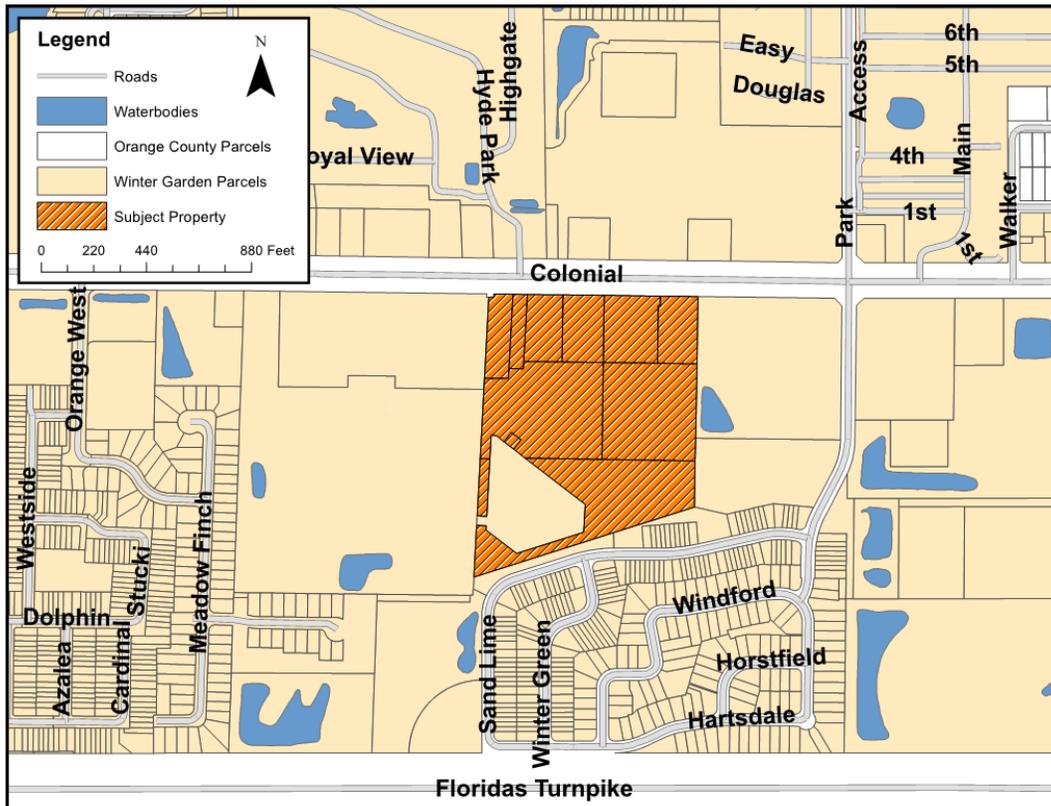
TO: PLANNING AND ZONING BOARD
PREPARED BY: Shane Friedman, Senior Planner
DATE: July 27, 2020
SUBJECT: PCD Amendment
14180 thru 14234 W. Colonial Drive (18.25 +/- ACRES)
PARCEL ID # 27-22-27-9140-00-005, 00-002, 01-000, 02-000, 03-000, 04-000, 05-000, 06-000, and 00-001

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 PCD was amended on June 25, 2020, by Ordinance 20-23 which allowed a bank with drive-thru and an automotive service center as an approved use. However, City Commission did not approve the automotive service center. 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 proposing to amend the PCD Ordinance in order to add an automotive service center to the list of approved uses.

SUMMARY

The applicant proposed the automotive service center as well as a bank with drive-thru in the previous PCD amendment, under Ordinance 20-23, however there was initial concern from a neighboring property owner. The City Commission made a motion to remove the automotive service center from Ordinance 20-23 while keeping the bank, but said they would allow a future amendment if the applicant could work out any issues with the neighbor.

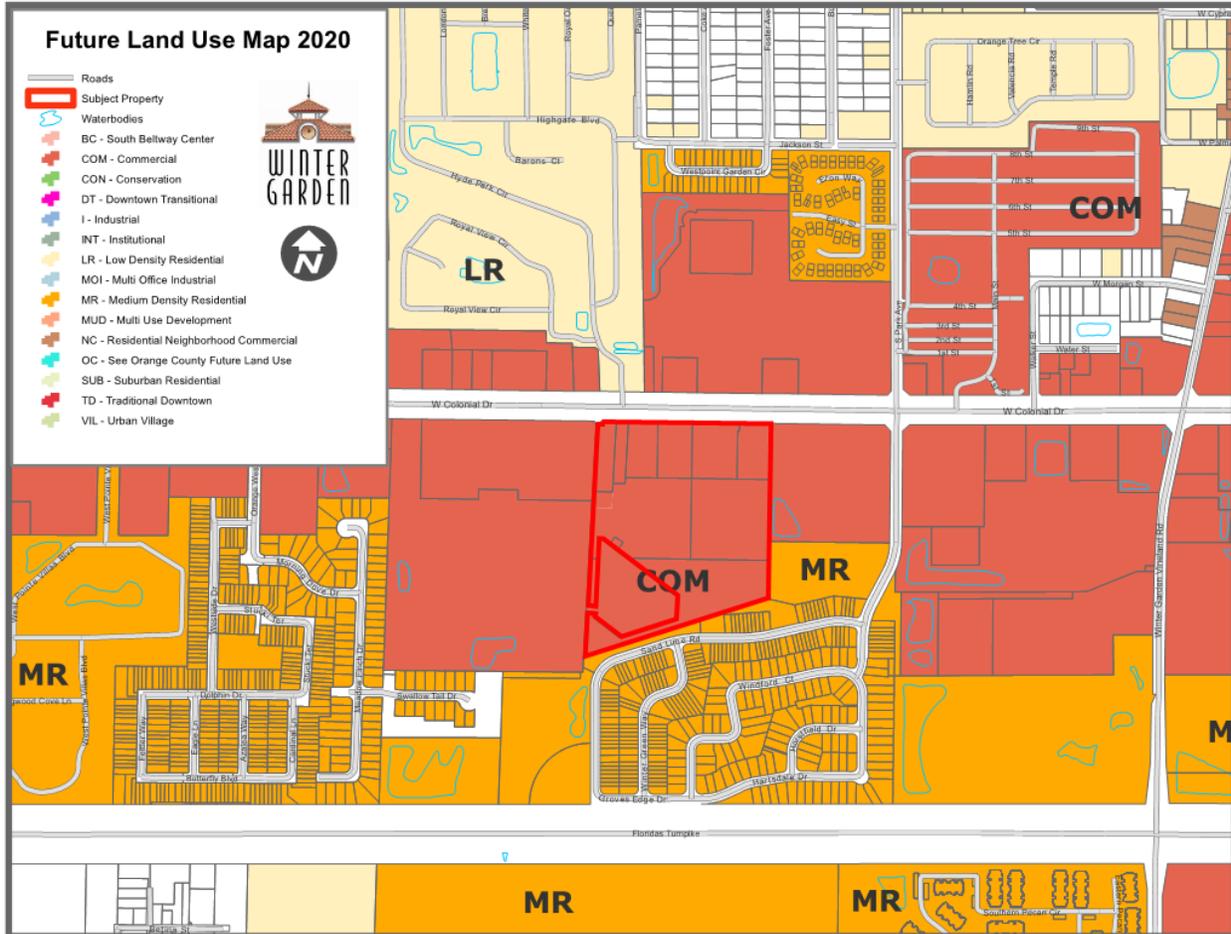
This allowed Staff and the Applicant more time to discuss any issues with the proposed automotive service center that neighbors may have. Staff and the Applicant had meeting and did discuss the proposed use in more detail with the concerned neighbor. The outcome of that meeting allowed Staff to support the Applicant's resubmittal of the proposed PCD amendment to allow the automotive service center.

Because the use is appropriate, and the request does not change the design or character of West Market PCD, staff recommends approval of Ordinance 20-30 subject to the conditions outlined in the ordinance.

AERIAL PHOTO
West Market PCD



FUTURE LAND USE MAP West Market PCD



ORDINANCE 20-30

AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA, AMENDING AND REPLACING ORDINANCE 20-23 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 AS A PERMITTED USE, 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, on June 25, 2020 the City Commission of the City of Winter Garden approved Ordinance 20-23, which amended and replaced Ordinance 18-09; and

WHEREAS, the owner(s) of the Property have requested to amend the approved PCD by repealing and replacing Ordinance 20-23 with this Ordinance, including the amended PCD requirements identified herein; and

WHEREAS, the permitted uses of an automotive service center are being added to the PCD (Planned Commercial Development) along with a replacement development plan attached as Exhibit "B"; 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 20-23; 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 20-23 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.
 - xi. One (1) automotive service center use with bay doors facing internally and not towards State Road 50.

- 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, except as permitted in Section 1(d)(xi) Permitted Uses.
 - 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 20-23.

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

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 GROVE 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:

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 ON 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 OF 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 222.45 FEET FOR THE POINT OF BEGINNING; THENCE DEPARTING SAID EXISTING SOUTH RIGHT OF WAY LINE OF STATE ROAD 50, RUN SOUTH 03 DEGREES 07' 51" WEST A DISTANCE OF 15.01 FEET; THENCE RUN NORTH 89 DEGREES 13' 19" WEST PARALLEL WITH SAID EXISTING SOUTH RIGHT OF WAY LINE OF STATE ROAD 50 A DISTANCE OF 20.02 FEET; THENCE RUN NORTH 03 DEGREES 07' 51" EAST A DISTANCE OF 15.01 FEET TO A POINT ON SAID EXISTING SOUTH RIGHT OF WAY LINE OF STATE ROAD 50; THENCE RUN SOUTH 89 DEGREES 13' 19" EAST ALONG SAID EXISTING SOUTH RIGHT OF WAY LINE OF STATE ROAD 50; THENCE RUN SOUTH 89 DEGREES 13' 19" EAST ALONG SAID EXISTING SOUTH RIGHT OF WAY LINE OF STATE ROAD 50 A DISTANCE OF 20.02 FEET TO THE POINT OF BEGINNING.

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 July 14, 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.

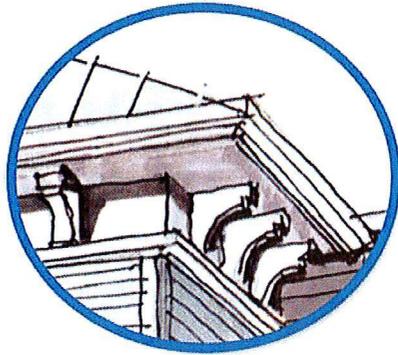
A consistent and compatible standard will be applied to the buildings in the PCD. The following outline of massing, finishes, treatments, colors and use of materials are representative of a theme and a level of quality to be maintained throughout the development. Distinctive and Unique designs are permissible 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.

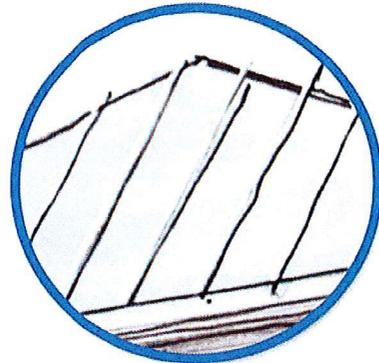


Figure 2 - Vernacular Example – Grocery

VERNACULAR EXAMPLES - ELEMENTS



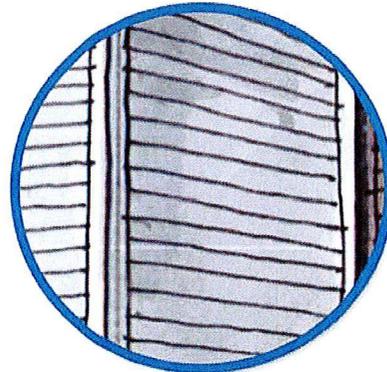
CORNICE WITH BRACKETS



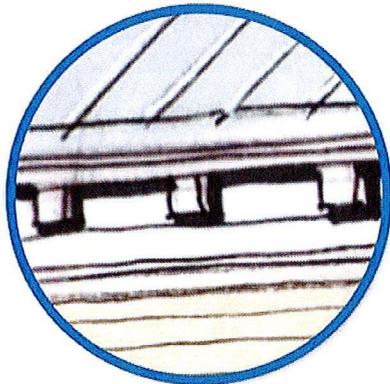
STANDING SEAM METAL ROOF



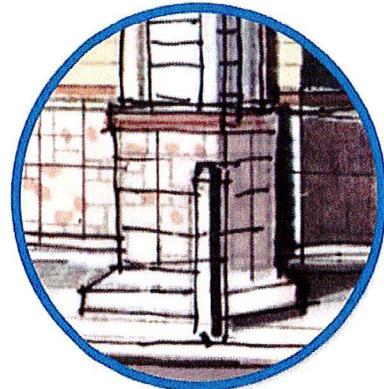
AWNINGS ABOVE GLAZING



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.

THE CITY OF WINTER GARDEN
CITY COMMISSION AGENDA ITEM

From: Steve Pash, Community Development Director

Via: City Manager Mike Bollhoefer

Date: August 6, 2020

Meeting Date: August 13, 2020

Subject: 524 Magnolia Street

Ordinance 20-31 and 20-32

PARCEL ID # 26-22-27-8110-01-050

Issue: The applicant is requesting to annex the 0.51 +/- acre property into the City as well as change the 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 property as City Low Density Residential. The property is not rezoning and will have a No Zoning designation (See Staff Report). Annexation will provide a more efficient delivery of services to the property and further the goals and objectives of the City's Comprehensive Plan.

Recommended Action:

Staff recommends approval of Ordinance 20-31 and 20-32, with second reading and adoption hearing anticipated to be on the August 27, 2020 City Commission agenda.

Attachment(s)/References:

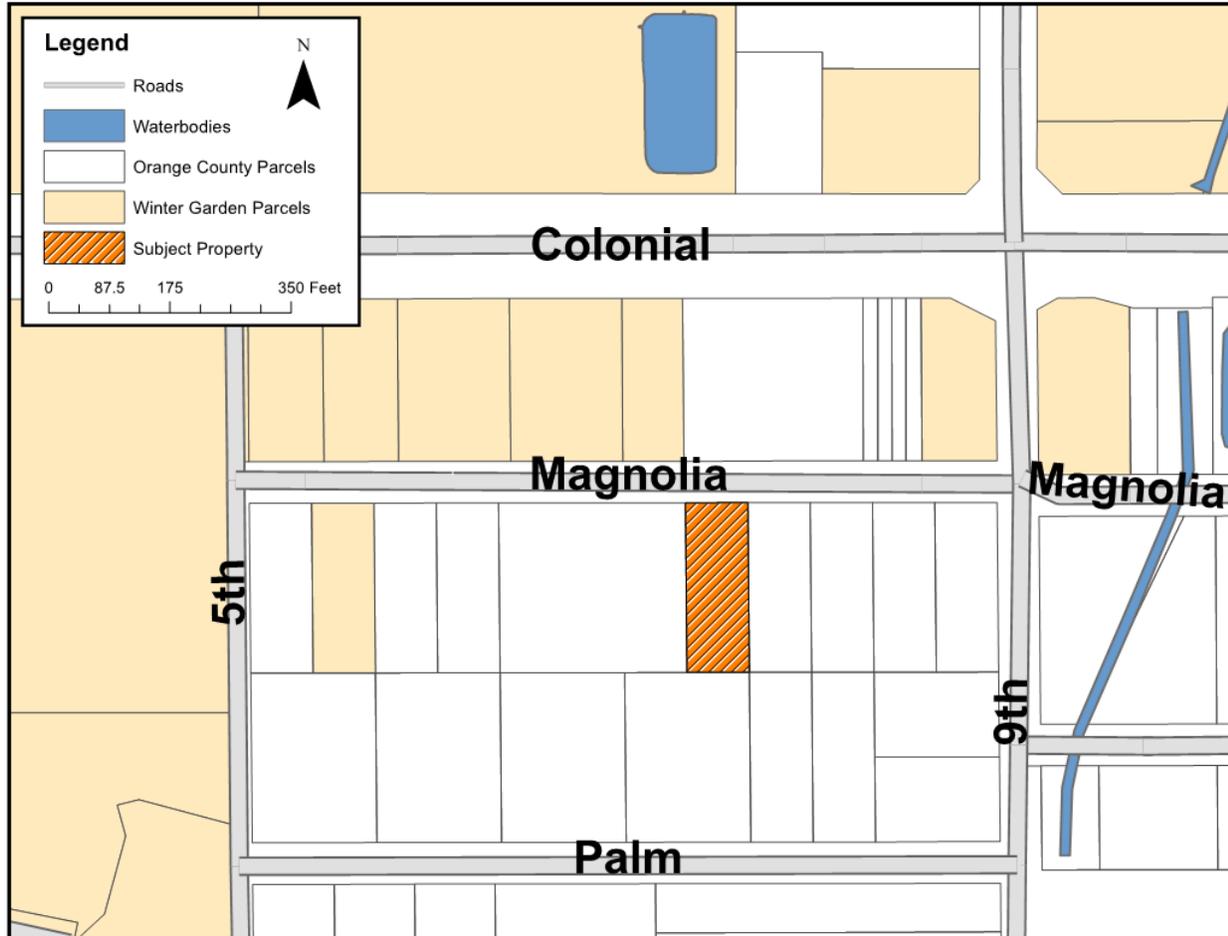
Location Map

Ordinance 20-31 and 20-32

Staff Report

LOCATION MAP

524 Magnolia Street
Annexation and FLU



ORDINANCE 20-31

AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA PROVIDING FOR THE ANNEXATION OF CERTAIN ADDITIONAL LANDS GENERALLY DESCRIBED AS APPROXIMATELY 0.51 ± ACRES LOCATED AT 524 MAGNOLIA STREET, EAST OF 5TH STREET, WEST OF 9TH STREET, NORTH OF PALM STREET, AND OF SOUTH MAGNOLIA STREET 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 0.51 ± acres located at 524 Magnolia Street, east of 5th Street, west of 9th Street, north of Palm Street, and south Magnolia 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 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#: 26-22-27-8110-01-050

DESCRIPTION:

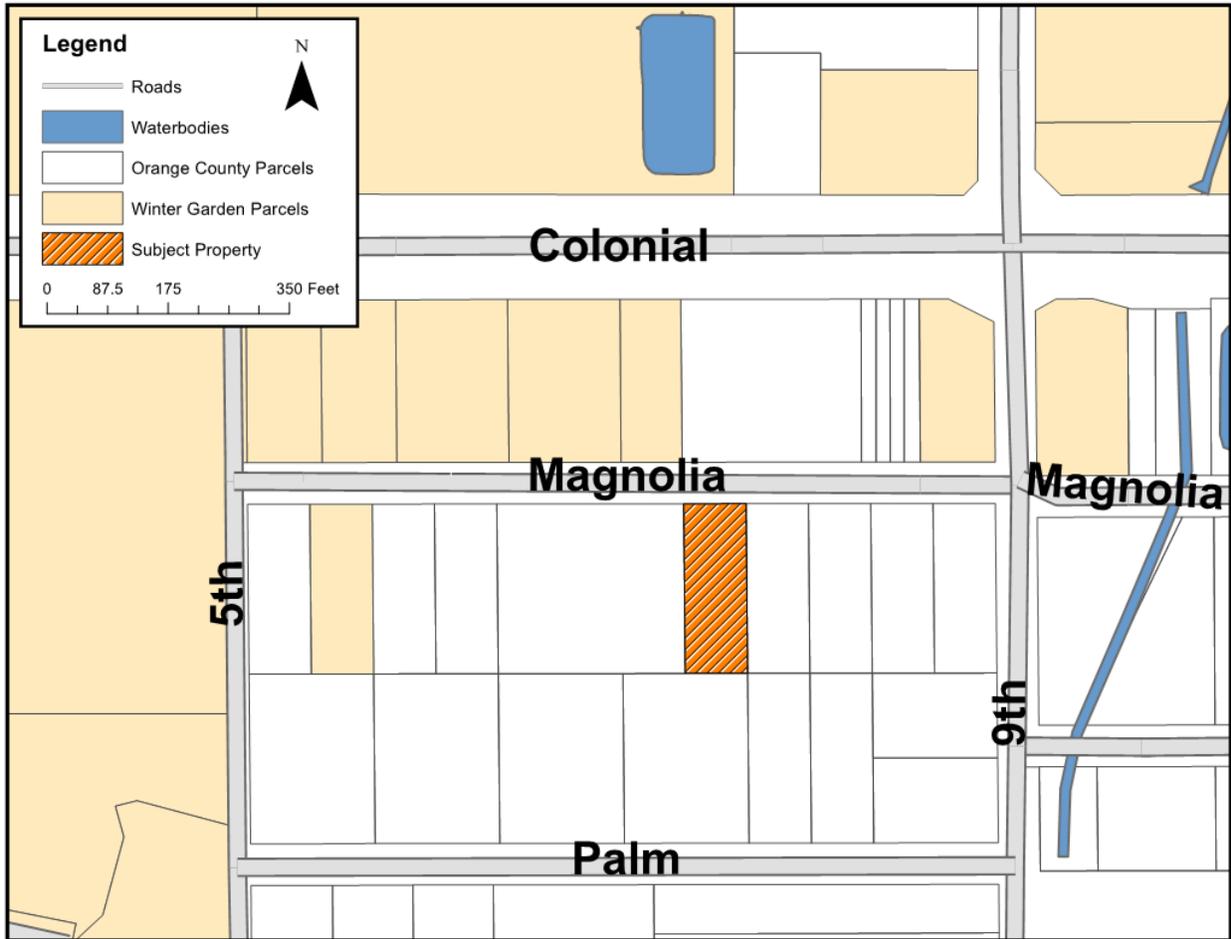
LOT 5, BLOCK A, G.T. SMITH SUBDIVISION NO. 7, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK Q, PAGE 129 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

Containing 0.51 acres, more or less.

