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PLANNING & ZONING BOARD

To: Jerry Carris
James Dunn
James Gentry
Kent Horsley
Mark Maciel
Mac McKinney
Rohan Ramlackhan

CC: Mike Bollhoefer, City Manager
Dan Langlely, City Attorney
Ed Williams, Planning Consultant
Tim Wilson, Community
Development Director
Bill Wharton, Principal Planner
Regina McGruder-Jones, Planner II

RE: Agenda – November 01, 2010 - 6:30 PM
Commission Chambers, City Hall
300 West Plant Street, Winter Garden

1. Call to Order
2. Roll Call and Determination of Quorum
3. Approval of minutes from the October 04, 2010 meeting – Attachment 1

Comprehensive Plan Amendments (All Public Hearing)

4. Ordinance 11-01, amending the Future Land Use Map of the City of Winter Garden – Attachment 2
5. Ordinance 10-33, amendments to the Capital Improvements Element (CIE) of the Comprehensive Plan – Attachment 3

ADJOURN to a regular Planning and Zoning Board meeting on Monday, December 6, 2010 at 6:30 p.m. in City Hall Commission Chambers, 300 W. Plant Street, 1st floor.

Note: §286.0105, Florida Statutes, states that if a person decides to appeal any decision by a board, agency, or commission with respect to any matter considered at a meeting or hearing, he or she will need a record of the proceedings and that, for such purpose, he or 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.

In accordance with the Americans with Disabilities Act (ADA), if any person with a disability, as defined by the ADA, needs special accommodation to participate in this proceeding, then not later than two business days prior to the proceeding, he or she should contact the City Clerk's Office at 407-656-4111 extension 2254.

THE CITY OF WINTER GARDEN
CITY PLANNING AND ZONING BOARD AGENDA ITEM
ATTACHMENT 2 (Public Hearing)

Date: October 27, 2010 **Meeting Date:** November 1, 2010

Subject: Sessions Property Future Land Use Change - Large-Scale
Comprehensive Plan Amendment

Issue: Ordinance 11-01, amending the Future Land Use Map of the City of Winter Garden Comprehensive Plan by changing the Future Land Use designation of the property generally described as 76.003 acres of land located on the east side of County Road 545, south of Siplin Road and north of Black Lake from Orange County Rural to City Suburban Residential with a City Conservation Overlay over the southern edge of the property adjacent to Black Lake.

Supplemental Material/Analysis:

Applicant: Hickory Hammock FL, LLC.

Zoning: Zoning not assigned

Existing FLU: Orange County Rural

Proposed FLU: City Suburban Residential

Summary:

On December 22, 1994, the City Commission approved Ordinance 94-35 annexing the subject property. The Applicant has requested the Future Land Use designation of Suburban Residential be assigned to the subject property.

Policy 1-1.2.2 of the City Comprehensive Plan states, "Properties designated with the Suburban Residential land use category are required to be developed at a gross residential density no greater than 4 dwelling units per acre and will be identified on the Future Land Use Map only in areas that are either similar in nature (i.e. have the same type of density of existing neighborhoods) or where environmental factors require low residential densities. Factors in determining this land use category included proximity to natural resources and urban services, availability of public facilities, and the characteristics of nearby existing and future neighborhoods." This request meets the objectives of this policy.

The City proposes to amend the Future Land Use Map of the City of Winter Garden's Comprehensive Plan by changing the Future Land Use designation from Orange County Rural to City Suburban Residential with a

City Conservation Overlay. The zoning ordinance for these properties will be placed before the Planning & Zoning Board and City Commission for approval at a later date.

Additional Materials Included:

- Ordinance 11-01

Staff

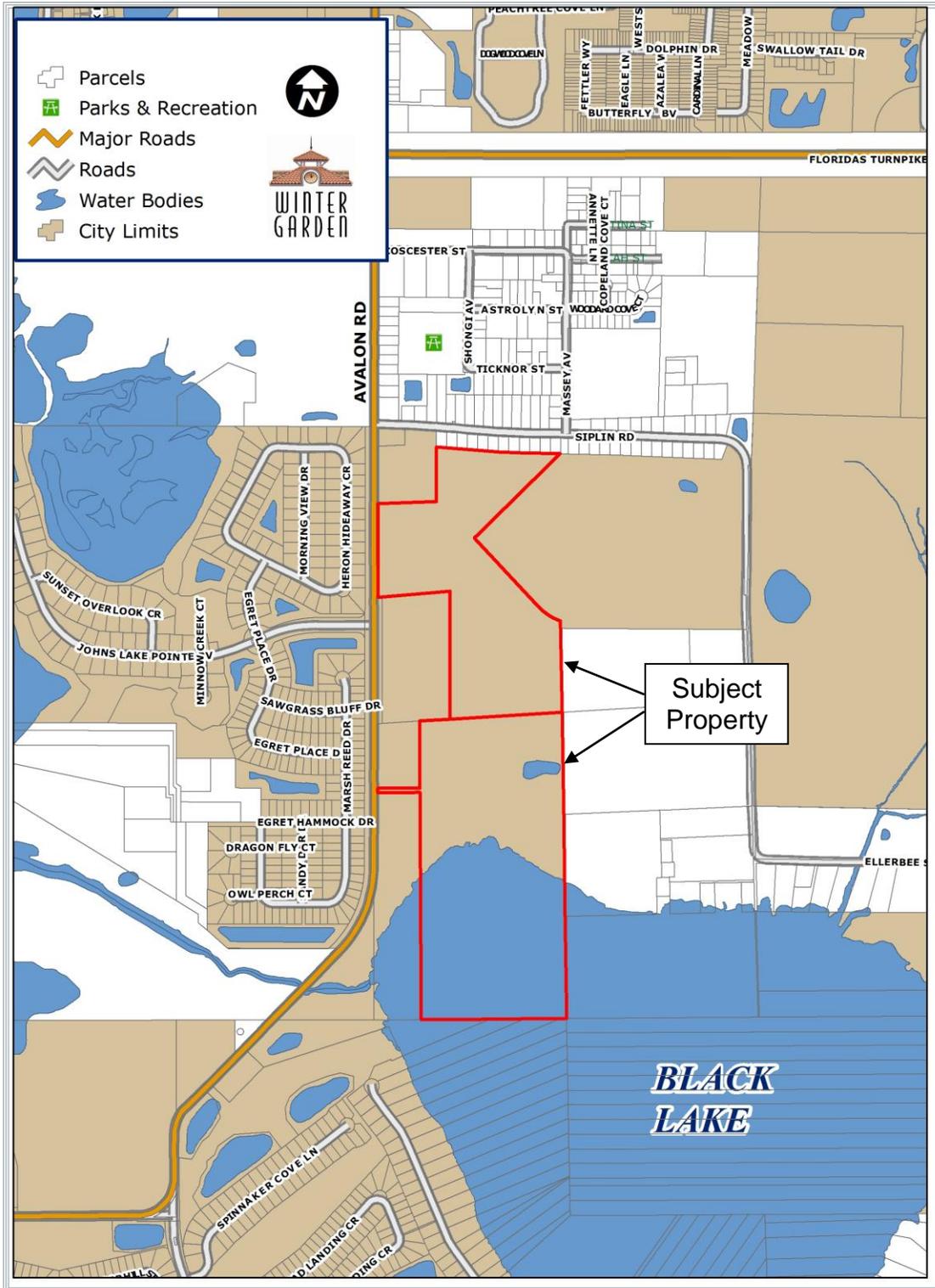
Recommendation:

Staff request the Planning & Zoning Board/Local Planning Agency make a recommendation to the City Commission for approval of Ordinance 11-01, amending the Future Land Use Map of the City of Winter Garden's Comprehensive Plan by changing the Future Land Use designation of the property generally described as 76.003 acres of land located on the east side of County Road 545, south of Siplin Road and north of Black Lake from Orange County Rural to City Suburban Residential with a City Conservation Overlay over the southern edge of the property adjacent to Black Lake.

Next Step:

A public hearing on December 9, 2010 before the City Commission to authorize the transmittal of the comprehensive plan amendment to the Florida Department of Community Affairs for review and comment.

Sessions Property



ORDINANCE 11-01

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 76.003 ACRES OF LAND LOCATED ON THE EAST SIDE OF COUNTY ROAD 545, SOUTH OF SIPLIN ROAD AND NORTH OF BLACK LAKE FROM ORANGE COUNTY RURAL TO CITY SUBURBAN RESIDENTIAL; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE. (Sessions Property LSCPA)

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

WHEREAS, the owner of that certain real property generally described as 76.003 acres of land located on the east side of County Road 545, south of Siplin Road and north of Black Lake, and legally described in ATTACHMENT "A" has petitioned the City to amend the Winter Garden Comprehensive Plan to change the Future Land Use classification from Orange County Rural to City Suburban Residential.

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. 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 SUBURBAN RESIDENTIAL with a City Conservation Overlay over the southern edge of the property adjacent to Black Lake as set forth in ATTACHMENT "B".

SECTION II. This Ordinance shall become effective upon the later of:

- (i) adoption at its second reading; and
- (ii) the date the Florida Department of Community Affairs renders a letter identifying the Department will not conduct a compliance review or issue a Notice of Intent in accordance with procedures contained in Section 163.3187(3)(a), Florida Statutes, or

when a final order issued by the Department of Community Affairs finding the amendment to be in compliance is accordance with Chapter 163.3184, F.S., or

the date a final order is issued by the Administration Commission finding the amendment to be in compliance in accordance with Chapter 163.3184, F.S.

The Department's Notice of Intent to find an amendment in compliance is deemed a final order if no timely petition challenging the amendment is filed.

READ FIRST TIME AND PUBLIC HEARING HELD: _____, 2010.

READ SECOND TIME AND PUBLIC HEARING HELD: _____, 2011.

APPROVED:

JOHN REES, Mayor/Commissioner

ATTEST:

KATHY GOLDEN, City Clerk

ATTACHMENT "A"

SESSIONS - FUTURE LAND USE MAP AMENDMENT

LEGAL DESCRIPTION:

The South 1/2 of the Southwest 1/4 of Section 27, Township 22 South, Range 27 East, Orange County, Florida, and the East 3/4 of the North 1/2 of the Northwest 1/4 of the Northwest 1/4 of Section 34, Township 22 South, Range 27 East, Orange County, Florida, and BEGIN at the North 1/4 corner of Section 34, Township 22 South, Range 27 East, run S02°09'34"E along the center section line 231.90 feet; thence N89°52'25"W, 1259.87 feet to the 40-acre line, thence N01°12'10"W, 123.77 feet to the Northwest corner of the Northeast 1/4 of the Northwest 1/4 of said Section 34, thence N85°12'00"E, 1258.17 feet to the POINT OF BEGINNING; LESS Avalon Road on West and right-of-way for Siplin Road, and LESS the following portions of the above-described property:

1) BEGINNING at the Northwest corner of the Southwest 1/4 of the Southwest 1/4 of said Section 27, thence run East 421.00 feet; thence run South 517.34 feet; thence run West 421.00 feet; thence run North 517.34 feet to the POINT OF BEGINNING.

2) BEGIN at the Northwest corner of said Section 34, thence run North 185.00 feet; thence run East 515.00 feet; thence run South 845.00 feet; thence run West 185.00 feet; thence run North 660.00 feet; thence run West 330.00 feet to the POINT OF BEGINNING.

3) That part of the South 1/2 of the Southwest 1/4 of Section 27, Township 22 South, Range 27 East, Orange County, Florida, lying North of the following described line: Commence at the Northeast corner of the South 1/2 of the Southwest 1/4 of said Section 27; thence run S01°53'34"W, 348.53 feet along the East line of the Southwest 1/4 of said Section 27; thence S89°33'55"W, 60.46 feet to a point on the Westerly right-of-way line of Siplin Road, also being the point of curvature of a curve concave Northeasterly having a radius of 150.00 feet and a tangent bearing of N00°26'05"W, thence Northwesterly along said curve with a central angle of 70°00'15", an arc length of 183.27 feet to a point on the curve also being the Northeasterly corner of Lot 27, SIPLIN HEIGHTS, as recorded in Plat Book 21, Pages 49 and 50, of the Public Records of Orange County, Florida, thence S19°33'39"W, 108.35 feet along the East line of said Lot 27 to the Southerly plat line of said SIPLIN HEIGHTS, thence N87°45'06"W, 665.65 feet along said plat line, thence N88°43'39"W, 798.94 feet along said plat line, thence N85°26'19"W, 457.01 feet along said plat line to the Southwest corner of Lot 1 of said SIPLIN HEIGHTS, thence N00°00'00"E, 149.56 feet along the West line of said Lot 1, extended to a point on the North line of the South 1/2 of the Southwest 1/4 of said Section 27, thence S87°49'18"W, 421.00 feet to the Northwest corner of the Southwest 1/4 of said Section 27.

