



For More Information, Contact:

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PLANNING & ZONING BOARD AGENDA

To: James Gentry – Chairman
Jimmy Dunn - Vice Chairman
Kent Horsley
Mark Maciel
Mac McKinney
Rohan Ramlackhan
Eric Weiss

Copy to: Mike Bollhoefer
Dan Langley
Ed Williams
Laura Smith
Stephen Pash

RE: Agenda – March 4, 2013 - 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 FEBRUARY 4, 2013 MEETING**
VARIANCE (PUBLIC HEARING)
 4. 332 Florida Avenue – (Rodriguez, Armando)
Parcel ID # : 23-22-27-2307-02-060
SPECIAL EXCEPTION PERMIT (PUBLIC HEARING)
 5. 13375 W. Colonial Drive (13245 W. Colonial Drive) - (Dream Big Preschool of Learning)
Parcel ID # : 12-22-27-64-9621-004
PRELIMINARY & FINAL PLAT(S)
 6. Bradford Creed Subdivision (East and West) – 39.19 +/- Acres (Bradford, Wade)
J&WB, Inc.
Preliminary Plat
Parcel ID #: 26-22-27-0000-00-018
Parcel ID #: 26-22-27-0000-00-019
Parcel ID #: 35-22-27-0000-00-002
Parcel ID #: 35-22-27-0000-00-004
Parcel ID #: 34-22-27-0000-00-014
 7. **ADJOURNMENT**
To the next regular Planning and Zoning Board meeting on Monday, April 1, 2013 at 6:30 p.m. in City Hall Commission Chambers, 300 W. Plant Street, 1st floor.



**A REGULAR MEETING MINUTES
PLANNING AND ZONING BOARD
FEBRUARY 4, 2013**

1. CALL TO ORDER/INVOCATION/PLEDGE OF ALLEGIANCE

Chairman James Gentry called the meeting of the City of Winter Garden Planning and Zoning Board to order at 6:30 p.m. in the City Hall Commission Chambers. The invocation was given followed by the Pledge of Allegiance.

2. ROLL CALL AND DETERMINATION OF QUORUM

The roll was called and a quorum was declared present at 6:30 p.m.

MEMBERS PRESENT:

Chairman James Gentry, Board Members: James Dunn, Kent Horsley, Mac McKinney, Rohan Ramlackhan, and Eric Weiss.

MEMBERS ABSENT/ARRIVED LATE:

Board Member – Mark Maciel Arrived Late (7:23 pm)

STAFF PRESENT:

City Attorney(s) Kurt Ardaman, Community Development Director Ed Williams, Senior Planner Stephen Pash, and Planning Technician Corrina Williams.

3. APPROVAL OF MINUTES

Approval of minutes from the regular meeting held on January 7, 2013.

Motion by Kent Horsley to approve the January 7, 2013 minutes, seconded by James Dunn, the motion carried unanimously 6-0.

VARIANCE(Public Hearing)

4. 1089 Walker Street – (CPH Engineers, Inc. – Autozone)

Senior Planner Steve Pash presented a request for two variances at 1089 Walker Street. Applicant is requesting a variance to the side yard setback and a variance to the minimum 10' landscape area around the building to build a new "AutoZone" auto parts store. The property

is located at the northeast corner of W. State Road 50 (W. Colonial Drive) and Walker Street. The variances would allow the applicant to build the building with a side yard setback of 6.86' and allow for approximately 50% of no landscaping in the minimum 10' buffer around the building. Staff is recommending denial of both variances, being new construction on vacant property the development should be designed to meet the City standards and City code requirements. Allowing the new construction to be designed without meeting the City code is not consistent with any City objectives and could cause negative impact to the City. The requested variances are out of character with the surrounding neighborhood and the West State Road 50 Road expansion and modifications completed in the commercial corridor. Granting of the variance is not consistent with the City Comprehensive Plan as it relates to the West State Road 50 (WSR50) Commercial Corridor Overlay and that we use setbacks and landscaping to enhance this area. Variances requested are not the minimum to make use of the land. New construction can be designed to meet all code requirements.

Brady Lessard of CPH Engineers, Inc., 500 Rosalind Avenue, Orlando, FL 32801, representing property owner and applicant as "AutoZone" - made a presentation to the Board with a handout delivered to the Board. Mr. Lessard provided a summary of the community meeting discussion items and that the applicant has made adjustments to the design to incorporate remedies for neighboring properties owners.

Citizen, Steven Verhoest, 175 Water Street, Winter Garden, FL 34787 – made a statement opposing the request.

General discussion by the Board with staff clarifying there is no justification for these variances and that they are self-created. Also recognizing that a site plan has not been submitted and should be the first step before a variance is requested.

Mr. Lessard responded to the Boards comments summarizing that the goals of the WSR50 Overlay are met with the current design and the variance requests are justified, and being submitted due to proprietary requirements of "AutoZone" corporation.

Board further discussed with Mr. Lessard and Senior Planner Stephen Pash to clarify what the applicant is actually requesting a variance of. It was clarified the applicant was asking for a side yard setback variance on the east side of the building and a landscape variance for the west and south side of the building.

Property Owner, George Bori, 1515 Blackwood Avenue, Gotha, FL 34734 – made a statement in support of the request.

Motion by Kent Horsley that the application for a variance on the various parcels identified as 1089 Walker Street be denied per staff recommendation for improvement. Seconded by James Dunn, the motion carried unanimously 6-0.

5. 3638 Turningwind Lane – (Wallace, Paul)

Senior Planner Steve Pash presented a variance request for a property located in the Windward Cay neighborhood at 3638 Turningwind Lane. The owners are requesting a

variance to the minimum rear yard setback to allow for construction of a screen room that has a solid roof. The Owners are asking for a rear yard setback of 16.2' in lieu of the required 20' setback. Staff is recommending approval of this variance as the proposed addition should not cause any negative impacts to the neighbors and is not out of character with the neighborhood. Strict compliance of the City regulations doesn't further any City objectives and the variance is consistent with the Comprehensive Plan and it is the minimum to make reasonable use of the property. Staff recommends approval of the variance request.

Property Owner/Applicant, Ashley Wallace, 3638 Turningwind Lane, Winter Garden, FL 34787 – made a statement in support of the request.

General discussion by Board with Staff to clarify the area to be covered by the screen room.

Motion by Eric Weiss to approve 3638 Turningwind Lane variance with staff recommendations (Attached Exhibit "A"). Seconded by James Gentry, the motion carried unanimously 6-0.

SPECIAL EXCEPTION PERMIT (Public Hearing)

6. 12788 W. Colonial Drive (12792 W. Colonial Dr. Ste 100 & 120)–(Howards Hot Rod)

Senior Planner Steve Pash presented a special exception permit request to allow an auto service facility in a C-2 zoning district. Suite 100 will be a showroom for cars. Suite 120 will be used to perform the services on the cars. Staff is recommending approval of the special exception permit with the following conditions; no outdoor work is allowed; no outdoor storage is allowed; and no display or sale of merchandise is allowed.

Board Member – Mark Maciel Arrived Late (7:23 pm)

General discussion with the Board and Staff to clarify the conditions listed as the sale of merchandise. No outdoor storage of vehicles is to be included in the conditions of approval. Only sale of the service is being allowed and no sale of merchandise and vehicles is allowed. Vehicles shown in the showroom are not for sale.

Motion by James Dunn to approve the special exception permit for the property at 12792 W. Colonial Drive, Suite 100 and 120, for Howards Hot Rod. with staff recommendations (Attached Exhibit "B"). Seconded by Kent Horsley, the motion carried unanimously 7-0.

PRELIMINARY & FINAL PLAT(S)

7. Carriage Pointe Reserve – Phase 1- 37.01 +/- Acres (Taylor Morrison of Florida, Inc.)

Senior Planner Stephen Pash presented the final plat for Carriage Pointe Reserve – Phase 1. It is a final plat for a 60 lot subdivision located at the southwest corner of Avalon Road and Davenport Road. Board approved the preliminary plat for this project in June 2012 for 90 lots, and they have phased it out. The remaining 30 lots will come back on a separate application. This proposed plat is consistent with all the code requirements for final plats.

General discussion with Board and Staff.

Motion by Mac McKinney recommending approval of the Carriage Pointe Reserve – Phase 1 Final plat of 60 lots with Staff Recommendations (Attached Exhibit “C”). Seconded by Kent Horsley, the motion carried unanimously 7-0.

ANNEXATION, REZONING, FUTURE LAND USE MAP AMENDMENT (Public Hearing)

8. 17416 Amber Sweet Lane (Roberts, Joseph)

Senior Planner Stephen Pash presented a voluntary annexation application for the property located at 17416 Amber Sweet Lane for approximately 4.62 +/- acres. The applicant has requested voluntary annexation and a land use designation of Urban Village. Zoning district will not be applied until the property becomes redeveloped at which time they would be required to submit for the Urban Village Planned Unit Development. The City Staff recommends approval of Ordinance 13-09 and Ordinance 13-10 to annex the property and assign the future land use designation Urban Village.

Motion by Eric Weiss to recommend the approval of annexation and future land use map amendment of 4.62 +/- acres as 17416 Amber Sweet Lane – Annexation - Ordinance 13-09 – FLU – Ordinance 13-10, with staff recommendations (Attached Exhibit “D”). Seconded by James Dunn, the motion carried unanimously 7-0.

9. 1751 Williams Road (Foremostco, Inc.)

Senior Planner Stephen Pash presented a voluntary annexation application for the property located at 1751 Williams Road. This is the main part of the fernery where the greenhouses are and this use is proposed to remain for the time being but if and when they develop the land they would be required to submit for the Urban Village Planned Unit development The City Staff recommends approval of Ordinance 13-07 and Ordinance 13-08 to annex the property and assign the future land use designation Urban Village.

Motion by Kent Horsley to recommend the approval of annexation and future land use map amendment of 1751 Williams Road – Annexation - Ordinance 13-07 – FLU – Ordinance 13-08, with staff recommendations (Attached Exhibit “E”). Seconded by Rohan Ramlackhan, the motion carried unanimously 7-0.

CITY CODE AMENDMENT (PUBLIC HEARING)

10. Amending Article III, Division 4 and 5 of Chapter 110 of the City Code of Ordinances of the City of Winter Garden

Community Development Director Ed Williams presented two proposed amendments to the subdivision regulations for the Boards consideration. The first takes out final plats from Planning and Zoning Board review. The Planning and Zoning Board would still review preliminary plats with the discretion of this Board to make changes and or cause revisions.

The final plat is an administrative review where nothing changes. Either the project is built in that form and all the infrastructure is in or it has been bonded to be put in consistent with the preliminary plat. We are recommending that this no longer be brought before the Planning and Zoning Board and it will go directly to the City Commission.

The second change is to require a two year maintenance bond on all of the improvements after the project is done. At the present time our regulations provide a one year time frame for that maintenance bond. Often problems are not being found out in that one year period and many other jurisdictions in the central Florida already go to the two year time frame. Staff is recommending that we change the regulations to a two year maintenance bond and several developers in the past six months to a year have agreed to this even though it is not in the regulations at this point.

Staff asks Boards approval of the two changes.

General discussion with Board and Staff to clarify that if a project is phased the maintenance bond is two years from the completion of each phase.

Motion by Eric Weiss to approve revision of the City Code of Ordinances to amend Article III, Division 4 and 5 of Chapter 110 of the code of Ordinances of the City of Winter Garden. Seconded by James Gentry, the motion carried unanimously 7-0.

11. ADJOURNMENT

There being no further business, the meeting was adjourned at 7:38 p.m.

APPROVED:

ATTEST:

Chairman James Gentry

Planning Technician Corrina Williams

EXHIBIT "A"

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: STEVE PASH, SENIOR PLANNER
DATE: JANUARY 31, 2013
SUBJECT: VARIANCE
3638 Turningwind Lane (0.25+/- ACRES)
PARCEL ID# 11-23-27-9167-00-220

APPLICANT: Paul Wallace

INTRODUCTION

The purpose of this report is to evaluate the request for a rear yard setback variance for property located at 3638 Turningwind Lane in Winter Garden, Florida. The request is for a 16.2 foot rear yard setback in lieu of the required 26 foot rear yard setback. If approved, this variance will allow an addition to the house that will contain a screen room with a solid roof.

The subject property, located on Turningwind Lane is approximately a 0.25± acre lot in the Windward Cay subdivision. The map below depicts the location of the subject property within the City of Winter Garden municipal limits:



P&Z : PH12-049

impact or interfere with the reasonable enjoyment of adjacent or nearby property owners as there is a conservation tract to the west, no adjacent neighbor to the south, and the neighbor to the north has a pool and screen room in their back yard.

- (2) *The variance will allow a reasonable use of the property, which use is not out of character with other properties in the same zoning category;*

The requested variance allowing a 16.2 foot rear yard setback in lieu of the required 26 foot rear yard setback will allow reasonable use of the property. The request is consistent with the existing screen room, with the exception of the proposed addition having a solid roof. The property to the north has a screen room located +/- 10 feet from the rear property line and many of the homes in this neighborhood have pools with screen rooms located close to the rear property line, non oof which have or required variances.

- (3) *In the context presented, strict compliance with the land development regulation will not further any legitimate city objective or the benefits that would be achieved under the other variance criteria by the granting of the variance outweigh the benefits under this criteria if the variance were denied;*

Strict compliance with the City's land development regulations will not further any legitimate City objective. This request does not encroach into any recorded easement, does not expand the home any futher into the setbacks than the existing screen room already sits, and does not exceed the maximum impervious surface allowed in the R-1 zoning district (50%).

- (4) *The granting of the variance is consistent with the city's comprehensive plan; and*

The variance is consistent with the provisions of the City's Comprehensive Plan relating to single family residential neighborhood character.

- (5) *The variance requested is the minimum variance that will make reasonable use of the land, building, or structure or the benefits that would be achieved under the other variance criteria by the granting of the variance outweigh the benefits under these criteria if the variance were denied.*

The variance requested is the minimum variance that will make reasonable use of the land. The existing screen room is already located at a rear yard setback of 16.2 feet. The proposed addition adds a covered screen area but does not impact the neighbors and is consistent with the screen room setbacks enjoyed by many other property owners in this neighborhood. Denying this variance does not benefit the property owner or the City.

SUMMARY

City Staff recommends approval of a variance to Sections 118-308(1)c to allow a 16.2 foot rear yard setback in lieu of the required 26 foot rear yard setback to allow for the construction of the proposed screen room addition subject to the following condition:

1. The screen room cannot be enclosed with windows or solid walls.

NEXT STEP

Apply for the appropriate Building Permits.

ATTACHMENTS

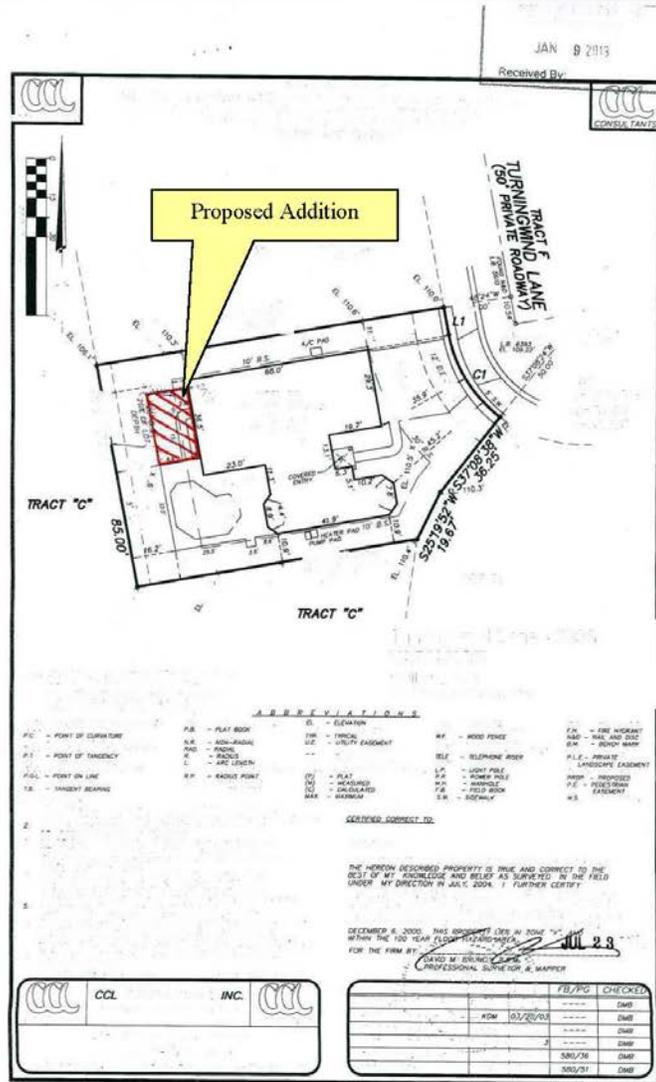
- Aerial Photos
- Survey
- Site Photos

AERIAL PHOTO
3638 Turningwind Lane



P&Z : PH12-049

SURVEY (SITE PLAN)
3638 Turningwind Lane



P&Z : PH12-049

SITE PHOTOS
3638 Turningwind Lane



P&Z : PH12-049



END OF STAFF REPORT

P&Z : PH12-049

EXHIBIT “B”

CITY OF WINTER GARDEN PLANNING & ZONING DIVISION

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

STAFF REPORT

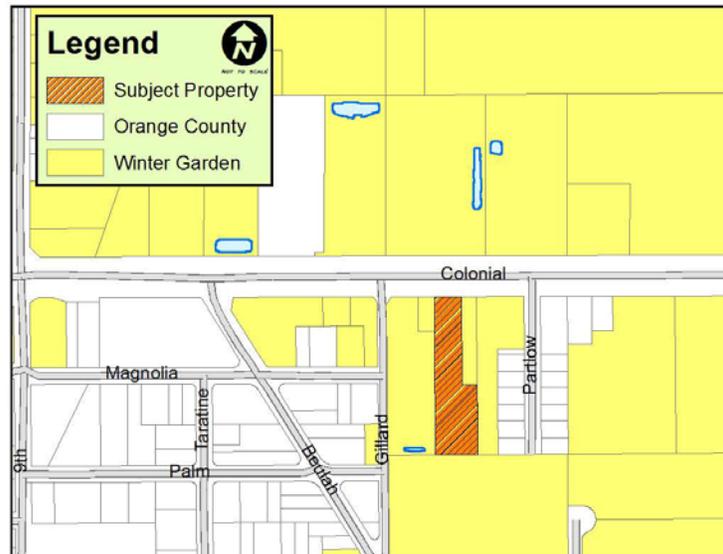
TO: PLANNING AND ZONING BOARD
PREPARED BY: STEVE PASH, SENIOR PLANNER
DATE: JANUARY 31, 2013
SUBJECT: SPECIAL EXCEPTION PERMIT
12792 West Colonial Drive, Suite 100 & 120 (Howards Hot Rod Shop)
PARCEL ID # 12-22-27-6496-23-005

APPLICANT: Howards Hot Rod Shop

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 12792 West Colonial Drive, Suite 100 and 120 and is approximately 1.66 ± acres. The map below depicts the proximity of the subject property to the City's jurisdictional limits:

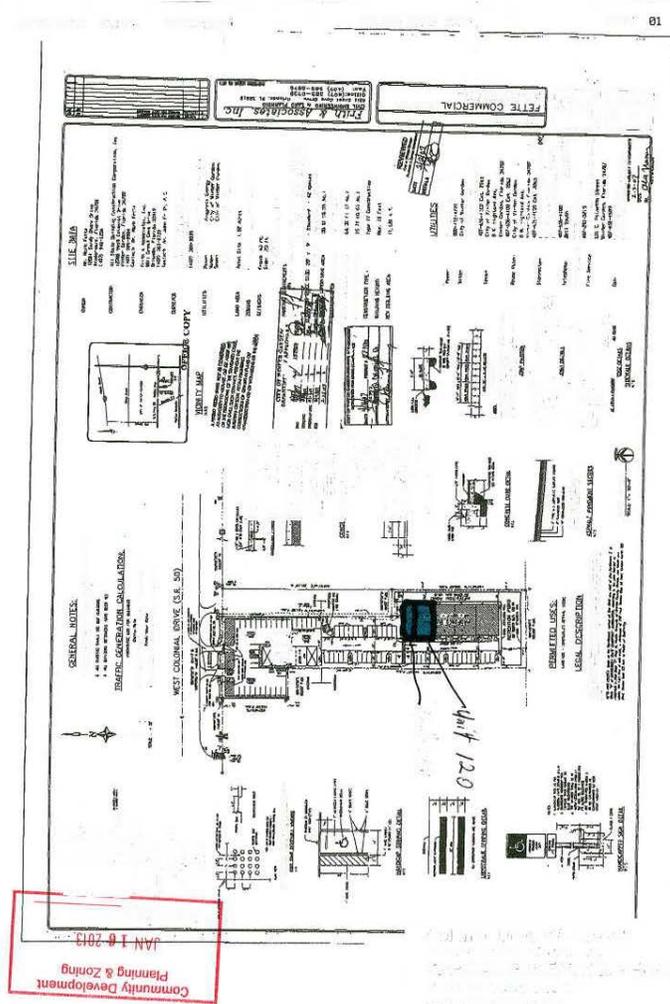


MAPS/EXHIBITS

AERIAL PHOTO
12792 W. Colonial Drive



**PROPOSED SITE PLAN
12792 W. Colonial Drive**



END OF STAFF REPORT

The applicant is requesting approval of Final Plat of the first phase of the 37.01± acre property to be platted as the Reserve at Carriage Pointe Phase 1 for 60 single family residential lots. The subject property is located within the City of Winter Garden municipal limits, and carries the zoning designation PUD (Planned Unit Development) in the City of Winter Garden. The subject property is designated Suburban Residential on the Future Land Use Map of the Comprehensive Plan. The applicant requests to plat the project in 2 phases (Phase 1 and Phase 2). The 37.01± acre site proposed for Final Plat encompasses the entire property of the subdivision, however only 60 lots of the 90 lots approved by the PUD zoning will be platted through this Final Plat as Phase 1 and an additional 30 lots will be submitted for Final Plat at a later date as Phase 2.