ATTACHMENT "B"

LOCATION MAP

524 Magnolia Street



ORDINANCE 20-32

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 0.51 ± ACRES LOCATED AT 524 MAGNOLIA STREET, EAST OF 5TH STREET, WEST OF 9TH STREET, NORTH OF PALM STREET, AND OF SOUTH MAGNOLIA STREET FROM ORANGE COUNTY LOW DENSITY RESIDENTIAL TO CITY LOW DENSITY RESIDENTIAL; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on the 13th 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 24th 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 0.51 ± acres located at 524 Magnolia Street, east of 5th Street, west Of 9th Street, north of Palm Street, and south Magnolia 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 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 20-31, 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#: 26-22-27-8110-01-050

DESCRIPTION:

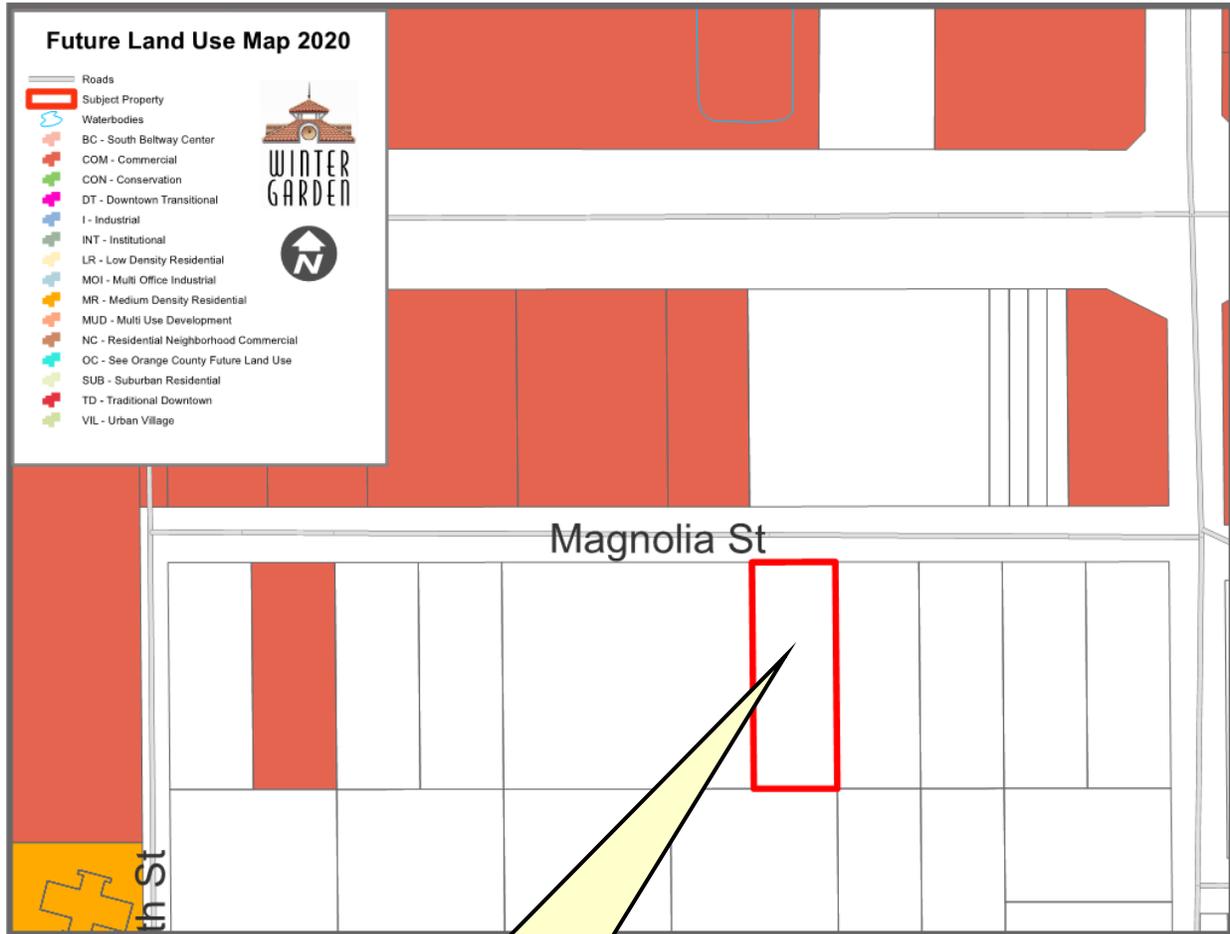
LOT 5, BLOCK A, G.T. SMITH SUBDIVISION NO. 7, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK Q, PAGE 129 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

Containing 0.51 acres, more or less.

ATTACHMENT "B"

FUTURE LAND USE MAP

524 Magnolia Street



Subject property changed from Orange County Low Density Residential to City Low Density Residential

CITY OF WINTER GARDEN

PLANNING & ZONING DIVISION

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

STAFF REPORT

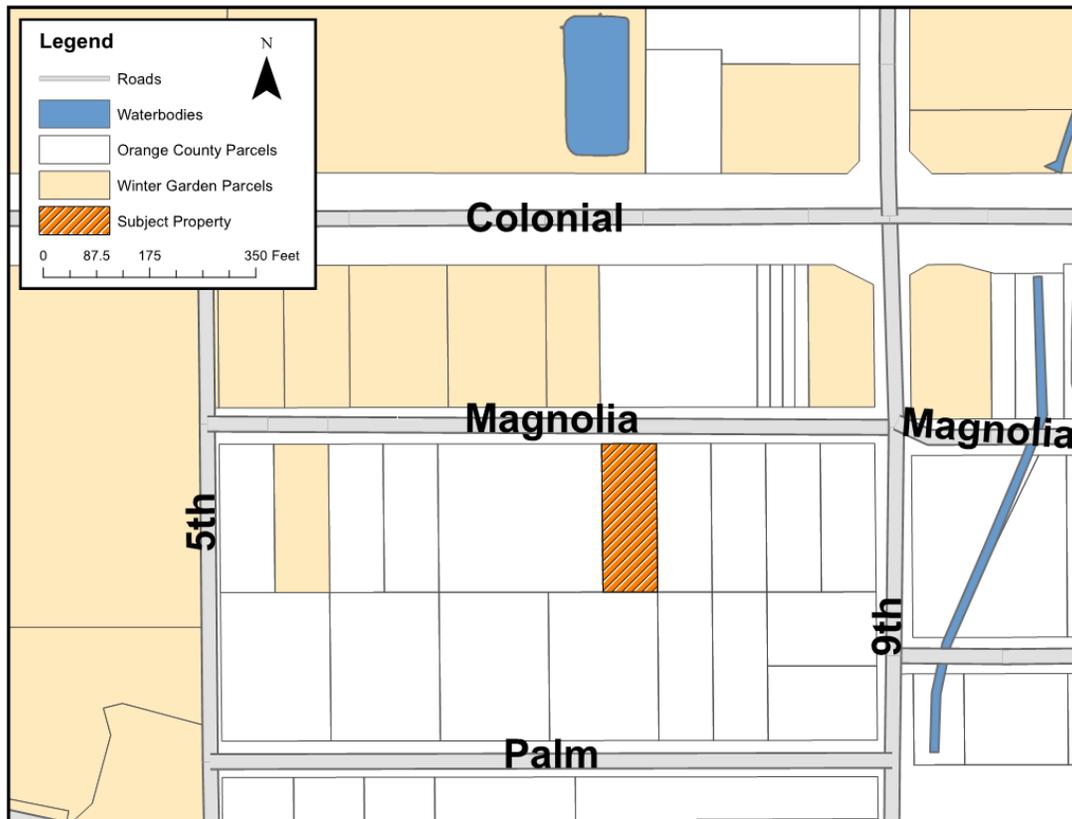
TO: PLANNING AND ZONING BOARD
PREPARED BY: Shane Friedman, Senior Planner
DATE: July 27, 2020
SUBJECT: ANNEXATION – FLU
524 Magnolia Street (0.51 +/- ACRES)
PARCEL ID # 26-22-27-8110-01-050

APPLICANT: WGAH PROPERTY, LLC

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 on 524 Magnolia Street, is an approximately 0.51 ± acre lot. 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 Low Density Residential. At this time the property will have a No Zoning designation which is allowed per City of Winter Garden Comprehensive Plan.

In accordance with the City's Comprehensive Plan, Policy 1-1.2.3, properties designated with the Low Density Residential land use category are required to be developed at a gross residential density between 2 to 6 dwelling units per gross acre and up to 9 units per gross acre for workforce/low income housing with a maximum of 10 acres and will be identified on the Future Land Use Map only in areas that have the urban services and public facilities that can accommodate a higher density of residential housing. Factors in determining the location of 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 are allowable uses in the Low Density areas that are zoned R-2 and in specified areas of PUDs and via a Special Exception Permit in all other allowable zoning classifications. The zoning classifications that are consistent with the Low Density Residential classification are PUD, R-1A, R-1, R-2, R-1B, and INT.

Sec. 118-209. – Voluntary annexation.

(2) No zoning. Upon annexation of a parcel of land into the city, the city may choose not to initially assign a zoning district classification to such parcel. In such event, the city may identify such parcel of land as having no zoning (NZ) on the city's zoning map. The only permitted uses for a parcel of land with no zoning (NZ) shall be those legally conforming uses that were operating and existing on the date of annexation of the parcel into the city. If a parcel of land has no zoning (NZ) and the owner desires to take advantage of the densities, intensities and uses that may be allowed under the comprehensive plan, the owner shall seek and obtain a rezoning of the parcel to a zoning district that is consistent with the comprehensive plan, including the parcel's future land use map designation. This provision shall not restrict the city from initiating a rezoning of a parcel that has no zoning (NZ).

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 currently is not developed and has been used as overflow parking for the applicant's veterinary practice since 2013 when the veterinarian purchased the property. The veterinary clinic is across the street, north of Magnolia Street, located at 13092 W Colonial Drive.

ADJACENT LAND USE AND ZONING

The property to the northwest, on the corner of the subject property is zoned C-2, is developed with a veterinary office, and is within City's municipal boundary. The property to the north is zoned C-3, is developed with an automotive service center, and is unincorporated Orange

County. The property to the west and east is zoned A-1, is undeveloped, and is in unincorporated Orange County. The property to the south is zoned A-1, is developed with a single-family home, and is within unincorporated Orange County.

PROPOSED USE

The applicant intends to annex the subject property in order to continue its use as an overflow parking area.

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

Off-street overflow parking is an allowed use within Orange County, and the City of Winter Garden, so long as the entrance of the lot with the principal use is within three hundred (300) feet (Sec.118-1387, City Code of Ordinances). The subject property's entrance is approximately forty (40) feet from the primary lot's entrance.

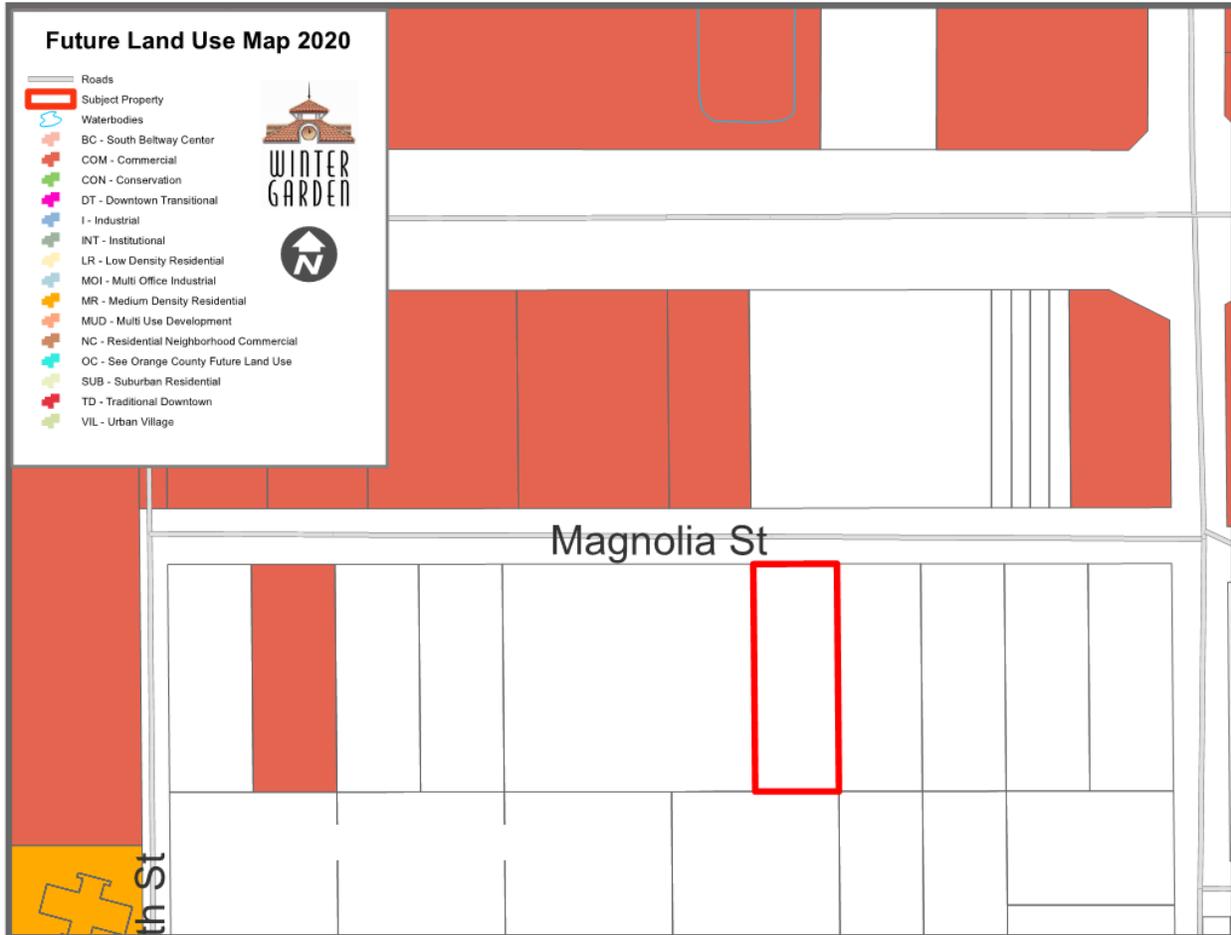
In order to allow the applicant to continue using the lot as overflow parking staff recommends annexation with a no zoning category designation. This will allow the applicant to continue the use that was existing on the property for years which is allowed under City code.

Annexation will provide a more efficient delivery of services to the property and further the goals and objectives of the City of Winter Garden's Comprehensive Plan to eliminate enclaves. City Staff recommends approval of Ordinances 20-31 and 20-32.

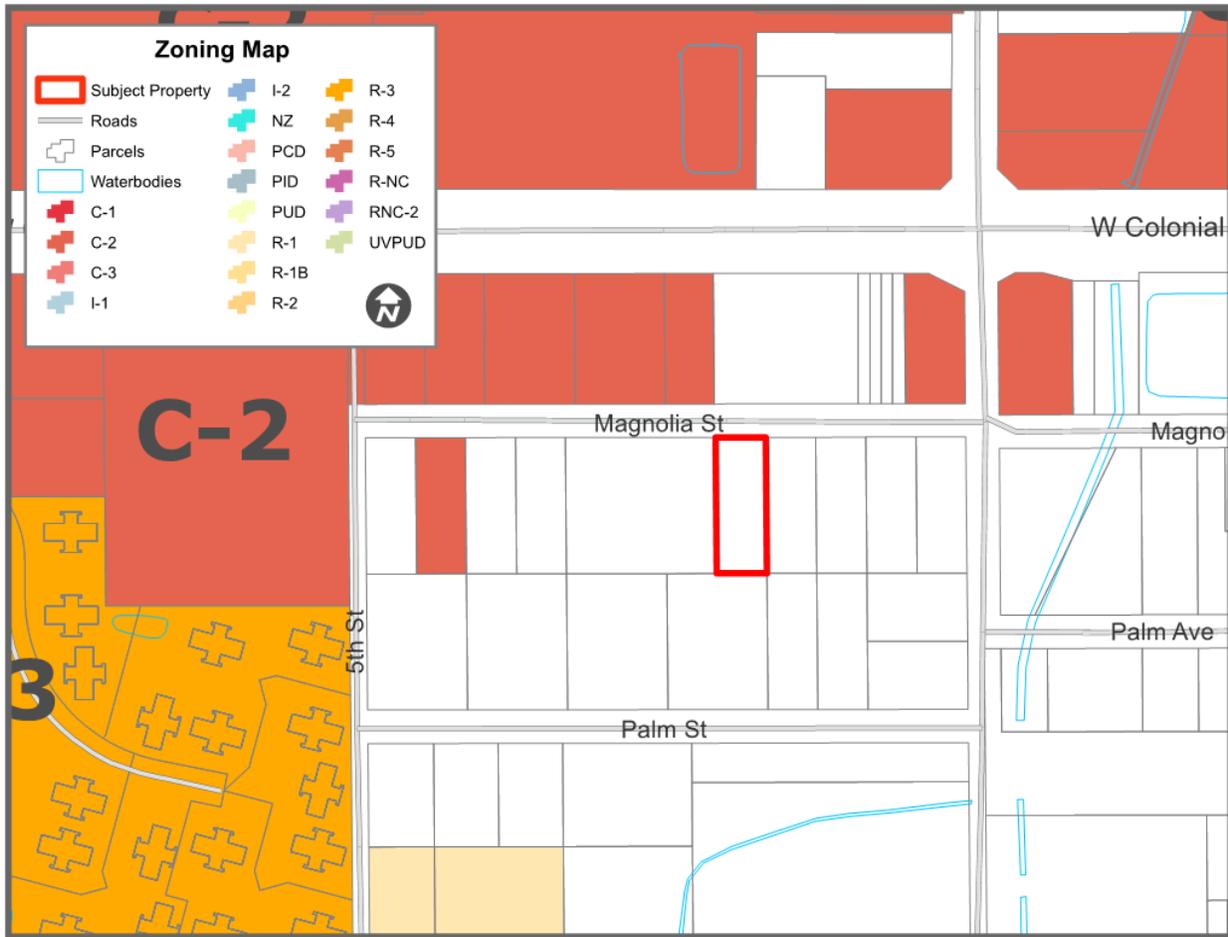
AERIAL PHOTO
524 Magnolia Street



Future Land Use Map 524 Magnolia Street



Zoning Map
524 Magnolia Street



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: August 4, 2020

Meeting Date: August 13, 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 August 27, 2020.

