For More Information, Contact:
Kathy Rathel
Customer Service Technician
City of Winter Garden
300 West Plant Street
Winter Garden, FL 34787
407.656.4111 ext. 5149
krathel@cwgdn.com

PLANNING & ZONING BOARD AGENDA

To: Jimmy Dunn – Chairman
Mac McKinney – Vice Chairman
Heather Gantt
H. Gerald Jowers
Mark Maciel
Rohan Ramlackhan
Eric Weiss

Copy to: Mike Bollhoefer
Dan Langley
Kurt Ardaman
Ed Williams
Stephen Pash
Laura Smith
Kelly Carson

RE: Agenda – January 6, 2014 - 6:30 PM
Commission Chambers, City Hall
300 West Plant Street, Winter Garden

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1. **CALL TO ORDER**
2. **ROLL CALL AND DETERMINATION OF QUORUM**
3. **APPROVAL OF MINUTES FROM THE DECEMBER 2, 2013 MEETING**

ANNEXATION / FUTURE LAND USE MAP AMENDMENT / REZONING (PUBLIC HEARING)

4. 1401 West Plant Street (Lake Nona Development, LLC)
Annexation / Rezoning / Future Land Use Map Amendment
Parcel ID #22-22-27-0000-00-022
5. 14365 Siplin Road / Mathews Grove Annexation (Dewberry / Bowyer-Singleton)
Annexation / Future Land Use Map Amendment
Portion of Parcel ID #27-22-27-0000-00-054
6. 14365 Siplin Road / Mathews Grove (Dewberry / Bowyer – Singleton)
Planned Unit Development
Parcel ID #27-22-27-0000-00-054

VARIANCE (PUBLIC HEARING)

7. 1000 Avalon Road / Hickory Hammock Clubhouse & Recreation
(Donald W. McIntosh Associates, Inc)
Variance
Parcel ID # 33-22-27-0000-00-003

PRELIMINARY PLAT

8. 12900 Roper Road / Canopy Oaks (Sift Oaks Investments, LLC)
Preliminary Plat
Parcel ID #36-22-27-0000-00-011, -012 & 35-22-27-0000-00-024
9. **ADJOURNMENT**

To the next regular Planning and Zoning Board meeting on Monday, February 3, 2014 at 6:30 p.m. in City Hall Commission Chambers, 300 W. Plant Street, 1st floor.

 Posted: January 3, 2014

PLEASE NOTE: IN ACCORDANCE WITH FLORIDA STATUES 286.0105: ANY PERSON WHO DESIRES TO APPEAL ANY DECISION AT THIS MEETING WILL NEED A RECORD OF THE PROCEEDINGS AND FOR THIS PURPOSE MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE WHICH INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS BASED, WHICH SUCH WRITTEN RECORD IS NOT PROVIDED BY THE CITY OF WINTER GARDEN.

PLEASE NOTE: IN ACCORDANCE WITH FLORIDA STATUTE 286.26: PERSONS WITH DISABILITIES NEEDING ASSISTANCE TO PARTICIPATE IN ANY OF THESE PROCEEDINGS SHOULD CONTACT CORRINA WILLIAMS, 300 WEST PLANT STREET, WINTER GARDEN, FL 34787, (407) 877-5149 - 48 HOURS IN ADVANCE OF THE MEETING.

A REGULAR MEETING MINUTES
PLANNING AND ZONING BOARD
DECEMBER 2, 2013

1. CALL TO ORDER/INVOCATION/PLEDGE OF ALLEGIANCE

Chairman Jimmy Dunn 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.

MEMBERS PRESENT:

Chairman James Dunn, Vice-Chairman Mac McKinney, Board Members: Heather Gantt, H. Gerald Jowers, Mark Maciel, Rohan Ramlackhan, and Eric Weiss

MEMBERS ABSENT:

None

STAFF PRESENT:

City Attorney Kurt Ardaman, Community Development Director Ed Williams, Senior Planner Stephen Pash, Planner II Kelly Carson, and Customer Service Representative Kathy Rathel

3. APPROVAL OF MINUTES

Approval of minutes from the regular meeting held on November 4, 2013.

Motion by Eric Weiss to approve the above minutes. Seconded by Mac McKinney, the motion carried unanimously 7-0.

4. SWEARING IN OF NEW MEMBER

New Board Member, H. Gerald Jowers, and returning Board Member, Mark Maciel, were sworn in.

VARIANCE (Public Hearing)

5. 117 W Tilden Street (Scherer, Richard)

Planner Kelly Carson presented an application for a rear and side yard setback Variance at 117 W. Tilden Street to permit the construction of an addition to an existing residential building. The applicant is requesting a rear yard setback of 20.8 feet in lieu of the minimum required 22 foot rear yard setback and a side yard setback of 9.4 feet in lieu of the minimum required 10 foot side yard setback. The applicant will remove 200 square feet of paving in the back yard to comply with the City's impervious surface ratio requirements. The proposed setbacks are consistent with adjacent residences in the neighborhood and Staff recommends approval.

Board Member Weiss questioned why the structure couldn't be built within the existing setback limits. Planner Carson replied that there would have to be major alterations to the structure and with this variance it would allow the addition to maintain the same roofline and rear building face of the primary structure.

Motion by H. Gerald Jowers to recommend approval of the Variance at 117 W Tilden Street (Attached Exhibit "A"). Seconded by Eric Weiss, the motion carried unanimously 7-0.

REZONING (Public Hearing)

6. 1006 E. Crown Point Road (West Orlando Baptist Church)

Senior Planner Steve Pash presented a Rezoning application for a Church located at 1006 E. Crown Point Road. The property was annexed into the City of Winter Garden in 2008 and a Future Land Use designation of Low Density Residential was applied and approved in 2010. No zoning was approved at that time. The Church is planning on building an addition so they have submitted for R-1 zoning which is consistent with the Future Land Use designation. The Church also wants to install 2 temporary portable units for a maximum of 4 years while they go through the Site Plan and Special Exception reviews for building the addition. Both units will be out of view and Staff recommends approval of Ordinance 14-03.

Motion by Eric Weiss to recommend approval of the Rezoning at 1006 E. Crown Point Road with Staff Recommendations (Attached Exhibit "B"). Seconded by Rohan Ramlackhan, the motion carried unanimously 7-0.

7. ADJOURNMENT

There being no further business, the meeting was adjourned at 6:38 p.m.

APPROVED: **ATTEST:**

Chairman Jimmy Dunn **Customer Service Rep Kathy Rathel**

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: KELLY CARSON, PLANNER II
DATE: NOVEMBER 25, 2013
SUBJECT: VARIANCE
117 W Tilden Street (0.25 +/- ACRES)
PARCEL ID # 14-22-27-9203-04-100

APPLICANT: Richard Scherer (Homeowner)

INTRODUCTION

The purpose of this report is to evaluate the request for a rear and side yard setback variance for property located at 117 W Tilden Street in Winter Garden, Florida. The request is for a 20.8 foot rear yard and 9.4 foot side yard setback in lieu of the required 22 foot rear yard and 10 foot side yard setback. If approved, this variance will allow an addition to the primary structure, which will be built in order to accommodate the applicant's elderly parents.

The subject property is an approximately 0.25± acre lot located on W Tilden Street, several blocks north of Winter Garden's downtown commercial core. The map below depicts the location of the subject property within the City of Winter Garden municipal limits:

The subject property carries the zoning designation R-1 (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 2,100 +/- square foot single-family residential home with a carport positioned to the south of the proposed addition on the west side of the property. There is also an existing brick patio and pool area located on the east side of the property

ADJACENT LAND USE AND ZONING

The adjacent properties to the north, south, east, and west of the subject property are all single-family residential homes, have the zoning designation R-1 (Single-Family Residential District) and the future land use designation of LR (Low Density Residential).

The property to the east has a rear building setback that is the same or nearly identical to the proposed setback for the addition on the subject property.

PROPOSED USE

The applicant would like to build an addition onto the existing home.

CODE REFERENCE

Sec. 118-308 (1) c of the City Code of Ordinances addresses minimum yard requirements. This section states in part that the minimum yard requirements in the R-1 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 rear yard setback to allow the proposed addition to be built with a 20.8 foot rear yard setback and a 9.4 foot side yard setback. 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.

(1) 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 proposed addition located 20.8 feet from the rear property line and 9.4 feet from the side property line should not negatively impact or interfere with the reasonable enjoyment of adjacent or nearby property owners as the neighbors to the north, east, and west are fenced and developed in a way that is consistent with the subject property. One of the property

owners to the west of the subject property has contacted the City and expressed his approval of the proposed building addition.

(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 20.8 foot rear yard setback in lieu of the required 22 foot rear yard setback and a 9.4 side yard setback in lieu of the required 10 foot side yard setback will allow reasonable use of the property. The request is consistent with the existing building and will continue the house's roofline. The home within the property to the east is located +/- 20.8 feet from the rear property line and many of the homes in this neighborhood have side and rear setbacks that deviate slightly with current City setback codes due to the year they were originally constructed.

(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 further into the rear setback than the existing primary structure already sits, and, with the proposed removal of 200 square feet of existing brick pavers, 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 proposed addition will be built in-line with the rear face of the existing building; it was designed to be consistent with the original roofline of the house, blending seamlessly with the existing architecture. The proposed addition does not impact the neighbors and is consistent with the building 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 the variance to Section 118-308(1) to allow a 20.8 foot rear yard and 9.4 foot side yard setback in lieu of the minimum required 22 foot rear yard and 10 foot side yard setback for the property to allow an addition to the primary structure subject to the following condition:

1. The applicant will remove a minimum of 200 square feet of existing brick paving in order to comply with the City of Winter Garden's maximum impervious surface ratio requirements (Section 106-18).

P&Z : PH13-071

NEXT STEP

Apply for the appropriate Building Permits.

ATTACHMENTS

- Aerial Photos
- Site Plan
- Site Photos

AERIAL PHOTO
117 W Tilden Street

P&Z : PH13-071

SITE PLAN
117 W Tilden Street

NEW SITE DRAINAGE PLAN
SCALE: 1"=20'-0"

THIS DOES NOT CONSTITUTE A SURVEY

P&Z : PH13-071

SITE PHOTOS
117 W Tilden Street

END OF STAFF REPORT

P&Z : PH13-071

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
PEPARED BY: STEVE PASH, SENIOR PLANNER
DATE: DECEMBER 2, 2013
SUBJECT: REZONING (NZ to R-1)
1006 EAST CROWN POINT ROAD (13.45 +/- ACRES)
PARCEL ID #: 12-22-27-0000-00-032
APPLICANT: WEST ORLANDO BAPTIST CHURCH

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 1006 East Crown Point Road and is approximately 13.46 ± acres. The map below depicts the proximity of the subject property to the City's jurisdictional limits:

The property was annexed into the City of Winter Garden in 2008 (Ordinance 08-52), and a Future Land Use Designation of Low Density Residential was approved for the property in 2010 (Ordinance 10-20); however, no zoning district was ever approved on the property. The applicant is now requesting to rezone the property to R-1 Single-Family Residential District, which is consistent with the existing Low Density Residential FLU designation.

EXISTING USE

The subject property is currently developed with a church consisting of two commercial buildings and a single-family house. The property has been used as a church since annexation into the City and the owners are planning for an expansion. In addition to the expansion they are proposing to add 2 portable buildings to be used temporarily while they design, get approvals, and build the proposed expansion.

ADJACENT LAND USE AND ZONING

The property located to the north is developed with a single-family neighborhood (Trails of Winter Garden), zoned R-1 and located in the City. The property located to the east is developed with a church, zoned A-1 and located in Orange County. One property to the south is vacant, owned by the church, zoned R-1 and located in the City. Two other properties to the south are developed with single-family houses, zoned A-1 and located in Orange County. The property to the west is developed with a single-family neighborhood (Chapin Station), zoned R-1 and located in the City.

PROPOSED USE

After this zoning application, the applicant intends to install 2 portable buildings, which will be used for storage and as classroom space for Sunday school classes while they design the proposed expansion. These portable buildings are proposed to be on site for no more than four years. When they have designed the proposed addition, they will need to apply for Special Exception Review.

PUBLIC FACILITY ANALYSIS

The City will continue providing 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

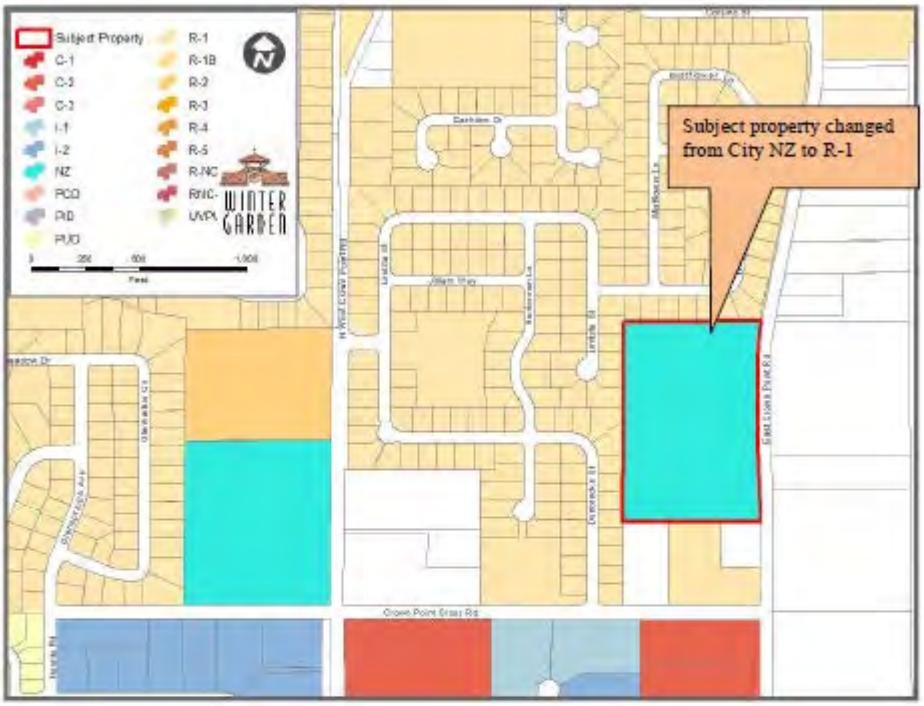
The proposed zoning is consistent with the existing Future Land Use designation and the surrounding area. City Staff recommends approval of the proposed Ordinance.

MAPS

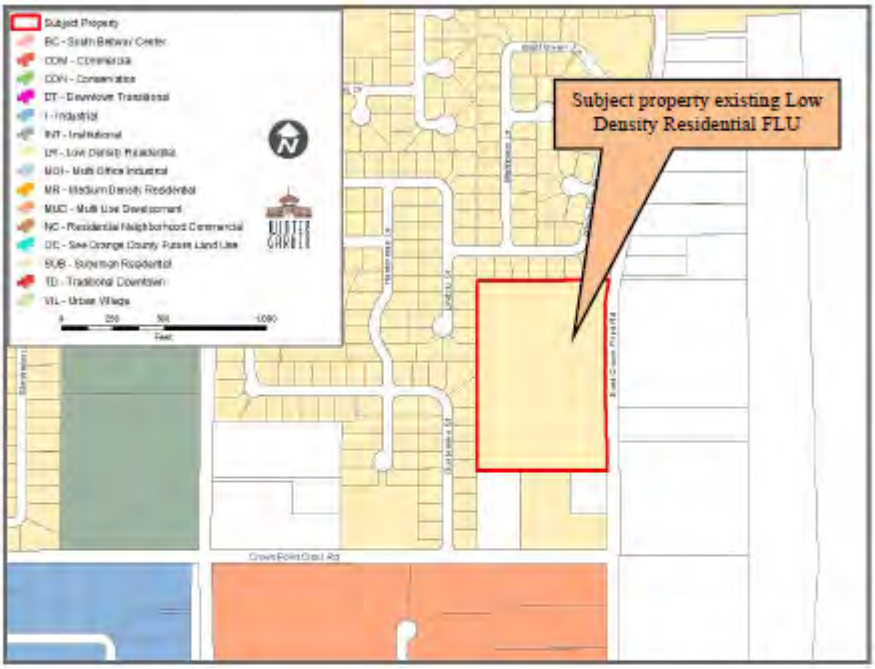
AERIAL PHOTO

1006 East Crown Point Road

ZONING MAP
1006 EAST CROWN POINT ROAD



FUTURE LAND USE MAP
1006 East Crown Point Road



END OF STAFF REPORT

THE CITY OF WINTER GARDEN

PLANNING AND ZONING BOARD AGENDA ITEM

ITEM # 4 (Public Hearing)

DATE: January 3, 2014 **MEETING DATE:** January 6, 2014

SUBJECT: 1401 West Plant Street (Annexation & FLUM Amendment)
PROJECT NAME Wayne & Robbie Traywick
PARCEL ID# 22-22-27-0000-00-022

ISSUE: The applicant is requesting Annexation and Future Lands Use designation on property located at 1401 West Plant Street

SUPPLEMENTAL MATERIAL/ANALYSIS:

OWNER/APPLICANT: Wayne & Robbie Traywick

CURRENT ZONING: A-1 (Orange County)

PROPOSED ZONING: N/A

CURRENT FLU: Low Density Residential (Orange County)

PROPOSED FLU: Low Density Residential (City)

SUMMARY:

The City encourages infill of its jurisdictional limits through voluntary annexation of enclaves. The subject property makes up a 4.54 ± acre enclave located on the north side of West Plant Street, east of Tildenville School Road and west of Branchwood Way. The applicant has requested Annexation into the City and Amendment to the Future Land Use Map of the City's Comprehensive Plan to designate the property as Low Density Residential. (See attached Staff Report).

STAFF RECOMMENDATION(S):

Staff recommends approval of Ordinance 14-07 and Ordinance 14-08 with first reading by City Commission on January 9, 2014

NEXT STEP(S):

Apply for Rezoning

ATTACHMENT(S):

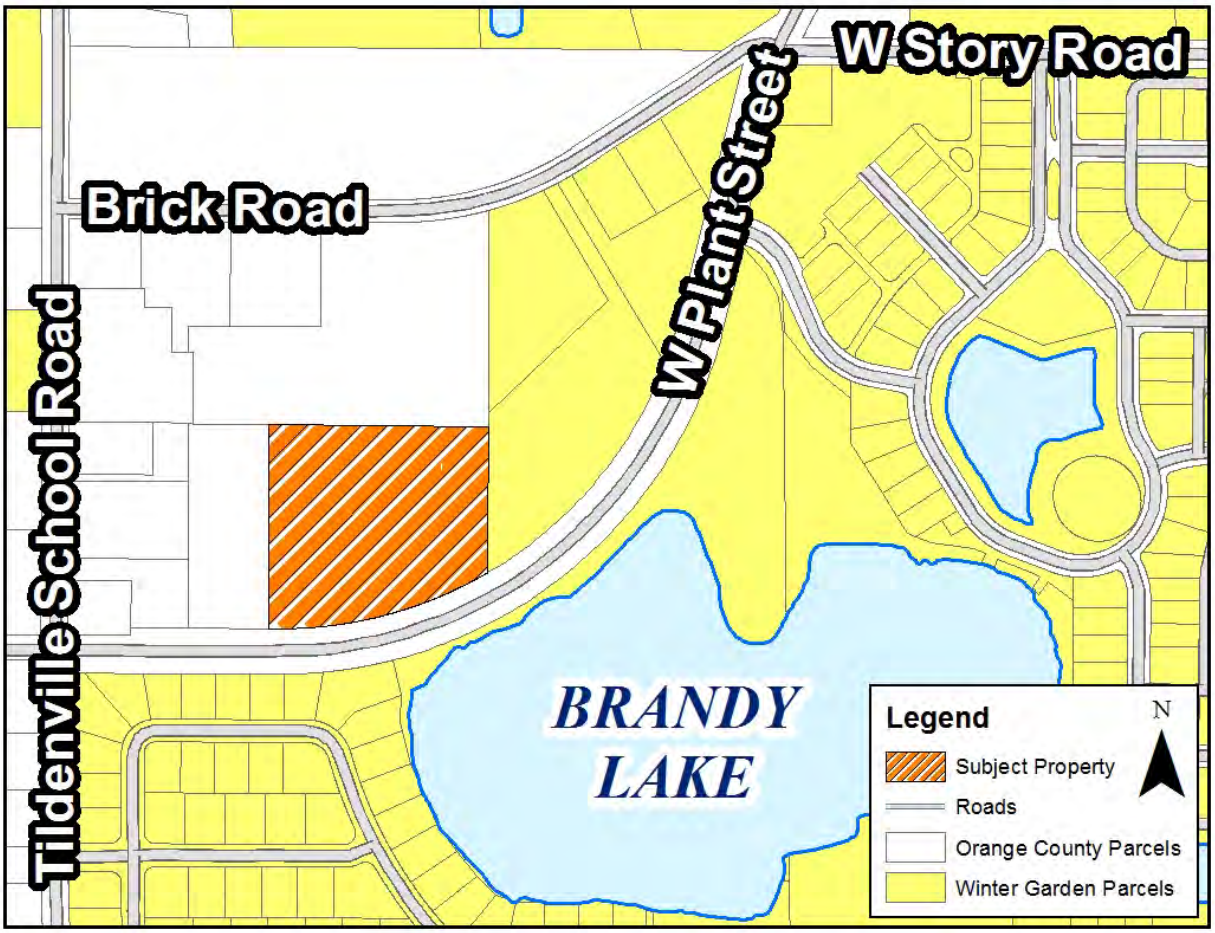
Location Map
Staff Report
Ordinance 14-07
Ordinance 14-08

LOCATION MAP

1401 WEST PLANT STREET

ANNEXATION-FLUM AMENDMENT

ORDINANCE 14-07 & ORDINANCE 14-08



CITY OF WINTER GARDEN

PLANNING & ZONING DIVISION

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

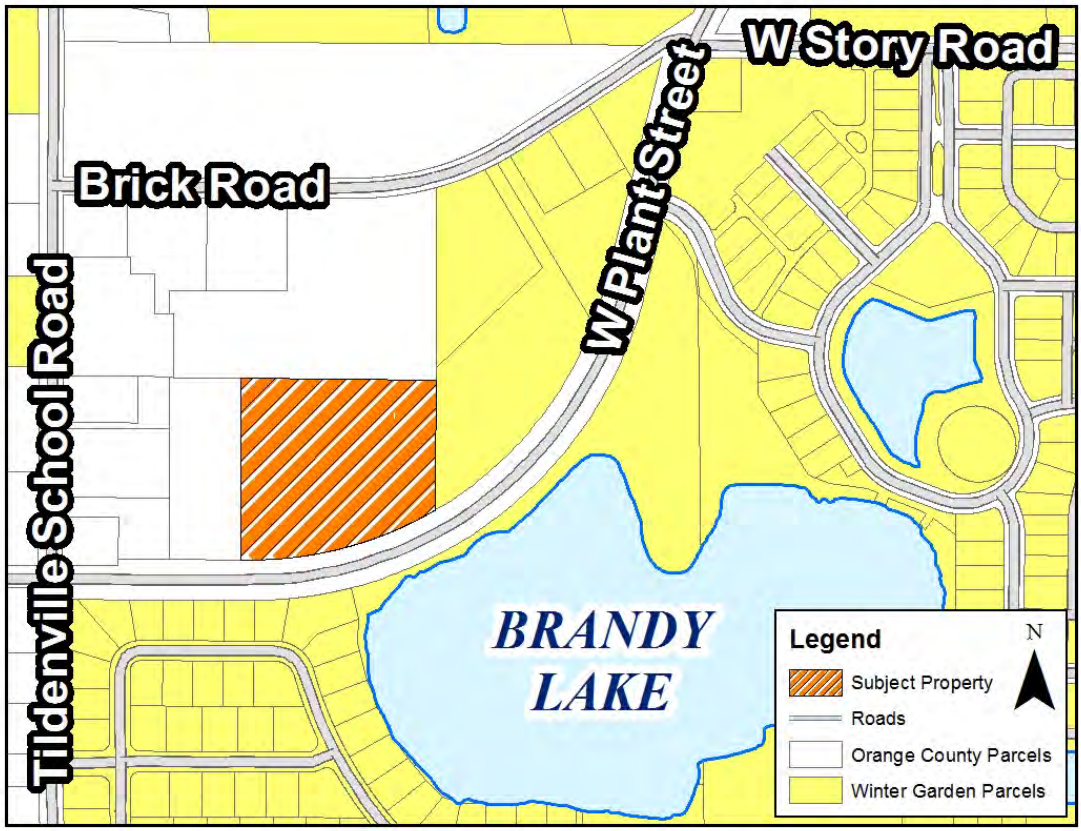
STAFF REPORT

TO: PLANNING AND ZONING BOARD
PEPARED BY: LAURA SMITH, SENIOR PLANNER
DATE: JANUARY 2, 2014
SUBJECT: ANNEXATION –FLU AMENDMENT
1401 WEST PLANT STREET (4.54 +/- ACRES)
PARCEL ID #: 22-22-27-0000-00-022
APPLICANT: CITY OF WINTER GARDEN

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 1401 West Plant Street and is approximately 4.54 ± 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 and amendment to the Future Land Use Map (FLUM) of the City's Comprehensive Plan to designate the property as Low Density Residential.

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 vacant, unimproved land with the Future Land Use Designation of Low Density Residential according to the Orange County Comprehensive Plan.

ADJACENT LAND USE AND ZONING

The property located to the north and west are also vacant, unimproved land located in Unincorporated Orange County. The properties to the south are located in the Brandy Creek Subdivision zoned R1-B in the City of Winter Garden. The property to the west vacant, unimproved land inundated by wetlands zoned R-1 within the City of Winter Garden.

PROPOSED USE

The owner is proposing to annex the property to develop a single family residential subdivision. At this time the applicant is analyzing the site to determine the appropriate zoning designation. A rezoning plan will be presented for consideration in the coming months.

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

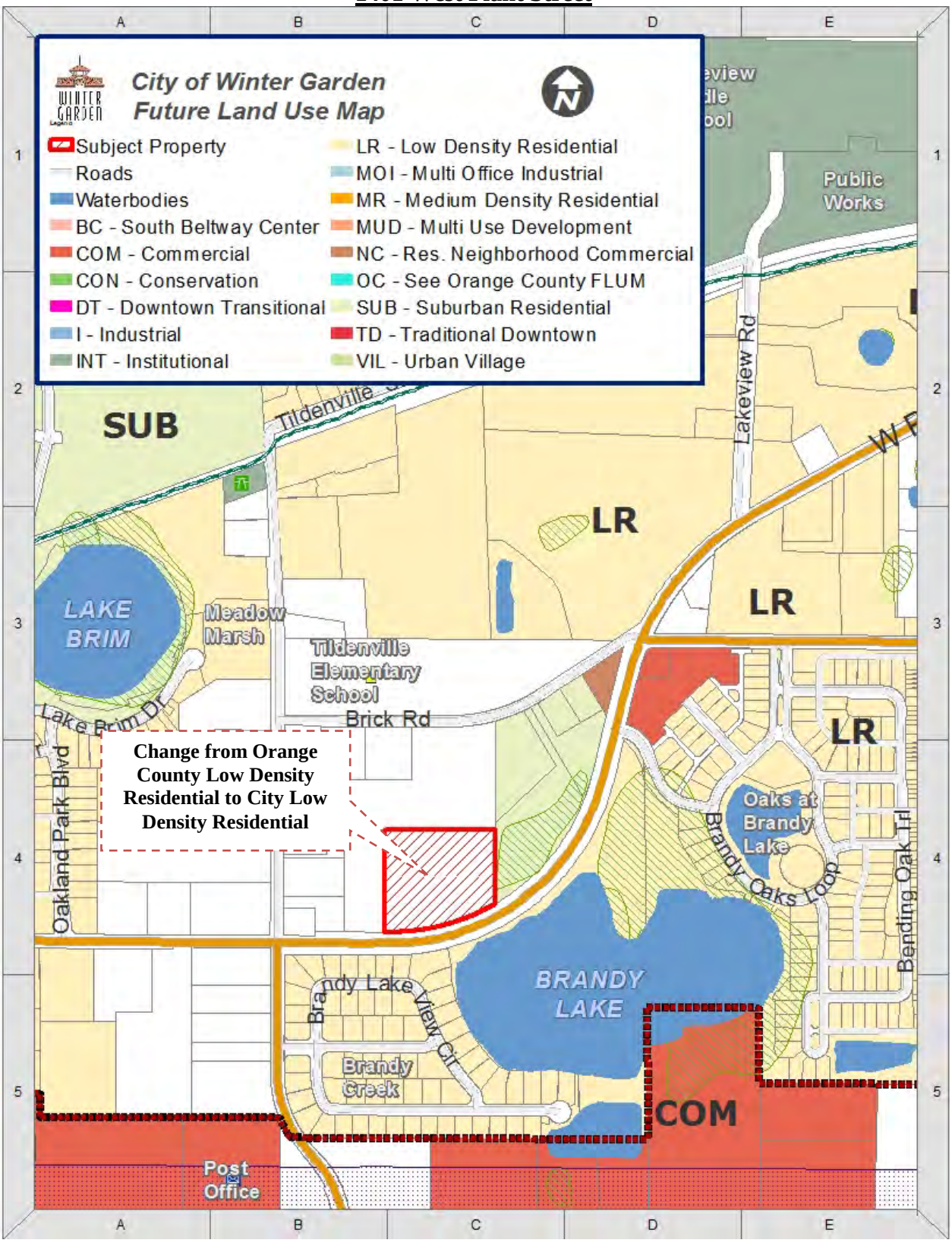
City Staff recommends approval of the proposed Ordinances. Annexation will provide a more efficient delivery of services to the property and further the goals and objectives of the City of Winter Garden's Comprehensive Plan to eliminate enclaves. The Future Land Use proposed is consistent with the surrounding area.

MAPS

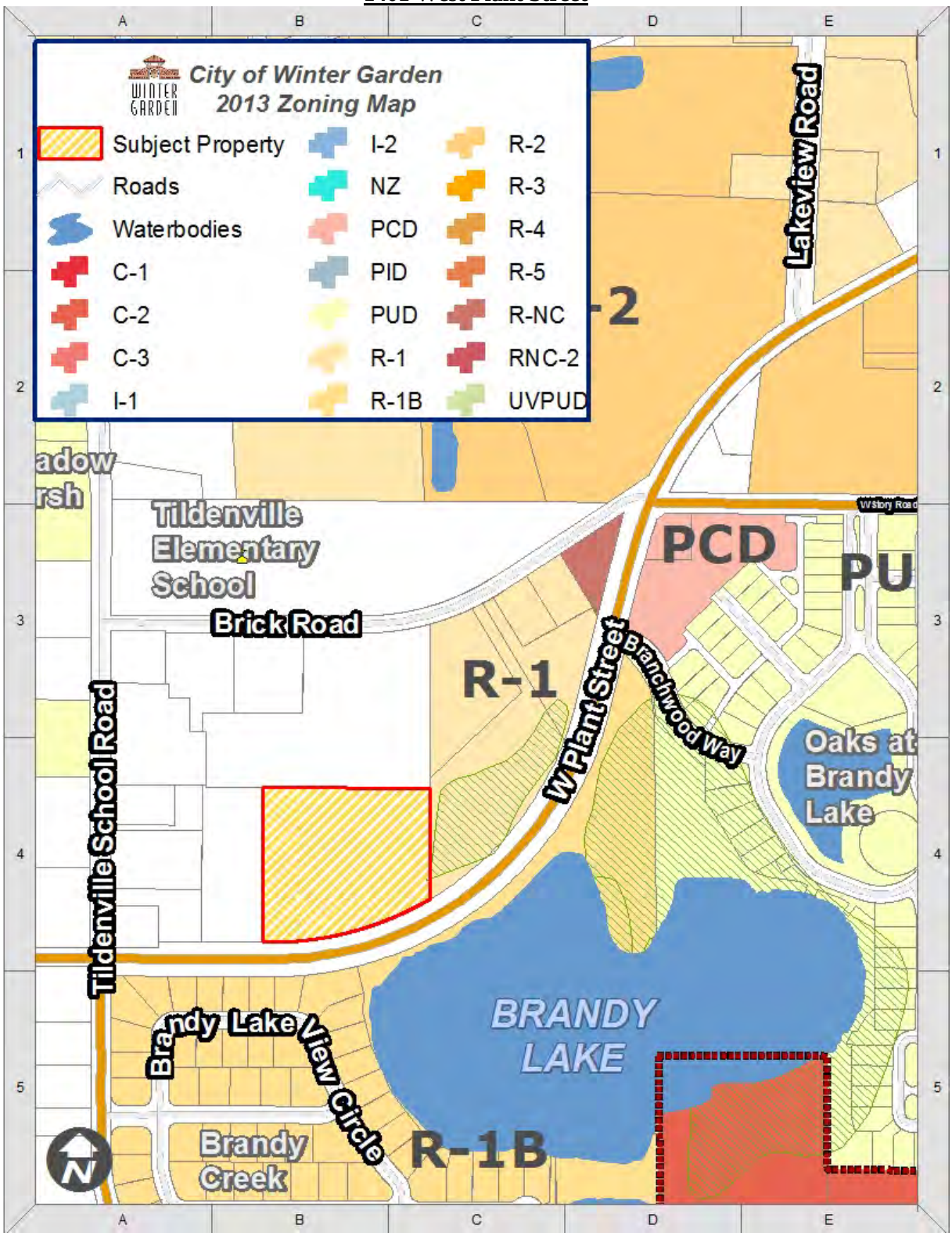
AERIAL PHOTO

1401 West Plant Street

FUTURE LAND USE MAP
1401 West Plant Street



ZONING MAP
1401 West Plant Street



END OF STAFF REPORT

ORDINANCE 14-07

AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA PROVIDING FOR THE ANNEXATION OF CERTAIN ADDITIONAL LANDS GENERALLY DESCRIBED AS APPROXIMATELY 4.54 ± ACRES LOCATED AT 1401 WEST PLANT STREET ON THE NORTH SIDE OF WEST PLANT STREET, EAST OF TILDENVILLE SCHOOL ROAD AND WEST OF BRANCHWOOD WAY INTO THE CITY OF WINTER GARDEN FLORIDA; REDEFINING THE CITY BOUNDARIES TO GIVE THE CITY JURISDICTION OVER SAID PROPERTY; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the owner of the land, generally described as approximately 4.54 ± acres located at 1401 West Plant Street on the north side of West Plant Street, east of Tildenville School Road and west of Branchwood Way and legally described in Section 2 of this Ordinance, which land is reasonably compact and contiguous to the corporate limits of the City of Winter Garden, Florida ("City"), has, pursuant to the prerequisites and standards set forth in § 171.044, Fla. Stat., petitioned the City Commission for voluntary annexation;

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

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

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

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

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

SECTION 3: *Effect of Annexation.* That the City of Winter Garden, Florida, shall have all of the power, authority, and jurisdiction over and within the land as described in Section 2 hereof, and the inhabitants thereof, and property therein, as it does and have

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

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

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

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

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

FIRST READING AND PUBLIC HEARING: _____ , 2014.

SECOND READING AND PUBLIC HEARING: _____ , 2014.

ADOPTED this _____ day of _____, 2014, by the City Commission of the City of Winter Garden, Florida.

APPROVED:

_____
JOHN REES, Mayor/Commissioner

ATTEST:

_____
KATHY GOLDEN, City Clerk

ATTACHMENT "A"

LEGAL DESCRIPTION

BEGIN AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 22 SOUTH, RANGE 27 EAST, RUN EAST 880 FEET, NORTH 495 FEET, WEST 880 FEET, SOUTH 495 FEET TO THE POINT OF BEGINNING, (LESS THE WEST 177 FEET AND LESS THE ROAD), ORANGE COUNTY, FLORIDA.