[TAX PARCEL ID #27-22-27-0000-00-068]

TOGETHER WITH:

The South 1/2 of the Northwest 1/4 of the Northwest 1/4 and the Southwest 1/4 of the Northwest 1/4 (less West 317 feet of the North 452 feet and less West 317 feet of the South 1,498 feet) in Section 34, Township 22 South, Range 27 East, Orange County, Florida.

[TAX PARCEL ID #34-22-27-0000-00-003]

LESS AND EXCEPT:

That part of Sections 27 and 34, Township 22 South, Range 27 East, Orange County, Florida, described as follows:

Commence at the Northwest corner of the Southwest 1/4 of the Southwest 1/4 of Section 27, Township 22 South, Range 27 East, and run S00°07'58"W along the West line of said Southwest 1/4 of the Southwest 1/4 for a distance of 616.91 feet; thence run S89°52'02"E for a distance of 369.95 feet to the point of curvature of a curve concave Southwesterly having a radius of 430.00 feet and a chord bearing of S67°09'09"E; thence run Southeasterly along the arc of said curve through a central angle of 45°25'45" for a distance of 340.94 feet to the POINT OF BEGINNING; thence continue Southeasterly along the arc of said curve having a chord bearing of S43°42'18"E through a central angle of 01°27'57" for a distance of 11.00 feet to the point of tangency; thence run S42°58'20"E for a distance of 619.75 feet to the point of curvature of a curve concave Northeasterly having a radius of 370.00 feet and a chord bearing of S66°20'36"E; thence run Southeasterly along the arc of said curve through a central angle of 46°44'32" for a distance of 301.85 feet to the point of tangency; thence run S89°42'52"E along a line parallel with and 30.00 feet Northerly of the South line of lands described in Official Records Book 7743, Page 4158, of the Public Records of Orange County, Florida, for a distance of 1128.72 feet; thence run N01°18'30"W along the West right-of-way line of Siplin Road, as described in a Right-of-way Agreement, recorded in Official Records Book 1753, Page 559, of said Public Records for a distance of 201.20 feet; thence run S85°21'34"W along the South line of the South 1/2 of the Southwest 1/4 of said Section 27 for a distance of 7.03 feet; thence run N00°19'41"W along the West right-of-way line of Siplin Road, as described in a Right-of-way Agreement, recorded in Official Records Book 1147, Page 362, of said Public Records for a distance of 873.47 feet; thence run S89°40'19"W along the Westerly right-of-way line of Siplin Road, as described in a Warranty Deed, recorded in Official Records Book 3878, Page 2312, of said Public Records for a distance of 10.00 feet to a point on a non-tangent curve concave Southwesterly having a radius of 150.00 feet; thence from a tangent bearing of N00°19'41"W run Northwesterly along the arc of said curve and said Westerly right-of-way line through a central angle of 69°58'49" for a distance of 183.21 feet; thence run S19°41'30"W radial to said curve along the East line of Lot 27, SIPLIN HEIGHTS, according to the plat thereof, as recorded in Plat Book 21, Pages 49 and 50, of said Public Records for a distance of 108.35 feet; thence run N87°37'16"W along the Southerly line of said SIPLIN HEIGHTS for a distance of 665.65 feet; thence run N88°35'49"W along said Southerly line for a distance of 423.41 feet; thence run S45°33'44"W for a distance of 807.72 feet to the POINT OF BEGINNING.

AND:

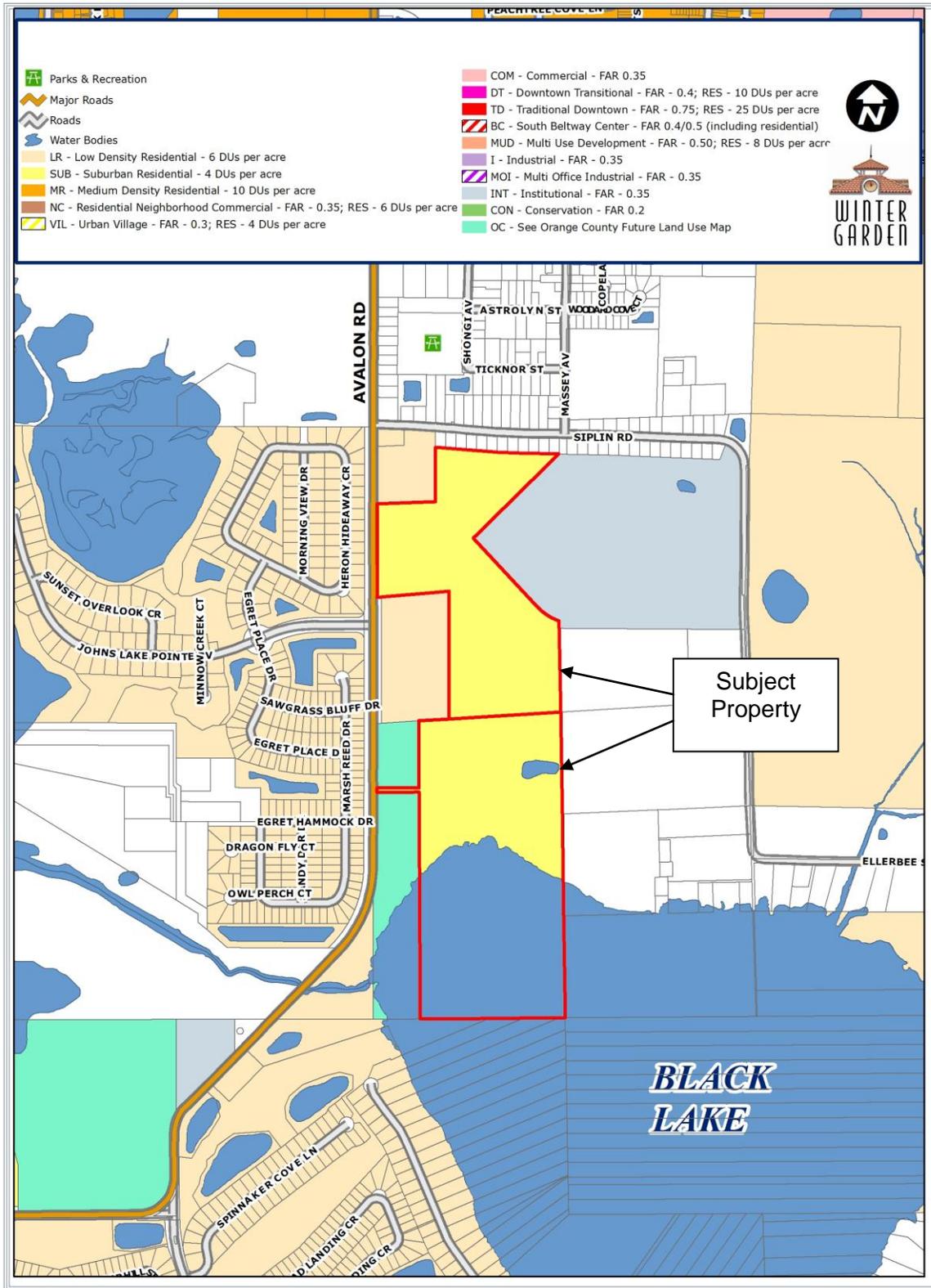
That part of Section 34, Township 22 South, Range 27 East, Orange County, Florida, described as follows:

Commence at the Northwest corner of the Southwest 1/4 of the Southwest 1/4 of Section 27, Township 22 South, Range 27 East, and run S00°07'58"W along the West line of said Southwest 1/4 of the Southwest 1/4 for a distance of 616.91 feet; thence run S89°52'02"E for a distance of 369.95 feet to the point of curvature of a curve concave Southwesterly having a radius of 430.00 feet and a chord bearing of S66°25'11"E; thence run Southeasterly along the arc of said curve through a central angle of 46°53'42" for a distance of 351.94 feet to the point of tangency; thence run S42°58'20"E for a distance of 619.75 feet to the point of curvature of a curve concave Northeasterly having a radius of 370.00 feet and a chord bearing of S56°45'53"E; thence run Southeasterly along the arc of said curve through a central angle of 27°35'07" for a distance of 178.14 feet to the POINT OF BEGINNING; thence continue Southeasterly along the arc of said curve having a chord bearing of S80°08'10"E through a central angle of 19°09'25" for a distance of 123.71 feet to the point of tangency; thence run

S89°42'52"E along a line parallel with and 30.00 feet Northerly of the South line of lands described in Official Records Book 7743, Page 4158, of the Public Records of Orange County, Florida, for a distance of 1128.72 feet; thence run S01°18'30"E along the West right-of-way line of Siplin Road, as described in a Right-of-way Agreement, recorded in Official Records Book 1753, Page 559, of said Public Records for a distance of 30.01 feet; thence run N89°42'52"W along the South line of said Official Records Book 7743, Page 4158, for a distance of 1250.09 feet; thence run N00°43'04"W along the East line of the East 3/4 of the North 1/2 of the Northwest 1/4 of the Northwest 1/4 of said Section 34 for a distance of 50.50 feet to the POINT OF BEGINNING.

[TAX PARCEL ID #27-22-27-0000-00-143]

ATTACHMENT "B"



THE CITY OF WINTER GARDEN
CITY PLANNING AND ZONING BOARD AGENDA ITEM
ATTACHMENT 3 (Public Hearing)

Date: October 27, 2010 **Meeting Date:** November 1, 2010

Subject: Recommendation of approval for Ordinance 10-33, proposed text amendments to the Capital Improvements Element (CIE).

Issue: Ordinance 10-33, containing proposed text amendments to the Capital Improvements Element (CIE) of the Comprehensive Plan to update the 5-Year Schedule of Capital Improvements in accordance with the annual update as required by section 163.3177 of the Florida Statutes.

Public Meeting/Hearing: Local Planning Agency (LPA): November 1, 2010
City Commission Public Hearing: November 11, 2010
December 9, 2010

Supplemental Material/Analysis:

Summary: Consistency with City Comprehensive Plan:

The proposed changes to the Capital Improvement Element are consistent with the other elements in the City's Comprehensive Plan in support of projects to maintain the adopted levels of service.

Background and Justification:

The proposed changes have been prepared to fulfill the legislative requirements of Chapter 163.3177 of the Florida Statutes. The City's Comprehensive Plan, containing the Capital Improvements Element, is available in the Community Development Department for review. Ordinance 10-33 is attached and contains the proposed 5-Year Schedule of Capital Improvements for 2010/2011 to 2014/2015.

The projects, costs, and revenues are taken directly from the 2010/2011 Annual Budget for the City of Winter Garden and the Florida Department of Transportation 5-Year Work Program.

Additional Materials Included:

- Ordinance 10-33

**Staff
Recommendation:**

Staff request the Planning & Zoning Board/Local Planning Agency recommend approval to the City Commission of Ordinance 10-33 containing the amendments to the Capital Improvements Element updating the 5-year Schedule of Capital Improvements.

Next Step:

Public hearings on November 11, 2010 and December 9, 2010 before the City Commission for adoption of the ordinance and transmittal of the comprehensive plan amendment to the Florida Department of Community Affairs for review and comment.

ORDINANCE 10-33

AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA; AMENDING THE CITY OF WINTER GARDEN COMPREHENSIVE PLAN; BY ADOPTING AN AMENDMENT TO THE CAPITAL IMPROVEMENTS ELEMENT PURSUANT TO SUBSECTION 163.3177 (3) (b), FLORIDA STATUTES TO MAINTAIN A FINANCIALLY FEASIBLE 5-YEAR SCHEDULE OF CAPITAL IMPROVEMENTS; PROVIDING FOR CONFLICTS, SEVERABILITY, TRANSMITTAL AND EFFECTIVE DATE.