EXISTING USE

The preliminary plat for the 37.01± acre Reserve at Carriage Pointe PUD was approved by the Planning and Zoning Board on June 4, 2012; Construction Plans for the subdivision were approved by the City Commission on June 14, 2012. Site work for the subdivision is currently underway.

ADJACENT LAND USE AND ZONING

The properties located to the north are a vacant property of 39.45 ± acres zoned NZ in the City and Carriage Pointe PUD. The properties located to the south are in unincorporated Orange County and are large-lot (e.g., 1 to 5 acres) single-family homes and vacant properties currently zoned A-1. The property to the east is Alexander Ridge, an undeveloped PUD with 72.54 ± acres. The properties to the west are Green Machine with 9.55 ± acres and Hodges Green Houses, Inc with 4.86 ± acres.

The subject property as well as some of the surrounding properties are located within the JPA expansion area as adopted by the Sixth Amendment to the Restated Interlocal Agreement for Joint Planning Area between Orange County and the City of Winter Garden dated January 24, 2007.

PROPOSED USE

The applicant proposes to plat the 37.01± acre site to construct 60 single family residential homes as Reserve at Carriage Pointe Phase 1.

PUBLIC FACILITY ANALYSIS

The Reserve at Carriage Pointe PUD subdivision was approved for 90 single family residential lots to be developed in two phases. Infrastructure in the form of roads, water, sewer, and reclaimed water systems are being installed to support the approved subdivision.

SUMMARY

City Staff recommend approval of the proposed Final Plat for Reserve at Carriage Pointe Phase 1.

Staff has coordinated with the applicant to ensure that the Final Plat is consistent with the Code of Ordinances regarding Final Plat approval, the property specific PUD Zoning Ordinance and the approved Preliminary Plat.

MAPS

AERIAL PHOTO
RESERVE AT CARRIAGE POINTE



ZONING MAP
Reserve at Carriage Point



**FUTURE LAND USE MAP
 Reserve at Carriage Pointe**

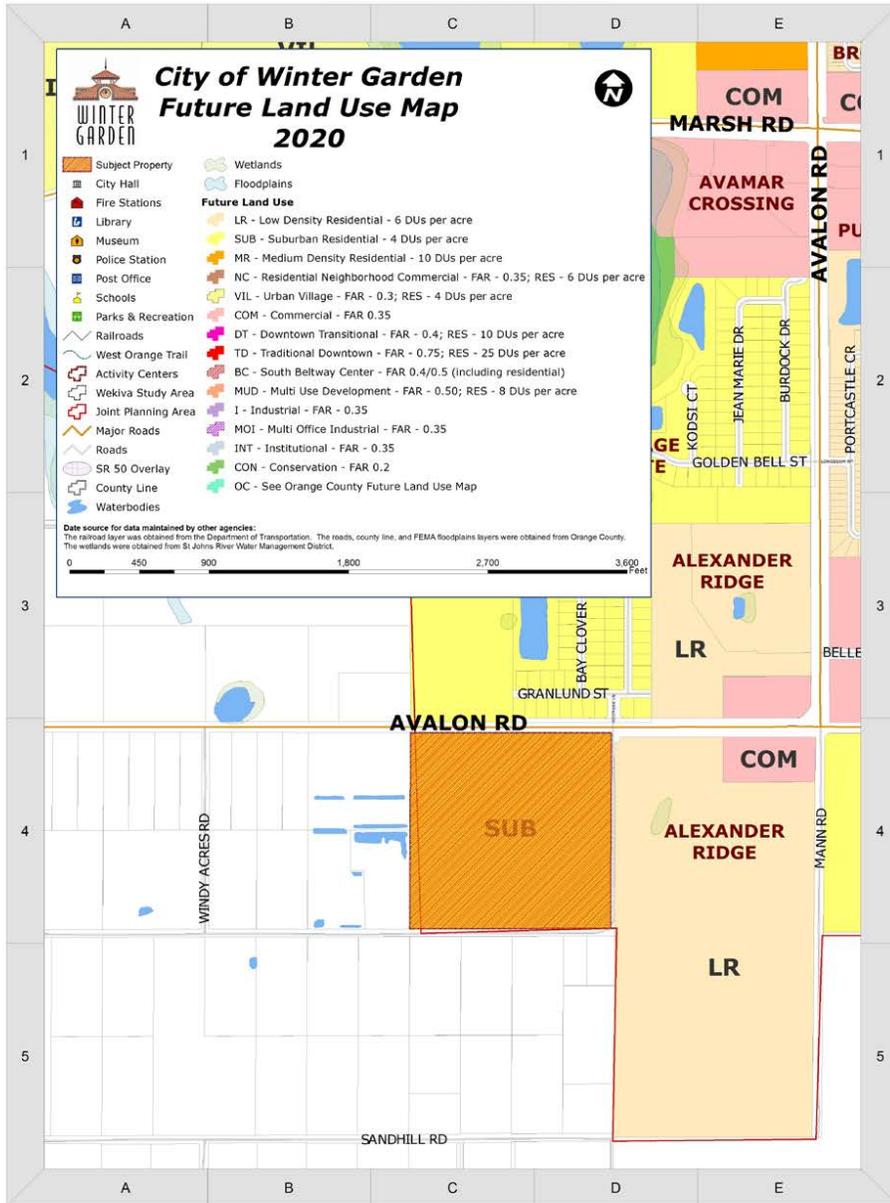


EXHIBIT “D”

**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: STEVE PASH, SENIOR PLANNER
DATE: JANUARY 31, 2013
SUBJECT: ANNEXATION – ZONING – FLU AMENDMENT
17416 AMBER SWEET LANE (4.62 +/- ACRES)
PARCEL ID #: 06-23-27-4288-08-221
APPLICANT: JPR FAMILY HOLDINGS, LLP

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 17416 Amber Sweet Lane and is approximately 4.62 ± acres. The map below depicts the proximity of the subject property to the City’s jurisdictional 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 Urban Village. At this time, no zoning designation will be applied to the property as they will be required to submit for a Urban Village Planned Unit Development when they redevelop the property.

In accordance with the City's Comprehensive Plan, permitted uses within the Urban Village land use include residential, commercial, and natural land. The zoning classifications that are consistent with the Urban Village land use designation include UVPUD and INT.

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 subject property is currently developed with a single-family house and an out building. The property has been used as a home and a construction business operation. The new owners are using it for agricultural purposes to operate a fernery along with the property to the north and intend to always use it for this purpose.

ADJACENT LAND USE AND ZONING

The property located to the north is developed as a fernery (agricultural use) with a large green house, and currently annexing into the City. The property located to the east is developed with a single-family house, zoned A-1 and located in Orange County. The property to the south is developed with a single-family house, zoned A-1 and located in Orange County. The property to the west is developed with a single-family house, zoned A-1 and located in Orange County.

PROPOSED USE

The applicant intends to annex the property and continue using it for the agricultural business. If they ever decide to develop the property, they will be required to submit for an Urban Village Planned Unit Development.

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.

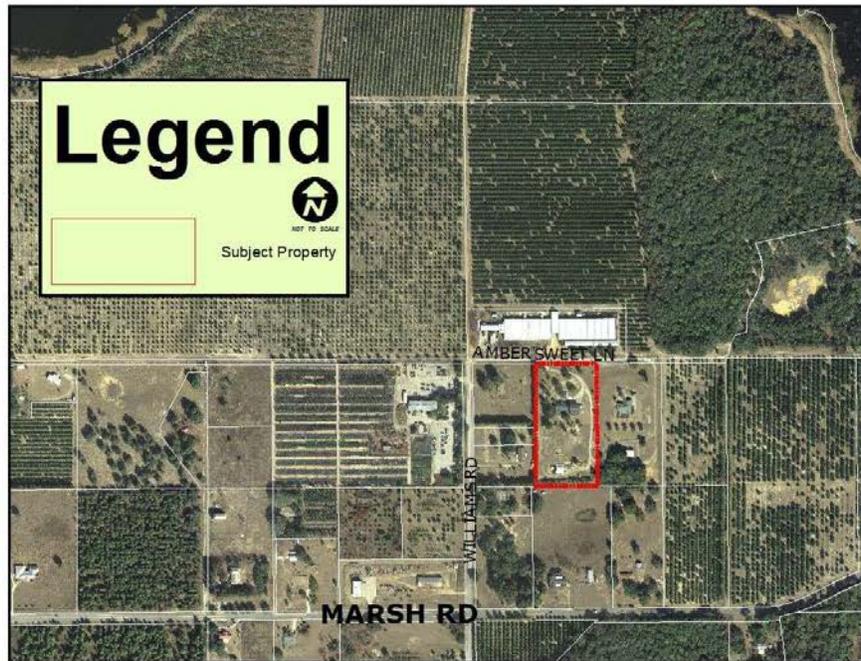
SUMMARY

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 the proposed Ordinances.

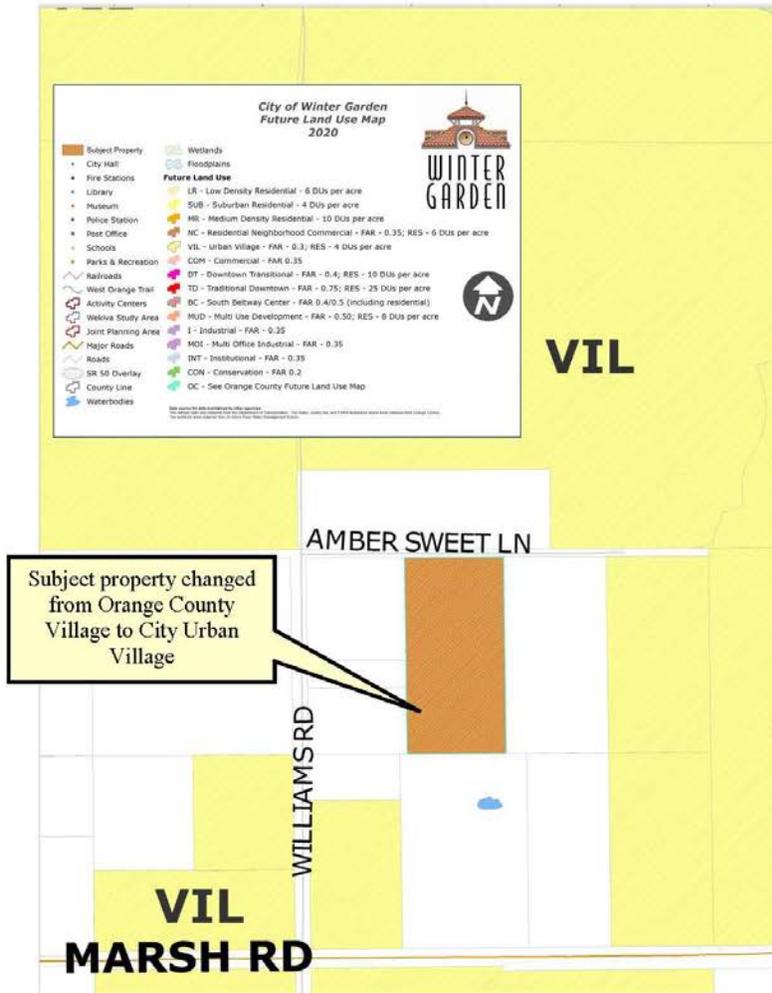
MAPS

AERIAL PHOTO

17416 Amber Sweet Lane



FUTURE LAND USE MAP
17416 Amber Sweet Lane



END OF STAFF REPORT

EXHIBIT “E”

CITY OF WINTER GARDEN PLANNING & ZONING DIVISION

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

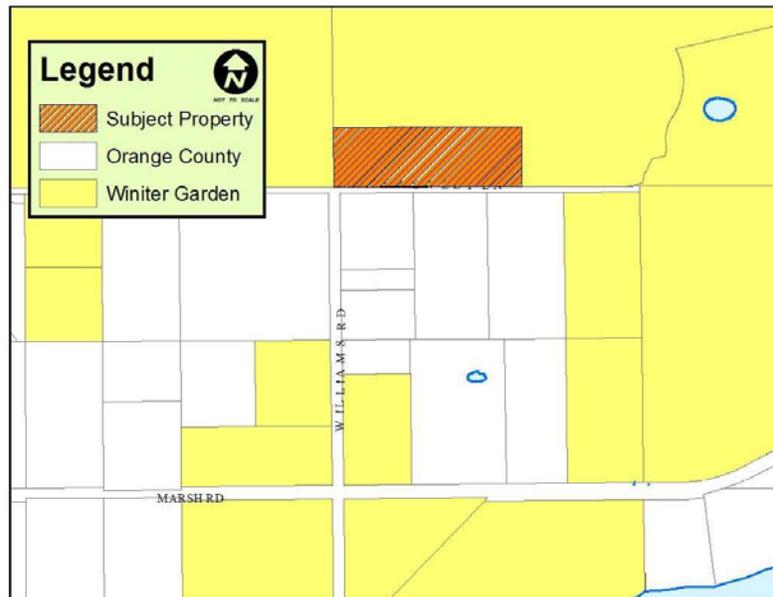
STAFF REPORT

TO: PLANNING AND ZONING BOARD
PREPARED BY: STEVE PASH, SENIOR PLANNER
DATE: JANUARY 31, 2013
SUBJECT: ANNEXATION – ZONING – FLU AMENDMENT
1751 WILLIAMS ROAD (4.82 +/- ACRES)
PARCEL ID #: 06-23-27-0000-00-007
APPLICANT: FOREMOSTCO, 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 1751 Williams Road and is approximately 4.82 ± acres. The map below depicts the proximity of the subject property to the City’s jurisdictional 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 Urban Village. At this time, no zoning designation will be applied to the property as they will be required to submit for a Urban Village Planned Unit Development when they redevelop the property.

In accordance with the City's Comprehensive Plan, permitted uses within the Urban Village land use include residential, commercial, and natural land. The zoning classifications that are consistent with the Urban Village land use designation include UVPUD and INT.

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 subject property is currently developed with a large green house / fernery and the owner intends to always use it for this purpose.

ADJACENT LAND USE AND ZONING

The properties located to the north, east, and west are a citrus farm, with no zoning and located in the City. The property located to the south is developed with a single-family home, used as part of this fernery, and being annexed with this property.

PROPOSED USE

The applicant intends to annex the property and continue using it for the agricultural business. If they ever decide to develop the property, they will be required to submit for an Urban Village Planned Unit Development.

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.

SUMMARY

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 the proposed Ordinances.