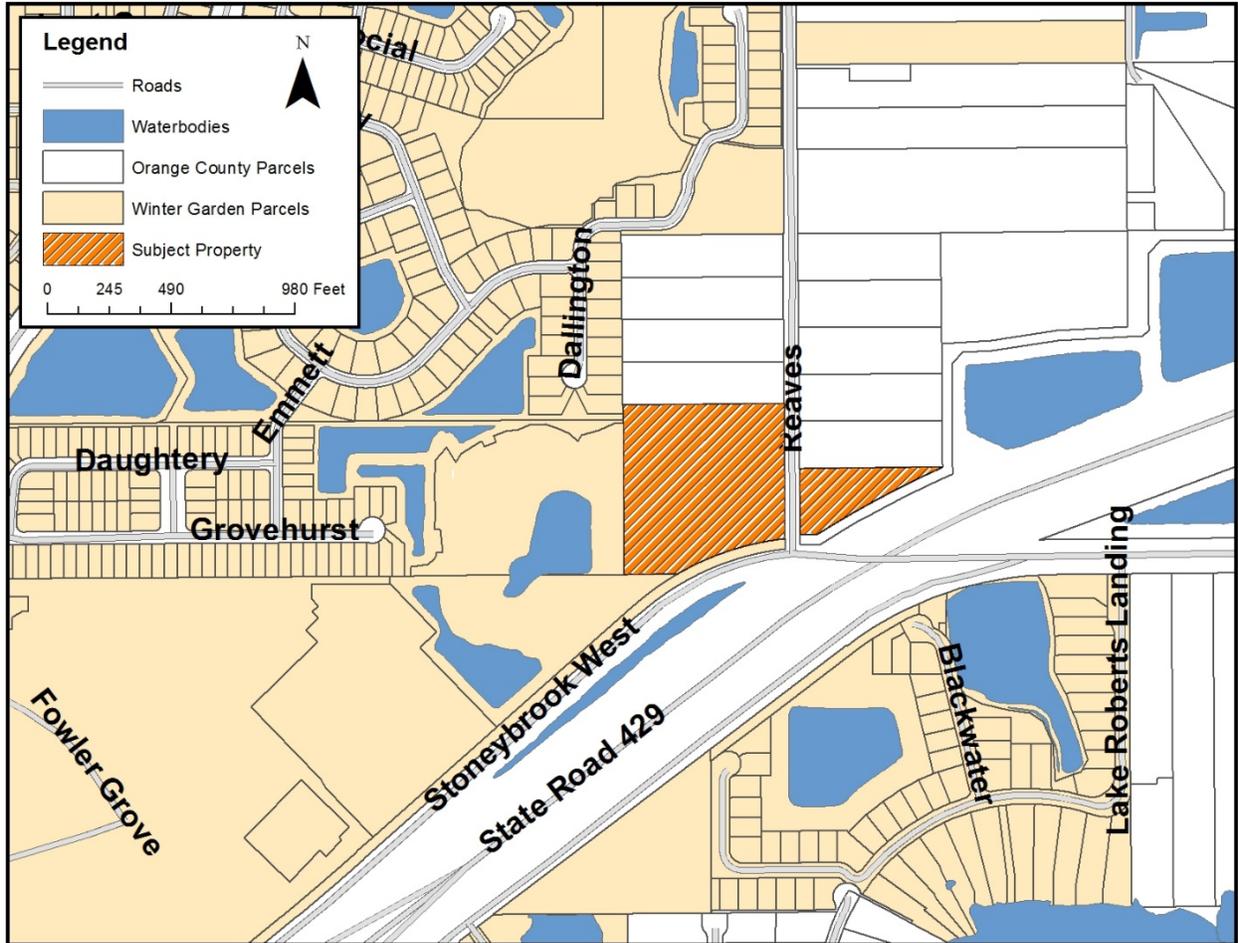
Attachment(s)/References:

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.

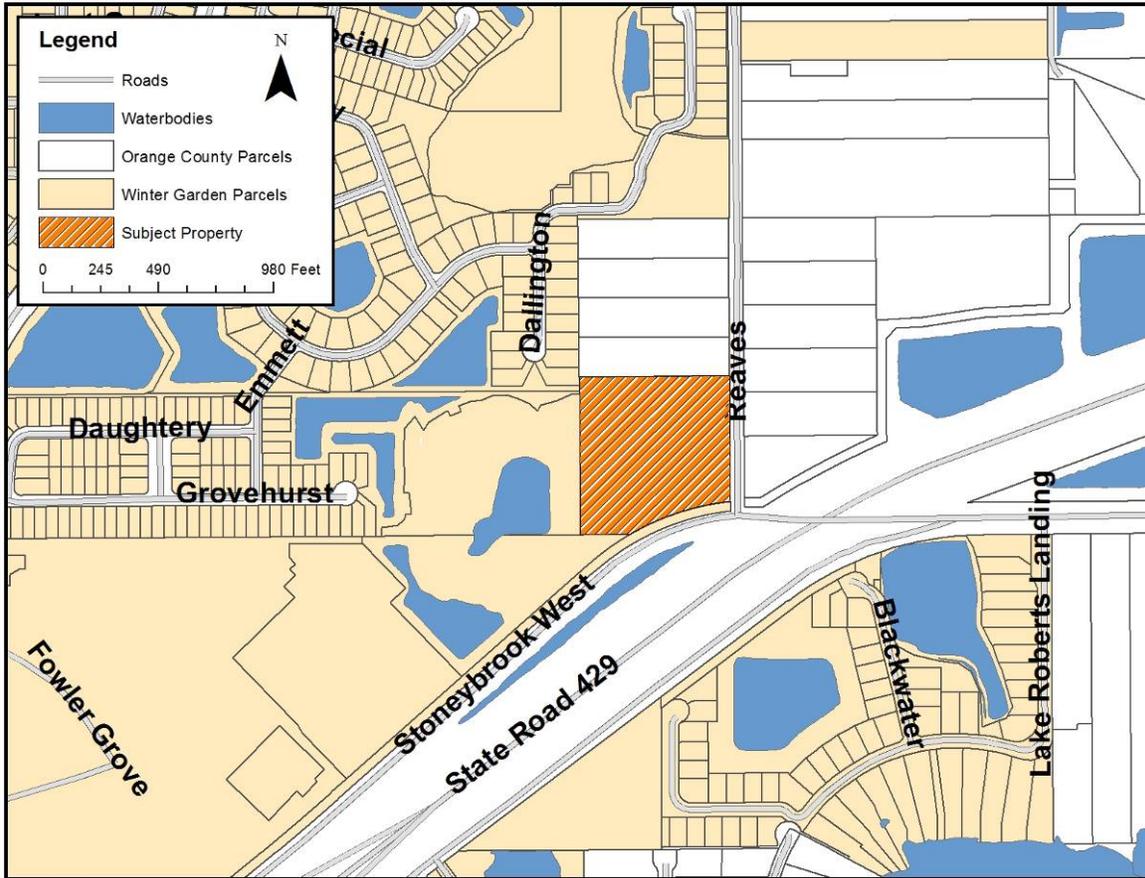
AND BIKE TRAIL

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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 13th 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 24th 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.

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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.

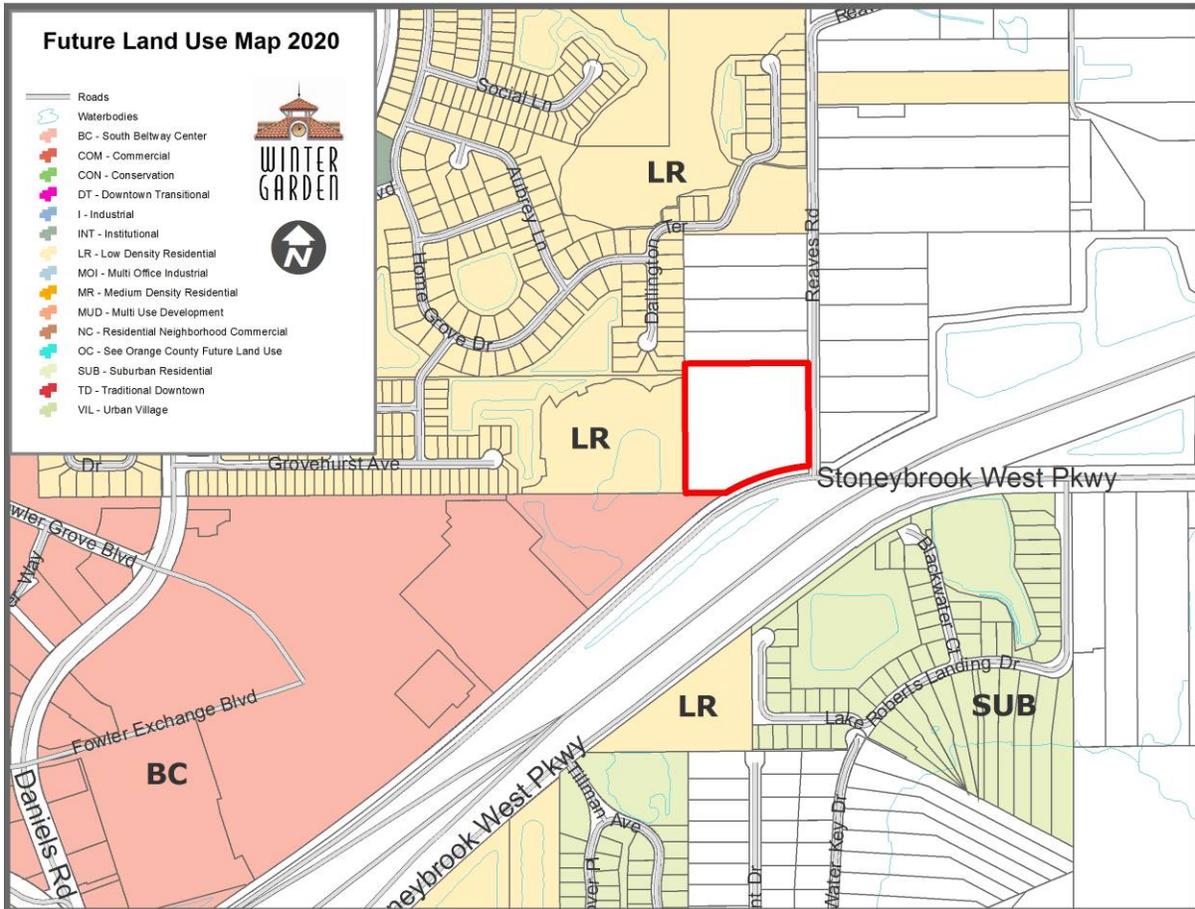
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ATTACHMENT "B"

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

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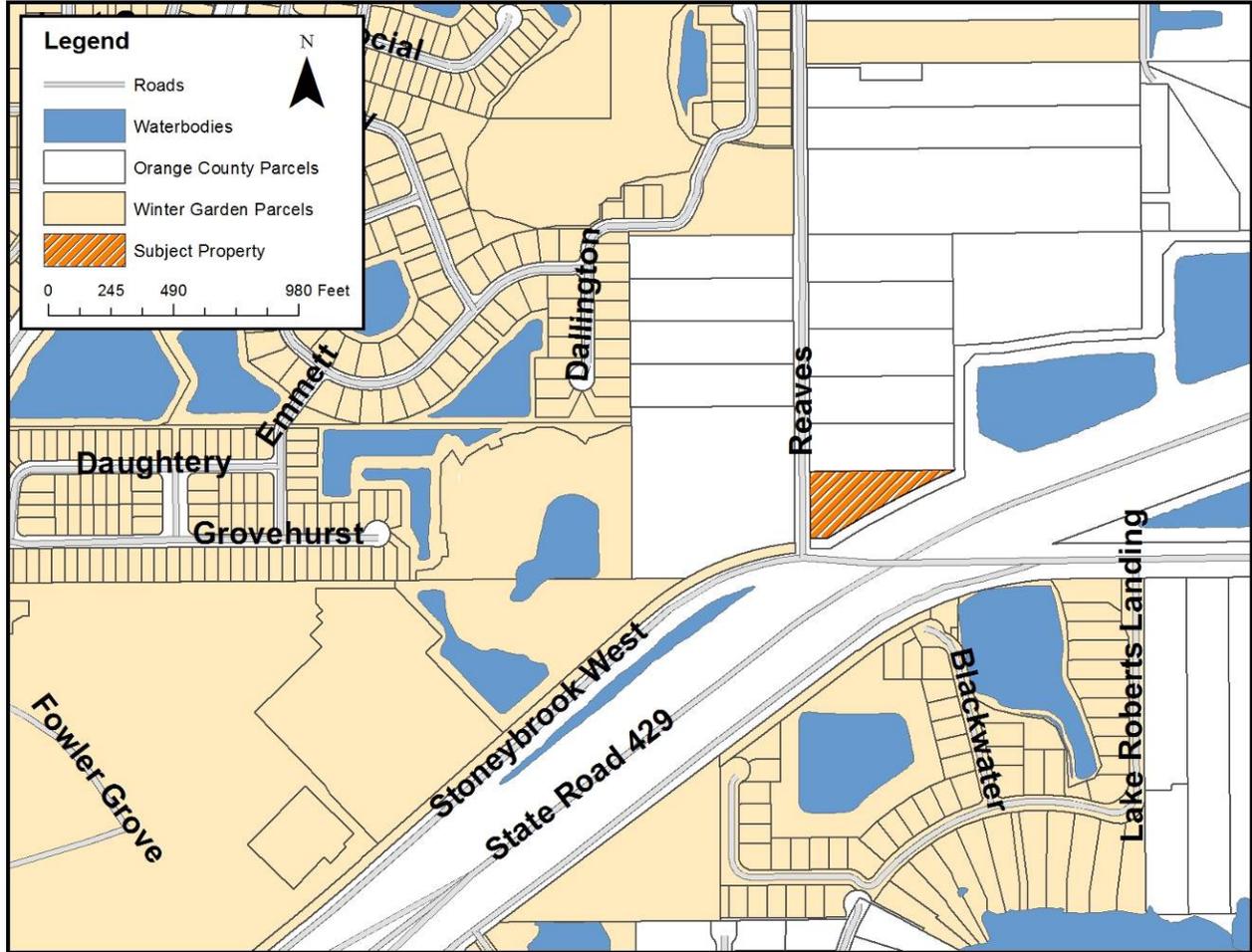
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CONTAINS: 78,099 SQUARE FEET OR 1.792 ACRES MORE OR LESS

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 13th 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 24th 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:

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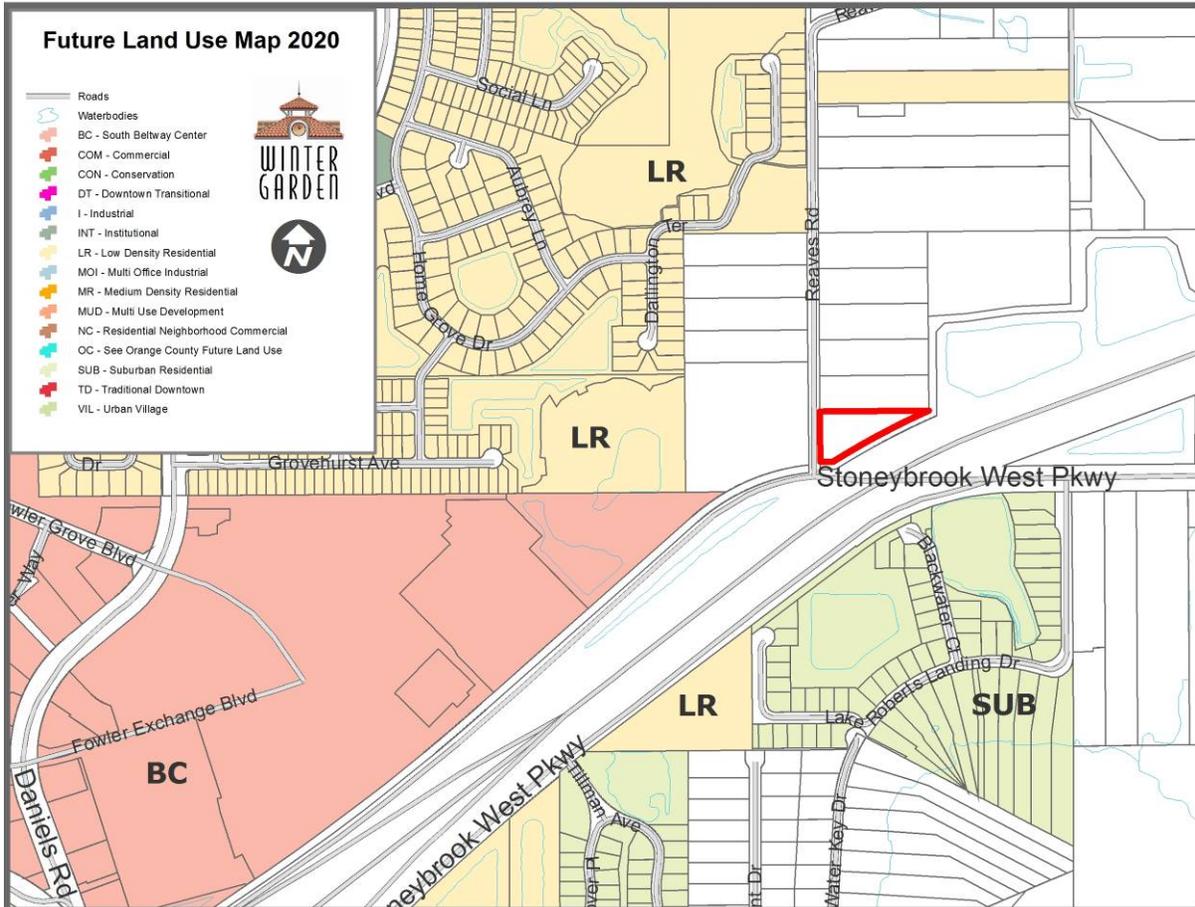
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CONTAINS: 78,099 SQUARE FEET OR 1.792 ACRES MORE OR LESS