WHEREAS, the City is required, pursuant to Chapter 163.3177 (3) (b), Florida Statutes to adopt an annual update to the Capital Improvements Element; and

WHEREAS, on November 1, 2010, the City's Local Planning Agency (LPA), held a public hearing and made recommendations regarding the adoption of the proposed Amendments to the Capital Improvements Element; and

WHEREAS, the City Commission finds that this ordinance is consistent with the provisions in the Florida Statutes, which require the City to provide for adequate public facilities, including adequate public school facilities, to support anticipated growth within the City over the next five (5) years; and

WHEREAS, The City Commission has found that the proposed Capital Improvements Plan as updated this year to be consistent with the City's comprehensive plan and to meet all statutory and regulatory requirements;

WHEREAS, the City Commission finds that this ordinance implements the goals, objectives and policies necessary to achieve the annual update for the City's capital improvements as required by applicable law.

NOW THEREFORE, BE IT ENACTED BY THE CITY OF WINTER GARDEN, FLORIDA, AS FOLLOWS:

Section I: Adoption: The Comprehensive Plan is hereby amended to revise the following Capital Improvement Element policy to read as follows:

Policy 8-1.5.4 : Five Year CIP: As part of the yearly budgeting process, the City shall develop and maintain a Five Year Capital Improvement Plan to plan for future improvements. This Five Year Plan shall reflect the needs identified in other elements of this comprehensive plan and be financially feasible. The tables contained in Exhibit "A", attached hereto and incorporated herein, illustrates the current five (5) year Capital Improvement Plan for fiscal years 2010/2011 to 2014/2015 ~~2009/2010 to 2013/2014~~.

Section II: Exhibit Replacement: Exhibit "A" affixed to this Ordinance is hereby adopted as part of Comprehensive Plan Capital Improvement Policy 8-1.5.4 and shall

be the exhibit referenced in Policy 8-1.5.4. Exhibit "A" as adopted in Ordinance 10-06 is hereby repealed and replaced in its entirety by Exhibit "A" affixed to this Ordinance.

Section III: Conflicts: In the event of a conflict or conflicts between this ordinance and any other ordinances, this Ordinance controls.

Section IV: Severability: If any portion of this Ordinance is determined to be void, unconstitutional, or invalid by a court of competent jurisdiction, the remainder of this Ordinance shall remain in full force and effect.

Section V: Codification: It is the intention of the City Commission of the City of Winter Garden that the Comprehensive Plan Amendment proposed by this Ordinance shall become and be made a part of the Comprehensive Plan of the City of Winter Garden. Goals, Objectives, and Policies of the Comprehensive Plan may be renumbered or reorganized for editorial and codification purposes and such renumbering or reorganization shall not constitute nor be considered a substantive change to the Comprehensive Plan Amendment as adopted. For solely organizational purposes, the City Clerk is hereby directed to ensure that appropriate numbers are affixed to the Goals, Objectives, and Policies in the Comprehensive Plan prior to Codification of the Comprehensive Plan Amendment.

Section VI: Transmittal: Within ten (10) working days after adoption of this Ordinance, the City Planning & Zoning Division is directed to transmit this Comprehensive Plan Amendment to the Department of Community Affairs in accordance with Rule 9J-11.011(5) Florida Administrative Code.

Section VII: Effective Date: Pursuant to Rule 9J-11.011(10), F.A.C., the effective date of this plan amendment shall be the date a final order is issued by the Department of Community Affairs or Administration Commission finding the amendment in compliance in accordance with Section 163.3184 (1)(b), Florida Statutes, whichever is applicable. This amendment shall not be utilized as a basis for approving or issuing any development orders, development permits or land uses before such amendment has become effective. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the Florida Department of Community Affairs, Division of Community Planning, Plan Processing Team. An adopted amendment whose effective date is delayed by law shall be considered part of the adopted plan until determined to be not in compliance by final order of the Administration Commission. Then, it shall no longer be part of the adopted plan unless the local government adopts a resolution affirming its effectiveness in the manner provided by law.

FIRST READING AND PUBLIC HEARING: November 11, 2010

SECOND READING AND PUBLIC HEARING: December 9, 2010

ADOPTED this _____ day of _____, 2010, by the City Commission of the City of Winter Garden, Florida.

APPROVED:

JOHN REES, Mayor/Commissioner

ATTEST:

KATHY GOLDEN, City Clerk

Exhibit "A"

City of Winter Garden 5-Year Schedule of Capital Improvements 2010/2011 - 2014/2015