ORDINANCE 14-08

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 4.54 ± ACRES LOCATED AT 1401 WEST PLANT STREET ON THE NORTH SIDE OF WEST PLANT STREET, EAST OF TILDENVILLE SCHOOL ROAD AND WEST OF BRANCHWOOD WAY FROM ORANGE COUNTY LOW DENSITY RESIDENTIAL TO CITY LOW DENSITY RESIDENTIAL; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, the owner of that certain real property generally described as 4.54 ± acres located at 1401 West Plant Street on the north side of West Plant Street, east of Tildenville School Road and west of Branchwood Way, and legally described in ATTACHMENT "A" (the "Property") has petitioned the City to amend the Winter Garden Comprehensive Plan to change the Future Land Use classification from Orange County Low Density Residential to City Low Density Residential; and

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

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

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

SECTION II. *Effective Date.* Provided that the Property described herein is annexed into the City of Winter Garden pursuant to Ordinance 14-07, this Ordinance shall become effective 31 days after adoption, unless the Ordinance is timely challenged pursuant to § 163.3187(5), Fla. Stat., in which case, the Ordinance shall not be effective until the state

land planning agency or the Administrative Commission, respectively, issues a final order determining that the adopted Ordinance is in compliance.

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

FIRST READING AND PUBLIC HEARING: _____ , 2014.

SECOND READING AND PUBLIC HEARING: _____ , 2014.

ADOPTED this _____ day of _____, 2014, by the City Commission of the City of Winter Garden, Florida.

APPROVED:

_____
JOHN REES, Mayor/Commissioner

ATTEST:

_____
KATHY GOLDEN, City Clerk

ATTACHMENT "A"

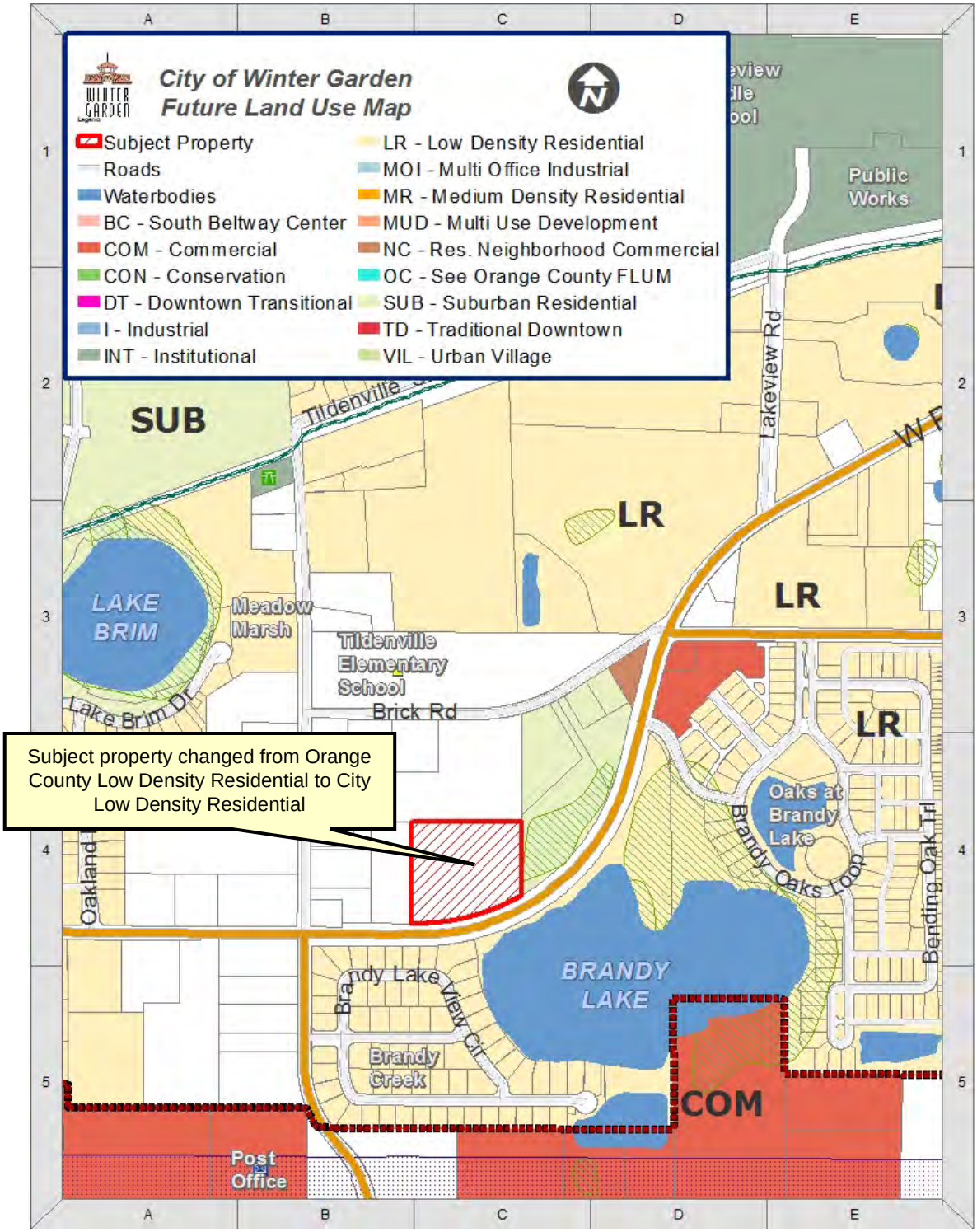
LEGAL DESCRIPTION

BEGIN AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 22 SOUTH, RANGE 27 EAST, RUN EAST 660 FEET, NORTH 495 FEET, WEST 660 FEET, SOUTH 495 FEET TO THE POINT OF BEGINNING, (LESS THE WEST 177 FEET AND LESS THE ROAD), ORANGE COUNTY, FLORIDA.

ATTACHMENT "B"

FUTURE LAND USE MAP

<u>1401 West Plant Street</u>



THE CITY OF WINTER GARDEN

PLANNING AND ZONING BOARD AGENDA ITEM

ITEM # 5 (Public Hearing)

DATE: January 3, 2014 **MEETING DATE:** January 6, 2013

SUBJECT: 14365 Siplin Road (Annexation & FLU Amendment)
PROJECT NAME Mathews Grove
PARCEL ID# 27-22-27-0000-00-054 (portion)

ISSUE: The applicant is requesting Annexation and Future Lands Use designation on property located at 14365 Siplin Road.

SUPPLEMENTAL MATERIAL/ANALYSIS:

OWNER/APPLICANT: Ali of Siplin, LLC

CURRENT ZONING: A-1 (Orange County)

PROPOSED ZONING: N/A

CURRENT FLU: Rural/Agricultural (Orange County)

PROPOSED FLU: Low Density Residential (City)

SUMMARY:

The City encourages infill of its jurisdictional limits through voluntary annexation of enclaves. The subject property makes up a 2.26 ± acre enclave located east of Siplin Road and north of SunRidge Blvd. The applicant has requested Annexation into the City and Amendment to the Future Land Use Map of the City's Comprehensive Plan to designate the property as Low Density Residential. (See attached Staff Report).

STAFF RECOMMENDATION(S):

Staff recommends approval of Ordinance 14-04 and Ordinance 14-05 with first reading by City Commission on January 9, 2014

NEXT STEP(S):

Complete Rezoning and submit for Preliminary Plat review/approval

ATTACHMENT(S):

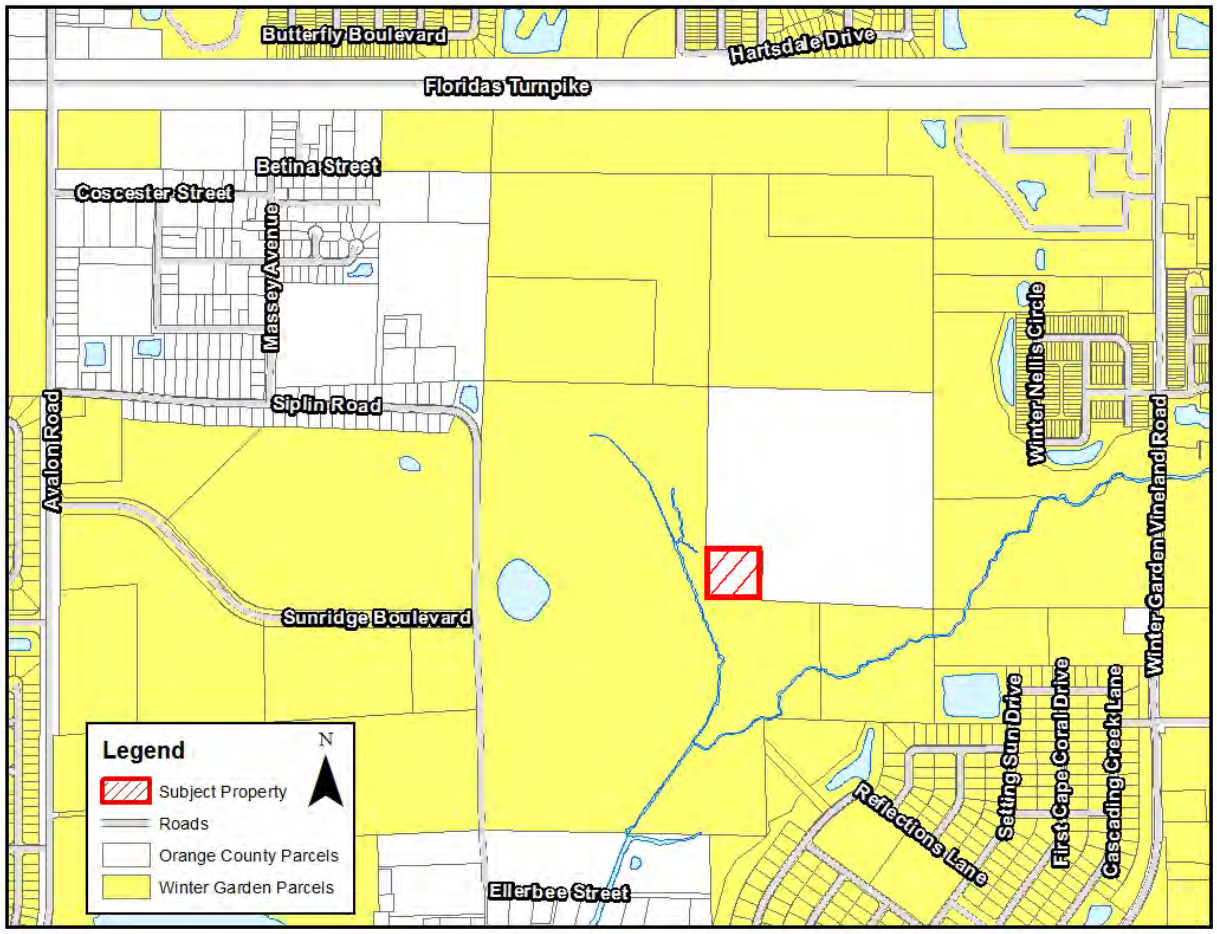
Location Map
Staff Report
Ordinance 14-04
Ordinance 14-05

LOCATION MAP

14365 SIPLIN ROAD

ANNEXATION-FLUM AMENDMENT

ORDINANCE 14-04 & ORDINANCE 14-05



CITY OF WINTER GARDEN

PLANNING & ZONING DIVISION

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

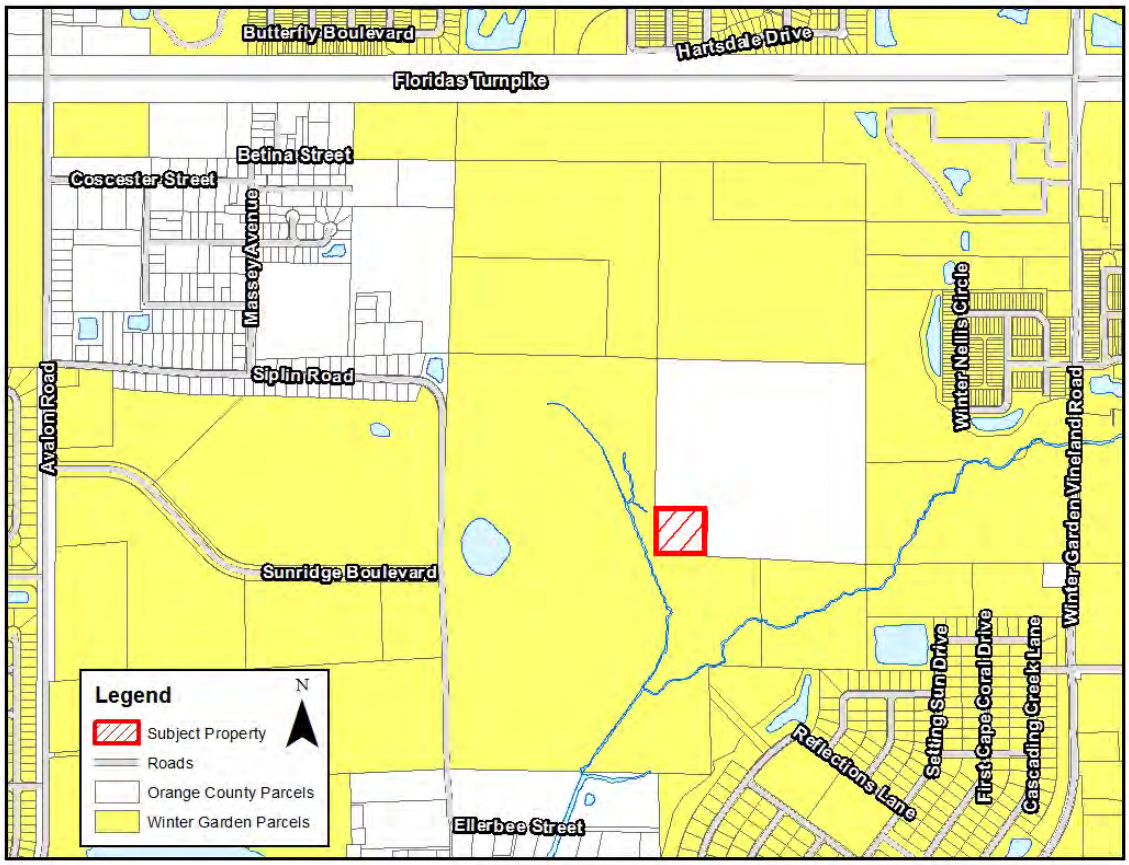
STAFF REPORT

TO: PLANNING AND ZONING BOARD
PEPARED BY: LAURA SMITH, SENIOR PLANNER
DATE: JANUARY 2, 2014
SUBJECT: ANNEXATION –FLU AMENDMENT
14365 SIPLIN ROAD (2.26 +/- ACRES)
PARCEL ID #: PORTION OF 27-22-27-0000-00-054
APPLICANT: CITY OF WINTER GARDEN

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 14365 Siplin Road and is approximately 2.26 ± 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 and amendment to the Future Land Use Map (FLUM) of the City's Comprehensive Plan to designate the property as Low Density Residential.

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 vacant, unimproved land with the Future Land Use Designation of Rural/Agricultural according to the Orange County Comprehensive Plan.

ADJACENT LAND USE AND ZONING

The property located to the north and west are also vacant, unimproved land located in Unincorporated Orange County. The property to the south and east are located in the Mathews Grove Subdivision which is currently zoned R-2 in the City of Winter Garden, but is currently being rezoned to PUD.

PROPOSED USE

The owner is proposing to annex the property to be included in the Mathews Grove single family residential subdivision. The property is owned by the same property owner and the 2.26 acres is located within the same parcel as the Mathews Grove single family residential subdivision, however due to an error in the legal description of the Mathews Grove property when it was annexed by Ordinance 90-65 in 1990 the 2.26± acre portion of the property was left out. The 2.26± property is inundated by wetlands and will not be developed, however the acreage is included in the rezoning of the Mathews Grove property to PUD by Ordinance 14-06.

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

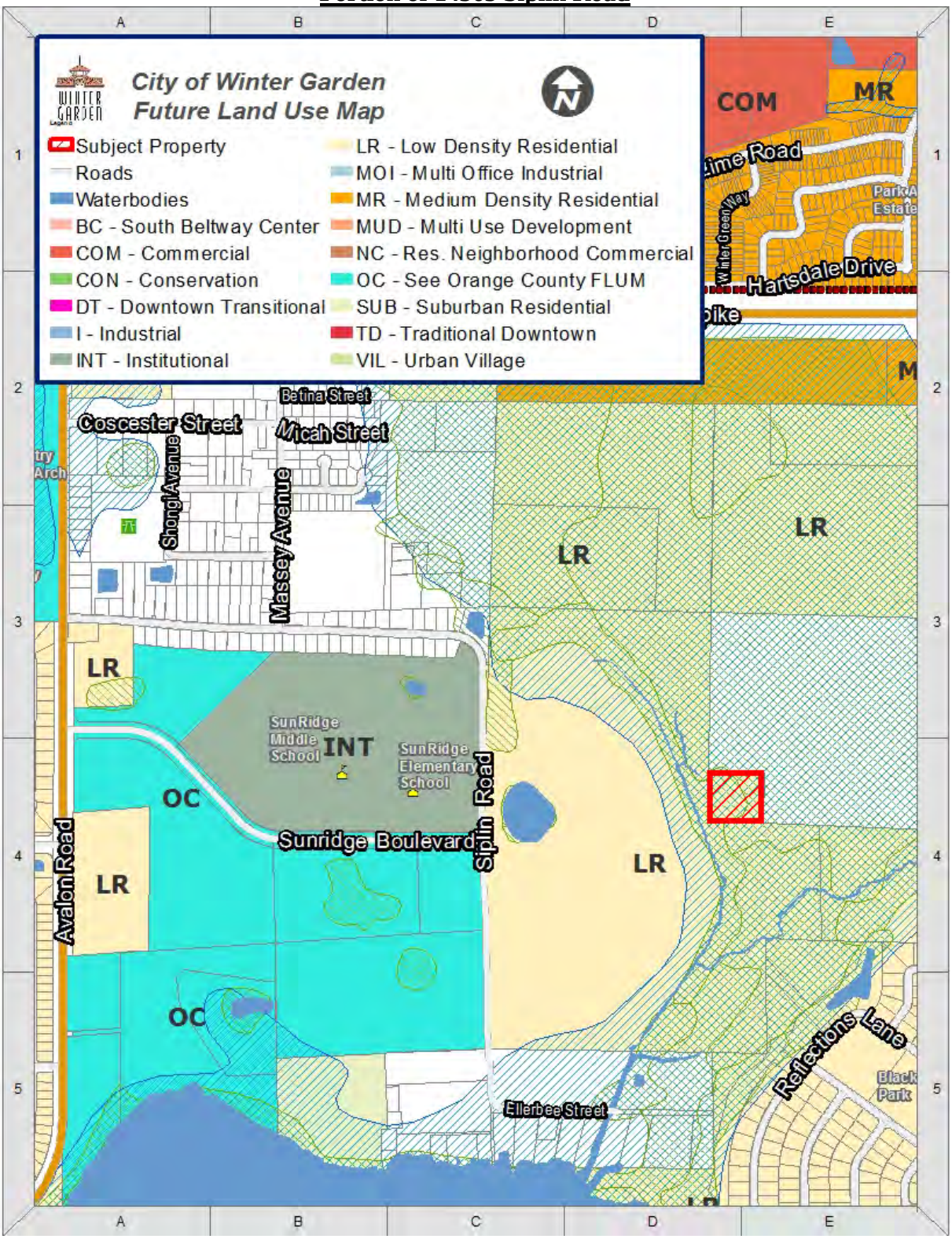
City Staff recommends approval of the proposed Ordinances. Annexation will provide a more efficient delivery of services to the property and further the goals and objectives of the City of Winter Garden's Comprehensive Plan to eliminate enclaves. The Future Land Use proposed is consistent with the surrounding area.

MAPS

AERIAL PHOTO

Portion of 14365 Siplin Road

FUTURE LAND USE MAP
Portion of 14365 Siplin Road



END OF STAFF REPORT

ORDINANCE 14-04

AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA PROVIDING FOR THE ANNEXATION OF CERTAIN ADDITIONAL LANDS GENERALLY DESCRIBED AS APPROXIMATELY 2.26 ± ACRES GENERALLY LOCATED EAST OF SIPLIN ROAD AND NORTH OF SUNRIDGE BOULEVARD INTO THE CITY OF WINTER GARDEN FLORIDA; REDEFINING THE CITY BOUNDARIES TO GIVE THE CITY JURISDICTION OVER SAID PROPERTY; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the owner of the land, generally described as approximately 2.26 ± acres generally located east of Siplin Road and north of SunRidge Boulevard and legally described in Section 2 of this Ordinance, which land is reasonably compact and contiguous to the corporate limits of the City of Winter Garden, Florida ("City"), has, pursuant to the prerequisites and standards set forth in § 171.044, Fla. Stat., petitioned the City Commission for voluntary annexation;

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

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

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

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

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

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

SECTION 4: *Apportionment of Debts and Taxes.* Pursuant to § 171.061, Fla. Stat., the area annexed to the City shall be subject to all taxes and debts of the City upon the effective date of annexation. However, the annexed area shall not be subject to

municipal ad valorem taxation for the current year if the effective date of the annexation falls after the City levies such tax.

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

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

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

FIRST READING AND PUBLIC HEARING: _____ , 2014.

SECOND READING AND PUBLIC HEARING: _____ , 2014.

ADOPTED this _____ day of _____, 2014, by the City Commission of the City of Winter Garden, Florida.

APPROVED:

_____
JOHN REES, Mayor/Commissioner

ATTEST:

_____
KATHY GOLDEN, City Clerk

ATTACHMENT "A"

LEGAL DESCRIPTION

THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 22 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH QUARTER CORNER OF SAID SECTION 27; THENCE SOUTH 87°26'38" EAST, ALONG THE SOUTH LINE OF SAID SECTION, A DISTANCE OF 1340.62 FEET TO THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION AND THE POINT OF BEGINNING; THENCE NORTH 00°56'32" EAST, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, A DISTANCE OF 289.48 FEET TO THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE SOUTH 89°02'07" EAST, ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, A DISTANCE OF 333.79 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE SOUTH 00°43'21" WEST, ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, A DISTANCE OF 298.80 FEET TO THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE NORTH 87°26'28" WEST, ALONG AFOREMENTIONED SOUTH LINE OF SECTION 27, A DISTANCE OF 335.06 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS CONTAIN 2.26 ACRES, MORE OR LESS.

ORDINANCE 14-05

AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA, AMENDING THE FUTURE LAND USE MAP OF THE WINTER GARDEN COMPREHENSIVE PLAN BY CHANGING THE DESIGNATION FROM ORANGE COUNTY RURAL/AGRICULTURAL TO CITY LOW DENSITY RESIDENTIAL FOR PROPERTY DESCRIBED AS 2.26 ± ACRES GENERALLY LOCATED EAST OF SIPLIN ROAD AND NORTH OF SUNRIDGE BOULEVARD; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, the owner of that certain real property generally described as 2.26 ± acres of land generally located east of Siplin Road and north of SunRidge Boulevard, and legally described in ATTACHMENT "A" (the "Property") has petitioned the City to amend the Winter Garden Comprehensive Plan to change the Future Land Use classification from Orange County Rural/Agricultural to City Low Density Residential; and

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

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

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

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

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

FIRST READING AND PUBLIC HEARING: _____ , 2014.

SECOND READING AND PUBLIC HEARING: _____ , 2014.

ADOPTED this _____ day of _____, 2014, by the City Commission of the City of Winter Garden, Florida.

APPROVED:

_____
JOHN REES, Mayor/Commissioner

ATTEST:

_____
KATHY GOLDEN, City Clerk

ATTACHMENT "A"

LEGAL DESCRIPTION

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BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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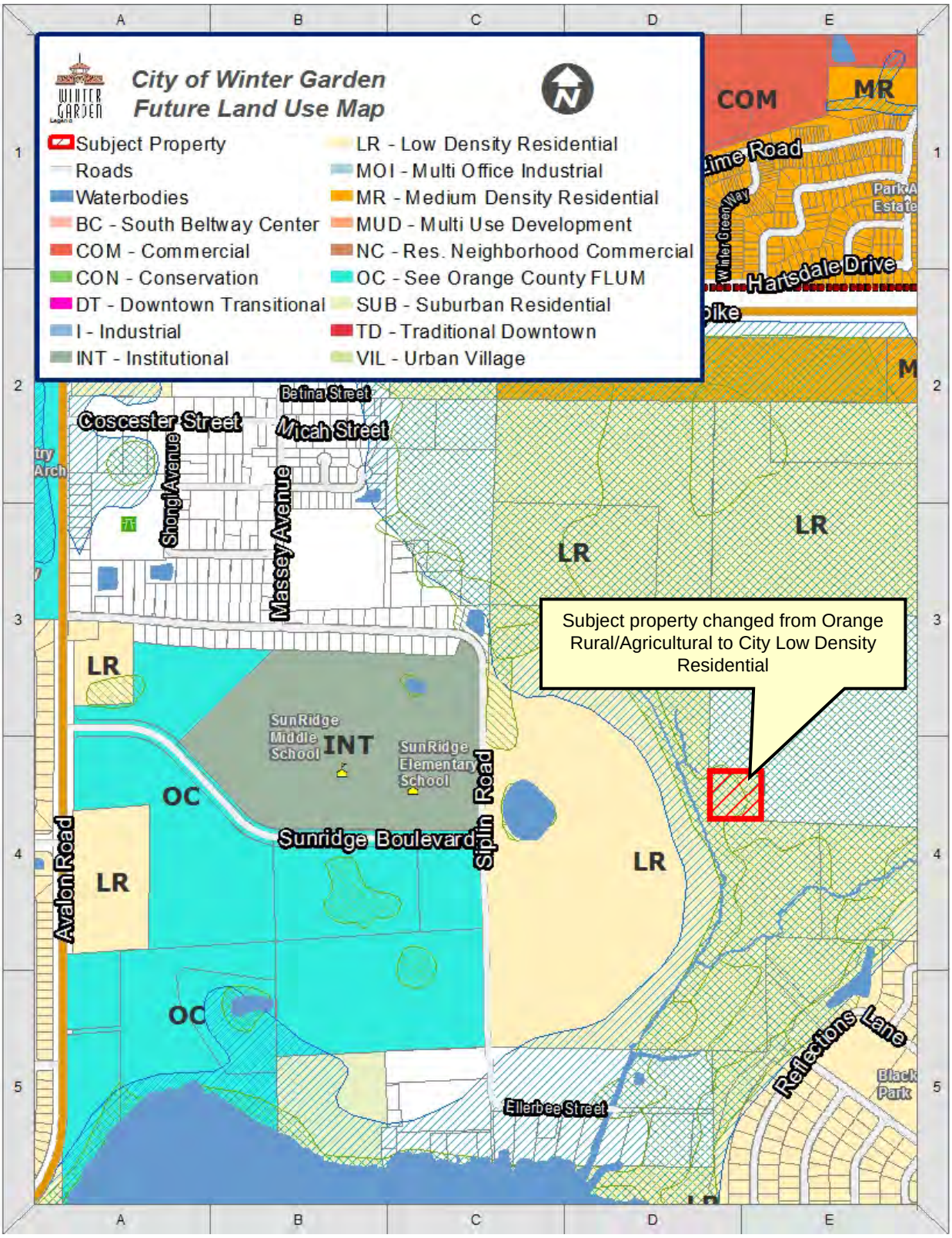
THE ABOVE DESCRIBED LANDS CONTAIN 2.26 ACRES, MORE OR LESS.

ATTACHMENT "B"



THE CITY OF WINTER GARDEN

PLANNING AND ZONING BOARD AGENDA ITEM

ITEM # 6 (Public Hearing)

DATE: January 3, 2014 **MEETING DATE:** January 6, 2013

SUBJECT: 14365 Siplin Road (98.71+/- Acre PUD - REZONING)
PROJECT NAME Mathews Grove
PARCEL ID# 27-22-27-0000-00-054

ISSUE: Request for approval of Ordinance 14-06 to rezone 98.71 +/- acre Mathews Grove property from "R-2" (Residential District) to "PUD" (Planned Unit Development)

SUPPLEMENTAL MATERIAL/ANALYSIS:

OWNER/APPLICANT: Ali of Siplin, LLC

CURRENT ZONING: R-2 Residential District

PROPOSED ZONING: PUD – Planned Unit Development

CURRENT FLU: LR- Low Density Residential

PROPOSED FLU: N/A

SUMMARY:

The property owner requests rezoning of the subject property to Planned Unit Development (PUD) to allow for development of a single family residential subdivision of 155 dwelling units. (See attached Staff Report).

STAFF RECOMMENDATION(S):

Staff recommends approval of Ordinance 14-06, rezoning the 98.71 +/- acre property from R-2 to PUD subject to the conditions outlined in Ordinance 14-06 and in the attached staff report, with first reading of City Commission scheduled for Thursday, January 9, 2014

NEXT STEP(S):

File for Preliminary Plat Review/Approval

ATTACHMENT(S):

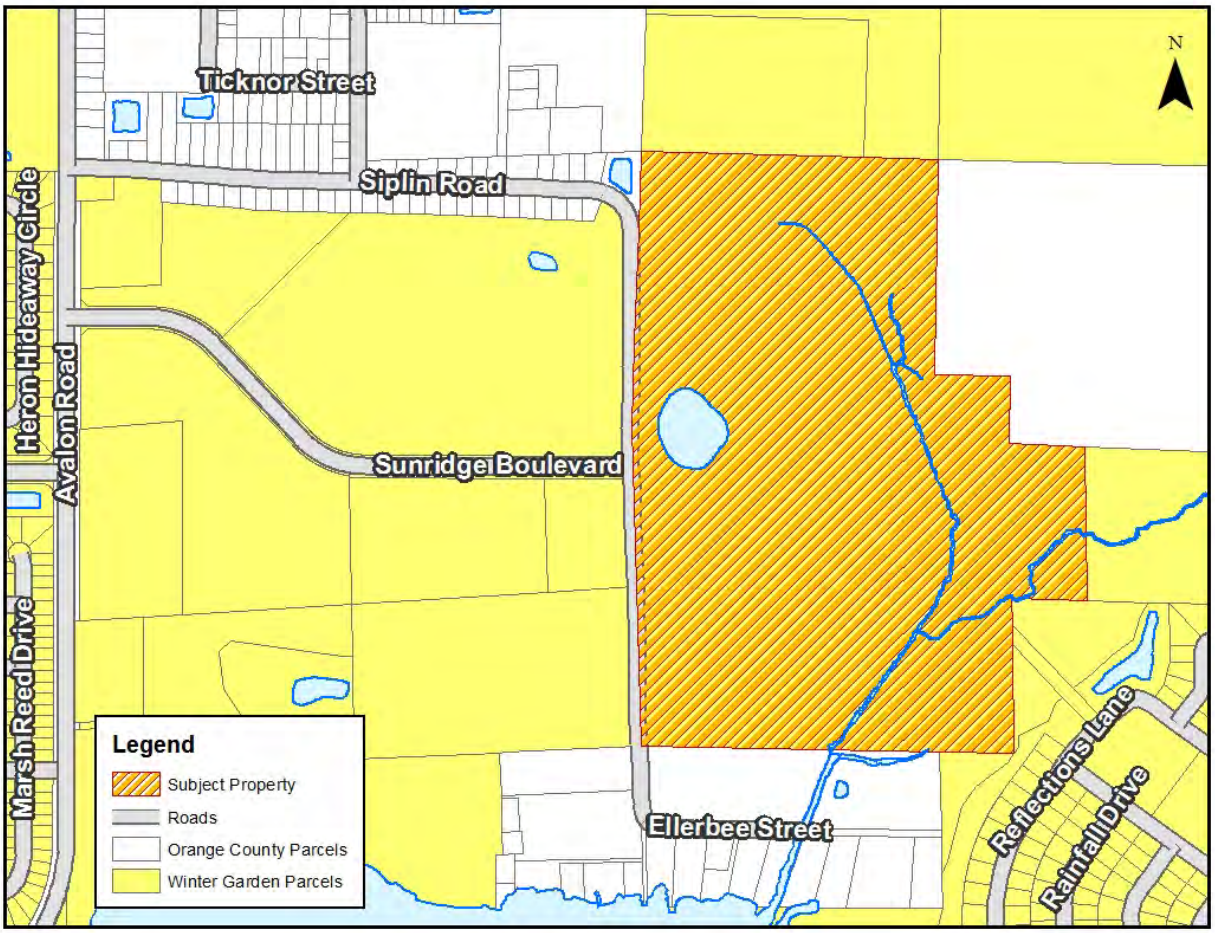
Location Map
Staff Report
Ordinance 14-06

LOCATION MAP

14365 SIPLIN ROAD

MATHEWS GROVE

ORDINANCE 14-06



CITY OF WINTER GARDEN

PLANNING & ZONING DIVISION

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

STAFF REPORT

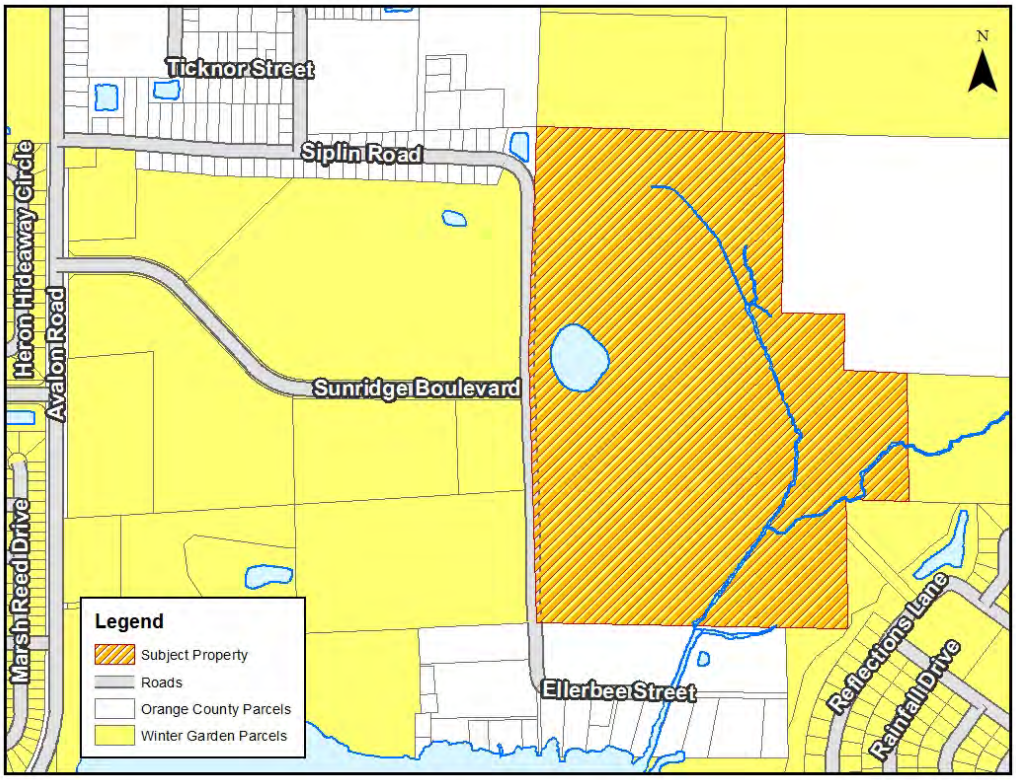
TO: PLANNING AND ZONING COMMITTEE
PREPARED BY: LAURA SMITH, SENIOR PLANNER
DATE: JANUARY 2, 2014
SUBJECT: REZONING
MATHEWS GROVE PROPERTY
14365 SIPLIN ROAD (98.71 +/- ACRES)
PARCEL ID # 27-22-27-0000-00-065

APPLICANT: ALI OF SIPLIN, LLC

INTRODUCTION

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

The subject property is located at 14365 Siplin Road and is approximately 98.71± acres. The map below depicts the location of the subject property within the City of Winter Garden municipal limits.