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

A	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	F	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	P	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	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	G	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	Q	FLOW RATE
C	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	H	HOSE BIBB HARDWARE HIGH DENSITY POLYETHYLENE PIPE HOME OWNERS ASSOCIATION HORIZONTAL HORSEPOWER HOUR HEIGHT HEADWALL HIGH WATER LEVEL HIGHWAY HYDRANT	R	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
D	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	I	INTERSTATE HIGHWAY INTERSECTION ANGLE INSIDE DIAMETER INSIDE FACE INCHES INLET INSERT IRON PIPE IRON ROD IRRIGATION INTERSECT/INTERSECTION INVERT	S	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
E	EAST EACH EDGE OF CONCRETE ENERGY DISSIPATOR EACH FACE EFFLUENT EXISTING GRADE EASEMENT LINE ELBOW ELECTRIC ELEVATION ELLIPSE/ELLIPTICAL ENCASEMENT ENGINEERING EDGE OF PAVEMENT EQUATION EQUIPMENT EQUIVALENT EASEMENT ESTIMATE END VERTICAL CURVE EACH WAY ENDWALL EXCAVATE EXISTING EXPAND/EXPANSION EXTEND/EXTENSION	J	JUNCTION BOX JUNCTION JOIST JOINT	T	TANGENT TURFBLOCK TOP AND BOTTOM TEMPORARY BENCH MARK TIME OF CONCENTRATION TRENCH DRAIN TOTAL DYNAMIC HEAD TOP ELEVATION TECHNICAL/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
F	FRAME AND COVER FLOOR DRAIN FIRE DEPARTMENT CONNECTION FOUNDATION FLORIDA DEPARTMENT OF TRANSPORTATION FINISHED FLOOR	L	LATITUDE LATERAL POUND LINEAR FEET/FOOT LONGITUDE LIMIT(S) LIGHT POLE LIFT STATION LEFT LOW WATER LEVEL	U	UNDERDRAIN UNDERGROUND UNDERGROUND TELEPHONE CABLE
G	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	M	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	V	VALVE BOX VERTICAL CURVE VITRIFIED CLAY PIPE VERTICAL VERTICAL POINT OF CURVE VERTICAL POINT OF INTERSECTION VERTICAL POINT OF TANGENCY VOLTS
H	HOSE BIBB HARDWARE HIGH DENSITY POLYETHYLENE PIPE HOME OWNERS ASSOCIATION HORIZONTAL HORSEPOWER HOUR HEIGHT HEADWALL HIGH WATER LEVEL HIGHWAY HYDRANT	N	NORTH NOT APPLICABLE NORMAL CONTROL LEVEL NORTHEAST NATURAL GROUND NOT IN CONTRACT NO OR # NUMBER NOMINAL NOT TO SCALE NORTHWEST NORMAL HIGH WATER ELEVATION NORMAL WATER LEVEL	W	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
I	INTERSTATE HIGHWAY INTERSECTION ANGLE INSIDE DIAMETER INSIDE FACE INCHES INLET INSERT IRON PIPE IRON ROD IRRIGATION INTERSECT/INTERSECTION INVERT	O	ON CENTER OUTSIDE DIAMETER OR EQUAL OPENING OPPOSITE OVAL REINFORCED CONCRETE PIPE OUTFALL STRUCTURE OVERFLOW OVERHEAD	Y	YARD YEAR
J	JUNCTION BOX JUNCTION JOIST JOINT	P	POINT OF CURVATURE POINT OF COMPOUND CURVATURE POLYETHYLENE PIPE POINT OF INTERSECTION POST INDICATOR VALVE PROPERTY LINE POINT OF BEGINNING PUSH ON JOINT	MISC.	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	

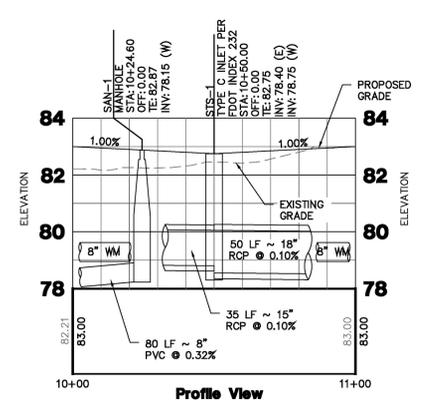
PROPOSED SYMBOLS

LINES	
BARBED WIRE FENCE	
CENTER LINE	
CHAIN LINK FENCE	
CONTOURS	
EASEMENT LINE	
EROSION CONTROL	
LOT LINES	
PROPERTY LINE	
RIGHT-OF-WAY	
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	

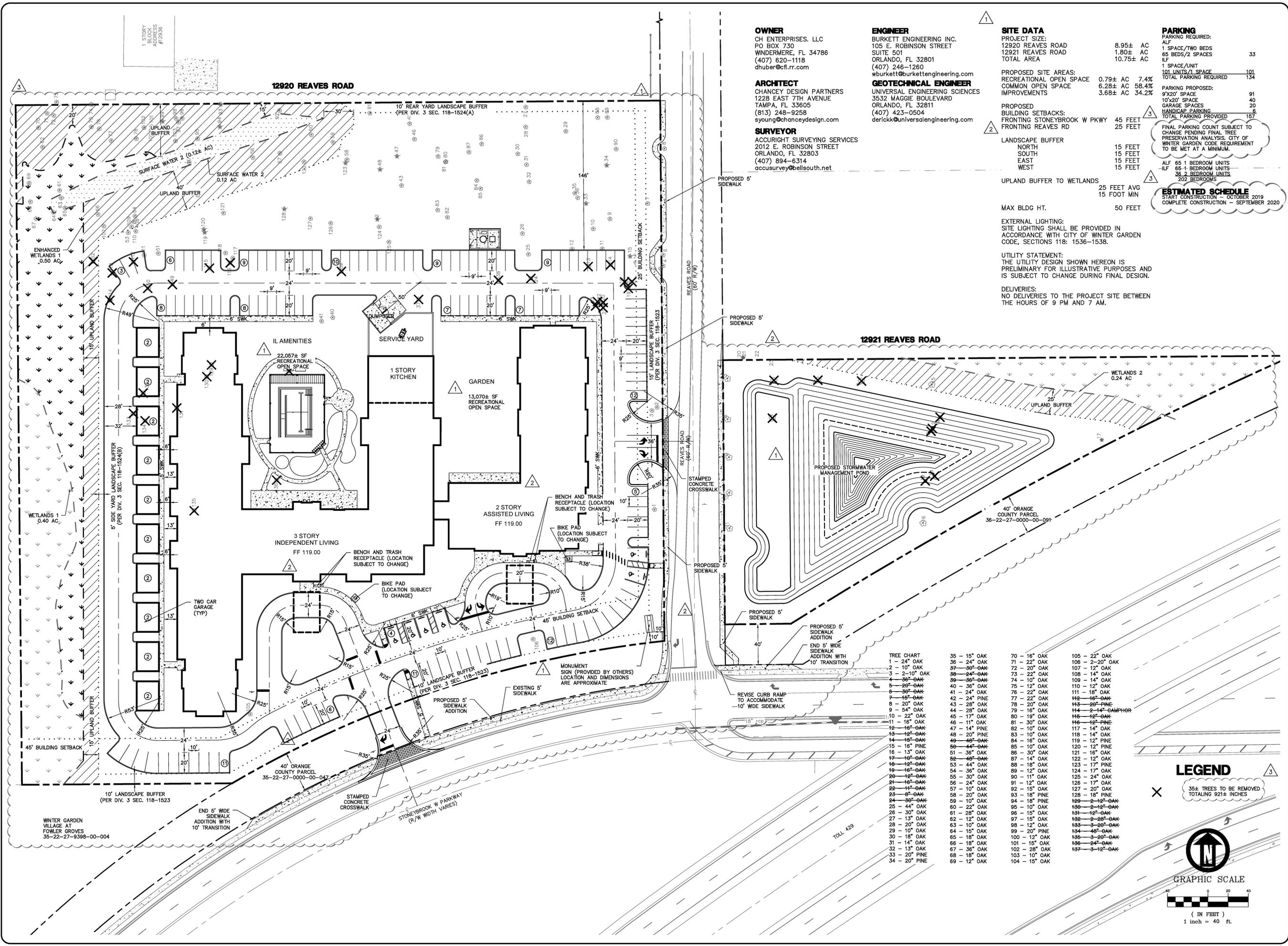


Burkett CIVIL ENGINEERING CONSULTANTS
 engineering
 105 E. Robinson Street, Suite 501 Orlando, Florida 32801
 (407) 246-1260 Fax (407) 246-0423
 www.burkettengineering.com

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

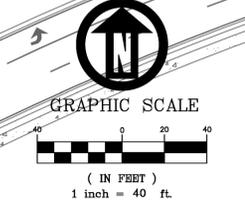
ESTIMATED SCHEDULE
 START CONSTRUCTION - OCTOBER 2019
 COMPLETE CONSTRUCTION - SEPTEMBER 2020

TREE CHART

1 - 24" OAK	35 - 15" OAK	70 - 16" OAK	105 - 22" OAK
2 - 10" OAK	36 - 24" OAK	71 - 22" OAK	106 - 2-20" OAK
3 - 2-10" OAK	37 - 30" OAK	72 - 20" OAK	107 - 12" OAK
4 - 36" OAK	38 - 24" OAK	73 - 22" OAK	108 - 14" OAK
5 - 20" OAK	39 - 36" OAK	74 - 10" OAK	109 - 14" OAK
6 - 30" OAK	40 - 36" OAK	75 - 12" OAK	110 - 12" OAK
7 - 15" OAK	41 - 24" OAK	76 - 22" OAK	111 - 18" OAK
8 - 20" OAK	42 - 24" PINE	77 - 22" OAK	112 - 16" OAK
9 - 54" OAK	43 - 28" OAK	78 - 20" OAK	113 - 20" PINE
10 - 22" OAK	44 - 28" OAK	79 - 16" OAK	114 - 2-14" CAMPHOR
11 - 16" OAK	45 - 17" OAK	80 - 10" OAK	115 - 12" OAK
12 - 16" OAK	46 - 11" OAK	81 - 30" OAK	116 - 12" PINE
13 - 12" OAK	47 - 14" PINE	82 - 10" OAK	117 - 14" OAK
14 - 16" OAK	48 - 20" PINE	83 - 10" OAK	118 - 14" OAK
15 - 16" PINE	49 - 16" OAK	84 - 10" OAK	119 - 12" PINE
16 - 13" OAK	50 - 44" OAK	85 - 10" OAK	120 - 12" PINE
17 - 16" OAK	51 - 36" OAK	86 - 30" OAK	121 - 16" OAK
18 - 12" OAK	52 - 48" OAK	87 - 14" OAK	122 - 12" OAK
19 - 16" OAK	53 - 44" OAK	88 - 18" OAK	123 - 17" PINE
20 - 16" OAK	54 - 36" OAK	89 - 12" OAK	124 - 17" OAK
21 - 16" OAK	55 - 30" OAK	90 - 11" OAK	125 - 24" OAK
22 - 11" OAK	56 - 24" OAK	91 - 12" OAK	126 - 17" OAK
23 - 6" OAK	57 - 10" OAK	92 - 15" OAK	127 - 20" OAK
24 - 30" OAK	58 - 20" OAK	93 - 18" PINE	128 - 18" PINE
25 - 44" OAK	59 - 10" OAK	94 - 18" PINE	129 - 2-12" OAK
26 - 30" OAK	60 - 22" OAK	95 - 10" OAK	130 - 2-12" OAK
27 - 13" OAK	61 - 28" OAK	96 - 15" OAK	131 - 12" OAK
28 - 20" OAK	62 - 12" OAK	97 - 15" OAK	132 - 2-20" OAK
29 - 10" OAK	63 - 10" OAK	98 - 12" OAK	133 - 2-20" OAK
30 - 18" OAK	64 - 15" OAK	99 - 20" PINE	134 - 48" OAK
31 - 14" OAK	65 - 18" OAK	100 - 12" OAK	135 - 2-20" OAK
32 - 13" OAK	66 - 18" OAK	101 - 15" OAK	136 - 24" OAK
33 - 20" PINE	67 - 36" OAK	102 - 28" OAK	137 - 3-12" 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



Burkett
 engineering
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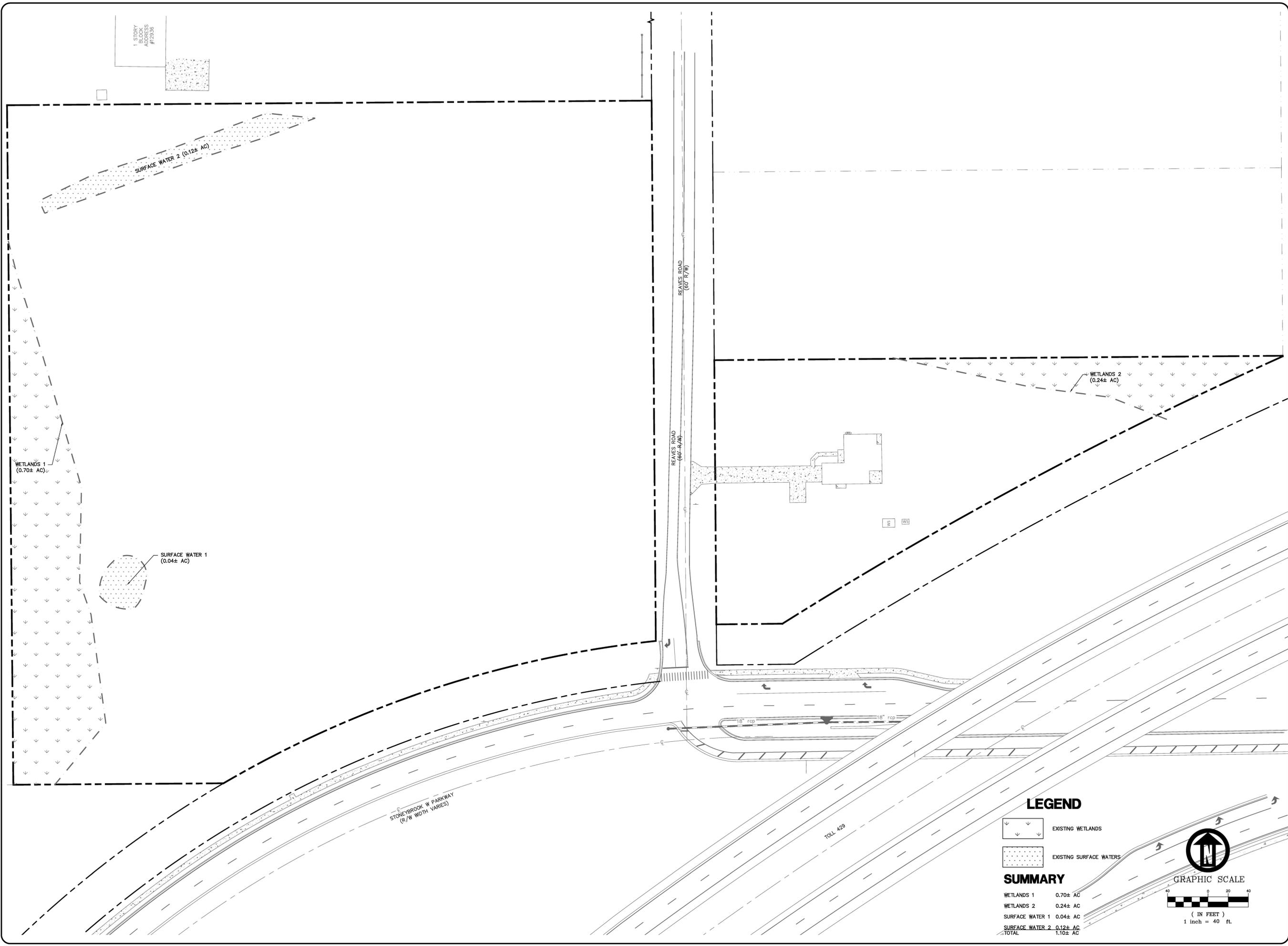
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07/17/19	REVISED PER CITY OF WINTER GARDEN COMMENTS	JCM	WEB	WEP
07/19/19	REVISED PER CITY OF WINTER GARDEN COMMENTS	JCM	WEB	WEP

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



1 STORY
ADDRESS
#12936

SURFACE WATER 2 (0.12± AC)

WETLANDS 1
(0.70± AC)

SURFACE WATER 1
(0.04± AC)

WETLANDS 2
(0.24± AC)

REAVES ROAD
(60' R/W)

REAVES ROAD
(60'-R/W)

STONEBROOK W PARKWAY
(R/W WIDTH VARIES)

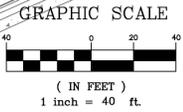
TOLL 429

LEGEND

-  EXISTING WETLANDS
-  EXISTING SURFACE WATERS

SUMMARY

WETLANDS 1	0.70± AC
WETLANDS 2	0.24± AC
SURFACE WATER 1	0.04± AC
SURFACE WATER 2	0.12± AC
TOTAL	1.10± AC



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

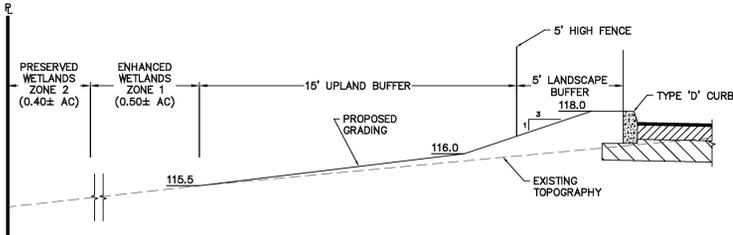
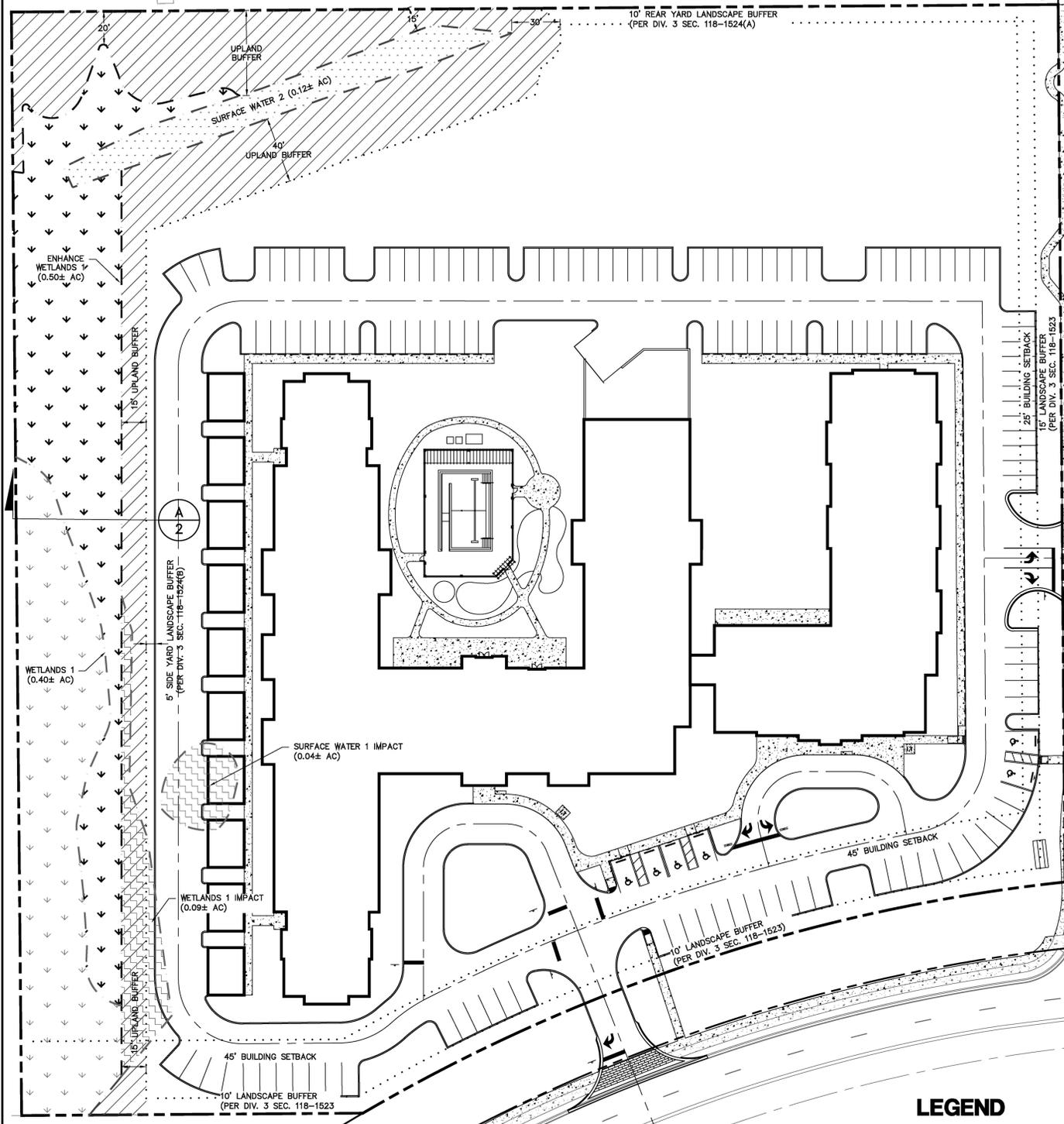
**STONEBROOK SENIOR LIVING PUD
FOR
CH ENTERPRISES, LLC
PRE-DEVELOPMENT CONDITIONS**