Table 1: Projects

| Line No. | PROJECT NAME | Fund Source | 2010/2011 | 2011/2012 | 2012/2013 | 2013/2014 | 2014-2015 | Totals |
|----------|--|-------------|---------------|--------------------|-------------------|-------------------|------------------|------------------|
| 1 | Parks and Recreation | | | | | | | |
| 2 | Lulu Creek Trail | GO | PARKS AND REC | - | 316,000 | - | - | 316,000 |
| 3 | Farmer's Market -Park/Fountain (Design) | GO | PARKS AND REC | 1,200,000 | - | - | - | 1,200,000 |
| 4 | Farnsworth Pool Renovations | GO | PARKS AND REC | - | 325,000 | 350,000 | 585,000 | 345,000 |
| 5 | Park and Recreation: GO Total | | | \$1,200,000 | \$641,000 | \$350,000 | \$585,000 | \$345,000 |
| 6 | Roadway Improvements | | | | | | | |
| 7 | CR 545 South | GIF | STREETS | - | 9,000,000 | - | - | 9,000,000 |
| 8 | Marsh Rd (545 to Hickory Hammock) | GIF | STREETS | - | 1,000,000 | 3,250,000 | - | - |
| 9 | Roadway: General Fund Impact Fee Sub-Total | | | - | 10,000,000 | 3,250,000 | - | - |
| 10 | External Funding Sources | | | | | | | |
| 11 | SR 50 (FDOT Item Nos. 239535-2 & 410983-1) ¹ | FDOT | ARRA | 363,370 | 130,000 | 12,530,000 | - | 71,000 |
| 12 | Florida's Turnpike (FDOT Item Nos. 406146-1 & 406148-3) ¹ | FDOT | FDOT | 11,584,781 | - | - | - | - |
| 13 | External Funding Sources Sub-Total | | | 11,948,151 | 130,000 | 12,530,000 | - | 71,000 |
| 14 | Roadway Total | | | 11,948,151 | 10,130,000 | 15,780,000 | - | 71,000 |
| 15 | Stormwater Drainage | | | | | | | |
| 16 | Crest Avenue/Lulu Creek Culvert Crossing (Design & Construction) | S | STORMWATER | 31,400 | 258,750 | - | - | - |
| 17 | Dillard Street - Plant Street north to Tilden Street (Design & Construction) | S | STORMWATER | 107,000 | - | - | - | - |
| 18 | Dillard Street - Tilden Street north to Verna Street (Design & Construction) | S | STORMWATER | - | 67,500 | - | - | - |
| 19 | Dillard Street - Verna Street north to Division (Design & Construction) | S | STORMWATER | - | - | 67,500 | - | - |
| 20 | Lulu Creek | S | STORMWATER | - | 1,500,000 | - | - | - |
| 21 | Main Street - Story To Vining (Design & Construction) | S | STORMWATER | 31,750 | - | - | - | - |
| 22 | Midget Place - Surprise to Palm (Design & Construction) | S | STORMWATER | 5,600 | 37,500 | - | - | - |
| 23 | North Dillard - Surprise to Division (Design & Construction) | S | STORMWATER | - | - | 11,960 | 59,570 | - |
| 24 | N Highland - Henderson to Newell (Design & Construction) | S | STORMWATER | 30,250 | - | - | - | - |
| 25 | Palm Drive - Regal Place to Division (Design & Construction) | S | STORMWATER | - | 9,375 | 62,500 | - | - |
| 26 | South Highland - Smith to R/R track (Design & Construction) | S | STORMWATER | 3,750 | 25,000 | - | - | - |
| 27 | South Main - Smith to Tremaine (Design & Construction) | S | STORMWATER | 33,500 | - | - | - | - |
| 28 | South Woodland Street - Smith to Tremaine (Design & Construction) | S | STORMWATER | 8,165 | 40,595 | - | - | - |
| 29 | Tremaine Street - Main to Dillard (Design & Construction) | S | STORMWATER | - | - | 9,430 | 47,035 | - |
| 30 | Vineland Rd - S.R. 50 to Palmetto Ave (Design & Construction) | S | STORMWATER | - | 50,250 | - | - | - |
| 31 | Stormwater Total | | | 251,415 | 1,988,970 | 151,390 | 106,605 | - |
| 32 | Solid Waste | | | | | | | |
| 33 | Rearload Truck | SW | SOLID WASTE | 220,046 | - | - | - | - |
| 34 | Fully Automated Truck | SW | SOLID WASTE | 215,770 | - | - | - | - |
| 35 | Solid Waste Total | | | 435,816 | - | - | - | - |

| | | | | | | | | | |
|----|--|------------|--------------|------------------|------------------|------------------|------------------|----------------|-------------------|
| 36 | Sanitary Sewer | | | | | | | | |
| 37 | Hennis Road Gravity Sewer | UIF- WW | COLLECTION | 26,500 | 218,960 | - | - | - | 245,460 |
| 38 | Utility Line Relocation SR 50 (Construction) | UIF- WW | COLLECTION | 96,100 | - | - | - | - | 96,100 |
| 39 | Vineland Rd - S.R. 50 to Palmetto Ave (Design & Construction) | UIF- WW | COLLECTION | - | 131,400 | - | - | - | 131,400 |
| 40 | Palm Drive - Regal Place to Division (Design & Construction) | UIF- WW | COLLECTION | - | 11,600 | 77,450 | - | - | 89,050 |
| 41 | Crest Avenue WWTP Expansion | UIF- WW | WASTEWATER | - | - | - | 2,500,000 | - | 2,500,000 |
| 42 | Crest Avenue WWTP Electrical Upgrades | UIF- WW | WASTEWATER | 45,000 | - | - | - | - | 45,000 |
| 43 | Crest Ave WWTP Equalization Tank Design | UIF- WW | WASTEWATER | 205,000 | - | - | - | - | 205,000 |
| 44 | Reclaimed Water PH 3 | UIF- WW | WASTEWATER | - | - | - | 3,900,000 | - | 3,900,000 |
| 45 | Plant St Segment 2 Sanitary (gravity & force) | UIF- WW | WASTEWATER | 275,000 | - | - | - | - | 275,000 |
| 46 | Plant St Segment 3 Sanitary (force main) | UIF- WW | WASTEWATER | 52,000 | - | - | - | - | 52,000 |
| 47 | Dreyfus/North Street Prer-treatment Upgrades | UIF- WW | WASTEWATER | - | - | 1,200,000 | - | - | 1,200,000 |
| 48 | Utility Line Relocation SR 50 (Construction) | UIF- WW | WASTEWATER | 577,000 | - | - | - | - | 577,000 |
| 49 | 2" Water Main Upgrades | UIF- WW | WASTEWATER | 500,000 | 500,000 | 500,000 | 500,000 | 500,000 | 2,500,000 |
| 50 | Sanitary Sewer: UIF-WW Sub-Total | | | 1,776,600 | 861,960 | 1,777,450 | 6,900,000 | 500,000 | 11,316,010 |
| 51 | Crest Avenue/Lulu Creek Culvert Crossing (Design & Construction) | URR- WW | COLLECTION | 13,450 | 77,280 | - | - | - | 90,730 |
| 52 | Dillard Street - Plant Street north to Tilden Street (Design & Construction) | URR- WW | COLLECTION | 70,800 | - | - | - | - | 70,800 |
| 53 | Dillard Street - Tilden Street north to Verna Street (Design & Construction) | URR- WW | COLLECTION | - | 38,500 | - | - | - | 38,500 |
| 54 | Dillard Street - Verna Street north to Division (Design & Construction) | URR- WW | COLLECTION | - | - | 38,500 | - | - | 38,500 |
| 55 | Main Street - Story To Vining (Design & Construction) | URR- WW | COLLECTION | 32,500 | - | - | - | - | 32,500 |
| 56 | Midget Place - Surprise to Palm (Design & Construction) | URR- WW | COLLECTION | 5,850 | 39,100 | - | - | - | 44,950 |
| 57 | North Dillard - Surprise to Division (Design & Construction) | URR- WW | COLLECTION | - | - | 12,995 | 64,975 | - | 77,970 |
| 58 | N Highland - Henderson to Newell (Design & Construction) | URR- WW | COLLECTION | 29,500 | - | - | - | - | 29,500 |
| 59 | Palm Drive - Regal Place to Division (Design & Construction) | URR- WW | COLLECTION | - | 11,000 | 73,150 | - | - | 84,150 |
| 60 | South Highland - Smith to R/R track (Design & Construction) | URR- WW | COLLECTION | 5,750 | 28,750 | - | - | - | 34,500 |
| 61 | South Main - Smith to Tremaine (Design & Construction) | URR- WW | COLLECTION | 32,000 | - | - | - | - | 32,000 |
| 62 | South Woodland Street - Smith to Tremaine (Design & Construction) | URR- WW | COLLECTION | 9,660 | 48,415 | - | - | - | 58,075 |
| 63 | Tremaine Street - Main to Dillard (Design & Construction) | URR- WW | COLLECTION | - | - | 8,800 | 50,370 | - | 59,170 |
| 64 | Utility Line Relocation SR 50 (Construction) | URR- WW | COLLECTION | 867,500 | - | - | - | - | 867,500 |
| 65 | Sanitary Sewer: URR-WW Sub-Total | | | 1,067,010 | 243,045 | 133,445 | 115,345 | - | 1,558,845 |
| 66 | Sanitary Sewer Total | | | 2,843,610 | 1,105,005 | 1,910,895 | 7,015,345 | 500,000 | 13,374,855 |
| 67 | Potable Water | | | | | | | | |
| 68 | Crest Avenue/Lulu Creek Culvert Crossing (Design & Construction) | UIF- W | DISTRIBUTION | 4,700 | 26,968 | - | - | - | 31,668 |
| 69 | Dillard Street - Plant Street north to Tilden Street (Design & Construction) | UIF- W | DISTRIBUTION | 51,600 | - | - | - | - | 51,600 |
| 70 | Dillard Street - Tilden Street north to Verna Street (Design & Construction) | UIF- W | DISTRIBUTION | - | 29,375 | - | - | - | 29,375 |
| 71 | Dillard Street - Verna Street north to Division (Design & Construction) | UIF- W | DISTRIBUTION | - | - | 29,375 | - | - | 29,375 |
| 72 | N Highland - Henderson to Newell (Design & Construction) | UIF- W | DISTRIBUTION | 25,900 | - | - | - | - | 25,900 |
| 73 | South Highland - Smith to R/R track (Design & Construction) | UIF- W | DISTRIBUTION | 3,300 | 21,875 | - | - | - | 25,175 |
| 74 | South Main - Smith to Tremaine (Design & Construction) | UIF- W | DISTRIBUTION | 25,000 | - | - | - | - | 25,000 |
| 75 | South Woodland Street - Smith to Tremaine (Design & Construction) | UIF- W | DISTRIBUTION | 7,935 | 39,445 | - | - | - | 47,380 |
| 76 | Tremaine Street - Main to Dillard (Design & Construction) | UIF- W | DISTRIBUTION | - | - | 8,280 | 41,400 | - | 49,680 |