The applicant is requesting to rezone 98.71± acres of land. The subject property is designated LR- Low Density Residential on the Future Land Use Map of the City's Comprehensive Plan and is currently designated R-2 on the City's Zoning Map (see attached maps).

EXISTING USE

The subject property is primarily vacant unimproved land; however there is one existing single family residential structure located on western portion of the property near the intersection of Siplin Road and SunRidge Blvd and another structure located on the northern half of the property. The structures have been cited by the City's Code Enforcement Department as unfit and will be demolished prior to commencement of site development.

ADJACENT LAND USE AND ZONING

The properties located to the west of the subject property include the new school site of SunRidge Middle School and SunRidge Elementary School in the City of Winter Garden, the Future Land Use Designation of the property is Institutional; and the recently approved Black Lake Preserve Subdivision zoned PUD. The properties located to the east are vacant properties located both within the City of Winter Garden and Orange County, primarily inundated with wetlands. Additionally located to the east of the subject property is Black Lake Park Subdivision which is zoned PUD and located within the City of Winter Garden. The properties located to the south include several a Single Family Residential structures located in Unincorporated Orange County.

PROPOSED USE

The applicant proposes to develop the 98.71 ± acre site into a residential planned unit development containing 155 single-family dwelling units. The subdivision is proposed to have a gross density of 2.49 dwelling units per acre, the LR- Low Density Residential Future Land Use Designation allows up to 6 dwelling units per acre. The proposed subdivision will contain 4 recreational parks and 15.60 acres of open space.

The proposed project will contain a mixture of 65'x125' lots and 75'x125' lots, with a total of 93 lots at between 65' and 74' wide and 62 lots at 75' or wider.

PUBLIC FACILITY ANALYSIS

Potable Water, Reclaimed Water, and Wastewater Services

The proposed residential development will be served by and required to connect to City of Winter Garden water, wastewater, and reclaimed water which are available and have adequate capacity to serve the proposed residential development. At such time that the property is developed, all necessary utility lines will be extended and connections made, all extension and connection costs shall be borne by the property owner.

Stormwater

The stormwater retention/detention facilities designed to service the proposed development will meet or exceed the LOS Standards stated in Policy 4-1.1.1 of the Public Facilities Element included in the City of Winter Garden Comprehensive Plan. In addition, the

stormwater facilities will be designed in accordance with St. Johns River Water Management District and City of Winter Garden requirements.

Common Recreation and Open Space

The proposed residential development is located within the Wekiva Study Area Resource Protection Overlay, and in accordance with the City of Winter Garden Comprehensive Plan Future Land Use Element Policies 1-3.1.7 and 1-3.1.8 no less than 25% Wekiva Study Area Open Space shall be provided. None of the 25% Wekiva Study Area Open Space shall be chemically treated with pesticides to establish sensitive natural habitat.

To the greatest extent possible, 5% of the developable area of the Property shall be set aside for passive, dry-land recreational use. In the event that this requirement cannot be met wholly or in part, then a financial contribution in accordance with Chapter 110, Article V, Division 2 of the City Code of Ordinances shall be made to the City Recreation Fund to fulfill the requirement.

The proposed development will have 18.98 +/- acres of open space, consisting of Wekiva Study Area Open Space and passive, dry-land recreational uses.

All of the common recreation and open space will be maintained by a homeowner's association and available to the residents. The developer shall establish a homeowner's association in accordance with Chapter 720, Florida Statutes and having governing documents in compliance with Chapter 110 of the City of Winter Garden Code of Ordinances.

Environment

The subject property is located within the Wekiva Study Area Resource Protection Overlay. The developers are required to provide a minimum of 25% of the gross developable area as Wekiva Open Space as stated in Policies 1-3.1.7 and 1-3.1.8 of the Future Land Use Element included in the City of Winter Garden Comprehensive Plan.

Transportation

The property's primary point of vehicular access is from the intersection of SunRidge Blvd and Siplin Road which will continue to be the primary access point with the development of the property. With the development of this property and in conjunction with the development of the Black Lake Preserve property located on the west side of Siplin Road, there will be a realignment of Siplin Road through the Mathews Grove property.

Other Services

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

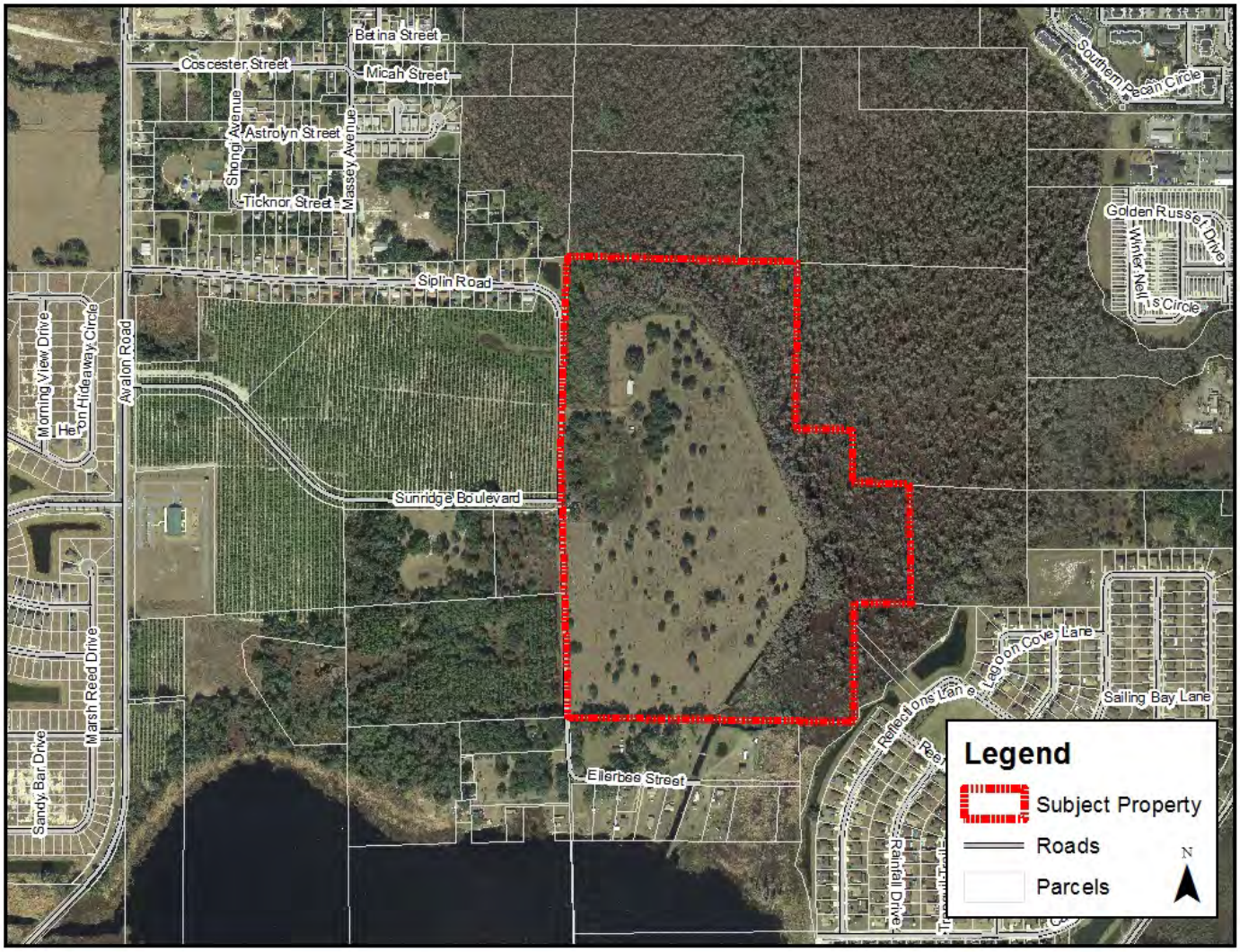
City Staff recommends approval of the proposed Ordinance subject to the following condition:

- Prior to any further approvals the property owner shall enter into a Developer's Agreement which, in addition to other commitments, specifies the cooperation and obligations of the Black Lake Preserve owner/developer and the Mathews Grove owner/developer to construct the realignment of Siplin Road and a joint lift station.

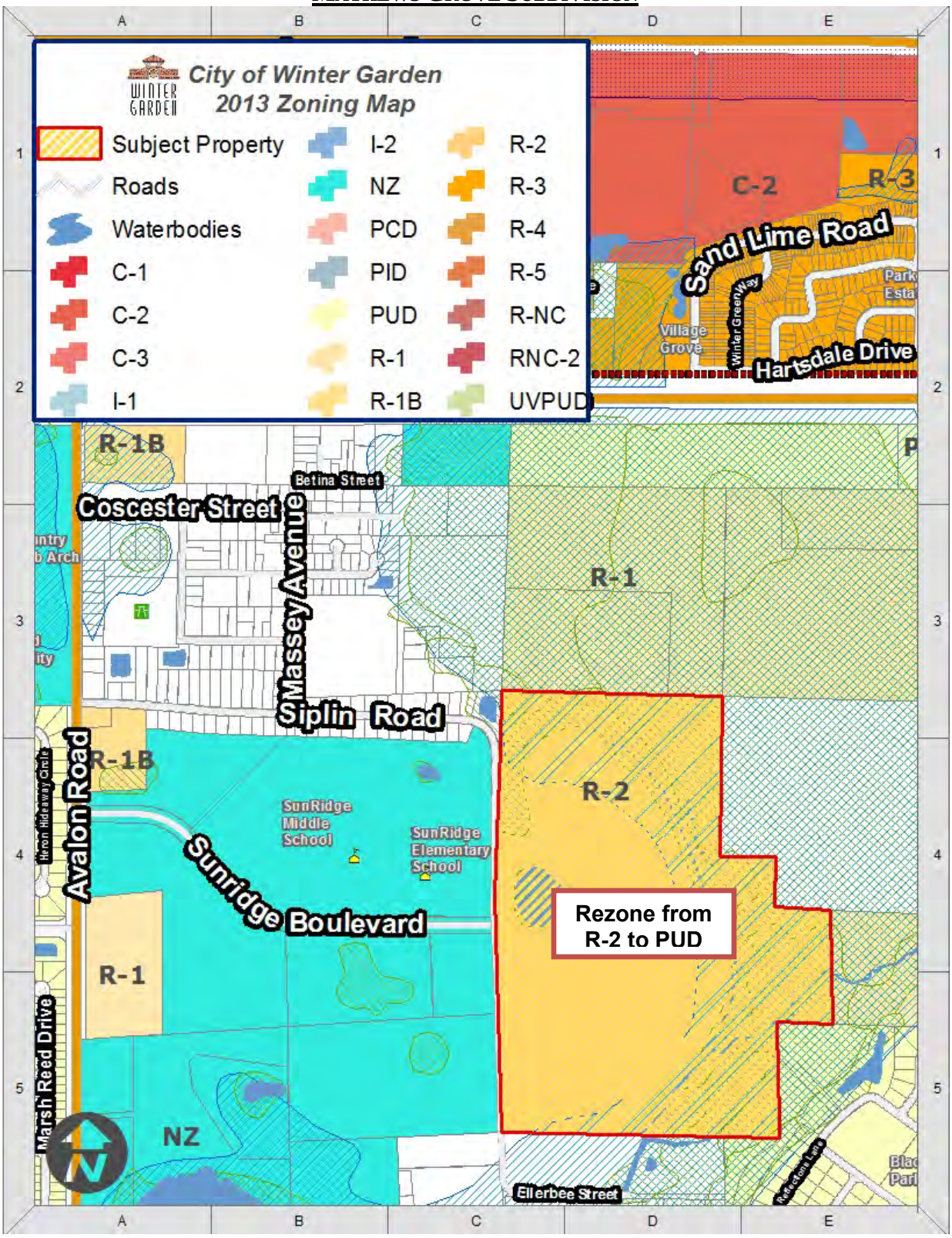
Rezoning the subject property from City R-2 to City PUD is consistent with the Future Land Use Map of the City's Comprehensive Plan, and is consistent with the trend of development in the area. The proposed development is compatible and consistent with the uses in the surrounding area. The proposed development of the subject property is consistent with the goals, objectives and policies of the City's Comprehensive Plan and land development regulations.

MAPS

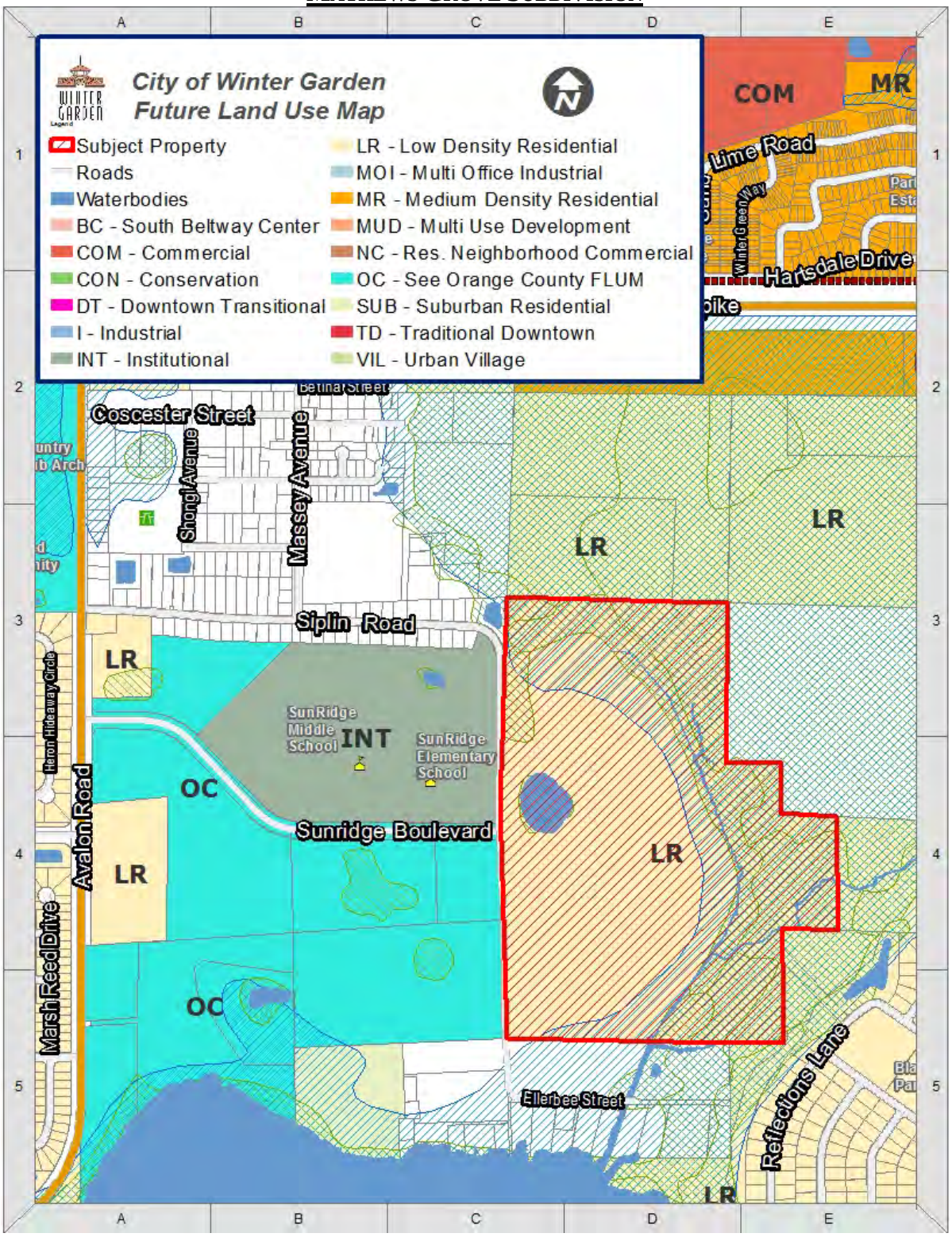
AERIAL PHOTO
MATHEWS GROVE SUBDIVISION



ZONING MAP
MATHEWS GROVE SUBDIVISION



FUTURE LAND USE MAP
MATHEWS GROVE SUBDIVISION



END OF STAFF REPORT

ORDINANCE 14-06

AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA, REZONING APPROXIMATELY 98.71 ± ACRES OF CERTAIN REAL PROPERTY GENERALLY LOCATED AT 14365 SIPLIN ROAD ON THE EAST SIDE OF SIPLIN ROAD FROM RESIDENTIAL DISTRICT (R-2) TO PLANNED UNIT DEVELOPMENT (PUD); PROVIDING FOR CERTAIN PUD REQUIREMENTS AND DESCRIBING THE DEVELOPMENT AS THE MATHEWS GROVE PUD; PROVIDING FOR NON-SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the owner of that certain real property generally described as 98.71 ± acres of land located at 14365 Siplin Road, on the east side of Siplin Road, being more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference (the "Property"), desire to rezone their property from City R-2 to City PUD, and

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

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

SECTION 1: *Rezoning.* After due notice and public hearing, the zoning classification of the Property, as described in Exhibit "A" attached hereto, is hereby rezoned from Residential District (R-2) to Planned Unit Development (PUD) in the City of Winter Garden, Florida subject to the following conditions, provisions and restrictions:

a. **Conceptual Plan-** All development on the Property must substantially conform to the requirements identified in the Mathews Grove PUD Development Plan attached hereto as Exhibit "B." Should any conflict be found between this Ordinance and the Mathews Grove PUD Development Plan attached hereto as Exhibit "B", then the standards and conditions established by this Ordinance shall control.

b. **Zoning-** Unless specifically noted elsewhere in Exhibit "B" attached hereto, all residential development on the Property must comply with the general zoning requirements of the R-1 Single Family Residential District for any structures, including but not limited to swimming pools, screen rooms accessory structures and buildings that are developed on the Property.

c. Design Criteria/Architectural Standards-

1. **Lot Size-** Minimum lot width shall be 65 feet; minimum lot depth shall be 125 feet.

2. **Building Height-** Maximum building height shall be 40 feet, not to exceed 2 stories.

3. **Minimum Living Area-** Minimum living area for each residential unit shall be 1,400 square feet.

4. **Signage-** All signage shall be reviewed and permitted by the City of Winter Garden. All proposed signage, with the exception of street and traffic signs, shall be submitted for review and approval as part of the Development Agreement for the Property.

5. **Setbacks and Required Yards-**

65'x125' Lots		75'x125' Lots	
Front Yard	20'	Front Yard	20'
Rear Yard	20'	Rear Yard	20'
Side Yard	7.5'	Side Yard	7.5'
Corner	20'	Corner	20'
Front Load Garage (Front)	25'	Front Load Garage (Front)	25'
Porch/ Courtyard Garage (Front)	15'	Porch/ Courtyard Garage (Front)	15'
Pool (Side & Rear)	5'	Pool (Side & Rear)	5'

6. **Residential Design Criteria**- All development on the Property must maintain the same general design criteria and architectural characteristics as the Building Elevations attached hereto as Exhibit "C".

   a. Rear elevations of 2-story product types shall include architectural features similar to those of the front elevation.

   b. 50% of all dwelling units shall have either a 5 foot recessed garage or a front porch.

   c. A front porch shall be defined as a covered outdoor area at and/or adjacent to the front door of the residential dwelling unit that extends a minimum of 3 feet on either side of the front door and has a minimum depth of 6 feet.

   d. Product types shall be varied and/or staggered to avoid similar products directly adjacent to each other or provide alternate color and architectural details. Front façade variation should be provided so the Front Load Garage and the Porch/ Courtyard Garage are alternated.

7. **Common Recreation and Open Space-** The Property is located within the Resource Protection Overlay, and in compliance with the City of Winter Garden Comprehensive Plan Future Land Use Element Policies 1-3.1.7 and 1-3.1.8 no less than 25% Wekiva Study Area Open Space shall be provided.

   None of the 25% Wekiva Study Area Open Space shall be chemically treated with pesticides to establish sensitive natural habitat.

   To the greatest extent possible, 5% of the developable area of the Property shall be set aside for passive, dry-land recreational use. In the event that this requirement cannot be met wholly or in part, then a financial contribution in accordance with Chapter 110, Article V, Division 2 of the City Code of Ordinances shall be made to the City Recreation Fund to fulfill the requirement.

d. **Staff Conditions-** All development on the Property must comply with the following conditions:

1. The Owner is responsible for meeting all provisions of ADA and Florida Accessibility Code.
2. All work shall conform to City of Winter Garden standards and specifications.
3. The City of Winter Garden will inspect private site improvements only to the extent that they connect to City owned/maintained systems (roadways, drainage, utilities, etc.). It is the responsibility of the Owner and Design Engineer to ensure that privately owned and maintained systems are constructed to the intended specifications. The City is not responsible for the operation and maintenance of privately owned systems, to include, but not be limited to, roadways, parking lots, drainage, stormwater ponds or on-site utilities.
4. The Contractor is responsible for the notification, location and protection of all utilities that may exist within the project limits.
5. No fill or runoff will be allowed to discharge onto adjacent properties; existing drainage patterns shall not be altered. The applicant should note that if approval is granted, the City of Winter Garden is not granting rights or easements for drainage from, or onto, property owned by others. Obtaining permission, easements or other approvals that may be required to drain onto private property is the Owner/Developer's responsibility. Should the flow of stormwater runoff from, or onto adjacent properties be unreasonable or cause problems, the City will not be responsible and any corrective measures required will be the responsibility of the Owner. Site construction shall adhere to the City of Winter Garden erosion and

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

6. After final plan approval, a preconstruction meeting will be required prior to any commencement of construction. The applicant shall provide an erosion control and street lighting plan at the preconstruction meeting and shall pay all engineering review and inspection fees prior to construction. Inspection fees in the amount of **2.25%** of the cost of all site improvements shall be paid prior to issuance of site or building permits.

7. SunRidge Boulevard has been constructed with two lanes, to be expanded as designed, to four lanes. This project, along with others along this corridor shall be required to participate in the funding of the widening to four lanes (signed agreement required as discussed at DRC).

8. Typical Section: Right-of-way width shall be a minimum of 50 feet with minimum roadway pavement width of 24' as required by City Code (**12' minimum each lane**); 16' minimum lane width for any divided portion (additional width may be required if parking is allowed); 18" of clean fill with no more than 5% passing a #200 sieve required under the subbase; 98% density required on all compaction; 2" minimum asphalt thickness; 10" minimum soil cement base thickness; minimum 24" wide concrete curb and gutter required (or Miami curb); 5' wide concrete sidewalks required on both sides of street; minimum 10' wide drainage, utility and pedestrian easements required adjacent to all rights-of-way. All construction shall meet City of Winter Garden requirements for drainage, roadways and utilities(see City Standard Details available on-line at cwgdn.com). Show Reuse main on typical section.

9. A final geotechnical report shall be submitted with the preliminary plat/final construction plans addressing groundwater table, presence of organic soils, Karst features, etc.

10. Walls and landscaping shall be located within a landscape and wall tract, to be maintained by the HOA.

11. It appears the project will not be gated, due to the pending agreement with the Hanover/Black Lake Preserve project for secondary access, as well as maintaining access to Siplin Road south of the two projects. While portions of the right-of-way may be dedicated to the City, maintenance of special pavements, landscaping, hardscaping, etc. shall be performed by the HOA under a R/W maintenance agreement.

12. All proposed easements shall be 30' minimum width for sanitary, water and storm; improvements shall be centered within the easement. Common areas not abutting right-of-way shall include a tract (not easement) for access and maintenance.

13. Utilities: Minimum 8" potable water (internal), 8" reuse water, and minimum 6" sanitary force main are required.

14. Minimum 5 ft wide utility and drainage easements shall be provided on each side lot line; 10' drainage, utility and pedestrian easements required adjacent to R/W.

15. Some of this property appears to be "A" type soils and may require adherence to the Wekiva protection regulations. Wekiva Protection requirements as outlined in the Comprehensive Plan shall be met, especially for drainage and Karst protection. Future submittals shall provide geotechnical study showing limits of any Karst feature with the required buffering.

16. All irrigation on the site shall be designed to be supplied by reclaimed water (minimum 8" internal main size).

17. The connection proposed at the existing terminus of SunRidge at Siplin needs to be discussed in terms of traffic control and layout. Design Engineer to coordinate with the City's Consultant, Pegasus Engineering for final alignment/configuration.

18. The plan shows a cul-de-sac for Siplin Road to eventually be abandoned along the project's west boundary. Any right-of-way required for a minimum 40' radius cul-de-sac (50' minimum R/W radius) shall be dedicated with the project.

19. There is an existing 12" X 18" ERCP culvert crossing Siplin Road. This is one of the stormwater outfalls for the SunRidge schools and this off-site flow will need to be accommodated with the Mathews Grove drainage system.

20. The 100 year flood plain for Black Lake and the adjacent wetlands, including the on-site canals is Elevation 99.70 (NAVD '88). Any areas developed within the 100 year flood plane shall be compensated for; LOMR with FEMA is required for any development within the 100 year flood zone.

21. Sale of lots prior to recording of final plat is prohibited.

22. Without cost to the City, the developer shall cause the design, permitting and construction of the Siplin Road realignment to occur as contemplated by the Mathews Grove PUD Development Plan, the specifics of which shall be addressed in the Developer's Agreement referenced in SECTION 2 a. and by separate agreement between the developer/owner of this Project and developers/owners of adjacent properties.

SECTION 2: *General Requirements.*

a. **Developer's Agreement-** A Developer's Agreement shall be drafted, approval obtained and recorded prior to approval of Preliminary Plat of the Property and prior to the issuance of any site or building permits. The Developer's Agreement shall include, but is not limited to the following: road and access improvements; on-site and offsite utilities improvements; bonding requirements concerning public infrastructure and community subdivision infrastructure improvements; other commitments of the development's master plan; project phasing; vehicular access to the site; provisions concerning Owner's design, permitting and construction of access improvements for the Project including the realignment of Siplin Road, conveyance of right-of-way to the City in fee simple concerning the realignment of Siplin Road and assurances that realignment of Siplin Road obligations will occur and not prevent potential development of surrounding lands from proceeding; off-site public infrastructure improvements; joint lift station with adjacent property owner and conveyance of lift station tract in fee simple to the City; impact fees; no impact fee credits to be given for the public infrastructure and land conveyance requirements of this Project; other conditions and commitments of this Ordinance and the Mathews Grove PUD Development Plan, attached hereto as Exhibit "B"; and adherence to all City Codes and Standards and development order and permit conditions of approval.

b. **Stand Alone Clause-** Each phase of development of the Property must operate as an individual unit in that each particular phase will be able to stand-alone in the event that no other phase is developed.

c. **Land Development Approvals and Permits-** This Ordinance does not require the City to issue any permit or approval for development, construction, preliminary plat, final plat, building permit, or other matter by the City relating to the Property or the project or any portion thereof. These and any other required City development approvals and permits shall be processed and issued by the City in accordance with procedures set forth in the City's Code of Ordinances and subject to this Ordinance.

d. **Amendments-** Minor amendments to this Ordinance will be achieved by Resolution of the City Commission of the City of Winter Garden. Major amendments to this Ordinance will require approval of the City Commission of the City of Winter Garden by Ordinance.

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

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

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

SECTION 5: *Effective Date.* This Ordinance shall become effective upon adoption at its second reading.

FIRST READING AND PUBLIC HEARING: _____ , 2014.

SECOND READING AND PUBLIC HEARING: _____ , 2014.

ADOPTED this _____ day of, _____ , 2014, by the City Commission of the City of Winter Garden, Florida.

APPROVED:

_____
JOHN REES, Mayor/Commissioner

ATTEST:

_____
KATHY GOLDEN, City Clerk

Exhibit "A"

LEGAL DESCRIPTION

A PORTION OF SECTIONS 27 AND 34, TOWNSHIP 22 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH 1/4 CORNER OF SAID SECTION 27; THENCE ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 27 NORTH 01°55'01" EAST, A DISTANCE OF 1,221.66 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 27; THENCE ALONG SAID NORTH LINE SOUTH 88°28'34" EAST, A DISTANCE OF 1,319.45 FEET; THENCE SOUTH 00°56'54" WEST, A DISTANCE OF 956.48 FEET; THENCE SOUTH 89°03'06" EAST, A DISTANCE OF 333.74 FEET; THENCE SOUTH 00°42'22" WEST, A DISTANCE OF 298.75 FEET; THENCE SOUTH 87°26'39" EAST, A DISTANCE OF 335.17 FEET; THENCE SOUTH 00°49'34" EAST, A DISTANCE OF 684.04 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 22 SOUTH, RANGE 27 EAST; THENCE ALONG SAID NORTH LINE NORTH 88°10'15" WEST, A DISTANCE OF 333.15 FEET TO A POINT ON THE EAST LINE OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 34; THENCE ALONG SAID EAST LINE SOUTH 00°58'19" EAST, A DISTANCE OF 688.44 FEET; THENCE ALONG THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 34 THE FOLLOWING TWO COURSES: NORTH 88°54'32" WEST, A DISTANCE OF 331.23 FEET; THENCE NORTH 88°52'04" WEST, A DISTANCE OF 1,333.92 FEET TO A POINT ON THE WEST LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 34; THENCE ALONG SAID WEST LINE NORTH 01°18'59" WEST A DISTANCE OF 1,419.06 FEET TO THE POINT OF BEGINNING.

Exhibit "B"

COVER PAGE

PLANNED UNIT DEVELOPMENT PRELIMINARY PLAN

MATHEWS GROVE

REVISED November 2013

(8 PAGES - ATTACHED)

PLANNED UNIT DEVELOPMENT PRELIMINARY PLAN

A PLANNED UNIT DEVELOPMENT IN THE CITY OF WINTER GARDEN, FLORIDA

MATHEWS GROVE

PARCEL ID. NUMBER: 27–22–27–0000–00–054

NOVEMBER 2013

PREPARED FOR

ALI OF SIPLAND, LLC
7575 DR. PHILLIPS BLVD, SUITE 265
ORLANDO, FL 32819
PHONE: (407) 730–9916

SITE LOCATION

LEGAL DESCRIPTION

A PORTION OF SECTIONS 27 AND 34, TOWNSHIP 22 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH 1/4 CORNER OF SAID SECTION 27, THENCE ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 27 NORTH 01°55'01" EAST, A DISTANCE OF 1,321.85 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 27; THENCE ALONG SAID NORTH LINE SOUTH 88°08'34" EAST, A DISTANCE OF 1,319.43 FEET; THENCE SOUTH 00°58'54" WEST, A DISTANCE OF 666.48 FEET; THENCE SOUTH 84°15'06" EAST, A DISTANCE OF 333.74 FEET; THENCE SOUTH 00°42'22" WEST, A DISTANCE OF 238.79 FEET; THENCE SOUTH 87°06'34" EAST, A DISTANCE OF 335.17 FEET; THENCE NORTH 00°49'34" EAST, A DISTANCE OF 384.94 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 34, TOWNSHIP 22 SOUTH, RANGE 27 EAST; THENCE ALONG SAID NORTH LINE NORTH 88°10'02" WEST, A DISTANCE OF 337.16 FEET TO A POINT ON THE EAST LINE OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 34; THENCE ALONG SAID EAST LINE SOUTH 00°58'14" EAST, A DISTANCE OF 665.44 FEET; THENCE ALONG THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 34 THE FOLLOWING TWO COURSES: NORTH 88°54'32" WEST, A DISTANCE OF 351.23 FEET; THENCE NORTH 88°30'04" WEST, A DISTANCE OF 1,333.02 FEET TO A POINT ON THE WEST LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 34; THENCE ALONG SAID WEST LINE NORTH 01°18'09" WEST A DISTANCE OF 1,419.06 FEET TO THE POINT OF BEGINNING.

PROJECT DESCRIPTION

A 163 UNIT SINGLE FAMILY PLANNED UNIT DEVELOPMENT

DEVELOPER
ALI OF SIPLAND, LLC
7575 DR. PHILLIPS BOULEVARD
SUITE 265
ORLANDO, FL 32819
PHONE: (407) 730-9916

ENGINEERS
CIVIL DESIGN GROUP, INC.
8959 CHARLES E. LIMPUS ROAD
ORLANDO, FLORIDA 32836
PHONE: (407) 876-3996
&
DEWBERRY - BOWYER-SINGLETON
520 SOUTH MAGNOLIA AVE.
ORLANDO, FLORIDA 32801
PHONE: (407) 843-5120
CONTACT: SCOTT STEARNS, P.E.

SURVEYORS
SHANNON SURVEYING, INC.
489 NORTH S.R. 434 - SUITE 2155
ALTAMONTE SPRINGS, FLORIDA 32714
PHONE: (407) 306-3989
&
DEWBERRY - BOWYER-SINGLETON
520 SOUTH MAGNOLIA AVE.
ORLANDO, FLORIDA 32801
PHONE: (407) 843-5120
CONTACT: SCOTT STEARNS, P.E.

ENVIRONMENTAL CONSULTANT
BIO-TECH CONSULTING, INC.
2002 EAST ROBINSON STREET
ORLANDO, FLORIDA 32803
PHONE: (407) 894-5969

GEOTECHNICAL CONSULTANT
ANDREYEV ENGINEERING, INC.
4055 ST JOHNS PARKWAY
SANFORD, FLORIDA 32771
PHONE: (407) 330-1793

TRAFFIC CONSULTANT
LUKE TRANSPORTATION ENGINEERING CONSULTANTS, INC.
29 EAST PINE STREET
ORLANDO, FLORIDA 32801
PHONE: (407) 423-8055

TABLE OF CONTENTS

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	PUD PRELIMINARY PLAN
3	BOUNDARY SURVEY & EXISTING CONDITIONS PLAN
LS-1 - LS-5	CONCEPT LANDSCAPE PLANS

THIS IS TO CERTIFY THAT THE ROADWAY CONSTRUCTION PLANS AND SPECIFICATIONS AS CONTAINED HEREIN WERE DESIGNED TO APPLICABLE STANDARDS AS SET FORTH IN THE "MANUAL OF UNIFORM MINIMUM STANDARDS FOR DESIGN, CONSTRUCTION AND MAINTENANCE FOR STREETS AND HIGHWAYS" AS PREPARED BY FLORIDA DEPARTMENT OF TRANSPORTATION.

BOWYER SINGLETON

WINTER GARDEN FLORIDA

MATHEWS GROVE - PUD

SITE DATA

1. TOTAL PROJECT AREA: 93.71 ac.
   WETLAND AREA: 30.93 ac.
   ROAD ROW: 0.18 ac.
   RETENTION AREA: 15.46 ac.
   GROSS DEVELOPABLE AREA: 62.25 ac. (Total Project Area minus Wetland Area)
   NET DEVELOPABLE AREA: 44.64 ac. (Gross Developable Area minus Road ROW & Retention Areas)

2. SITE DATA:

Total Single Family Units:		155
Gross Residential Density:		2.49 du/ac
Net Residential Density:		3.47 du/ac
Minimum sq.ft. Under Heat & Air:		1400 sq.ft.
Maximum Building Height:		40 ft.
Minimum Lot Width Size:		65 ft.
Maximum Impervious:		65%

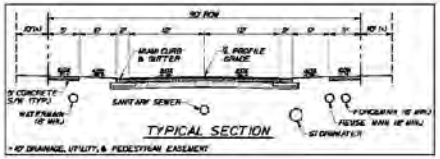
3. SUPPORT SERVICES:
   Water Service: CITY OF WINTER GARDEN
   Sewer Service: CITY OF WINTER GARDEN
   Stormwater Management: Stormwater Management to be provided in on-site Master Stormwater Management Areas to satisfy the City of Winter Garden and St. Johns River Water Management District Criterias
   Pre versus Post Peak Discharge, 25yr - 24hr storm event
   Schools: School concurrency has been provided per OCPS letter dated: May 28, 2013.
   Traffic: See traffic impact analysis by others
4. FUTURE LAND USE: Low Residential (2 - 6 du/ac)
5. EXISTING ZONING: R2
6. PROPOSED ZONING: Planned Unit Development (PUD)
7. REQUESTED USES: Approved Land Use Plan for PUD
   Single-Family: As shown on Land Use Plan
8. BUILDING SETBACKS:

65'X125' LOTS:			75'x125' LOTS:		
	Front Yard	20'		Front Yard	20'
	Rear Yard	20'		Rear Yard	20'
	Side Yard	7.5'		Side Yard	7.5'
	Corner	20'		Corner	20'
	Front Load Garage (Front):	25'		Front Load Garage (Front):	25'
	Porch/Courtyard Garage (Front):	15'		Porch/Courtyard Garage (Front):	15'
	Pool (side & rear):	5'		Pool (side & rear):	5'
	No. Lots:	93 (60%)		No. Lots:	62 (40%)

9. OPEN SPACE - (25% GROSS DEVELOPABLE AREA) - 15.60 AC. (REQ.) (Excludes Impervious amenity areas)
   PROVIDED: PERVIOUS PARK AREA - 2.65 AC. (Total Park Area - 3.38 ac.)
   OPEN SPACE/BUFFERS - 3.15 AC.
   RETENTION AREAS (MAX. 50% OF REQ.) - 7.80 AC.
   TOTAL AREA - 15.60 AC. (Acreages Excludes Impervious Surfaces)
10. RECREATION FACILITIES: FACILITIES FOR COMMUNITY PARK MAY INCLUDE GAZEBO, POOL/CABANA, AND PARK BENCHES.
    62.25 X 0.05 = 3.15 ACRES REQUIRED
    PARK - 3.38 ACRES PROVIDED
11. 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. Additional perimeter yard requirements for institutional buildings shall be figured at five additional feet for each ten feet of height over the first story.