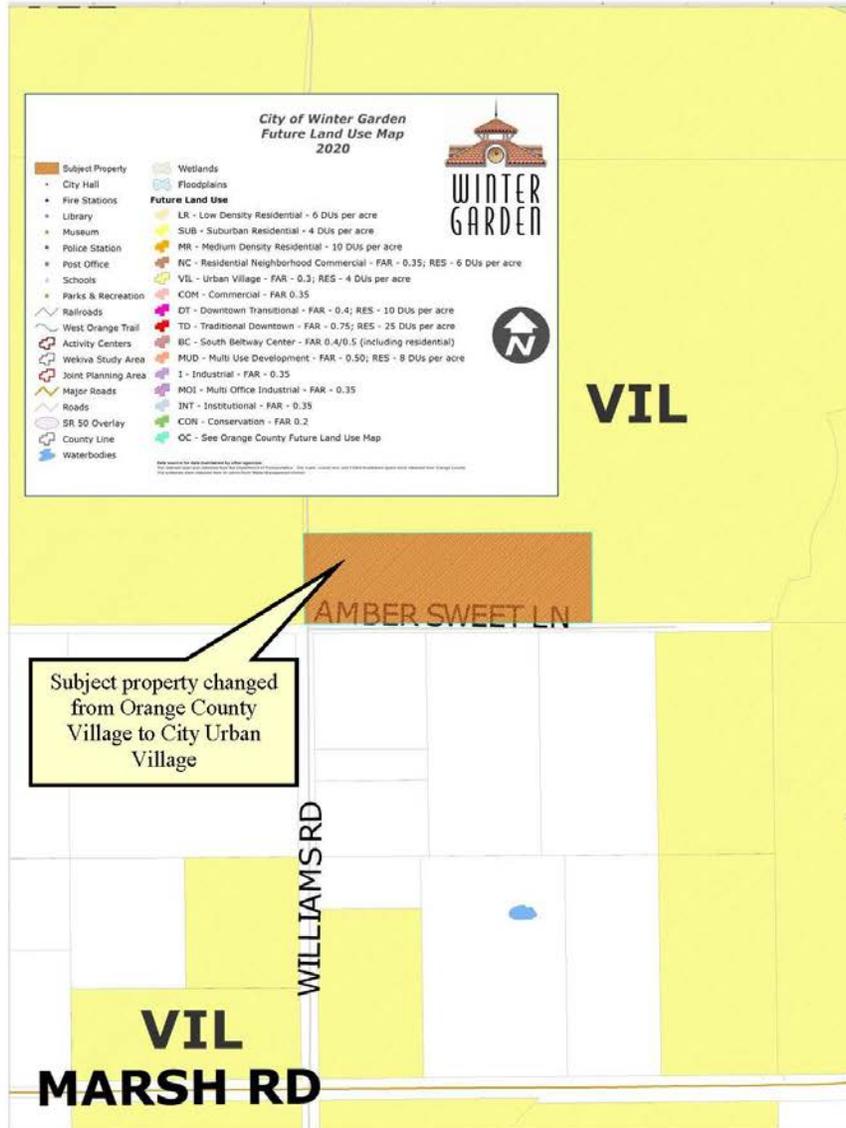
MAPS

AERIAL PHOTO

1751 Williams Road



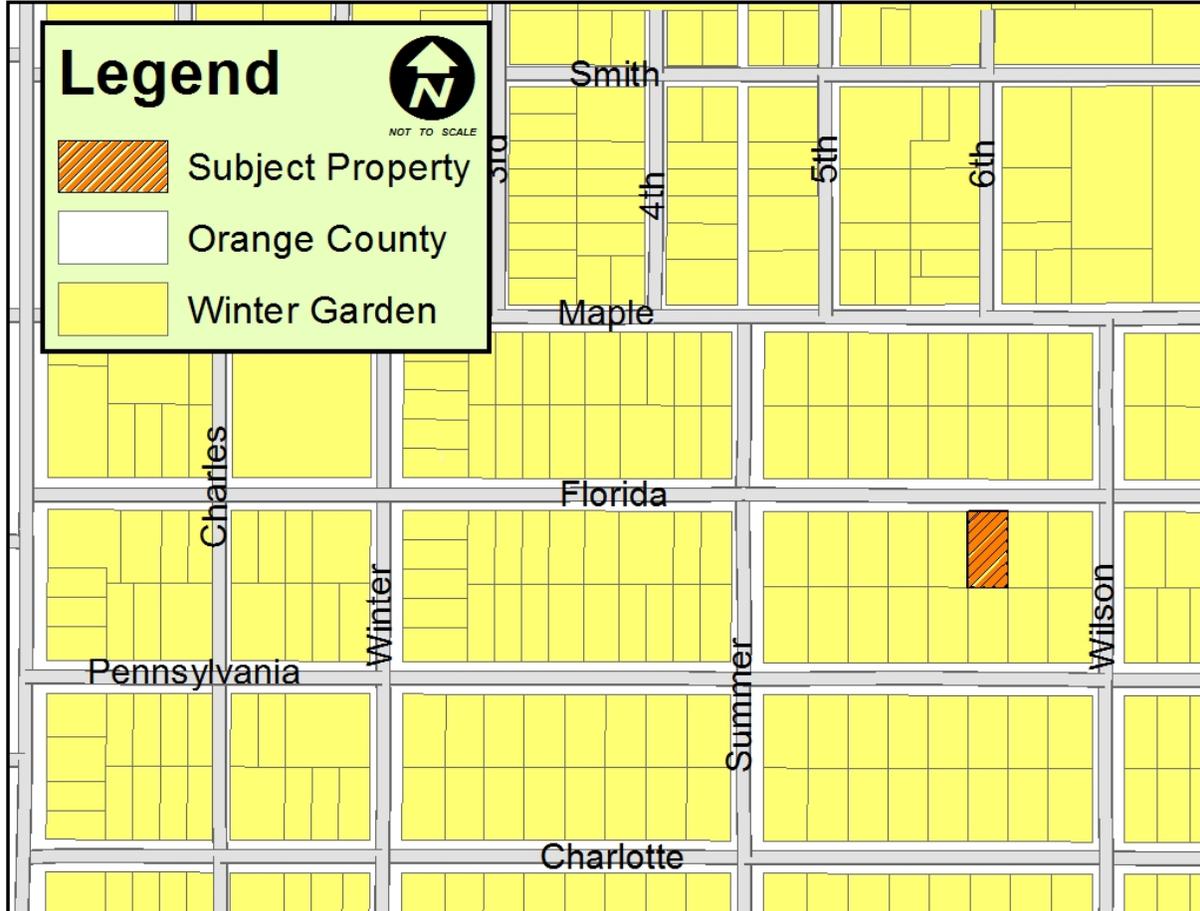
FUTURE LAND USE MAP
1751 Williams Road



END OF STAFF REPORT

LOCATION MAP

332 Florida Avenue
Parcel ID #: 23-22-27-2307-02-060



CITY OF WINTER GARDEN
PLANNING & ZONING DIVISION

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

STAFF REPORT

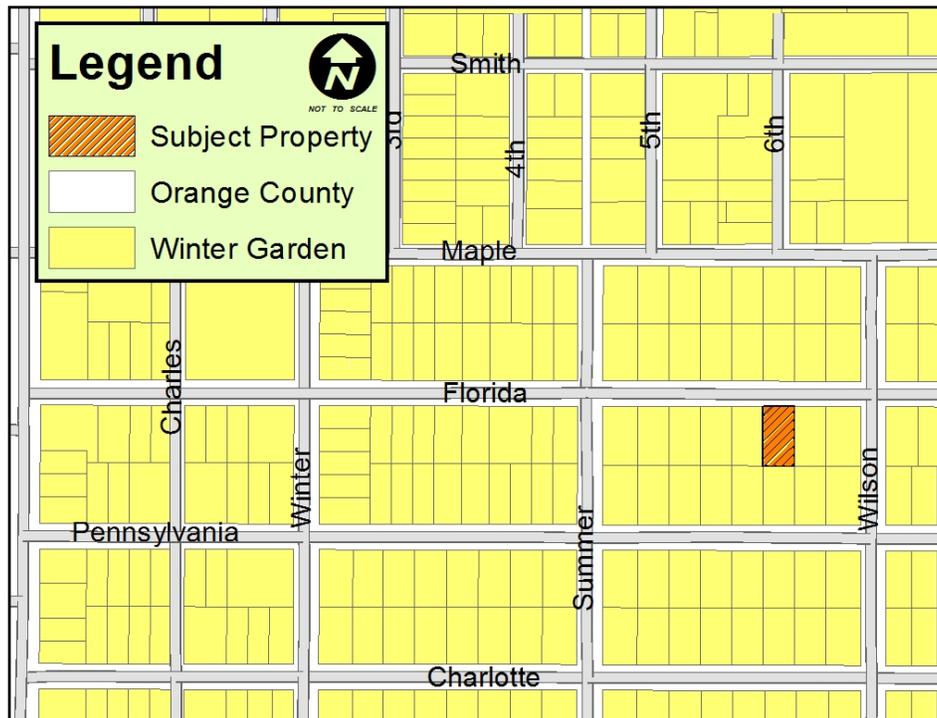
TO: PLANNING AND ZONING BOARD
PREPARED BY: STEVE PASH, SENIOR PLANNER
DATE: FEBRUARY 28, 2013
SUBJECT: VARIANCE
332 Florida Avenue (0.24+/- ACRES)
PARCEL ID # 23-22-27-2307-02-060

APPLICANT: Armando Rodriguez

INTRODUCTION

The purpose of this report is to evaluate the request for a front yard setback variance for property located at 332 Florida Avenue in Winter Garden, Florida. The request is for a 10 foot front yard setback in lieu of the required 30 foot front yard setback. If approved, this variance will allow a 320 square foot (16' x 20') attached open carport in front of the principal structure to remain.

The subject property, located on Florida Avenue is approximately a 0.24 ± acre lot near the intersection of Florida Avenue and Wilson Street. The map below depicts the location of the subject property within the City of Winter Garden municipal limits:



The applicant is requesting a front yard setback of 10 feet in lieu of the required front yard setback of 30 feet. The subject property carries the zoning designation R-2 (Single-Family Residential District) and is designated LR (Low Density Residential) on the Future Land Use Map of the City's Comprehensive Plan.

EXISTING USE

The subject property presently consists of a 1,325 square foot single-family residential home with a 384 square foot detached concrete block garage in the back yard.

ADJACENT LAND USE AND ZONING

The adjacent properties to the north, south, east and west of the subject property are single-family residential homes. The adjacent properties have the zoning designation R-2 (Single-Family Residential District) and the future land use designation of LR (Low Density Residential).

PROPOSED USE

The applicant pulled a permit to reroof the house and during the inspections for the roof, the inspector discovered that the carport had been completely rebuilt and enlarged from 12' wide by 15' deep to 16' wide by 20' deep. No permit was issued to make alterations to the carport.

CODE REFERENCE

Sec. 118-398 (1) a of the City Code of Ordinances addresses minimum yard requirements. This section states in part that the minimum yard requirements in the R-2 Single-Family Residential District are "*front: 30 feet, side: 10 feet each, rear: 20% of depth of lot.*"

The applicant is seeking a variance to the minimum front yard requirement for the attached open carport to remain in front of the existing single family residence. The application for variance does not include any removal of trees on the property.

CODE REQUIREMENTS /CRITERIA

Code Requirements/Criteria:

Section 118-131 of the City Code that relates to the review criteria states that, "A variance may be granted from land development regulations by the planning and zoning board if the planning and zoning board concludes that literal enforcement of the provisions of land development regulations would result in either practical difficulties (for setback and parking provisions) or unnecessary hardships (for all other land development regulations) for the property at issue." The code also lists the following criteria that are to be addressed before a variance can be approved. Underlined text is Staff's comments concerning this particular petition.

(a) *Granting the variance will not cause or allow interference with the reasonable enjoyment of adjacent or nearby property owners or negatively impact the standard of living of the citizens of the city;*

The 320 square foot open carport is located 10 feet from the front property line and should not negatively impact or interfere with the reasonable enjoyment of adjacent or nearby property owners as the carport does not interfere with line of sight and it does not encroach into side yard setback requirements.

(b) The variance will allow a reasonable use of the property, which use is not out of character with other properties in the same zoning category;

The requested variance allowing a 10 foot front yard setback in lieu of the required 30 foot is a reasonable use of the property. The request is not out of character with other structures located in the surrounding area and other residential structures in the R-2 single-family residential zoning district. Specifically, there are three other open carports constructed in the surrounding area that do not comply with front yard setback requirements. All of them have been constructed attached to the principal structure and none are located closer than 10 feet from the front property line. All of these homes were built in 1970 and none of the properties have variances as these homes were built prior to current codes.

(c) In the context presented, strict compliance with the land development regulation will not further any legitimate city objective or the benefits that would be achieved under the other variance criteria by the granting of the variance outweigh the benefits under this criteria if the variance were denied;

Strict compliance with the City's land development regulations will not further any legitimate City objective. This request does not encroach into any recorded easement.

(d) The granting of the variance is consistent with the city's comprehensive plan; and

The variance is consistent with the provisions of the City's Comprehensive Plan relating to single family residential neighborhood character.

(e) The variance requested is the minimum variance that will make reasonable use of the land, building, or structure or the benefits that would be achieved under the other variance criteria by the granting of the variance outweigh the benefits under these criteria if the variance were denied.

The variance requested is the minimum variance that will make reasonable use of the land. While the property owner constructed the carport without a permit, it is attached to the principal structure with a 10 foot front yard setback and is consistent with the surrounding properties with a carport. Denying this variance does not benefit the property owner or the City.

SUMMARY

City Staff recommends approval of a variance to Sections 118-398(1)a to allow a 10 foot front yard setback in lieu of the required 30 foot front yard setback for the property to allow for the 320 square foot (16' x 20') open carport to remain.

NEXT STEP

Apply for appropriate Building Permits.

ATTACHMENTS

- Aerial Photos
- Survey
- Site Photos

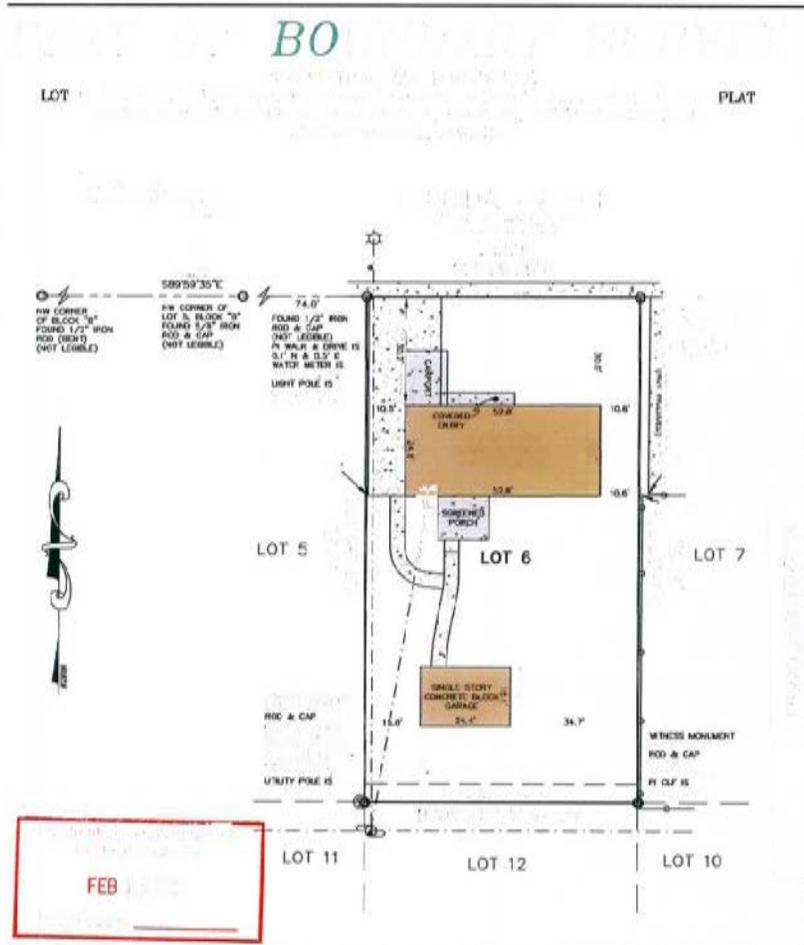
AERIAL PHOTO
332 Florida Avenue



SIMILAR CARPORTS
FLORIDA AVENUE



SURVEY
332 Florida Avenue



<p>TESTIFIED TO:</p>	<table border="0"> <tr> <td>AS DESCRIBED HEREON</td> <td>CBW</td> <td>DENOTES CONCRETE BLOCK WALL</td> <td></td> <td>DENOTES CONCRETE</td> </tr> <tr> <td>AS DESCRIBED HEREON</td> <td>PRC</td> <td>DENOTES POINT OF REVERSE CURVATURE</td> <td></td> <td>DENOTES BRICK</td> </tr> <tr> <td>DENOTES APPOINT</td> <td>Δ</td> <td>DENOTES DELTA ANGLE</td> <td></td> <td></td> </tr> <tr> <td>DENOTES CALCULATED</td> <td>L</td> <td>DENOTES CHORD DISTANCE</td> <td></td> <td></td> </tr> <tr> <td>DENOTES WOOD FENCE</td> <td>T</td> <td></td> <td></td> <td></td> </tr> <tr> <td>DENOTES CHAIN LINK FENCE</td> <td>C.D.</td> <td></td> <td></td> <td></td> </tr> <tr> <td>DENOTES OFF SUBJECT PROPERTY</td> <td></td> <td>DENOTES CENTERLINE</td> <td></td> <td>UTILITY POLE</td> </tr> <tr> <td>DENOTES CORNER NOT ACCESSIBLE</td> <td></td> <td>DENOTES OVERHEAD UTILITY LINE</td> <td></td> <td>LIGHT POST</td> </tr> </table>	AS DESCRIBED HEREON	CBW	DENOTES CONCRETE BLOCK WALL		DENOTES CONCRETE	AS DESCRIBED HEREON	PRC	DENOTES POINT OF REVERSE CURVATURE		DENOTES BRICK	DENOTES APPOINT	Δ	DENOTES DELTA ANGLE			DENOTES CALCULATED	L	DENOTES CHORD DISTANCE			DENOTES WOOD FENCE	T				DENOTES CHAIN LINK FENCE	C.D.				DENOTES OFF SUBJECT PROPERTY		DENOTES CENTERLINE		UTILITY POLE	DENOTES CORNER NOT ACCESSIBLE		DENOTES OVERHEAD UTILITY LINE		LIGHT POST
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DENOTES CORNER NOT ACCESSIBLE		DENOTES OVERHEAD UTILITY LINE		LIGHT POST																																					
<p>INC.</p> <p>BY CERTIFY THAT A PROPER SURVEY HAS BEEN MADE OR THAT I AM QUALIFIED UNDER MY DIRECT SUPERVISION FOR THE PURPOSES DESCRIBED, THIS DRAWING IS A REPRESENTATION OF SURVEY DATA MEASURED OR CALCULATED IN ACCORDANCE WITH THE PROFESSIONAL STANDARDS AND ETHICS OF THE SURVEYING PROFESSION IN THE STATE OF FLORIDA.</p> <p>7/2013</p>	<p>CERTIFICATE OF SURVEY AND DIRECTOR TO FOUR</p> <p>180°</p>																																								

Site Photos
332 Florida Avenue





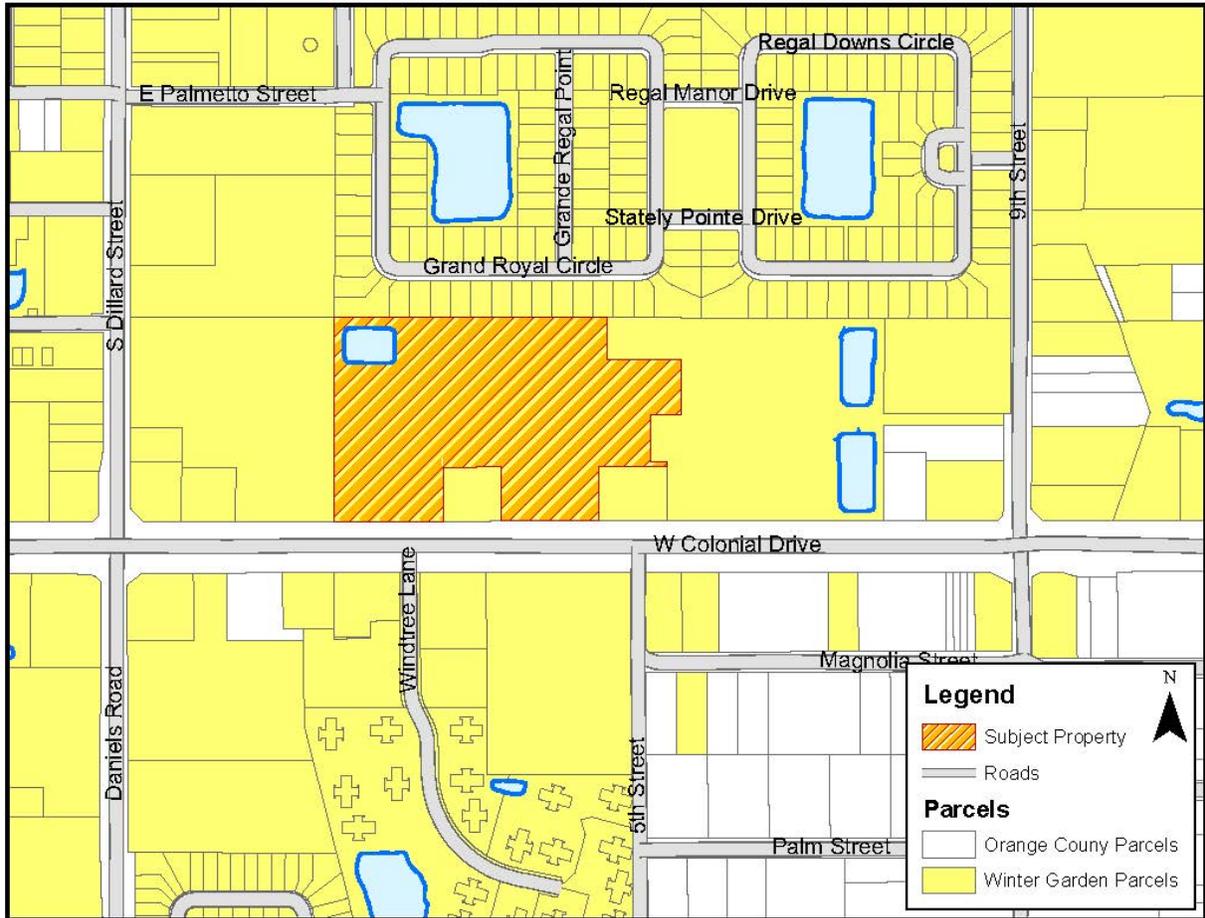




END OF STAFF REPORT

LOCATION MAP

Dream Big Preschool of Learning
13245 West Colonial Drive



CITY OF WINTER GARDEN

PLANNING & ZONING DIVISION

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

STAFF REPORT

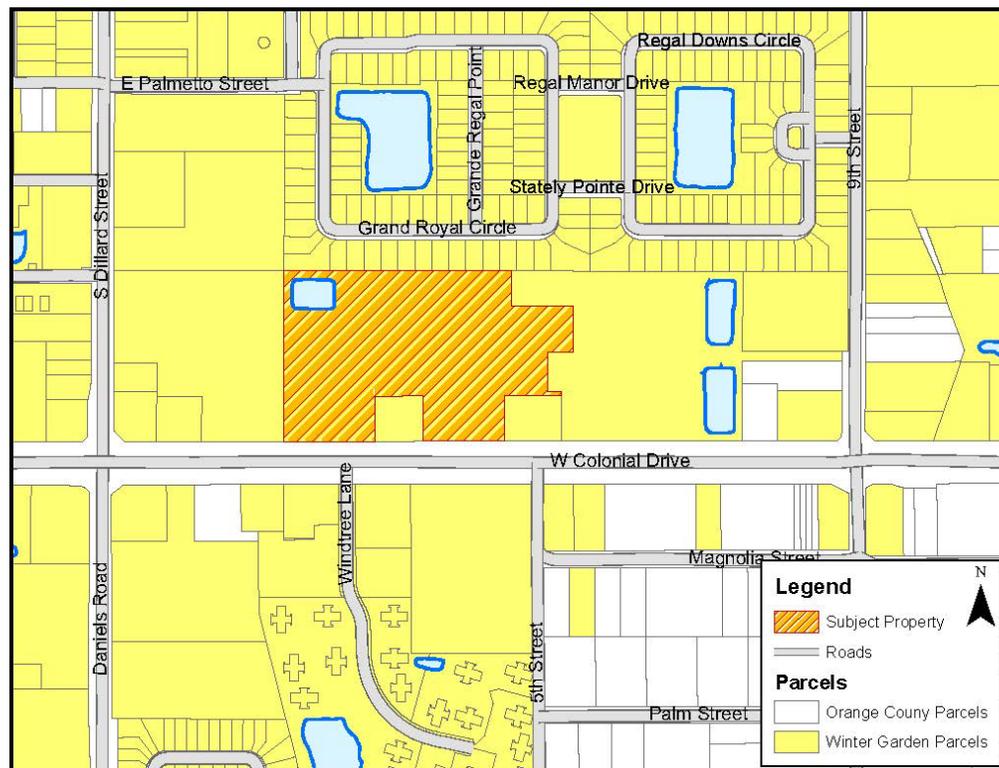
TO: PLANNING AND ZONING BOARD
PREPARED BY: LAURA SMITH, SENIOR PLANNER
DATE: FEBRUARY 28, 2013
SUBJECT: SPECIAL EXCEPTION PERMIT
13245 West Colonial Drive
(Dream Big Preschool of Learning)
Winter Garden Plaza (Big K-Mart Center)
PARCEL ID # 12-22-27-6496-21-004

APPLICANT: Gar Shing Realty Corp. & Dream Big Preschool of Learning

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 generally located on the north side of West Colonial Drive east of Dillard Street, in the Winter Garden Plaza (near the Big K-Mart). The map below depicts the location of the subject property within the City of Winter Garden municipal limits:



The applicant is requesting a Special Exception to allow for the subject property to be used for a day care facility for enrollment of up to 122 students with up to 23 employees. The subject property is located within the City of Winter Garden municipal limits, and carries the zoning designation C-2. The subject property is designated Commercial on the Future Land Use Map of the Comprehensive Plan.