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

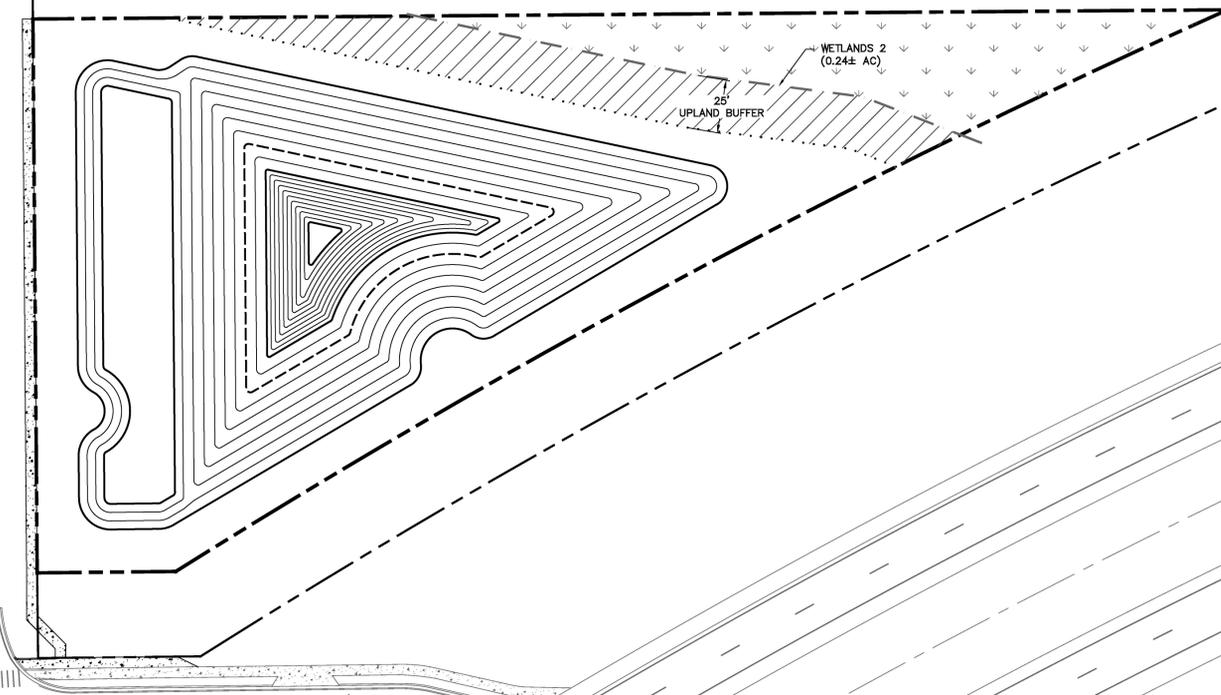
1 STORY ADDRESS #12936



A TYPICAL PLANTING SECTION
NOT TO SCALE

Species	Common Name	Size	Spacing
<i>Juncus effusus</i>	Soft rush	Bareroot	3' on center
<i>Spartina bakeri</i>	Sand cordgrass	Bareroot	3' on center
<i>Pontederia cordata</i>	Pickerelweed	Bareroot	3' on center
<i>Sagittaria latifolia</i>	Duck potato	Bareroot	3' on center
<i>Acer rubrum</i>	Red maple	3 gallon	10' on center
<i>Liquidambar styraciflua</i>	Sweetgum	3 gallon	10' on center
<i>Myrica cerifera</i>	Wax myrtle	3 gallon	10' on center
<i>Eriarostis elliottii</i>	Elliott's lovegrass	1 gallon	3' on center
<i>Callicarpa americana</i>	American beautyberry	3 gallon	3' on center
<i>Hamelia patens</i>	Firebush	3 gallon	3' n center
<i>Quercus virginiana</i>	Live oak	3 gallon	10' on center
<i>Quercus laurifolia</i>	Laurel oak	3 gallon	10' on center
<i>Pinus elliottii</i>	Slash pine	3 gallon	10' on center

The species listed are an anticipated species list. If the plants listed are not available, a similar species will be used.



LEGEND

- EXISTING WETLANDS
- EXISTING SURFACE WATERS
- ENHANCED WETLANDS
- IMPACTED WETLAND & SURFACE WATER
- UPLAND BUFFER

SUMMARY

IMPACT TO WETLANDS 1	0.09± AC
IMPACT TO SURFACE WATER 1	0.04± AC
TOTAL IMPACT	0.13± AC
WETLANDS 1	0.40± AC
ENHANCED WETLANDS 1	0.50± AC
WETLANDS 2	0.24± AC
SURFACE WATER 2	0.12± AC
TOTAL	1.26± AC

UPLAND BUFFER REQUIRED

25' AVERAGE & 15' MINIMUM
LENGTH OF WETLAND 1238 LF
1238 LF X 25' AVERAGE = 30,950 SF UPLAND BUFFER AREA REQUIRED
UPLAND BUFFER AREA PROVIDED = 31,173 SF

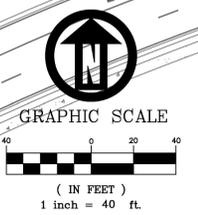
NO.	DESCRIPTION	DATE

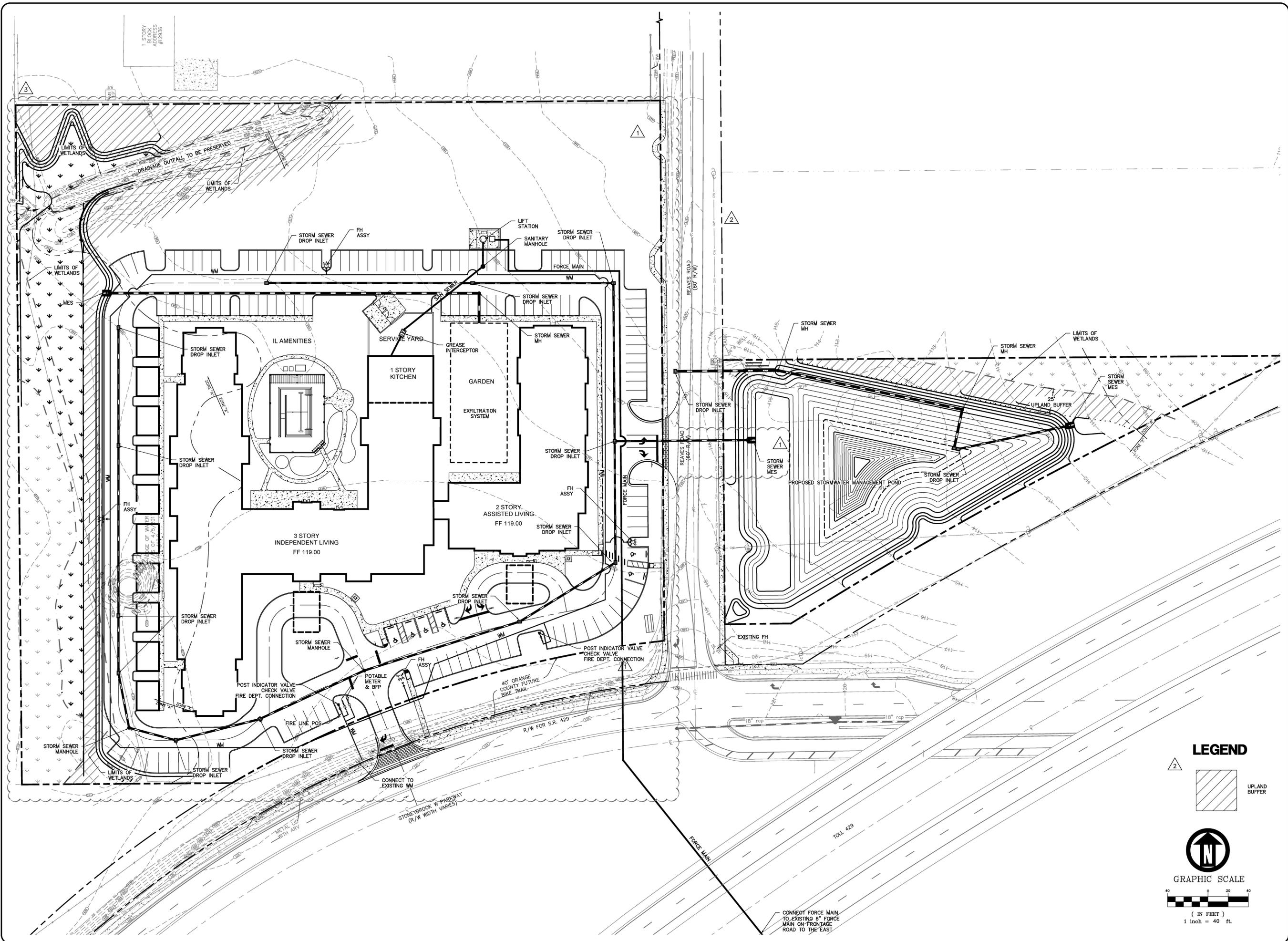
STONEBROOK SENIOR LIVING PUD
FOR
CH ENTERPRISES, LLC
POST-DEVELOPMENT CONDITIONS

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.
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SHEET NO.
3B
OF 6





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

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

SHEET NO.
4
OF 6

LEGEND

2 UPLAND BUFFER

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

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.

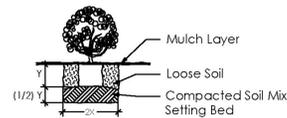
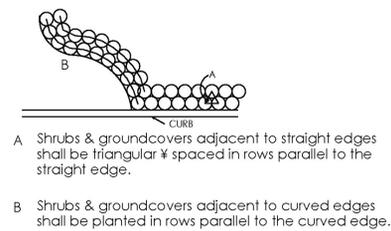
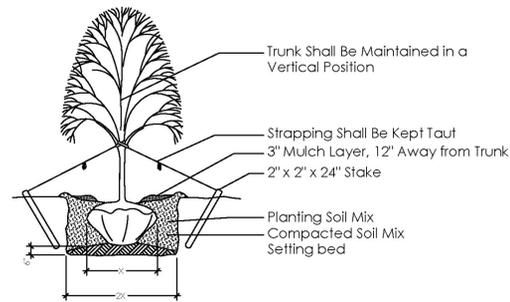


SCHWEIZER
BOJACK
LANDSCAPE
ARCHITECTURE

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

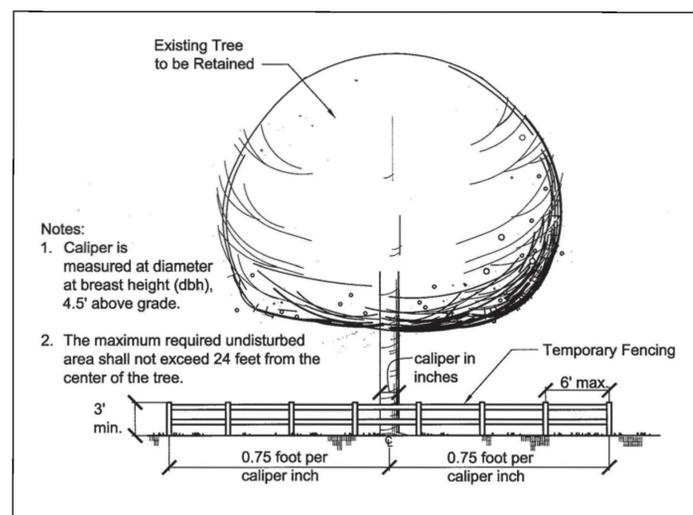
LANDSCAPE PLANTING DETAILS



LANDSCAPE GENERAL NOTES

1. 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.
2. 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.
3. 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.
4. All plant beds and tree rings shall be top dressed with a 3" minimum depth of pine bark nuggets.
5. 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.
6. 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.
7. 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.
8. The Landscape Contractor shall review architectural/engineering plans to become thoroughly familiar with surface and subsurface utilities.
9. The Landscape Contractor shall coordinate with the lighting and irrigation contractors regarding the timing of the installation of plant material.
10. 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:
1. 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.
 2. Signs or other markings shall be placed on all sides of the protective barrier to designate the protected area.
 3. Protective barriers shall remain in place until landscape operations begin or until construction in the immediate area has been completed.
 4. Existing street trees located within rights-of-way interior to, or adjacent to, the development shall have protective barriers before site work begins.
 5. 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.
 6. 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**

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

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

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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	
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EXTERIOR RENDERINGS

A-902

Exhibit "D"

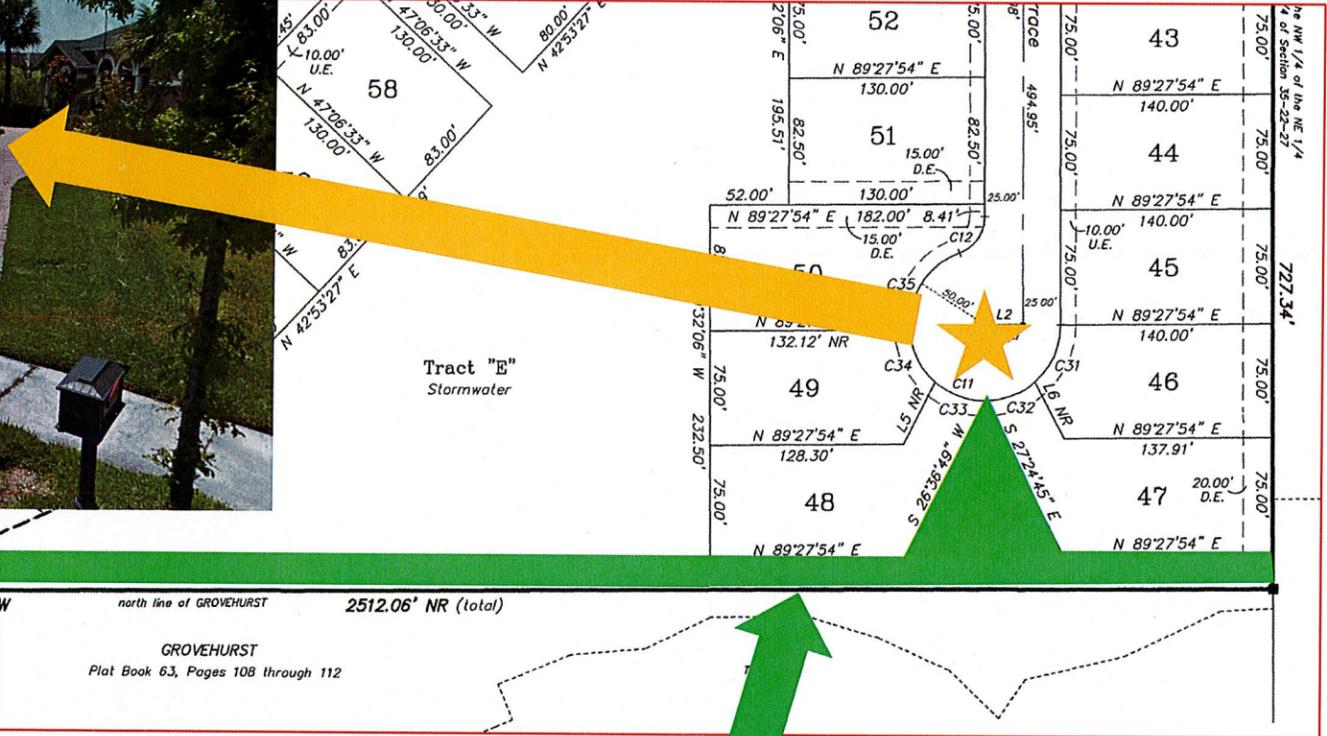
COVER PAGE

STONEYBROOK SENIOR LIVING Additional Foxcrest Subdivision Plantings

(1 PAGE - ATTACHED)