NOTES:

1) NONE OF THE 25% WSA OPEN SPACE MAY BE CHEMICALLY TREATED WITH PESTICIDES OR FERTILIZERS TO ESTABLISH SENSITIVE NATURAL HABITAT.
2) PEH ANDREFFY ENGINEERING INC. GEOTECHNICAL REPORT (GR01-13-015) THE KARST FEATURE HAS A CONFINING LAYER AND THEREFORE CAN BE USED FOR DRAINAGE RETENTION.
3) OPEN SPACE & BUFFERS WILL BE PLACED IN TRACTS TO BE OWNED & MAINTAINED BY THE HOA.

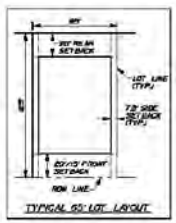


TYPICAL SECTION

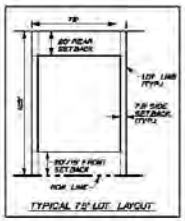
ZONING TABLE

NO.	EXISTING LAND USE	ZONED	FUTURE LAND USE
1	WASTE LAND	A-1 COUNTY	RURAL
2	STORMWATER/DRAINAGE	A-1 COUNTY	RURAL
3	SCHOOL	R-1 CITY	INSTITUTION
4	NON-AGRICULTURAL	A-1 CITY	LOW RESIDENTIAL (2-6 DU/AC)
5	NON-AGRICULTURAL	A-1 CITY	LOW RESIDENTIAL (2-6 DU/AC)
6	NON-AGRICULTURAL	A-1 COUNTY	RURAL
7	SINGLE FAMILY/WASTE LAND	A-1 COUNTY	RURAL
8	VACANT HOA	PUD CITY	LOW RESIDENTIAL (2-6 DU/AC)
9	VACANT HOA	PUD CITY	LOW RESIDENTIAL (2-6 DU/AC)
10	VACANT HOA	PUD CITY	LOW RESIDENTIAL (2-6 DU/AC)
11	VACANT HOA	PUD CITY	LOW RESIDENTIAL (2-6 DU/AC)
12	VACANT HOA	PUD CITY	LOW RESIDENTIAL (2-6 DU/AC)
13	WASTE LAND	R-1 CITY	LOW RESIDENTIAL (2-6 DU/AC)
14	WASTE LAND	A-1 COUNTY	RURAL
15	WASTE LAND	R-1 CITY	LOW RESIDENTIAL (2-6 DU/AC)
16	WASTE LAND	R-1 CITY	LOW RESIDENTIAL (2-6 DU/AC)
17	COUNTY	R-1 CITY	LOW RESIDENTIAL (2-6 DU/AC)

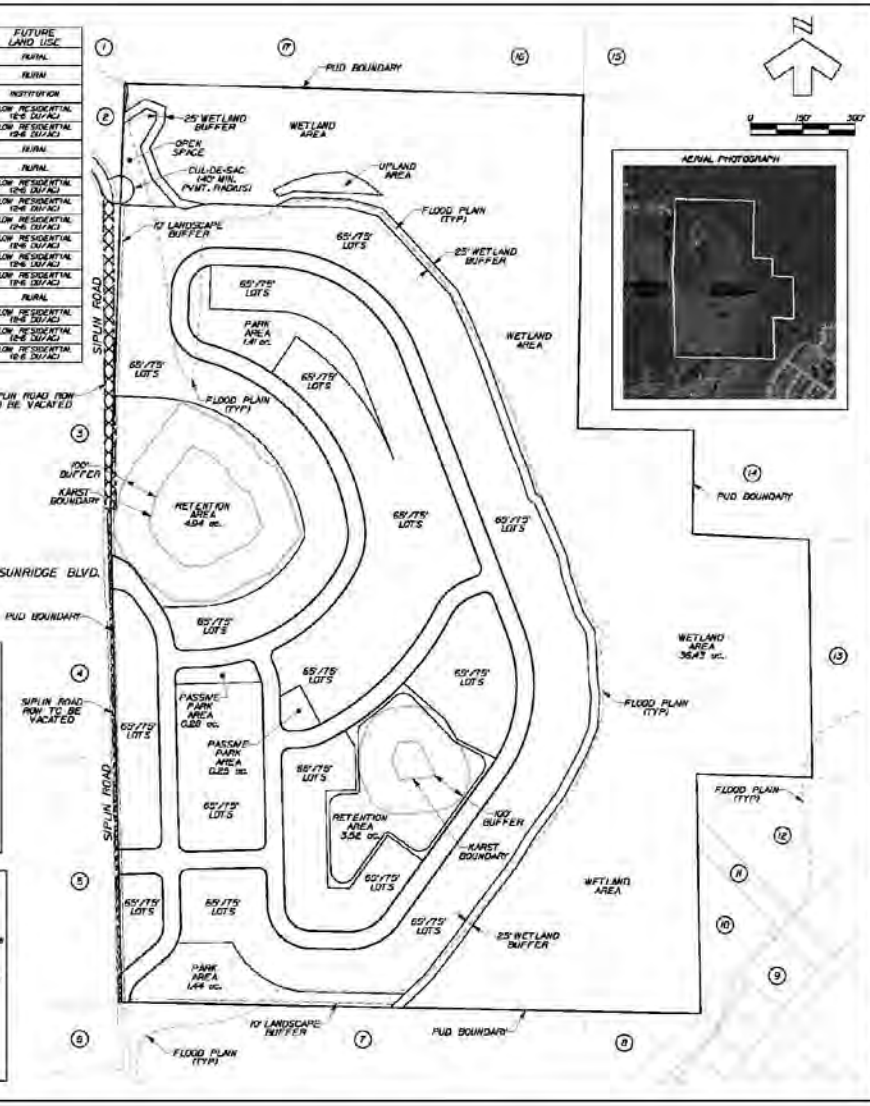
SIPUN ROAD ROW TO BE VACATED



TYPICAL 65' LOT LAYOUT



TYPICAL 75' LOT LAYOUT



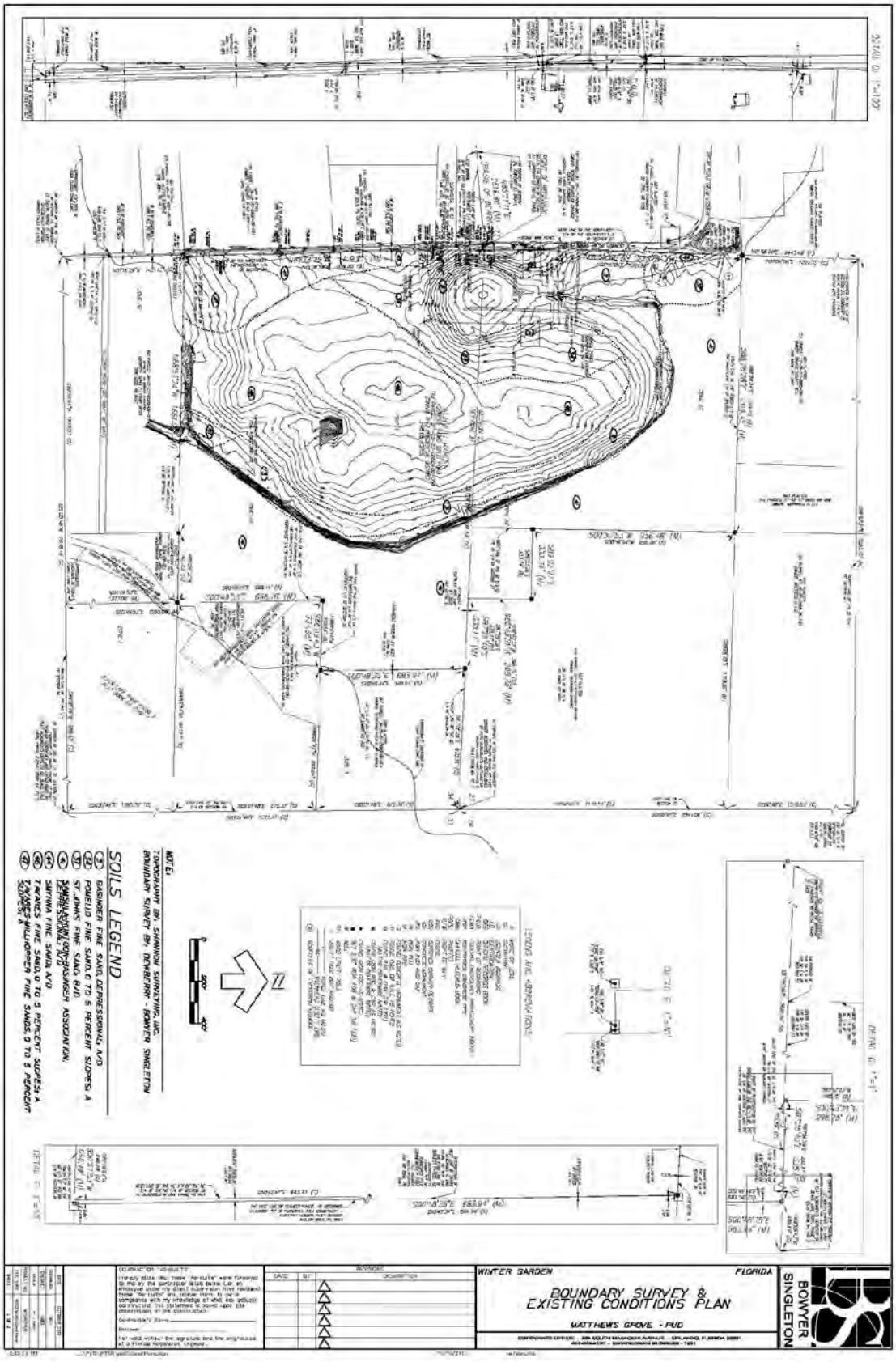
BOWYER SINGLETON

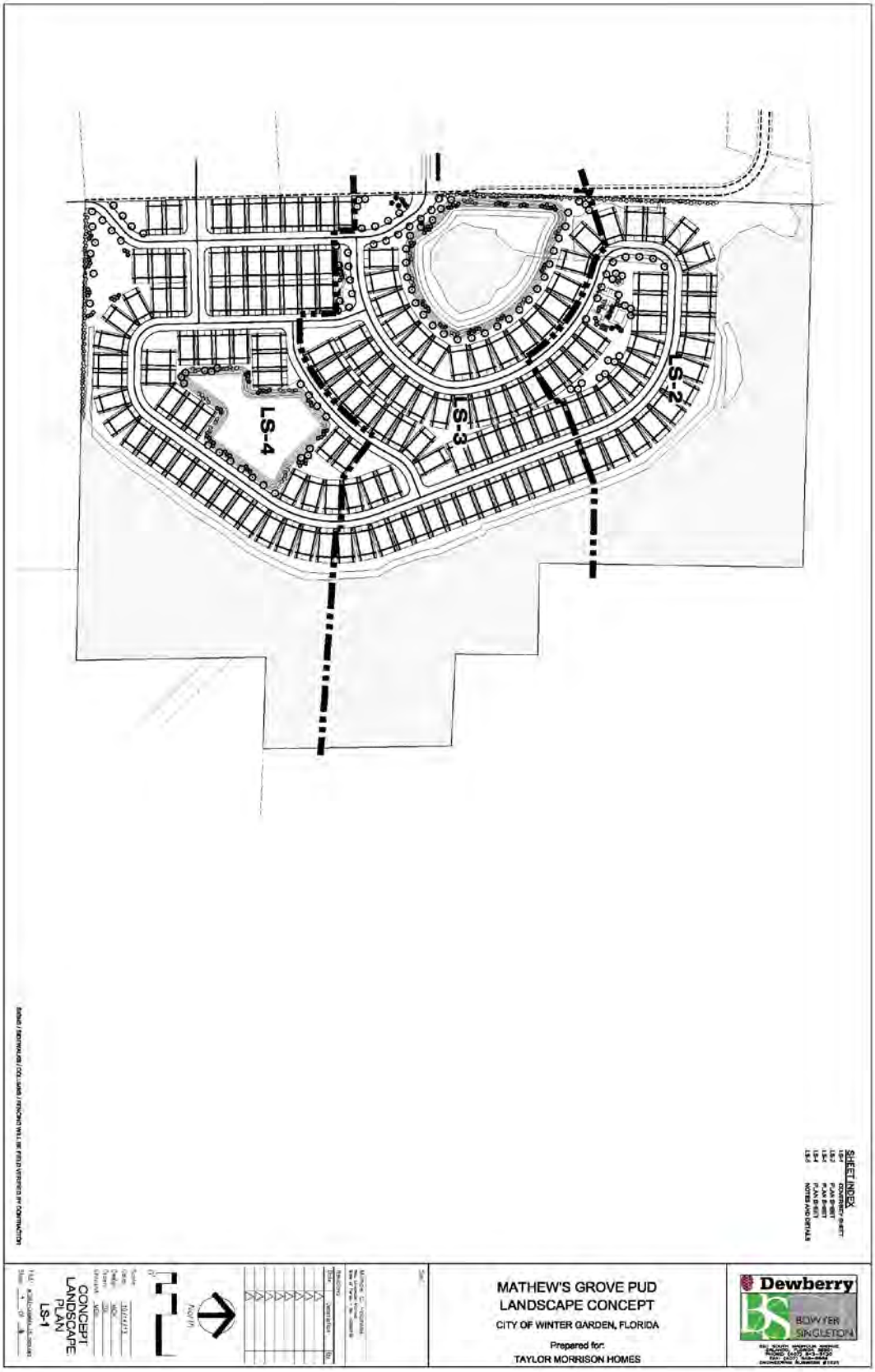
FLORIDA

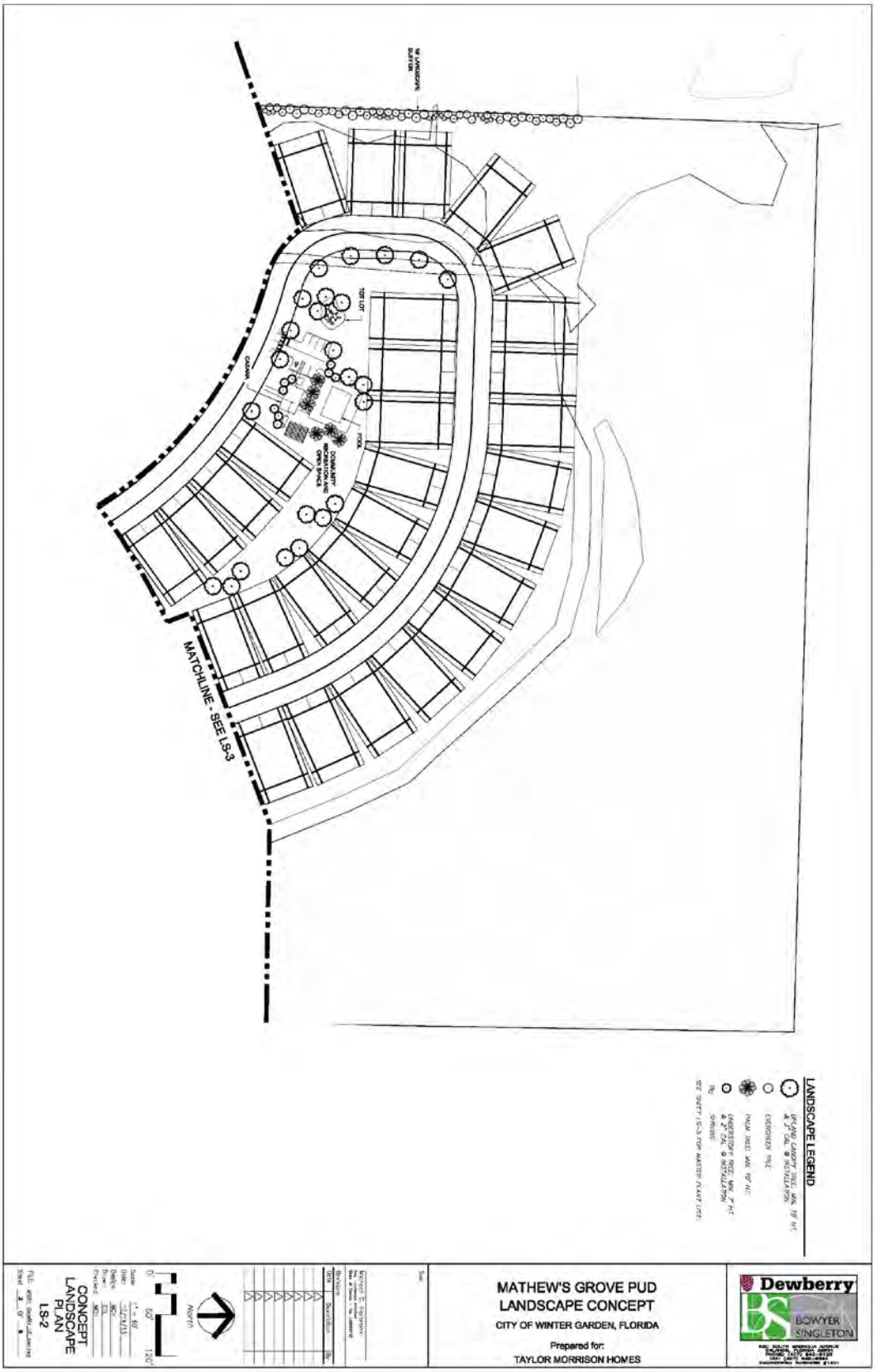
WINTER GARDEN

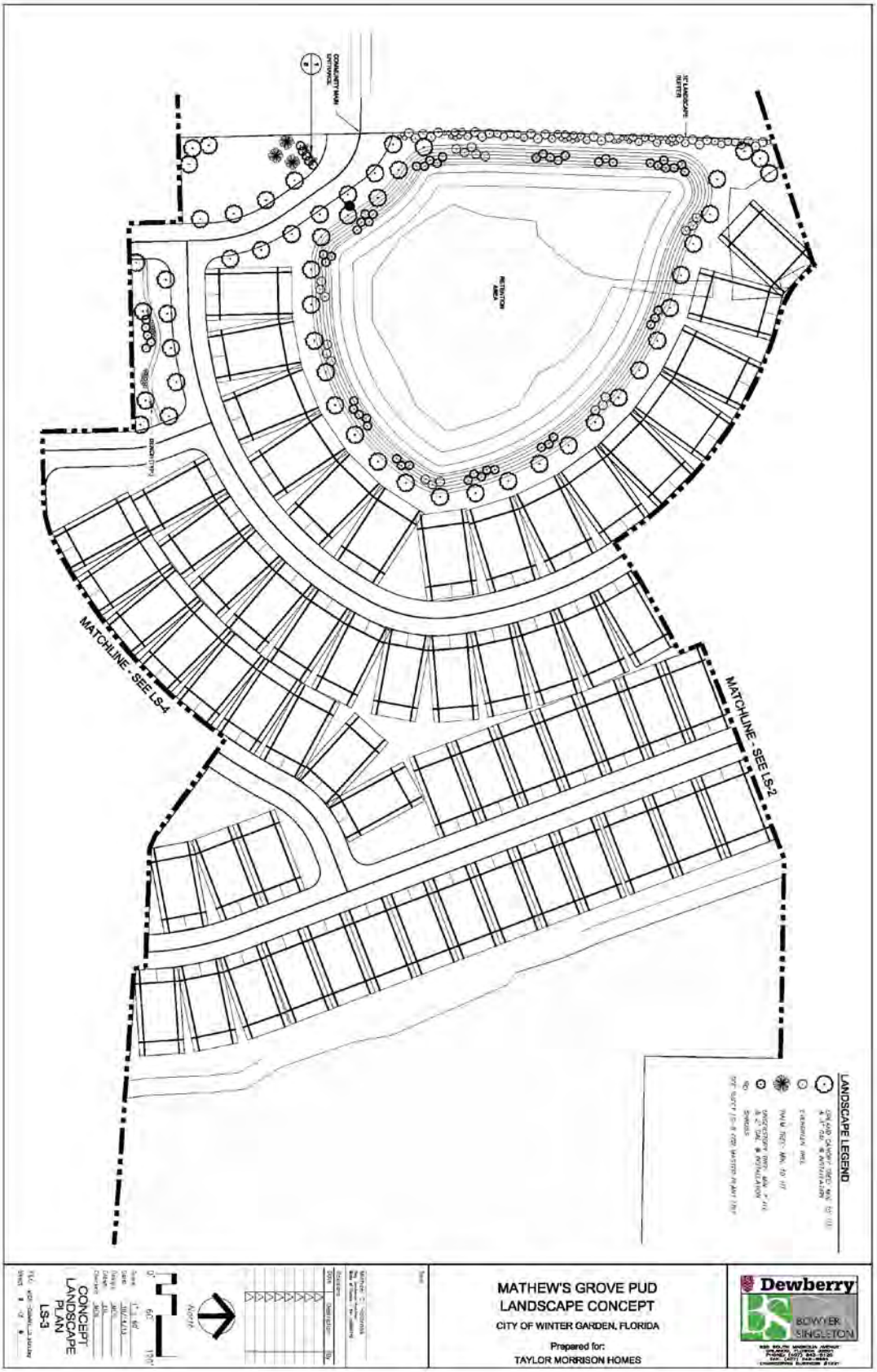
PUD PRELIMINARY PLAN

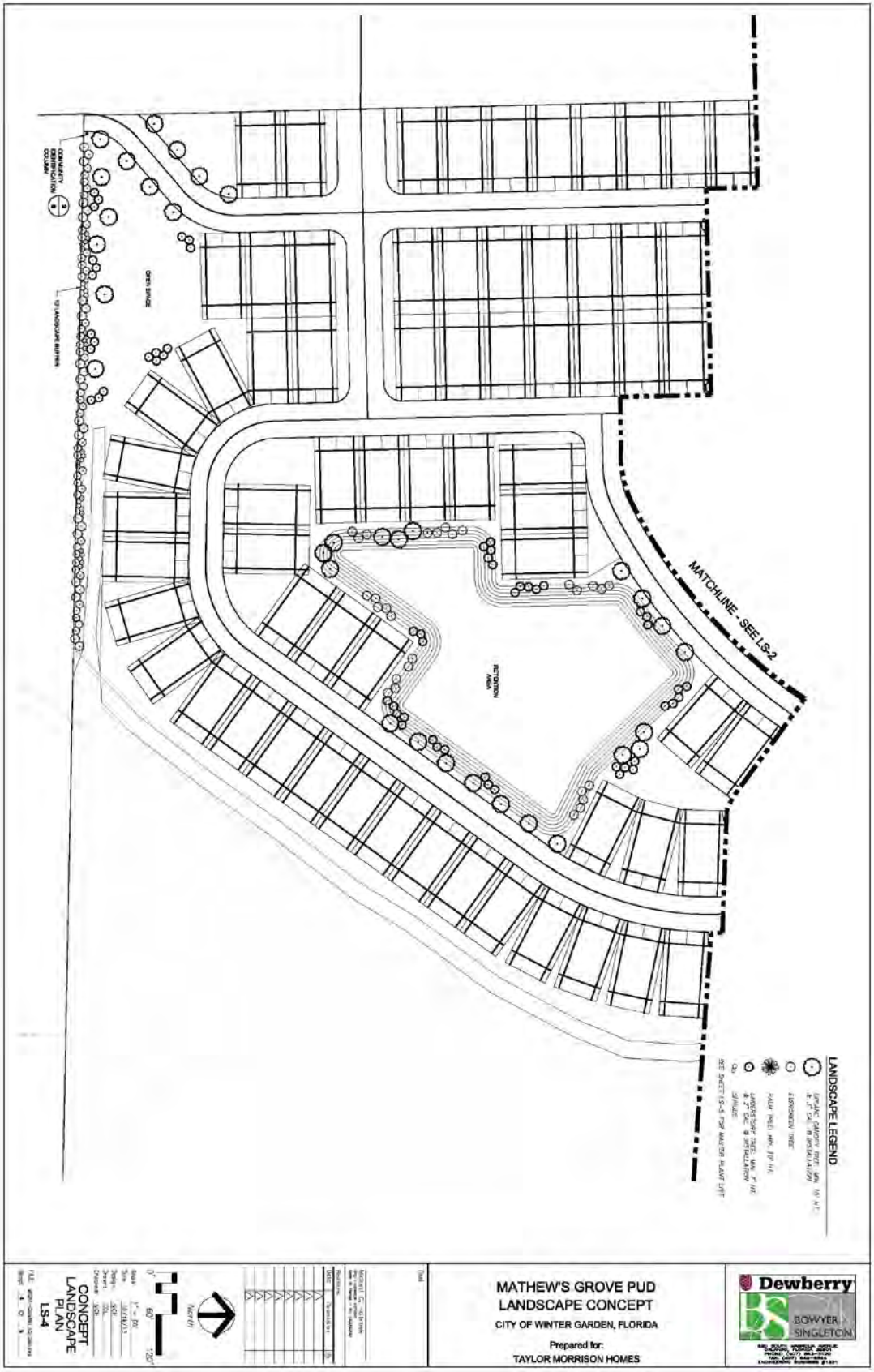
MATTHEWS GROVE - PUD

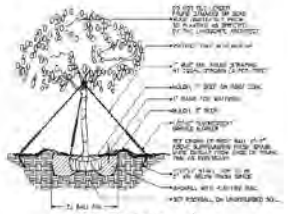

SOILS LEGEND
BASINGER FINE SAND, DEPRESSIONAL, A/D
POMELLO FINE SAND, 0 TO 5 PERCENT SLOPES, A
ST. JOHNS FINE SAND, B/D
SMYRNA FINE SAND, A/D
TAVARES FINE SAND, 0 TO 5 PERCENT SLOPES, A
TAVARES-MILLHOPPER FINE SANDS, 0 TO 5 PERCENT SLOPES, A
WINTER GARDEN
FLORIDA
BOUNDARY SURVEY &
EXISTING CONDITIONS PLAN
MATTHEWS GROVE - PUD
BOWYER SINGLETON


LS-2
LS-3
LS-4
SHEET INDEX
LS-1 CONCEPT LANDSCAPE PLAN
LS-2 PLAN SHEET
LS-3 PLAN SHEET
LS-4 PLAN SHEET
LS-5 NOTES AND DETAILS
MATHEW'S GROVE PUD
LANDSCAPE CONCEPT
CITY OF WINTER GARDEN, FLORIDA
Prepared for:
TAYLOR MORRISON HOMES
Dewberry
BOWYER SINGLETON
CONCEPT LANDSCAPE PLAN
LS-1
North

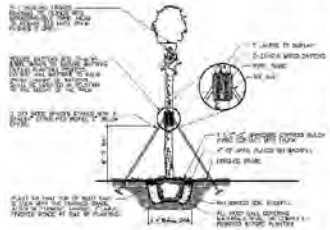

MATCHLINE - SEE LS-3
TOT LOT
POOL
COMMUNITY RECREATION AND OPEN SPACE
CABANA
LANDSCAPE LEGEND
DECIDUOUS TREE
EVERGREEN TREE
SEE SHEET LS-3 FOR MASTER PLANT LIST
MATHEW'S GROVE PUD
LANDSCAPE CONCEPT
CITY OF WINTER GARDEN, FLORIDA
Prepared for:
TAYLOR MORRISON HOMES
Dewberry
BOWYER SINGLETON
North
CONCEPT LANDSCAPE PLAN
LS-2


LANDSCAPE LEGEND
MATCHLINE - SEE LS-2
MATCHLINE - SEE LS-4
COMMUNITY MAIN ENTRANCE
RETENTION AREA
MATHEW'S GROVE PUD
LANDSCAPE CONCEPT
CITY OF WINTER GARDEN, FLORIDA
Prepared for:
TAYLOR MORRISON HOMES
Dewberry
BOWYER SINGLETON
CONCEPT LANDSCAPE PLAN
LS-3
NORTH

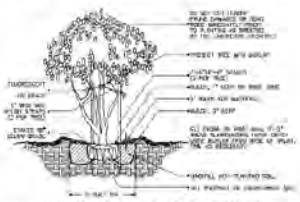

LANDSCAPE LEGEND
MATCHLINE - SEE LS-2
MATHEW'S GROVE PUD
LANDSCAPE CONCEPT
CITY OF WINTER GARDEN, FLORIDA
Prepared for:
TAYLOR MORRISON HOMES
Dewberry
BOWYER SINGLETON
CONCEPT LANDSCAPE PLAN
LS-4
North



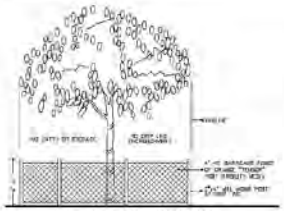
(2' cal. and over)
LARGE TREE PLANTING DETAIL



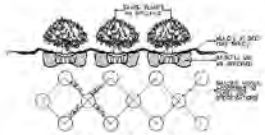
PALM PLANTING DETAIL



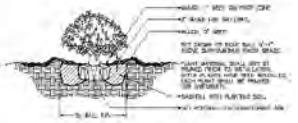
MULTI- TRUNK AND PINE TREE
(2' cal. and under) PLANTING DETAIL



TREE PRESERVATION
BARRICADE FENCING DETAIL



SHRUB / GROUNDCOVER
SPACING / PLANTING DETAIL



SHRUB PLANTING DETAIL

LANDSCAPE NOTES

1. ALL PLANT MATERIAL, QUANTITIES, SPACINGS AND PLACEMENT SHALL CONFORM TO THE MINIMUM LANDSCAPE REQUIREMENTS AS SET FORTH IN CHAPTER 24 OF THE ORANGE COUNTY CODE.

2. ALL PLANTS TO BE FLORIDA NO. 1, OR BETTER AS OUTLINED UNDER "GRADES AND STANDARDS FOR NURSERY PLANTS, PART I, 1963 AND PART II, STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE, TALLAHASSEE, FLORIDA, AND ANY AMENDMENTS THERETO.

3. PROTECTION OF EXISTING TREES SHALL CONFORM TO THE STATE DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, DIVISION OF FORESTRY, "TREE PROTECTION MANUAL FOR BUILDERS AND DEVELOPERS", OCTOBER, 1990.

4. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MATERIALS AND ALL WORK AS CALLED FOR ON THE LANDSCAPE PLANS. THE LIST OF PLANT QUANTITIES ACCOMPANYING THE PLANS SHALL BE USED AS A GUIDE ONLY. IF A VARIATION OCCURS BETWEEN THE PLANS AND THE PLANT LIST, THE PLANS SHALL CONTROL.

5. ALL TREES, SHRUBS AND GROUND COVERS SHALL BE PLANTED USING A SOIL MIXTURE PREPARED ACCORDINGLY (3/3 EXISTING SOIL, 1/3 PEAT) EXCEPT AS SPECIFIED IN WASHINGTON PALM PLANTING DETAIL.

6. THE LANDSCAPE CONTRACTOR SHALL INSURE ADEQUATE VERTICAL DRAINAGE IN ALL PLANT BEDS AND PLANTERS. VERTICAL DRILLING THROUGH ANY COMPACTED FILL TO NATIVE SOIL SHALL BE ACCOMPLISHED TO AID DRAINAGE.

7. ALL PLANT BEDS AND TREE WATERING BASINS SHALL BE TOP DRESSED WITH THREE INCHES (3") OF PINE BARK MINI-NUGGETS MULCH.

8. NO TREES SHALL BE PLANTED CLOSER THAN 3 FEET (3') FROM THE EDGE OF PAVEMENT TO ALLOW ADEQUATE TREE TRUNK PROTECTION.

9. LANDSCAPE CONTRACTOR SHALL BE WHOLLY RESPONSIBLE FOR STABILITY AND PLUMB CONDITION OF ALL TREES AND SHALL BE LEGALLY LIABLE FOR ANY DAMAGE CAUSED BY THE INSTABILITY OF ANY PLANT MATERIAL.

10. ALL LANDSCAPE AREAS TO BE IRRIGATED WITH AN AUTOMATIC UNDERGROUND SYSTEM, WITH 100% COVERAGE, BACK-FLOW PREVENTOR & RAIN SENSOR DEVICE. ON-ROOT SPRAY HEADS AWAY FROM ANY NATURAL AREAS AND PAVED SURFACES. IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED IN CONFORMANCE WITH CHAPTER 37, SEC. 301-303 OF THE ORANGE COUNTY CODE. IRRIGATION SHALL BE EITHER PERMANENT OR TEMPORARY FOR THE PURPOSE OF ESTABLISHING AND MAINTAINING PLANT MATERIAL.

11. AFTER INSTALLATION ALL LANDSCAPE MATERIAL SHALL BE MAINTAINED IN COMPLIANCE WITH THE ORANGE COUNTY CODE. ALL MAINTENANCE OBLIGATIONS SHALL BE INCLUDED IN THE DEED RESTRICTIONS ASSOCIATED WITH THIS DEVELOPMENT.

12. ALL EXISTING INVASIVE EXOTIC PLANTS AS LISTED IN THE FLORIDA EXOTIC PEST PLANT COUNCIL'S INVASIVE PLANT SPECIES LIST SHALL BE REMOVED.

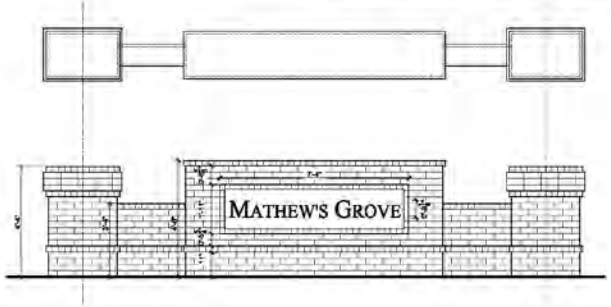
GENERAL NOTES:

1. LANDSCAPE PLANS MEET THE GUIDELINES OF THE "FLORIDA FRIENDLY" PLANT PALETTE AND IRRIGATION DEMAND WILL BE KEPT AT A LOW TO MEDIUM USE REQUIREMENT, EXCEPT FOR THE ECO-1 (ST. AUGUSTINE) AREA, WHICH WILL BE ON A SEPARATE ZONE.