EXISTING USE

The property consists of four one-story commercial buildings, which total over 164,000 square feet; each building is divided into multiple tenant spaces. The businesses currently occupying the 4 buildings include Beall's Outlet, Greenburg Dental, Dollar Tree, Goodwill, Floor to Ceiling, Metro PCS, Smoke 4 Less, Golden China, Appliance Direct, Montessori Academy, Cash Stop Jewelry & Loans, Codia Communications, and Deluxe Nails.

ADJACENT LAND USE AND ZONING

The subject property is bordered by West Colonial Drive on the south. Properties located north of the subject property are within the Regal Pointe subdivision zoned PUD within the City of Winter Garden. The property located to the east of the subject property is the Big K-Mart site which is zoned C-2. The property located to the west of the subject property is Tri-City Shopping Center zoned C-2 in the City of Winter Garden.

PROPOSED USE

The applicant proposes to open a day care facility for enrollment of up to 122 students with 23 employees in a 7,000 square foot tenant space within the 36,560 square foot building. The applicant proposed to construct an approximately 1,160 square foot playground in the loading and parking area located behind the rear access door to the tenant space.

Florida Statute §402.305(6)(b) states that a child care facility must have a minimum of 35 square feet of usable floor space for each child and a minimum 45 square feet of usable outdoor play area for each child.

SUMMARY

City Staff recommends denial of the request for Special Exception permit for the operation of a day care facility at property located at 13245 West Colonial Drive due to the proposed location of the outdoor playground facility. The proposed playground area located behind the commercial shopping center experiences heavy traffic from semi-trucks, box trucks, employee access, and garbage trucks servicing the dumpsters located behind the commercial shopping center. Staff has made every attempt to counsel the applicant with regard to placement of an outdoor playground in an area designed for commercial loading/unloading activities.

Staff encourages the applicant to consider alternative locations within the City of Winter Garden.

MAPS/EXHIBITS

**AERIAL PHOTO
13245 West Colonial Drive**



SITE PHOTOS



Proposed Location



Neighboring tenant to west



Neighboring tenant to east



Rear of tenant space (proposed playground location)



Rear of tenant space (proposed playground location)



Big K-Mart & Goodwill loading/unloading zone (next to proposed playground location)



Dollar Tree & vacant unit loading/unloading zone (next to proposed playground location)

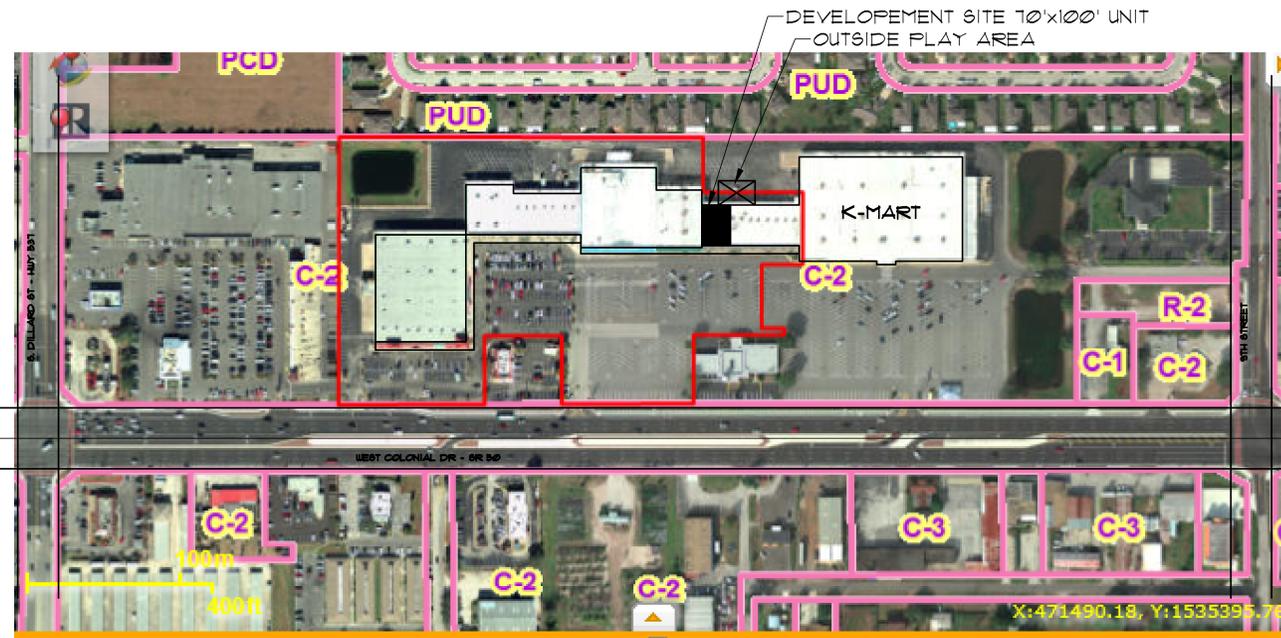


Playground located behind Montessori Academy (separate building, west of proposed location)



Playground located behind Montessori Academy (separate building, west of proposed location)

END OF STAFF REPORT



SITE PLAN - GENERAL LOCATION
SCALE: 1"=200'

A FACILITY FOR DREAM BIG PRESCHOOL OF LEARNING

LAND USE

RECORDED LAND USE FOR THIS SITE IS COMMERCIAL C-2

OCCUPANT CAPACITY

CAPACITY OF THIS FACILITY AS DESIGNED IS 122 STUDENTS AGES ONE YEAR THROUGH PRESCHOOL AGE AND 23 DAYCARE PROVIDERS AND EDUCATORS. MAXIMUM EXPECTED LOADING IS 200 PERSONS
MAXIMUM CAPACITY OF THIS FACILITY FOR GATHERINGS IS 233 PERSONS UNDER FLORIDA BUILDING CODES FOR A2 ASSEMBLY USES AND FBC 402.4

GENERAL CONTRACTOR

TBD-

PLUMBING CONTRACTOR

TBD-

ELECTRICAL CONTRACTOR

TBD-

MECHANICAL CONTRACTOR

TBD-

ENGINEER OF RECORD

TBD-

FACILITY DESCRIPTION

THIS DESIGN IS FOR AN EDUCATION FACILITY AND CHILD CARE CENTER

FACILITY SIZE AND AREAS

THE TOTAL FACILITY AREA IS 1000 SQUARE FEET (NOMINAL) INSIDE SPACE
THE FACILITY CONSISTS OF 4294 SQ FT OF CHILD CARE AREA IN ACCORDANCE WITH 65C-22.002 PHYSICAL ENVIRONMENT SECT 3- INTERIOR FLOOR SPACE AT 35 SQUARE FEET PER CHILD
OUTSIDE PLAY AREA IS PROVIDED AS REQUIRED BY 65C-22.004 AT 45 SQUARE FEET PER CHILD.
SEPARATE SANITARY FACILITIES ARE SUPPLIED FOR CHILDREN AND ADULTS INCLUDING ALL STAFF.

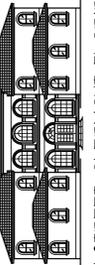
FACILITY OCCUPANCY AND USES

THE OCCUPANCY CLASSES FOR THIS FACILITY SHALL BE PRIMARILY EDUCATIONAL GROUP E AND DAY CARE GROUP D USES
A COMMON-USE ARE IS DESIGNED FOR ASSEMBLY FUNCTIONS ALLOWED UNDER ASSEMBLY GROUP A AND EDUCATIONAL GROUP E OCCUPANCY

FACILITY REGULATORY STANDARDS

THIS FACILITY SHALL BE GOVERNED BY LICENSING FROM THE FLORIDA DEPARTMENT OF CHILDREN AND FAMILIES
IN ACCORDANCE WITH CHAPTER 65C-22 OF THE FLORIDA ADMINISTRATIVE CODE : CHILD CARE STANDARDS
AT DESIGN CAPACITY STAFF SHALL CONSIST OF 23 CHILD CARE PROVIDERS AND EDUCATORS AS REQUIRED BY SECTION 65C-22.001

GENERATION



Stephen A. Franklin
Senior Designer
2000+ PLANS
www.PLANSFORHOUSES.COM · FLANS4HOMES@ARTHLINK.NET

Lorrie J. Franklin
Production Mgr.
Since 1986

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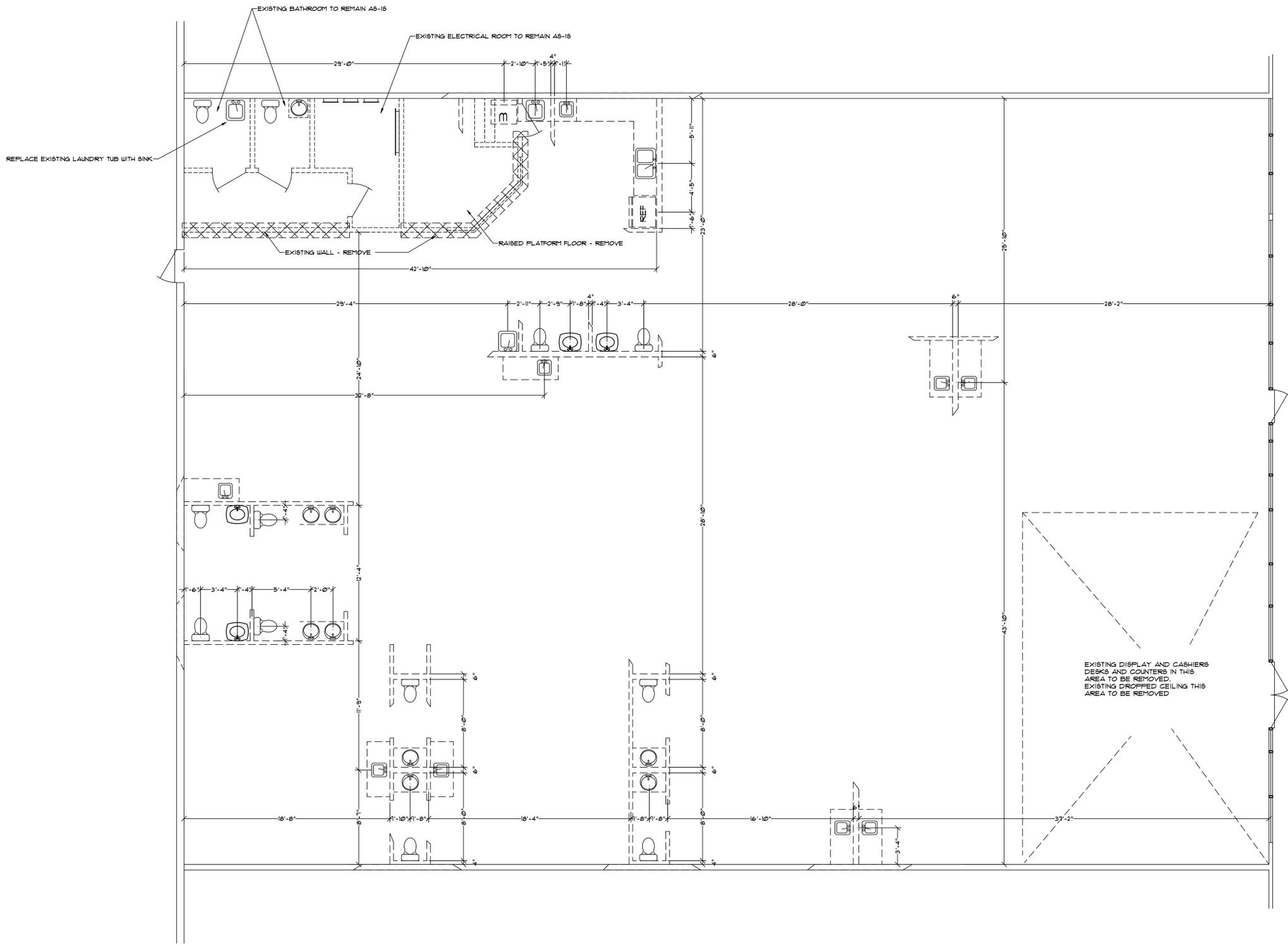
PLANS FOR:
DREAM BIG
PRESCHOOL OF LEARNING
13245 W. Colonial Dr. Winter Garden Fl

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DRAWN BY:
s.a.franklin
SCALE: 1"=200'
DATE: 2/6/13
REVISED:

SHEET 9
S1

ENGINEER OF RECORD:



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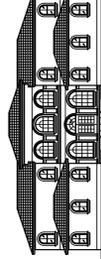
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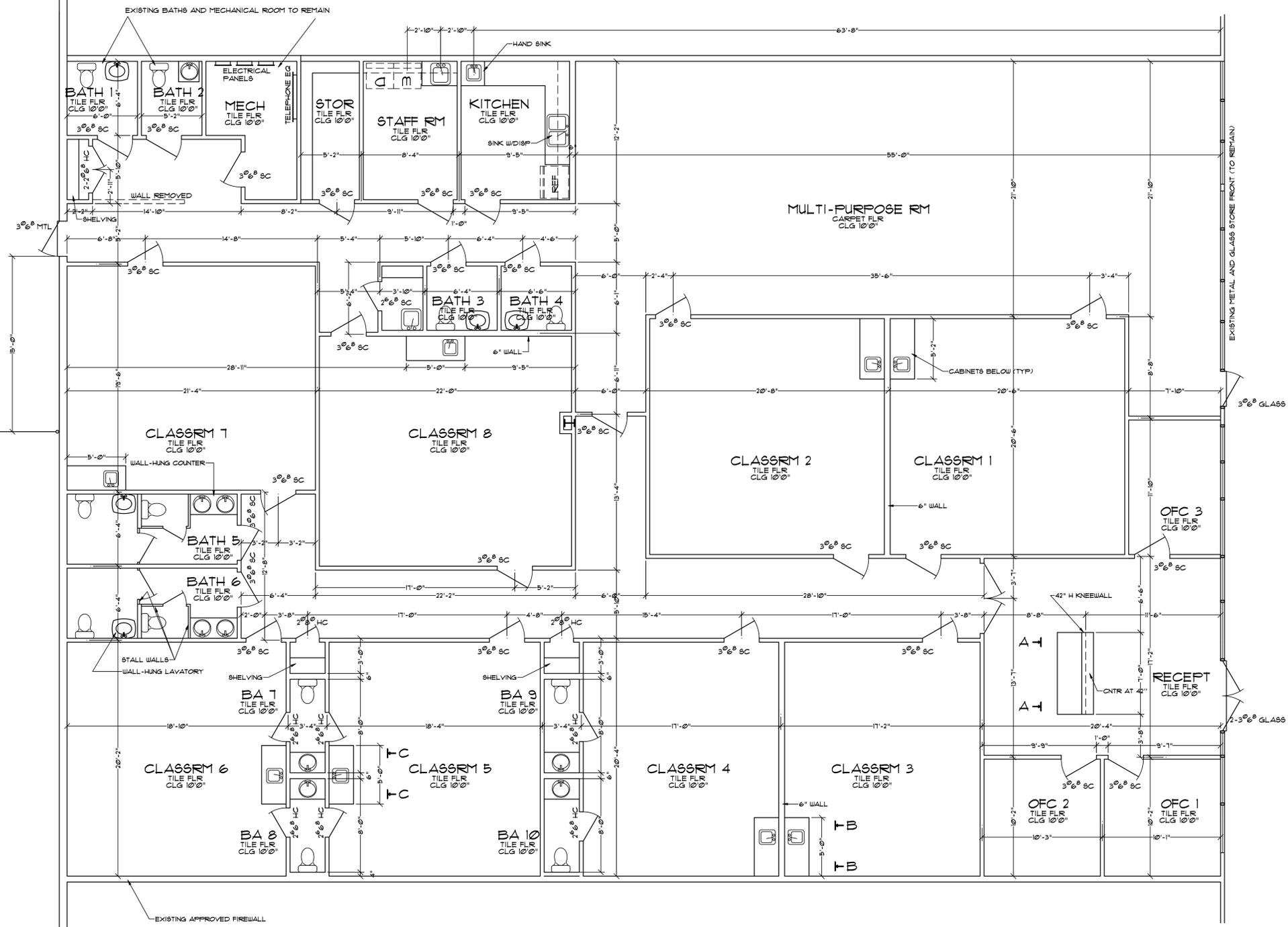
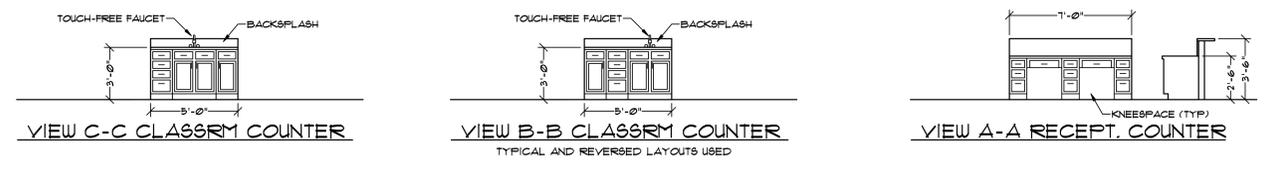
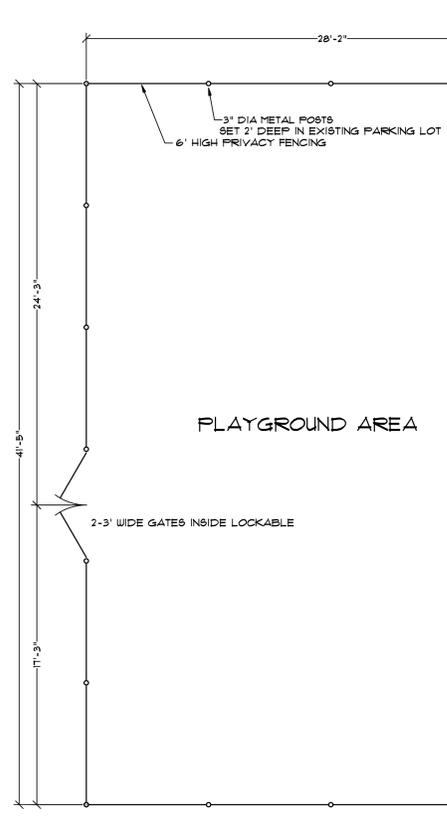
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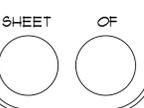


NOTES
 UNLESS OTHERWISE NOTED-
 ALL WALLS ARE 4" (NOMINAL) METAL FRAMED WITH 1/2" GYPSUM BOARD EACH SIDE WITH ORANGE PEEL FINISH
 ALL 6" WALLS SHALL BE INSULATED FOR NOISE
 ALL MATERIALS USED SHALL BE CERTIFIED LEAD-FREE
 CEILINGS SHALL BE SUSPENDED-GRID AT EXISTING HEIGHT
 SINKS IN CLASSROOMS TO HAVE NO-TOUCH CONTROLS
 BATHROOMS INSIDE CLASSROOMS TO HAVE CHILD-SIZE FIXTURES

FLOOR PLAN
 TOTAL GROSS AREA 1000 SQ FT
 (EXISTING VACANT UNIT)

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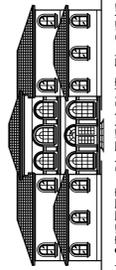
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PLANS FOR:
Dream Big
 Preschool of Learning
 Winter Garden, FL