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

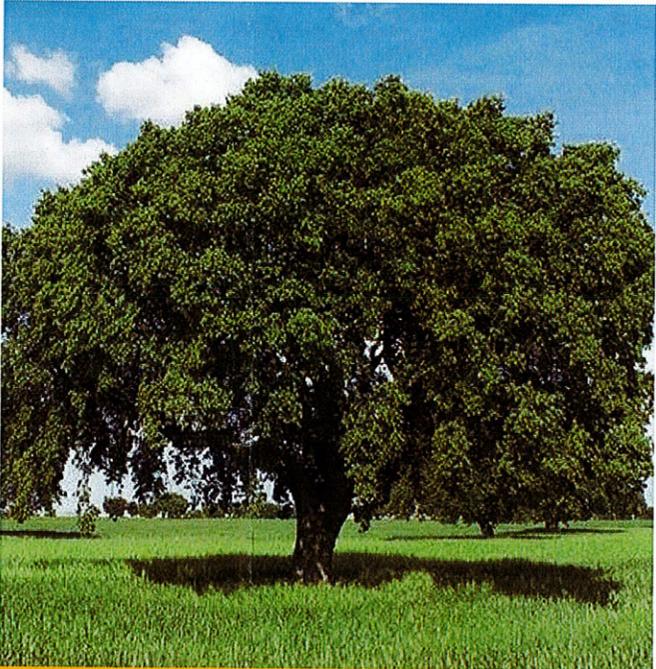
Current View
to the South



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

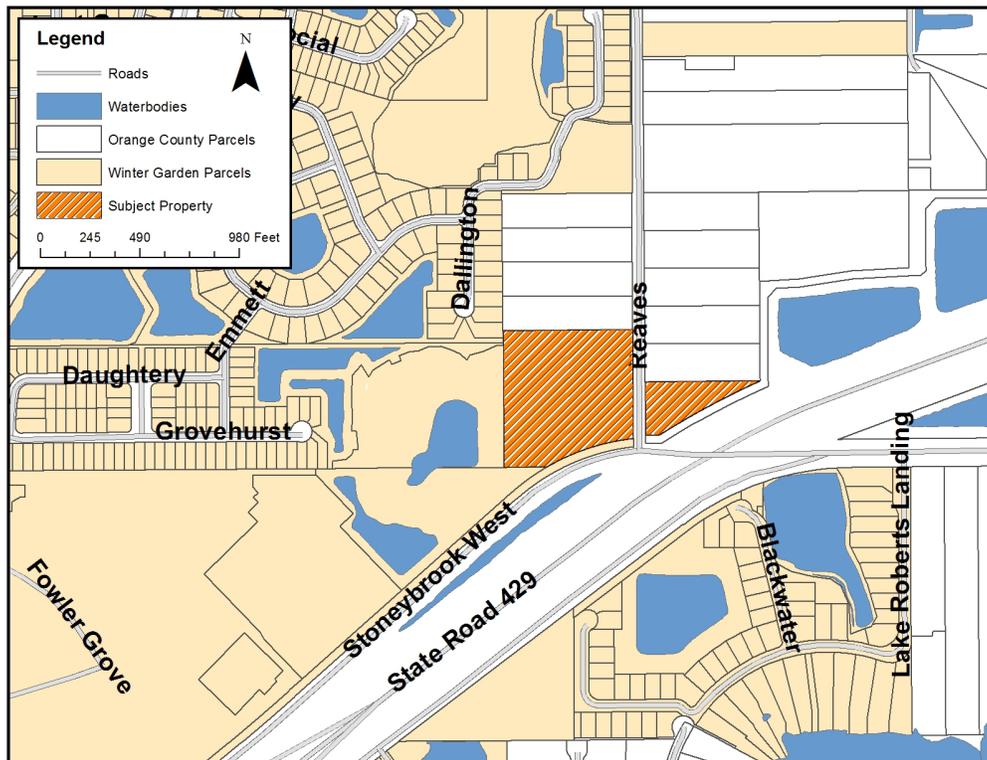
TO: PLANNING AND ZONING BOARD
PREPARED BY: KELLY CARSON, URBAN DESIGNER
DATE: MARCH 4, 2020
SUBJECT: ANNEXATION, FUTURE LAND USE, PUD ZONING
12920 & 12921 Reaves Road (10.75+/- ACRES)
PARCEL ID # 35-22-27-0000-00-023 (12920 REAVES ROAD: ORDS 19-26, -27, -30)
36-22-27-1773-00-060 (12921 REAVES ROAD: ORDS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

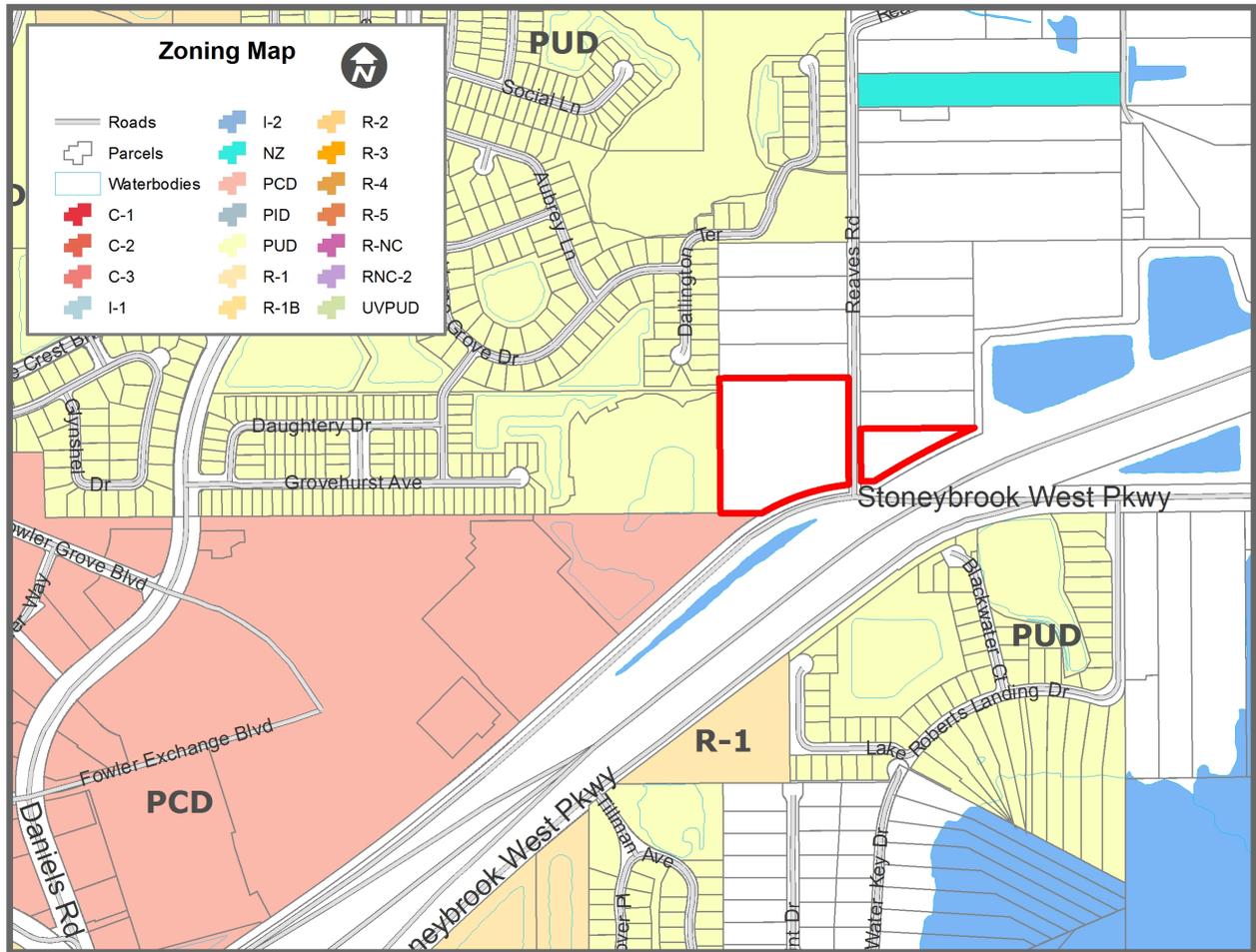
finish floor elevation.

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

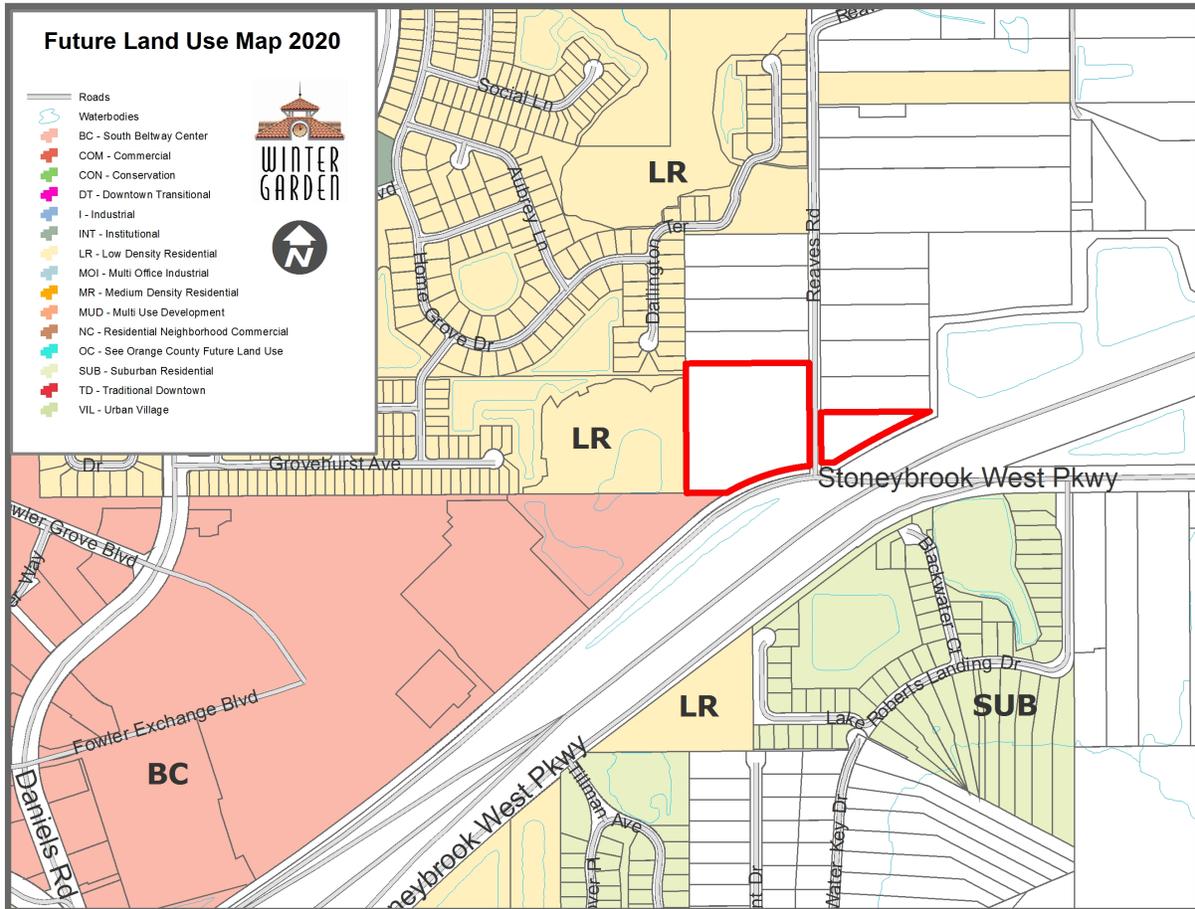


ZONING MAP
12920 & 12921 Reaves Road



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: Laura Zielonka, Finance Director

Via: Michael Bollhoefer, City Manager

Date: August 7, 2020

Meeting Date: August 13, 2020

Subject: Interim Budget Ordinance 20-29

Issue: Amending the 2019-2020 budget for mid-year adjustments. The interim budget is used as part of the budget process to account for changes that have occurred since the original budget was passed and to adjust for corrections in estimates used in the original budget.

Recommended action:

Motion to approve Ordinance 20-29, amending the fiscal year 2019-2020 budget for mid-year.

ORDINANCE 20-29

AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA, AMENDING THE CITY OF WINTER GARDEN FISCAL YEAR 2019-2020 BUDGET; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, on September 26, 2019, the City Commission of the City of Winter Garden, Florida, adopted Ordinance 19-52 appropriating and allocating all revenue and funds of the City of Winter Garden, Florida for the tax year beginning October 1, 2019 and ending September 30, 2020;

WHEREAS, the City Commission has decided to amend the City of Winter Garden, Florida Budget for the tax year beginning October 1, 2019 and ending September 30, 2020 to provide for interim adjustments;

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

SECTION 1: That the sum of \$1,908,047 to be appropriated as follows:

REVENUES

Transportation Impact Fee-General Fund	\$ 1,533,834
Stormwater Fund	309,213
Trailer City Fund	<u>65,000</u>
	\$ 1,908,047

EXPENDITURES

Transportation Impact Fee-General Fund	\$ 1,533,834
Stormwater Fund	309,213
Trailer City Fund	<u>65,000</u>
	\$ 1,908,047

SECTION 2: Detail for the aforementioned totals is attached as Exhibit 1, which shall be incorporated in the Ordinance. Should any portion of this Ordinance be held invalid, then such portions as are not declared to be invalid shall remain in full force and effect.

SECTION 3: This Ordinance shall become effective upon its adoption at the second reading and public hearing.

READ FIRST TIME:

READ SECOND TIME AND PUBLIC HEARING HELD: _____

APPROVED:

Mayor/Commissioner John Rees

ATTEST:

Angela Grimmage, City Clerk

EXHIBIT #1
ORDINANCE 20-29

**City of Winter Garden
Interim Budget
FYE 2020**

**City of Winter Garden
Interim Budget
FYE 2020**

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General Fund		3
Special Revenue Funds	Transportation Impact Fee Fund	4
Enterprise Funds	Stormwater Fund	5
	Trailer City Fund	6

**City of Winter Garden
Interim Budget
General Fund**

<u>Account Number</u>	<u>Description</u>	<u>2018 Actual</u>	<u>2020 Current Budget</u>	<u>2020 Budget Adjustments</u>	<u>2020 Proposed Amended Budget</u>
Revenues					
Executive					
001-0213-399.99-99	Use of Fund Balance	-	-	-	-
<i>Balance Revenues and Expenditures</i>					
Total Revenues				\$ -	
Expenditures					
Police					
001-0521-521.12 to 22-00	Personnel Costs <i>Due to Police Officer vacancies</i>	4,377,057	5,266,875	(18,000)	5,248,875
001-0521-521.64-00	Machinery and Equipment <i>Recording system to record in-house radio and dispatch phones Orange County 911 currently records this and has informed us they will no longer record our radio transmissions</i>	452,492	575,193	18,000	593,193
		<i>18,000</i>			
Total Expenditures				\$ -	

**City of Winter Garden
Interim Budget
General Transportation Impact Fee Fund**

<u>Account Number</u>	<u>Description</u>	<u>2019 Actual</u>	<u>2020 Current Budget</u>	<u>2020 Budget Adjustments</u>	<u>2020 Proposed Amended Budget</u>
Revenues					
Streets					
174-0741-399.99-99	Use of Fund Balance	-	3,410,683	<u>1,533,834</u>	4,944,517
<i>Balance Revenues and Expenditures</i>					
Total Revenues				<u>\$ 1,533,834</u>	
Expenditures					
Streets					
174-0741-541.61-00	Land	20,642	-	100,000	100,000
	<i>Plant Street ROW for CFX 429 interchange improvements</i>	<i>100,000</i>			
174-0741-541.63-00	Improvements other than building	1,707,165	4,890,473	<u>1,433,834</u>	6,324,307
	<i>E Crown Pt./Fullers Cross Intersection Construction for add'n of N-bound left turn lane, an E-bound left turn lane, signalization, utility relocation (Comission Approved at 11/14/19 meeting)</i>	<i>1,433,834</i>			
Total Expenditures				<u>\$ 1,533,834</u>	

**City of Winter Garden
Interim Budget
Stormwater Fund**

<u>Account Number</u>	<u>Description</u>	<u>2019 Actual</u>	<u>2020 Current Budget</u>	<u>2020 Budget Adjustments</u>	<u>2020 Proposed Amended Budget</u>
Revenues					
420-2618-399.99-99	Use of Fund Balance	-	2,062,697	<u>309,213</u>	2,371,910
Total Revenues				<u>\$ 309,213</u>	
Expenditures					
420-2618-538.63-00	Improvements other than bldg	602,205	2,937,028	<u>309,213</u>	3,246,241
	<i>Stormwater R&R</i>	<i>309,213</i>			
	<i>Trailer City - yard drains, asphalt curing and ramps</i>				
	<i>Daniels Bridge - erosion repair</i>				
	<i>Brandy Creek - storm water inlet/pipe repair</i>				
	<i>Hennis Rd - drainage / grading</i>				
	<i>N Boyd & N Main - alley grading and storm inlet tops</i>				
	<i>Covington Chase - swale grading</i>				
Total Expenditures				<u>\$ 309,213</u>	

City of Winter Garden
Interim Budget
Trailer City Fund

<u>Account Number</u>	<u>Description</u>	<u>2019 Actual</u>	<u>2020 Current Budget</u>	<u>2020 Budget Adjustments</u>	<u>2020 Proposed Amended Budget</u>
Revenues					
450-3657-399.99-99	Use of Fund Balance	-	59,300	65,000	124,300
Total Revenues				<u>\$ 65,000</u>	
Expenditures					
450-3657-539.62-00	Buildings	126,230	55,300	65,000	120,300
	<i>Finish Office/Laundry renovations from prior year</i>	<i>65,000</i>			
Total Expenditures				<u>\$ 65,000</u>	

THE CITY OF WINTER GARDEN
CITY COMMISSION AGENDA ITEM

From: Steve Pash, Community Development Director

Via: City Manager Mike Bollhoefer

Date: August 6, 2020

Meeting Date: August 13, 2020

Subject: 14908 & 14950 Tilden Road
Tilden Road PUD – PUD Minor Amendment
Resolution 20-04
PARCEL ID # 10-23-27-0000-00-034 & 10-23-27-0000-00-033

Issue:

For property located at 14908 & 14950 Tilden Road, the applicant is requesting a minor amendment to the Tilden Road PUD (Planned Unit Development).

Discussion:

The applicant is requesting to amend the Tilden Road PUD (Planned Unit Development). The applicant is requesting to amend the general site data and typical lot layout in the Tilden Road PUD development plan. The request to remove the 70'-wide and 85'-wide lot width and add a 90'-wide lot. The request would change the total number of approved lots from 56 single-family homes to 55 single-family homes. The proposed PUD amendment is consistent with the City's Comprehensive Plan and the City's Code of Ordinances.