2. FINAL LOCATION OF PLANT INSTALLATION TO BE COORDINATED WITH UTILITY LINE INSTALLATION.

MASTER PLANT LIST

Marker	Key	Scientific Name	Common Name	Specification	Water Use
TREES					
	LI	[illegible]	[illegible]	[illegible]	Med
	LS	[illegible]	[illegible]	[illegible]	Med
-	PU	[illegible]	[illegible]	[illegible]	Low
*	QV	[illegible]	[illegible]	[illegible]	Med
*	SP	[illegible]	[illegible]	[illegible]	Med
-	TD	[illegible]	[illegible]	[illegible]	Low
	TC	[illegible]	[illegible]	[illegible]	Low
SHRUBS AND GROUNDCOVER					
	BI	[illegible]	[illegible]	[illegible]	Med
*	BC	[illegible]	[illegible]	[illegible]	Low
	VE	[illegible]	[illegible]	[illegible]	Med
*	DM	[illegible]	[illegible]	[illegible]	Low
	MO	[illegible]	[illegible]	[illegible]	Med
-	CP	[illegible]	[illegible]	[illegible]	Low
[illegible]					
	TA	[illegible]	[illegible]	[illegible]	Med



1/8 ENTRY SIGNAGE
SCALE: 1/8" = 1'-0"

NOTES:
1. COLUMN LOCATION TO BE FIELD VERIFIED BY CONTRACTOR.
2. STRUCTURAL DESIGN AND PERMITTING BY OTHERS.

2/8 COLUMN DETAIL
SCALE: 1/2" = 1'-0"

Dewberry
BOWYER SINGLETON

MATHEW'S GROVE PUD
LANDSCAPE CONCEPT
CITY OF WINTER GARDEN, FLORIDA

Prepared for:
TAYLOR MORRISON HOMES

Revisions

Mark	Description	By

North

Scale: AS SHOWN
Date: 12/14/12
Design: MCG
Drawn: J.J.
Checked: MCG

CONCEPT LANDSCAPE PLAN
LS-5

Exhibit "C"

Building Elevations

THE CITY OF WINTER GARDEN

PLANNING AND ZONING BOARD AGENDA ITEM

ITEM # 7 (Public Hearing)

DATE: January 3, 2013 **MEETING DATE:** January 6, 2013

SUBJECT: 1000 Avalon Road (Variance)
PROJECT NAME Hickory Hammock Recreation/Clubhouse Tract
PARCEL ID# 33-22-27-0000-00-003

ISSUE: The applicant is requesting a Variance to allow for construction of a 10 foot tall fence around a pair of tennis courts

SUPPLEMENTAL MATERIAL/ANALYSIS:

OWNER/APPLICANT: Ryland Group, Inc. & M/I Homes of Orlando, LLC

CURRENT ZONING: PUD – Planned Unit Development

PROPOSED ZONING: N/A

CURRENT FLU: SUB – Suburban Residential

PROPOSED FLU: N/A

SUMMARY:

Applicant proposes to construct a 10 foot tall fence around a pair of tennis courts located within the subdivision Recreation/Clubhouse Tract instead of the maximum 6 foot tall fence permitted by City Code

STAFF RECOMMENDATION(S):

Staff recommend approval of the Variance subject to the conditions of the staff report (see attached)

NEXT STEP(S):

Obtain Permits

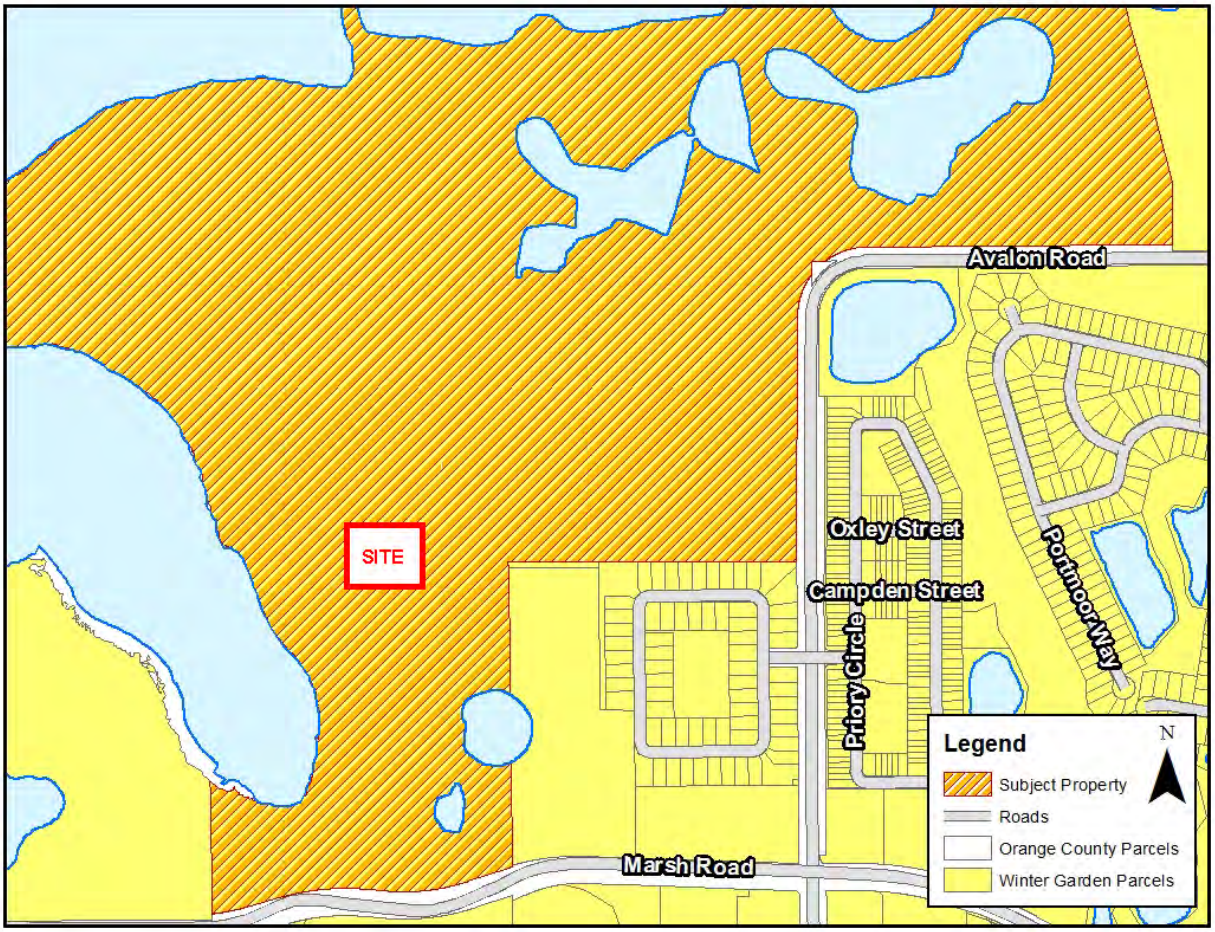
ATTACHMENT(S):

Location Map
Staff Report

LOCATION MAP

1000 AVALON ROAD

VARIANCE



CITY OF WINTER GARDEN

PLANNING & ZONING DIVISION

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

STAFF REPORT

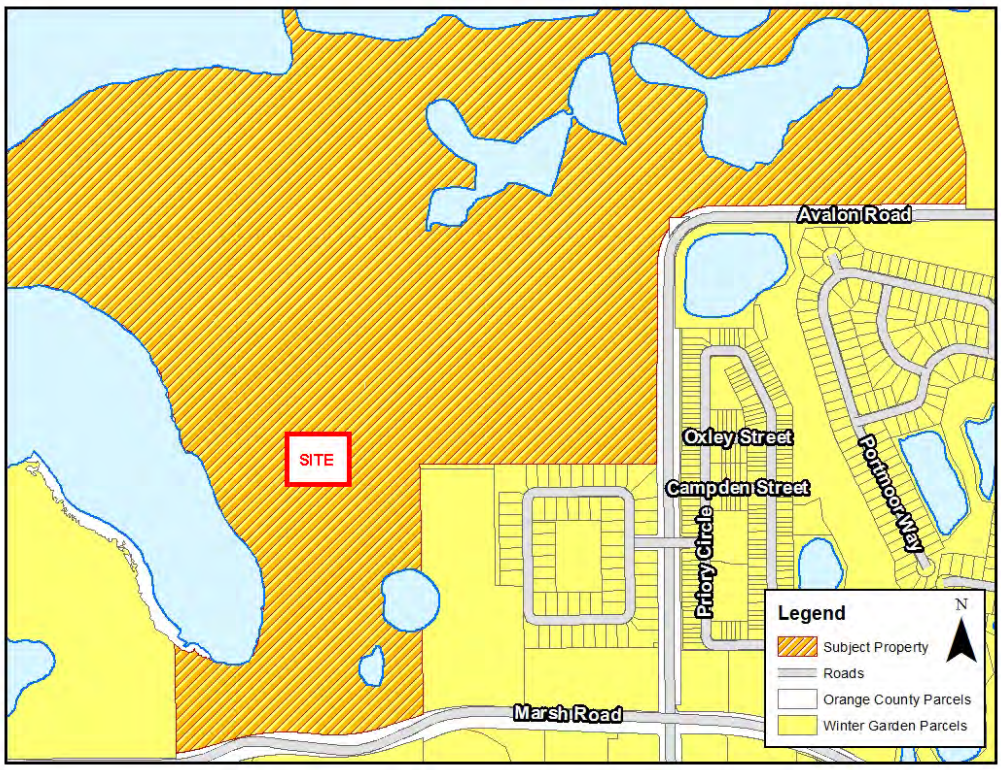
TO: PLANNING AND ZONING BOARD
PREPARED BY: LAURA SMITH, SENIOR PLANNER
DATE: JANUARY 2, 2014
SUBJECT: VARIANCE
1000 AVALON ROAD (6.52+/- ACRE RECREATION/CLUBHOUSE TRACT)
PARCEL ID # 33-22-27-0000-00-003

APPLICANT: Ryland Group, Inc. & M/I Homes of Orlando, LLC

INTRODUCTION

The purpose of this report is to evaluate the request for a fence height variance for property located at 1000 Avalon Road in Winter Garden, Florida. The request is for a 10 foot tall fence in lieu of the 6 foot tall fence permitted by City Code. If approved, this variance will allow a 10 foot tall chain link fence to be constructed around a community tennis court amenity.

The subject property, located on within the Recreation/Clubhouse Tract within the Hickory Hammock project is approximately 6.52± acres and also includes a clubhouse, fitness center, swimming pool, playground and sand volleyball court. The map below depicts the location of the subject property within the City of Winter Garden municipal limits:



The applicant is requesting a fence height of 10 feet in lieu of the 6 foot maximum permitted by City Code. The subject property carries the zoning designation PUD (Planned Unit Development) and is designated SUB (Suburban Residential) on the Future Land Use Map of the City's Comprehensive Plan.

EXISTING USE

The subject property is currently vacant; however the site plan for the site includes a clubhouse, fitness center, swimming pool, playground, sand volleyball court and tennis courts.

ADJACENT LAND USE AND ZONING

The site is located within the center of the Hickory Hammock subdivision, the property adjacent to the Hickory Hammock subdivision to the west is the Crooked Lake Preserve subdivision, which was rezoned to PUD in 2012 but has not begun site development. To the east is Zion Evangelical Lutheran Church which is zoned PUD and the Stoneybrook West community which is zoned PUD. To the south is vacant property owned by the City of Winter Garden. Hickory Hammock is bordered on the north buy Johns Lake.

PROPOSED USE

The applicant is seeking site plan approval for their Recreation/Clubhouse Tract which, among other amenities, includes a pair of tennis courts. The industry standard for fencing around tennis courts is 10 foot tall fencing; the applicant seeks a variance to construct the 10 foot fencing which exceeds the maximum 6 foot tall fencing permitted by City Code.

CODE REFERENCE

Sec. 118-1297 (3) *Rear yards.* Fences and walls in rear yards may be a maximum of six feet in height.

The applicant is seeking a variance to the maximum fence height requirements for fencing. The application for variance does not include any removal of trees on the property or addition of any new impervious surfaces.

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 proposed 10 foot tall fence will not negatively impact or interfere with the reasonable enjoyment of adjacent or nearby property owners as the fence will be located around a pair of tennis courts, which do not share any lot lines with residential home sites, are proposed to be located at the corner of two intersecting streets and will include landscape buffers. Additionally, there were no comments received from any of the surrounding property owners regarding the requested variance.

(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 tall fence around a pair of tennis courts is reasonable use of the property since the location of the tennis courts is within the primary recreation/clubhouse amenity site for the Hickory Hammock subdivision. The 10 foot fence height is comparable to that used within City parks for tennis court fencing and is consistent with the industry standard for fencing around tennis courts.

(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 and does not add any new impervious surfaces to the property.

(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 the inclusion of ample recreation and open space areas within Planned Unit Developments.

(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, as the site was defined by the PUD zoning plan as the recreation/clubhouse tract and the tennis court amenity is a benefit to the residents within the subdivision and the tennis court amenity requires adequate fencing. Denying this variance does not benefit the property owner the residents within the subdivision or the City.

SUMMARY

City Staff recommends approval of the variance to allow construction of a 10 foot tall fence around the pair of tennis courts to be located within the recreation/clubhouse amenity tract.

NEXT STEP

Revise Sit Plan to reflect Variance and proceed with obtaining permits.

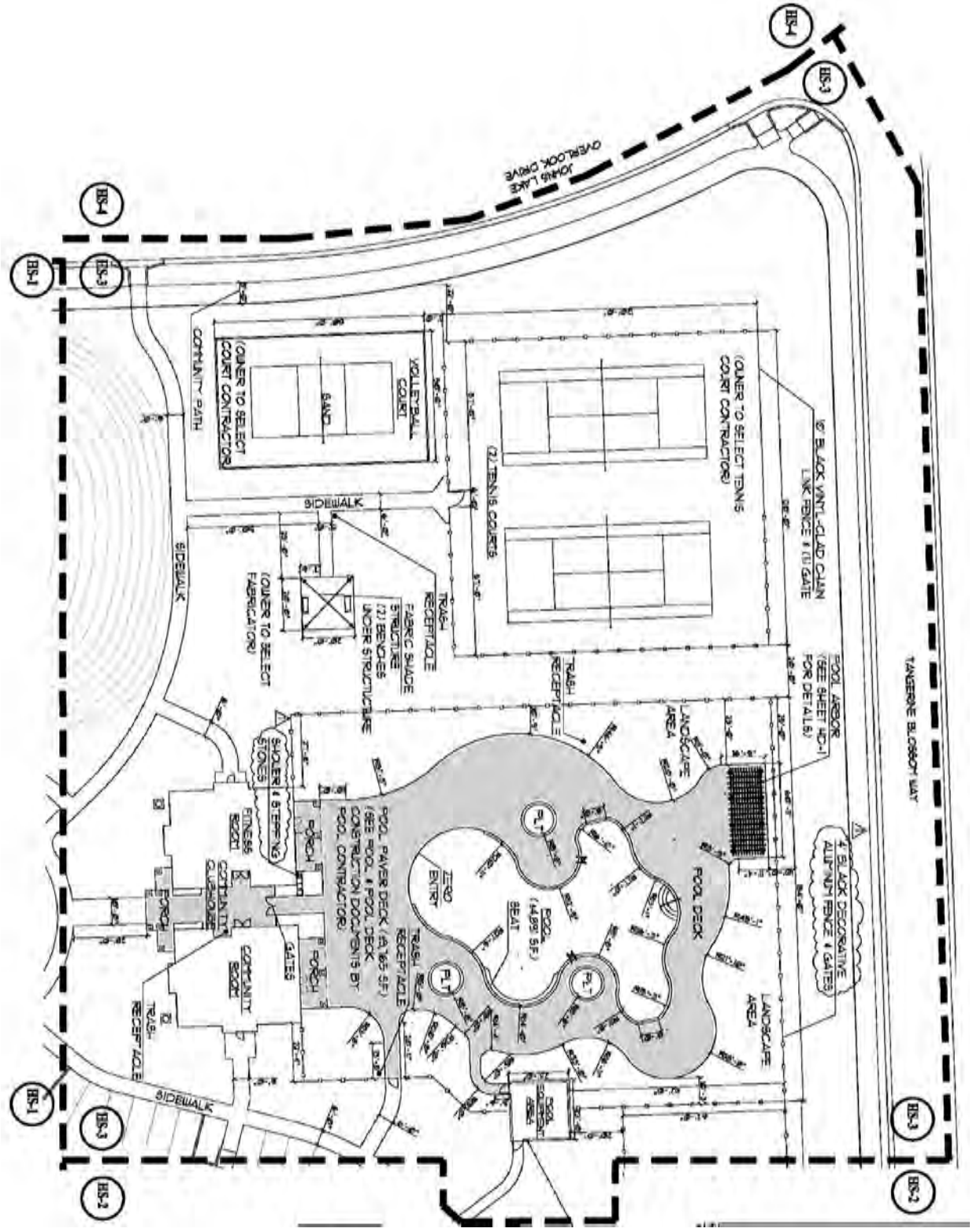
ATTACHMENTS

- Aerial Photos
- Survey

AERIAL PHOTO

1000 Avalon Road

SURVEY
<u>1000 Avalon Road</u>



END OF STAFF REPORT

THE CITY OF WINTER GARDEN

PLANNING AND ZONING BOARD AGENDA ITEM

ITEM # 8

DATE: January 2, 2014 **MEETING DATE:** January 6, 2014

SUBJECT: 12900 Roper Road (PRELIMINARY PLAT)
PROJECT NAME Canopy Oaks Subdivision
PARCEL ID# 35-22-27-0000-00-024, 36-22-27-0000-00-012, 36-22-27-0000-00-094, 36-22-27-0000-00-011

ISSUE: The applicant is requesting a Preliminary Plat for 59 single family residential lots in the Canopy Oaks Subdivision.

SUPPLEMENTAL MATERIAL/ANALYSIS:

OWNER/APPLICANT: Sift Oaks Investments, LLC

CURRENT ZONING: R-1B (Single-Family Residential)

PROPOSED ZONING: N/A

CURRENT FLU: LR (Low Density Residential)

PROPOSED FLU: N/A

SUMMARY:

Applicant proposes Preliminary Plat for 59 single-family lots. The proposed Preliminary Plat is consistent with the City's Comprehensive Plan and the City of Winter Garden Code of Ordinances. The proposed Preliminary Plat is consistent with the Single-Family Residential (R1-B) Zoning of the property.

STAFF RECOMMENDATION(S):

DRC recommends conditional approval of the Preliminary Plat of 59 single-family lots in the Canopy Oaks Subdivision subject to the conditions of the attached Staff Report.

NEXT STEP(S):

Submit Final Engineering Plans and Final Plat.

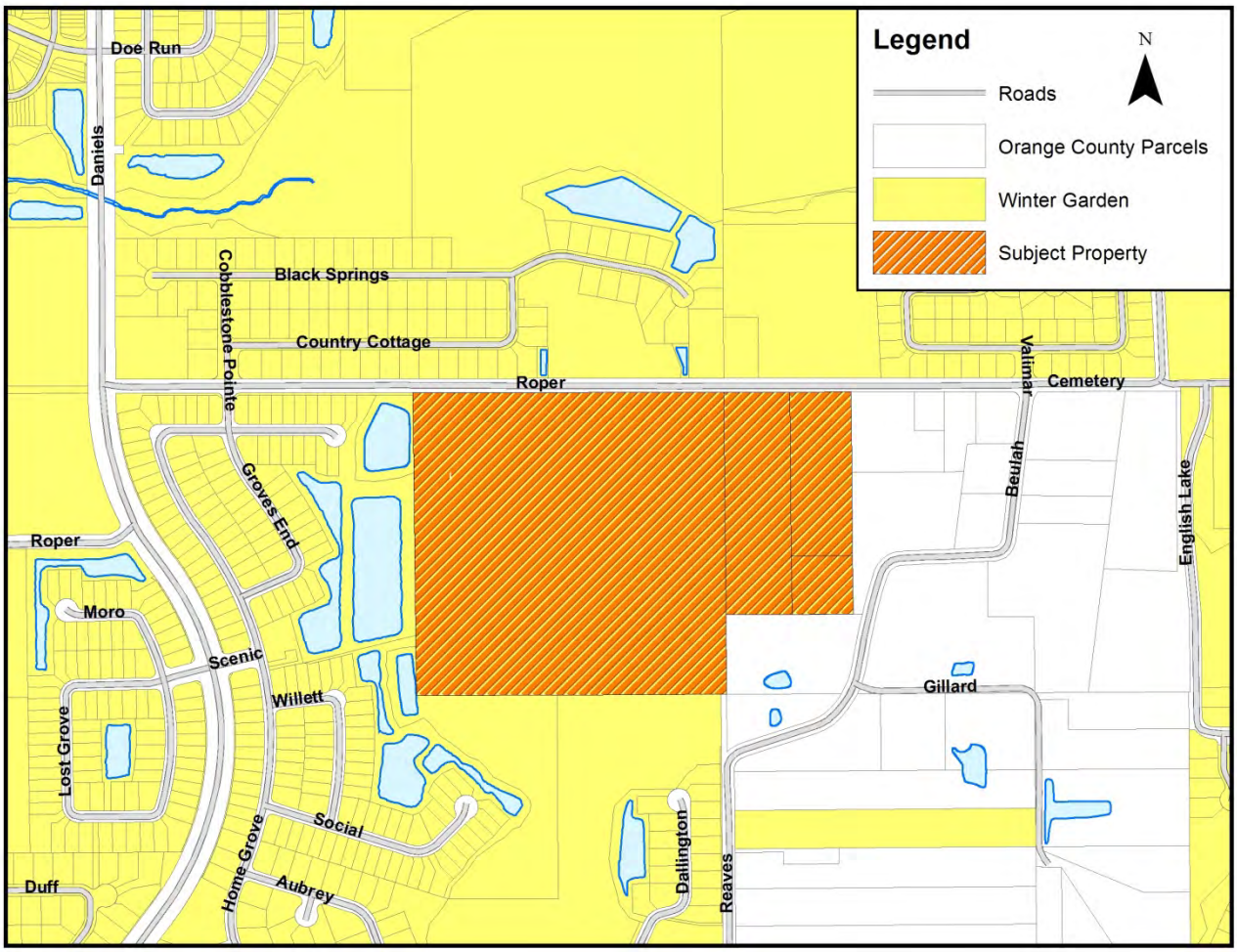
ATTACHMENT(S):

Location Map
Staff Report
Preliminary Plat

LOCATION MAP

12900 Roper Road

PRELIMINARY PLAT



CITY OF WINTER GARDEN

PLANNING & ZONING DIVISION

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

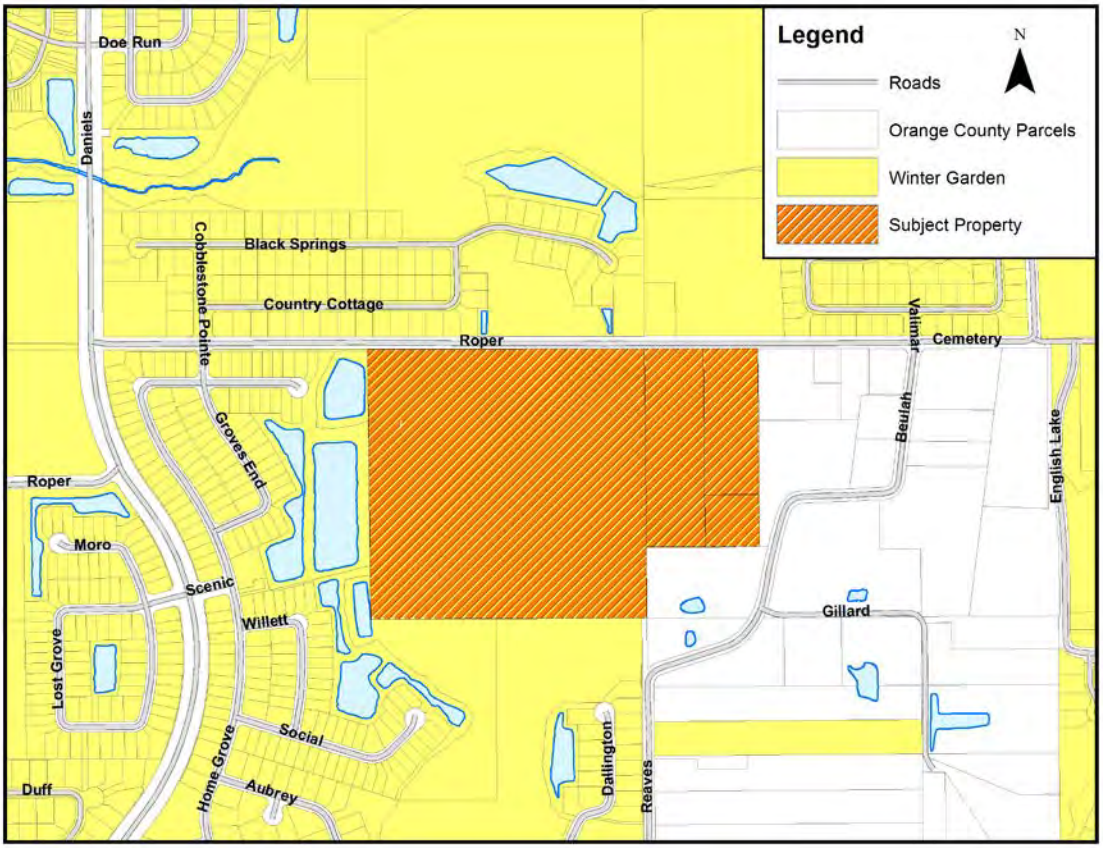
STAFF REPORT

TO: PLANNING AND ZONING BOARD
PREPARED BY: KELLY CARSON, PLANNER II
DATE: JANUARY 2, 2014
SUBJECT: PRELIMINARY PLAT
12900 Roper Road (52.414+/- ACRES)
PARCEL ID # 35-22-27-0000-00-024, 36-22-27-0000-00-012, 36-22-27-0000-00-094, 36-22-27-0000-00-011

APPLICANT: Sift Oaks Investments, LLC

INTRODUCTION

The purpose of this report is to evaluate the proposed project for compliance with the City of Winter Garden Code of Ordinances and Comprehensive Plan. The subject property, located on the south side of Roper Road, east of Daniels Road, and west of Beulah Road, is approximately 52.414± acres. The map below depicts the location of the subject property within the City of Winter Garden municipal limits.



The applicant is requesting approval of Preliminary Plat of the 52.414± acre property, which is the Canopy Oaks Subdivision for 59 single family residential lots. The subject property is located within the City of Winter Garden municipal limits, and carries the zoning designation R1-B (Single-Family Residential) in the City of Winter Garden. The subject property is designated Low Density Residential on the Future Land Use Map of the Comprehensive Plan.

EXISTING USE

Four parcels constitute the Canopy Oaks Subdivision subject property, which consists mostly of vacant land. Approximately half the land area, 24.81+/- acres, contains jurisdictional wetlands. One parcel, which had been previously used for agricultural purposes, is currently developed with a one-story manufactured home, a trailer, five sheds, and a barn. The 1.532+/- acre parcel located at the southeast corner of the subject property had at one time been utilized as an illegal landfill. A series of environmental analyses revealed ongoing contamination issues within this parcel.

ADJACENT LAND USE AND ZONING

The majority of properties located to the north, south, and west of the subject property are developed residential subdivisions zoned PUD and R-1 within the City of Winter Garden. One property to the south of the subject property is a single-family residence located in Unincorporated Orange County. The properties located to the east of the subject property consist of a single family residence (A-1), Beulah Baptist Church (A-1), and the Orange County Highway Maintenance Department (A-1), all of which are located in Unincorporated Orange County.

PROPOSED USE

The applicant proposes to develop the 52.414 ± acre site into a residential development containing 59 single-family dwelling units. The site will be developed in two phases; development of the east neighborhood will occur during Phase I and the west neighborhood will be developed in Phase II. The lot sizes will range from the minimum allowed per R1-B zoning (75’ x 100’) to larger, irregularly-shaped lots that conform to the site’s environmental boundaries. Both neighborhood entrances (east and west) of the proposed subdivision will be gated. The gross density is proposed to be 2.26 dwelling units per acre; the LR-Low Density Residential Future Land Use Designation allows up to 6 dwelling units per acre.

The proposed subdivision will contain active recreational areas including a tot lot and two neighborhood parks with recreational amenities. The site will also contain a series of passive recreation areas including walking trails and open space. The contaminated parcel will remain an undeveloped outparcel and will be fenced along the development boundaries to prevent access.

The development will preserve 24.81+/- acres of wetlands for conservation and retain 2.33 acres of undisturbed land to buffer the wetland. Approximately 0.163 acres of wetlands will be disturbed during development.

A portion of the proposed development area, particularly areas within the west neighborhood, have existing grades that are below the 100-year flood elevation of 108.2’. These depressional areas will require significant amount of fill material to raise the proposed lots to an elevation appropriate for home development. Within the west neighborhood, much of the development area will be filled with approximately 4’ of material. In the east neighborhood, an existing man-

made pond will be filled to a depth of approximately 9'. Because of these significant grading activities, 108 trees over 18" DBH are proposed for removal, including six oaks that exceed 30" DBH. These trees will be replaced on site at a ratio of 2:1. Additionally, the developer plans to preserve 66 trees above 18" DBH, which includes five oaks above 40" DBH.

SUMMARY

DRC recommends conditional approval of the proposed Preliminary Plat subject to the following conditions:

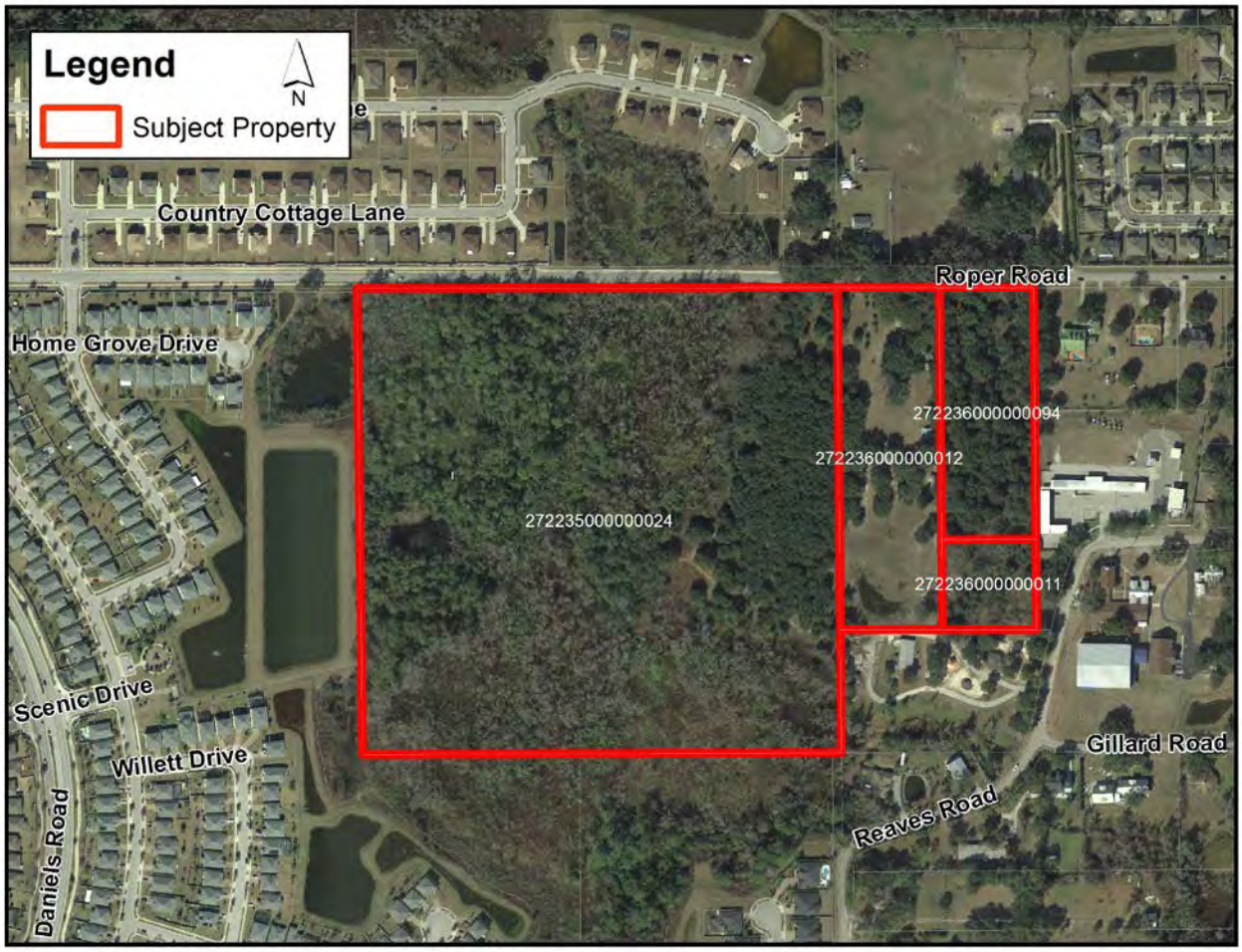
1. The environmental report states that gopher tortoises are active on site and that there is no evidence of sand skinks. Provide approvals from FFWCC prior to construction that these species have been addressed.
2. Provide geotechnical report, including location and depth of organic soils if present. Provide the muck delineation overlay on the final construction plans to ensure that these areas will not fall on building lots without the muck being removed.
3. Draft drainage calculations, including preliminary compensating storage calculations, have been provided. Final plans and calculations will be subject to review and approval by the City and SJRWMD prior to final construction plan approval and commencement of construction. The geotechnical report shall address the "dry" stormwater areas, seasonal high groundwater table, need for under drains, etc.
4. Walls and landscaping shall be located within a landscape and wall tract, to be maintained by the HOA.
5. Applicant's previous response indicates that the project will be gated. The streets will be private and maintained by the HOA. While portions of the right-of-way may be dedicated to the City, maintenance of special pavements, landscaping, landscaping, etc. shall be performed by the HOA under a R/W maintenance agreement.
6. All proposed easements shall be 30' minimum width for sanitary, water and storm; improvements shall be centered within the easement. Common areas not abutting right-of-way shall include a tract (not easement) for access and maintenance.
7. Utilities: Minimum 8" potable water (internal), 8" reuse water, and minimum 6" sanitary force main are required. Utilities shall be extended the full property frontage per Code – 8" diameter water main and 10" diameter reuse water main on Roper Road.
8. Minimum 5 ft. wide utility and drainage easements shall be provided on each side lot line; minimum 10' wide drainage, pedestrian and utility easements required adjacent to R/W.
9. Some of this property appears to be "A" type soils and may require adherence to the Wekiva protection regulations. Wekiva Protection requirements for open space as outlined in the Comprehensive Plan shall be met.
10. Streetlighting shall be pursuant to City Code, including frontage on Fullers Cross Road, meeting dark skies requirements (Code Section 118-1536(k)). Submit streetlighting plan from Progress Energy prior to preconstruction meeting.
11. All irrigation on the site shall be designed to be supplied by reclaimed water (minimum 8" internal main size).

12. Permits from SJRWMD and FDEP (water, wastewater and NPDES) are required prior to issuance of site or building permits.
13. The 100 year flood boundary is shown to encroach on many of the lots abutting the wetlands. A LOMR shall be filed with FEMA as a condition of final plat approval for any areas requiring fill within the 100 year flood zone. Fill within the 100 year flood zone will only be allowed if compensating storage is provided. *Additional areas of the site, including those currently proposed as single family lots, may need to be utilized for compensating storage if the storage areas shown on the plans prove insufficient for the purposes of mitigating the impacts of development within the 100 year flood zone.*
14. Sidewalks internal to the development shall be constructed adjacent to all lands not containing building lots prior to final acceptance. This shall include all retention, conservation, lift station, or recreation tracts, abutting roadways, pedestrian walkways, etc. Sidewalks external to the development shall be constructed upon final completion.