| | | | | | | | | | |
|-----|---|-------|--------------|---------------------|---------------------|---------------------|---------------------|--------------------|---------------------|
| 77 | Utility Line Relocation SR 50 (Construction) | UIF-W | DISTRIBUTION | 59,800 | - | - | - | - | 59,800 |
| 78 | Vineland Rd - S.R. 50 to Palmetto Ave (Design & Construction) | UIF-W | DISTRIBUTION | 70,200 | - | - | - | - | 70,200 |
| 79 | Woodlark Water Storage Tank II | UIF-W | DISTRIBUTION | - | - | - | 2,000,000 | - | 2,000,000 |
| 80 | Woodlark Water Well #2 | UIF-W | DISTRIBUTION | - | - | - | 1,500,000 | - | 1,500,000 |
| 81 | Tilden Rd. Reuse (Belle Meade-Emrld. Ridge) | UIF-W | DISTRIBUTION | 306,000 | - | - | - | - | 306,000 |
| 82 | CR 545 Reuse (SR 50 to Johns Lk. Pt.) | UIF-W | DISTRIBUTION | - | 427,500 | - | - | - | 427,500 |
| 83 | Stoneybrook Reuse Main Extension | UIF-W | DISTRIBUTION | - | 241,000 | - | - | - | 241,000 |
| 84 | Courtlea Park/Oak Glenn Reuse Main Ext. | UIF-W | DISTRIBUTION | 287,500 | - | - | - | - | 287,500 |
| 85 | Lakehurst Reuse Main Ext. & Retrofit | UIF-W | DISTRIBUTION | - | - | 624,000 | - | - | 624,000 |
| 86 | Pebble Ridge Reuse Main Ext. & Retrofit | UIF-W | DISTRIBUTION | - | - | 588,000 | - | - | 588,000 |
| 87 | Foxhunt Reuse Main Ext. & Retrofit | UIF-W | DISTRIBUTION | - | - | 132,000 | - | - | 132,000 |
| 88 | Brookhaven/Vineland Reuse Main Ext. | UIF-W | DISTRIBUTION | - | - | 576,000 | - | - | 576,000 |
| 89 | Wintermere Harbour Reuse Main Ext. & Retro | UIF-W | DISTRIBUTION | - | - | - | - | 324,000 | 324,000 |
| 90 | Wintermere Pt. Reuse Main Ext. & Retrofit | UIF-W | DISTRIBUTION | - | - | - | - | 1,224,000 | 1,224,000 |
| 91 | Windward Cay Reuse Main Ext. & Retrofit | UIF-W | DISTRIBUTION | - | - | - | - | 288,000 | 288,000 |
| 92 | Fuller's Cross 16" Water Main Ext. | UIF-W | DISTRIBUTION | - | 346,000 | 346,000 | - | - | 692,000 |
| 93 | Tilden Rd. 12" Water Main Ext. (East & West) | UIF-W | DISTRIBUTION | - | - | 48,000 | 409,000 | 412,000 | 869,000 |
| 94 | Plant St. Segment 2 Water Main | UIF-W | DISTRIBUTION | 255,500 | - | - | - | - | 255,500 |
| 95 | Plant St. Segment 2 Reuse Main | UIF-W | DISTRIBUTION | 255,500 | - | - | - | - | 255,500 |
| 96 | Plant St. Segment 3 Water Main | UIF-W | DISTRIBUTION | 203,500 | - | - | - | - | 203,500 |
| 97 | Plant St. Segment 3 Reuse Main | UIF-W | DISTRIBUTION | 203,500 | - | - | - | - | 203,500 |
| 98 | Potable Water: UIF-W Sub-Total | | | 1,759,935 | 1,132,163 | 2,351,655 | 3,950,400 | 2,248,000 | 11,442,153 |
| 99 | Utility Line Relocation SR 50 (Construction) | URR-W | DISTRIBUTION | 577,000 | - | - | - | - | 577,000 |
| 100 | Potable Water: URR-W Sub-Total | | | 577,000 | - | - | - | - | 577,000 |
| 101 | Main Street - Story To Vining (Design & Construction) | U-W | DISTRIBUTION | 27,000 | - | - | - | - | 27,000 |
| 102 | Midget Place - Surprise to Palm (Design & Construction) | U-W | DISTRIBUTION | 4,600 | 30,750 | - | - | - | 35,350 |
| 103 | North Dillard - Surprise to Division (Design & Construction) | U-W | DISTRIBUTION | - | - | 8,395 | 41,975 | - | 50,370 |
| 104 | Potable Water: U-W Sub-Total | | | 31,600 | 30,750 | 8,395 | 41,975 | - | 112,720 |
| 105 | Potable Water Total | | | 2,368,535 | 1,162,913 | 2,360,050 | 3,992,375 | 2,248,000 | 12,131,873 |
| 106 | TOTAL | | | \$19,047,527 | \$15,027,888 | \$20,552,335 | \$11,699,325 | \$3,164,000 | \$69,420,075 |