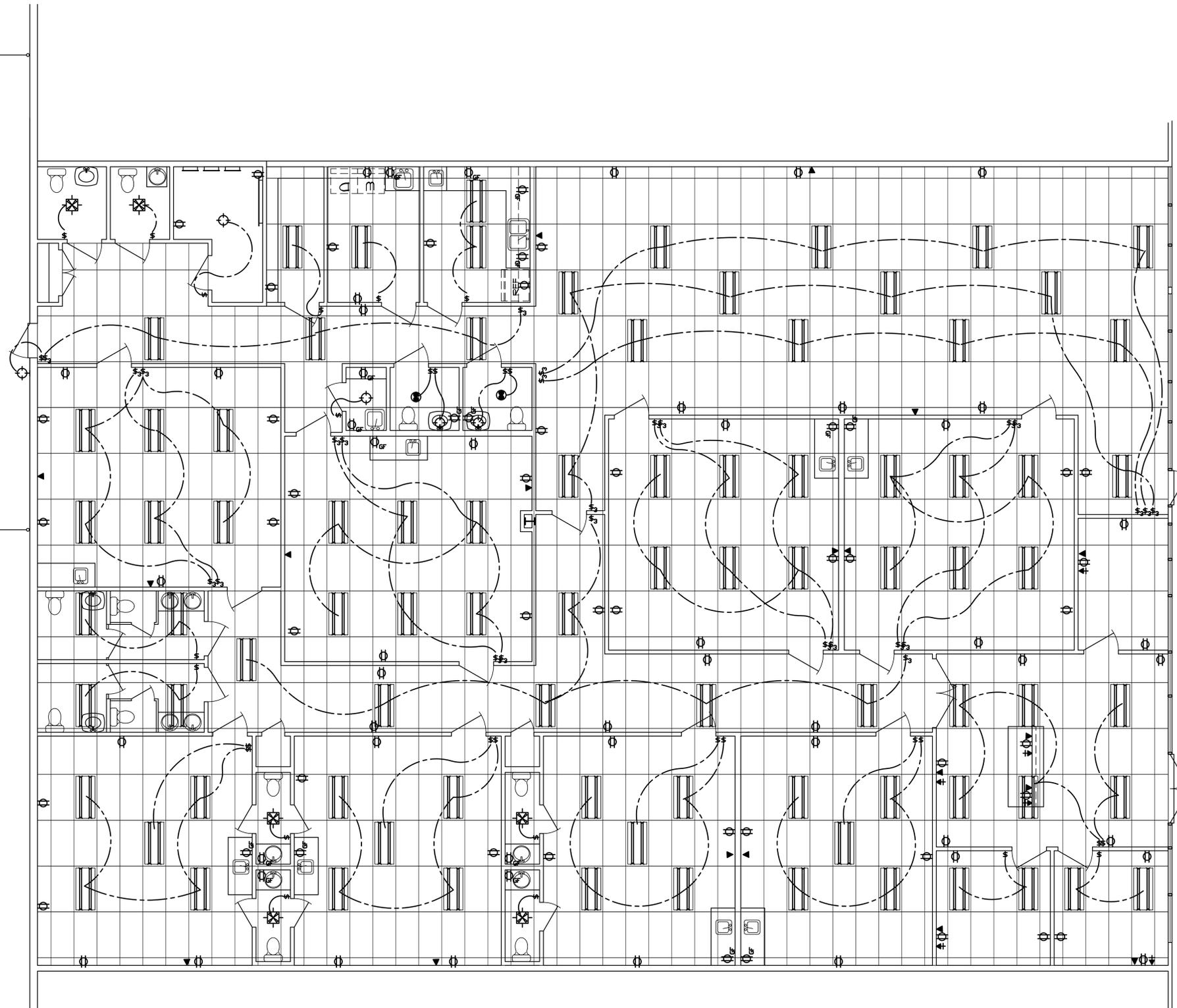
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ELECTRICAL LEGEND	
	Recessed ceiling light
	Light Fixture
	Wall Mount Light
	Eyeball
	Flood Lights
	Flourescent Light
	Make-up Light
	110 VAC Receptacle
	110 VAC Receptacle - 1/2 Switched
	220 VAC Receptacle or Junction box
	110 VAC Floor Receptacle
	Light Switch
	3-Way Switch
	4-Way Switch
	Telephone Connection
	Cable TV or Antenna connection
	Bath exhaust fan/light
	Ceiling fan (w/light where indicated)
	Vent Fan
	Smoke detector



ELECTRICAL PLAN

ALL ROOMS MUST HAVE LIGHTING EQUIVALENT TO 20 FOOT CANDLES AT 3 FEET FROM THE FLOOR
SINGLE FIXTURE USED FOR NAPTIME MONITORING SHALL NOT HAVE TO MEET THIS REQUIREMENT

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SCALE: 1/4"=1'-0"
DATE: 2/5/13
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SHEET 09

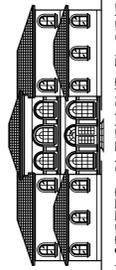
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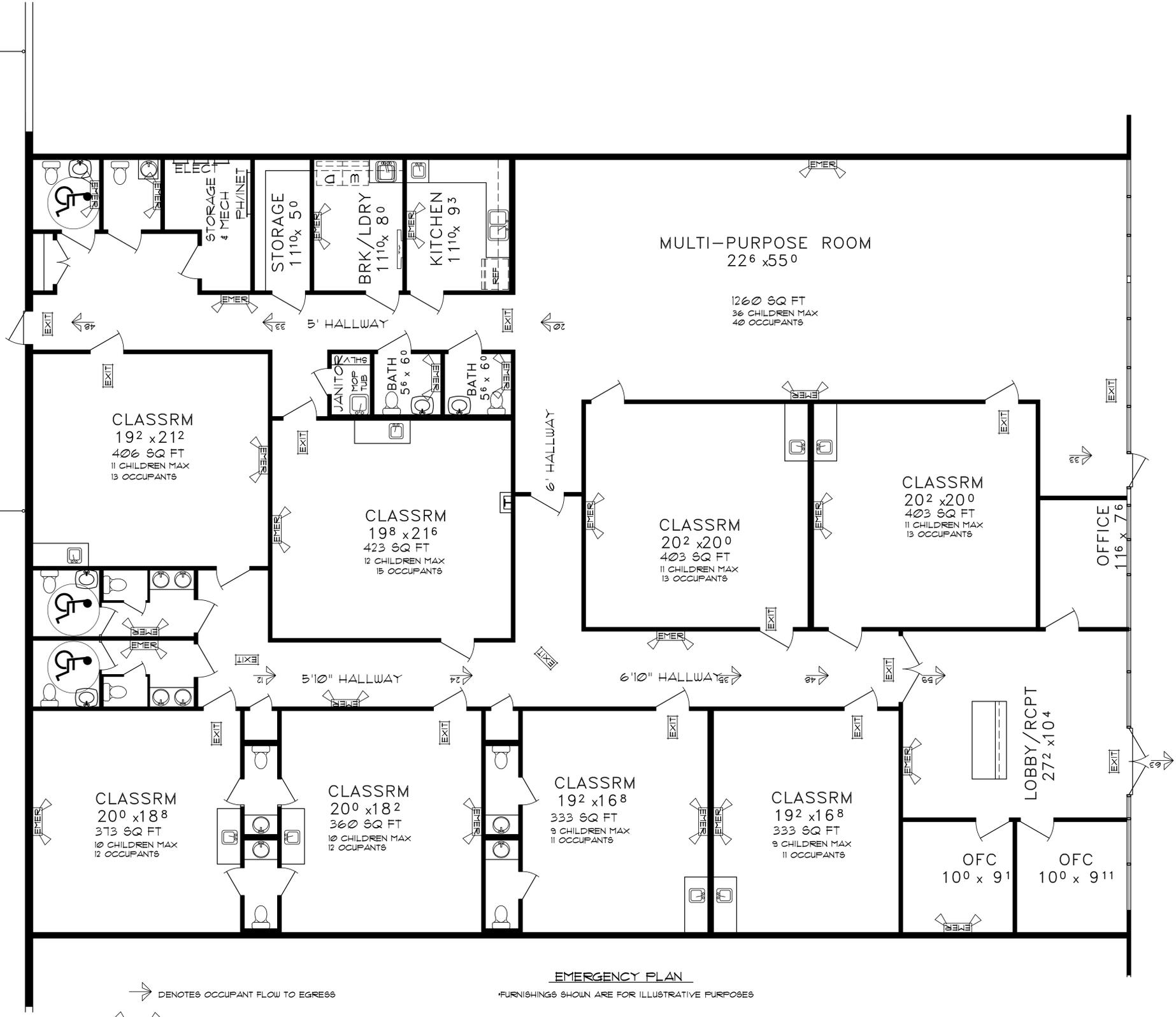
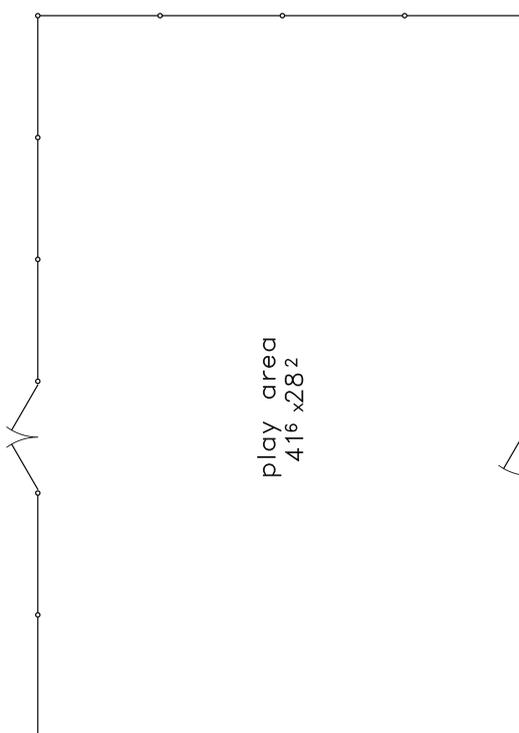
PLANS FOR:
Dream Big
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EMERGENCY PLAN

→ DENOTES OCCUPANT FLOW TO EGRESS

EMER DENOTES BATTERY BACKUP EMERGENCY LIGHTING

EXIT DENOTES BATTERY BACKUP EXIT DIRECTION (ARROW) LIGHT

NOT SHOWN - EACH IN-CLASS BATHROOM TO HAVE A PLUG-IN BATTERY BACKUP NIGHT LIGHT
OFFICES ABUTTING FRONT GLASS WALL HAVE AMBIENT LIGHT FROM LIGHTED FRONT WALKWAYS

FURNISHINGS SHOWN ARE FOR ILLUSTRATIVE PURPOSES

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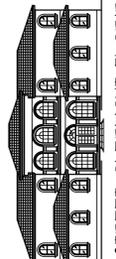
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Facility for
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13245 W. Colonial Dr. Winter Garden, FL

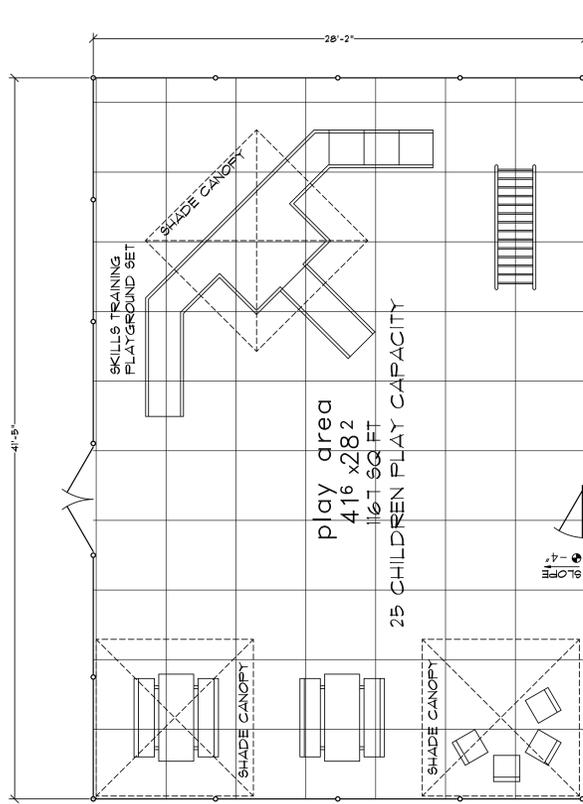
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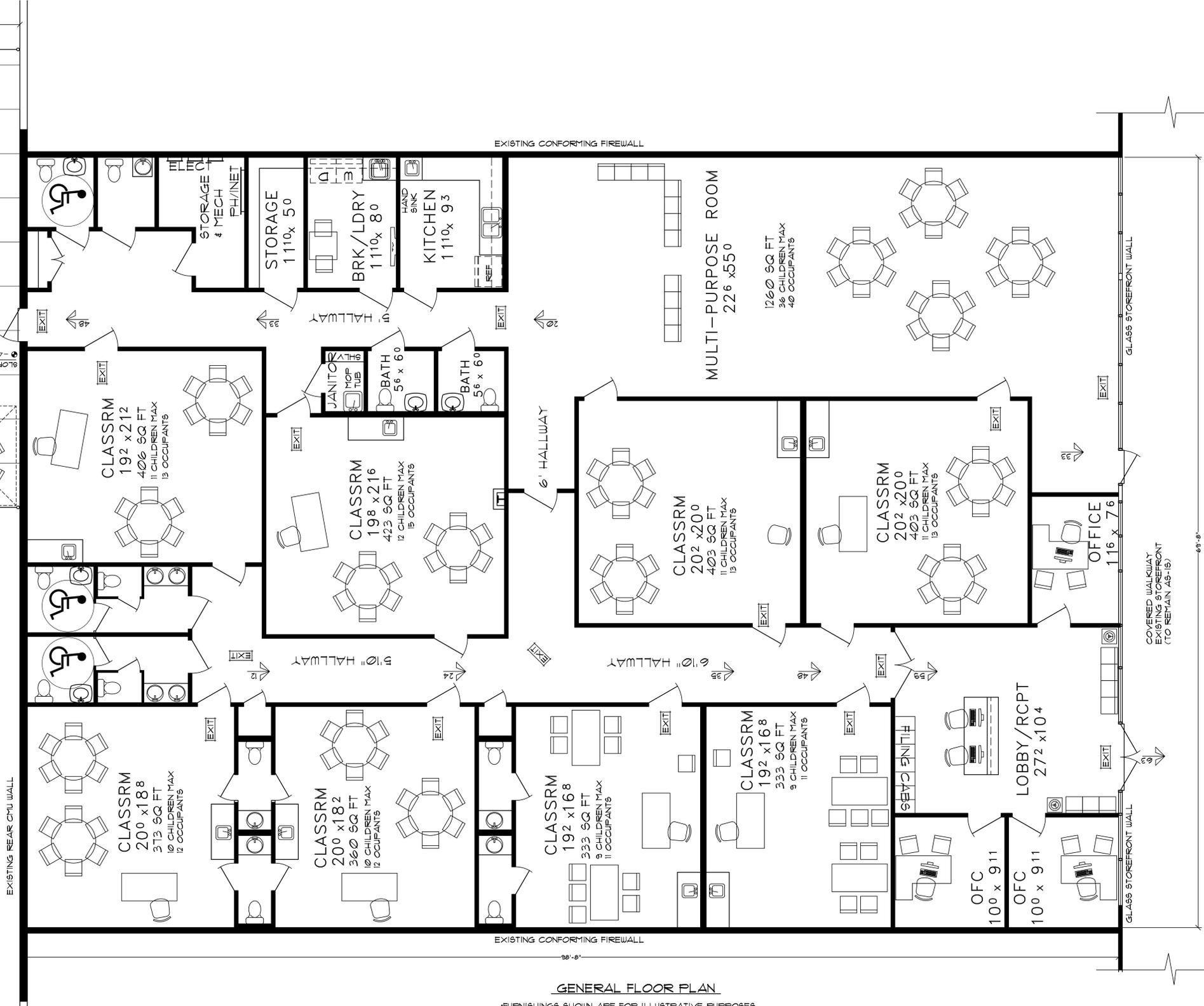


PLAYGROUND

FENCING - CHAIN LINK WIRE WITH PLASTIC COATING
 POSTS ANCHORED TO EXISTING ASPHALT DELIVERY LOT
 *LAYOUT DEPICTS READILY AVAILABLE EQUIPMENT
 CERTIFIED FOR PRESCHOOL USE
 SURFACE - RUBBEROID COATING WITH MATTS
 AT EQUIPMENT ENTRY AND EXITS AND CRITICAL AREAS

NOTES:

- 6/12" DENOTES OCCUPANT LOAD TO EGRESS
- EXIT DENOTES EXIT LIGHT PLACEMENT



GENERAL FLOOR PLAN

*FURNISHINGS SHOWN ARE FOR ILLUSTRATIVE PURPOSES

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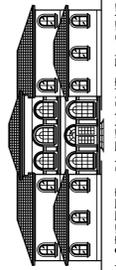
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Facility for
Dream Big
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 13245 W. Colonial Dr. Winter Garden, FL

GENERATION

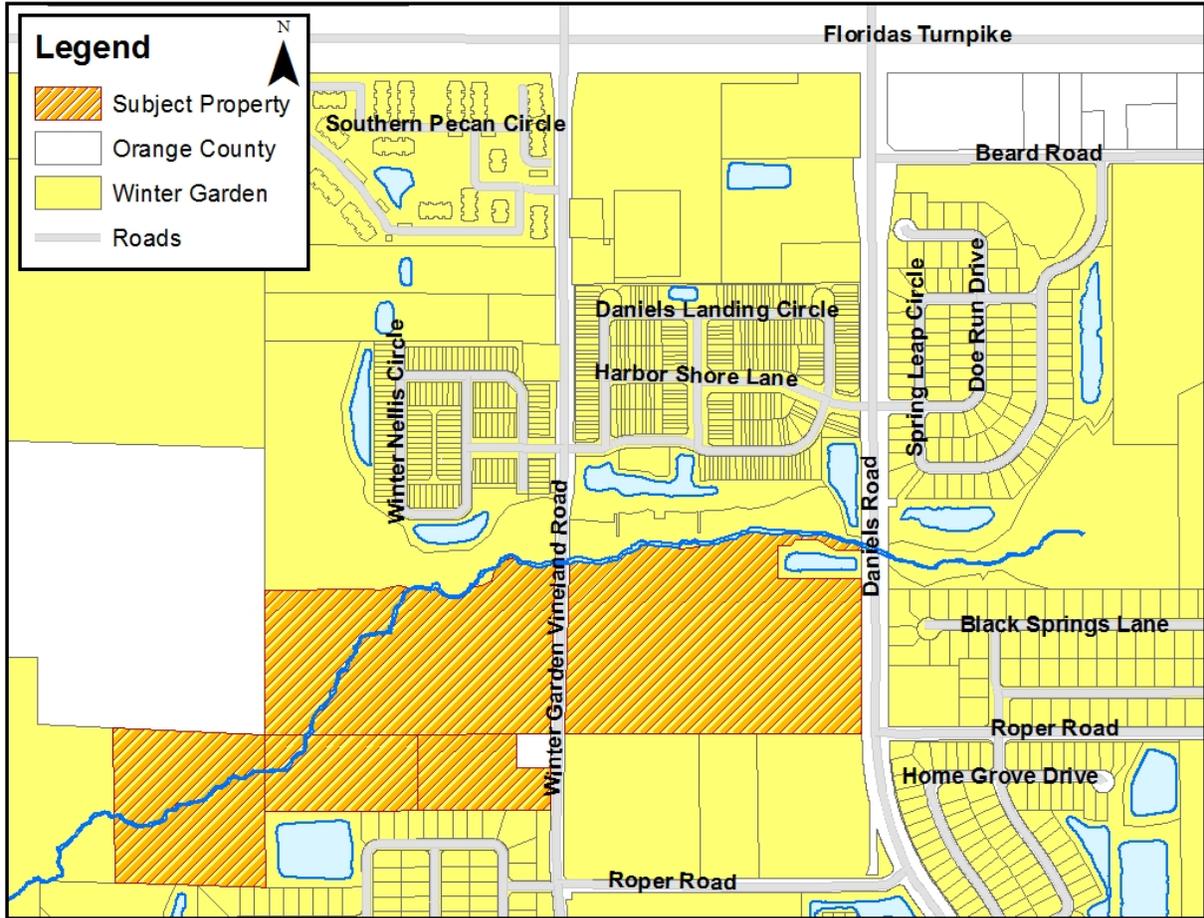


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LOCATION MAP

Bradford Creek Subdivision
420 Winter Garden Vineland Road



CITY OF WINTER GARDEN

PLANNING & ZONING DIVISION

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

STAFF REPORT

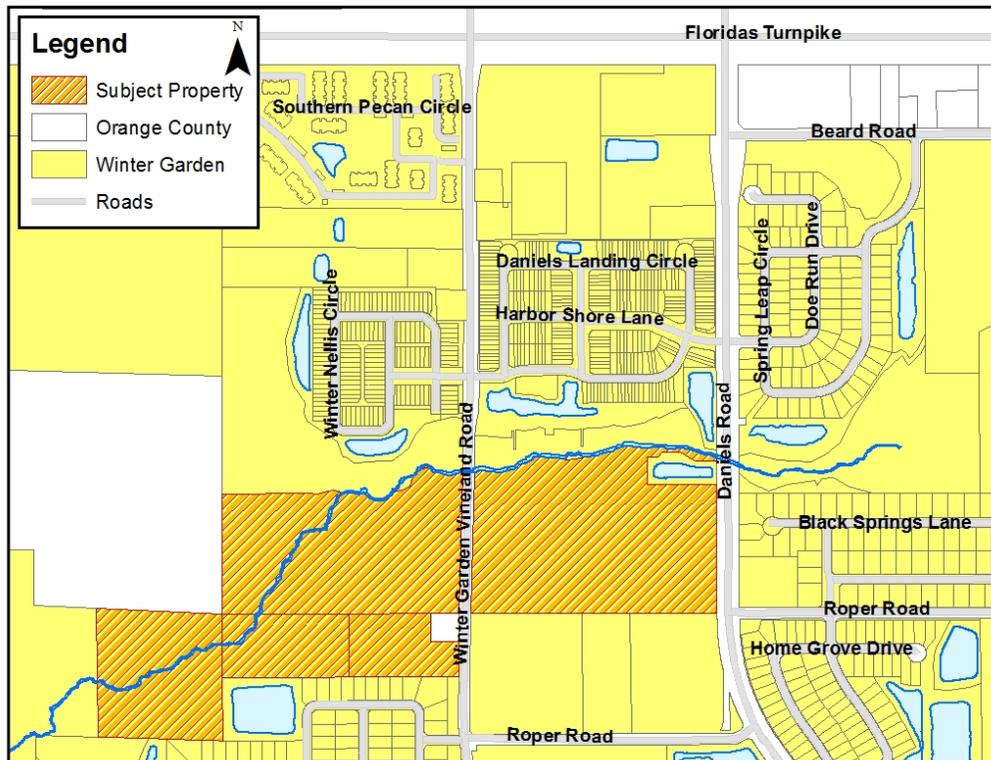
TO: PLANNING AND ZONING COMMITTEE
PREPARED BY: LAURA SMITH, SENIOR PLANNER
DATE: FEBRUARY 28, 2013
SUBJECT: PRELIMINARY PLAT
420 & 421 Winter Garden Vineland Road (63.06+/- ACRES)
PARCEL ID # 26-22-27-0000-00-019 34-22-27-0000-00-014
26-22-27-0000-00-018 35-22-27-0000-00-004
35-22-27-0000-00-002

APPLICANT: J & WB, Inc, Ed. Bradford Family Trust, & Ann Reaves McFadden Trust

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 north of Roper Road on the east and west side of Winter Garden Vineland Road and on the west side of Daniels Road, is approximately 63.06± acres. The map below depicts the location of the subject property within the City of Winter Garden municipal limits.