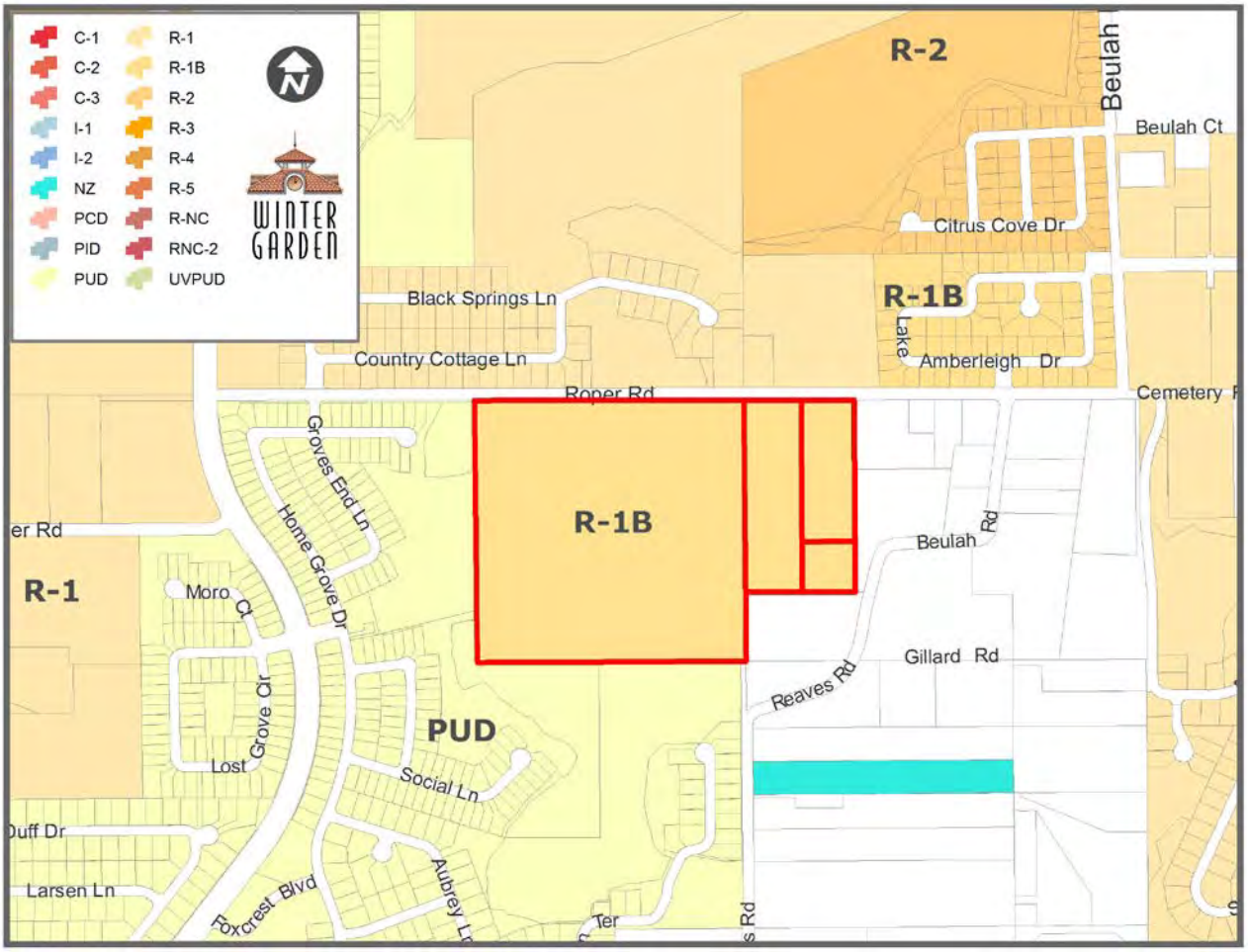
Conditional approval of the Preliminary Plat will allow the owner to proceed with development plans as well as the final plat.

MAPS

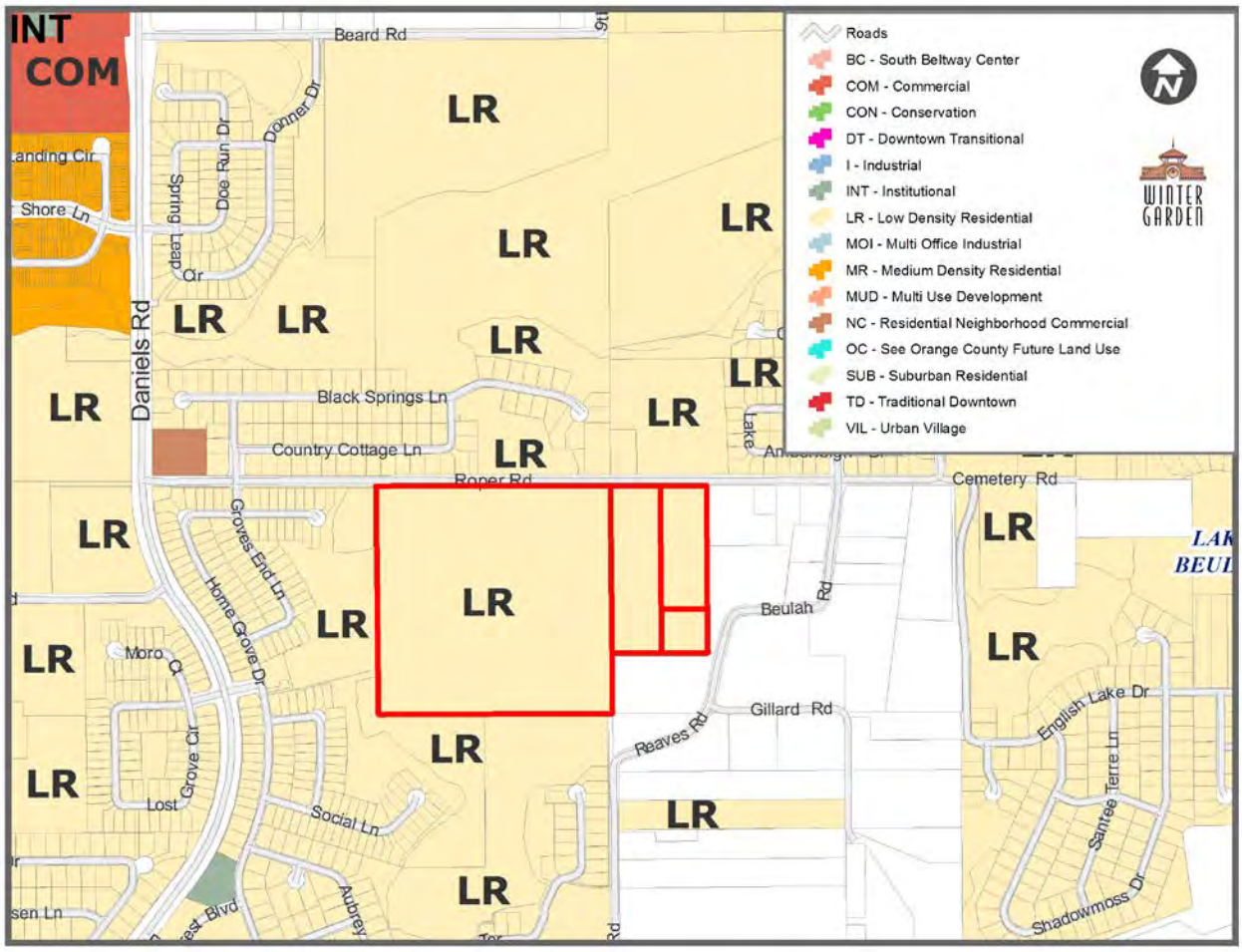
AERIAL PHOTO
Canopy Oaks



ZONING MAP
Canopy Oaks



FUTURE LAND USE MAP
Canopy Oaks



END OF STAFF REPORT

CANOPY OAKS SUBDIVISION
PRELIMINARY PLAT

TAX PARCEL IDENTIFICATION No.s :36-22-27-0000-00-011, 36-22-27-0000-00-012 & 35-22-27-0000-00-024
SECTION: 35 TOWNSHIP: 22 SOUTH RANGE: 27 EAST
CITY OF WINTER GARDEN, ORANGE COUNTY, FLORIDA
AUGUST 2013
REVISED DECEMBER 2013

DEVELOPER
ATTN.: Mr. MASON SIMPSON
WINDERMERE DEVELOPMENT COMPANY
9315 DOLE CIRCLE
WINDERMERE, FL 34786
T: 772.538.1313

CIVIL ENGINEER
ATTN.: ANDREA M. JERNIGAN-GWINN, P.E.
CIVIL/SITE ENGINEERING, INC.
815 ORIENTA AVENUE, SUITE 1060
ALTAMONTE SPRINGS, FL 32701
T: 407.644.6570
F: 407.644.8945
BUSINESS LICENSE: 27346

SURVEYOR
BISHMAN SURVEYING AND MAPPING, INC.
20 S. MAIN STREET
SUITE 210
WINTER GARDEN, FL 34787
T: 407.905.8877
F: 407.905.8875

LANDSCAPE
LAND | IMAGE CONSULTING
P.O. BOX 547624
ORLANDO, FL 32854
T: 407.399.3405
F: 407.374.1441

GEOTECHNICAL ENGINEER
YOVAISH ENGINEERING SCIENCES, INC.
953 SUNSHINE LANE
ALTAMONTE SPRINGS, FL 32714
T: 407.774.9383
F: 407.774.7438

ENVIRONMENTALIST
ENVIRONMENTAL SERVICES, INC.
124 N. NOVA ROAD
PMB 129
ORMOND BEACH, FL 32174
T: 386.566.2733
F: 866.633.5688

UTILITY PROVIDERS:

STORMWATER, REUSE, WATER, SANITARY SEWER, SOLID WASTE:	CITY OF WINTER GARDEN 300 W. PLANT STREET WINTER GARDEN, FL 34787 T: 407.656.4100
FIRE SERVICE:	CITY OF WINTER GARDEN 1 E. CYPRESS STREET WINTER GARDEN, FL 34787 T: 407.877.5175
ELECTRIC:	DUKE ENERGY 452 E. CROWN POINT ROAD WINTER GARDEN, FL 34787 T: 407.629.1010
TELEPHONE:	CENTURY LINK P.O. BOX 770339 WINTER GARDEN, FL 34777 T: 407.814.5310
GAS:	LAKE APOPKA NATURAL GAS 1320 WINTER GARDEN VINELAND ROAD WINTER GARDEN, FL 34787 T: 407.656.2734
CABLE:	BRIGHT HOUSE NETWORK 844 MAGUIRE ROAD OCOEE, FL 34761 T: 407.532.8511

SITE DATA

TYPE OF PROPERTY AND ZONING
CURRENT ZONING:.....R-1B
FUTURE LAND USE:.....LR
BUILDING SETBACKS:
FRONT.....25'
REAR.....25'
SIDE.....10'

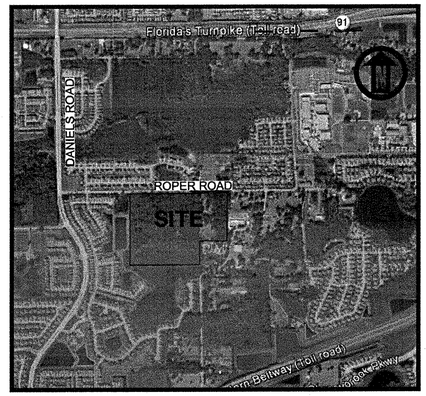
MINIMUM LOT SIZE: 75'x100' (MINIMUM LOT AREA 7500 SF AND LOT WIDTH AT THE CURB OR CUL-DE-SAC OF NOT LESS THAN 35 FEET)

STORMWATER

STORMWATER SHALL MEET THE CITY OF WINTER GARDEN AND SJRWMD (ST. JOHNS RIVER WATER MANAGEMENT DISTRICT) REQUIREMENTS.

FLOODPLAIN

BASED UPON FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY MAP NO. 12095C0215F ORANGE COUNTY, FLORIDA, DATED SEPTEMBER 25, 2009 THE SUBJECT PROPERTY LIES PARTIALLY IN ZONE 'X', AREAS OUTSIDE OF THE 500 YEAR FLOODPLAIN, AND PARTIALLY WITHIN ZONE 'A' NO BASE FLOOD ELEVATIONS DETERMINED.



AERIAL LOCATION MAP
SCALE: 1" = 1000'

CIVIL / SITE ENGINEERING, INC.
815 ORIENTA AVE., SUITE 1060
ALTAMONTE SPRINGS, FL 32701
TEL.: 407.644.6570
FAX: 407.644.8945
www.CSEI-FL.com

PARCEL OWNERSHIP:

PARCEL A:
35-22-27-0000-00-024
GRACE CHURCH OF ORLANDO
433 ENGLISH LAKE DRIVE
WINTER GARDEN, FL 34787

PARCEL B:
36-22-27-0000-00-012
SIFT OAKS INVESTMENTS LLC
9315 DOLE CIRCLE
WINDERMERE, FL 34786
T: 772.538.1313

PARCEL C:
36-22-27-0000-00-011
SIFT OAKS INVESTMENTS LLC
9315 DOLE CIRCLE
WINDERMERE, FL 34786
T: 772.538.1313

SOUTHERLY PORTION OF PARCEL D:
36-22-27-0000-00-011
GLENDA C LOEW
DOUGLAS WAYNE TRAYWICK,
ROBBIE CONNELL TRAYWICK
1/9TH INT ELIZABETH A WHITTEMORE
KIM RUEST 1/18TH INT
REDA LACY 1/18TH INT
RHONDA WALLER 1/18TH INT
ROXANNA CONNELL 1/8TH INT
C/O GLENDA LOEW
P.O. BOX 770802
WINTER GARDEN 34777-0802

LEGAL DESCRIPTION

PARCEL A

THE NORTH 1/4 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 22 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, LESS THE FOLLOWING:

BEGIN AT THE NORTHWEST CORNER OF SECTION 36, TOWNSHIP 22 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, THENCE RUN SOUTH 00°23'14" EAST ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 36, A DISTANCE OF 30.00 FEET; THENCE RUN NORTH 89°57'38" WEST, A DISTANCE OF 1344.33 FEET TO THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 22 SOUTH, RANCE 27 EAST, ORANGE COUNTY, FLORIDA; THENCE RUN NORTH 00°32'11" WEST ALONG SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 35, A DISTANCE OF 30.00 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 35; THENCE RUN SOUTH 89°57'38" EAST ALONG THE NORTH LINE OF AFORESAID NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 35, A DISTANCE OF 1344.41 FEET TO THE POINT OF BEGINNING.

PARCEL B

BEGIN AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 22 SOUTH, RANGE 27 EAST, RUN SOUTH 330 YARDS; EAST 95 1/3 YARDS; NORTH 330 YARDS; WEST 95 1/3 YARDS, TO THE POINT OF BEGINNING, ORANGE COUNTY, FLORIDA. LESS ROAD RIGHT OF WAY ON NORTH.

PARCEL C

BEGIN 286 FEET EAST OF THE NW CORNER OF SECTION 36, TOWNSHIP 22 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA; RUN SOUTH 990 FEET, EAST 264 FEET, NORTH 990 FEET, WEST 264 FEET TO THE POINT OF BEGINNING; (LESS THE NORTH 30 FEET THEREOF FOR RIGHT OF WAY); ALSO LESS: THAT PART OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 22 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 36; THENCE RUN N89°53'57"E, ALONG THE NORTH LINE OF SAID NORTHWEST 1/4, 550.00 FEET; THENCE RUN S00°31'02"E, 736.95 FEET TO THE POINT OF BEGINNING; THENCE RUN S89°54'13"W, 176.95 FEET TO A NON-TANGENT CURVE CONCAVE NORTHERLY; THENCE RUN WESTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 9°40'19", A RADIUS OF 75.00 FEET, AN ARC LENGTH OF 12.66 FEET, A CHORD BEARING OF S85°04'03"W AND A CHORD DISTANCE OF 12.65 FEET; THENCE RUN S89°54'13"W, 56.24 FEET TO A CURVE CONCAVE SOUTHERLY; THENCE RUN WESTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 2°36'29", A RADIUS OF 400.00 FEET, AN ARC LENGTH OF 18.21 FEET, A CHORD BEARING OF S88°35'58"W AND A CHORD DISTANCE OF 18.21 FEET; THENCE RUN S00°31'02"E, 251.58 FEET; THENCE RUN N89°53'57"E, 264.00 FEET; THENCE RUN N00°31'02"W, 253.04 FEET TO THE POINT OF BEGINNING.

PARCEL D (NOT INCLUDED)

THAT PART OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 22 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 36; THENCE RUN N89°53'57"E, ALONG THE NORTH LINE OF SAID NORTHWEST 1/4, 550.00 FEET; THENCE RUN S00°31'02"E, 736.95 FEET TO THE POINT OF BEGINNING; THENCE RUN S89°54'13"W, 176.95 FEET TO A NON-TANGENT CURVE CONCAVE NORTHERLY; THENCE RUN WESTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 9°40'19", A RADIUS OF 75.00 FEET, AN ARC LENGTH OF 12.66 FEET, A CHORD BEARING OF S85°04'03"W AND A CHORD DISTANCE OF 12.65 FEET; THENCE RUN S89°54'13"W, 56.24 FEET TO A CURVE CONCAVE SOUTHERLY; THENCE RUN WESTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 2°36'29", A RADIUS OF 400.00 FEET, AN ARC LENGTH OF 18.21 FEET, A CHORD BEARING OF S88°35'58"W AND A CHORD DISTANCE OF 18.21 FEET; THENCE RUN S00°31'02"E, 251.58 FEET; THENCE RUN N89°53'57"E, 264.00 FEET; THENCE RUN N00°31'02"W, 253.04 FEET TO THE POINT OF BEGINNING.

CONTAINING 52.414 ACRES, MORE OR LESS

DEVELOPMENT INFORMATION

	PHASE 1	PHASE 2	TOTAL
TOTAL LAND AREA	33.24 ACRES	19.17 ACRES	52.41 ACRES
WETLAND AREA	12.10 ACRES	12.71 ACRES	24.81 ACRES
OUTPARCEL (PARCEL D)	1.53 ACRES		1.53 ACRES
GROSS DEVELOPABLE LAND AREA	19.61 ACRES	6.46 ACRES	26.07 ACRES
RETENTION POND & SWALE AREA	2.03 ACRES	0.52 ACRES	2.55 ACRES
RIGHT OF WAY AREA	3.21 ACRES	1.15 ACRES	4.36 ACRES
COMP. STORAGE & WETLAND BUFFER	2.09 ACRES	1.85 ACRES	3.94 ACRES
NET DEVELOPABLE LAND AREA	12.28 ACRES	2.94 ACRES	15.22 ACRES
# OF PROPOSED LOTS	50 LOTS	9 LOTS	59 LOTS
PROPOSED OVERALL DENSITY	1.50 LOTS/ACRE	0.47 LOTS/ACRE	1.13 LOTS/ACRE
PROPOSED GROSS DENSITY	2.55 LOTS/ACRE	1.39 LOTS/ACRE	2.26 LOTS/ACRE
PROPOSED NET DENSITY	4.07 LOTS/ACRE	3.06 LOTS/ACRE	3.88 LOTS/ACRE
RECREATION:			
AREA REQUIRED: # LOTS x 2.64 PERSONS/LOT x 1.0 ACRE/200 PEOPLE = XX.XX ACRES	0.66 ACRES	0.12 ACRES	0.78 ACRES
ACTIVE RECREATION	0.55 ACRES	0.10 ACRES	0.65 ACRES
PASSIVE RECREATION	0.62 ACRES	0.28 ACRES	0.90 ACRES
TOTAL RECREATION PROVIDED	1.17 ACRES	0.38 ACRES	1.55 ACRES
OPEN SPACE:			
TOTAL LAND (LESS OUT PARCEL D)=	31.71 ACRES	19.17 ACRES	50.88 ACRES
WSA OPEN SPACE (20% OF TOTAL)=	6.34 ACRES	3.83 ACRES	10.18 ACRES
RECREATION OPEN SPACE (5% OF TOTAL)=	1.59 ACRES	0.96 ACRES	2.54 ACRES
WSA OPEN SPACE PROVIDED:	12.10 ACRES	12.75 ACRES	24.85 ACRES
(CONSERVATION AREA) RECREATION / OPEN SPACE PROVIDED:	1.64 ACRES	0.95 ACRES	2.59 ACRES

PUBLIC USE: NO SITES ARE PROPOSED FOR PUBLIC USE

SHEET INDEX

C-1	COVER SHEET
C-2	OVERALL SITE PLAN
C-3	TRACTS
C-4	GEOMERTY PLAN
C-5	UTILITY PLAN
C-6	STORMWATER PLAN
C-7	RESOURCE PROTECTION OVERLAY OPEN SPACE
TR-1 - TR-4	TREE REMOVAL & REPLACEMENT PLAN (LAND | IMAGE CONSULTING)
SUR-1	BOUNDARY & TOPOGRAPHIC SURVEY (BISHMAN SURVEYING AND MAPPING, INC.)
SUR-2	BOUNDARY & TOPOGRAPHIC SURVEY (BISHMAN SURVEYING AND MAPPING, INC.)

Andrea Marie Jernigan
12/20/2013

THESE PLANS ARE FOR PRELIMINARY PLAT APPROVAL ONLY, AND ARE NOT FOR CONSTRUCTION PURPOSES

CURRENT ZONING: R-1

COBBLESTONE OF WINTER GARDEN
PLAT BOOK 65,
PAGES 70 THROUGH 74,
PUBLIC RECORDS OF
ORANGE COUNTY, FLORIDA

NOT PLATTED

CURRENT ZONING: R-1
NOT PLATTED
RIGHT OF WAY NORTH OF THE SECTION LINE
LANDS LYING BETWEEN THE PLATS EAST AND WEST
OF THESE PARCELS HAVE NOT DEDICATED

CURVE TABLE					
CURVE	CENTRAL ANGLE	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	9°40'19"	75.00'	12.66'	N85°04'03"E	12.65'
C2	2°36'29"	400.00'	18.21'	S88°35'58"W	18.21'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°54'13"W	56.24'

GRAPHIC SCALE
(IN FEET)
1 inch = 80 ft.

ROPER ROAD

N 89°54'40" E 1344.33'

PHASE ONE
PHASE TWO

100 YR FLOOD LIMITS

JURISDICTIONAL WETLAND
(AS FLAGGED BY OTHERS)

PARK

WET STORMWATER

PARCEL A

PARCEL B

PARCEL C

PARCEL D
(1.532 ACRES)
(NOT INCLUDED)

DRY STORMWATER

WET STORMWATER / COMPENSATING STORAGE

COMPENSATING STORAGE

REGENCY OAKS
PLAT BOOK 55, PAGES 34 THROUGH 37,
PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA
CURRENT ZONING: PUD

S 00°39'53" E 1309.38'

N 00°31'02" W 706.95'

S 89°54'13" W
176.95'

C2 L1 C1

S 00°31'02" E 251.58'

N00°31'02"W 253.04'

N 89°53'57" W 286.00'

N89°53'57"E 264.00'

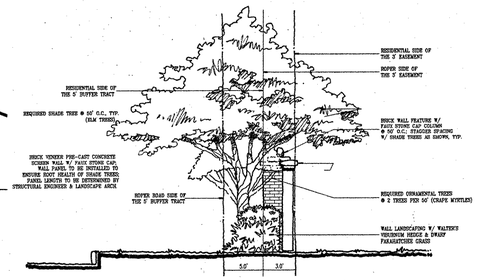
CURRENT ZONING: A-1
FUT. LAND USE: R

N 89°43'53" E 1341.00'

CURRENT ZONING: PUD
REGENCY OAKS – PHASE 2
PLAT BOOK 59,
PAGES 33 THROUGH 36,
PUBLIC RECORDS OF
ORANGE COUNTY, FLORIDA

CURRENT ZONING: PUD
FOXCREST
PLAT BOOK 65,
PAGES 59 THROUGH 63,
PUBLIC RECORDS OF
ORANGE COUNTY, FLORIDA

CURRENT ZONING: A-1
NOT PLATTED



ROPER ROAD SCREEN WALL SECTION
SCALE: N.T.S.

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CIVIL/SITE ENGINEERING, INC.
815 ORIENTA AVE., SUITE 1060
ALTAMONTE SPRINGS, FL 32701
TEL.: 407.644.6570
FAX: 407.644.8945
WWW.CSEI-FL.COM

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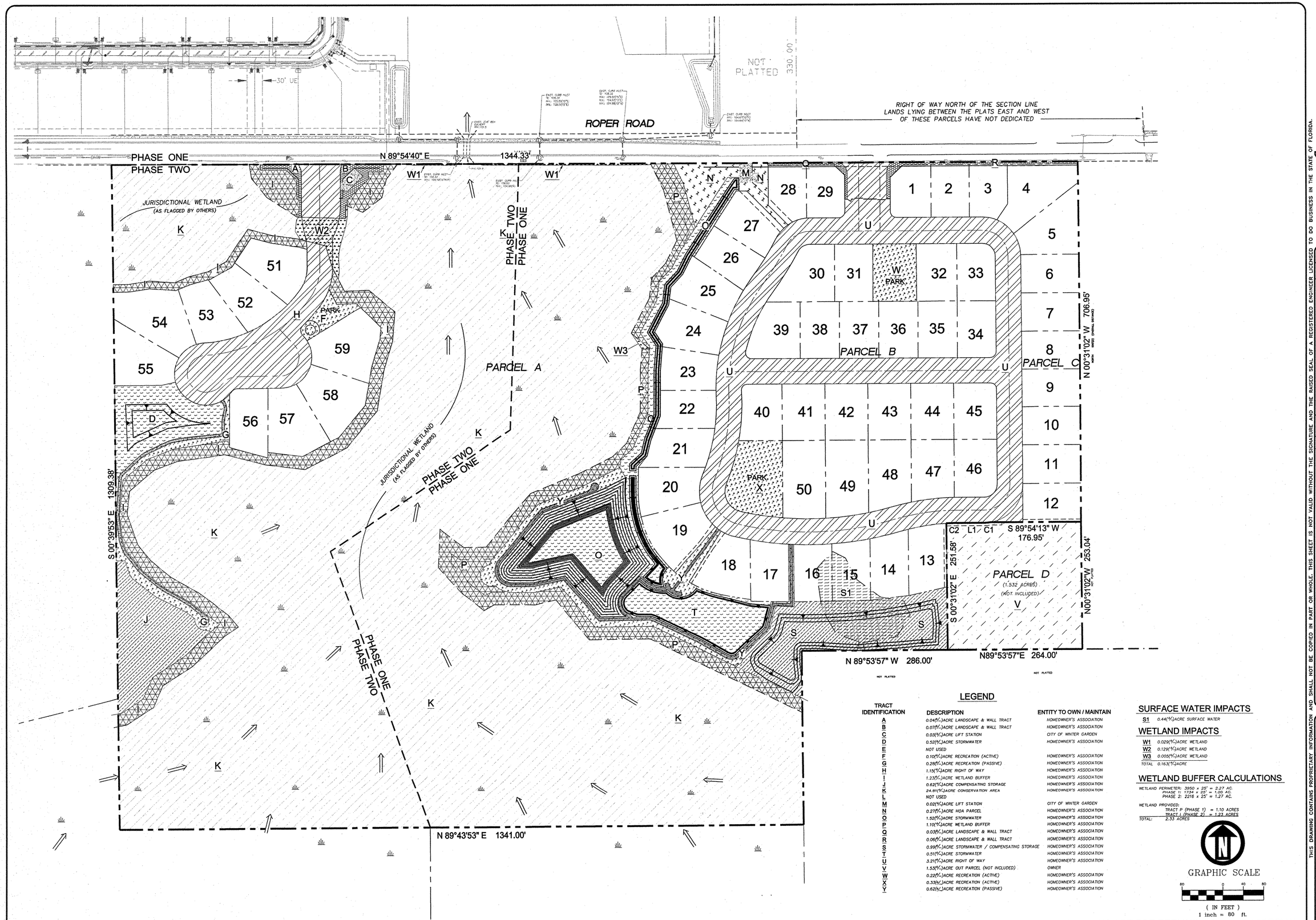
DATE	DESCRIPTION	REV'D BY	CHK'D BY

CANOPY OAKS SUBDIVISION
FOR
WINDERMERE DEVELOPMENT COMPANY

OVERALL SITE PLAN

DATE: 8/13/2013
PROJECT NO.: 12033
DRAWN BY: SLS
DESIGNED BY: AJG
CHECKED BY: AJG
ENGINEER IN CHARGE: ANDREA MARLEA JERNIGAN-GWINN
P.E. # 37955
12/20/2013
CIVIL/SITE ENGINEERING, INC.
815 ORIENTA AVE., SUITE 1060
ALTAMONTE SPRINGS, FL 32701
LICENSE No. 27346

SHEET NO.
C-2
OF: 7



LEGEND

TRACT IDENTIFICATION	DESCRIPTION	ENTITY TO OWN / MAINTAIN
A	0.04(+/-)ACRE LANDSCAPE & WALL TRACT	HOMEOWNER'S ASSOCIATION
B	0.07(+/-)ACRE LANDSCAPE & WALL TRACT	HOMEOWNER'S ASSOCIATION
C	0.03(+/-)ACRE LIFT STATION	CITY OF WINTER GARDEN
D	0.52(+/-)ACRE STORMWATER	HOMEOWNER'S ASSOCIATION
E	NOT USED	
F	0.10(+/-)ACRE RECREATION (ACTIVE)	HOMEOWNER'S ASSOCIATION
G	0.28(+/-)ACRE RECREATION (PASSIVE)	HOMEOWNER'S ASSOCIATION
H	1.15(+/-)ACRE RIGHT OF WAY	HOMEOWNER'S ASSOCIATION
I	1.23(+/-)ACRE WETLAND BUFFER	HOMEOWNER'S ASSOCIATION
J	0.62(+/-)ACRE COMPENSATING STORAGE	HOMEOWNER'S ASSOCIATION
K	24.91(+/-)ACRE CONSERVATION AREA	HOMEOWNER'S ASSOCIATION
L	NOT USED	
M	0.02(+/-)ACRE LIFT STATION	CITY OF WINTER GARDEN
N	0.27(+/-)ACRE HOA PARCEL	HOMEOWNER'S ASSOCIATION
O	1.52(+/-)ACRE STORMWATER	HOMEOWNER'S ASSOCIATION
P	1.10(+/-)ACRE WETLAND BUFFER	HOMEOWNER'S ASSOCIATION
Q	0.03(+/-)ACRE LANDSCAPE & WALL TRACT	HOMEOWNER'S ASSOCIATION
R	0.06(+/-)ACRE LANDSCAPE & WALL TRACT	HOMEOWNER'S ASSOCIATION
S	0.99(+/-)ACRE STORMWATER / COMPENSATING STORAGE	HOMEOWNER'S ASSOCIATION
T	0.51(+/-)ACRE STORMWATER	HOMEOWNER'S ASSOCIATION
U	3.21(+/-)ACRE RIGHT OF WAY	HOMEOWNER'S ASSOCIATION
V	1.53(+/-)ACRE OUT PARCEL (NOT INCLUDED)	OWNER
W	0.22(+/-)ACRE RECREATION (ACTIVE)	HOMEOWNER'S ASSOCIATION
X	0.33(+/-)ACRE RECREATION (ACTIVE)	HOMEOWNER'S ASSOCIATION
Y	0.62(+/-)ACRE RECREATION (PASSIVE)	HOMEOWNER'S ASSOCIATION

SURFACE WATER IMPACTS

S1	0.44(+/-)ACRE SURFACE WATER

WETLAND IMPACTS

W1	0.029(+/-)ACRE WETLAND
W2	0.129(+/-)ACRE WETLAND
W3	0.005(+/-)ACRE WETLAND
TOTAL	0.163(+/-)ACRE

WETLAND BUFFER CALCULATIONS

WETLAND PERIMETER: 3950 x 25' = 2.27 AC.
PHASE 1: 1734 x 25' = 1.00 AC.
PHASE 2: 2216 x 25' = 1.27 AC.

WETLAND PROVIDED:
TRACT P (PHASE 1) = 1.10 ACRES
TRACT I (PHASE 2) = 1.23 ACRES
TOTAL: 2.33 ACRES

GRAPHIC SCALE

80 0 40 80

(IN FEET)
1 inch = 80 ft.

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DATE	DESCRIPTION	REV'D BY	CHK'D BY

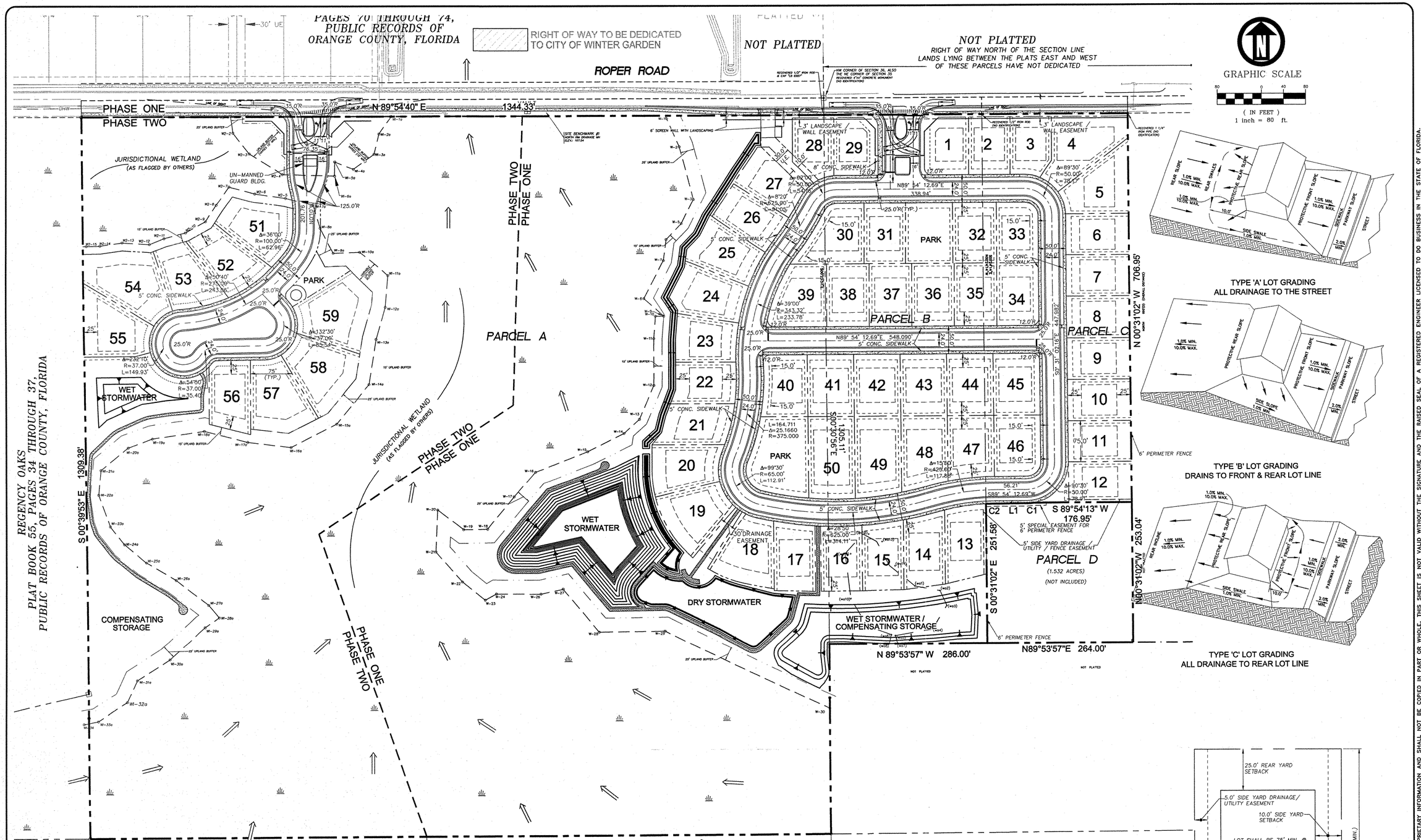
CANOPY OAKS SUBDIVISION FOR WINDERMERE DEVELOPMENT COMPANY

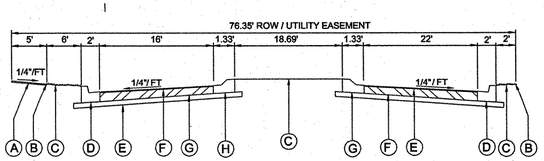
TRACTS

DATE: 8/13/2013
PROJECT NO.: 12033
DRAWN BY: SLS
DESIGNED BY: AJG
CHECKED BY: AJG

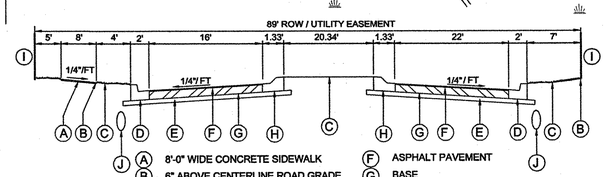
ENGINEER IN CHARGE:
ANDREA MARLEA JERNIGAN-GWINN
P.E. # 37955
12/20/2013
CIVIL/SITE ENGINEERING, INC.
815 ORIENTA AVE., SUITE 1060
ALTAMONTE SPRINGS, FL 32701
LICENSE No. 27346

SHEET NO.
C-3
OF: 7





WESTERN ENTRANCE ROADWAY CROSS SECTION
SCALE: N.T.S.