Recommended Action:

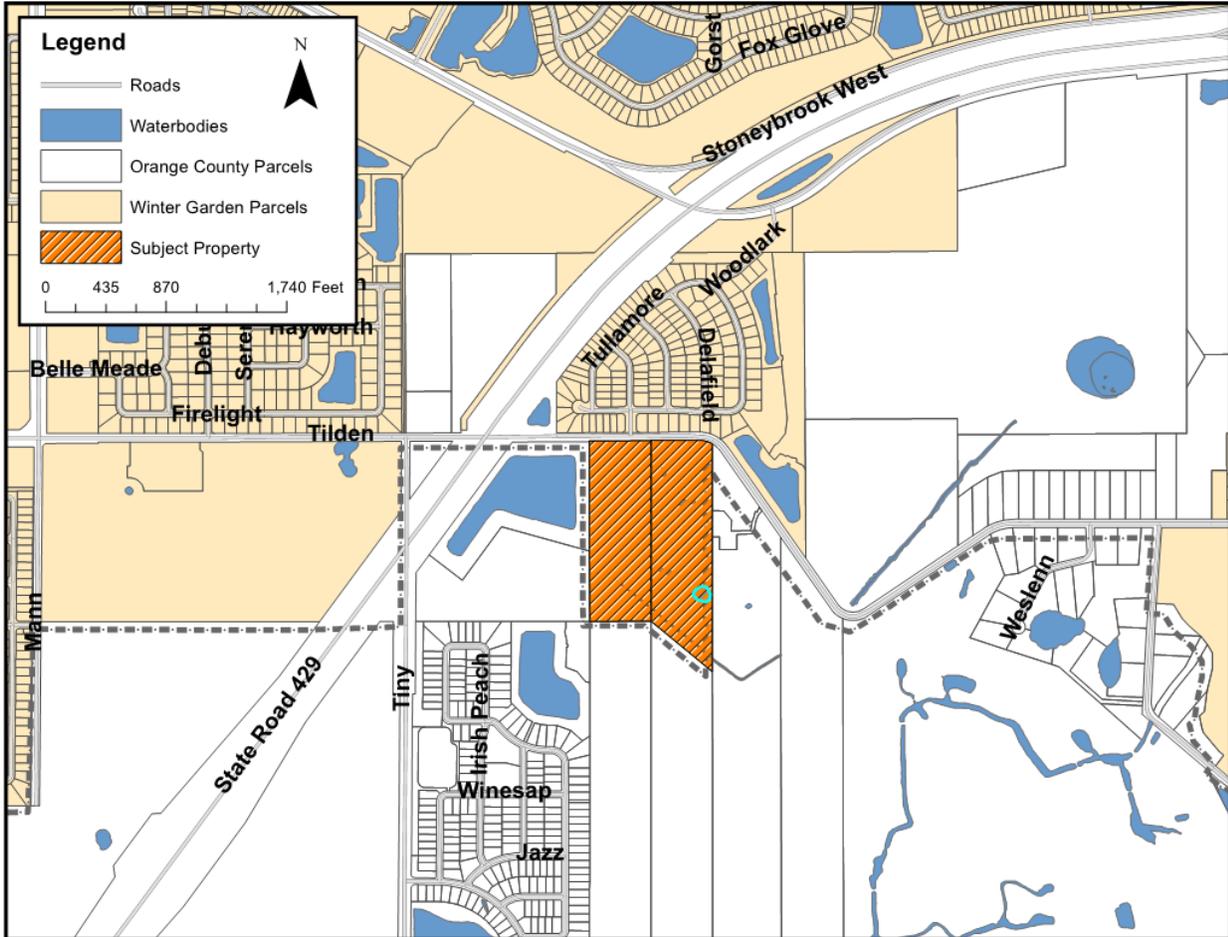
Staff recommends approval of Resolution 20-04.

Attachment(s)/References:

Location Map
Staff Report
Resolution 20-04

LOCATION MAP

14908 & 14950 Tilden Road
Tilden Road PUD – Minor Amendment



RESOLUTION 20-04

A RESOLUTION OF THE CITY OF WINTER GARDEN, FLORIDA, APPROVING A MINOR AMENDMENT TO THE TILDEN ROAD PUD, WHICH WAS ADOPTED BY ORDINANCE 19-38 TO AMEND THE TYPICAL LOT LAYOUT; PROVIDING AN EFFECTIVE DATE.

WHEREAS, on October 10, 2019, the City Commission approved Ordinance 19-38, amending the zoning of a 28.32 ± acre of land generally located on the south side of Tilden Road, east of State Road 429, and west of Winter Garden Vineland Road in Winter Garden, Florida, from County A-1 (Citrus Rural District) to City PUD (Planned Unit Development) and better known as Tilden Road PUD; and

WHEREAS, said Ordinance defined the General Site Data and Typical Lot Layout in Exhibit B of Ordinance 19-38 into 56 detached single-family residential units; and

WHEREAS, the Developer desires to amend the General Site Data and Typical Lot Layout by reducing the total lots to 55 single-family residential units, removing the 70'-wide lot and 85'-wide lot, and adding the 90'-wide lot; and

WHEREAS, Section 2(d) of Ordinance 19-38 allows for minor amendments to the PUD Ordinance by Resolution of the City Commission; and

WHEREAS, the City Commission hereby finds that the amendment to the PUD set forth herein is a minor amendment and is consistent with the Comprehensive Plan.

THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF WINTER GARDEN, FLORIDA:

SECTION 1: Recitals. The foregoing recitals are true and correct and are incorporated herein.

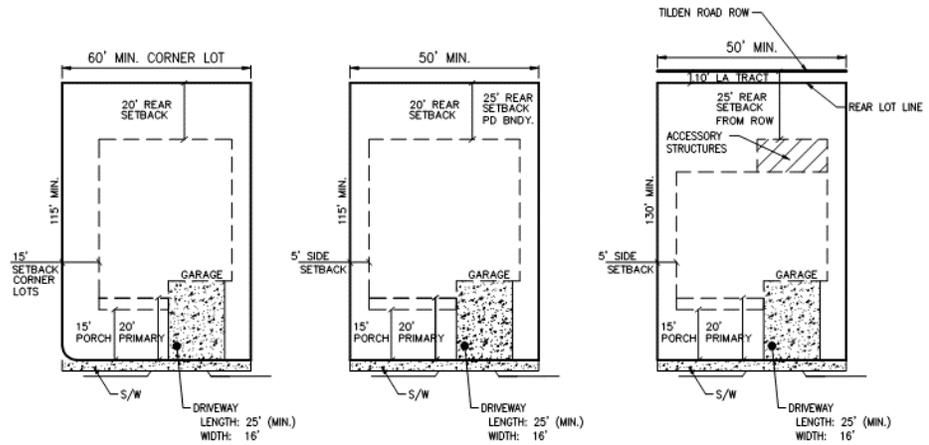
SECTION 2: PUD Minor Amendment. Ordinance 19-38 (Tilden Road PUD) is hereby amended by the following changes:

- On Sheet 3.00 of Exhibit "B", the table titled "General Site Data" is amended to:

General Site Data		
Max. Building Height	35'-0"	35'-0"
Min. Building Setbacks:	80' Lots	50' Lot
Front Primary Structure	20'	20'
Front Porch	15'	15'
Front Garage ⁽¹⁾	25'	25'
Street Side	15'	15'
Interior Side	10'	5'
Rear	20'	20'
Rear PD perimeter ⁽²⁾	25'	25'
Min Lot Width	80'	50'
Min. Lot Depth	115'	115'
Min. Lot Size	9200 SF	5750 S.F.
Min. Living Area	1200 S.F.	1200 S.F.

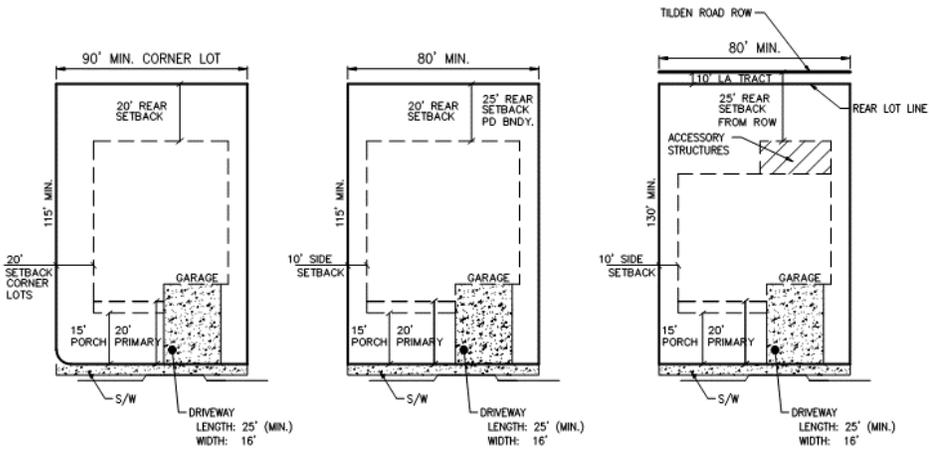
(1) Garage must be set back 5' from front facade of the primary structure.
(2) Consistent with Section 118-924(d) of City of Winter Garden Code.

- On Sheet 3.00 of Exhibit "B", the section titled "Typical 50', 70', and 85' Lot Layout" is amended to :



TYPICAL 50' LOT LAYOUT

N.T.S.



TYPICAL 80' LOT LAYOUT

N.T.S.

- On Sheet 3.00 of Exhibit "B", the section titled "Development Data" is amended to :

DEVELOPMENT DATA	
NUMBER OF LOTS	55
GROSS LAND AREA	28.30 ACRES
WETLANDS	9.75 ACRES
DEVELOPABLE ACRES	18.55 ACRES
PROPOSED GROSS DENSITY	1.94 DU/AC
PROPOSED NET DENSITY	2.96 DU/AC
STORMWATER PROVIDED (15.0%)	2.55 ACRES
PROVIDED RECREATION AND OPEN SPACE (WETLAND BUFFER, LANDSCAPE TRACTS, AND POND)	5.14 ACRES
RECREATION PROVIDED	0.92 ACRES
TYPICAL LOT	50' x 115', 5750 SF
TYPICAL LOT	80' x 115', 9200 SF
PD LANDSCAPE BUFFER	5'

- On Sheet 2.10 of Exhibit "B", the section titled "Site Plan" is amended to :



SECTION 3: All of the other conditions required in Ordinance 19-38 remain valid and unchanged.

SECTION 4: Effective Date. This resolution shall take effect immediately upon its final adoption by Winter Garden City Commission.

PASSED AND RESOLVED 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

Preliminary Development Plan for Tilden Road PUD

Winter Garden, FL

Legal Description:

A parcel of land lying in Section 10, Township 23 South, Range 27 East, Orange County, Florida, being more particularly described as follows:

Commence at the Northwest corner of said Section 10, thence S00°02'35"E along the West line of the Northwest quarter (1/4) of said Section 10 for 30.00 feet to the Point of Beginning, said point being a point on the South right-of-way line of Tilden Road as described in Official Records Book 72, pages 71 and 72 of the Public Records of Orange County, Florida, thence N89°42'20"E along said South right-of-way line for 781.79 feet to the point of curvature of a curve concave to the Southwest, thence Southeast along said South right-of-way of Tilden Road and along the arc of said curve having a radius of 188.93 feet, through a central angle of 29°35'24" for 97.57 feet to a point on the East line of the West two-thirds (2/3) of the West half (1/2) of said Northwest quarter (1/4); thence S00°04'53"E along said East line for 1643.32 feet to a point on the North line of Exhibit "B" of the Agreement Regarding Zoning and Land Use as described in Official Records Book 10700, Page 2125; thence N50°40'33"W along said North line of Exhibit "B" for 573.95 feet; thence S89°38'15"W for 99.07 feet to a point on the North line of Exhibit "C" of the Agreement Regarding Zoning and Land Use as described in Official Records Book 10700, Page 2125; thence continue S89°38'15"W along said North line of Exhibit "C" for 343.50 feet to a point on the West line of aforesaid Northwest quarter (1/4) of Section 10; thence N00°02'35"W along said West line for 1302.50 feet to the Point of Beginning.

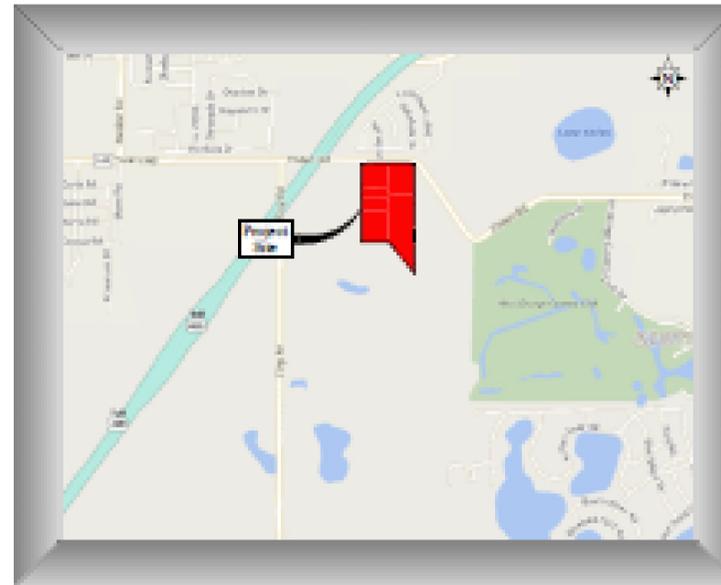
Containing 28.318 acres (1,233,553 square feet), more or less.

Parcel ID No.:

10-23-27-0000-00-034
10-23-27-0000-00-033

Owner:
Susan and Daniel Berry
542 Duff Dr
Winter Garden, FL 34787

Owner:
Thistedown Farm Inc.
14908 Tilden Rd
Winter Garden, FL 34787



Vicinity Map
Scale 1" = 1,000'

Sheet Index		Sheet / Rev.					
Sheet ID	Sheet Title	-	1	2	3	4	5
1.00	Existing Conditions Plan						
2.00	Landscape Plan						
2.10	Site Plan						
3.00	Site Data & Typical Sections						
3.10	PUD Guidelines & Criteria						
Reference Drawings							
5-1	Boundary Survey						
	Date						
	Description						
	02/26/2021						
	Submit to City of Winter Garden						

Applicant:
Poulos & Bennett, LLC
2602 E. Livingston Street
Orlando, FL 32803
407.487.2594

Planner / Civil Engineer:
Poulos & Bennett, LLC
2602 E. Livingston Street
Orlando, FL 32803
407.487.2594

Surveyor:
ESE Land Surveying
2966 Commerce Park Dr., Suite 100
Orlando, FL 32818
407.345.6090

Environmental:
Bio-Tech Consulting, Inc.
3025 N. South Street
Orlando, FL 32803
407.884.2969

THE CITY OF WINTER GARDEN
CITY COMMISSION AGENDA ITEM

From: Steve Pash, Community Development Director

Via: City Manager, Mike Bollhoefer

Date: August 6, 2020

Meeting Date: August 13, 2020

Subject: 426 West Plant Street.
AMERICAN LEGION (VETERANS PARK)
PARCEL ID# 22-22-27-0000-00-040

Issue: Special Event approval for the American Legion Post 63 “Ruck Walk” at Veterans Park to proceed with their event to be held at Veterans Park on November 14, 2020.

Discussion:

The American Legion is requesting permission to use Veterans Park to hold their 4th “Ruck Walk” special event on November 14, 2020. The event is proposed to be from 7:30 AM to 5:00 PM on Saturday. They will have several tents with food, a stage with live music, and would like to allow the consumption of alcohol after the event.

Recommended Action:

Staff recommends approval of the event with conditions outlined in the attachment.

Attachment(s)/References:

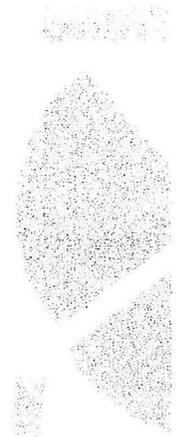
Permit Application/Description of Event
Site Plan
Conditions of Approval

Stevelynn Cir

Stevelynn Cir

K Ave

S Park Ave



W Vining St

Veterans Memorial Park

S Park Ave

Winter Garden Realty

WXXL-FM Leesburg

EVENT AREA

W Story Rd

W Story Rd

W Story Rd

W Story Rd

Coral Soul

S Park Ave

Pamela Ave

Coke Ave

Foster Ave

Burch Ave

Trail Oaks Ln

Trail Oaks Ln

Permit application addendum

The event we are planning is called the **American Legion Challenge 22 – 2.2 mile “Ruck” walk**. The purpose is to raise community awareness to the fact that 22 veterans per day are taking their own lives due to PTSD. By raising awareness, we can hopefully curtail these tragic occurrences from our Veterans who have served their country with Honor. This will be open to the Public and local businesses, schools, and local veteran and youth organizations are HIGHLY encouraged to attend.

It is our intent to invite numerous Public Officials, area Police and Fire Depts, American Legion HQ officers and staff as well as neighboring American legion Posts Legion Motorcycle Rider organizations.

(Attached is an overall site plan and route)

We are requesting the City of Winter Garden provide the same stage as in years past. It will be set up in Veterans park as designated on the site map. This is where the Guest Speakers will speak from and then later a band/DJ will play for entertainment.

The schedule is tentatively as follows:

- **0730 – 0930** – set up
- **0930 – 1100** – registration
- **11 – 12pm** Introduction of Purpose of event, Presentation of Colors, Prayer by Dept Chaplain, Pledge of Allegiance, Intro of special guests and Intro of title charity “Project Vet Relief”; 2 of our guest speakers will make brief remarks (Dept CDR, Congressional Member/ Mayor of Winter Garden, etc)
- **1200-115pm** – Walkers step off down sidewalks on Park Ave to West orange trail on Plant St. Right towards main and circles back down trail past park Ave. Circles back to park and then back to Veterans Park on sidewalks.
- **130 – 430pm** -Food and drink service continues. Band playing on and off. Suicide Prevention Organizations will have info tables set up to help raise awareness.
- **430 -5pm** - Raffles conducted, silent auction concluded; clean up.

Additional info:

- From an actual walk coordination and safety perspective, it is our intent to have 8-10 leaders with handheld radios and yellow vests to help control walkers throughout entire walk. Some would be leading, others following, one at the Post serving as the HQ and others serving as “runners” to help where needed.
- We would probably need 2-3 Police patrolmen to help close roads and escort the walkers as we progress around the route. Also any side streets need to be temporarily blocked off while we are in each particular phase.
- We plan on asking local Police and Fire Depts if they want to get involved along side us. In my discussions with Dave Ogden (Windermere Police Chief; a personal friend), he indicated that he

is experiencing similar challenges in the First Responder community. We would welcome all area First Responders to come along side us and be a partner.

- We will have an EMT follow the walkers in a Golf cart to administer aide for anyone needing it.
- We will order a dumpster and portable toilet(s) to be placed in the park as necessary.
- We are seeking sponsors. Based on the amount who get involved, it will determine how many vendor tables, tents we will be putting up. All these should be able to be located in the section highlighted on the site map.
- We will be providing an outdoor grills for BBQ dogs, burgers etc.
- We will have a professional drone photographer to take Ariel photos of the walkers.
- It is also our intent to sell beer and wine. One time permit request is attached

Insurance:

The attached is a copy of our insurance certificate. The City of Winter Garden has been named an "Additional Insured". As you can see, the current policy we have doesn't fully meet the requirements outlined in the *Special Event Application*", but we have received a quote to increase these amounts is absolutely necessary.

Because we are a non-profit and the fact that this event is designed to raise awareness and help veterans, we would request that our permit be approved under our current policy limits. If this is not something that can be considered, we can pay the additional premium. But until we know the event is something the City will approve otherwise, we would need to wait to pay for the additional coverages. Again, our desire is to get this approved using our existing policy limits.

Very respectfully submitted,


Kurt R. Gies
Post 63 CDR
407-701-9416



CITY OF WINTER GARDEN
 Community Development
 300 West Plant Street
 WINTER GARDEN, FL 34787

(407) 656-4111

WWW.WINTERGARDEN-FL.GOV

SPECIAL EVENT APPLICATION

OFFICIAL USE ONLY

DATE RECEIVED: _____
 PERMIT FEE Pd. ON: _____ INIT. _____

PER CITY CODE 27.1.3 "SPECIAL EVENTS" ARE DEFINED AS ANY PUBLIC ASSEMBLY OF 100 OR MORE PEOPLE IN ANY PARK, SIDEWALK, ALLEY, LAKE OR OTHER PUBLICALLY OWNED AREA. COMPLETED APPLICATIONS SHOULD BE SUBMITTED NO LESS THAN 30 DAYS PRIOR TO THE FIRST DATE OF THE PROPOSED EVENT. EVENTS THAT REQUIRE CLOSURE OF ANY CITY STREET OR ARE ANTICIPATED HAVING MORE THAN 500 PEOPLE IN ATTENDANCE WILL REQUIRE APPROVAL OF THE CITY COMMISSION.