EXISTING USE

The parcel of the subject property located on the east side of Winter Garden Vineland Road is presently vacant and does not contain any structures. The parcels of the subject property located on the west side of Winter Garden Vineland Road contains 5 total structures: 1, 232 square foot commercial office building, 3,714 square foot warehouse building, 2,596 square foot warehouse building, 875 square foot shed, and a 1,216 square foot single family residential structure.

ADJACENT LAND USE AND ZONING

The properties located to the north are The Orchards a townhome community zoned PUD, and Daniels Landing a townhome community zoned R-3. The properties located to the south are Black Lake Park a single family residential community zoned PUD, 2 vacant unimproved parcels zoned R-1, and Serenades by Sonata a memory care/assisted living facility zoned PUD which is currently under construction. The property to the east is Cobblestone a single family residential community zoned R-1. The property to the west is a 36.1 acre vacant unimproved parcel located in unincorporated Orange County zoned A-1.

PROPOSED USE

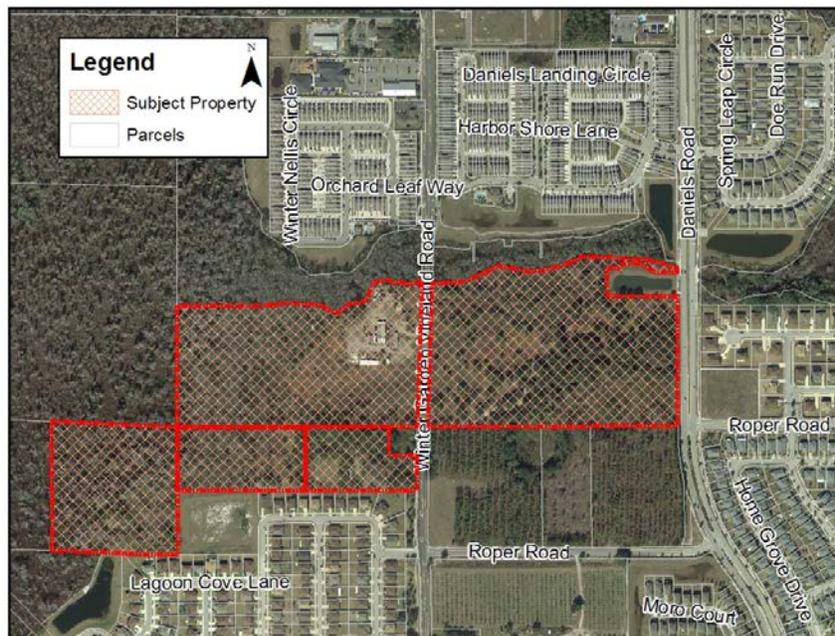
The applicant is requesting preliminary plat approval to move forward with development plans and the final plat. The preliminary plat will subdivide Bradford Creek PUD, a 63.06 ± acre PUD into 118 lots, 2 community parks, common open space, roadway and stormwater tracts.

SUMMARY

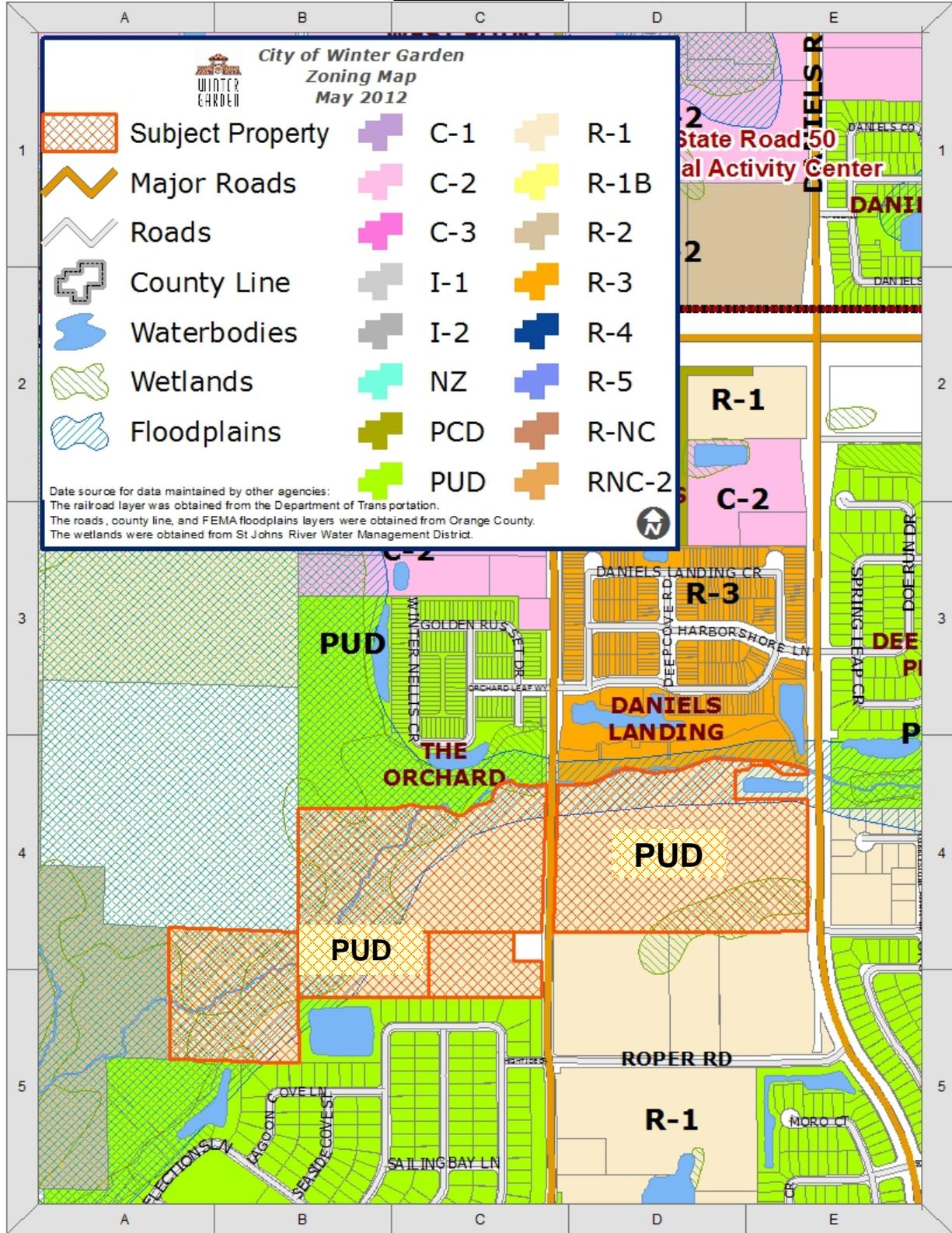
City Staff recommends conditional approval of the proposed Preliminary Plat. Conditional approval of the Preliminary Plat will allow the owner to proceed with development plans as well as the final plat.

MAPS

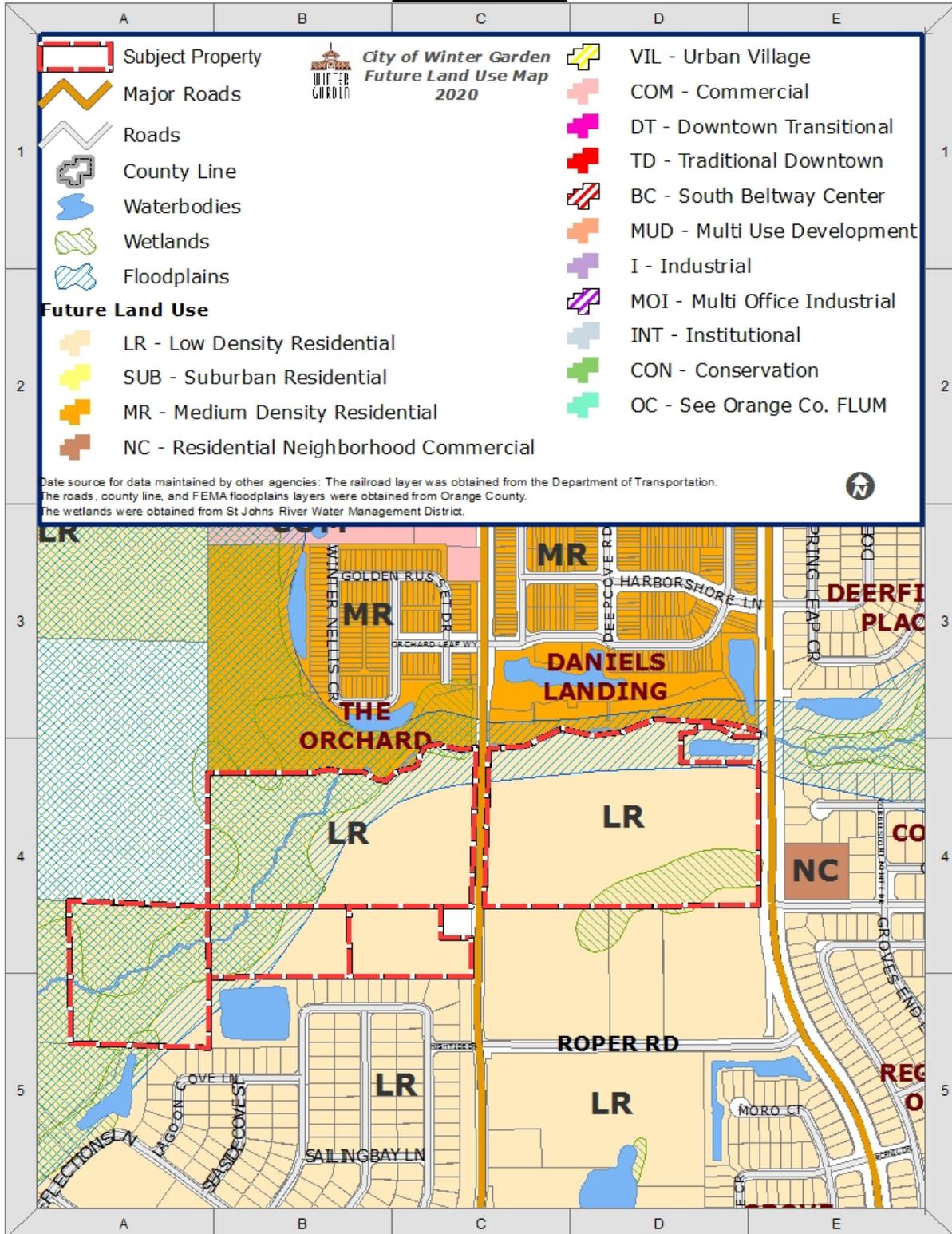
AERIAL PHOTO BRADFORD CREEK SUBDIVISION



ZONING MAP
Bradford Creek



**FUTURE LAND USE MAP
 Bradford Creek**



END OF STAFF REPORT

TOTAL PROJECT DEVELOPMENT INFORMATION

Total Land Area	+/- 63.06 Acres
Wetland & Ditch Area	+/- 19.92 ac
Gross Developable Land Area	+/- 43.14 Acres
Retention Pond & Swale Area	6.73 ac
Right-of-Way Area	6.46 ac
Net Developable Land Area	+/- 29.95 Acres
Zoning:	Existing: R1 Proposed: PD - Low Density Residential
Future Land Use:	Low Density Residential
Existing Land Use	Bush/Trees
Proposed Land Use	Single Family Residential
# of Proposed Lots	118
Prop. Overall Density	1.87 units/acre
Prop. Gross Density	2.73 units/acre
Prop. Net Density	3.94 units/acre
Phasing	Two Phases
Dry Recreational Area Required:	0.05 x 4314 = 216 Acres
Dry Recreational Area Provided:	1.02 + 114 = 216 Acres
Projected Traffic = 118 x 9.57 = 1129 Average Daily Trip Ends	
Projected Number School Age (5-12) Population:	118 x 0.404 = 48 students

EAST PARCEL DEVELOPMENT INFORMATION

Total Land Area	+/- 23.67 ac
Ditch Area	+/- 0.54 ac
Gross Developable Land Area	+/- 23.33 Acres
Retention Pond Area	3.53 ac
Right-of-Way Area	3.78 ac
Net Developable Land Area	+/- 16.02 Acres
# of Proposed Lots	293
Prop. Overall Density	2.93 units/acre
Prop. Gross Density	3.00 units/acre
Prop. Net Density	4.37 units/acre
Dry Recreational Area Provided:	1.14 ac
Min. Living Area	2,400 sf (Under AC and Heat)
Maximum Height	35 Ft (2 Stories)
Min. Lot Area	7,500 sf
Min. Lot Width	60 Feet

WEST PARCEL DEVELOPMENT INFORMATION

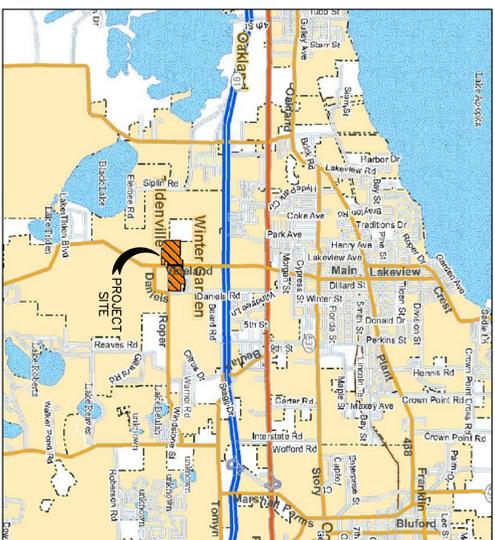
Land Area	+/- 19.38 ac
Wetland and Ditch Area	+/- 39.19 ac
Gross Developable Land Area	+/- 19.81 Acres
Retention Pond/Swale Area	3.20 ac
Right-of-Way Area	2.88 ac
Net Developable Land Area	+/- 13.93 Acres
# of Proposed Lots	48
Prop. Overall Density	1.22 units/acre
Prop. Gross Density	2.42 units/acre
Prop. Net Density	3.44 units/acre
Dry Recreational Area Provided:	1.02 ac
Min. Living Area	2,400 sf (Under AC and Heat)
Maximum Height	35 Ft (2 Stories)
Min. Lot Area	7,500 sf
Min. Lot Width	60 Feet
Min. Yard Setback*	PD Perimeter: 25 Feet Front: 25/20 Feet ** Side: 15 Feet *** Rear: 20 Feet

* ALL SETBACKS ARE TO BE MEASURED FROM THE LOT PROPERTY LINE.
** FRONT YARD SETBACKS SHALL BE MEASURED FROM THE FRONT PROPERTY LINE.
*** SIDE AND REAR YARD SETBACKS SHALL BE MEASURED FROM THE SIDE AND REAR PROPERTY LINE.
*** NOTES: A/C AND MECHANICAL EQUIPMENT WILL BE ALLOWED IN THE SIDE YARD AS LONG AS IT DOES NOT INTRUDE INTO THE 5' SIDE LOT DRAINAGE AND UTILITY EASEMENT AREAS. IT IS TO REMAIN UNOCCUPIED. 15 FOOT SEPARATION WILL BE MAINTAINED BETWEEN 1' EASEMENTS OF THE STRUCTURES.

KIRBY ENGINEERING, L.L.C. JOHN R. KIRBY, P.E.
P. O. BOX 770689 WINTER GARDEN, FL 34777 (407) 877-9400

PRELIMINARY PLAT FOR BRADFORD CREEK SUBDIVISION PLANNED RESIDENTIAL DEVELOPMENT

October 6, 2011



- The City of Winter Garden will provide water and sewer disposal service. The developer will oversize water and/or force mains if required by the City of Winter Garden. The differential cost of providing oversized mains constructed on the City of Winter Garden Right-of-Way shall be the responsibility of the Developer. A Developer Agreement must be executed by the Owner and the City identifying the oversizing of utilities.
- The City of Winter Garden will provide police and fire protection.
- Five foot wide sidewalks will be installed on both sides of all residential streets at the time of home construction.
- The developer will comply with Winter Garden Ordinance 96-01 regarding street lighting in public and private subdivisions.
- Grated Curbside—The East and West Parcel will be graded if needed by the City Commission at the time of Preliminary Plat Approval. The developer will comply with Winter Garden Ordinance Chapter 110, Article III, Division 6, regarding general policies for graded subdivisions. If a graded community is approved by the City Commission, the right-of-way will therefore be private within the graded sections. However, water and sewer will be dedicated to the City of Winter Garden for ownership and maintenance. Easements will be granted to the City and other appropriate entities over the rights-of-way so that access within the community for maintenance, emergency services, etc.
- Reuse—All development on the subject parcel must be designed to be supplied by reclaimed water once it is made available. This will include installation of reuse water main (purple pipe) and meters that will initially be supplied by domestic water via a jumper. Reuse connection point(s) shall be shown on construction plans; irrigation/reuse plans shall be submitted, reviewed and approved by the City prior to installation.

PROPOSED LOT SIZES	
WEST PARCEL	EAST PARCEL
WIDTH NO. OF LOTS	WIDTH NO. OF LOTS
75'± 4	70'± 9
60'-25' 3	60'-45' 6
60'-25' 3	60'-45' 6
60'-25' 3	60'-45' 6
TOTAL = 48	TOTAL = 70
	100%

OWNER: JWB, INC.
Edward Bradford Family Trust
Ann Reeves McFadden—Trustee
111 Mericam Court
Winter Garden, FL 34787
407-509-8465

ENGINEER: Kirby Engineering, L.L.C.
John Kirby, P.E.
P. O. Box 770689
407-877-9400
407-877-9983 (fax)
jkng@earthlink.net

SURVEYOR: ATLANTIC SURVEYING, INC.
525 W. Plant St.
Winter Garden, FL 34787
(407) 656-4493
(407) 656-4437 (FAX)

GEO TECHNICAL: Tri-County Testing
31 South Main Street
Winter Garden, FL 34787
(407) 656-9656

ENVIRONMENTAL: Bio-Tech Consulting
337 N. Faircreek Avenue22
Orlando, Florida 32803
(407) 963-0291

LANDSCAPE ARCHITECT: Parker-Yarnette Design Group
823 S. US Hwy One, Suite 330
Jupiter, Florida 33411
(361) 747-5086
chuck@pdydg.com

LEGAL DESCRIPTION (EAST PARCEL)

The South 1/2 of the Southeast 1/4 of the Southwest 1/4, and the North 1/2 of the Southeast 1/4 of Township 22 South, Range 27 East, Less right-of-ways and subject to assessments.

Also Less:
Commence at the Northeast Corner of the Southeast 1/4 of the Southwest 1/4 of said Section 26, thence run S.0011°04'E, along the East line of the Southeast 1/4 of said Section 26, a distance of 462.07 feet; thence run S. 69°46'56" W, a distance of 125.00 feet; thence run S.0011°04'E, along the Point of Beginning; thence run S.0011°04'E, along said right-of-way line, a distance of 125.00 feet; thence run S.89°48'56"W, a distance of 371.50 feet; thence run N.01°05'10"W, a distance of 72.12 feet; thence run S.42°38'E, a distance of 30.67 feet; thence run N.89°56'19"E, a distance of 93.29 feet; thence S.62°31'41"E, a distance of 33.96 feet; thence run S.51°43'56"E, a distance of 37.67 feet; thence run S.69°20'03"E, a distance of 24.19 feet; thence run N.89°48'56"E, a distance of 24.19 feet; thence right-of-way line of Daniels Road and the Point of Beginning.