Fund Source Codes:

GO - General Fund

GIF - General Fund Impact Fee

LOGT - Local Option Gas Tax

S - Stormwater Fund

SW - Solid Waste Fund

U-W - Utility Water

U-WW - Utility Waste Water

UIF-W - Utility Impact Fee Water

UIF-WW - Utility Impact Fee Waste Water

URR-W - Utility Renewal and Replacement Water

URR-WW - Utility Renewal and Replacement Waste Water

ARRA - American Recovery and Reinvestment Act (Stimulus Funds)

Notes:

1 - Source: FDOT 5, Mr. John Moore, Systems Planner, 10/22/2010

Item No. 239535-2: SR 50-E Ramps Turnpike to Avalon Road. 2011-\$55,000; 2013-\$12,530,000; 2015-\$71,000

Item No. 410983-1: SR 50-Avalon Rd to SR 429. 2011-\$308,370; 2012-\$130,000

Item No. 406146-1: Turnpike-Beulah to SR 50. 2011-\$7,782,269

Item No. 406148-3: Turnpike-Hemple to Beulah Rd. 2011-\$3,802,512

Exhibit "A"
(continued)
City of Winter Garden
5-Year Schedule of Capital Improvements
2010/2011 - 2014/2015

Table 2: Expenditure Summary by Functional Category

| Functional Category | Fiscal Year | | | | | |
|----------------------|---------------------|---------------------|---------------------|---------------------|--------------------|---------------------|
| | 2010/2011 | 2011/2012 | 2012/2013 | 2013/2014 | 2014/2015 | Total |
| Parks and Recreation | 1,200,000 | 641,000 | 350,000 | 585,000 | 345,000 | 3,121,000 |
| Roadway | 11,948,151 | 10,130,000 | 15,780,000 | 0 | 71,000 | 37,858,151 |
| Stormwater | 251,415 | 1,988,970 | 151,390 | 106,605 | 0 | 2,498,380 |
| Solid Waste | 435,816 | 0 | 0 | 0 | 0 | 435,816 |
| Sanitary Sewer | 2,843,610 | 1,105,005 | 1,910,895 | 7,015,345 | 500,000 | 12,874,855 |
| Potable Water | 2,368,535 | 1,162,913 | 2,360,050 | 3,992,375 | 2,248,000 | 12,131,873 |
| Total | \$19,047,527 | \$15,027,888 | \$20,552,335 | \$11,699,325 | \$3,164,000 | \$69,420,075 |

Table 3: Fund Summary by Revenue Source

| Functional Category Revenue Source | Fiscal Year | | | | | |
|---------------------------------------|---------------------|---------------------|---------------------|---------------------|--------------------|---------------------|
| | 2010/2011 | 2011/2012 | 2012/2013 | 2013/2014 | 2014/2015 | Total |
| Parks and Recreation | | | | | | |
| General Fund | 1,200,000 | 641,000 | 350,000 | 585,000 | 345,000 | 3,121,000 |
| Sub-Total | 1,200,000 | 641,000 | 350,000 | 585,000 | 345,000 | 3,121,000 |
| Roadway | | | | | | |
| General Fund Impact Fee | - | 10,000,000 | 3,250,000 | - | - | 13,250,000 |
| External Funding Sources | 11,948,151 | 130,000 | 9,768,134 | - | 71,000 | 24,608,151 |
| Sub-Total | 11,948,151 | 10,130,000 | 15,780,000 | - | 71,000 | 37,858,151 |
| Stormwater | | | | | | |
| Stormwater Fund | 251,415 | 1,988,970 | 151,390 | 106,605 | - | 2,498,380 |
| Sub-Total | 251,415 | 1,988,970 | 151,390 | 106,605 | - | 2,498,380 |
| Solid Waste | | | | | | |
| Solid Waste Fund | 435,816 | - | - | - | - | 435,816 |
| Sub-Total | 435,816 | - | - | - | - | 435,816 |
| Sanitary Sewer | | | | | | |
| Utility Fund | - | - | - | - | - | - |
| Utility Impact Fee | 1,776,600 | 861,960 | 1,777,450 | 6,900,000 | 500,000 | 11,316,010 |
| Utility Renewal and Replacement | 1,067,010 | 243,045 | 133,445 | 115,345 | - | 1,558,845 |
| Sub-Total | 2,843,610 | 1,105,005 | 1,910,895 | 7,015,345 | 500,000 | 12,874,855 |
| Potable Water | | | | | | |
| Utility Impact Fee | 1,759,935 | 1,132,163 | 2,351,655 | 3,950,400 | 2,248,000 | 11,442,153 |
| Utility Renewal and Replacement | 577,000 | - | - | - | - | 577,000 |
| Utility Water | 31,600 | 30,750 | 8,395 | 41,975 | - | 112,720 |
| Sub-Total | 2,368,535 | 1,162,913 | 2,360,050 | 3,992,375 | 2,248,000 | 12,131,873 |
| Total | \$19,047,527 | \$15,027,888 | \$20,552,335 | \$11,699,325 | \$3,164,000 | \$69,420,075 |