EASTERN ENTRANCE ROADWAY CROSS SECTION
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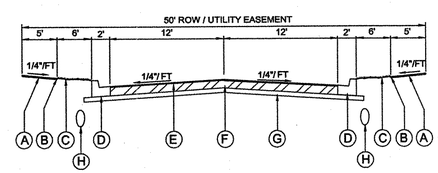
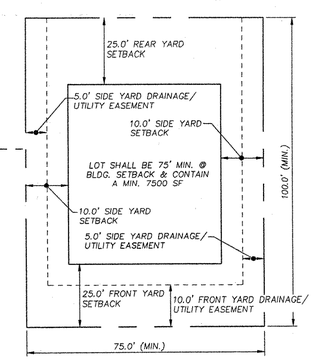


TYPICAL INTERNAL ROADWAY CROSS SECTION
SCALE: N.T.S.



TYPICAL LOT
SCALE: N.T.S.

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CANOPY OAKS SUBDIVISION FOR WINDERMERE DEVELOPMENT COMPANY

GEOMETRY PLAN

DATE: 8/13/2013
PROJECT NO.: 12033
DRAWN BY: SLS
DESIGNED BY: AJG
CHECKED BY: AJG
ENGINEER IN CHARGE: ANDREA MARLEA JERNIGAN-GWINN P.E. # 37955
12/20/2013
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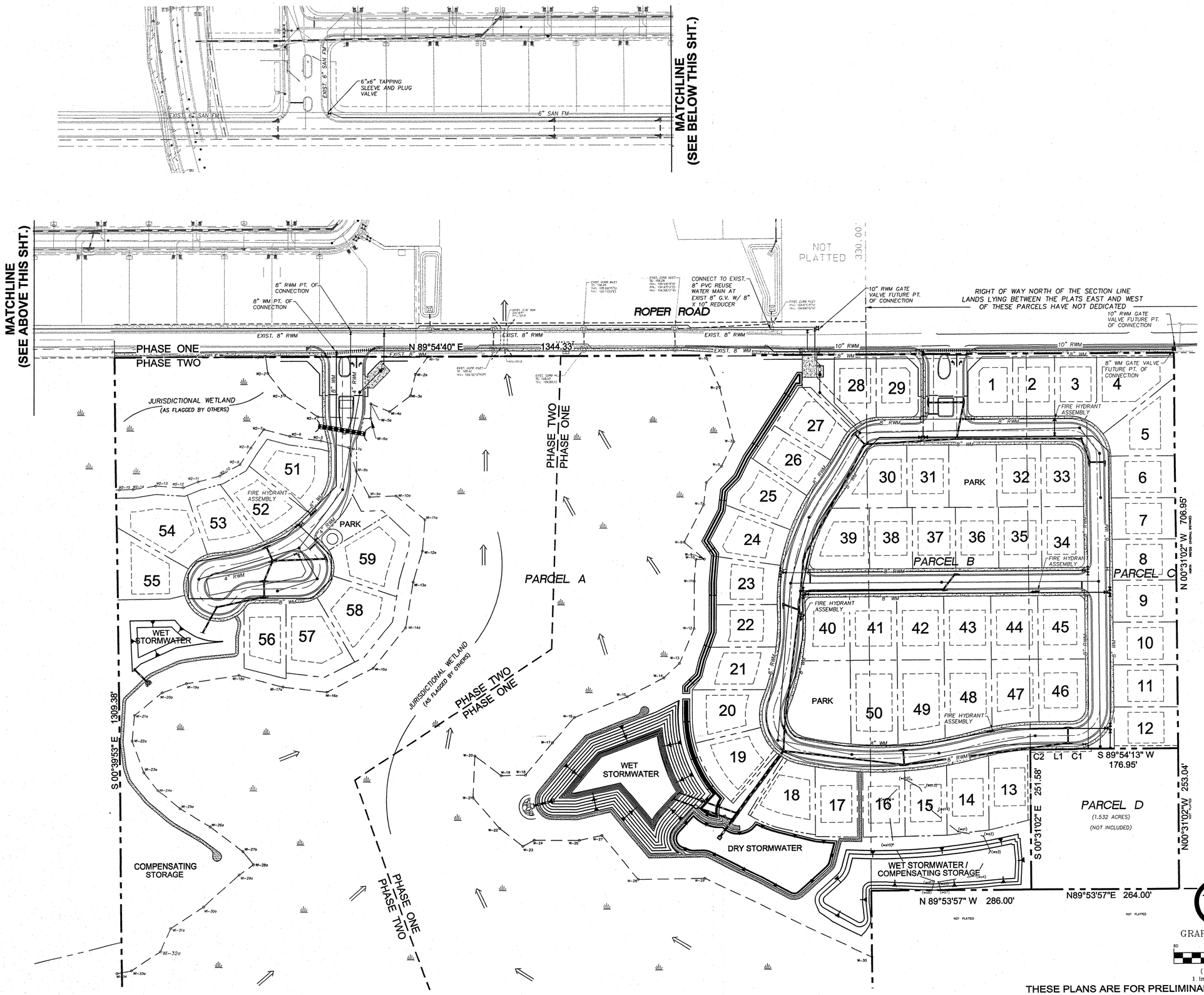
SHEET NO.
C-4
OF: 7



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DATE	DESCRIPTION	REV'D BY	CHK'D BY

CANOPY OAKS SUBDIVISION FOR WINDERMERE DEVELOPMENT COMPANY

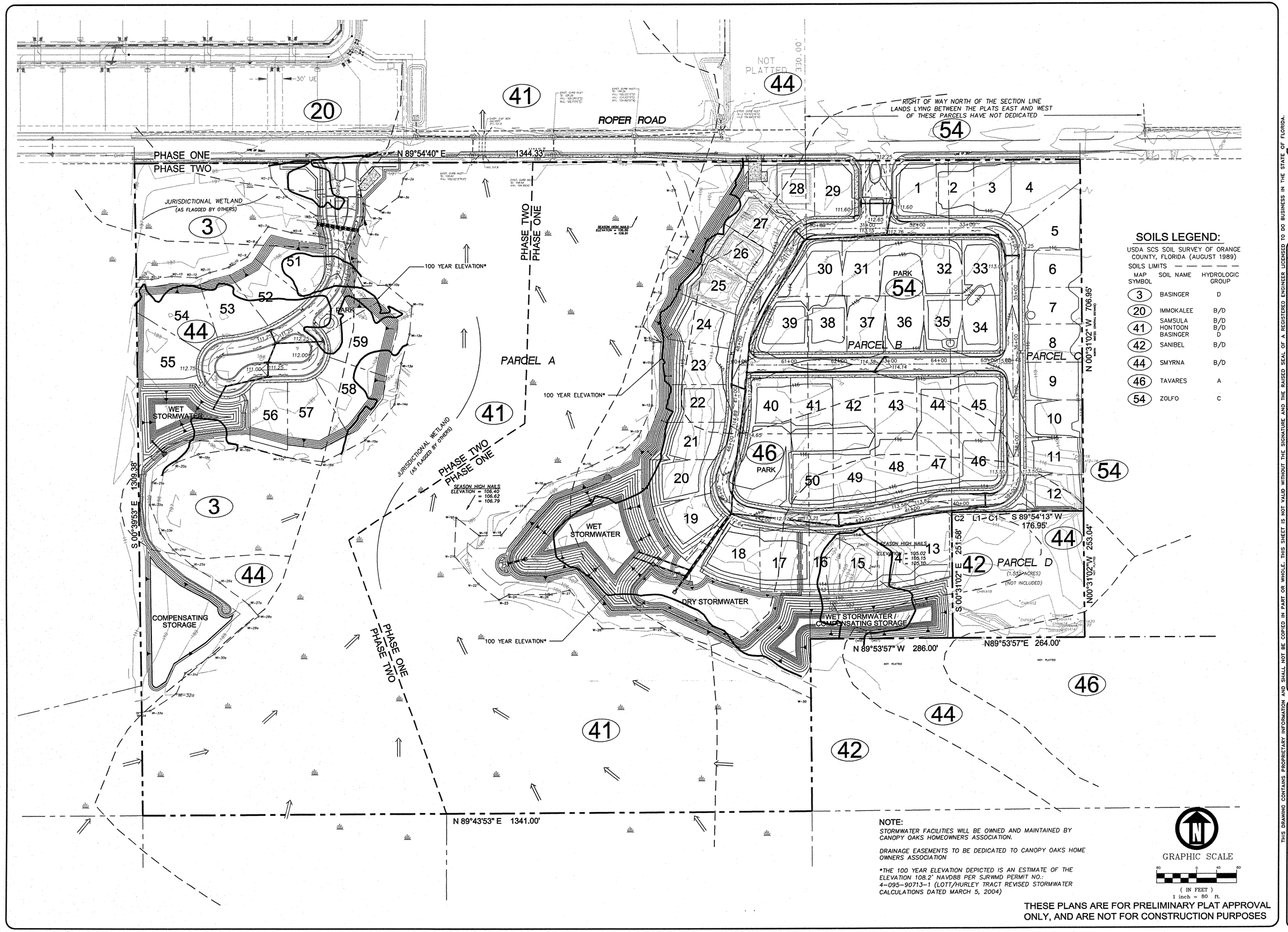
UTILITY PLAN

THIS DRAWING CONTAINS PROPRIETARY INFORMATION AND SHALL NOT BE COPIED IN PART OR WHOLE. THIS SHEET IS NOT VALID WITHOUT THE SIGNATURE AND THE RAISED SEAL OF A REGISTERED ENGINEER LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA.

DATE: 8/13/2013
PROJECT NO.: 12033
DRAWN BY: SLS
DESIGNED BY: AJG
CHECKED BY: AJG

ENGINEER IN CHARGE:
ANDREA MARLEA JERNIGAN-GWINN
P.E. # 37355
12/20/2013
CIVIL/SITE ENGINEERING, INC.
815 ORIENTA AVE., SUITE 1060
ALTAMONTE SPRINGS, FL 32701
LICENSE No. 27346

SHEET NO.
C-5
OF: 7



SOILS LEGEND:

USDA SCS SOIL SURVEY OF ORANGE COUNTY, FLORIDA (AUGUST 1989)

SOILS LIMITS — — — — —

MAP SYMBOL	SOIL NAME	HYDROLOGIC GROUP
3	BASINGER	D
20	IMMOKALEE	B/D
41	SAMSULA HONTOON	B/D B/D
42	BASINGER SANIBEL	D B/D
44	SMYRNA	B/D
46	TAVARES	A
54	ZOLFO	C

NOTE:

STORMWATER FACILITIES WILL BE OWNED AND MAINTAINED BY CANOPY OAKS HOMEOWNERS ASSOCIATION.

DRAINAGE EASEMENTS TO BE DEDICATED TO CANOPY OAKS HOME OWNERS ASSOCIATION

**THE 100 YEAR ELEVATION DEPICTED IS AN ESTIMATE OF THE ELEVATION 108.2' NAVD88 PER SJRWMD PERMIT NO.: 4-095-90713-1 (LOTT/HURLEY TRACT REVISED STORMWATER CALCULATIONS DATED MARCH 5, 2004)*

GRAPHIC SCALE

(IN FEET)
1 inch = 80 ft.

THESE PLANS ARE FOR PRELIMINARY PLAT APPROVAL ONLY, AND ARE NOT FOR CONSTRUCTION PURPOSES

CIVIL/SITE ENGINEERING, INC.
815 ORIENTA AVE., SUITE 1060
ALTAMONTE SPRINGS, FL 32701
TEL.: 407.644.6570
FAX: 407.644.8945
WWW.CSEI-FL.COM

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DATE	DESCRIPTION	REV'D BY	CHK'D BY

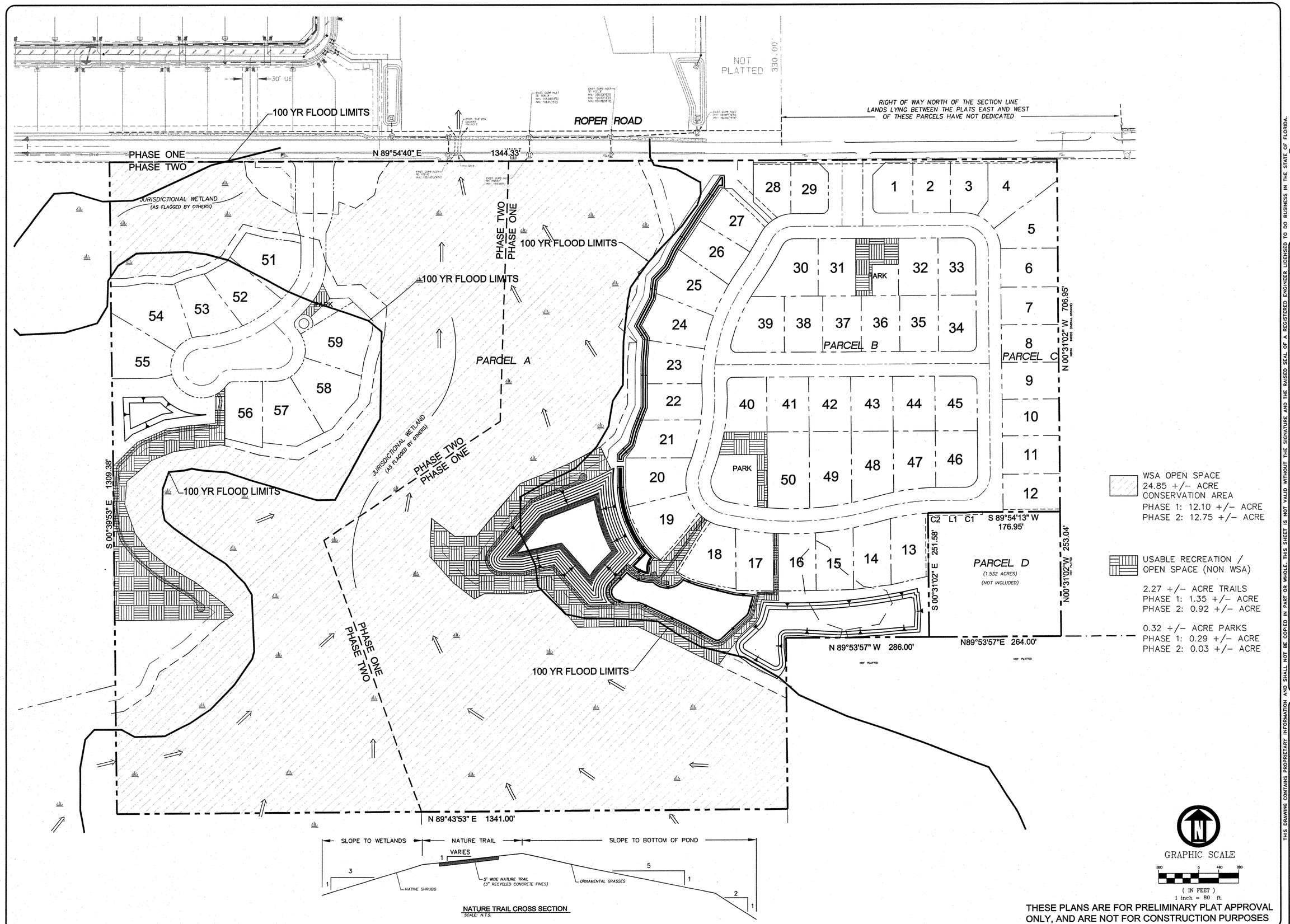
CANOPY OAKS SUBDIVISION FOR WINDERMERE DEVELOPMENT COMPANY

STORMWATER PLAN

DATE: 8/13/2013
PROJECT NO.: 12033
DRAWN BY: SLS
DESIGNED BY: AJG
CHECKED BY: AJG

ENGINEER IN CHARGE:
ANDREA MARLEA JERNIGAN-GWINN
P.E. # 37955
12/20/2013
CIVIL/SITE ENGINEERING, INC.
815 ORIENTA AVE., SUITE 1060
ALTAMONTE SPRINGS, FL 32701
LICENSE No. 27346

SHEET NO.
C-6
OF: 7



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CIVIL/SITE ENGINEERING, INC.
815 ORIENTA AVENUE, SUITE 1060
ALTAMONTE SPRINGS, FL 32701
TEL.: 407.644.6570
FAX: 407.644.8945
WWW.CSEIFL.COM

DATE	DESCRIPTION	REV'D BY	CHK'D BY

CANOPY OAKS SUBDIVISION FOR WINDERMERE DEVELOPMENT COMPANY

RESOURCE PROTECTION OVERLAY OPEN SPACE

DATE: 8/13/2013
PROJECT NO.: 12033
DRAWN BY: SLS
DESIGNED BY: AJG
CHECKED BY: AJG

ENGINEER IN CHARGE:
ANDREA MARLEA JERNIGAN-GWINN
P.E. # 37955
12/20/2013
CIVIL/SITE ENGINEERING, INC.
815 ORIENTA AVE., SUITE 1060
ALTAMONTE SPRINGS, FL 32701
LICENSE No. 27346

SHEET NO.
C-7
OF: 7

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ROPER ROAD

GRAPHIC SCALE

40 0 20 40

(IN FEET)
1 inch = 40 ft.

TRRP LEGEND

SYMBOL	EXPLANATION
106.87 PINE17 OR OAK18-12	TREE TO REMAIN
OAK18-12	18" & LARGER TREE TO BE REMOVED
OAK18-12	12" TO 17" TREE TO BE REMOVED

LOCATION / SPECIES/TYPE — SIZE (AT BREAST HEIGHT) INCHES - DBH, TREE

REGENCY OAKS
PLAT BOOK 55, PAGES 34 THROUGH
PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA
CURRENT ZONING: PUD

JURISDICTIONAL WETLAND
(AS FLAGGED BY OTHERS)

PARCEL A

WET STORMWATER

PARK

1309.38'

EXIST. 3'x6' BOX CULVERT INV.: 101.5

EXIST. CURB INLET TE: 108.45 INV.: 105.12(15"RCP)

EXIST. CURB INLET TE: 106.55 INV.: 104.99(18")

INV.: 101.9

THIS DRAWING CONTAINS ARE FOR PRELIMINARY PLAT APPROVAL ONLY AND ARE NOT FOR CONSTRUCTION PURPOSES

KEY MAP N.T.S.

CIVIL / SITE ENGINEERING, INC.
815 ORIENTA AVE., SUITE 1060
ALTAMONTE SPRINGS, FL 32701
PHONE: 407.644.8770
FAX: 407.644.8945
WWW.CSEI-FL.COM

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REV'D	CHK'D	BY	DATE	DESCRIPTION

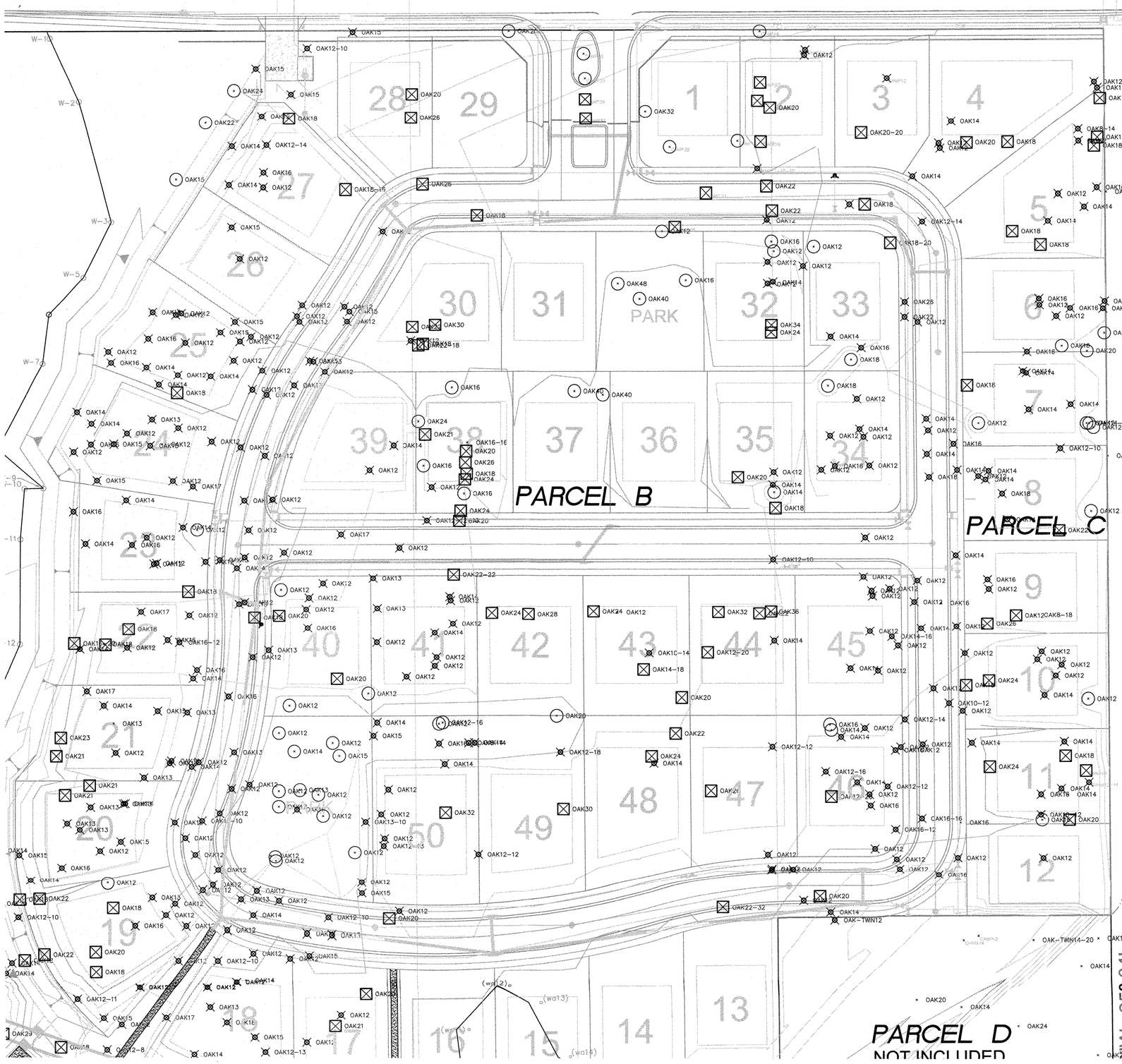
CANOPY OAKS SUBDIVISION
FOR
WINDERMERE DEVELOPMENT COMPANY

TREE REMOVAL & RETENTION PLAN

DATE: 12/19/2013
PROJECT NO.: 12033
DRAWN BY: JC
DESIGNED BY: MDS
CHECKED BY:

SHEET NO.
TR-1
OF: 4

THESE PLANS ARE FOR PRELIMINARY PLAT APPROVAL ONLY, AND ARE NOT FOR CONSTRUCTION PURPOSES



GRAPHIC SCALE

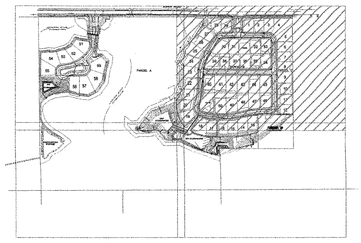
40 0 20 40

(IN FEET)
1 inch = 40 ft.

TRRP LEGEND

SYMBOL	EXPLANATION
105.87 PINE(T) OR OAK18-12	TREE TO REMAIN
OAK18-12	18" & LARGER TREE TO BE REMOVED
OAK18-12	12" TO 17" TREE TO BE REMOVED

LOCATION — SPECIES/TYPE — SIZE (AT HEIGHT-HEIGHT) — OTHER - TOTAL TREME



KEY MAP N.T.S.

CIVIL / SITE ENGINEERING, INC.
815 ORIENTA AVE., SUITE 1060
ALTAMONTE SPRINGS, FL 32701
PH: 407.644.5570
FAX: 407.644.8945
WWW.CSEI-FL.COM

DATE	DESCRIPTION	REV'D BY	CHK'D BY

CANOPY OAKS SUBDIVISION
FOR
WINDERMERE DEVELOPMENT COMPANY
TREE REMOVAL & RETENTION PLAN

DATE: 12/19/2013
PROJECT NO.: 12033
DRAWN BY: JC
DESIGNED BY: MDS
CHECKED BY: MDS

LICENSED PROFESSIONAL ENGINEER OF RECORD
MICHAEL D. SMITH
LICENSE NO. 47904
STATE OF FLORIDA
2-20-2014
CONSULTING, INC.
P.O. BOX 547904
ORLANDO, FL 32854
FLORIDA: 407

SHEET NO.
TR-2
OF: 4

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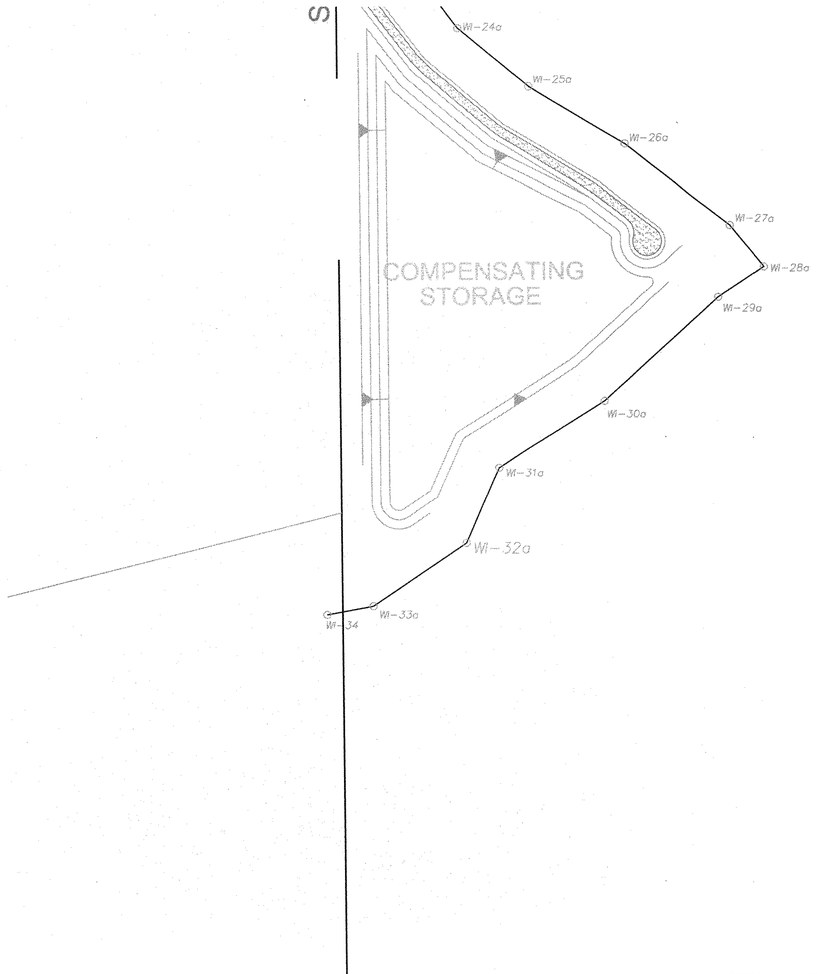
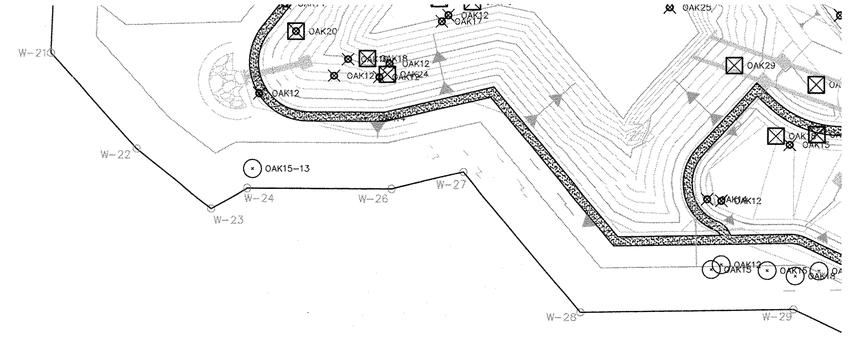


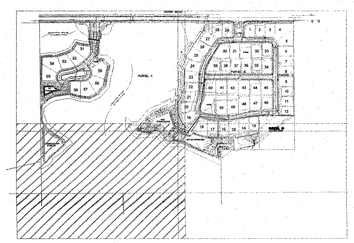


N 89°43'53" E 1341.00'

CURRENT ZONING: PUD

REGENCY OAKS – PHASE 2
PLAT BOOK 59,
PAGES 33 THROUGH 36,
PUBLIC RECORDS OF
ORANGE COUNTY, FLORIDA

CURRENT ZONING: PU



KEY MAP N.T.S.

TRRP LEGEND

SYMBOL	EXPLANATION
106.6" PINE(?) OR OAK18-12	TREE TO REMAIN
OAK18-12	18" & LARGER TREE TO BE REMOVED
OAK18-12	12" TO 17" TREE TO BE REMOVED

OAK18-12
LOCATION — SPECIES(TYP) — SIZE (AT BREAST HEIGHT) STATUS - TOTAL TREES

GRAPHIC SCALE

40 0 20 40

(IN FEET)
1 inch = 40 ft.

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CIVIL / SITE ENGINEERING, INC.
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ALTAMONTE SPRINGS, FL 32701
TEL: 407.644.5770
FAX: 407.644.8945
WWW.CSEI-FL.COM

DATE	DESCRIPTION	REV'D BY	CHK'D BY

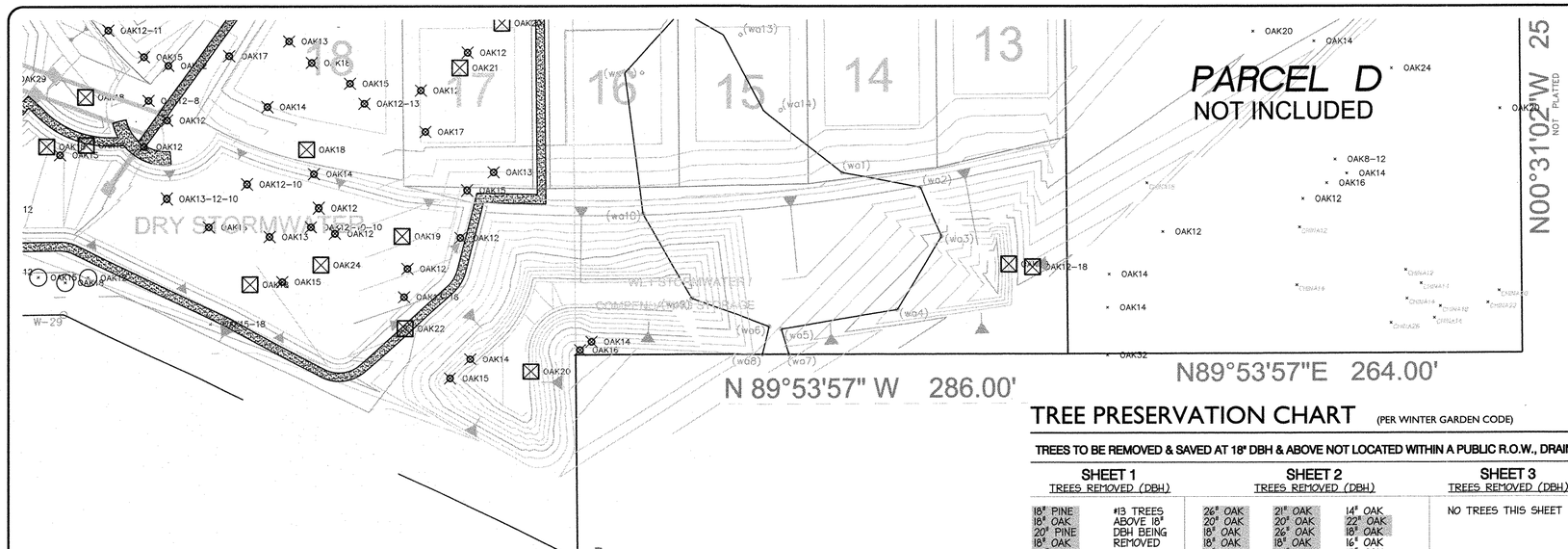
CANOPY OAKS SUBDIVISION
FOR
WINDERMERE DEVELOPMENT COMPANY

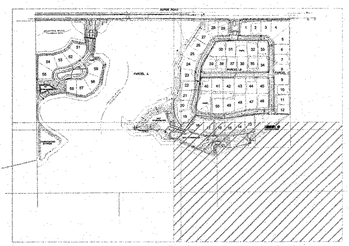
TREE REMOVAL & RETENTION PLAN

DATE: 12/19/2013
PROJECT NO.: 12033
DRAWN BY: JC
DESIGNED BY: MDS
CHECKED BY:

LICENSED LANDSCAPE ARCHITECT
MARCUS DESULTINI, INC.
P.O. BOX 547902
ORLANDO, FLORIDA 32854
12-20-2013

SHEET NO.
TR-3
OF: 4





KEY MAP N.T.S.