LEGAL DESCRIPTION (WEST PARCEL)

Commence at the SW 1/4 of the SW 1/4 of the SW 1/4 of Section 26, Township 22 South, Range 27 East, run thence N.00°02'00"E, along the East line of said SW 1/4 of the SW 1/4, a distance of 756.03 feet to the thread of a stream; thence easterly, along S.76°13'30"W, 866 feet stream, thence S.89°56'19"E, 50.05 feet; thence S.81°30'03"W, 74.43 feet; thence N.77°45'10"W, 51.67 feet; thence S.87°40'08"W, 28.99 feet; thence N.43°20'18"W, 30.48 feet; thence S.27°16'50"W, 61.00 feet; thence S.13°52'33"W, 13.30 feet; thence S.29°28'07"W, 47.06 feet; thence S.13°52'33"W, 38.20 feet; thence S.71°52'36"W, 45.36 feet; thence S.47°23'08"W, 54.19 feet; thence N.26°19'52"W, 14.46 feet; thence N.82°37'22"W, 27.34 feet; thence N.89°49'09"W, 43.01 feet; thence S.62°07'07"W, 31.96 feet; thence N.89°56'19"W, 106.82 feet; thence S.27°48'12"W, 34.20 feet; thence S.89°42'37"W, 30.40 feet; thence S.27°48'12"W, 34.20 feet; thence S.89°42'37"W, 30.40 feet; thence S.00°06'06"W, 642.86 feet; to the Southwest Corner of said Section 26, run thence S.89°49'09"E, 1351.62 feet to the Point of Beginning. Not including road rights-of-way. Subject to restrictions, reservations and assessments of record.

TRACT OWNERSHIP & MAINTENANCE

TRACT	DESCRIPTION	OWNERSHIP & MAINTENANCE
A	CONSERVATION	HOMEOWNERS ASSOCIATION
B	CONSERVATION SWALE	HOMEOWNERS ASSOCIATION
C	RECREATION	HOMEOWNERS ASSOCIATION
D	DRY RETENTION POND	HOMEOWNERS ASSOCIATION
E	ROAD RIGHT-OF-WAY	HOMEOWNERS ASSOCIATION
F	LIFT STATION	CITY OF WINTER GARDEN
	WALL & LANDSCAPE BUFFER	HOMEOWNERS ASSOCIATION
EAST PARCEL—PHASE 2		
A	DRY RETENTION POND	HOMEOWNERS ASSOCIATION
B	WET & DRY POND	HOMEOWNERS ASSOCIATION
C	RECREATION	HOMEOWNERS ASSOCIATION
D	ROAD RIGHT-OF-WAY	HOMEOWNERS ASSOCIATION
	WALL & LANDSCAPE BUFFER	HOMEOWNERS ASSOCIATION

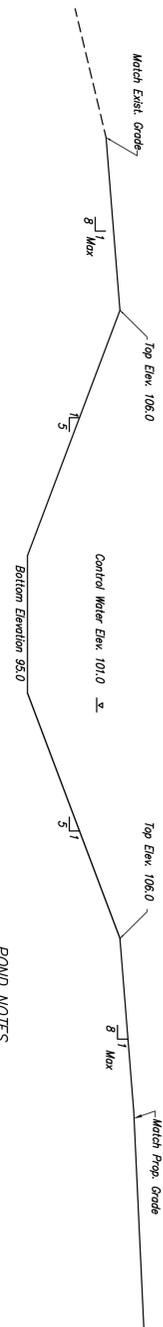
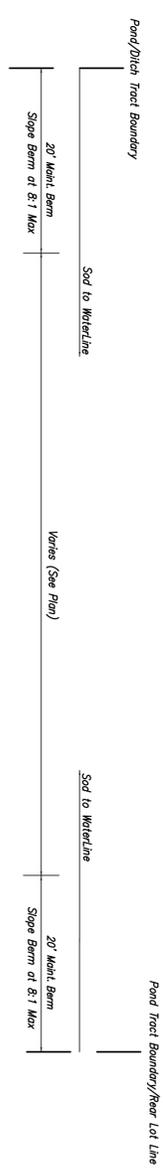
INDEX OF SHEETS

SHEET TITLE	No.
Cover Sheet	C1
PSP Details	C2
Overall Preliminary Plat	C3
Preliminary Plat—West Parcel	C4
Preliminary Plat—East Parcel	C5
Tree Removal Plan—West Parcel	C6
Tree Removal Plan—East Parcel	C7

Revised 11-7-12

GENERAL NOTES

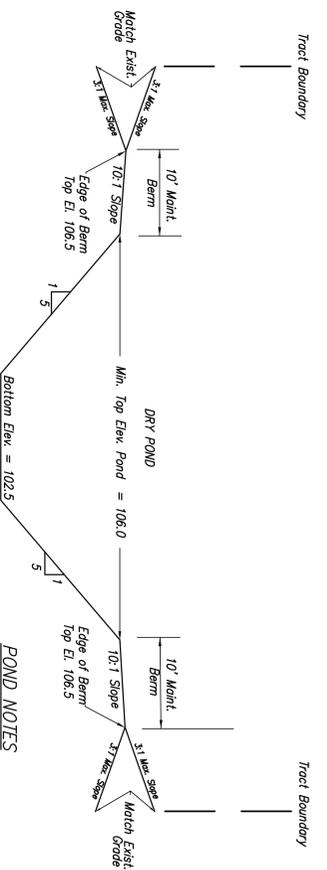
1. Site Development is estimated to occur in accordance with the following schedule:
 West Parcel—2013
 East Parcel—2014
 This schedule is intended only to be used as an estimate of the build-out of the project and should not be used as a strict guideline as actual build-out shall be determined by market conditions during the life of the project.
2. Storm Water Retention/Retention Facilities will be provided in accordance with St. Johns River Water Management District and City of Winter Garden Requirements.
3. The existing 3.54 acre wetland located on the east parcel will be removed and mitigated in accordance with the St. Johns River Water Management District and City of Winter Garden Requirements.
4. The developer will comply with sections 118-928 of the Winter Garden Code regarding the City's parking and landscaping requirements. Trees required as part of each residential lot's construction will be placed on the lot, not within the R/W. The following landscaping will be provided for each lot.
 - Three canopy trees, a minimum of 15 feet in height, 2 1/2 inches in caliper.
 - One flowering tree, a minimum of 8 feet in height.
 - Twenty shrubs, 3 gallon container, 24 inches in height and spread.
 - St. Augustine sod, fully irrigated.
5. Traffic control devices such as textured roadways, speed bumps, speed humps, street lights, stop signs, and strategic placement of landscaping may be utilized as deemed necessary to control traffic throughout the development, subject to City approval.
6. Entire project shall have a Type "F" curb.
7. Each active recreational area will include open play area, children's playground equipment, picnic and park benches. Plans for facilities will be submitted at the same time or prior to submission of the plat for each respective parcel.
8. Common open space will be deeded to the homeowners association for ownership and maintenance.
9. Pedestrian Connections: The East Parcel will have a pedestrian connection to Daniels Road and Bradford Creek Boulevard, and Winter-Garden-Vineyard Road. The West Parcel will have a pedestrian connection to Winter Garden-Vineyard Road.
10. Dead Restrictions—Prior to the approval of any final plat, the owner shall record deed restrictions that creates a Home Owner's Association.
11. Stand Alone Clause—Each phase of development must operate as an individual unit in so far as requiring each particular phase to be able to stand-alone in the event no other phases is developed.
12. Utilities and equipment—All utilities must be underground. All utility equipment (i.e. transformers, etc.) must be well screened.
13. Residential Buffers
 East Parcel: A 10 foot landscape buffer including a 6' decorative wall, all within a dedicated "Wall and Landscape Tract", will be required along the ROW lines of the Proposed Bradford Creek Boulevard, Daniels Road, and Winter-Garden-Vineyard Road.
 West Parcel: A 10 foot landscape buffer including a 6' decorative wall, all within a dedicated "Wall and Landscape Tract", will be required along the ROW line of Winter-Garden-Vineyard Road.
 No buildings, accessory structures, or parking will be allowed in the buffer area. The 25 foot perimeter buffer adjacent to the "Wall and Landscape Tract" will be measured from the outside edge of "Wall and Landscape Tract".
14. The developer shall provide typical front elevations and floor plans with the PUD Zoning Application & Preliminary Development Plan submittal. Elevations and floor plans will be included in the PUD rezoning ordinance.
15. Signage—Signage for all non-residential development will be required by the Winter Garden Commercial Corridor Overlay Standards as adopted by the City Commission on September 17, 2003. The residential subdivisions may have two signs per entrance with a maximum of 100 s.f. total signage per entrance.
16. The Owner or Developer of the property is required to provide landscaping for each retention pond.
 - a) All lots bordering the PUD Perimeter shall meet the requirements of Chapter 118, Article V, Division 2, Subdivision III, Section 118-924(d): a minimum 25-foot yard shall be required from the nearest part of any building wall to the edge of any public right-of-way or private street, and all structures shall have a minimum 20-foot rear yard. A minimum 25-foot yard shall be maintained between the walls of all structures and the perimeter of the PUD. At least 40% of the lots will have one of the following:
 - i) radius frontages
 - ii) garage recessed 5 feet behind the front building line in which case the front setback will be 20 feet
 - iii) side entrance garages
 - iv) courtyard entry garages
17. Model/Elevation/Color Schemes between lots can be repeated every 3rd Lot.
18. Pursuant to City Code, streetlights are required along the project frontage of CR 535 and the interior streets. All streetlights shall conform with dark skies type lighting.
20. All utilities required for the project shall be extended at the Developer's expense.
21. 50% of all water and sewer impact fees shall be extended at the Developer's expense.
22. Permits from SRMWD and FDEP (water, wastewater and NPDES) are required prior to issuance of site or building permits.
23. Homes with secondary, secondary garages will have the secondary garage side-loaded with rearward access and no additional curb cuts will be permitted for these driveways.
24. All existing uses shall cease operation and vacate the property prior to any site work or construction.
25. Landscaping, fencing, signage, etc. shall not infringe on the property prior to any site requirements of any intersection, including Daniels Road, CR 535, or Bradford Creek Boulevard.



TYPICAL WET POND SECTION

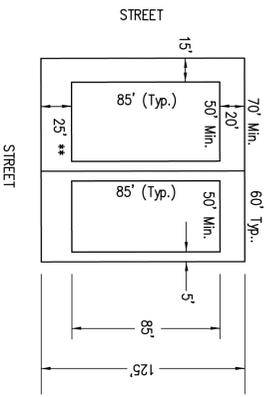
POND NOTES
 Pond will be sodded and unfenced.
 A skimmer will be provided on the pond control structure to minimize the accumulation of trash and pollutants.

POND TRACT DETAIL FOR EAST PARCEL



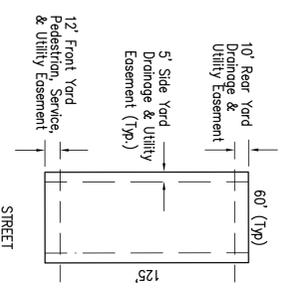
POND NOTES
 Pond will be sodded and unfenced.
 A skimmer will be provided on the pond control structure to minimize the accumulation of trash and pollutants.
 In accordance with City & St. John's River Water Management District Criteria, the dry pond will be dry with in seventy-two (72) hours after a twenty-five-year storm event.

POND TRACT DETAIL FOR WEST PARCEL

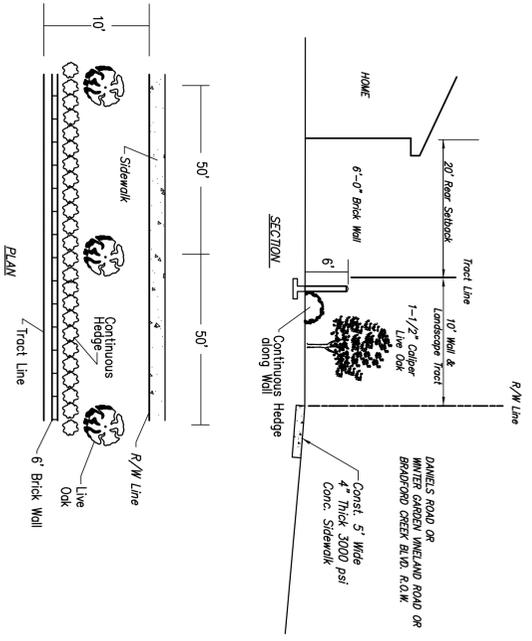


**** NOTE: FRONT SETBACK CAN BE REDUCED TO 20 FEET IF RECESSED GARAGE PROVIDED AND MINIMUM LOT WIDTH OF 60 FEET IS ATTAINED AT SAID FRONT SETBACK LINE.**

TYPICAL LOT - BUILDABLE AREA



TYPICAL LOT - EASEMENT DETAIL



TYPICAL PERIMETER BUFFER SECTION ALONG EXTERNAL ROAD R/W'S

Not To Scale

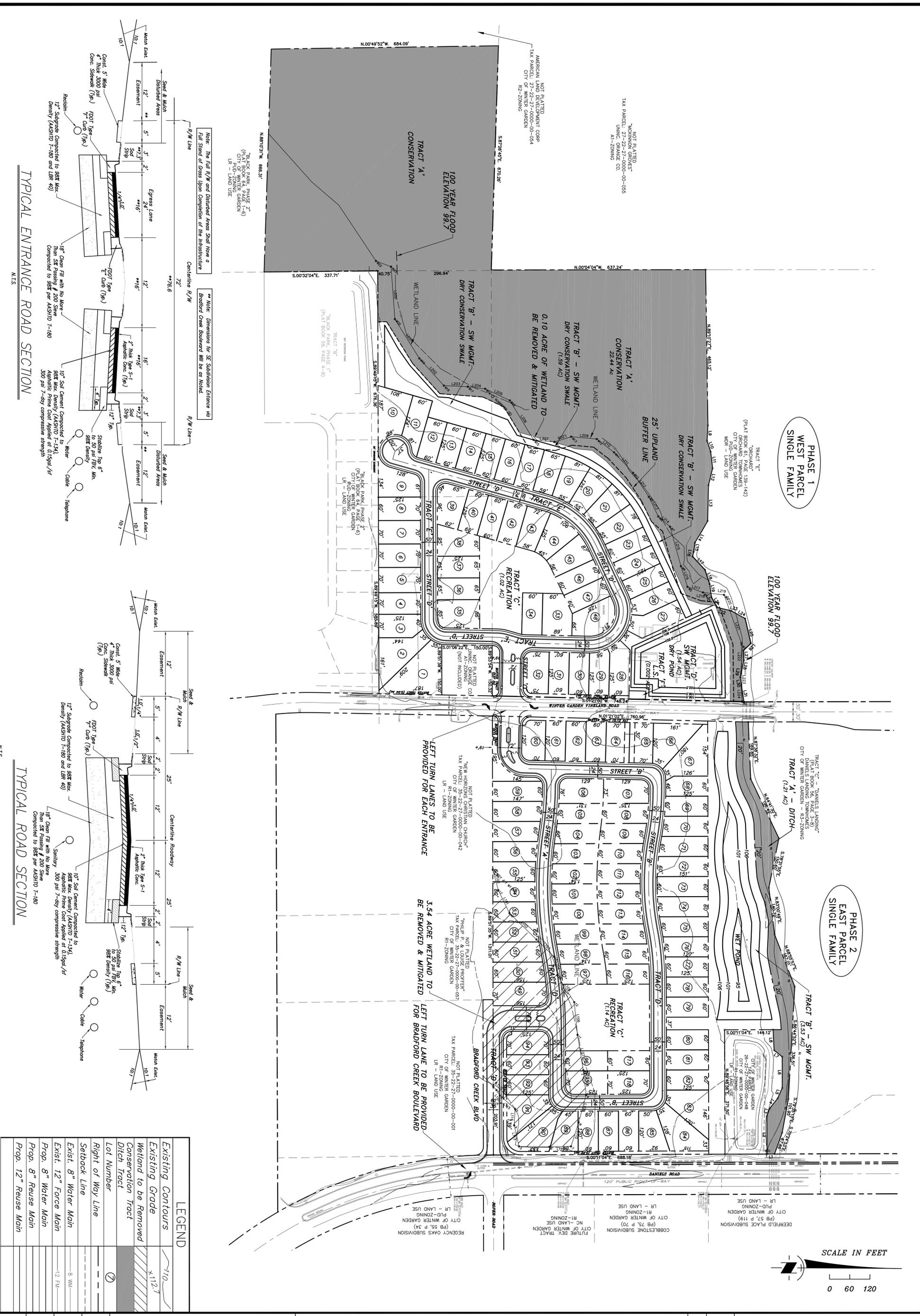
REVISIONS	
NO.	DATE
1	2/23/12
2	5/18/12
3	5/22/12
4	5/25/12
5	8/17/12
6	11/7/12

Rev. as per CWG-DRC
 Rev. as per 5-15-12 CWG-DRC Comments
 Rev. as per 5-21-12 CWG Comments
 Rev. as per 5-21-12 CWG-Planning Comments
 Rev. East Wet/Dry Pond to Wet Pond Only
 Rev. as per 10-31-12 CWG-DRC

PRELIMINARY PLAT DETAILS FOR BRADFORD CREEK SUBDIVISION

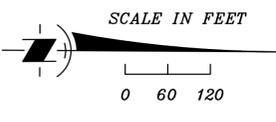
KIRBY ENGINEERING, L.L.C.
 JOHN R. KIRBY, P.E.
 407-877-9400

JK
 DESIGNED
 JK
 DRAWN
 11/30/11
 DATE
C2



PHASE 1
WEST PARCEL
SINGLE FAMILY

PHASE 2
EAST PARCEL
SINGLE FAMILY



NO.	DATE	REVISIONS
1	2/23/12	Rev. as per CWG-DRC
2	4/19/12	Adjusted Per Yanette Layout
3	5/18/12	Rev. as per 5-15-12 CWG-DRC Comments
4	5/22/12	Rev. as per 5-21-12 CWG Comments
5	8/17/12	Rev. East Wet/Dry Pond to Wet Pond Only

PRELIMINARY PLAT FOR
OVERALL PROJECT FOR
BRADFORD CREEK SUBDIVISION

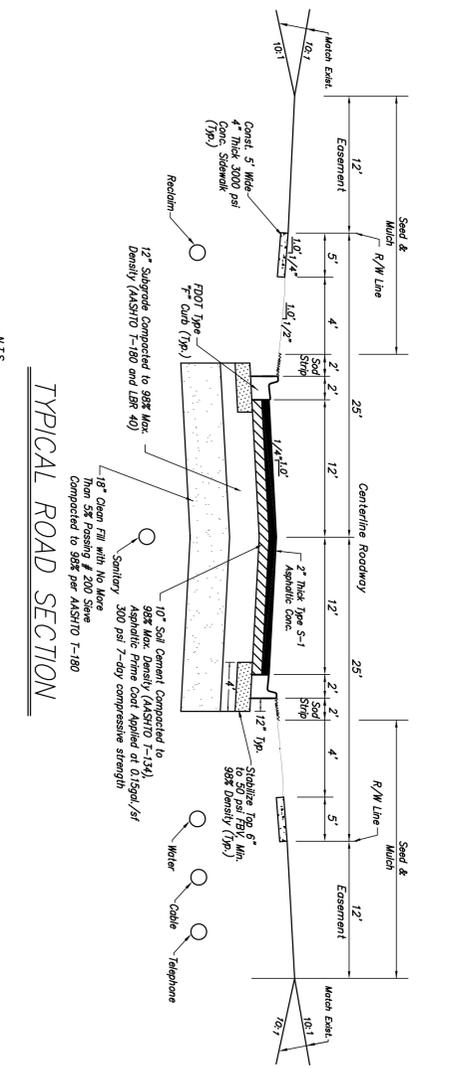
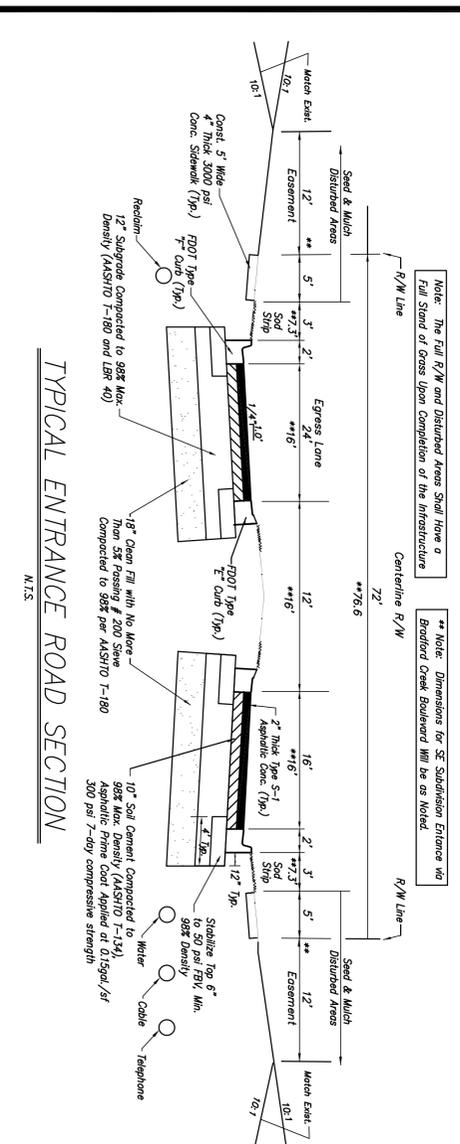
KIRBY ENGINEERING, L.L.C.
JOHN R. KIRBY, P.E.
407-877-9400