SPECIAL EVENTS ON CITY PROPERTY WHERE 500 OR MORE PEOPLE ARE REASONABLY ANTICIPATED TO BE IN ATTENDANCE OR WHERE THERE ARE REQUESTS FOR STREET CLOSURES WILL REQUIRE PRIOR APPROVAL BY THE CITY COMMISSION, AT LEAST FOUR WEEKS PRIOR TO THE SCHEDULED EVENT. THE APPLICANT MUST COMPLETE ALL OF THE FOLLOWING INFORMATION.

DATE OF APPLICATION: 3/10/2020
 ORGANIZATION/GROUP: American Legion Post 63 NON-PROFIT CORP INDIV.
 NAME OF EVENT: Challenge 22 Event
 CONTACT/REPRESENTATIVE: Kurt Gies PHONE # 407-656-6361
 ALT. PHONE #: 407-701-9416 EMAIL: americanlegion63@cfl.rr.com
 EVENT LOCATION: Veterans Park PROPOSED DATES: Nov 14th 2020
 HOURS: 0730-1700 ESTIMATED DAILY ATTENDANCE: 400+
 DATES & TIMES OF EVENT SETUP & BREAKDOWN:
 SET UP: 0730-930 BREAKDOWN: 1700-1800

PLEASE CHECK ALL OF THE FOLLOWING THAT APPLY:

TYPE OF EVENT

- FESTIVAL
- EXHIBIT(S)
- CARNIVAL/CIRCUS/FAIR
- GENERAL MEETING
- PARADE
- BLOCK PARTY OR PICNIC
- SPORTING EVENT/COMPETITION
- WEDDING/RECEPTION
- REVIVAL
- OTHER (EXPLAIN)

2.2 mile walk

EVENT DETAILS

- ADMISSION CHARGE/TICKET SALES
- ALCOHOL SERVED
- ALCOHOL SALES
- FIREWORKS/PYROTECHNICS
- FOOD TRUCKS
- MERCH. VENDORS # OF: 10
- OPEN TO PUBLIC
- STREET/SIDEWALK CLOSURE
- HOURS OF: 12-1pm
- WATER USED
- EVENT HELP PREVIOUSLY
- CITY ELECTRIC USED

EQUIPMENT AT EVENT

- AMPLIFIED SPEAKING/MUSIC
HOURS OF: _____
- PORTABLE RESTROOMS
- SPORTS EQUIPMENT
- STAGE/PROPS/PRODUCTION
- TENTS # & SIZE OF: 10
- TEMPORARY EVENT SIGNAGE
- DUMPSTERS/RECEPTACLES
- COOKING EQUIPMENT USED
- GAS OPEN FLAME
- OTHER (EXPLAIN): _____



CITY OF WINTER GARDEN
Community Development
300 West Plant Street
WINTER GARDEN, FL 34787

(407) 656-4111
WWW.WINTERGARDEN-FL.GOV

SPECIAL EVENTS POLICIES AND PROCEDURES

FOOD VENDING

THE DEPT. OF BUSINESS AND PROFESSIONAL REGULATION OF THE STATE OF FLORIDA REQUIRES THAT YOU NOTIFY THEIR DIVISION OF HOTELS AND RESTAURANTS NO LATER THAN THREE DAYS PRIOR TO ANY TEMPORARY EVENT WHERE FOOD WILL BE SOLD. ALL FOOD VENDORS MUST MEET MINIMUM SAFETY AND SANITATION REQUIREMENTS AND PAY A TEMPORARY EVENT LICENSING FEE IF THEY DO NOT ALREADY HOLD AN ANNUAL LICENSE WITH THE STATE OF FLORIDA. THE DIVISION OF HOTELS AND RESTAURANTS CAN BE REACHED AT 850-487-1395 OR VISIT http://www.myfloridalicense.com/dbpr/hr/licensing/GT_tempevents.html FOR MORE INFORMATION.

EVENT INSURANCE

LIMITS WILL IN MOST INSTANCES BE REQUIRED IN THE FOLLOWING AMOUNTS:

GENERAL AGGREGATE \$1,000,000 PRODUCTS AGGREGATE \$1,000,000

PERSONAL & ADVERTISING INJURY \$250,000 EACH OCCURRENCE \$250,000

FIRE LEGAL LIABILITY \$50,000 MEDICAL PAYMENTS \$2,000

CITY STAFF RESERVES THE RIGHT TO REQUEST INCREASED LIMITS DEEMED NECESSARY FOR CERTAIN HIGH-RISK ACTIVITIES. INDIVIDUALS, GROUPS WITHOUT INSURANCE, OR GROUPS THAT DO NOT PRODUCE AN APPROPRIATE CERTIFICATE OF INSURANCE TWO WEEKS PRIOR TO THE EVENT DATE WILL BE REQUIRED TO PURCHASE INDIVIDUAL EVENT POLICIES THROUGH THE CITY INSURANCE CARRIER AT LIMITS DEEMED NECESSARY BY CITY STAFF. PRICES FOR APPROPRIATE POLICIES ARE ESTABLISHED BY THE INSURANCE BROKER AND ARE NON-NEGOTIABLE. IF PROPER INSURANCE IS NOT OBTAINED OR PAID FOR AT LEAST TWO WEEKS PRIOR TO THE SCHEDULED EVENT, THE CITY RESERVES THE RIGHT TO CANCEL THE EVENT REQUEST.

PERMIT FEES

EVENTS WITH LESS THAN 25 IN ATTENDANCE: \$25.00

EVENTS WITH 25 - 200 PEOPLE IN ATTENDANCE: \$150.00 EVENTS

WITH OVER 200 PEOPLE IN ATTENDANCE: \$1,000.00

FEES

OTHER FEES WILL BE ASSESSED IF DEEMED NECESSARY BY CERTAIN APPLICABLE DEPARTMENTS. ALTHOUGH NOT AN EXHAUSTIVE LIST, FEES MAY BE ASSESSED FOR POLICE OFFICERS, POLICE SUPERVISORS, FIRE PROTECTION, EMT PERSONNEL, STREET BARRICADING, ELECTRIC USAGE, NECESSARY MAINTENANCE STAFF, TRASH RECEPTACLES & COLLECTION, OTHER NECESSARY STAFF ON-SITE DURING EVENT HOURS, ETC. BONDS OF UP TO \$5,000,000 MAY BE REQUIRED AT THE DISCRETION OF CITY STAFF FOR EVENTS WITH ATTENDANCE OVER 500 PEOPLE AND EVENTS HOSTING CERTAIN HIGH-RISK ACTIVITIES. ALL FEES MUST BE PAID IN FULL IN CASH, CERTIFIED CHECK OR MONEY ORDER AT LEAST TWO WEEKS PRIOR TO THE EVENT DATE TO AVOID CANCELLATION.

MISCELLANEOUS POLICIES

- BOUNCE HOUSES, INFLATABLES, AND ANY TYPE OF RIDES ARE NOT ALLOWED ON CITY PROPERTY.
- EVENT ADVERTISING WILL NOT INCLUDE ANY REFERENCE OF ENDORSEMENT BY THE CITY OF WINTER GARDEN.
- TEMPORARY EVENT SIGNAGE MUST MEET CITY CODE REQUIREMENTS. CONTACT W.G. CODE ENFORCEMENT FOR INFO.
- THERE ARE OTHER SPECIAL REQUIREMENTS FOR MOTION PHOTOGRAPHY PRODUCTION.
- THERE ARE SPECIAL REQUIREMENTS FOR FIREWORKS.
- ANY EVENT UTILIZING PLANT ST. AND EFFECTIVELY CLOSING THE WEST ORANGE TRAIL MUST NOTIFY ORANGE COUNTY PARKS AND RECREATION AT 407-654-1108.
- IF ANY PORTION OF A STATE ROAD IS TO BE CLOSED, A STATE D.O.T. REQUEST FORM MUST BE OBTAINED FROM THE WINTER GARDEN POLICE DEPT., COMPLETED AND RETURNED TO THE WGPD TO BE FILED WITH THE STATE OF FLORIDA. SUCH REQUESTS SHOULD BE SUBMITTED AT LEAST SIX WEEKS PRIOR TO THE EVENT DATE.
- MAY BE REQUIRED TO MEET WITH CITY TO PRESENT DETAILS OF EVENT.

APPROVAL PROCESS

COMMUNITY DEVELOPMENT, ECONOMIC DEVELOPMENT, CITY MANAGER AND PARKS & RECREATION DEPARTMENTS WILL REVIEW ALL REQUESTS AND FORWARD TO ADDITIONAL DEPARTMENTS AS NEEDED. YOU MAY BE CONTACTED TO PROVIDE FURTHER INFORMATION. YOU WILL BE NOTIFIED OF INITIAL APPROVAL, ADDITIONAL FEE REQUIREMENTS AND IF FURTHER COMMISSION APPROVAL WILL BE REQUIRED IN 2 TO 4 WEEKS. CONDITIONS OF APPROVAL DOCUMENT MAY BE INCLUDED AS PART OF FINAL APPROVAL.



CITY OF WINTER GARDEN
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SPECIAL EVENTS

PLEASE PROVIDE A GENERAL DESCRIPTION OF THE EVENT THAT INCLUDES ALL FEATURES BEING PROPOSED TO TAKE PLACE. ELABORATE ON ANY 7 OF THE ABOVE CHECKED ITEMS, IF NECESSARY: (USE BACK IF NEEDED)

see attached

NO APPLICATION WILL BE ACCEPTED UNLESS THE FOLLOWING ITEMS ARE INCLUDED.

(APPROVAL PROCESS WILL NOT BEGIN UNTIL THE FOLLOWING IS SUBMITTED):

- COPY OF 501C-3 FORM SIGNIFYING NON-PROFIT STATUS (IF APPLICABLE)
- SITE PLAN INDICATING ALL AFFECTED AREAS, STREETS PROPOSING TO BE CLOSED, TEMPORARY POWER SOURCES TO BE INSTALLED, PORTABLE RESTROOM LOCATIONS, VENDOR PLACEMENT, PARADE ROUTE OR ANY OTHER SIGNIFICANT FEATURES.
- COPY OF APPLICANT'S INSURANCE CERTIFICATE NAMING THE CITY OF WINTER GARDEN AS ADDITIONALLY INSURED.
- IF ATTENDANCE IS REASONABLY ANTICIPATED TO BE GREATER THAN 100 PEOPLE, YOU SHOULD ALSO INCLUDE A PLAN FOR :
 - SANITATION – RESTROOM, PORT-O-LET PLACEMENT, POTABLE WATER, TRASH RECEPTACLES & COLLECTION PLAN, ETC.
 - PARKING AND TRAFFIC – REROUTING TRAFFIC AROUND BLOCKED STREETS, PARKING FOR EVENT PATRONS, ETC.
 - MEDICAL CARE – FIRST AID STATIONS, EMS SERVICES, AMBULANCE ON SITE, ETC.
 - SECURITY – OFF-DUTY OFFICERS SCHEDULES, SECURITY SERVICE UTILIZED, # OF EVENT STAFF IN ATTENDANCE, ETC.
- IF YOU WANT TO HAVE ANY SIGNAGE, PLEASE PROVIDE A SITE PLAN SHOWING WHERE SIGNS ARE PROPOSED (THE CITY PROHIBITS SNIPE SIGNS).

FOR OFFICIAL USE ONLY			
TECHNICIAN INITIAL: _____	DATE RECEIVED: _____	<input type="checkbox"/> FEE PAID	
CITY MANAGER/DESIGNEE: _____	DATE: _____	APPROVED: <input type="checkbox"/> Yes / <input type="checkbox"/> No	
CONDITIONS: _____			

THE CITY OF WINTER GARDEN
CITY COMMISSION AGENDA ITEM

From: Jon Williams, Assistant City Manager – Public Services

Via: Mike Bollhoefer, City Manager

Date: August 6, 2020 **Meeting Date:** August 13, 2020

Subject: Approval to Place a One Year Moratorium on the Sale of Non-Residential Burial Sites at the Winter Garden Cemetery.

Issue: In September of 2018, a code amendment was approved to allow for ground space expansion in the cemetery to add an additional 437 burial sites. At the present time, there are 20 sites remaining and staff would like to reserve them and any repurchased sites for Winter Garden Residents until such time that the fees can be evaluated and the cemetery can be expanded.

Planning for ground space expansion in the wooded area South of Lake Butler and East of Braddock Park has begun. Staff will be including a capital expenditure request in next year's operating budget for engineering design and construction.

Recommended Action:

Staff recommends approval of a one year moratorium on the sale of non-residential burial sites at the Winter Garden Cemetery.

Attachments/References:

THE CITY OF WINTER GARDEN
CITY COMMISSION AGENDA ITEM

From: Jon C. Williams, Assistant City Manager – Public Services

Via: Mike Bollhoefer, City Manager

Date: August 6, 2020 **Meeting Date:** August 13, 2020

Subject: Approval to Purchase a New Tradewinds Mobile Generator

Issue: Staff is requesting to utilize the Florida Sheriff's Association Cooperative Purchasing Program (Contract No. FSA19-VEH17.0) for the purchase of a new Tradewinds Mobile Generator to power lift stations during power outages. Funding for this purchase was anticipated and included in the current operating budget.

Recommended Action:

Recommend the approval to purchase a new Tradewinds Mobile Generator utilizing the Florida Sheriff's Association Cooperative Purchasing Program for a total price of \$74,657.00.

Attachments/References:

- Tradewinds Power Corp Quote



TRADEWINDS®

POWER CORP

5820 NW 84th Avenue • Miami Florida 33166
Tel 305 592 9745 • FAX 305 592 7461

Filters
Pump Sets
Power Units
Generator Sets
Automatic Engine Controls

TO: City of Winter Garden
880 W. Bay Street
Winter Garden, Florida 34787
Tel: (407)-427-5605 Fax: (407) 327-4772
Attn: Mr. Jacob Holton

Quotation # AV26101Q
8/6/2020

60 kw Mobile

We are pleased to offer this Quotation as detailed below

Amount	Description	Each	Extended
1	Model T150 Base Awarded Tradewinds Mobile Generator Set under FSA contract No. FSA19-VEH17.0, Spec # 114	110,204	110,204
	Cost deduct for Model T60-M-FS Mobile Power Tradewinds Generator Set;	-47,519	-47,519
	60 KW (75 KVA) Standby, 54 KW (67 KVA) Prime Power 120/208 Volts 60 Hz, Three Phase, 0.8 Power Factor Amps 208 120/240 Volts 60 Hz, Three Phase, 0.8 Power Factor Amps 180 277/480 Volts, 60 Hz, Three Phase, 0.8 Power Factor Amps 90 Doosan diesel engine, Model D34 Tier-4F @ 1800 RPM complete With 12 Volt Electrics, Radiator & Guard Marathon Magna-Plus Brushless Single Bearing Alternator 362PSL1602 Automatic Voltage Regulator & Vibration Isolation Mounts Tradewinds NFPA 110 Digital Instrument/Control Panel with Safety Shutdowns Complete with DC Voltmeter, Hourmeter, Oil and Temperature Gauges Frequency Meter, Ammeter & Voltmeter with Phase Selector Switch, Engine Cool Down Timer, Remote "E" Stop Contacts, Remote Auto Start Control, Low Fuel Level Alarm, Breakers for A/C and D/C, and a Emergency Stop Push Button.		
	Equipment included in above pricing:		
	<input checked="" type="checkbox"/> Wet Battery, Battery Rack, and Battery Cables.		
	<input checked="" type="checkbox"/> Engine Coolant		
	<input checked="" type="checkbox"/> Duplex electrical outlet mounted inside in a NEMA 3r box with a Non-GFI Duplex 12vdc - 6amp charger mounted internally and wired to battery and outlet. Electrical Outlet and wired to the external of the enclosure with a Plug for connection to standard 120vac, 1ph, 20amp service.		
	<input checked="" type="checkbox"/> Critical Exhaust muffler and rain cap all mounted and installed inside inclosure		
	<input checked="" type="checkbox"/> .90, Marine Grade Aluminum Sound Enclosure. stainless steel hardware, all keyed alike doors. Removable doors, and finished painted a white standard PPG powder coat. Enclosure is rated for an estimated 72dba at 21'. Oil and water drain lines with brass ball valves and special oil drain fittings.		
	<input checked="" type="checkbox"/> Three position voltage change over switch mounted in the generator can with a 300amp UL rated generator circuit breaker with shunt trip installed. Both the high voltage and low voltage are wired to the rear of the machine to a separate five (5) point connection boxes clearly identifying voltage connections. Note all voltages are to be present in each plug. Special cap covers are installed to prevent injury.		
	<input checked="" type="checkbox"/> 7,000lb street legal, Dual axle trailer with Electric brakes, round lunette hitch, chains, lights, heavy duty fenders, two (2) rear sand shoe jacks and one (1) front jack. Trailer is specifically design to support this unit and it's special features and will have a 175 gallon in base fuel tank with a mechanical fuel level gauge and standard fuel signal that will be read in control panel. Unit will alarm with low fuel and shut down up critically low fuel. Tank will have lockable fuel cap, drain, and necessary fittings. Two Thumb screws are provided for remote start stop contacts of Transfer Switch.		
	<input checked="" type="checkbox"/> Full load factory test of complete system		
	<input checked="" type="checkbox"/> One complete operation and maintenance manual .		
	<input checked="" type="checkbox"/> Set of 120v single phase recepticals. 2-20amp 120v, 2 - 50amp recepticals, Each receptical will have its own breaker in a load center,		
	Optional Equipment not included in above pricing:		
1	TLIT-L1-FS = Optional Equipment One 150 Watt LED Telescoping Aluminum Light	2,480	2,480
1	ALU-48-FS = Optional Equipment Aluminum storage box 48" long with key lock	862	862
1	T100PLUG-FS = 100Amp Power Connector Plus 30' of cable	3,680	3,680
1	T200PLUG-FS = 200Amp Power Connector Plus 30' of Cable	4,950	4,950
	Sub Total, FOB our warehouse, Miami, Florida		74,657
	Onsite Start-up and adjustments. Fuel by others.	Inc.	Inc.
	Delivery to Winter Garden, Fl. Curbside	Inc.	Inc.
	Total		\$ 74,657.00
	State & Local Tax as Applicable		
	Estimated Shipping date from receipt of order: 20 weeks		
Price Validity: 45 days; 15% Cancellation Charge for Restocking.			
Wire-Transfer: Tradewinds Power Corp Division of Southeast Diesel Corp			
F/B/O Wells Fargo Bank			
Acct# 4945741023 ABA# 121000248			
		Abraham Vargas	

THE CITY OF WINTER GARDEN
COMMUNITY REDEVELOPMENT AGENCY

From: Mike Bollhoefer, City Manager

Date: August 7, 2020 **Meeting Date:** August 13, 2020

Subject: Purchase of the property located on Edgeway Drive South of the Magic Gym (see diagram) for \$180,000 to be used for a residential project in East Winter Garden.

Issue: This piece of land is ideal to build 8 quality affordable houses in East Winter Garden. If the City purchases the land, it can partner with a developer or Habitat for Humanity (or like group) to build the project. The City can also sell the land outright to a developer for the development.

By purchasing the land, the City will have greater control over any future project.

Recommended Action: Motion to approve the purchase of the land.

Attachments/References: Map of land



Rick Singh CFA Orange County Property Appraiser Florida



Base map | Layers | Foreclosure | Sales | Parcel Search | Legend | Identify | OCPA Tools | Custom Print

Trending | Feedback | Parcel Themes