TRRP LEGEND

SYMBOL	EXPLANATION
106.87 PINE17 OR OAK18-12	TREE TO REMAIN
OAK18-12	18" & LARGER TREE TO BE REMOVED
OAK18-13	12" TO 17" TREE TO BE REMOVED
OAK12-12 LOCATION SPECIES/TYPE SIZE (AT BREAST HEIGHT) DETAIL - DIAL "HERE"	

TREE PRESERVATION CHART (PER WINTER GARDEN CODE)

TREES TO BE REMOVED & SAVED AT 18" DBH & ABOVE NOT LOCATED WITHIN A PUBLIC R.O.W., DRAINAGE FACILITY, OR UTILITY EASEMENT

SHEET 1
TREES REMOVED (DBH)

18" PINE
18" OAK
20" PINE
18" OAK
20" OAK
18" BAY
18" PINE
21" PINE
18" PINE
24" OAK
22" OAK
22" OAK
14" OAK
10" OAK
10" OAK
16" PINE
12" OAK
14" OAK
12" OAK
16" PINE
16" OAK
14" OAK
14" OAK
15" OAK
15" PINE
15" OAK
12" OAK
12" OAK
16" OAK
16" PINE
14" PINE
15" PINE
22" PINE
12" OAK
13" PINE
12" OAK
13" OAK

#13 TREES ABOVE 18" DBH BEING REMOVED

SHEET 2
TREES REMOVED (DBH)

26" OAK
20" OAK
18" OAK
18" OAK
18" OAK
18" OAK
20" OAK
23" OAK
21" OAK
21" OAK
21" OAK
22" OAK
18" OAK
20" OAK
20" OAK
18" OAK
18" OAK
21" OAK
20" OAK
32" OAK
30" OAK
18" OAK
24" OAK
22" OAK
26" OAK
20" OAK
20" OAK
18" OAK
20" OAK
20" OAK
22" OAK
24" OAK
28" OAK
28" OAK
24" OAK
18" OAK
32" OAK
36" OAK
27" OAK
20" OAK
20" OAK

21" OAK
20" OAK
26" OAK
18" OAK
24" OAK
20" OAK
18" OAK
18" OAK
22" OAK
18" OAK
18" OAK
20" OAK
20" OAK
18" OAK
18" OAK
18" OAK
22" OAK
26" OAK
18" OAK
24" OAK
18" OAK
20" OAK
24" OAK
18" OAK
24" OAK
18" OAK
18" OAK
18" OAK
20" OAK
15" OAK
18" OAK
14" OAK

14" OAK
22" OAK
18" OAK
16" OAK
15" OAK
21" OAK
14" OAK
14" OAK
14" OAK
14" OAK
12" CHINABERRY
14" OAK
22" OAK

48" CAMPHOR
30" CAMPHOR
36" CAMPHOR
32" CAMPHOR
20" CAMPHOR
24" CAMPHOR
12" CAMPHOR
12" CAMPHOR
26" CAMPHOR
12" CAMPHOR
16" CAMPHOR

#EXCLUDED FROM COUNT DUE TO BEING INVASIVE

#79 TREES ABOVE 18" DBH BEING REMOVED

SHEET 3
TREES REMOVED (DBH)

NO TREES THIS SHEET

SHEET 4
TREES REMOVED (DBH)

18" OAK
18" OAK
18" OAK
18" OAK
18" OAK
21" OAK
22" OAK
12" OAK
12" OAK
12" OAK
12" OAK
12" OAK
12" OAK
12" OAK
12" OAK
12" OAK
12" OAK
12" OAK
12" OAK
12" OAK
12" OAK
15" OAK
15" OAK
13" OAK
14" OAK
14" OAK
24" OAK
18" OAK
15" OAK
13" OAK
15" OAK
13" OAK
17" OAK
20" OAK
13" OAK
15" OAK
14" OAK
15" OAK
20" OAK

16" OAK
14" OAK
18" OAK
30" OAK

#13 TREES ABOVE 18" DBH BEING REMOVED

DEVELOPMENT-WIDE
TREES TO BE PRESERVED - OVER 18" (DBH)

48" OAK
40" OAK
40" OAK
40" OAK
24" OAK
18" OAK
18" OAK
20" OAK
20" OAK
13" OAK
19" OAK
12" BAY
15" OAK
21" PINE
18" OAK
14" PINE
12" OAK
12" OAK
14" OAK
17" PINE
15" PINE
20" PINE
28" PINE
20" BAY
14" BAY
20" OAK
18" OAK
21" PINE
24" PINE
14" BAY
18" BAY
22" PINE
18" PINE
21" PINE
14" BAY
12" OAK
13" OAK
12" OAK
12" OAK

24" OAK
22" OAK
15" OAK
20" OAK
20" OAK
20" OAK
32" OAK
12" OAK
16" OAK
12" OAK
12" OAK
18" OAK
12" OAK
12" OAK
42" OAK
15" OAK
15" OAK
13" OAK
15" OAK
12" OAK
15" OAK
18" OAK
12" OAK
24" BAY

36" CAMPHOR
30" CAMPHOR
36" CAMPHOR
14" CAMPHOR
16" CAMPHOR
12" CAMPHOR

#66 NON-INVASIVE TREES ABOVE 18" DBH BEING PRESERVED;

#105 TREES OVER 18" DBH BEING REMOVED; REQUIRED TO BE REPLACED AT 2:1; CAN BE REPLACED UNDER THE 3 NEW TREES PER EVERY NEW SINGLE FAMILY LOT; 59 NEW RESIDENTIAL LOTS; 177 TOTAL REQUIRED REPLACEMENT TREES; SHORTAGE OF 33 TREES.

TREE PRESERVATION PLAN:
IMPLEMENTATION AND SUPERVISION BY AN ISA CERTIFIED ARBORIST AND SHALL BE IN PLACE PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION RELATED ACTIVITIES.

A. CANOPY PRUNING: SPECIFICATIONS ARE LISTED BELOW.
B. ROOT PRUNING: MEASURED IN LINEAR FEET, ISOLATE ROOTS AND MECHANICALLY DETACH TO A DEPTH OF 18"; BACKFILL IMMEDIATELY TO AVOID ROOT DESICATION.
C. TREE PRESERVATION FENCING: SHALL BE CONSTRUCTED OF 4' WIRE FIELD FENCING ATTACHED TO 4"X4" TREATED FENCE POSTS PLACED EVERY 8'. THE PRESERVATION AREA WILL BE COMPLETED FENCED OFF FROM CONSTRUCTION EQUIPMENT AND ANY MATERIALS NEEDED IN THE CONSTRUCTION PROCESS.
D. MULCH: ALL TREE PRUNING DEBRIS WILL BE CHIPPED ON SITE AND BLOWN INTO THE PRESERVATION AREAS.
E. MYCORRHYIZAE INOCULANTS: LIQUID SOIL DRENCH WILL BE APPLIED AFTER THE COMPLETION OF A - D.
F. SUPPLEMENTAL WATERING WILL BE DETERMINED ON AN AS NEEDED BASIS.

GENERAL TREE PRESERVATION PROPOSAL:
FOR ALL TREES BEING SAVED: ROOT PRUNE ALL TREES TO BE SAVED, INSTALL TREE PRESERVATION FENCING, PRUNING TO CONSIST OF ELEVATION 12' - 14' AND REMOVAL OF ANY BROKEN, HANGING BRANCHES AND DEADWOOD 1" AND GREATER, LIQUID ROOT INNOCULANTS APPLICATION

SEC. 114-73. CRITERIA FOR TREE REMOVAL

TREE REMOVAL MAY BE APPROVED WHERE DESIGN MODIFICATIONS ARE NOT FEASIBLE OR REASONABLE AND ONE OR MORE OF THE FOLLOWING CIRCUMSTANCES EXIST:

(1)STREET OPENING. THE LOCATION OF A TREE UNREASONABLY RESTRICTS THE OPENING OF A STREET OR ROAD RIGHT-OF-WAY.

(2)UTILITIES AND DRAINAGE. THE LOCATION OF THE TREE UNREASONABLY RESTRICTS THE CONSTRUCTION OF UTILITY LINES OR DRAINAGE FACILITIES.

(3)PROPERTY ACCESS. THE LOCATION OF THE TREE UNREASONABLY RESTRICTS ACCESS TO THE PROPERTY.

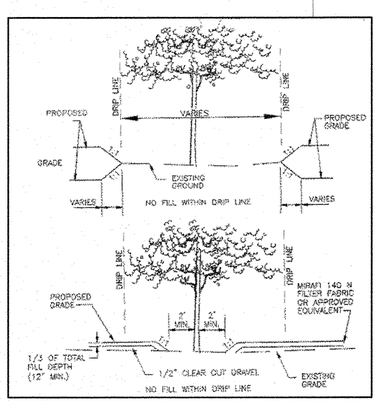
(4)PROPERTY USE. THE TREE UNREASONABLY PREVENTS DEVELOPMENT OF A LOT OR PARCEL OR THE PHYSICAL USE THEREOF. IT IS THE INTENT OF THIS SUBSECTION THAT NO PERMIT SHALL BE GRANTED FOR THE REMOVAL OF ANY TREE WHERE THE APPLICANT HAS FAILED TO DESIGN AND LOCATE THE PROPOSED IMPROVEMENTS TO MINIMIZE THE REMOVAL OF TREES CONSISTENT WITH THE PERMITTED USE OF THE PROPERTY UNDER CHAPTER 118

(5)HAZARDS. THE TREE CONSTITUTES A HAZARD TO LIFE OR PROPERTY WHICH CANNOT BE MITIGATED WITHOUT REMOVING THE TREE.

(6)POOR HEALTH CARE. THE TREE IS DYING OR DEAD, SO THAT ITS RESTORATION TO SOUND CONDITION IS NOT PRACTICAL, OR THE TREE HAS A DISEASE WHICH CAN BE EXPECTED TO BE TRANSMITTED TO OTHER TREES AND TO ENDANGER THEIR HEALTH.

(7)RELOCATION LIMITATIONS. THE TREES CANNOT REASONABLY BE RELOCATED ON OR OFF THE SITE BECAUSE OF AGE, TYPE, OR SIZE BASED UPON ACCEPTED FORESTRY PRACTICES.

NG: PUD

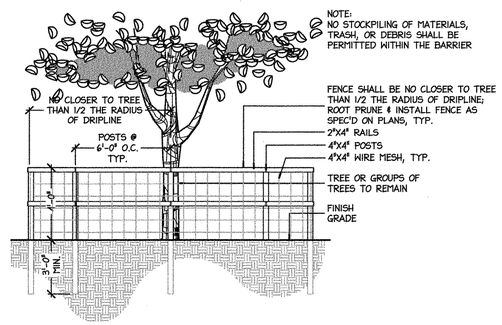


TREE SAVE GRADING DETAIL

SCALE: N.T.S.

NOTES:

1. SEE CIVIL PLANS FOR ADDITIONAL TREE PROTECTION DETAILS
2. CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING AROUND TREES
3. ALL UTILITY WORK SHALL BE DONE BY HAND WITHIN TREE ROOT IMPACT ZONE.
4. **ALL EARTHWORK WITHIN A TEN (10) FOOT RADIUS ZONE AROUND SAVED TREES SHALL BE NON-COMPACTED**
5. GRAVEL AND FILTER FABRIC SHALL BE INSTALLED AROUND SAVED TREES IN FILL AREAS. A MINIMUM OF 12 FEET FROM EDGE OF TREE TRUNK AND TERMINATE AT PROPOSED CURB LINE AND/OR DRIP LINE CANOPY OF SAVED TREE INSTALLATION SHALL BE FIELD DIRECTED TO DETERMINE LIMITS.



TREE PROTECTION FENCING DETAIL

SCALE: N.T.S.

GRAPHIC SCALE

40 0 20 40

(IN FEET)
1 inch = 40 ft.

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CIVIL / SITE ENGINEERING, INC.
815 ORIENTA AVE., SUITE 1060
ALTAMONTE SPRINGS, FL 32701
PH: 407.644.6770
FAX: 407.644.8945
WWW.CSEI-FL.COM

DATE	DESCRIPTION	REV'D	CHK'D	BY

CANOPY OAKS SUBDIVISION
FOR
WINDERMERE DEVELOPMENT COMPANY

TREE REMOVAL & RETENTION PLAN

DATE: 12/19/2013
PROJECT NO.: 12033
DRAWN BY: JC
DESIGNED BY: MDS
CHECKED BY: MDS

LICENSED PROFESSIONAL ENGINEER
MARK D. SEANN, P.E.
LICENSE NO. 34760
12-20-2013
CIVIL SITE ENGINEERING, INC.
STATE OF FLORIDA
LICENSE: 00004005387

SHEET NO.
TR-4
OF: 4

BOUNDARY and TOPOGRAPHIC SURVEY

DESCRIPTION

PARCEL A

THE NORTH 1/4 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 22 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, LESS THE FOLLOWING:

BEGIN AT THE NORTHWEST CORNER OF SECTION 36, TOWNSHIP 22 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, THENCE RUN SOUTH 00°23'14" EAST ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 36, A DISTANCE OF 30.00 FEET; THENCE RUN NORTH 89°57'38" WEST, A DISTANCE OF 1344.33 FEET TO THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 22 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA; THENCE RUN NORTH 00°32'11" WEST ALONG SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 35, A DISTANCE OF 30.00 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 35; THENCE RUN SOUTH 89°57'38" EAST ALONG THE NORTH LINE OF AFORESAID NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 35, A DISTANCE OF 1344.41 FEET TO THE POINT OF BEGINNING.

PARCEL B

BEGIN AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 22 SOUTH, RANGE 27 EAST, RUN SOUTH 330 YARDS; EAST 95 1/3 YARDS; NORTH 330 YARDS; WEST 95 1/3 YARDS, TO THE POINT OF BEGINNING, ORANGE COUNTY, FLORIDA. LESS ROAD RIGHT OF WAY ON NORTH.

PARCEL C

BEGIN 286 FEET EAST OF THE NW CORNER OF SECTION 36, TOWNSHIP 22 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA; RUN SOUTH 990 FEET, EAST 264 FEET, NORTH 990 FEET, WEST 264 FEET TO THE POINT OF BEGINNING; (LESS THE NORTH 30 FEET THEREOF FOR RIGHT OF WAY); ALSO LESS: THAT PART OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 22 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 36; THENCE RUN N89°53'57"E, ALONG THE NORTH LINE OF SAID NORTHWEST 1/4, 550.00 FEET; THENCE RUN S00°31'02"E, 736.95 FEET TO THE POINT OF BEGINNING; THENCE RUN S89°54'13"W, 176.95 FEET TO A NON-TANGENT CURVE CONCAVE NORTHERLY; THENCE RUN WESTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 9°40'19", A RADIUS OF 75.00 FEET, AN ARC LENGTH OF 12.66 FEET, A CHORD BEARING OF S85°04'03"W AND A CHORD DISTANCE OF 12.65 FEET; THENCE RUN S89°54'13"W, 56.24 FEET TO A CURVE CONCAVE SOUTHERLY; THENCE RUN WESTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 2°36'29", A RADIUS OF 400.00 FEET, AN ARC LENGTH OF 18.21 FEET, A CHORD BEARING OF S88°35'58"W AND A CHORD DISTANCE OF 18.21 FEET; THENCE RUN S00°31'02"E, 251.58 FEET; THENCE RUN N89°53'57"E, 264.00 FEET; THENCE RUN N00°31'02"W, 253.04 FEET TO THE POINT OF BEGINNING.

PARCEL D

THAT PART OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 22 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 36; THENCE RUN N89°53'57"E, ALONG THE NORTH LINE OF SAID NORTHWEST 1/4, 550.00 FEET; THENCE RUN S00°31'02"E, 736.95 FEET TO THE POINT OF BEGINNING; THENCE RUN S89°54'13"W, 176.95 FEET TO A NON-TANGENT CURVE CONCAVE NORTHERLY; THENCE RUN WESTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 9°40'19", A RADIUS OF 75.00 FEET, AN ARC LENGTH OF 12.66 FEET, A CHORD BEARING OF S85°04'03"W AND A CHORD DISTANCE OF 12.65 FEET; THENCE RUN S89°54'13"W, 56.24 FEET TO A CURVE CONCAVE SOUTHERLY; THENCE RUN WESTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 2°36'29", A RADIUS OF 400.00 FEET, AN ARC LENGTH OF 18.21 FEET, A CHORD BEARING OF S88°35'58"W AND A CHORD DISTANCE OF 18.21 FEET; THENCE RUN S00°31'02"E, 251.58 FEET; THENCE RUN N89°53'57"E, 264.00 FEET; THENCE RUN N00°31'02"W, 253.04 FEET TO THE POINT OF BEGINNING.

CONTAINING 52.414 ACRES, MORE OR LESS

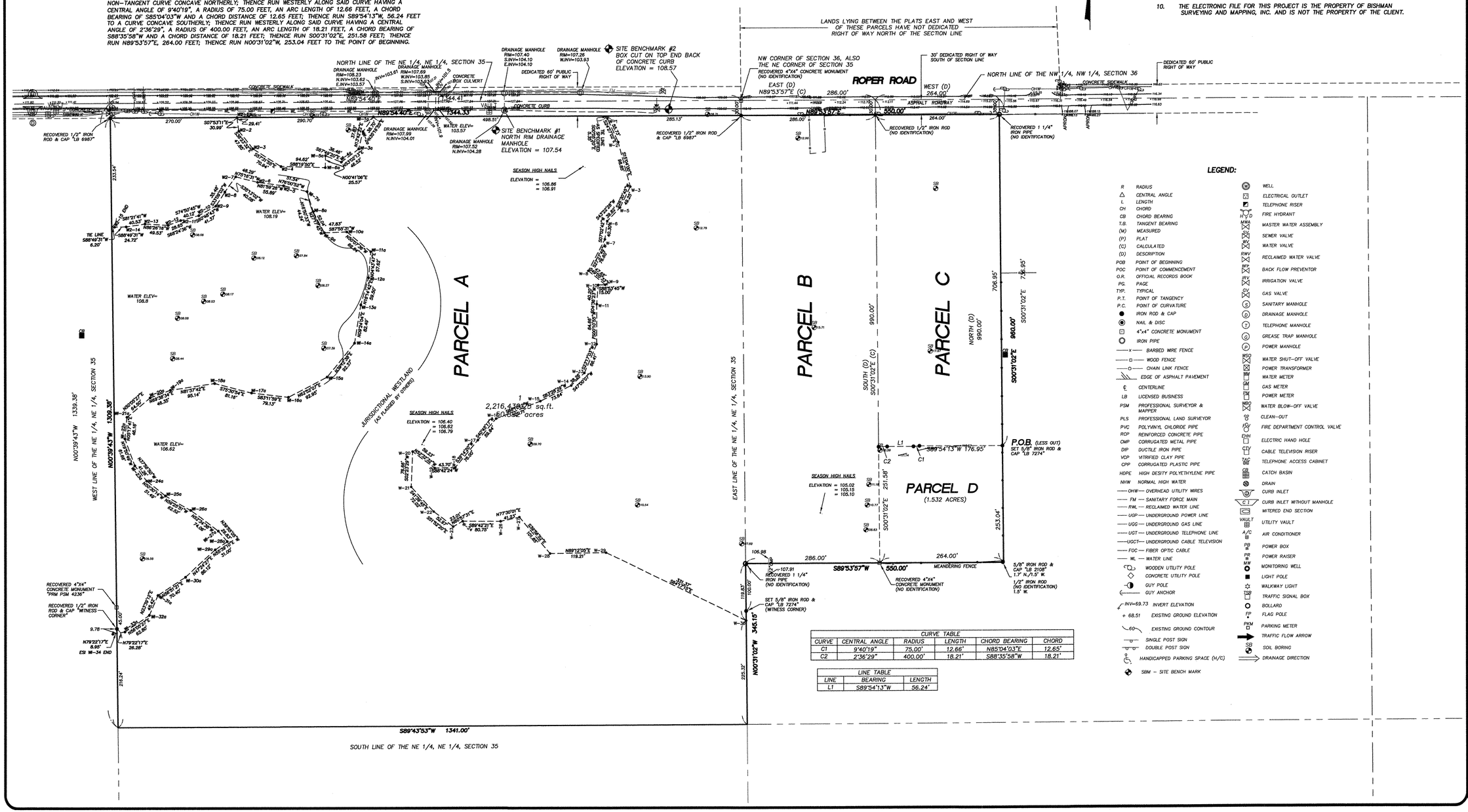
GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

SURVEYORS NOTES:

1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD, BY THIS FIRM.
3. REVISIONS DO NOT CONSTITUTE A RECERTIFICATION OF THE EXISTING FIELD CONDITIONS OF THIS SURVEY.
4. BEARINGS SHOWN HEREON ARE BASED ON THE FOLLOWING: THE NORTH OF THE NE 1/4, NE 1/4,OF SECTION 35 AS N89°54'40"E (ASSUMED).
5. THE DESCRIPTION SHOWN HEREON WAS SUPPLIED BY THE CLIENT.
6. UNDERGROUND IMPROVEMENTS AND INSTALLATIONS HAVE NOT BEEN LOCATED.
7. THE LANDS SHOWN HEREON LIE PARTIALLY WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN) WITH PORTIONS LYING WITHIN ZONE A, (AREAS OF 100 YEAR FLOOD) AS SHOWN HEREON, ACCORDING TO "FIRM" MAP NO. 12095C0215F AND COMMUNITY NO. 12079 0215 F, DATED SEPTEMBER 25, 2009.
8. THE ELEVATIONS SHOWN HEREON ARE BASED ON ORANGE COUNTY DATUM PER BENCH MARK NUMBER L1220005, ELEVATION = 116.169 (NAVD 1988)
9. SITE BENCH MARKS ARE SHOWN HEREON.
10. THE ELECTRONIC FILE FOR THIS PROJECT IS THE PROPERTY OF BISHMAN SURVEYING AND MAPPING, INC. AND IS NOT THE PROPERTY OF THE CLIENT.



CURVE TABLE					
CURVE	CENTRAL ANGLE	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	9°40'19"	75.00'	12.66'	N85°04'03"E	12.65'
C2	2°36'29"	400.00'	18.21'	S88°35'58"W	18.21'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°54'13"W	56.24'

LEGEND:

R	RADIUS		WELL
△	CENTRAL ANGLE		ELECTRICAL OUTLET
L	LENGTH		TELEPHONE RISER
CH	CHORD		FIRE HYDRANT
CB	CHORD BEARING		MASTER WATER ASSEMBLY
T.B.	TANGENT BEARING		SEWER VALVE
(M)	MEASURED		WATER VALVE
(P)	PLAT		RECLAIMED WATER VALVE
(C)	CALCULATED		BACK FLOW PREVENTOR
(D)	DESCRIPTION		IRRIGATION VALVE
POB	POINT OF BEGINNING		GAS VALVE
POC	POINT OF COMMENCEMENT		SANITARY MANHOLE
O.R.	OFFICIAL RECORDS BOOK		DRAINAGE MANHOLE
PG.	PAGE		TELEPHONE MANHOLE
TYP.	TYPICAL		GREASE TRAP MANHOLE
P.T.	POINT OF TANGENCY		POWER MANHOLE
P.C.	POINT OF CURVATURE		WATER SHUT-OFF VALVE
	IRON ROD & CAP		POWER TRANSFORMER
	NAIL & DISC		WATER METER
	4"x4" CONCRETE MONUMENT		GAS METER
	IRON PIPE		POWER METER
	BARBED WIRE FENCE		WATER BLOW-OFF VALVE
	WOOD FENCE		CLEAN-OUT
	CHAIN LINK FENCE		FIRE DEPARTMENT CONTROL VALVE
	EDGE OF ASPHALT PAVEMENT		ELECTRIC HAND HOLE
℄	CENTERLINE		CABLE TELEVISION RISER
LB	LICENSED BUSINESS		TELEPHONE ACCESS CABINET
PSM	PROFESSIONAL SURVEYOR & MAPPER		CATCH BASIN
PLS	PROFESSIONAL LAND SURVEYOR		DRAIN
PVC	POLYVINYL CHLORIDE PIPE		CURB INLET
RCP	REINFORCED CONCRETE PIPE		CURB INLET WITHOUT MANHOLE
CMP	CORRUGATED METAL PIPE		MITERED END SECTION
DIP	DUCTILE IRON PIPE		UTILITY VAULT
VCP	VITRIFIED CLAY PIPE		AIR CONDITIONER
CPP	CORRUGATED PLASTIC PIPE		POWER BOX
HDPE	HIGH DESITY POLYETHYLENE PIPE		POWER RAISER
NHW	NORMAL HIGH WATER		MONITORING WELL
OHW	OVERHEAD UTILITY WIRES		LIGHT POLE
FM	SANITARY FORCE MAIN		WALKWAY LIGHT
RWL	RECLAIMED WATER LINE		TRAFFIC SIGNAL BOX
UGP	UNDERGROUND POWER LINE		BOLLARD
UGG	UNDERGROUND GAS LINE		FLAG POLE
UGT	UNDERGROUND TELEPHONE LINE		PARKING METER
UGCT	UNDERGROUND CABLE TELEVISION		TRAFFIC FLOW ARROW
FOC	FIBER OPTIC CABLE		SOIL BORING
WL	WATER LINE		DRAINAGE DIRECTION
	WOODEN UTILITY POLE		
	CONCRETE UTILITY POLE		
	GUY POLE		
	GUY ANCHOR		
INV=69.73	INVERT ELEVATION		
+ 68.51	EXISTING GROUND ELEVATION		
60	EXISTING GROUND CONTOUR		
	SINGLE POST SIGN		
	DOUBLE POST SIGN		
	HANDICAPPED PARKING SPACE (H/C)		
	SBM – SITE BENCH MARK		

SHEET 1 OF 1

SECTION 35
TOWNSHIP 22 SOUTH
RANGE 27 EAST

20 S. MAIN STREET, SUITE 210
WINTER GARDEN, FL 34787
CERTIFICATE OF AUTHORIZATION LB 7274
Phone No. 407.905.8877
Fax No. 407.905.8875
E-mail: bishmansurveying.com

BISHMAN SURVEYING AND MAPPING, INC.

ARON D. BISHMAN, P.S.M. FLORIDA REGISTRATION NO. 5668

REVISIONS:
08/13/13 – ADDED PARCEL D

JOB NUMBER: 13047.000

SURVEY DATE:	07/09/13
FIELD BY:	B.MILLER
FIELD BOOK:	1302
PAGES:	8
FIELD FILE:	13047.TSV
DRAWING FILE:	13047.DWG

SUR-1

BOUNDARY and TOPOGRAPHIC SURVEY

DESCRIPTION

PARCEL A

THE NORTH 1/4 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 22 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, LESS THE FOLLOWING:

BEGIN AT THE NORTHWEST CORNER OF SECTION 36, TOWNSHIP 22 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, THENCE RUN SOUTH 00°23'14" EAST ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 36, A DISTANCE OF 30.00 FEET; THENCE RUN NORTH 89°57'38" WEST, A DISTANCE OF 1344.33 FEET TO THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 22 SOUTH, RANCE 27 EAST, ORANGE COUNTY, FLORIDA; THENCE RUN NORTH 00°32'11" WEST ALONG SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 35, A DISTANCE OF 30.00 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 35; THENCE RUN SOUTH 89°57'38" EAST ALONG THE NORTH LINE OF AFORESAID NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 35, A DISTANCE OF 1344.41 FEET TO THE POINT OF BEGINNING.

PARCEL B

BEGIN AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 22 SOUTH, RANGE 27 EAST, RUN SOUTH 330 YARDS; EAST 95 1/3 YARDS; NORTH 330 YARDS; WEST 95 1/3 YARDS, TO THE POINT OF BEGINNING, ORANGE COUNTY, FLORIDA. LESS ROAD RIGHT OF WAY ON NORTH.

PARCEL C

BEGIN 286 FEET EAST OF THE NW CORNER OF SECTION 36, TOWNSHIP 22 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA; RUN SOUTH 990 FEET, EAST 264 FEET, NORTH 990 FEET, WEST 264 FEET TO THE POINT OF BEGINNING; (LESS THE NORTH 30 FEET THEREOF FOR RIGHT OF WAY); ALSO LESS: THAT PART OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 22 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 36; THENCE RUN N89°53'57"E, ALONG THE NORTH LINE OF SAID NORTHWEST 1/4, 550.00 FEET; THENCE RUN S00°31'02"E, 736.95 FEET TO THE POINT OF BEGINNING; THENCE RUN S89°54'13"W, 176.95 FEET TO A NON-TANGENT CURVE CONCAVE NORTHERLY; THENCE RUN WESTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 9°40'19", A RADIUS OF 75.00 FEET, AN ARC LENGTH OF 12.66 FEET, A CHORD BEARING OF S85°04'03"W AND A CHORD DISTANCE OF 12.65 FEET; THENCE RUN S89°54'13"W, 56.24 FEET TO A CURVE CONCAVE SOUTHERLY; THENCE RUN WESTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 2°36'29", A RADIUS OF 400.00 FEET, AN ARC LENGTH OF 18.21 FEET, A CHORD BEARING OF S88°35'58"W AND A CHORD DISTANCE OF 18.21 FEET; THENCE RUN S00°31'02"E, 251.58 FEET; THENCE RUN N89°53'57"E, 264.00 FEET; THENCE RUN N00°31'02"W, 253.04 FEET TO THE POINT OF BEGINNING.

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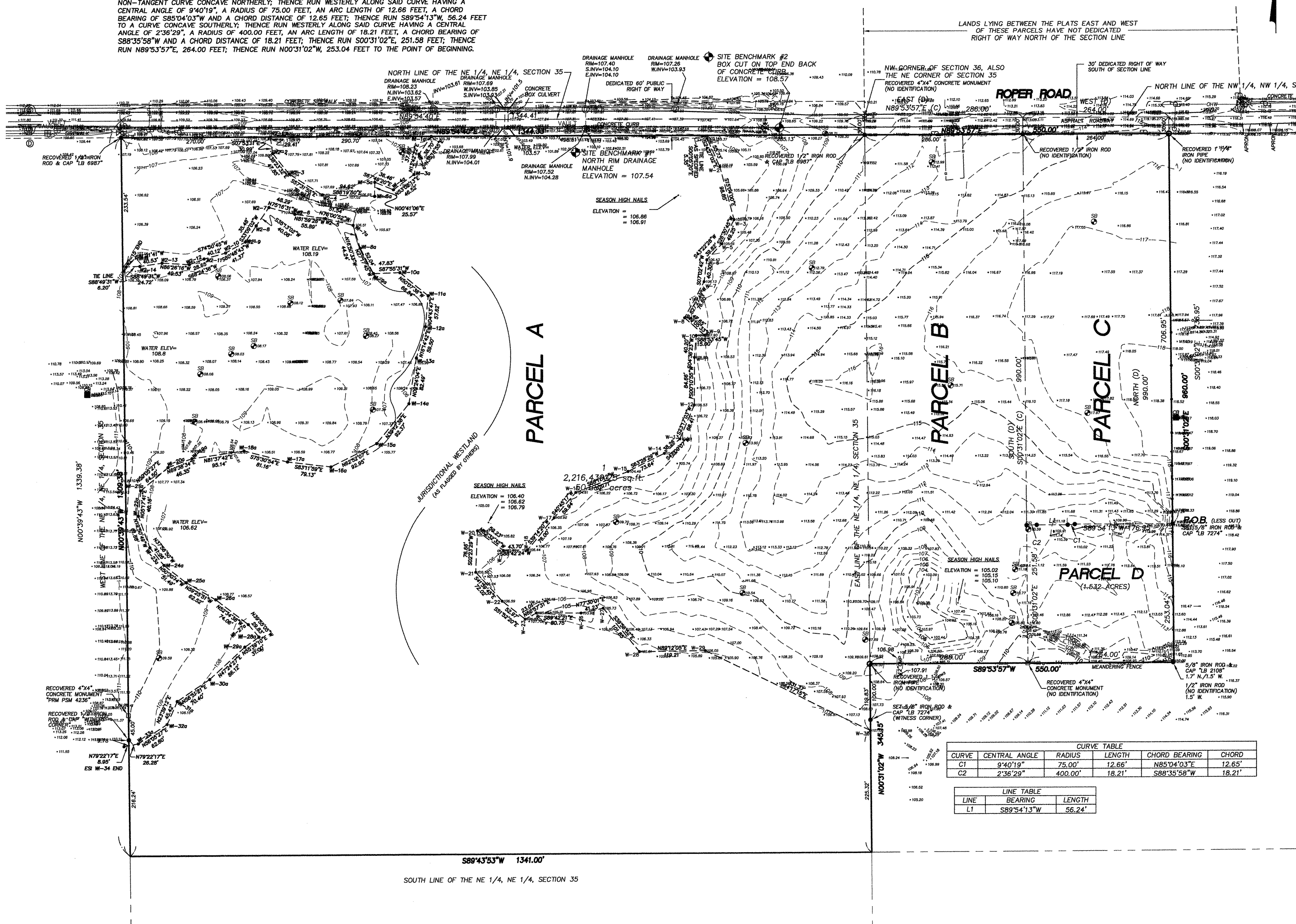

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LINE TABLE		
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L1	S89°54'13"W	56.24'

LEGEND:

- R RADIUS
- Δ CENTRAL ANGLE
- L LENGTH
- CH CHORD
- CB CHORD BEARING
- T.B. TANGENT BEARING
- (M) MEASURED
- (P) PLAT
- (C) CALCULATED
- (D) DESCRIPTION
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- O.R. OFFICIAL RECORDS BOOK
- PG. PAGE
- TYP. TYPICAL
- P.T. POINT OF TANGENCY
- P.C. POINT OF CURVATURE
- IRON ROD & CAP
- NAIL & DISC
- 4"x4" CONCRETE MONUMENT
- IRON PIPE
- BARBED WIRE FENCE
- WOOD FENCE
- CHAIN LINK FENCE
- EDGE OF ASPHALT PAVEMENT
- CENTERLINE
- LB LICENSED BUSINESS
- PSM PROFESSIONAL SURVEYOR & MAPPER
- PLS PROFESSIONAL LAND SURVEYOR
- PVC POLYVINYL CHLORIDE PIPE
- RCP REINFORCED CONCRETE PIPE
- CMP CORRUGATED METAL PIPE
- DIP DUCTILE IRON PIPE
- VCP VITRIFIED CLAY PIPE
- CPP CORRUGATED PLASTIC PIPE
- HDPE HIGH DESITY POLYETHYLENE PIPE
- NHW NORMAL HIGH WATER
- OHW OVERHEAD UTILITY WIRES
- FM SANITARY FORCE MAIN
- RWL RECLAIMED WATER LINE
- UGP UNDERGROUND POWER LINE
- UGG UNDERGROUND GAS LINE
- UGT UNDERGROUND TELEPHONE LINE
- UGCT UNDERGROUND CABLE TELEVISION
- FOC FIBER OPTIC CABLE
- WL WATER LINE
- WOODEN UTILITY POLE
- CONCRETE UTILITY POLE
- GUY POLE
- GUY ANCHOR
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- SBM – SITE BENCH MARK
- WELL
- ELECTRICAL OUTLET
- TELEPHONE RISER
- HYD FIRE HYDRANT
- MWA MASTER WATER ASSEMBLY
- SV SEWER VALVE
- WV WATER VALVE
- RWV RECLAIMED WATER VALVE
- BFP BACK FLOW PREVENTOR
- IRV IRRIGATION VALVE
- GV GAS VALVE
- SANITARY MANHOLE
- DRAINAGE MANHOLE
- TELEPHONE MANHOLE
- GREASE TRAP MANHOLE
- POWER MANHOLE
- WSO WATER SHUT-OFF VALVE
- POWER TRANSFORMER
- WM WATER METER
- GM GAS METER
- PM POWER METER
- WBO WATER BLOW-OFF VALVE
- CO CLEAN-OUT
- FCV FIRE DEPARTMENT CONTROL VALVE
- EHH ELECTRIC HAND HOLE
- CTV CABLE TELEVISION RISER
- TAC TELEPHONE ACCESS CABINET
- CB CATCH BASIN
- DRAIN
- CURB INLET
- C I CURB INLET WITHOUT MANHOLE
- MITERED END SECTION
- VAULT UTILITY VAULT
- A/C AIR CONDITIONER
- PB POWER BOX
- PR POWER RAISER
- MW MONITORING WELL
- LIGHT POLE
- WALKWAY LIGHT
- TSB TRAFFIC SIGNAL BOX
- BOLLARD
- FP FLAG POLE
- PKM PARKING METER
- TRAFFIC FLOW ARROW
- SB SOIL BORING
- DRAINAGE DIRECTION

SHEET 1 OF 1

SECTION 35
TOWNSHIP 22 SOUTH
RANGE 27 EAST

BISHMAN SURVEYING AND MAPPING, INC.
20 S. MAIN STREET, SUITE 210
WINTER GARDEN, FL 34787
CERTIFICATE OF AUTHORIZATION LB 7274
Phone No. 407.905.8877
Fax No. 407.905.8875
E-mail: bishmansurveying.com

ARON D. BISHMAN, P.S.M. FLORIDA REGISTRATION NO. 5668

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SUR-2