LEGEND	
Existing Contours	1/10
Existing Grade	x-112.7
Wetland to be Removed	(Symbol)
Conservation Tract	(Symbol)
Ditch Tract	(Symbol)
Lot Number	(Symbol)
Right of Way Line	(Symbol)
Setback Line	(Symbol)
Exist. 8" Water Main	8 WM
Exist. 12" Force Main	12 FM
Prop. 8" Water Main	(Symbol)
Prop. 8" Reuse Main	(Symbol)
Prop. 12" Reuse Main	(Symbol)

DESIGNED	JK
DRAWN	JK
DATE	11/30/11
	C3

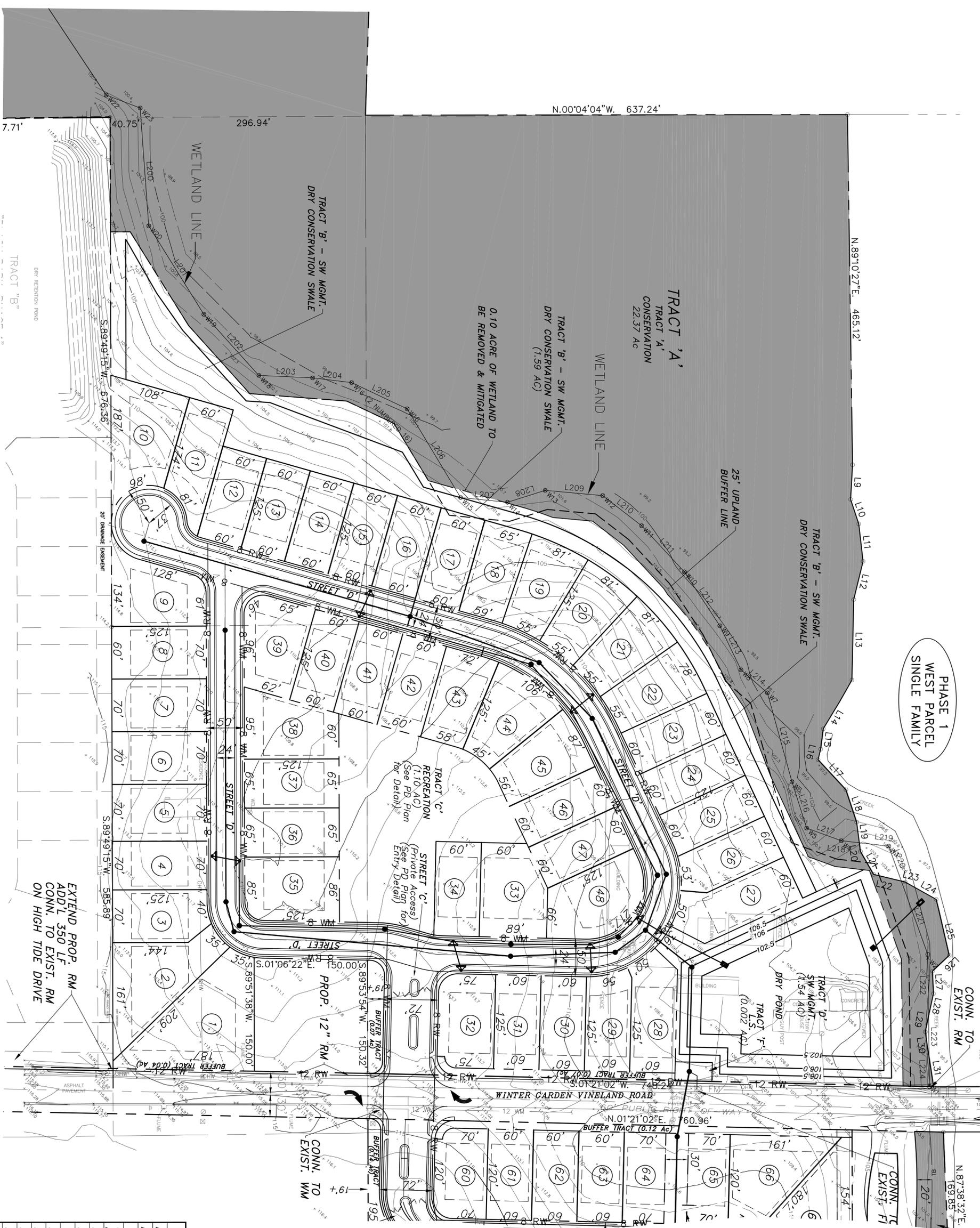
TYPICAL ENTRANCE ROAD SECTION

TYPICAL ROAD SECTION

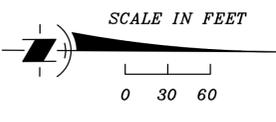


NOTE: The Full R/W and Disturbed Areas Shall Have a Full Stand of Grass Upon Completion of the Infrastructure

NOTE: Dimensions for SE Subdivision Entrance No Bradford Creek Boulevard Will be as Noted.



PHASE 1
WEST PARCEL
SINGLE FAMILY



LEGEND	
Existing Contours	110
Existing Grade	x112.7
Wetland to be Removed	(Symbol: wavy lines)
Conservation Tract	(Symbol: diagonal lines)
Ditch Tract	(Symbol: dashed line)
Lot Number	(Symbol: circle with number)
Right of Way Line	(Symbol: double line)
Setback Line	(Symbol: dashed line)
Exist. 8" Water Main	8 WM
Exist. 12" Force Main	12 FM
Prop. 8" Water Main	8 WM
Prop. 8" Reuse Main	8 RM
Prop. 12" Reuse Main	12 RM

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JOHN R. KIRBY, P.E.
407-877-9400

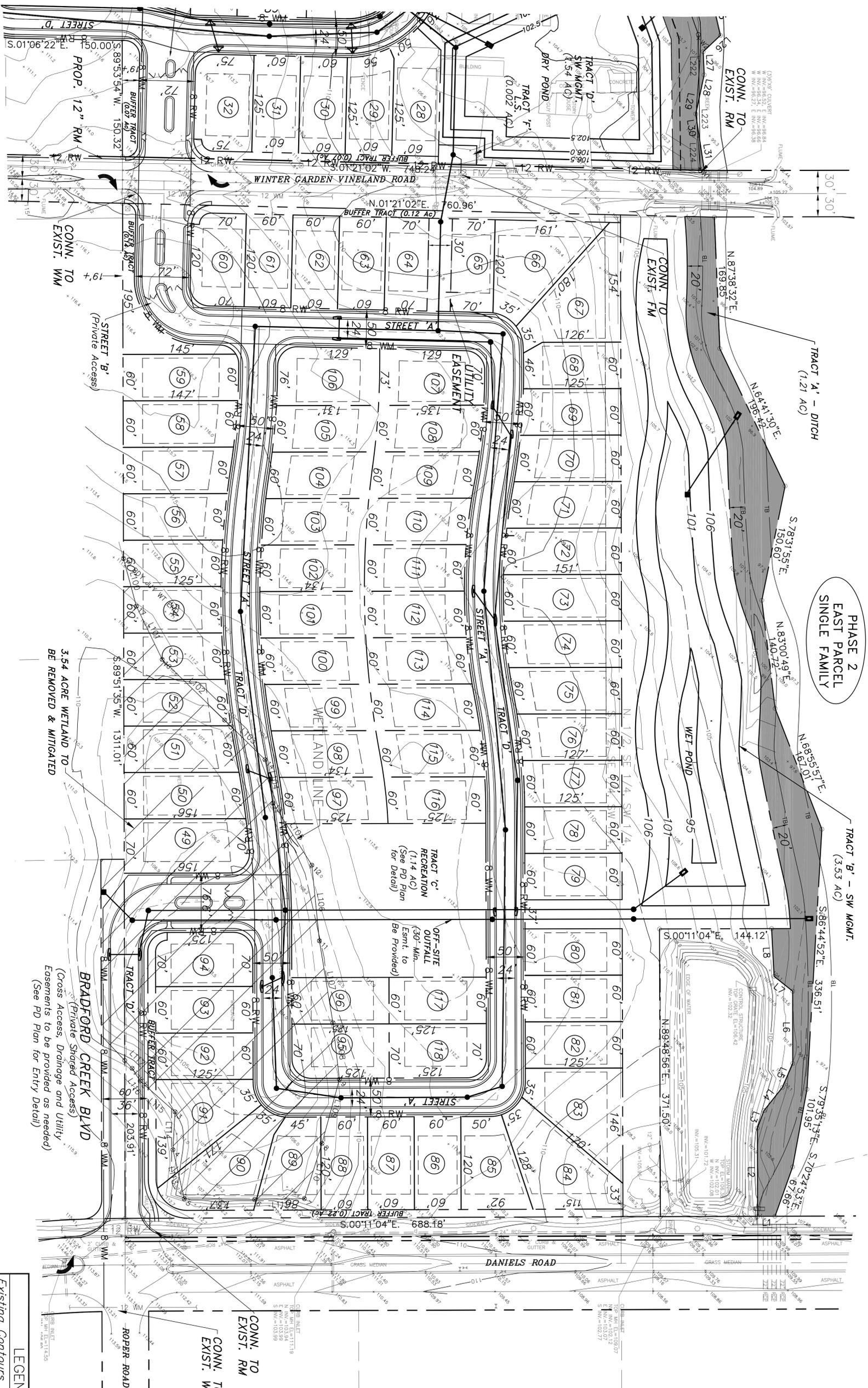
DESIGNED
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11/30/11
DATE

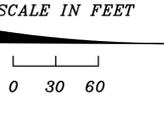
C4

PRELIMINARY PLAT FOR
WEST PARCEL FOR
BRADFORD CREEK SUBDIVISION

NO.	DATE	REVISIONS
1	2/23/12	Rev. as per CWG-DRC
2	4/19/12	Adjusted Per Yanette Layout
3	5/18/12	Rev. as per 5-15-12 CWG-DRC Comments
4	5/22/12	Rev. as per 5-21-12 CWG Comments



PHASE 2
EAST PARCEL
SINGLE FAMILY



LEGEND	
Existing Contours	1/10
Existing Grade	x-112.7
Wetland to be Removed	
Conservation Tract	
Ditch Tract	
Lot Number	○
Right of Way Line	—
Setback Line	—
Exist. 8" Water Main	8 WM
Exist. 12" Force Main	12 FM
Prop. 8" Water Main	8 WM
Prop. 8" Reuse Main	8 WM
Prop. 12" Reuse Main	12 FM

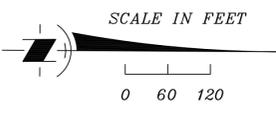
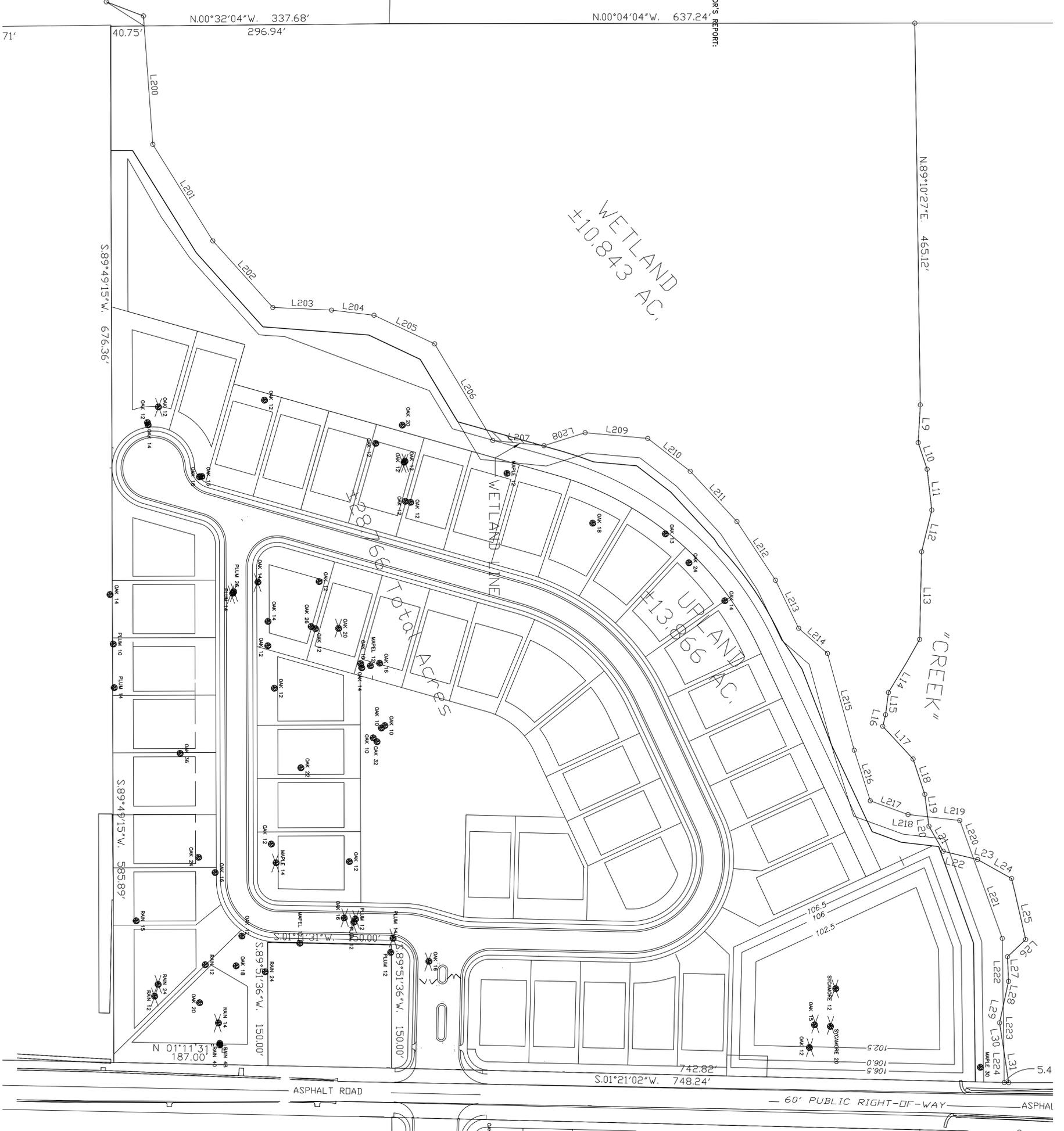
NO.		DATE		REVISIONS	
1	2/23/12	Rev.	as per	CGW-DRC	
2	4/19/12	Adjusted	Per	Yanette Layout	
3	5/18/12	Rev.	as per	5-15-12 CGW-DRC Comments	
4	5/22/12	Rev.	as per	5-21-12 CGW Comments	
5	8/17/12	Rev.	East Wet/Dry Pond	to Wet Pond Only	

KIRBY ENGINEERING, L.L.C.
JOHN R. KIRBY, P.E.
407-877-9400

PRELIMINARY PLAT FOR
EAST PARCEL FOR
BRADFORD CREEK SUBDIVISION

DESIGNED
JK
DRAWN
JK
DATE
11/30/11
C5

SURVEYOR'S REPORT:



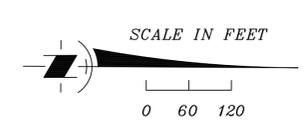
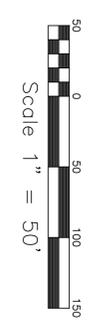
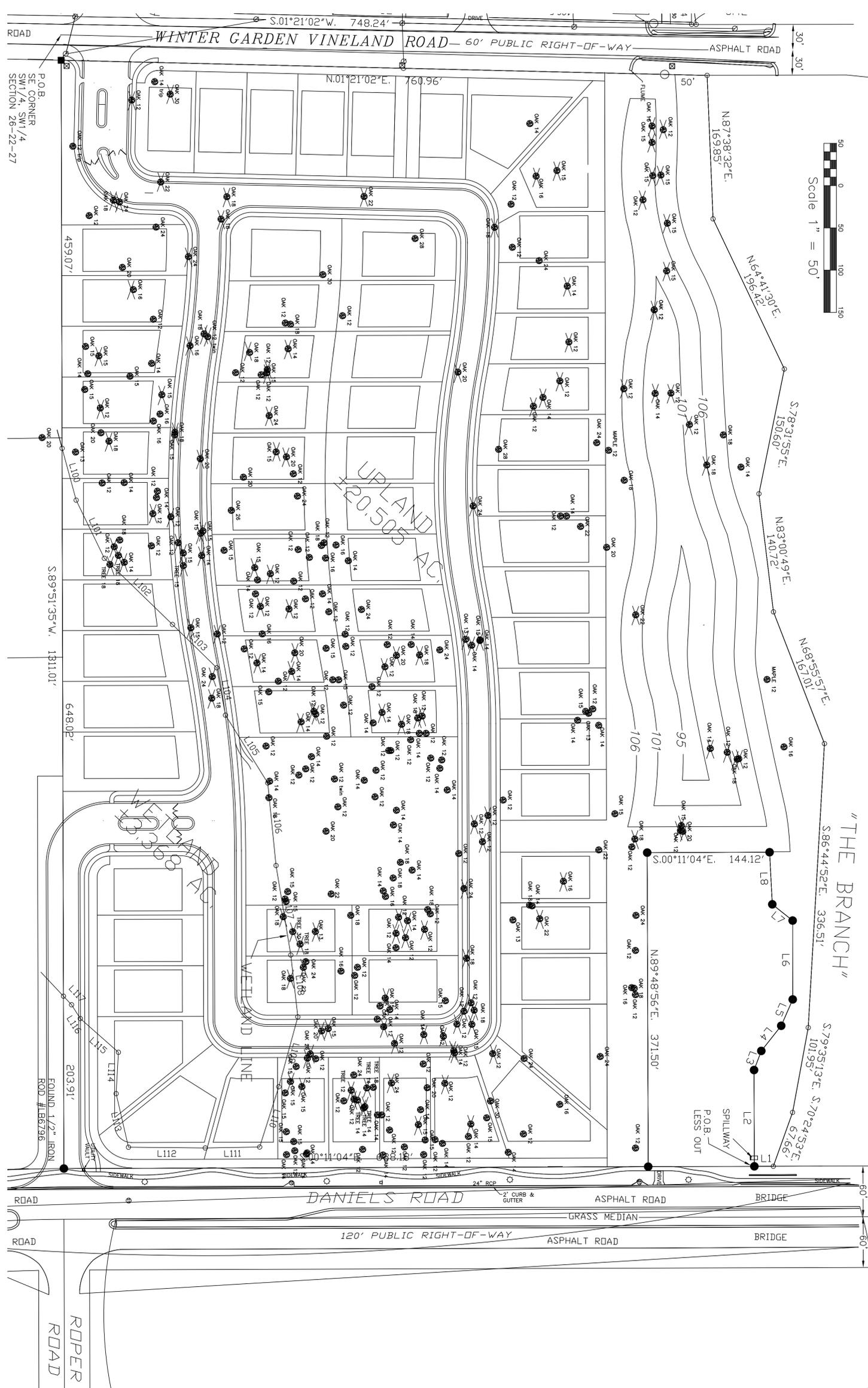
LEGEND	
Existing Tree (Type & Size)	DAK 12
Existing Tree To Be Removed	DAK 12

JK	DESIGNED
JK	DRAWN
11/7/12	DATE
06	

KIRBY ENGINEERING, L.L.C.
 JOHN R. KIRBY, P.E.
 407-877-9400

TREE REMOVAL PLAN FOR
 WEST PARCEL FOR
 BRADFORD CREEK SUBDIVISION

NO.	DATE	REVISIONS



LEGEND	
	Existing Tree (Type & Size)
	To Be Removed

JK	DESIGNED
JK	DRAWN
11/7/12	DATE
C7	

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TREE REMOVAL PLAN FOR EAST PARCEL FOR BRADFORD CREEK SUBDIVISION

NO.	DATE	REVISIONS